

137 Bond Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: July 5, 2023

To: Toronto Preservation Board

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Ward 13 - Toronto Centre

SUMMARY

This report recommends that City Council state its intention to designate the property at 137 Bond Street under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

Constructed in 1855, the property at 137 Bond Street anchors the southeast corner of Bond Street and Gould Street within the Toronto Metropolitan University (TMU) campus. The property is representative of one of the early periods of development of the McGill estate, otherwise known as Plan 22A. The property, fondly known as O'Keefe House (OKH) by TMU students, was initially the residence of William Mathers, a lawyer, and Agnes Mathers, his wife. Named for its association with a subsequent occupant, the prominent brewer Eugene O'Keefe, founding partner and president of the O'Keefe Brewing Company, one of the most successful breweries in Ontario. O'Keefe purchased the property in 1879 and lived there until his death in 1913. He oversaw a series of additions that adapted the building from its original Georgian design into a representative example of the Queen Anne Revival architectural style, which was popular in Toronto in the late-19th century.

Successfully adapted into a multi-unit student residence in 1964, O'Keefe House along with Oakham House (1848) located at 35 Gould Street, were two of the primary student residences until the construction of Pitman Hall in 1991. Over the years, this collection of low-rise pre-Confederation era buildings along Gould Street developed into the heart of the TMU campus, and "O'Keefe House" provided a valuable residential centre where students could build a community and fully participate in campus life.

The subject property at 137 Bond Street was included on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) on March 5th, 1984.

In December 2022, the City received a Site Plan Approval application related to a proposed redevelopment of the subject property to be used as a Student Wellness

Centre for the Toronto Metropolitan University with an eight-storey rear addition to the existing three-storey historic building that would involve retention of portions of the structure in situ. The proposed interior space includes multiple floors of examination rooms and office spaces anchored by a central spiral stair and a ground floor lobby waiting area (22 237820 STE 13 SA).

In February 2023, the City received a Zoning Review application and a Minor Variance application in April 2023, both related to the same proposed redevelopment as described above (22 242103 STE 13 OZ and 23 131626 STE 13 MV).

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved. An HIA for 137 Bond Street prepared by EVOQ Architecture and dated April 11, 2023, was submitted to the City to support the application.

On November 28, 2022, the More Homes Built Faster Act, 2022 (Bill 23) received Royal Assent. Schedule 6 of the More Homes Built Faster Act which amended the Ontario Heritage Act and came into effect on January 1, 2023. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

Staff have completed the Research and Evaluation Report for the property at 137 Bond Street and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under design and physical, historical and associative, and contextual values. As such, the property is a significant built heritage resource.

Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council state its intention to designate the property at 137 Bond Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 137 Bond Street (Reasons for Designation) attached as Attachment 3, to the report, July 5, 2023, from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

On March 5, 1984, City Council listed the property at 137 Bond Street on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register).

BACKGROUND

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.
<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.
<https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."
<https://www.ontario.ca/laws/statute/90o18>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

On November 28, 2022, the More Homes Built Faster Act, 2022 (Bill 23) received Royal Assent. Schedule 6 of the More Homes Built Faster Act amended various sections of the Ontario Heritage Act. A majority of the key changes to the Act came into effect on January 1, 2023.

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.6 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.6.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

Policy 3.1.6.6 encourages the adaptive re-use of heritage properties while Policy 3.1.6.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

In December 2022, the City received a Site Plan Approval application related to a proposed redevelopment of the subject property to be used as a Student Wellness Centre for the Toronto Metropolitan University with an eight-storey rear addition to the existing three-storey historic building that would involve retention of portions of the structure in situ. The proposed addition is set back from the north elevation - which would be retained with a new entrance placed within an existing window opening and a new dormer window - and integrated into the building's east, west, and south elevations. Portions of the roof structure at the east and south elevations would be removed, as well as the replacement of the west elevation dormer window. The proposed interior

space includes multiple floors of examination rooms and office spaces anchored by a central spiral stair and a ground floor lobby waiting area.

Staff will review the Site Plan application in co-ordination with the processes for seeking approval from City Council for alterations under the Ontario Heritage Act.

137 Bond Street

Research and Evaluation according to Ontario Regulation 9/06

While the research and evaluation of the property referenced above is, in staff's determination, sufficient to support the designation of the property at 137 Bond Street, it should be noted that new and additional relevant information on the subject property further expanding on its cultural heritage value following community input and additional access to archival records may be incorporated in the final version of a Part IV designation by-law.



Figure 1. Historic photo of 137 Bond Street from 1972, showing its north and west elevations (City of Toronto Archives).

1. DESCRIPTION

137 Bond Street	
ADDRESS	137 Bond Street
WARD	Ward 13 (Toronto Centre - Rosedale)
LEGAL DESCRIPTION	PLAN 22A PT LOTS 69 & 70

NEIGHBOURHOOD/COMMUNITY	Downtown Yonge East ¹
HISTORICAL NAME	Municipally known as 117 Bond Street (until 1878), and 131 Bond Street (until 1893)
CONSTRUCTION DATE	1855; 1882-1889 (O'Keefe alterations and additions)
ORIGINAL OWNER	William Mathers
ORIGINAL USE	Residential (Single Detached Dwelling)
CURRENT USE*	Residential (Student Housing) *This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Unknown
DESIGN/CONSTRUCTION/MATERIALS	See Section 2
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative, Contextual
HERITAGE STATUS	Listed (1984)
RECORDER	Heritage Planning: Emma Doedens and Liz McFarland
REPORT DATE	July 2023

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property at 137 Bond Street and applies evaluation criteria as set out in Ontario Regulation 9/06 to determine whether it merits designation under Part IV, Section 29 of the Act. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statements of Significance are contained in Attachment 3.

i. HISTORICAL TIMELINE

Key Date	Historical Event
	The area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.

¹ As defined by the City of Toronto Neighbourhoods maps and profiles

1796-99	Park Lot 7, a 100-acre lot stretching from Lot Street (present-day Queen Street) to the Second Concession (present-day Bloor Street) and bound on the west and east by today's Bond and Mutual Streets, is granted to Captain John McGill (McGill also acquired the southern 40 acres of Park Lot 8 immediately to the west).
1836	Peter McGill, John's nephew and heir, registers Subdivision 22A and begins to sell the lots of the McGill estate.
1848	Oakham House is built by architect William Thomas.
1851-1852	The Toronto Normal School building is constructed in St. James Square, on the north side of Gould Street and across the street from the future site of the subject property.
1852	On September 1st, the Land Registry Book records that Peter McGill grants, "the west halves of lots 69 and 70" Plan 22A to Joseph Davis Ridout. This area corresponds with the future site of the subject property.
1852	On December 11th, Land Registry Book records that Joseph Davis Ridout grants the same lots as above to William Mathers, 69 and 70. Mathers is also the recorded purchaser of lots 67 and 68.
1855	City Directories list vacant ground to "five houses erecting" on Bond Street north of Crookshank Street (present-day Dundas St E), and then additional vacant ground up to the occupant John Mathers (no house number listed). ² John Mathers is an importer of fancy and staple dry goods working out of 8 King Street East.
1855	Assessment Rolls for St. James' Ward list a William Mathers (gentleman) as an owner and occupant of lots on Bond Street. One of these lots is vacant.
1858	Building footprint of subject property is shown on W.S. Boulton Atlas of the City of Toronto. William Mathers is listed in the City Directories as a houseowner at 125 Bond Street.
1859	Assessment Rolls for St. James' Ward list Will Mathers as freeholder and occupant for House No.117 on Bond Street. Mathers owns a second, vacant lot on Bond.
1860-61	City Directory lists William Mathers as living at 115 Bond Street, corner of Gould and Bond.
1861	Eugene O'Keefe, George Hawke, and Patrick Cosgrave take over the tenancy of Victoria brewery, located at the southwest corner of Victoria and Gould Streets.
1863-1864	City Directory lists Mrs. Agnes Mathers (widow of William) living at 117 Bond Street.
1878	On April 21st, Agnes Mathers (widow of William Mathers of Toronto) dies in London, England at 68 years old.
1879	On August 21st, Land Registry Books record that John L. Blaikie et al. grants subject lot to Eugene O'Keefe. Blaikie is one of the executors of Agnes Mathers' estate.

² This information appears in the 1856 City Directories, which is the publishing date. The content reflects data collected during the year prior (1855). This relationship between publishing date and data holds for most City Directories and Assessment Rolls, unless otherwise noted.

1879	City Directory lists Eugene O'Keefe (brewer) as the occupant of 131 Bond Street.
1880	Fire Insurance Plan shows footprint of subject property as a two-storey brick building with an entrance on Bond Street, a porch on the south elevation with two wood frame additions, and a summer house on the south lot.
1882	Building Permit No.65 dated April 21st granted to Eugene O'Keefe for the erection of a brick addition to the building at the corner of Gould and Bond Streets.
1882	A few months later, on June 8th, Building Permit No. 98 is granted to O'Keefe for the extension of the malthouse at Gould and Victoria Streets.
1889	Building Permit No.337 dated September 21st is granted to O'Keefe for the erection of a brick additional storey to the brewery at Gould and Victoria, as well as an additional storey to the house at the southeast corner of Gould and Bond Streets.
1909	Fire Insurance Plan describes subject property as two-and-a-half storeys, and also shows the three-storey turret addition from 1889.
1913	On October 2nd, Eugene O'Keefe passes away at home, 137 Bond Street. His daughter Helena Charlotte French continues living at the subject property.
1938	Helena Charlotte French dies at her home, 137 Bond Street, on January 9th. City Directory lists the Bond Street Art Gallery and Frederick Hirst as the new occupants. The art gallery is short lived and vacates by the following year to make way for two other occupants, Ross Gidley and Edward Wilkes.
1963	Ryerson Polytechnical Institute (present-day Toronto Metropolitan University) purchases the subject property, as well as the former O'Keefe Brewery buildings.
1964	Building Permit No. 80125 grants the alterations to an office building (the subject property) to convert it into a student dormitory and office purposes in connection with the Student's Union of the Technological School across the street. The subject property opens as 'Bond House', an all-male student residence.
1984	City Council includes the subject property at 137 Bond Street on the City of Toronto's Heritage Register.
1989	Toronto Historical Board adds plaque to west elevation of property to acknowledge its historic value and association with Eugene O'Keefe.

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

Park Lot 7 and the McGill Estate

Following the establishment of the Town of York in 1793, the land north of Lot Street, the First Concession (present-day Queen Street), was subdivided into a series of 100-acre Park Lot estates, which stretched as far as the Second Concession (present-day Bloor Street). Park Lots were granted to various individuals, primarily government and military personnel, for their loyalty and service to the British government; these recipients often utilised portions of their Park Lots as locations for country estates.³

The subject property occupies a lot on the southeast corner of Bond Street and Gould Street, a location which falls within the boundaries of Park Lot 7, the second lot east of Yonge Street bound on the west and east by Bond and Mutual streets.⁴ Park Lot 7 was granted to Captain John McGill, who served with Lieutenant Governor John Graves Simcoe and was the Province's Receiver General after the War of 1812.⁵ McGill built his country house in 1803 on a large parcel of land between Bond and Church streets facing south onto Queen Street, but set back from the street itself.⁶ This area came to be known as McGill Square (Figure 3), and is the present-day location of the Metropolitan United Church and its grounds.

After McGill's death in 1834, his nephew and heir Peter McGill surveyed the estate into one of the City's earliest subdivisions, registered in 1836 as Plan 22A.⁷ This was a common practice by the 1840s when many of the Park Lots north of Queen Street were being subdivided for residential and commercial development.⁸ McGill's plan laid out 425 building lots and new streets north of Queen Street: Shuter, Crookshank (present-day Dundas Street) and Gould that ran east-west across long, narrow, north-south blocks divided by Victoria, Bond, Church, and Mutual streets.⁹ Some of these streets were named for former associates of Captain John McGill, or friends of Peter McGill himself; for example, Gould Street recognized British American Land Company Officer Nathaniel Gould while Shuter Street was named after Peter McGill's wife, Sarah Elizabeth Shuter.¹⁰ In the case of Bond Street, its name was selected in recognition of Thomas Bond: a brick maker who lived on Queen Street and between the years 1845 and 1848 worked as the contractor for several sewers and short streets off of Church Street.¹¹

The development of McGill's subdivision during the 1850s saw the blocks gradually fill in with residential housing built in mind for the middle-class market, excepting the larger

3 "Amendment of Designating By-Law - 115 Bond Street," City of Toronto, City Planning, 2016. p.19.

4 Wendy Smith, The Toronto Park Lot Project, 2021. parklotproject.com

5 "363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street," City of Toronto, City Planning, 2019.

6 "260 Church Street," City of Toronto, City Planning, 2021.

7 Ibid., 19.

8 260 Church Street," City of Toronto, City Planning, 2021.

9 Following the division of McGill's estate, Church Street was extended northward, and Bond Street was laid out between Yonge and Church Streets.

10 "363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street," City of Toronto, City Planning, 2019

11 Eric Arthur, Toronto: No Mean City, 1966. 276.

tracts set aside for places of worship or institutions that these local community members would frequent (William Thomas' Oakham House, built in 1848 at the corner of Gould and Church streets, is another exception).¹² Bond Street serves as an axis between two such larger tracts: McGill Square is adjacent to its south end, and St. James Square terminates its north end. The grounds of St. James Square provided the site for the Normal School, the present-day location of the Toronto Metropolitan University's Kerr Hall.

The Normal School

In 1850, the Province of Canada West purchased St. James Square at the north end of Bond Street as a site for the Normal School, which was the first institution in Ontario for the training of elementary school teachers. The Normal School defined the education system for Canada West (the name given to Upper Canada from 1841-1867) and was the institutional basis for the present-day Toronto Metropolitan University (or TMU).

At the time of the Normal School's construction in the early 1850s, St. James Square was situated outside the City's more developed areas; its topography was described as bog-like in places, and a portion of Taddle Creek was noted to run across the grounds and exit at the corner of Gould and Church streets.¹³ Once the Normal School building was completed in 1851-52 to designs by Thomas Ridout and Frederick William Cumberland, it was opened for public viewing on November 24, 1852. The public would have seen a commanding two-storey, Palladian-style building situated within a once swampy turf that had been transformed into landscaped grounds to complement the new build (Figure 7). Being one of the largest buildings in the area for the time, the structure provided an important visual termination to Bond Street in addition to its prominent institutional role.¹⁴

137 Bond Street and the Mathers Estate

Amidst these developments occurring in the area in the mid-19th century, the property at 137 Bond Street was built on the corner of Bond and Gould streets in 1855 - just east of Thomas' Oakham House (322 Church Street) and directly south from the new grounds and building of the Normal School. The property was owned and occupied by William Mathers, who had purchased the lot from Joseph Davis Ridout in 1852.¹⁵ A two-storey, detached house form of buff brick construction was built on the lot in a rectangular plan, with a projecting bay and entrance on its west elevation (Figure 4). Mathers also owned the lot immediately to the south of the subject property that he kept undeveloped and used as landscaped grounds, which explains the south-facing entrances of the residence.

William Mathers was born in Scotland around 1805 and came to Canada accompanied by his wife, Agnes Mathers (b.1810), although it is unconfirmed in which year they

¹² "30 Bond Street", City of Toronto, City Planning, 2013.

¹³ Toronto Normal School Centennial Committee, *Toronto Normal School, 1847-1947*, (Toronto: School of Graphic Arts, 1947). <https://archive.org/details/torontonormalsch0000toro>

¹⁴ McTeague, 19.

¹⁵ Ridout had purchased the subject lots (69 and 70) from Peter McGill earlier that same year.

arrived. Considering that Mathers owned the subject property at the time of its construction, it is likely the property was built for him; however, no architect or builder for 137 Bond Street has been identified at the time of writing.¹⁶

Given the fact that they share the same surname, a reasonable conflation has occurred between William Mathers, the gentleman, and a John Mathers who is recorded in the City Directory as having lived on Bond Street in 1855, near the corner of Gould Street.¹⁷ John Mathers was an importer of dry and fancy staple goods whose commercial store was located at 8 King Street East. John and his brother James had taken over the business from John Henderson in 1854.¹⁸ Only a year later John dissolved the partnership with his brother and continued to operate the business independently.

Despite the connection in name and residence, there is no current evidence to suggest that the William Mathers who owned the subject property ever worked in the dry goods business.¹⁹ Instead, William Mathers' name appears intermittently in archival newspaper articles in association with property investments, often with the title of 'esq.' attached. In an 1852 article, a William Mathers is noted as a director for the Commercial Building and Investment Society,²⁰ and in 1864 the managers' meeting minutes for the House of Industry mentions their regret at the passing in the last year of William Mathers, a member of the board.²¹

William Mathers was survived by Agnes Mathers, who continued to live at 137 Bond Street until her passing in 1878 at 68 years of age.²² After her death, the Mathers' estate went up for sale at public auction on April 26, 1879. 137 Bond Street went up for sale as 'Parcel 1', and was described as follows:

"That first-class white brick dwelling-house on the south-east corner of Gould and Bond streets facing St. James'-square or the beautifully kept grounds of the Normal School. The house has been built entirely with a view to family comfort, and contains spacious hall and vestibule, double drawing-room...dining-room...breakfast room...library...seven large bedrooms...croquet lawn, summer house, fountain, numerous grapes vines and roses in fine order, paved stable yard, brick coach-house stable and ash-pit, with covered way to house."²³

The advertisement highlights marble fittings as a feature seen throughout the interior. The image of 137 Bond Street portrayed here is not one of a utilitarian residence; it is

16 Little else is known about William Mathers. For the few years his name appears in the City Directories they never cite an associated occupation, and the entries in the Assessment Rolls simply list him as a 'gentleman'.

17 No house number is given next to his name, but it is likely that this was the subject property given the description of surrounding houses being erected and that few other buildings existed on the east side of Bond Street at this time.

18 "Classified Ad 2 -- No title", The Globe, September 11, 1854.

19 At least directly.

20 "Commercial Building and Investment Society", The Globe, April 22, 1852. 195.

21 "House of Industry", The Globe, January 14, 1864. 2.

22 The year of her death and listed age at her passing corroborates the data from the 1861 Census.

23 "Sale of Valuable City Residences." The Globe, April 12, 1879. 6

an image of a fine house and grounds, perhaps designed in recognition of the neighbouring properties of note that pre-dated it: namely, the Normal School (built c.1852) and Oakham House (built 1848). Additionally, it reveals that William Mathers had acquired several property parcels in his lifetime, two of which were adjacent to the south of the subject property at 121 and 123 Bond Street, three other large brick houses on Isabella Street, and a seventh property containing a brick house at 146 Bay Street.²⁴

In a follow-up article published after the auction, it is noted that 'Parcel 1' does not sell at this time.²⁵ It is not until a few months later, in August, that Eugene O'Keefe purchases the parcel containing 137 Bond Street from John L. Blaikie, an executor of Agnes Mathers' estate.

Eugene O'Keefe

Eugene O'Keefe was born in Brandon, Ireland in 1827 and immigrated to Canada at the age of five years old; he and his family moved to Toronto in 1834.²⁶ From 1856 to 1861, O'Keefe worked as a clerk at the Toronto Savings Bank. O'Keefe acted as director of the Bank until 1872 and remained on the board after 1879 when it was amalgamated with the Home Savings and Loan Company Limited.²⁷ However, O'Keefe is best known for the company to which he lent his own name: the O'Keefe Brewery Company of Toronto, whose origins began in 1861 at the point of sale of the old Victoria Brewery.

The Victoria Brewery was a pre-existing business located on the southwest corner of Victoria and Gould streets. The Victoria Brewery had been operating since the 1840s and was run by the Aldwell brothers by the early 1850s, who leased the property from Charles Hannath and George Hart.²⁸ In 1861, a partnership that comprised of George Hawke, Patrick Cosgrave, and Eugene O'Keefe took over the tenancy of the brewery.²⁹ Cosgrave left the partnership in 1863, and shortly thereafter the business was renamed to 'O'Keefe and Company'.

After undertaking necessary renovations, the O'Keefe Brewery would eventually expand its buildings to fill the entire northeast corner of Victoria and Gould streets in order to accommodate its growing production from 1,000 barrels to 7,000 barrels of ale per year.³⁰ O'Keefe proved to be a success, and by the early 1880s he was already

24 The Bond Street properties are described as brick houses with mansard roofs and are no longer extant; the Isabella Street properties are listed as numbers 19, 21, and 23, although it is unconfirmed what their present-day addresses would be or whether they are still extant. Same circumstances with the Bay Street property.

25 "City News", *The Globe*, April 28, 1879. 4.

26 Michael Power, 'O'Keefe, Eugene', *Dictionary of Canadian Biography*, 1998.

http://www.biographi.ca/en/bio/o_keefe_eugene_14E.html

27 The Home Savings and Loan Company appears in the Land Registry Books in connection with a few mortgages granted to Helena C. French, O'Keefe's daughter, in the 1880s and 1890s.

28 Jordan St John, *Lost Breweries of Toronto* (Charleston: The History Press, 2014).

29 Ibid.

30 Ibid.

outselling his competition across Ontario.³¹ O'Keefe was willing to innovate, and his brewery was noted for being one of the first in the local industry to use motorized delivery trucks, and also for being the first to install a mechanically refrigerated storehouse in 1898.³² This success was informally recognized by the Ontario Brewers and Maltsters' Association by their decision to elect him as their president.³³

At the time of purchasing the property at 137 Bond Street, O'Keefe's brewery had already been established in the neighbourhood for 18 years. Prior to moving to Bond Street, O'Keefe lived at 257 Jarvis Street.³⁴ It is unclear what motivated the relocation other than the obvious ease that he would have had in being so close to his place of business. O'Keefe's success at his brewery is reflected in the design of 137 Bond Street through several alterations he made to the original Mathers house, the timing of which often coincided with alterations to his brewery. In one case, a permit granted to O'Keefe in 1889 lists the additions to both his brewery and his residence within the same description.³⁵ This illustrates that when O'Keefe's success in the brewing business grew and his commercial property expanded, so too did his residential property. O'Keefe's alterations to 137 Bond Street reflected the contemporary and popular features of the Queen Anne architectural style. The posterity of O'Keefe's alterations establishes a connection between the associative value and the built value of the property.

By 1893, O'Keefe's Brewery was one of the largest in Toronto and its production operations spanned the entire block of Dalhousie Street (Figure 10).³⁶ Tracing the histories of Toronto's breweries reveals an interrelationship between these 19th century businesses and the development of their surrounding neighbourhoods, wherein profits amassed by business owners were often seen repurposed back into the community through the construction of meeting halls or other institutional buildings.³⁷ O'Keefe and his brewery were no exception to this trend. O'Keefe was recognized locally (and internationally) for putting his wealth back into the community through the construction of new churches,³⁸ the purchasing and allocating of existing churches to newly immigrated communities who were without,³⁹ and helping to establish Toronto's first

31 St John posits the theory that some of O'Keefe's success may have been aided by his connections to the Home Savings Loan and Company, which would have made the process of mortgage approval easier. The Home Savings Loan and Company does appear in the Land Registry Books for the subject property in connection with mortgages granted to Helena C. French, O'Keefe daughter, in the 1880s and 1890s.

32 St John, *Lost Breweries*.

33 Power, "O'Keefe".

34 Renumbered 311 Jarvis Street and demolished c.1954; current site of the Ontario Court of Justice.

35 Living so close to the site of his brewery would undoubtedly have given O'Keefe an easy advantage to oversee the construction of its additions.

36 St John, *Lost Breweries*.

37 A famous Toronto example includes Joseph Bloor, who parlayed the proceeds from his brewery business into a career in real estate that saw his involvement in the subdivision of Yorkville and the donation of lands for the construction of the Wesleyan Methodist Church.

38 St. Monica's Church on Broadway Avenue (1907)

39 West Presbyterian Church on Denison Avenue, which he purchased in 1911 and gave to the Polish community that renamed it to St. Stanislaus Kostka Church

low-income housing association, among other efforts.⁴⁰ In 1909 O'Keefe was recognised by Pope Pius X for his contributions to the Catholic community, and he was granted the title of Private Chamberlain.

In 1911 O'Keefe's son Eugene Baily died prematurely. This event, paired with O'Keefe's age at 84 years, effectively ended his interest in the future development of the brewery and prompted him to sell his business shares to Widmer Hawke (the son of original partner George Hawke) and Sir Henry Mill Pellat.⁴¹ O'Keefe used the proceeds to continue contributing to local charities and causes. Perhaps the most notable of his contributions was the donation for the construction of St. Augustine's Seminary in Scarborough, for which he covered the costs in full.⁴² The building was officially dedicated on August 28, 1913, and O'Keefe passed away at home in Bond Street on October 1 of the same year.⁴³ Throughout his occupancy of 137 Bond Street, O'Keefe maintained its original use as a single-unit residence. He lived there from 1879 until his death, after which his daughter Helena Charlotte French continued to occupy the space until her death in 1938; this concluded almost sixty years of the O'Keefe family living at 137 Bond Street.⁴⁴

After Helena French's passing, the subject property was briefly occupied by an art gallery and a few individual tenants, after which the Jarvis Bay Sailors Club took over the space in 1944. A building permit from the same year shows a series of floorplans of the building that provide a reference for how the building may have looked while O'Keefe and French lived there (Figure 32). The Sailors Club did not occupy the space for long, and by 1948 the Canadian Brotherhood of Railway Employees submitted a permit to alter the clubhouse for use as an office building. Several businesses were listed in the building, most of which had a connection with transportation and workers unions. In 1950, a total of nine separate office units are listed within 137 Bond Street. This configuration lasted for approximately a decade, whereafter the Longman's Green and Co. Publishers moved into the space and consolidated the numerous offices (the Canadian Brotherhood of Railway Transport and General Workers remained operating in the basement unit until 1963). However, Longman's time at 137 Bond Street was also brief, whereby in 1964 they were replaced by the property's other long-standing occupant, Toronto Metropolitan University.

Since establishing the Normal School, the operations at St. James Square had transitioned from a training centre for the Royal Canadian Air Force in 1941, a rehabilitation centre for veterans near the end of the Second World War, and another

40 St John, *Lost Breweries*.

41 Power, "O'Keefe".

42 St John, *Lost Breweries*.

43 After O'Keefe's death, the brewery was sold to new and notable owners, such as Henry Pellatt, and later became a part of E. P. Taylor's Canadian Breweries in 1934. Production was eventually relocated to a site near Pearson Airport and operated under Molson Coors, while the original O'Keefe Brewery was demolished in the late 1960s when the property was sold to Ryerson Polytechnical Institute, present-day Toronto Metropolitan University.

44 It may be interesting to note that at the time of writing, both the O'Keefe family and the Toronto Metropolitan University have spent an equal 59 years as owners of 137 Bond: the O'Keefe family from 1879-1938, and the University from 1964-2023.

pivot in 1945 into a trades institute in response to the changes in the post-war work force. It was officially inaugurated in 1948 as the Ryerson Institute of Technology.⁴⁵ As the institution grew, the historic buildings of the Normal School were demolished between 1958-1963 and the new Kerr Hall was built in the 1960s to replace them.⁴⁶ These changes in built form were emblematic of the rapid expansion the institution was experiencing in the 1960s that even involved the purchasing and partial demolition of the buildings of the O'Keefe Brewery to make way for the new Department of Business Administration, and the brewery warehouse that became the Film and Photography Department.⁴⁷

Rather than being demolished, the property at 137 Bond Street was purchased and retained by the Ryerson Institute of Technology (present-day Toronto Metropolitan University, or TMU) and repurposed into a multi-unit student residence in 1964. The adaptive reuse of 137 Bond Street illustrates how TMU subsumed the historic neighbourhood of Gould Street and integrated the existing built character into its campus; Oakham House, at the corner of Church and Gould streets, was also adapted into student housing a few years earlier, in 1960.⁴⁸ 137 Bond Street initially opened under the name of "Bond House", an all-male student residence that accommodated 48 male students on four floors.⁴⁹ In 1978 the residence became co-ed and was renamed to "O'Keefe House" in recognition of its history with Eugene O'Keefe.⁵⁰ "O'Keefe House" afforded TMU students with a communal living environment that encouraged traditions and rituals, house participation in collegiate sports and events, and inspired an O'Keefe House Alumni community for past occupants.⁵¹ The historical past of the building was even brought forward and incorporated into these new traditions, such as the unofficial emblem of the residence's intramural sports team: the "O'Keefe House Brewers". Over the years, the residence at 137 Bond Street and the collection of low-rise buildings on Gould Street developed into the heart of the TMU campus, and "O'Keefe House" itself provided a valuable residential centre where students could build a community and fully participate in campus life - which is a significant and unique quality at a university otherwise known for its permeable, city-wide boundaries and its colloquial status as a "commuter school".⁵²

45 *From Cradle to Computer: A history of St. James Square, the birthplace of Ontario Education*, (Toronto: Ryerson Polytechnical Institute, 1984). <https://library.torontomu.ca/asc/files/2012/08/cradle.pdf>

46 Remnant of the Normal School façade was retained.

47 "O'Keefe House", the name given to the office headquarters of the O'Keefe Brewing Company, was constructed c.1940-41 and is located at 297 Victoria Street (designated Part IV in 2007). While not connected to Eugene O'Keefe himself, it still remains as a remnant of the business he founded.

48 Initially named "Kerr Hall" when it opened, it was renamed to Eric Palin Hall in 1969 and ceased to operate as student housing by 1972.

49 Chieu Luu Long, "The nation of O'Keefe House." *The Eyeopener*. 17 March 1999.

<https://theeyeopener.com/1999/03/the-nation-of-okeefe-house/>

50 Ibid.

51 Ibid.

52 Arianna Kyriacou, "O'Keefe House no longer a student residence, but always a piece of history." *The Eyeopener*. 10 February 2018. <https://theeyeopener.com/2018/02/okeefe-house-no-longer-a-student-residence-but-always-a-piece-of-history/>

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

The property at 137 Bond Street contains a three-storey detached house-form building on a rectangular plan with raised basement. It was initially constructed in buff brick with later red brick additions, and features terracotta, stone, slate, and wood detailing. A one-storey addition also constructed of red brick abuts the main structure at the southeast corner and creates a small L-shape on the building's footprint.⁵³ Due to its location at the corner of Gould and Bond streets, and the former open lawn to the south that was part of the historic Mathers residence, each of the building's north, west, and south elevations are visible from the street. The building's entrances are located on the west and south elevations with both oriented south towards the former lawn (current courtyard). The east elevation is accessible through an unmarked laneway.

The building was constructed in 1855 and originally rose two storeys in height. The subject property as it appears today represents the cohesive marriage of two architectural and historical periods: the Mathers era of the mid-19th century, and the O'Keefe era of the late-19th century. Based on visual analysis, archival building permits, and the historic context of mid-19th century architectural movements, the original Mathers house reflected Georgian design principles including the two-storey rectangular plan with a long gable roof, the symmetrical organization of the north elevation with its flat-headed openings, the brick construction, and a brick string course that delineates the basement level or plinth and spans all elevations excepting the east. As indicated by the 1858 W.S. Boulton Atlas, the east elevation originally abutted neighbouring structures and as such has limited architectural details (Figure 24). The window openings and uneven, brick wall surface of the east elevation are results of later alterations. The belt course, flat-headed openings with plain or decorative stone lintels containing a scroll-like feature, and buff brick palette are all extant features from the Mathers period.⁵⁴

In 1879 O'Keefe purchased the residence and by 1882 he had received a permit for alterations. The permit description itself is rather nondescript and simply grants permission for the "erection of a brick addition" at the cost of \$400. In 1889 O'Keefe applied for an additional permit that has a similarly brief description of works for the "additional storey to house".⁵⁵ Cross-referencing these permits with the Fire Insurance Plans of 1889 and 1909 shows the evidence of these alterations in the building's footprint, where a second-storey oriel window surmounted by a gabled, wooden sleeping porch appears in the former and the three-storey turret at the northeast corner

53 A covered stable and walkway that used the same footprint as this addition was original to Mathers' residence. This addition appears to have been added c.1909.

54 The scrolls appear in the original north elevation, portions of the 1880s additions, and in the replaced window of former bay window on the south elevation. They are likely an original feature of the Mathers residence that was replicated in subsequent alterations for design continuity.

55 The cost for this addition was much higher at \$11,000, however due to the fact that this single permit was submitted in concurrence with alterations to O'Keefe's brewery, it cannot be determined how much of these costs were allocated to his residence and how much to his business.

of the building appears in the latter (Figures 11). Ultimately, these interventions transformed the design of the building into a representative example of the Queen Anne architectural style. The three-storey brick corner turret containing three bay windows at all three storeys and capped with a hexagonal, shingled roof and copper finial interrupts the symmetrical arrangement of the original Georgian-style north elevation (Figure 1). Queen Anne style asymmetry further punctuates the original north elevation with the addition of a second-storey, wood-carved, three-sided oriel window with sleeping porch and gabled roof above. The oriel window features lead stained glass transom lights and inset wood panels above and beneath the window openings (Figure 31). The brick gable wall chimney on the west elevation likely represents another Queen Anne alteration to the original building, with its decorative inset blank panel design and corbelling (Figure 18).

The variety of dormer windows and four, red brick chimneys were added with the additional storey and roof, whose asymmetrical form and profile comprised of steep pitches and a cross-gabled arrangement is a characteristic feature of the Queen Anne style.⁵⁶ Wide eave overhangs supported by wooden brackets define the base of the roofline. Beneath the eaves at the third-storey level, the integration of the newer red brick with the older buff brick is evident. Across the north, west, and south elevations, a line of red brick ends inserted into the bond of buff brick creates a regular rhythm of decorative patterning that also serves to subtly weave together the two phases of construction (Figure 30).⁵⁷

Queen Anne-style decorative details are apparent across the building exterior, including the wooden bargeboards that terminate in carved ends and patterned fish scale shingles that embellish the end gables and gabled dormer windows on the east, west, and south elevations. Instead of bargeboard, the projecting wall dormer above the sleeping balcony contains a pediment supported by paired columns on piers that form part of the balcony railing. Slate fish scale shingles are inset within the pediment as well as the walls. On the turret, brick and stone string courses delineate each storey and rectangular terracotta panels with leaf carvings are set in the spandrel area beneath each of the second and third storey windows.

The south elevation is the most layered of all the building's façades. It is organized vertically into five bays of irregular fenestration and asymmetrical projecting bays at different heights, and awkward transitions between some original and subsequent design elements (Figure 23). Several alterations to openings are evidenced by their lack of stone lintels. Discoloured brickwork surrounding the first-storey window in the end gable indicates the former location of a bay window, which was removed, and the window replaced in 1948 (Figure 33). The south elevation once had a one-storey verandah that wrapped around to the west entrance. The verandah appears as early as 1880 (Figure 9) and the 1944 permit floorplans give an idea of its possible design (Figure 32), however it was removed in 1948. A decorative brick band with a simplified

⁵⁶ Archival aerial images show that the existing flat portion of the roof was not original to O'Keefe's additions. It appears sometime after 1978. Roof alterations are not mentioned in the 20th century permits, and the quality of the aerial images pre-1978 make it difficult to pinpoint the precise date of this change.

⁵⁷ Less attention to detail is given to the buff and red brick integration on the east elevation, which as previously stated would have been less visible from the street due to adjacent buildings.

scroll motif appears at the southeast end. It is likely original to the Mathers house and may give an indication of the original roofline and cornice.

Other than the changes mentioned in the above paragraph, the building has experienced minimal exterior alteration since O'Keefe's ownership. The one-storey projection of the main entrance with round brick arch openings, porch, and entrance stairs were altered in 1948. All fire escape openings are later additions and entrances to the basement level (through existing openings) were also part of the mid-to-late-20th century office alterations.

iv. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The location of the property at 137 Bond Street is shown on the map included as Figure 2 in Attachment 1 (Maps and Photographs). The property is located at the southeast corner of Bond Street and Gould Street in the Downtown Yonge East neighbourhood. As outlined above, the property was originally part of Park Lot 7, an estate owned by the McGill family that was parcelled and sold off throughout the 1830s to a variety of institutions and private development. During the 1850s, the development of the lots featured residential housing built in mind for the middle-class market positioned around larger scale lots set aside for religious and secular institutions. Constructed in 1855, 137 Bond Street is contemporaneous with this development trend in both its construction date and building type. The property's corner location, brick construction, and adjacent private grounds reflect an awareness of, and even responds to, the nearby estates of the Normal School and the Oakham House, with which the subject property forms a complementary low-rise, buff brick bookend to the section of Gould Street between Church and Bond streets.

By the late 19th century, Bond Street was well-established as a street of prominent institutions that represented a significant cross-section of the City's communities, and it had further importance in terms of its urban design.⁵⁸ The layout of Bond Street repeats an urban pattern seen elsewhere in Toronto, where the northern end is terminated by the Normal School on St. James Square. This arrangement continued a distinctive urban model first associated with private estates built in the 1820s such as: the Grange (present-day Art Gallery of Ontario) that terminated John Street; Campbell House, which originally terminated Frederick Street; Osgoode Hall, whose earliest portico of its east wing terminated York Street in the 1820s; Knox College on Spadina Avenue; the Ontario Legislature Building on University Avenue; and the (Old) City Hall on Bay Street.⁵⁹

Representing the entire education system and training facility for all teachers in Canada West, the Normal School was an important cultural institution. The Normal School continued to develop its operations within the immediate area during the 1880s with the

58 McTeague, 27.

59 Ibid.

construction of the Model School in 1857,⁶⁰ and further cultivation of the grounds for agricultural experiments and botanical study.⁶¹ Edgerton Ryerson, the institution's founder, envisioned that the St. James Square buildings should become "the focal point for the development of the arts in Ontario."⁶² This ambition was essentially realized during the later half of the 19th century: in 1857, the main building of the Normal School became the location of the first publicly funded museum in Canada, the Museum of Natural History and Fine Arts, and in 1872 the Ontario Society of Artists used the St. James Square buildings as their headquarters.⁶³ The former organisation set the foundation for the Royal Ontario Museum, and the latter was the forerunner of the Ontario College of Art (present-day OCAD University). While both of these institutions relocated in the early 20th century, their influence contributed to the institutional character of the area that was maintained through the continued operations (in various iterations) of the Normal School, which eventually expanded to encompass the subject property within the campus and operations of TMU.⁶⁴

Additionally, Bond Street became an important axis for numerous places of worship including the United Metropolitan Church,⁶⁵ the Roman Catholic St. Michael's Cathedral,⁶⁶ the St. George's Greek Orthodox Church (Holy Blossom Synagogue)⁶⁷ on its east side, and a Baptist and German Lutheran Church on the west side.⁶⁸ Overall, Bond Street north of Dundas Street is characterized by a unifying scale and a mix of building types spanning from the mid-19th century to the present. These include 19th century townhouses, such as the pair at 112 Bond Street; a rare two-and-a-half-storey red brick with buff brick house at 113 Bond Street; the historic home of Toronto's first mayor William Lyon Mackenzie at 82 Bond Street (listed 1973); Oakham House at 322 Church Street (Part IV, 1978); the O'Keefe House at 297 Victoria Street (Part IV, 2007); and remnants of the Normal School (listed, 1973), among others. Low-rise commercial buildings from the early 20th century at 105, 109, and 111 Bond Street and the 21st century elevations of the Image Arts Faculty and the Heidelberg Centre maintain the typical three to four-storey height as well as a predominance of buff brick.

Amidst this range of history and building types, 137 Bond Street contributes to the unified scale and diversity of types representing over 160 years of Toronto's history.⁶⁹ It contributes to the successive waves of residential, commercial, and institutional development. The layering of this history is evident in the area's existing context that retains features from the various periods of its development, for which 137 Bond Street represents one of the earliest.⁷⁰ 137 Bond Street acts as a focal point at which these layers converge because its design and function over the years has been intimately and

60 Closed by 1863 due to low attendance.

61 *From Cradle to Computer*, 5.

62 *Idem*, 7.

63 *Ibid.*

64 In c.1960, TMU also purchased Oakham House for use as a student residence, a shift in function that establishes another parallel between the two properties.

65 Designated Part IV, 2007.

66 Designated Part IV, 2012.

67 Designated Part IV, 1976.

68 Listed on the Heritage Register, 1973.

69 McTeague, 27-28.

70 McFarland, "363-365 Yonge Street."

directly involved with each phase, from the neighbourhood's early residential development, its connection to Eugene O'Keefe and his nearby brewery, its interim years as an office for trades unions and a publishing business, to its present-day institutional character.

3. EVALUATION AND APPLICATION OF O.REG 9/06 CRITERIA

The following evaluation applies Ontario Regulation 9/06 made under the Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Act, and the City of Toronto is also required to use these criteria when assessing properties for inclusion on the City of Toronto's Heritage Register. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "√" if it is applicable to the property, with explanatory text below.

DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
1. is a rare, unique, representative or early example of a style, type, expression, material or construction method.	√
2. displays high degree of craftsmanship or artistic merit	N/A
3. demonstrates high degree of scientific or technical achievement	N/A

Unique example of a style and type

Constructed in 1855, the property at 137 Bond Street has design and physical value as a unique example of a Queen Anne building adapted from an original Georgian house form. The additions to the property from the 1880s reflect not only the changing tastes of the public (Queen Anne was a popular architectural style for residential buildings in Toronto in the late-19th century), but also the particular influence of the property's prominent, former owner and occupant: Eugene O'Keefe.

The property retains evidence of both its original Georgian design (including the two-storey rectangular plan with a long gable roof, the symmetrical organization of the north elevation with its flat-headed openings, the brick construction, and a brick string course that delineates the basement level or plinth and all elevations excepting the east) and the O'Keefe additions in its scale, form, and massing as a three-storey house form building.

Its design value as a unique representation of the Queen Anne style is reflected in many of its extant features original to Eugene O'Keefe, including but not limited to its brick construction with ornamental wood, terracotta, and stone decorative details, asymmetrical façades, cross-gable roof with a variety of dormer windows, the oriel window with lead stained glass transom windows and sleeping balcony above, the three-storey corner turret with brick bay windows and hexagonal roof with copper finial,

flat-headed windows with stone sills and lintels, and decorative gable wall chimney brickwork.

HISTORICAL OR ASSOCIATIVE VALUE

The property has historical value or associative value because it	
4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	✓
5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	✓
6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

Direct association with a person that is significant to a community

The subject property at 137 Bond Street is valued for its association with the Toronto brewer and philanthropist, Eugene O'Keefe, who lived at the residence from 1879 until his death in 1913. O'Keefe was the founding partner and president of the O'Keefe Brewing Company, one of the most successful breweries in Ontario. He regularly used his business proceeds to assist in the funding for, or construction of, community institutions. O'Keefe oversaw several additions to the pre-existing Georgian property such that he successfully transformed its appearance to reflect the Queen Anne style, which was the popular architectural movement of the time. The posterity of O'Keefe's alterations establishes a connection between the associative value and the built value of the property. After O'Keefe's passing, his daughter Helena Charlotte French continued to live at the property until she died in 1938, ending an almost sixty-year period of continuous occupation by the O'Keefe family.

Direct association with an institution that is significant to a community

The subject property at 137 Bond Street is also valued for its association with the Toronto Metropolitan University (formerly Ryerson University), for which it operated as a student residence for over fifty years, from 1964 to 2018. Over the years, the residence at 137 Bond Street and the collection of low-rise buildings on Gould Street developed into the heart of the TMU campus, and "O'Keefe House" itself provided a valuable residential centre where students could build a community and fully participate in campus life - which is a significant and unique quality at a university otherwise known for its permeable, city-wide boundaries and its colloquial status as a "commuter school".

Information that contributes to an understanding of a community

The adaptation of 137 Bond Street from a residential house form into a communal living space for students contributes to an understanding of the Toronto Metropolitan student community. The student housing environment of the subject property followed a model similar to fraternity or sorority houses: a close-knit community connected by their living space that collectively participated in campus events and established house-specific traditions. Notably, this community lasted beyond graduation in the form of the "O'Keefe

House" Alumni group. This environment was unique to "O'Keefe House" and did not exist in other student residences at TMU.

CONTEXTUAL VALUE

The property has contextual value because it is	
7. important in defining, maintaining or supporting the character of an area.	✓
8. physically, functionally, visually or historically linked to its surroundings.	✓
9. a landmark.	N/A

Important in defining, maintaining or supporting the character of an area

Contextually, the building at 137 Bond Street supports and maintains the historic character of the surrounding residential and institutional neighbourhood that developed in the mid-to-late-19th century. The property's materiality, scale, and massing contribute to the low-to-mid-rise streetscape, which has been reinforced through the introduction of compatible infill projects along Gould Street.

Bond Street north of Dundas Street is characterized by a unifying scale and a mix of building types spanning from the mid-19th century to the present, many of which are recognized as heritage properties. These include 19th century townhouses, such as the pair at 112 Bond Street; a rare two-and-a-half-storey red brick with buff brick house at 113 Bond Street; the historic home of Toronto's first mayor William Lyon Mackenzie at 82 Bond Street (listed 1973); Oakham House at 322 Church Street (Part IV, 1978); the O'Keefe House at 297 Victoria Street (Part IV, 2007); remnants of the Normal School (listed, 1973), St. George Greek Orthodox Church (Part IV, 1976), and the First Lutheran Church at 116 Bond Street (listed 1973), among others. Low-rise commercial buildings from the early 20th century at 105, 109, and 111 Bond Street and the 21st century elevations of the Image Arts Faculty and the Heidelberg Centre maintain the typical three to four-storey height as well as a predominance of buff brick.

Physically, functionally, visually, or historically linked to its surroundings

Situated on historic Bond Street, the subject property has contextual value as it is physically, functionally, visually, and historically linked to its surroundings where it anchors the southeast corner of Bond Street and Gould Street. During the 1850s, the development of the McGill estate featured residential housing built in mind for the middle-class market oriented around larger scale lots set aside for religious and secular institutions. Constructed in 1855, 137 Bond Street is contemporaneous with this development trend in both its construction date and building type, and its construction date places it within the timeframe of the early development of the area.

The subject property's shift in function over the years, from a single family residence into a multi-unit student residence for TMU, provides a link between the area's residential and institutional character. Its corner location and placement, paired with its social function, has established the O'Keefe House, as a defining property within the student community and the university campus.

CONCLUSION

Staff have completed the Research and Evaluation Report for the property at 137 Bond Street and determined that the property meets 4 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Act. As such, the property should be designated.

Constructed in 1855, the subject property at 137 Bond Street has cultural heritage value as part of the early residential development of the McGill estate (Plan 22A) and is now located in the heart of the Toronto Metropolitan University campus. From 1879 to 1913 it was the residence of Eugene O'Keefe, founding partner and president of the O'Keefe Brewing Company, one of the most successful breweries in Ontario. O'Keefe made several alterations to the property during the 1880s in the Queen Anne architectural style, which was popular in the late 19th century. From 1964 until 2018, the property was used as student housing for the Toronto Metropolitan University, whose origins can be traced to the Normal School that was built on St. James Square c.1852. The subject property, located at the corner of Bond and Gould Streets, contributes to both the residential and institutional historic character of the surrounding neighbourhood and maintains its scale, form, and massing while also retaining Georgian design features that bely the building's original pre-Confederation era construction.

The Statement of Significance (Attachment 3) 137 Bond Street comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

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SIGNATURE

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ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation)

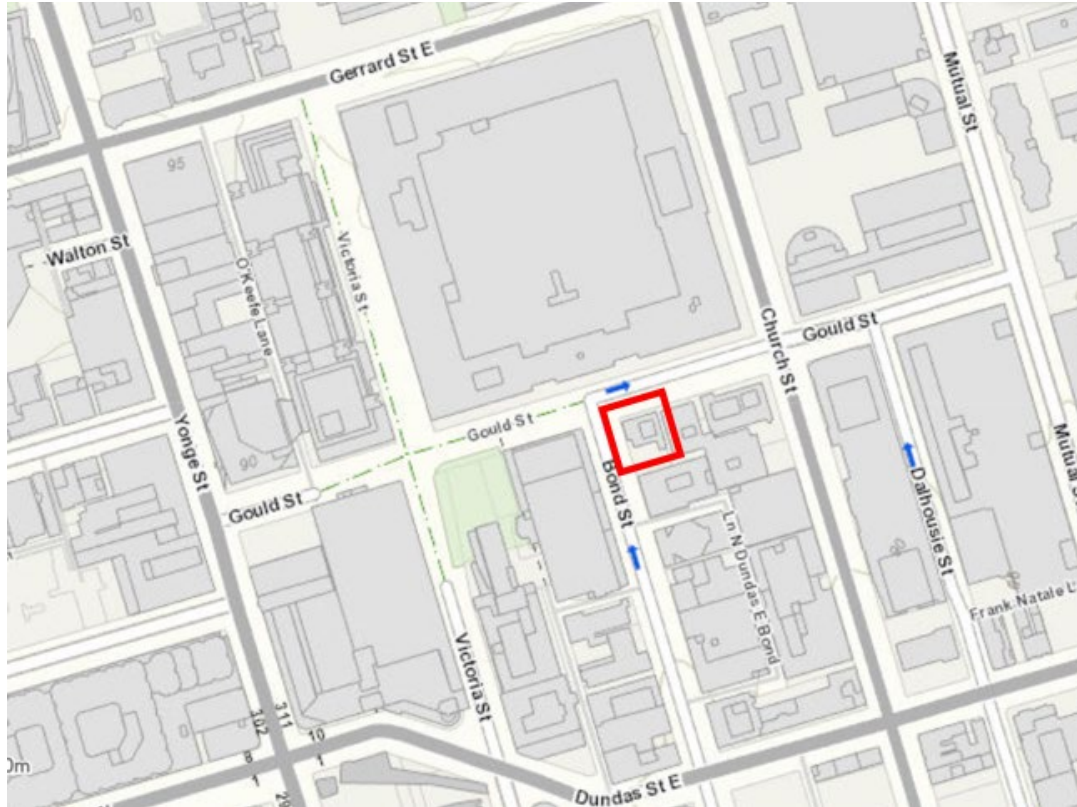


Figure 2. This location map is for information purposes only; the exact boundaries of the property are not shown. The red square marks the location of the site (City of Toronto iView Mapping, 2023).

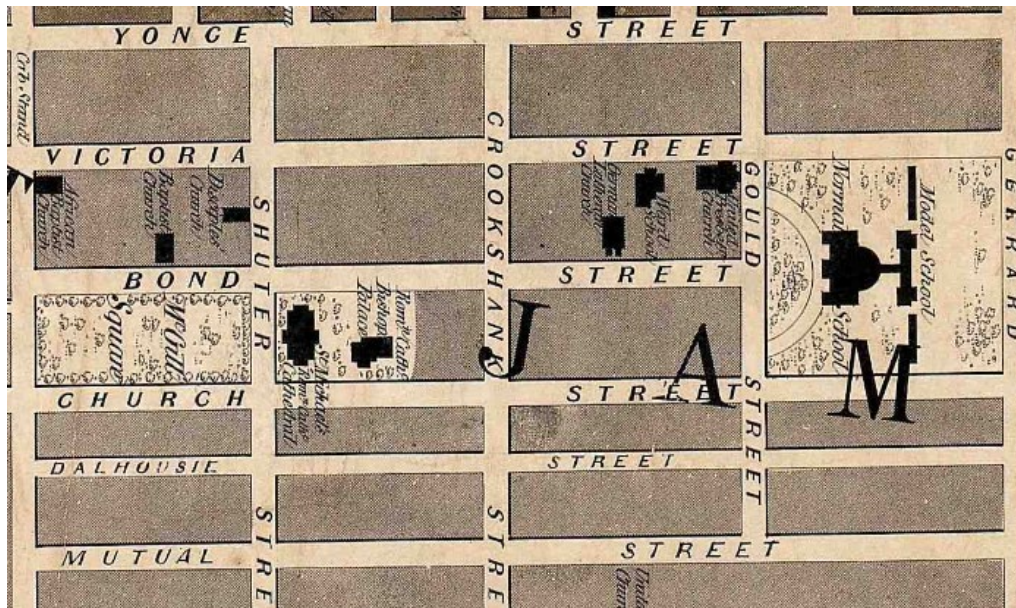


Figure 3. Plan of the City of Toronto Canada West, 1857 (published by Fleming Ridout & Schreiber, lithographed by J. Ellis & King St. Toronto C.W). Illustrates the urban design relationship between McGill Square, Bond Street, and St James Square.

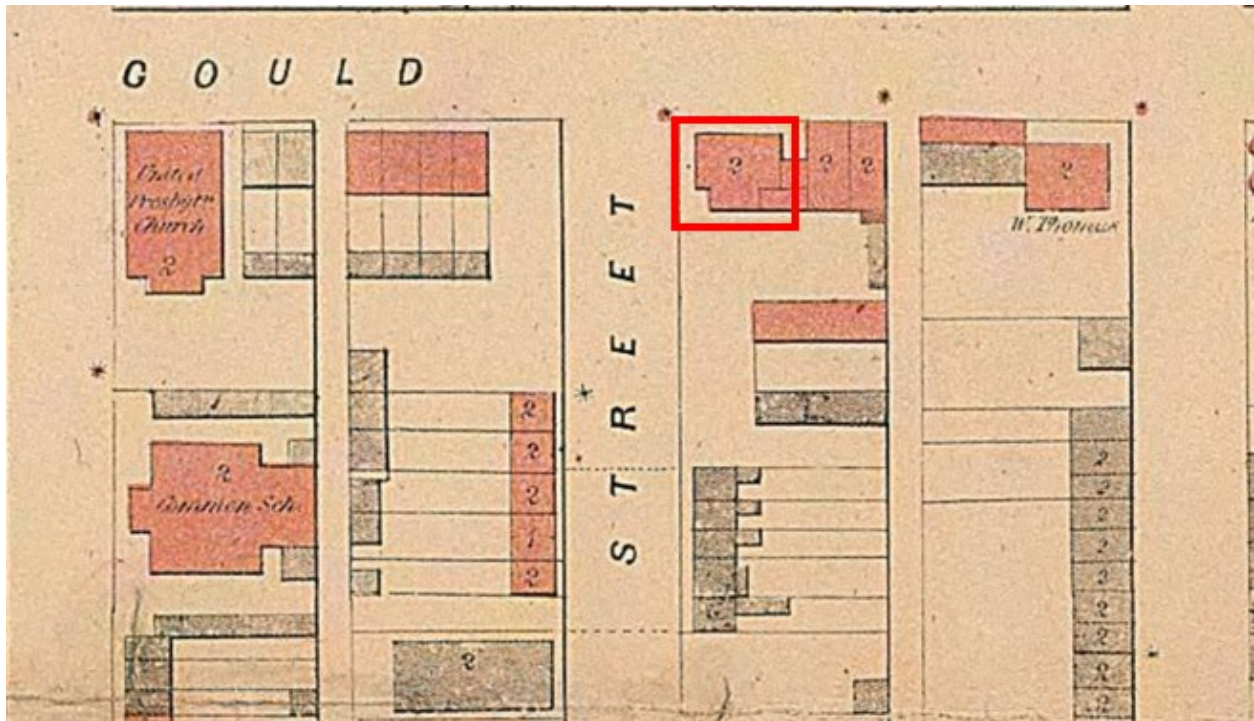


Figure 4. W.S. Boulton Atlas of the City of Toronto and Vicinity, 1858 (surveyed & compiled by W.S. & H.C. Boulton Toronto, lithographed & published by Jno Ellis & Co., King Street). Subject property identified in red.

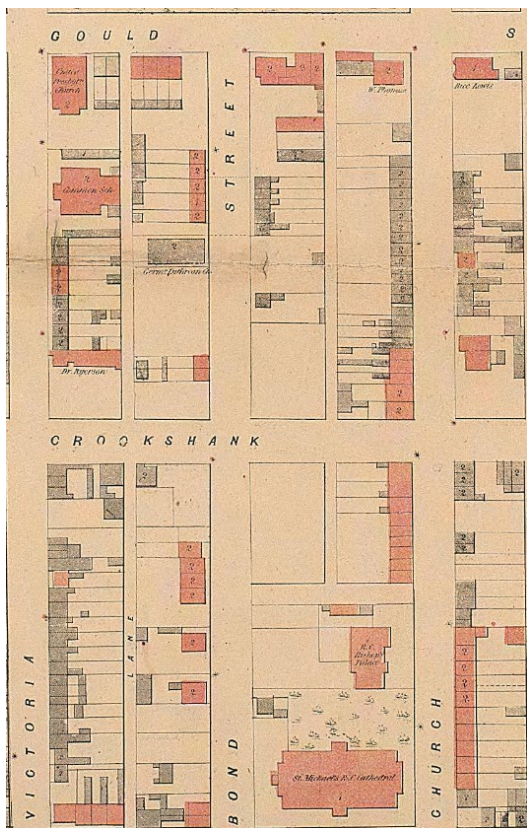


Figure 5. 1858 W.S. Boulton Atlas of the City of Toronto and Vicinity, showing surrounding context of subject property.

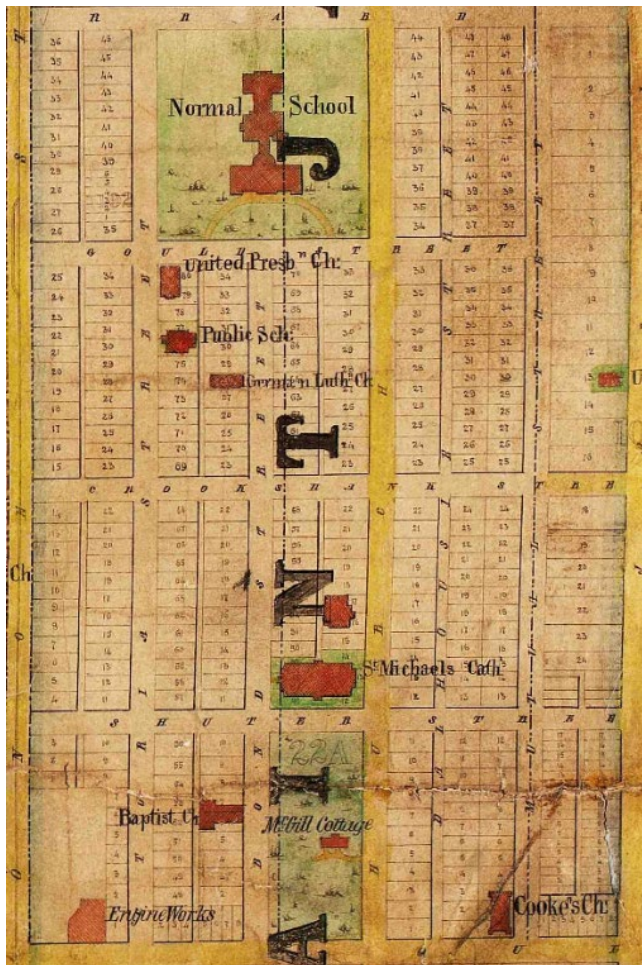


Figure 6. 1862 Browne Plan of the City of Toronto by H. J. Browne (under the direction of J. O. Browne Civil Engineer and P.L. Surveyor. Fuller & Bencke Lith., Toronto)

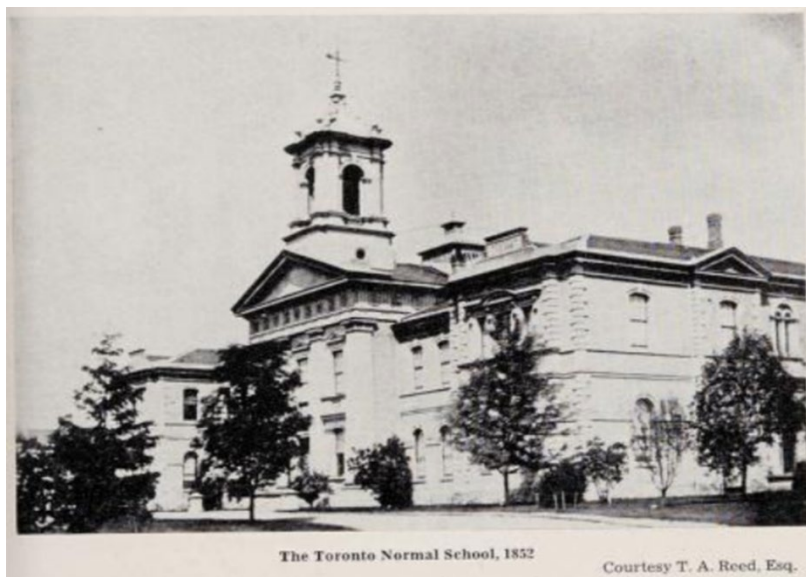


Figure 7. The Toronto Normal School, 1852 (appears in *Toronto Normal School, 1847-1947* published in 1947 by the Toronto Normal School Centennial Committee as courtesy of T.A. Reed, esq.)



OAKHAM HOUSE RES OF MRS JOHN MCGEE CHURCH ST.

Figure 8. Drawing of Oakham House, c.1876 (appears in *Illustrated Toronto: Past and Present* by J. Timperlake, 1877, p169).

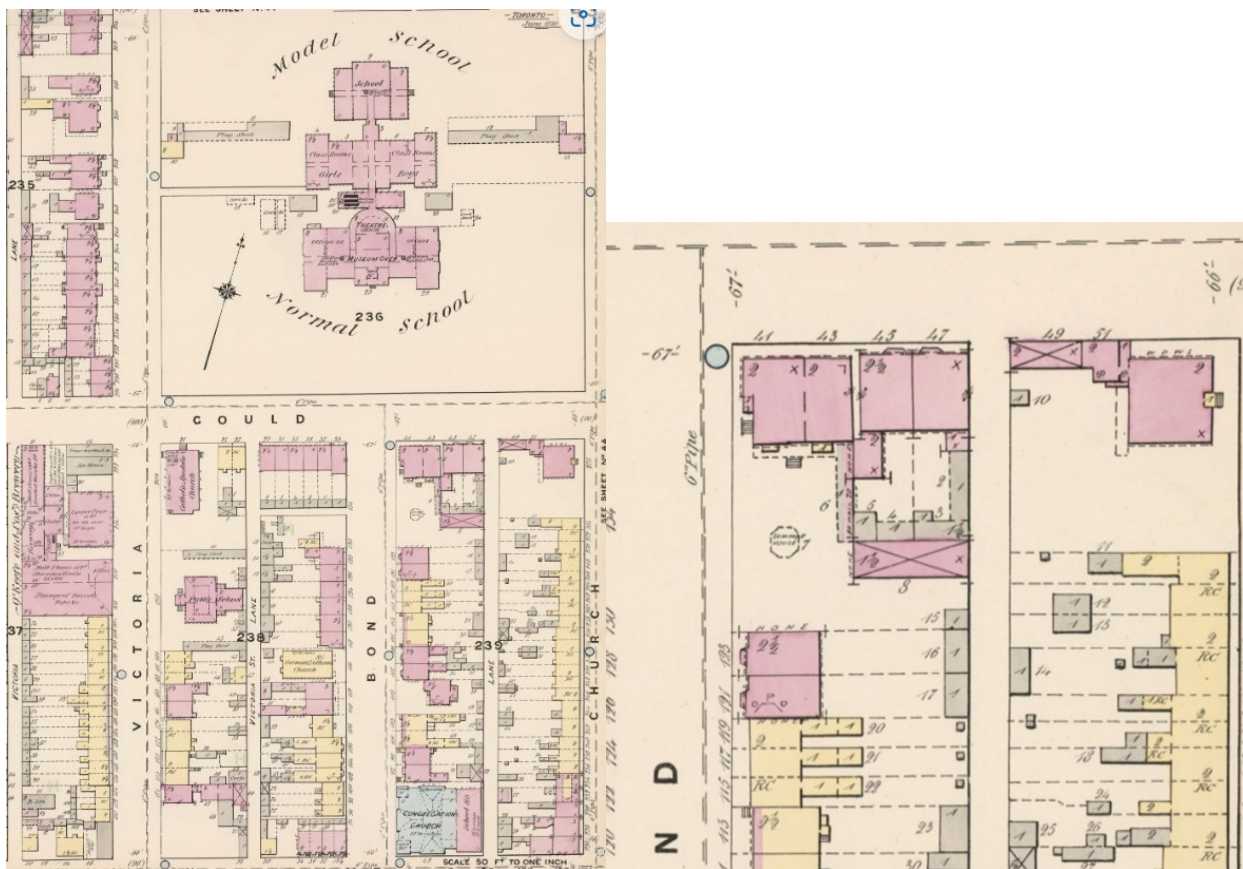


Figure 9. Charles Goads, *Atlas of the City of Toronto and Suburbs*, 1880 (City of Toronto Archives). At left: context of surrounding neighbourhood development; at right: detail of subject property's footprint showing its rear verandah, summerhouse, and entrances.



Figure 10. The O'Keefe Brewery Co. of Toronto Limited, 1906. Toronto Public Library.

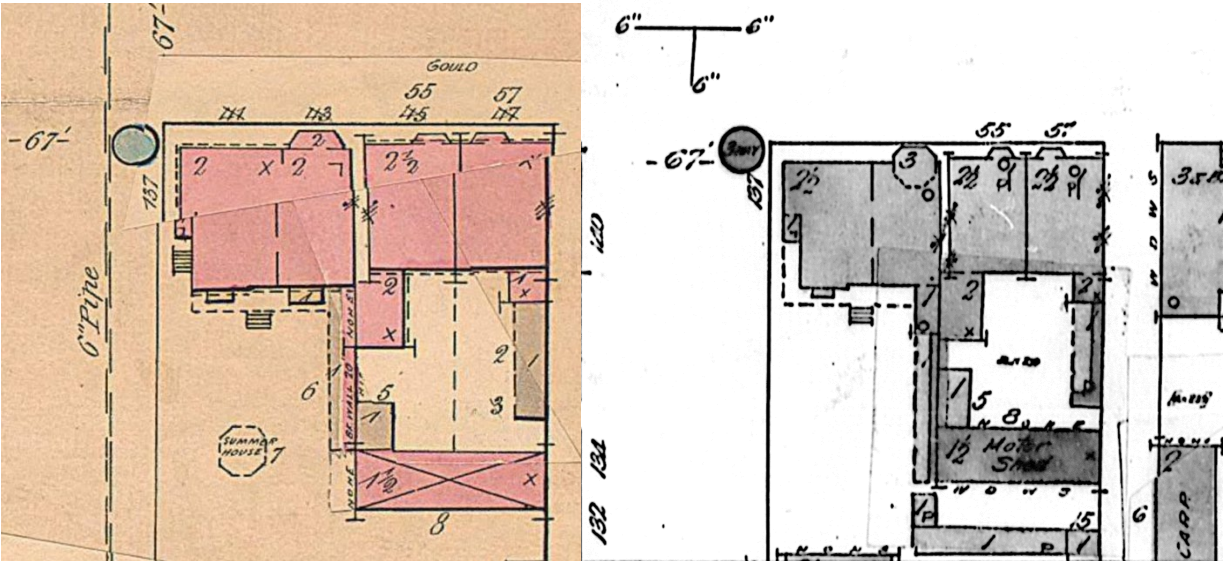


Figure 11. From left to right: 1889 and 1909 Fire Insurance Plans of the City of Toronto, showing 137 Bond Street in detail (Toronto Public Library).



Figure 12. Toronto Historical Boards 1974 slides (from the personal records of the City of Toronto's Heritage Planning Department). The sketch is undated, but it would have to be after the 1910 addition was built to Oakham Hall. Turret of 137 Bond Street is shown in the background.



Figure 13. "Oakham House", 1961 Turret of 137 Bond Street shown with painted masonry (paint removed by 1976). photograph by Charles Roy Horney (TMU Archives, item F 536.16.05).



Figure 14. "Lot clearing on Gould Street" 1961, photograph by Charles Roy Horney (TMU Archives, item F 536.15.13.03).



Figure 15. Aerial view of Gould Street at Bond Street, c.1964 (Toronto Metropolitan University Archives), retrieved from <https://library.torontomu.ca/asc/2013/04/feature-from-the-collections-looking-back-at-the-history-of-the-normal-school-building-part-two/>.



Figure 16. View of 137 Bond Street's south elevation, 1973 (City of Toronto Archives).



Figure 17. View of 137 Bond Street's north elevation showing peeling paint on third storey of turret, 1974 (photograph by Olga Cyhanenko, TMU Archives, retrieved from <https://library.torontomu.ca/asc/2018/09/ryerson-7025-student-housing/>)



Figure 18. 137 Bond Street's north and west elevation, 1976 (City of Toronto Archives).



Figure 19. Toronto Historical Board slides, 1983 (City of Toronto Archives).



Figure 20. Toronto Historical Board slides, 1983 (City of Toronto Archives).



Figure 21. 137 Bond Street north and west elevations (Heritage Planning, 2023).



Figure 22. 137 Bond Street, partial west elevation showing entrance (Heritage Planning, 2023).



Figure 23. South elevation (Heritage Planning, 2023).



Figure 24. East elevation and north elevation bay window (Heritage Planning, 2023).



Figure 25. Bond Street facing north to Kerr Hall (Heritage Planning, 2023).



Figure 26. 137 Gould Street facing west, with 137 Bond Street and Kerr Hall in context (Heritage Planning, 2023).



Figure 27. Aerial photo (2016) of the south side of Gould Street, between Church Street and Bond Street, showing Oakham House (left) and 137 Bond Street (right), both buildings contributing to the residential character and student life on Gould Street (retrieved from <https://ryersonian.ca/a-photographic-blast-from-the-past/index.htm>).



Figure 28. Detail of terracotta panel on turret of 137 Bond Street (Heritage Planning, 2023).



Figure 29. Detail of brick string course on south elevation of 137 Bond Street (Heritage Planning, 2023).



Figure 30. Detail of red brick and buff brick integration on 137 Bond Street, north elevation (Heritage Planning, 2023).



Figure 31. Detail of the north elevation oriel window, balcony, wall gable, and turret (Heritage Planning, 2023).

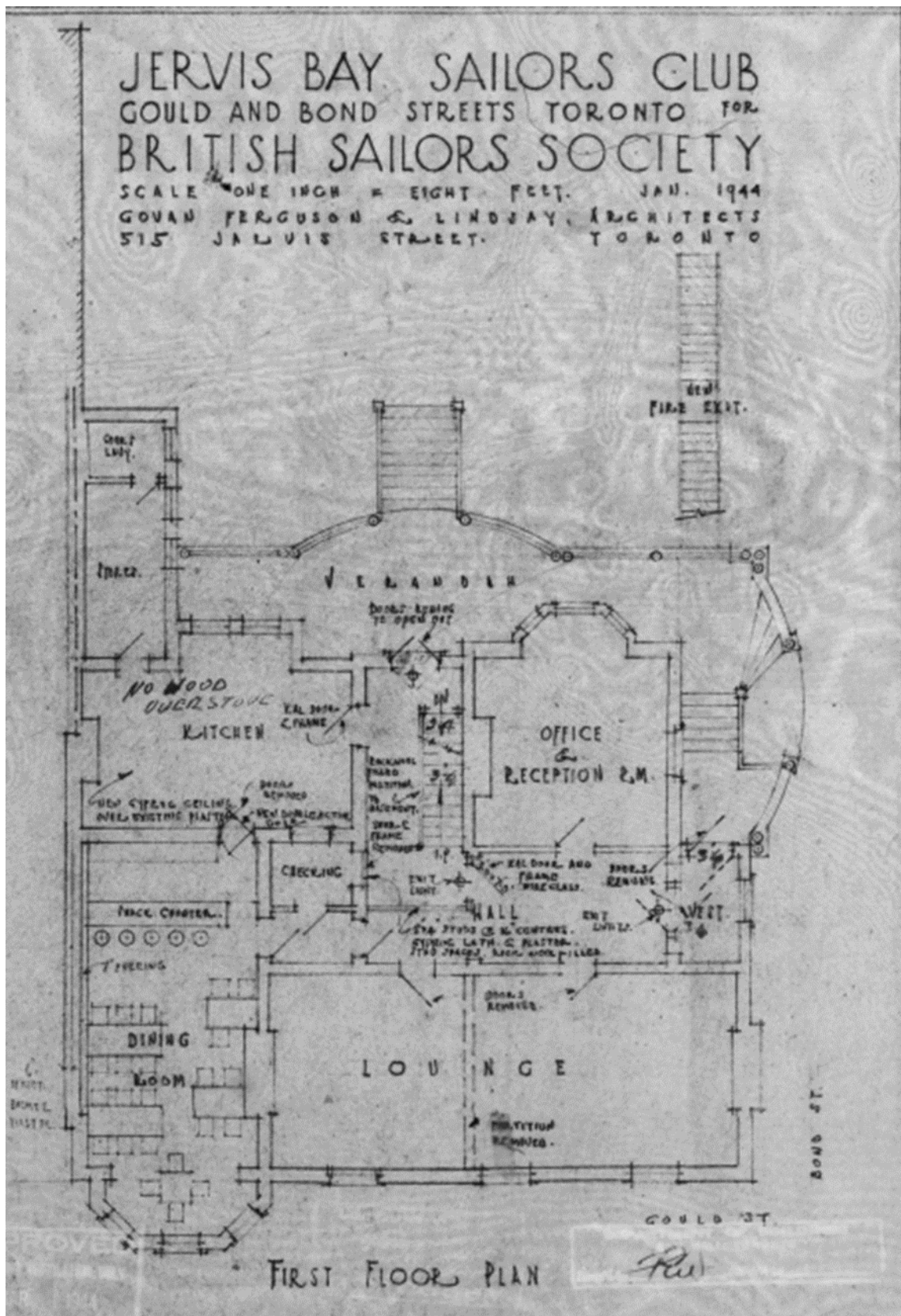


Figure 32. Building Records, Toronto and East York, Building Records Files No. 80142 (1944). 137 Bond Street, First Floor Plan.

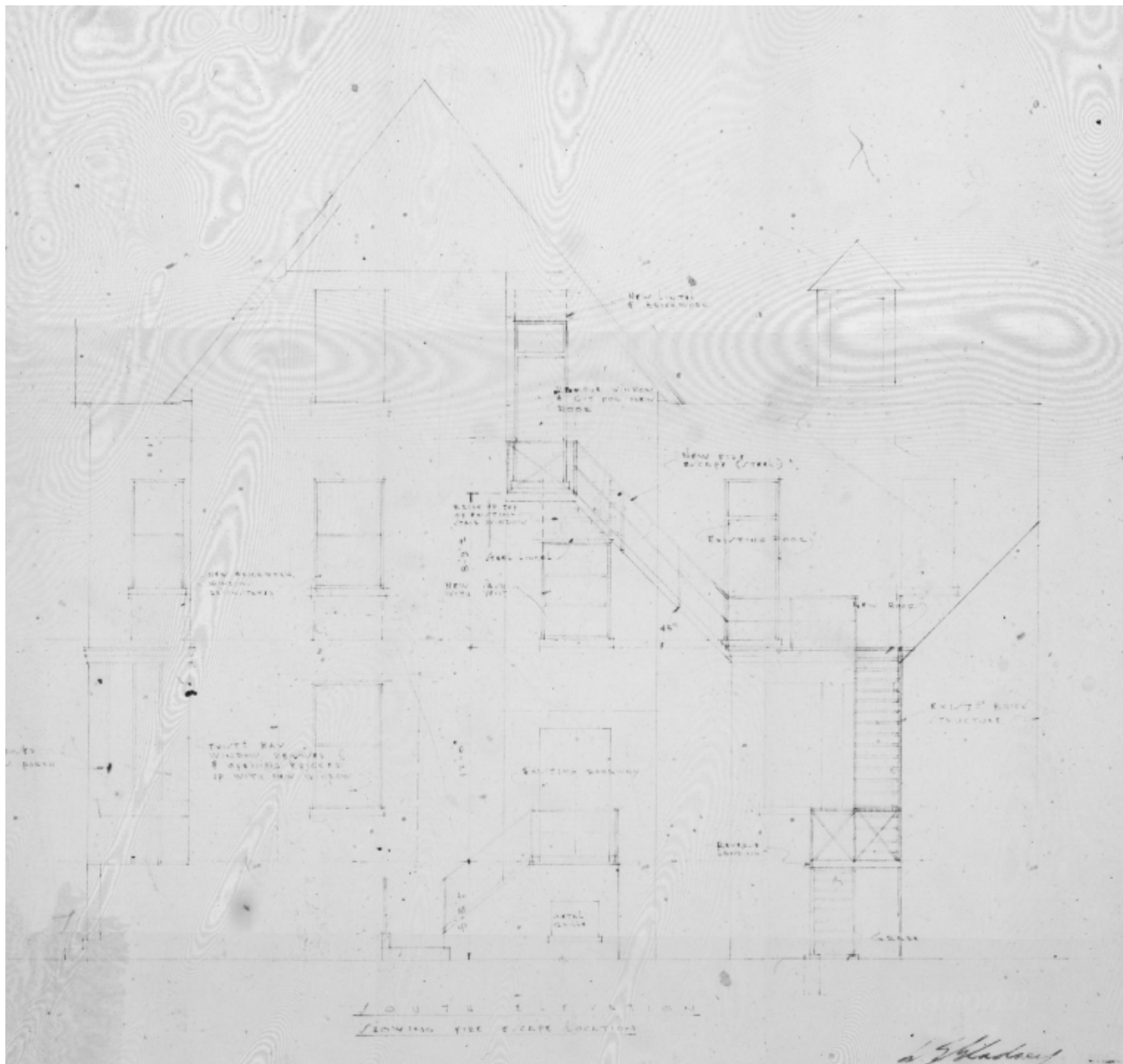


Figure 33. Building Records, Toronto and East York, Building Records File No. 97924, (1948). 137 Bond Street, south elevation showing new openings and fire escapes (poor image quality reflects quality of original scan).

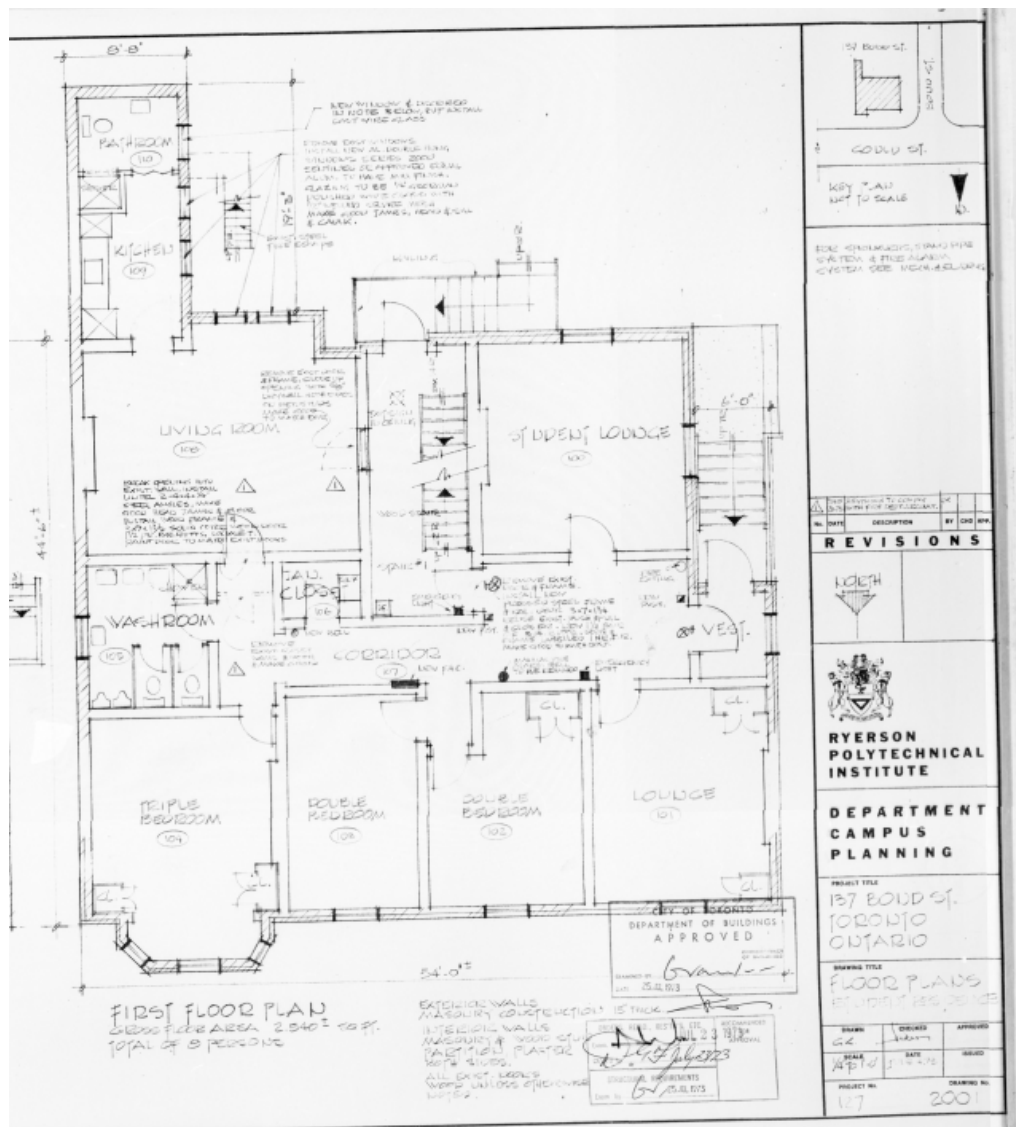


Figure 34. Building Records, Toronto and East York, Building Records File No. 039633 (1973). 137 Bond Street, First Floor Plan.

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**STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

The property at 137 Bond Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria for municipal designation under the categories of design/physical, historical/associative, and contextual value.

Description

The property at 137 Bond Street is located in Toronto's Downtown Yonge East neighbourhood on the east side of Bond Street, prominently situated on the southeast corner of Bond Street and Gould Street. It contains a three-storey, multi-unit residential detached house form that dates to 1855. Throughout the 1880s, a series of alterations to the building resulted in its current Queen Anne architectural style. The building was originally constructed as a single-unit residence for William Mathers, and it underwent a series of interior alterations to accommodate intermittent periods of commercial use. Since 1963, the property, known as O'Keefe House, has been owned by Toronto Metropolitan University and operated as a student residence (1964-2018) that supported the student community of the surrounding, institutional neighbourhood and that is proposed to become the university's Student Wellness Centre.

The subject property at 137 Bond Street was included on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) on March 5th, 1984.

Statement of Cultural Heritage Value

Constructed in 1855, the property at 137 Bond Street has design and physical value as a unique example of a Queen Anne building adapted from an original Georgian house form. The additions to the property from the 1880s reflect not only the changing tastes of the public (Queen Anne was a popular architectural style for residential buildings in Toronto in the late-19th century), but also the particular influence of the property's prominent, former owner and occupant: Eugene O'Keefe. The property retains evidence of both its original Georgian design (including the two-storey rectangular plan with a long gable roof, the symmetrical organization of the north elevation with its flat-headed openings, the brick construction, and a brick string course that delineates the basement level or plinth at all elevations excepting the east) and the O'Keefe additions in its scale, form, and massing as a three-storey house form building.

Its design value as a unique representation of the Queen Anne style is reflected in many of its extant features original to Eugene O'Keefe, including but not limited to its brick construction with ornamental wood, terracotta, and stone decorative details, asymmetrical façades, cross-gable roof with a variety of dormer windows, the oriel window with lead stained glass transom windows and sleeping balcony above, the three-storey corner turret with brick bay windows and hexagonal roof with copper finial, flat-headed windows with stone sills and lintels, and decorative gable wall chimney brickwork.

The subject property at 137 Bond Street is valued for its association with the Toronto brewer and philanthropist, Eugene O'Keefe, who lived at the residence from 1879 until his death in 1913. O'Keefe was the founding partner and president of the O'Keefe Brewing Company, one of the most successful breweries in Ontario. He regularly used his business proceeds to assist in the funding for, or construction of, community institutions. O'Keefe oversaw several additions to the pre-existing Georgian property such that he successfully transformed its appearance to reflect the Queen Anne style, which was the popular architectural movement of the time. The posterity of O'Keefe's alterations establishes a connection between the associative value and the built value of the property. After O'Keefe's passing, his daughter Helena Charlotte French continued to live at the property until she died in 1938, ending an almost sixty-year period of continuous occupation by the O'Keefe family.

The subject property at 137 Bond Street is also valued for its association with the Toronto Metropolitan University (formerly Ryerson University), for which it operated as a student residence for over fifty years, from 1964 to 2018. Over the years, the residence at 137 Bond Street and the collection of low-rise buildings on Gould Street developed into the heart of the TMU campus, and "O'Keefe House" itself provided a valuable residential centre where students could build a community and fully participate in campus life - which is a significant and unique quality at a university otherwise known for its permeable, city-wide boundaries and its colloquial status as a "commuter school".

The adaptation of 137 Bond Street from a residential house form into a communal living space for students contributes to an understanding of the Toronto Metropolitan student community. The student housing environment of the subject property followed a model similar to fraternity or sorority houses: a close-knit community connected by their living space that collectively participated in campus events and established house-specific traditions. Notably, this community lasted beyond graduation in the form of the "O'Keefe House" Alumni group. This environment was unique to "O'Keefe House" and did not exist in other student residences at TMU.

Contextually, the building at 137 Bond Street supports and maintains the historic character of the surrounding residential and institutional neighbourhood that developed in the mid-to-late-19th century. The property's materiality, scale, and massing contribute to the low-to-mid-rise streetscape, which has been reinforced through the introduction of compatible infill projects along Gould Street including Oakham House.

Bond Street north of Dundas Street is characterized by a unifying scale and a mix of building types spanning from the mid-19th century to the present, many of which are recognized as heritage properties. These include 19th century townhouses, such as the pair at 112 Bond Street; a rare two-and-a-half-storey red brick with buff brick house at 113 Bond Street; the historic home of Toronto's first mayor William Lyon Mackenzie at 82 Bond Street (listed 1973); Oakham House at 322 Church Street (Part IV, 1978); the O'Keefe House at 297 Victoria Street (Part IV, 2007); remnants of the Normal School (listed, 1973), St. George Greek Orthodox Church (Part IV, 1976), and the First Lutheran Church at 116 Bond Street (listed 1973), among others. Low-rise commercial buildings from the early 20th century at 105, 109, and 111 Bond Street and the 21st century elevations of the Image Arts Faculty and the Heidelberg Centre maintain the typical three to four-storey height as well as a predominance of buff brick.

Situated on historic Bond Street, the subject property has contextual value as it is physically, functionally, visually, and historically linked to its surroundings where it anchors the southeast corner of Bond Street and Gould Street. During the 1850s, the development of the McGill estate featured residential housing built in mind for the middle-class market oriented around larger scale lots set aside for religious and secular institutions. Constructed in 1855, 137 Bond Street is contemporaneous with this development trend in both its construction date and building type, and its construction date places it within the timeframe of the early development of the area.

The subject property's shift in function over the years, from a purpose-built residence into a multi-unit residence for TMU students, provides a link between the area's residential and institutional character. Its corner location has become a central location within the TMU campus. This placement, paired with its social function as a student residential hub, has established the property as distinctive and defining property within the student community.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 137 Bond Street as a representative example of a Queen Anne residential building uniquely integrated into a pre-existing Georgian residence situated within a mixed-use neighbourhood of institutional and residential structures:

- The scale, form, and massing of the three-storey building on a rectangular plan and raised basement level
- The complicated roofline with a steeply-pitched cross gable roof punctuated by a shed roof dormer, a projecting wall dormer with pediment and paired columns, three gable dormers, the hexagonal turret dome, and four red brick chimneys
- The wide eave overhangs supported by wood brackets
- The original, raised entrance porch and door opening on the west elevation
- The existing position of all door and window openings
- The brick string course that delineates the basement level or plinth at all elevations excepting the east
- The materials, with the brick masonry construction featuring stone, brick, slate, terracotta and wood detailing
- The three-storey corner turret with hexagonal dome including its decorative details: terracotta panels, brick and stone string courses, and copper finial
- The sleeping balcony at the third storey on the north elevation, which is supported by a second-storey oriel window containing leaded stained glass transom lights and decorative wood details
- Fish scale patterned shingles and wooden bargeboards with decorative carved ends that appear in gable ornamentation across all elevations
- The brick gable wall chimney on the west elevation with its decorative brick detailing
- Decorative brick banding on the southeast corner, second storey of the south elevation
- The flat-headed window openings with their existing arrangement of plain and decorative stone lintels and sills

Historical or Associative Value

The following heritage attributes contribute to the cultural heritage value of the property at 137 Bond Street as associated with its former owner and occupant Eugene O'Keefe, as well as its recent use as a student residence for Toronto Metropolitan University:

- The subject property's Queen Anne style design features, which is demonstrative of Eugene O'Keefe's additions and alterations to the original Georgian-style house form building dating to 1855

Contextual Value

Attributes that contribute to the cultural heritage value of the property at 137 Bond Street as defining, supporting, and maintaining the historic character of the area and being historically, visually, functionally, and physically linked to its setting:

- The setback, placement, and orientation of the building prominently anchoring the southeast corner of Gould Street and Bond Street, directly across the street from the former Normal School and the present-day Kerr Hall
- The south-facing orientation of the west and south entrances towards the former lawn space that references the original use, circulation, and layout of the original Mathers residence

Note: the ancillary, one-storey red brick addition at the southeast corner of the property's south elevation is not considered an attribute.