

111 and 115 Berkeley Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: March 12, 2024

To: Toronto Preservation Board

From: Acting 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 properties at 111 and 115 Berkeley Street under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value according to the Statements of Significance, including a description of Heritage Attributes, found in Attachments 1 and 2.

The subject properties at 111 and 115 Berkeley Street anchor the southeast corner of Berkeley Street and Richmond Street East within the King-Parliament community located directly north of the historic St. Lawrence neighbourhood.

The property at 111 Berkeley Street contains a 2.5 storey Bay-and-Gable type semi-detached house-form building built in 1881 with fine Gothic Revival styling and details. The adjacent house-form building at 115 Berkeley Street, flanking Richmond Street East, represents a rare, surviving pre-Confederation era residence completed in 1845 by local brick mason, builder and City Councilman, Sheldon Ward. A Location Map and Current Photograph of the heritage properties is found in Attachment 3.

Berkeley Street defines the eastern limit of the Old Town of York where the subject properties at 111 and 115 Berkeley Street continue to anchor the Berkeley Street and Richmond Street East intersection. The properties define, maintain and support the historic character of the area as it represents the 19th century residential development of the neighbourhood, along with the adjacent pair of semi-detached house-form buildings at 106-112 Berkeley Street (1886), which are also recognized on the City's Heritage Register. The subject properties at 111 and 115 Berkeley Street form part of a significant, broader collection of surviving mid to late-19th century residential buildings located between King and Richmond along both sides of historic Berkeley Street.

The subject properties at 111 and 115 Berkeley Street were listed as part of the City's inaugural collection of properties considered to have cultural heritage value adopted by Council on June 20, 1973.

Staff have determined that the properties at 111 and 115 Berkeley Street have cultural heritage value with each property meeting a total of four of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. 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.

A development application for a Zoning By-law amendment was made with the City for the properties on December 28, 2023 that proposes retention of the subject properties at 111 and 115 Berkeley Street. Since the above noted development application has been made to the City, a potential prescribed event may occur on this property.

RECOMMENDATIONS

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

1. City Council state its intention to designate the properties at 111 and 115 Berkeley Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statements of Significance for 111 and 115 Berkeley Street (Reasons for Designation) attached as Attachments 1 and 2, to the report, March 12, 2024, from the Acting 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 each property under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

At its meeting of December 16, 2020, City Council adopted on consent the item: Inclusion on the City of Toronto's Heritage Register - King-Parliament Area Properties and added 257 properties to the City's Heritage Register that were identified through the Secondary Plan Study (2019), including the subject properties at 111 and 115 Berkeley Street. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE21.21>

At its meeting of May 5, 2021, City Council adopted item TE24.11: King-Parliament Secondary Plan Review - Final Report, Secondary Plan and Zoning By-law Amendments without amendment or debate.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE24.11>

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

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

Further, the policies and definitions of the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

<https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

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>

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It 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. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here:

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

COMMENTS

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted on the properties at 111 and 115 Berkeley Street (see Attachment 4) and provides the rationale for the recommendation(s) found in this report.

111 Berkeley Street

The property at 111 Berkeley Street meets the following four out of nine criteria.

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method

The 2.5 storey, semi-detached house-form building at 111 Berkeley Street is valued as a fine example of the Bay-and-Gable typology. The mirrored organization of the principal (west) elevations with their raised main entrances on the inner bay and single-storey gable in the outer bay are characteristic of the type. Built in 1881, the property contains well-executed defining features of Gothic Revival styling including the steeply pitched roof gables containing attic windows and decorative wooden bargeboards, the dichromatic brickwork, and double singlet openings on the second storey on the principal (west) elevation.

The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture

The property at 111 Berkeley Street is valued for its historic association with Berkeley Street as the original eastern boundary of the ten-block Town of York established in 1793, and for its association with the history and development of the broader King-Parliament area during its Urban & Industrial Expansion (1850-1914) period of significance, as an urban townscape combining industrial, commercial and residential functions.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area

The property contributes to the historic character of the immediate and broader physical context of the street and the neighbourhood.

Contextually, the property at 111 Berkeley Street, along with the adjacent semi-detached house-form building at 115 Berkeley Street, is valued for its role in defining, supporting and maintaining the historical character of the King Parliament neighbourhood which contains the historic 1793 Town of York with Berkeley Street

defining its eastern boundary, and reflecting the area's evolution from a 19th-century residential and institutional enclave and one of Toronto's manufacturing centres in the first half of the 20th century, to its current status as a mixed-use community.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings

The property at 111 Berkeley Street is also historically, visually and physically linked to its setting in the King-Parliament community where, along with the adjacent semi-detached house-form building at 115 Berkeley Street, it stands among a significant collection of surviving mid to late-19th century residential buildings along both sides of Berkeley Street between King and Richmond, including the Charles Coxwell Small House at 300 King Street (1845), 55-79 Berkeley (1872), 72-78 Berkeley (1883), and 106-112 Berkeley (1886), all of which are recognized on the City's Heritage Register.

115 Berkeley Street

The property at 115 Berkeley Street meets the following four out of nine criteria.

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method

The property at 115 Berkeley Street is valued as a rare surviving example in the historic Town of York of a pre-confederation era house-form building. Completed in 1845, the former single-family residence anchoring the southeast corner of Berkeley Street and Richmond Street East was constructed by Irish-born brick mason and builder, Sheldon Ward, who also served as a councilman for the Municipality of Toronto in 1844-1845, before his untimely death in July of the same year.

The grand, early Victorian era brick dwelling incorporates Georgian elements that were also still fashionable in Toronto in 1845. Defining features include the centre hall plan, a centred main entrance with symmetrical organization of window openings to either side and decorative dichromatic brickwork with buff coloured brick headers above the window openings on the principal (west) elevation, quoining and string courses around all four elevations. The most distinctive Georgian feature of the house is the north elevation with its projecting, buff coloured brickwork alluding to a grand chimney flue and framing three stacked windows, the topmost a round-arched opening. The roof gables with round-arched attic windows and decorative wooden bargeboards on the principal (west) elevation suggest a possible 1880s 'update' to the original building to better reflect new dwellings be built on the block that displayed the late-19th century High Victorian taste in Toronto for Bay-and-Gable type semi-detached residential architecture with Gothic Revival styling. Nearly a century later, the property underwent a sensitive exterior restoration in 1972 to remove decades worth of over-cladding on the exterior brickwork.

The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture

The property at 115 Berkeley Street is valued for its historic association with Berkeley Street as the original eastern boundary of the ten-block Town of York established in 1793, and for its association with the history and development of the broader King-Parliament area during its Urban & Industrial Expansion (1850-1914) period of significance, as an urban townscape combining industrial, commercial and residential functions.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area

The property contributes to the historic character of the immediate and broader physical context of the street and the neighbourhood.

Contextually, the property at 115 Berkeley Street, along with the adjacent semi-detached house-form building at 111 Berkeley Street, is valued for its role in defining, supporting and maintaining the historical character of the King Parliament neighbourhood which contains the historic 1793 Town of York with Berkeley Street defining its eastern boundary, and reflecting the area's evolution from a 19th-century residential and institutional enclave and one of Toronto's manufacturing centres in the first half of the 20th century, to its current status as a mixed-use community.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings

The property at 115 Berkeley Street is also historically, visually and physically linked to its setting in the King-Parliament community where, along with the adjacent semi-detached house-form building at 111 Berkeley Street, it stands among a significant collection of surviving mid to late-19th century residential buildings along both sides of Berkeley Street between King and Richmond, including the Charles Coxwell Small House at 300 King Street E (1845), 55-79 Berkeley (1872), 72-78 Berkeley (1883), and 106-112 Berkeley (1886), all of which are recognized on the City's Heritage Register.

See Attachments 1, 2, 3 and 4 of this report for the Statements of Significance; Location Map and Photograph; and Research, Evaluation & Visual Resources pertaining to the properties at 111 and 115 Berkeley Street, as all of these documents are integral to the recommendations made in this staff report.

Prescribed Event Status

As of July 1, 2021, Section 29(1.2) of the Ontario Heritage Act restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days of a "Prescribed Event".

A Prescribed Event is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act. The Prescribed Event is not the date a development application is deemed complete or when an application is made to the City. A Prescribed Event, including any prescribed exceptions, are defined under O. Reg 385/21.

If a new or subsequent Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application is submitted on the same property, the Prescribed Event date is reset to the new date the City Clerk issues notice to the public of the new or subsequent complete application.

As of January 1, 2023, should a property be subject to an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application that would trigger a Prescribed Event, the property must be listed in the heritage register prior to the Prescribed Event occurring to designate a property under Section 29(1.2)1 of the Ontario Heritage Act. This requirement does not apply to a Prescribed Event that has occurred prior to January 1, 2023.

On December 28, 2023 the City received an Official Plan and Zoning By-law amendment application to permit the development on the site of a 35-storey mixed-use building containing 525 residential units. The development application proposes to retain the existing properties at 111 and 115 Berkeley Street.

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 conducted by MHBC Planning Ltd dated October 2023 comprises part of the rezoning application and concurs that each property meets two criteria under Ontario Regulation 9/06, meeting the requirement for designation.

CONCLUSION

Staff have determined that the properties at 111 and 115 Berkeley Street each meet four out of nine criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. As such, the properties merit designation and staff recommend that Council support the designation of these properties to conserve their cultural heritage value.

The Statements of Significance (Reasons for Designation) for 111 and 115 Berkeley Street attached as Attachment 1 and 2 to this report comprise the Reasons for Designation, which is the Public Notice of Intention to Designate.

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ATTACHMENTS

Attachment 1 – Statement of Significance (Reasons for Designation) - 111 Berkeley Street
Attachment 2 – Statement of Significance (Reasons for Designation) - 115 Berkeley Street
Attachment 3 – Location Map and Current Photograph
Attachment 4 – Research, Evaluation & Visual Resources

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

The property at 111 Berkeley Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural value and meets Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical, historical/ associative and contextual value.

Description

The property at 111 Berkeley Street (formerly known municipally as 111 and 113 Berkeley) is located on the east side of Berkeley Street adjacent to the Sheldon Ward House at 115 Berkeley near Richmond Street East in the King-Parliament community. The property straddles the eastern boundary of the Old Town of York, the historic St. Lawrence neighbourhood and Heritage Conservation District (HCD) to the south, the Garden District HCD to the north and Corktown to the east. Built in 1881, the Late Victorian era property contains a semi-detached house-form building representing the Bay-and-Gable type with Gothic Revival styling. A gabled, 2-storey rear wing has been over-clad with stucco. Adjoining this wing is a 1980s one-storey addition containing an enclosed rear entrance to both 111 Berkeley Street and the neighbouring property at 115 Berkeley.

Statement of Cultural Heritage Value

The 2.5 storey, semi-detached house-form building at 111 Berkeley Street is valued as a fine example of the Bay-and-Gable typology. The mirrored organization of the principal (west) elevations with their raised main entrances on the inner bay and single-storey gable in the outer bay are characteristic of the type. Built in 1881, the property contains well-executed defining features of Gothic Revival styling including the steeply-pitched roof gables containing attic windows and decorative wooden bargeboards, the dichromatic brickwork, and double singlet openings on the second storey on the principal (west) elevation.

The house once featured elaborate and exuberant spindle work bargeboards, gable screens, and verandah friezes, as well as cresting on the verandahs and roof ridge. Originally, the high quality of materials with the elaborate spindle work and cresting - combined with the highly distinctive rooflines - marked the house as being more refined than the more typical Queen Anne Revival-style houses to line Toronto streets. While some decorative features and the verandahs have been lost, the house retains significant integrity and continues to stand apart from many other Queen Anne style houses in Toronto.

The property at 111 Berkeley Street is valued for its historic association with Berkeley Street as the original eastern boundary of the ten-block Town of York established in 1793, and for its association with the history and development of the broader King-Parliament area during its Urban & Industrial Expansion (1850-1914) period of significance, as an urban townscape combining industrial, commercial and residential functions.

The property contributes to the historic character of the immediate and broader physical context of the street and the neighbourhood.

Contextually, the property at 111 Berkeley Street, along with the adjacent semi-detached house-form building at 115 Berkeley Street, is valued for its role in defining, supporting and maintaining the historical character of the King Parliament neighbourhood which contains the historic 1793 Town of York with Berkeley Street defining its eastern boundary, and reflecting the area's evolution from a 19th-century residential and institutional enclave and one of Toronto's manufacturing centres in the first half of the 20th century, to its current status as a mixed-use community.

The property at 111 Berkeley Street is also historically, visually and physically linked to its setting in the King-Parliament community where, along with the adjacent semi-detached house-form building at 115 Berkeley Street, it stands among a significant collection of surviving mid to late-19th century residential buildings along both sides of Berkeley Street between King and Richmond, including the Charles Coxwell Small House at 300 King Street E (1845), 55-79 Berkeley (1872), 72-78 Berkeley (1883), and 106-112 Berkeley (1886), all of which are recognized on the City's Heritage Register.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the property at 111 Berkeley Street as a fine example of the Bay-and-Gable typology with Gothic Revival styling:

- the 2.5-storey, rectangular form, scale and massing of the semi-detached house-form building with a raised basement on a stone foundation
- the roofline, with a steeply pitched gabled roof and two cross roof gables (one on either end of the principal west elevation)
- the asymmetrical 2-bay division of the mirrored halves with the raised main entrances on the inner bays and single-storey gables on the outer bays
- the red brick cladding with buff brick detailing on the principal (west) elevation, including the quoining, label mouldings and headers, double string courses at the top of the first and second storeys, single string course in the attic storey and the belt course above the raised basement
- the type and arrangement of the window openings on the outer bays: the flat headed openings in the three-sided projecting bay with two segmental-arched singlets at the second storey and small round-arched opening in the attic storey
- the type and arrangement of the window openings on the inner bays: the segmental-arched doorway at the first storey surmounted by a segmental-arched, rectangular window opening

Contextual Value

Attributes that contribute to the contextual value of the property at 111 Berkeley Street as helping to define, maintain and support the historic mid-to-late 19th century residential character of Berkeley Street between King and Richmond:

- the placement and orientation of the building on its lot on the east side of Berkeley Street and adjacent to the property at 115 Berkeley Street with similar setback from the street as the other historic houses on the block
- the Bay-and-Gable typology and materiality with the dichromatic brickwork also employed on adjacent historic house-form buildings

N.B. the rear wing at the subject property is not considered a heritage attribute

**115 BERKELEY STREET
SHELDON WARD HOUSE
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

ATTACHMENT 2

The property at 115 Berkeley Street, also known as the Sheldon Ward House, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural value and meets Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical, historical/ associative and contextual value.

Description

The property at 115 Berkeley Street (formerly known municipally as 93 Berkeley, then 115 and 117 Berkeley) is located at the southeast corner of Berkeley Street and Richmond Street East in the King-Parliament community. The property straddles the eastern boundary of the Old Town of York, the historic St. Lawrence neighbourhood and Heritage Conservation District (HCD) to the south, the Garden District HCD to the north and Corktown to the east. Completed in 1845, the pre-Confederation era property contains an early Victorian 2.5 storey dwelling with an eclectic blend of Georgian features and late-19th century Gothic Revival detailing. At the south end of the rear (east) elevation is a 1980s one-storey addition containing an enclosed rear entrance to both 115 Berkeley Street and the neighbouring property at 111 Berkeley.

Statement of Cultural Heritage Value

The property at 115 Berkeley Street is valued as a rare surviving example in the historic Town of York of a pre-confederation era house-form building. Completed in 1845, the former single-family residence anchoring the southeast corner of Berkeley Street and Richmond Street East was constructed by Irish-born brick mason and builder, Sheldon Ward, who also served as a councilman for the Municipality of Toronto in 1844-1845, before his untimely death in July of the same year.

The grand, early Victorian era brick dwelling incorporates Georgian elements that were also still fashionable in Toronto in 1845. Defining features include the centre hall plan, a centred main entrance with symmetrical organization of window openings to either side and decorative dichromatic brickwork with buff coloured brick headers above the window openings on the principal (west) elevation, quoining and string courses around all four elevations. The most distinctive Georgian feature of the house is the north elevation with its projecting, buff coloured brickwork alluding to a grand chimney flue and framing three stacked windows, the topmost a round-arched opening. The roof gables with round-arched attic windows and decorative wooden bargeboards on the principal (west) elevation suggest a possible 1880s 'update' to the original building to better reflect new dwellings built on the block that displayed the late-19th century High Victorian taste in Toronto for Bay-and-Gable type semi-detached residential architecture with Gothic Revival styling. Nearly a century later, the property underwent a sensitive exterior restoration in 1972 to remove decades worth of over-cladding on the exterior brickwork.

The property at 115 Berkeley Street is valued for its historic association with Berkeley Street as the original eastern boundary of the ten-block Town of York established in 1793, and for its association with the history and development of the broader King-Parliament area during its Urban & Industrial Expansion (1850-1914) period of significance, as an urban townscape combining industrial, commercial and residential functions.

The property contributes to the historic character of the immediate and broader physical context of the street and the neighbourhood.

Contextually, the property at 115 Berkeley Street, along with the adjacent semi-detached house-form building at 111 Berkeley Street, is valued for its role in defining, supporting and maintaining the historical character of the King Parliament neighbourhood which contains the historic 1793 Town of York with Berkeley Street defining its eastern boundary, and reflecting the area's evolution from a 19th-century residential and institutional enclave and one of Toronto's manufacturing centres in the first half of the 20th century, to its current status as a mixed-use community.

The property at 115 Berkeley Street is also historically, visually and physically linked to its setting in the King-Parliament community where, along with the adjacent semi-detached house-form building at 111 Berkeley Street, it stands among a significant collection of surviving mid to late-19th century residential buildings along both sides of Berkeley Street between King and Richmond, including the Charles Coxwell Small House at 300 King Street E (1845), 55-79 Berkeley (1872), 72-78 Berkeley (1883), and 106-112 Berkeley (1886), all of which are recognized on the City's Heritage Register.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the property at 115 Berkeley Street as a rare, pre-Confederation era house-form building with a blend of Georgian and Gothic Revival features:

- the two-storey scale with rectangular form and massing on rubble stone foundation
- the pitched roof with two cross roof gables (one at each end of the principal west elevation)
- the red brick masonry with buff-brick quoining, belt courses and headers
- the buff-coloured brickwork of the Georgian chimneyed north elevation
- the existing fenestration pattern on the principal (west) and rear (east) elevation
- the type and vertical arrangement of the three window openings centred on the north elevation: flat-headed at the first and second storeys; round-arched in the attic storey
- The small, round-arched opening in each of the two cross gables on the principal (west) elevation
- the centred front entrance on the principal (west) elevation
- the decorative wooden bargeboards in the roof gables

Contextual Value

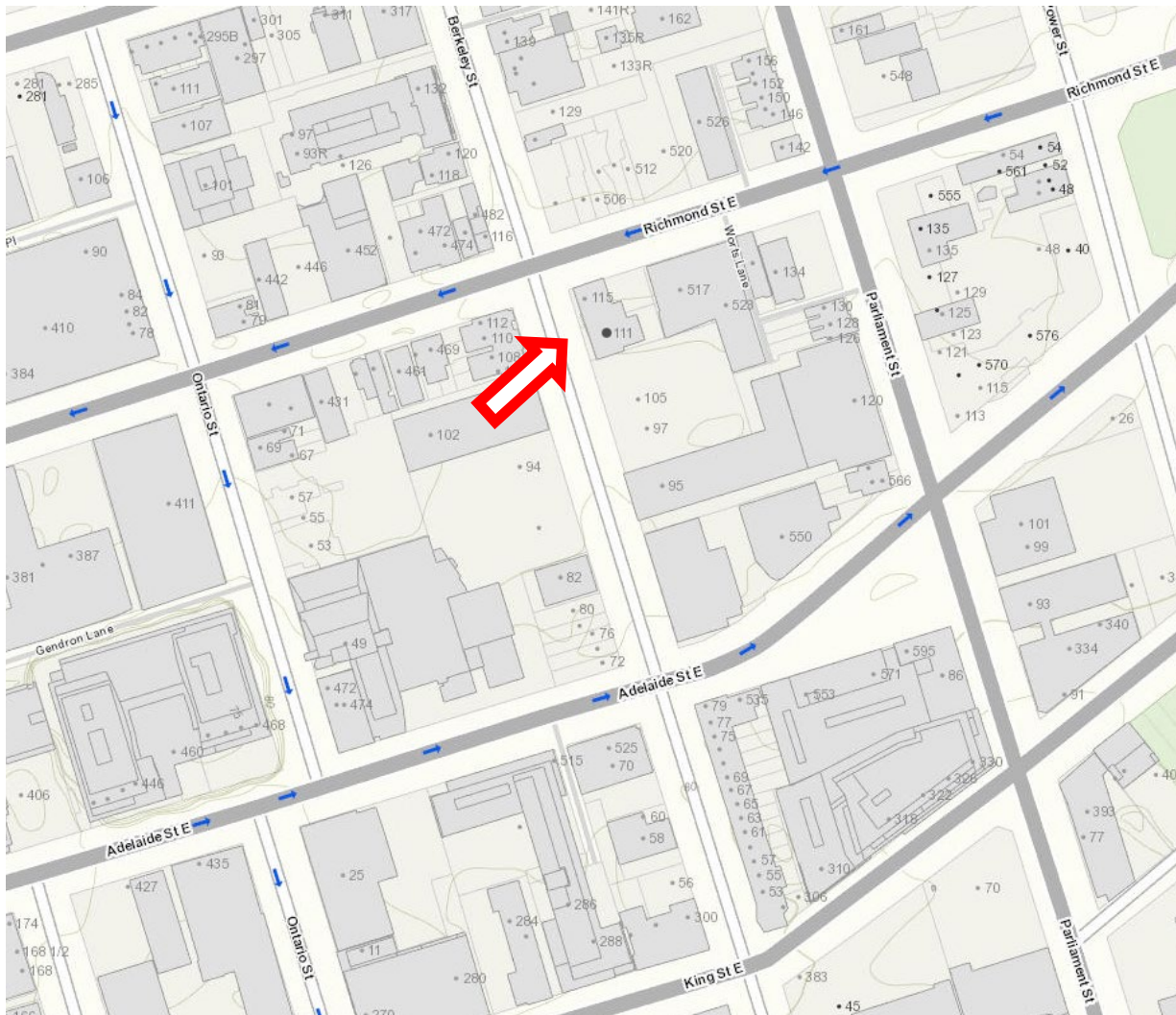
Attributes that contribute to the contextual value of the property at 115 Berkeley Street as helping to define, maintain and support the historic mid-to-late 19th century residential character of Berkeley Street between King and Richmond:

- the placement and orientation of the building on its lot anchoring the southeast corner of Berkeley Street and Richmond Street East, and adjacent to the property at 111 Berkeley Street
- similar setback from the street as the other historic houses on the block
- the materiality with the dichromatic brickwork also employed on adjacent historic house-form buildings

LOCATION MAP AND CURRENT PHOTOGRAPH

111 AND 115 BERKELEY STREET

ATTACHMENT 3



This location map is for information purposes only. The exact boundaries of the property are not shown. The red arrow marks the location of the properties containing 111 and 115 Berkeley Street (City of Toronto iView Mapping, annotated by Heritage Planning, 2024).



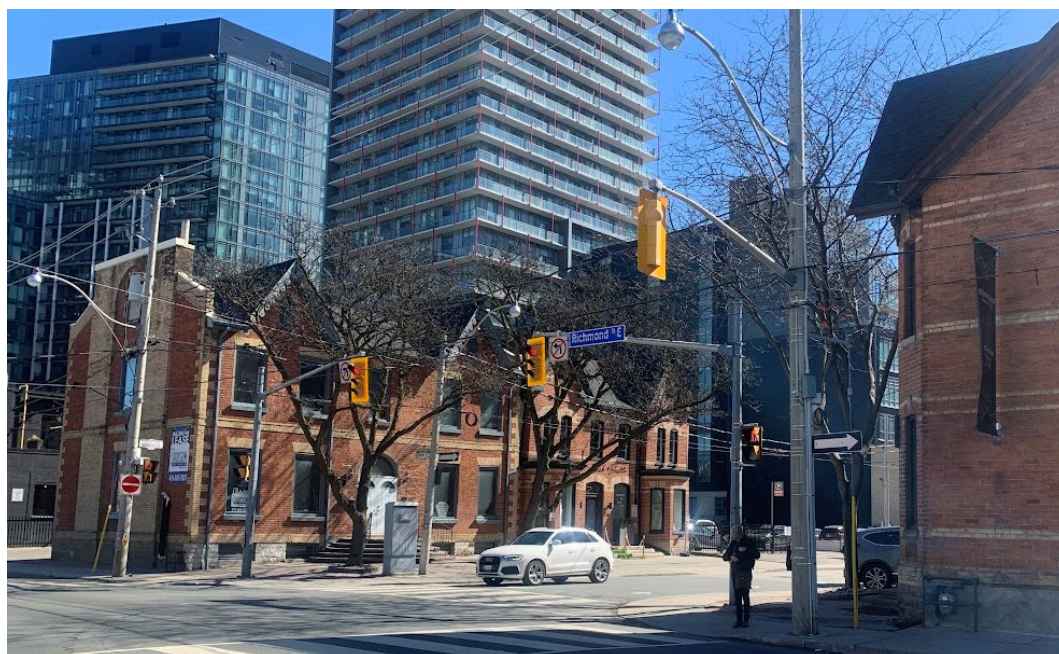
115 Berkeley Street (Heritage Planning, 2024)



111 Berkeley Street (Heritage Planning, 2024)

111 AND 115 BERKELEY STREET

In undertaking this research and evaluation, we recognize that 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.



Left to right, 115 and 111 Berkeley Street (Heritage Planning, 2024)

1. DESCRIPTION

111 and 115 Berkeley Street	
ADDRESS	111 Berkeley Street 115 Berkeley Street
WARD	13 - Toronto Centre
NEIGHBOURHOOD/COMMUNITY	King-Parliament Secondary Plan Area
CONSTRUCTION DATE	111 Berkeley Street: 1881 115 Berkeley Street: 1845
ORIGINAL USE	Residential
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Commercial
ARCHITECT/BUILDER/DESIGNER	111 Berkeley Street: unknown 115 Berkeley Street: Sheldon Ward, attributed (Builder and Brick Mason)
ADDITIONS/ALTERATIONS	See Section 3

2. ONTARIO REGULATION 9/06 CHECKLIST:**CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST**

The following checklist identifies the prescribed criteria met by the subject properties at 111 and 115 Berkeley Street for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Ontario Heritage Act if the property 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.

111 BERKELEY STREET

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	N/A
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	✓
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	N/A

115 BERKELEY STREET

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	N/A
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	✓
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	N/A

3. RESEARCH

This section of the report describes the history, architecture and context of the property. Visual resources related to the research are located in Section 4. Archival and contemporary sources for the research are found in Section 5 (List of Sources).

i. HISTORICAL INFORMATION

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.

King-Parliament Secondary Plan Area

The properties at 111 and 115 Berkeley Street, located on the east side of Berkeley Street just south of Richmond Street East, sit on the border of a neighbourhood that was connected with the earliest history of the town of York following its establishment as the capital of Upper Canada in 1793 that is now included within the boundaries of the historic King-Parliament area identified in the King-Parliament Secondary Plan. The

properties are bound by the rest of the old Town of York to the west, the St. Lawrence Neighbourhood Heritage Conservation District to the south, and Corktown to the east. The location of the properties at 111 and 115 Berkeley Street is shown on the Location Map (Attachment 3).

Berkeley Street, originally known as Parliament Street, was the eastern most boundary of the ten-block grid established with the laying out of the town of York in 1793, which now forms part of the St Lawrence neighbourhood. The first parliament buildings, completed in 1796-7, were located at the foot of Berkeley Street. These buildings burnt down in 1813, were replaced in 1820, and then burnt down again in 1824. After the construction of the new parliament buildings on Front Street West, the street was populated by other civic institutions including a courthouse and jail. The character diversified to become more commercial and industrial along with residential properties. Many of these historic buildings survive today and include the row houses on the south-east corner of Berkeley at Adelaide (55-79 Berkeley Street; 1872), and the Consumers Gas Company (1882). Buildings dating to earlier than 1850 in the area are becoming rare, with one surviving example being the Charles Coxwell Small House at 300 King Street East at the north-east corner of King and Berkeley (1845). Within the block in which 111 and 115 Berkeley Street are located between Adelaide and Richmond streets, houses dating to the mid to late-19th century survive at both ends and on both sides, including 106-112 Berkeley (1886) and 72-78 Berkeley (1883).

The King-Parliament area was transformed into the urban cityscape that we recognize today primarily during the period of significance known as Urban and Industrial Expansion (1850-1914).¹ The main attraction to the King-Parliament area was the growth of industry which flourished over the next 100 years. While access to shipping would continue to draw industry to the area, the introduction of railways to Toronto in the 1850s had a far greater impact. The Grand Trunk railway was the first to cross the Don River and was laid out along the Esplanade in 1855.² The railways dramatically changed the landscape of the area, filling the harbour for their tracks and yards over successive periods, and extending the shoreline south from Front Street. The railways also encouraged economies of scale through quick access to much larger markets than was previously imaginable in an era of poor roads and laborious travel. Toronto industries could now compete with smaller industries in towns connected to it by rail all over Ontario³. The result was a concentration of large-scale industrial power in the King-Parliament area.

Industrial growth directly contributed to the Don Improvement Plan of 1886, which led to the straightening of the Don River below Gerrard Street by 1892. The massive engineering project reclaimed significant lowlands along the banks of the river for industrial use and made room for a new Canadian Pacific Rail line completed through the King-Parliament area on the west side of the Don River in 1892⁴.

1 City of Toronto, 2020.

2 Historica Research Limited, 9, 22.

3 Careless, 83.

4 Careless, 118.

Initially, the dramatic expansion of industry in the area caused an increase and change in housing. The wealthy left the area, their homes either demolished or converted for other purposes, and denser housing predominated. In fact, demand for worker's housing was strong enough by the 1880s that the Wilkins family developed a business redeveloping lots by inserting narrow lanes off of King Street with row houses that survive today, including Wilkins Avenue, Percy Street, and Ashby Place. Residential occupation reached its peak in the entire area by about 1900.

In this period, the King-Parliament area was one of Toronto's poorest residential areas, along with The Ward (between Yonge Street and University Avenue, from Queen to College streets) and areas close to industry and railyards to the west of the downtown. Like The Ward, the poorly maintained row houses of the King-Parliament area offered less costly housing for new immigrants.

After the expansion of industry fueled a growth in housing, it was then responsible for shrinking it.⁵ In the early 20th century, the continued growth of industry in the area resulted in the redevelopment of residential areas with factories and warehouses. Much of the Old Town, in fact, was slowly transformed by the consolidation of residential or commercial lots and redevelopment for industry. The resulting factories and warehouses, interspersed with a few surviving houses, continue to define the area west of Berkeley Street, and north of King Street. Today, Berkeley Street itself is fortunate to continue to include significant collections and groupings of late-19th century house-form buildings between King and Richmond Streets, most of which are already recognized on the City's Heritage Register.

The Old Town neighbourhood began to experience an industrial decline in the 1960s. As a result of demographic shifts and changes in land use planning and urban development, many manufacturing firms vacated the downtown core and relocated to newer suburban locations. The decline of Old Town Toronto paralleled that of the King-Spadina neighbourhood, formerly the centre of the city's garment manufacturing industry. In both locations of the city, as larger industries moved out, smaller industries took shape in the neighbourhood; however, overall employment declined. The adoption of the King-Parliament Secondary Plan in 1996 lifted the restrictive industrial zoning, encouraging the adaptive reuse of factories and warehouses.

Today, the King-Parliament area includes some of Toronto's oldest neighbourhoods and commercial and industrial areas. Within its boundaries are cultural heritage resources, including built heritage, cultural heritage landscapes, and archaeology that reflect the long evolution of the area, from ancient Indigenous habitation through the late-18th century founding of the Town of York, to the present day. The contemporary road network and built form of the area reflects its evolution from a primarily residential and commercial area in the first half of the 19th century, to a commercial and industrial area with pockets of working-class housing by the end of the 20th century.

5 City of Toronto Planning Board, "Housing in King-Parliament," 4.

Registered Plan 7A, Part Lots 21 and 22

The subject properties are located on Part Lots 21 and 22 of Plan 7A, Township of York⁶. The subject lands remained vacant in the early 19th century and changed hands several times. Early maps of the subject properties suggest that they were not developed until the 1840s. The lands were patented to Ann Smith in 1798 and subsequently changed hands several times until Lot 22 (and other lands) was purchased by Joseph Easton in 1836 for £60. It is likely that Joseph Easton constructed the first dwelling on the property. According to the 1842 James Cane map, the property at what is now 111 and 115 Berkeley Street was formerly part of a residential lot with an orchard or small farm at the south-east corner of Richmond Street East and Berkeley Street and included a dwelling fronting Berkeley Street and rear shed or accessory building. (Figure 1)

115 Berkeley Street: Sheldon Ward House

(Originally known municipally as 93 Berkeley Street; later as 115-117 Berkeley Street)

According to the 1858 Boulton Plan, the 1842 dwelling fronting Berkeley Street was removed by this time. (Figure 2) A new brick dwelling is illustrated anchoring the south-east corner of Berkeley Street and Richmond Street East (then Duchess St). According to land registry records, Lots 21 and 22 were purchased by Sheldon Ward in 1844 for £20. Prior to this, Irish-born Brick mason and builder, Sheldon Ward, lived in Eglinton, York, Ontario since his marriage to Ann Herron in 1827. By early 1845, the Wards moved into their newly-built Georgian style residence. The building was constructed by original owner Sheldon Ward, who co-operated “Snider & Ward Builders & Brick Masons” with his brother-in-law, John Snider.

Unfortunately, Sheldon Ward died only months later (July 10, 1845) as a result of a construction accident.⁷ According to the 1846 City of Toronto Directory, Sheldon's wife Ann is noted as a widow and continued to reside on the family home for a short period of time after Sheldon's death. John Snider and Ann's uncle, George Bond, acted as administrators of the estate following Sheldon's death. By 1872, Sheldon's daughter Harriet and her husband and lawyer, John Vance, occupied the home.⁸

In 1881, land registry records indicate that the property was transferred to Sheldon's son, George Ward.⁹ In that same year, the property at 111 Berkeley Street is built directly south of the Sheldon Ward House. By the end of the decade, the rest of the block would fill in with Victorian house-form buildings, including the pair of Bay-and-Gable semi-detached dwellings directly across the street at 106-112 Berkeley Street. Historian Patricia McHugh mentions in her book, *Toronto Architecture*, that a remodelling of the Sheldon Ward house was undertaken in the 1880s to fit in with its

⁶ Originally Lots East Side of Ontario Street, Town of York (now Toronto)

⁷ McHugh, 37.

⁸ At the time of writing this report, the City's online Heritage Register incorrectly states that the house was built for John Vance in 1872.

⁹ George is noted as a carpenter residing at 40 Garrison Street in the 1870 City Directory, and a carriage maker in the 1880 Toronto census.

neighbours.¹⁰ The Goad's Map for 1884 shows that the form of the Sheldon Ward House remains but is now divided internally into two dwellings. (Figure 3)

Following the Wards' 19th century ownership of 115 Berkeley Street, the property changed hands several times in the early 20th century before it was acquired by the Hebrew Orthodox Congregation for use as a synagogue beginning in the early 1930s.¹¹ In the following decades, part of the building was used as a Veterans Co-Op store.

In 1972, the property underwent a private restoration by new owners, Armotex Investments, who also purchased the attached property at 111 Berkeley. The local architecture firm of Armstrong & Molesworth (also members of Armotex Investments) carried out the exterior restoration and interior alterations to meet fire code requirements and better suit subsequent tenants. The property at 115 Berkeley Street was used for various commercial purposes since the 1970s, and was owned by Armotex Investments Ltd., Glen-Waren Productions, Agincourt Productions, and Canterra Commercial Developments.

Until July 2023, Swadron Associates Barristers & Solicitors occupied the building for nearly 25 years.

111 Berkeley Street

(Formerly known municipally as 111-113 Berkeley Steet)

The Bay-and-Gable type, semi-detached house-form building at what is now 111 Berkeley Street was built in 1881 against the south elevation of the Sheldon Ward House at 115 Berkeley. According to land registry records, the building was likely constructed as an income property for owner, Robert McKay, given that he is not indicated as residing on the street.

Between 1884 and 1889, additional dwellings were constructed directly south of 111 Berkeley Street and, by the end of the decade, the rest of the block would fill in with Victorian house-form buildings, including the pair of Bay-and-Gable semi-detached dwellings directly across the street at 106-112 Berkeley Street.

In 1924, the executor of Robert McKay sold the subject property to Louise Arbour, who retained ownership until 1939 when it was sold to Rosie and Stanley Zawada. The latter owners retained ownership of the lands until 1947. The property changed hands several times between the 1950s and 1970s, at which time it was tenanted for residential purposes, including as a lodging house.¹²

¹⁰ McHugh, 36.

¹¹ City of Toronto Directories, 1930 to 1935; City of Toronto Building Records for 1931 show minor alterations to the interior for use by the congregation.

¹² 1956 Building Permit submitted by then owner Helen Mordas seeking interior alterations to the residence for the purposes of a lodging house.

Like its neighbour at 115 Berkeley Street, the property at 111 underwent a private restoration in the early 1970s by new owners, Armotex Investments, in conjunction with local architecture firm Armstrong & Molesworth (also members of Armotex Investments).

Interesting to note in the historical record for 111 Berkeley is a November 1971 Committee of Adjustment decision involving Toronto architect and preservationist, Joan Burt, who was successful in seeking severance of the 111 Berkeley Street property from its neighbour at 115. Land registry records indicate that Burt held 1/2 interest in ownership of the 111 Berkeley Street property between 1970 and 1972. This is at the same time that Armotex Investments purchases the two buildings and undertakes an extensive exterior restoration process for both to create space for multiple commercial tenants. Only the 21st woman to graduate with a degree in Architecture from the University of Toronto, Joan Burt would've had Geoff Armstrong (of Armstrong & Molesworth) as a cohort during her studies and as a collaborator on the 111-115 Berkeley Street restorations, so it is not surprising to see her name appear in the context of the subject properties being returned to their original glory. In the years prior, Burt restored a 19th century workers' terrace on Belmont Street just west of Yonge, followed in 1969 by her involvement in saving and restoring the significant row of workers' cottages at 55-79 Berkeley Street, just one block south of the subject properties at 111 and 115 Berkeley.¹³

ii. ARCHITECTURAL DESCRIPTION

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

111 Berkeley Street

The property at 111 Berkeley Street contains a 2.5-storey, semi-detached house-form building constructed in 1881. The Bay-and-Gable type is quintessentially Torontonians with its 2-bay division containing the main entrance on one side and the steeply pitched roof gable on the other. The building features a mirrored pair with the entrances on the inner half and the gable plus single-storey projecting bay window below in the outer half. The north elevation of the building is attached to the property at 115 Berkeley Street. The south elevation is currently over-clad with stucco, as are all three elevations of a 2-storey rear wing with pitched roof.

On the principal (west) elevation, the fine Gothic Revival styling of the property is distinguished by the steeply pitched roof gables containing decorative wooden bargeboards and the ornate red and buff-coloured dichromatic brickwork. Three buff brick stringcourses stretch across the façade, punctuated by the headers at the first 2 storeys and sills at the second and attic storeys. Additional buff brickwork includes the belt course above the raised stone foundation and the quoining at the north and south ends of the façade.

¹³ Scott, Joan of Architecture.

In the mirrored bays, the variation of fenestration and header types changes from flat-headed at the first storey to segmental-arched at the second storey and round-arched in the attic storey. The entrance bay for both contains all segmental arched door and window openings at the first and second storeys, respectively. (Figures 4-6)

An archival photo dating to April 1971 shows that at least the north half of the building masonry was painted over and a wooden porch with roof covered the main entrance. (Figure 7)

As indicated in original architectural drawings by architecture firm Armstrong & Molesworth, 1970s alterations to the property include the restoration of the dichromatic brickwork with the removal of the paint over-cladding and wooden porch(es), the addition of a concrete paver entrance stair and replacement of the southern door on the principal elevation with a fixed pane window. The front yard of the property (and its neighbour at 115 Berkeley Street) was laid with concrete pavers at this time too. In 1980, a single-storey addition on the east side of the rear wing provided an enclosed entrance to the rear of both 111 and 115 Berkeley. (Figure 8)

115 Berkeley Street

The property at 115 Berkeley Street is a rare, surviving example of a pre-Confederation era residence constructed in the Old Town of York. These residences were typically masonry structures incorporating Georgian and/or Victorian features, including dichromatic brickwork and symmetrically organized openings. The only other remaining example of a contemporary (1845) residence with similar features and located nearby is the Charles Coxwell Small House anchoring the northwest corner of Berkeley and King Street East. (Figure 18)

Built as a single-family dwelling in 1845 by Sheldon Ward for his family, the property features a 2.5-storey red brick masonry house-form building on a rubble stone foundation comprising a rectangular centre hall plan typical of Georgian architecture. The building features contrasting buff brick quoining, belt courses, headers and north elevation detailing below a broad gabled roof and double-flued chimney on the north elevation. The fenestration is symmetrically organized on the principal (west), rear (east) and north elevations. An exception to the symmetrical arrangement of openings is the window above the main entrance on the principal (west) elevation, which has been altered. The south elevation is attached to the neighbouring property at 111 Berkeley Street.

The principal elevation is organized into five bays featuring a raised, centred entrance with transom and single rectangular window openings above flanked on either side by two rectangular window openings at both the first and second storeys. Differentiation in the brickwork above the centred main entrance suggests that it may once have been surmounted by a covered porch and door opening from the second storey above.

Above the flanking bays on the principal (west) elevation, cross roof gables punctuate the pitched roofline, each containing a small, round-arched attic storey window. Decorative wooden bargeboards typical of Gothic Revival styling in the Victorian era frame the roof gables. It has been suggested that these features comprise 1880s

alterations to the property to match the semi-detached, Bay-and-Gable type houses springing up around the Sheldon Ward House in the late 19th century; however, there is no known evidence in the historical record to confirm that they are not original features. Considering the transitional period of this property's early Victorian era construction between the outgoing Georgian style and emerging taste for Gothic Revival elements, it is possible that features from both were employed simultaneously. (Figures 9 and 10)

The "Georgian-chimneyed"¹⁴ north elevation flanking Richmond Street East displays the building's most dramatic dichromatic brickwork with two wide bands of projecting buff brick rising the full height of the elevation and terminating in a parapet wall above the roofline. The vertical bands are meant to evoke the double flue chimneys typical of Georgian residential architecture. (Figure 11)

The rear (east) elevation features a more-or-less symmetrical arrangement of openings similar to that on the principal (west) elevation. The dichromatic brickwork continues onto the rear elevation, suggesting that the grand corner house was meant to be seen in the round. (Figure 12)

By early 1971, all of the masonry was over-clad with dark red paint. Two years later, the building's dichromatic brickwork was restored with the removal of the paint. Minor alterations at this time included a concrete paver staircase on the principal (west) elevation, new windows and downspouts, and a raised rear entrance with stairs (since removed). The front yard of the property (and its neighbour at 115 Berkeley Street) was laid with concrete pavers at this time too. In 1980, a single-storey addition at the south end of the rear elevation provided an enclosed entrance to the rear of both 115 and 111 Berkeley, and a fire escape added to the building to meet municipal fire code requirements. (Figures 13-17)

Typical of Georgian residences, the interior of the house was originally symmetrically organized around a central hall featuring a stairway flanked by two rooms on either side. In the early 1880s, the single-family dwelling became a semi-detached building containing two separate side-by-side units. While the massing of the building hasn't changed, over the decades numerous interior alterations have been made to accommodate firstly the two separate units and later, partitioning necessary for multiple commercial tenants.

iii. 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 properties at 111 and 115 Berkeley Street are located at the southeast corner of Berkeley and Richmond Street East. Completed in 1845 (111 Berkeley) and 1881 (115 Berkeley), the pair of semi-detached house-form buildings form part of a broader evolutionary collection of buildings constructed since the Town of York was laid out in 1793 and Berkeley Street formed the eastern edge of the town. The types of buildings

¹⁴ McHugh, 36.

and their dates have varied from parliament buildings and court houses with jails, to row houses, commercial blocks, stables, fire halls and gas companies (converted as theatres). Some of the buildings were of municipal significance while others play a more modest role in the city's life.

The subject properties sit at a junction of several important historic neighbourhoods in Toronto. To the northwest is historic Moss Park and the Garden District Heritage Conservation District (HCD). Adjacent to this block of Berkeley Street at south is the St. Lawrence Neighbourhood HCD which contains many designated and listed properties as well as the historic Town of York. Surviving heritage properties within the same block as 111 and 115 Berkeley Street include the Christie, Brown & Co. Stables at 93-95 Berkeley (1906) and the late-Victorian Bay-and-Gable type residential rows at 106-112 (1886) and 72-78 Berkeley Street (1883). (Figures 19-22)

The Location Map (Attachment 3) shows the site of the properties at 111 and 115 Berkeley Street.

4. VISUAL RESOURCES

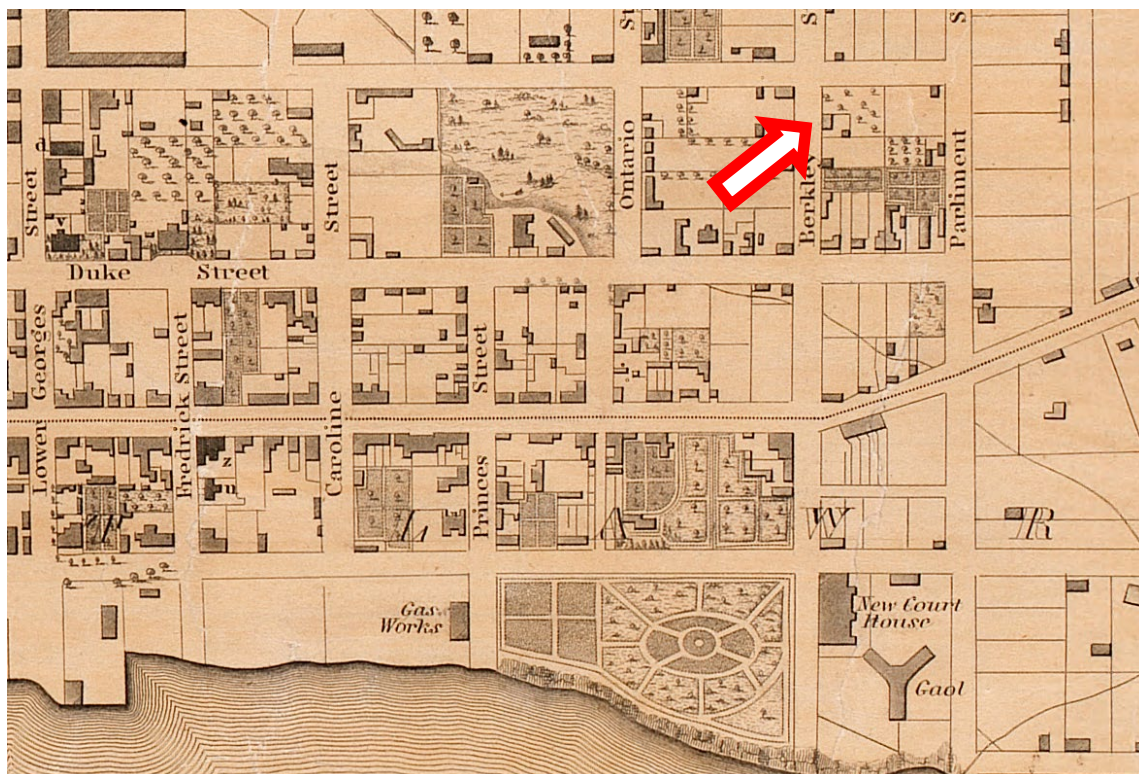


Figure 1. Detail of 1842 Cane Map showing the future location of the subject properties (Ng)



Figure 2. 1858 Boulton Map showing a rectangular brick building on the property at 115 Berkeley Street (Ng)



Figure 3. 1884 Goad's Map showing the internal split into two units at 115 Berkeley and the appearance of the semi-detached pair at 111 Berkeley directly south (Ng)



Figure 4. West elevation of 111 Berkeley Street (Heritage Planning, 2024)



Figure 5. South elevation of the property at 111 Berkeley Street, showing the rear wing at right (Heritage Planning, 2024)



Figure 6. Current photo showing the decorative brickwork and wood detailing on north bay at 111 Berkeley Street and the south edge of 115 Berkeley Street at left (Heritage Planning, 2024)



City of Toronto Archives, Fonds 1526, File 7, Item 41

Figure 7. April 1971 archival photo looking northeast at 111-115 Berkeley Street. The northern bay at 111 Berkeley is indicated by the arrow (City of Toronto Archives)

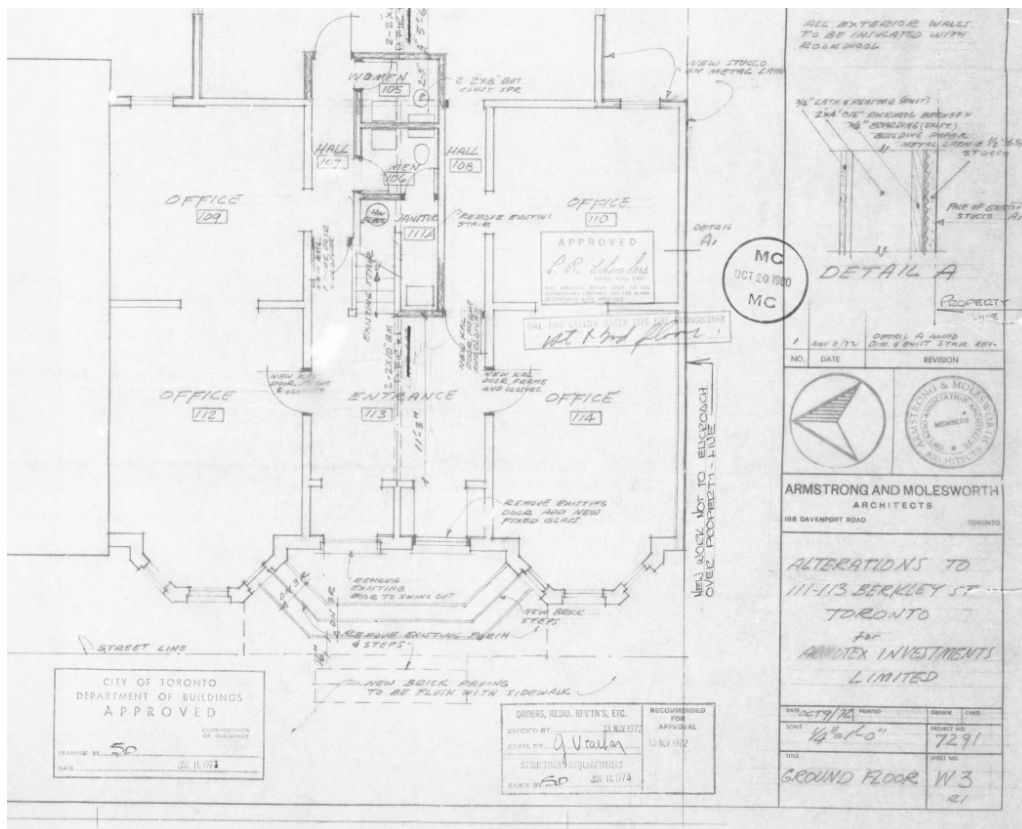


Figure 8. 1972 ground floor plan drawing by Armstrong & Molesworth showing alterations and addition of front stair at 111 Berkeley Street (Building Records)



Figure 9. West elevation of 115 Berkeley Street (Heritage Planning, 2024)



Figure 10. Detail of west elevation at 115 Berkeley Street showing an infilled opening at the second storey and differentiation of brickwork around the main entrance (Heritage Planning, 2024)



Figure 11. North elevation of 115 in the foreground with the dichromatic brickwork and the heritage properties across the street at 106-112 Berkeley in the background at right (Heritage Planning, 2024)



Figure 12. Rear (east) elevation at 115 Berkeley Street with later fire escape and one-storey enclosed stair entrance at left (Heritage Planning, 2024)

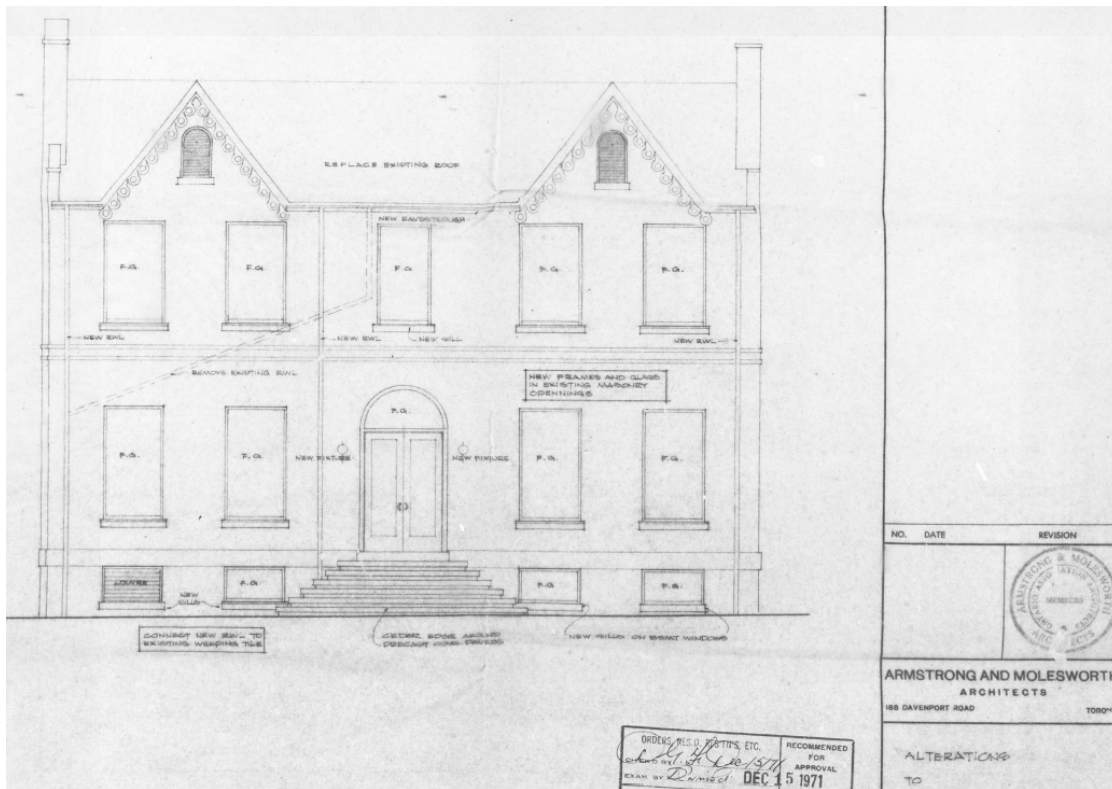


Figure 13. 1971 elevation drawing by Armstrong & Molesworth showing addition of front stair at 115 Berkeley Street (Building Records)

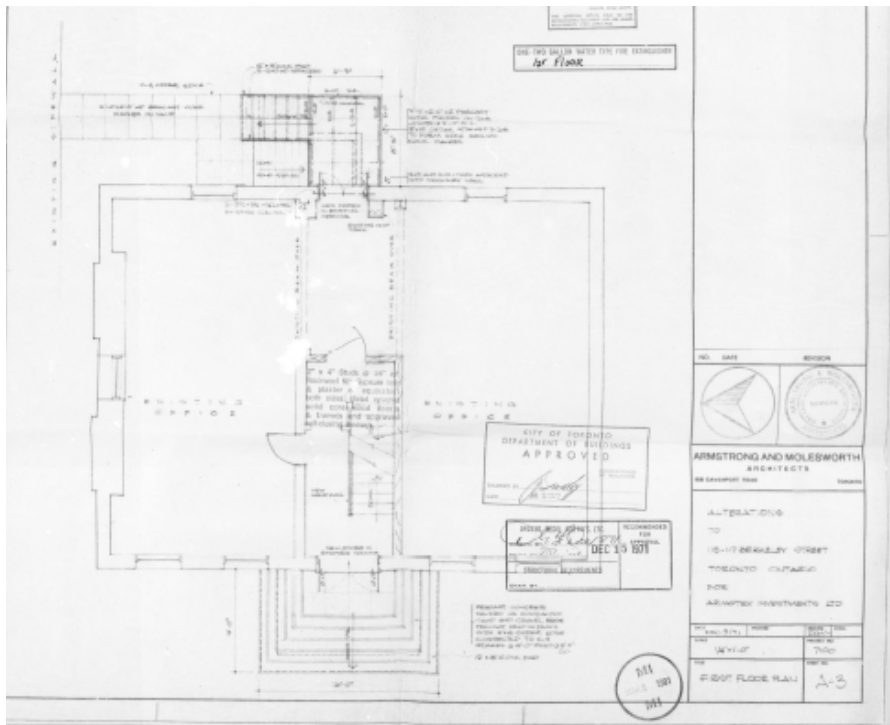


Figure 14. 1971 ground floor plan drawing by Armstrong & Molesworth showing the centre hall plan of the house at 115 Berkeley Street and new front stair addition (Building Records)

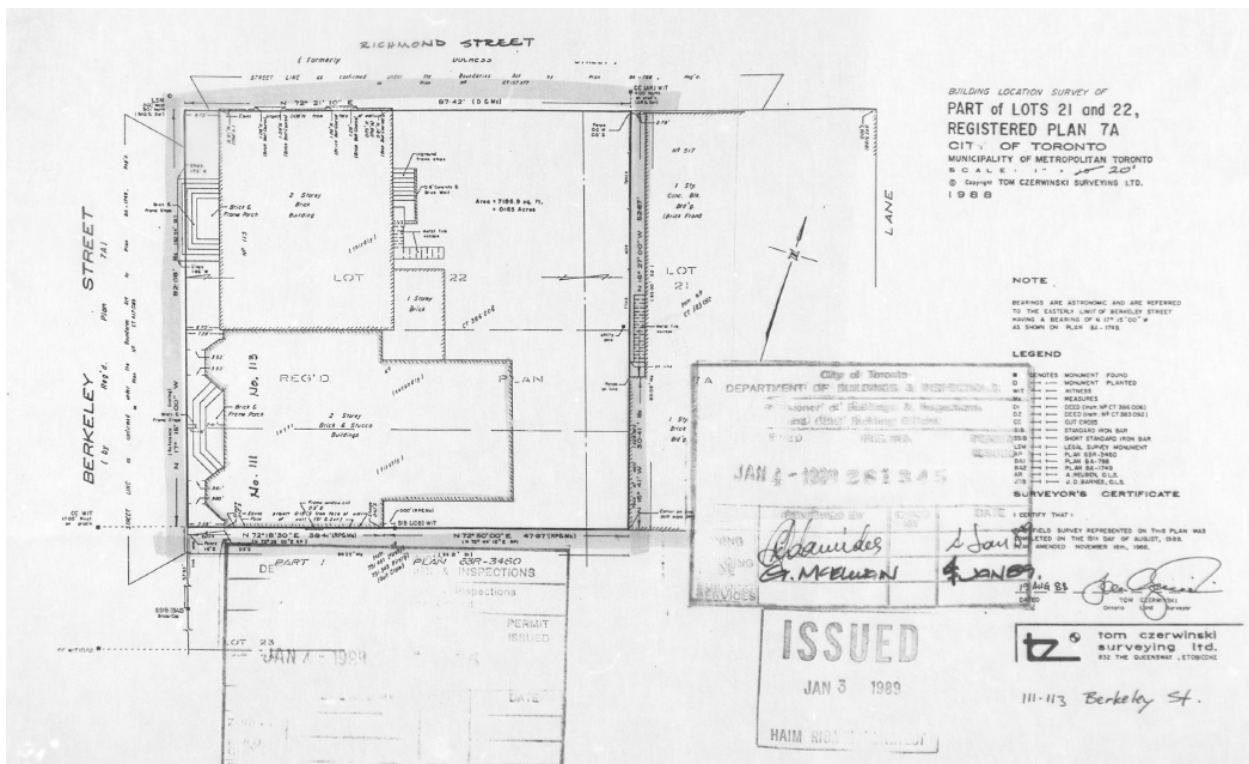


Figure 15. Survey of the properties at 111 and 115 Berkeley Street including the 1970s open rear stair at 115 Berkeley and the single-storey enclosed rear entry stair connecting both buildings (Building Records)

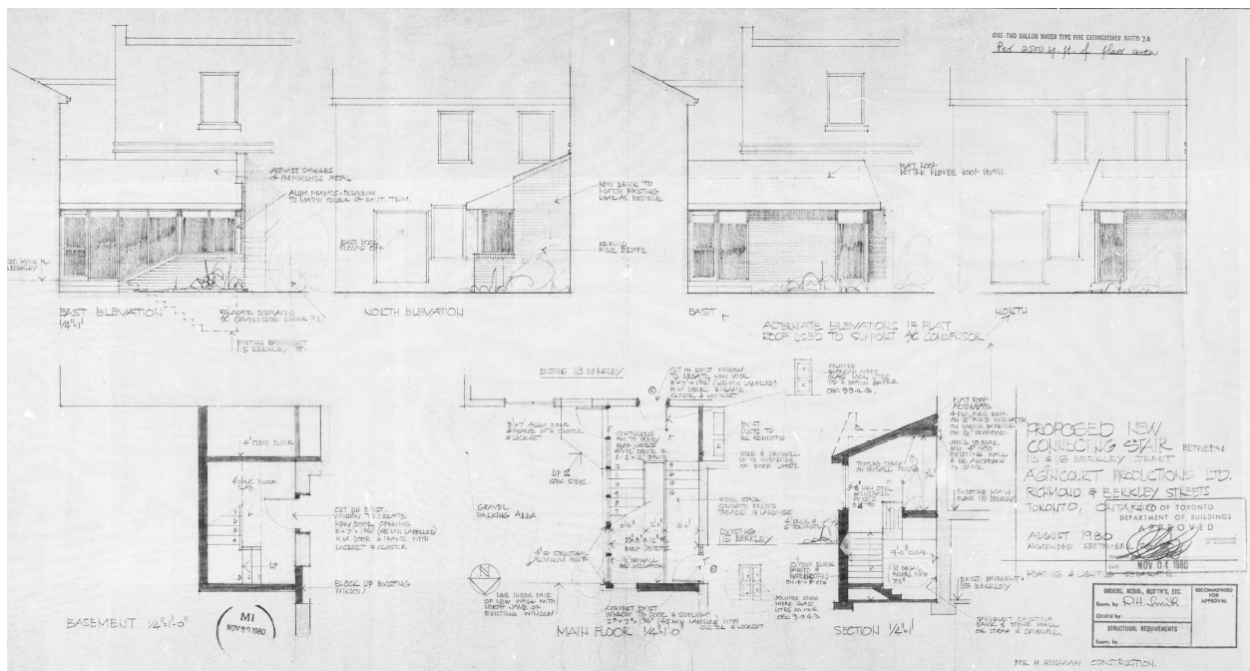


Figure 16. 1980 drawing for the single-storey, enclosed stair connecting the rear of 111 and 115 Berkeley Street (Building Records)

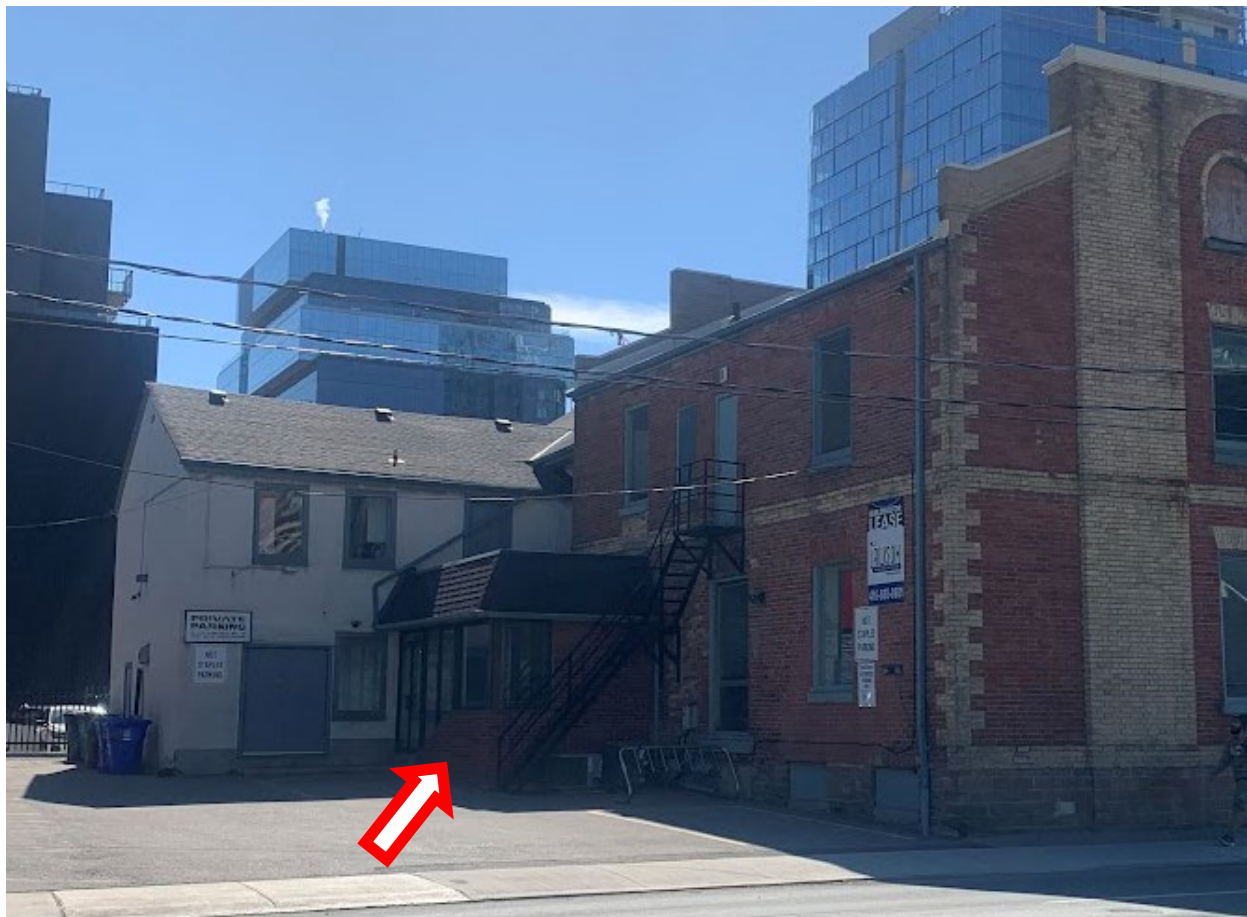


Figure 17. Current photo showing the single-storey enclosed rear entrance accessible to both the north elevation of the rear wing at 111, at left, and to the east elevation at 115 Berkeley, at right (Heritage Planning, 2024)



Figure 18. South elevation of the 1845 Charles Coxwell Small House located at the northwest corner of Berkeley and King Street East (Heritage Planning, 2024)



Figure 19. East elevation of the adjacent heritage properties at 106-112 Berkeley Street (Heritage Planning, 2024)



Figure 20. West and partial south elevation of the heritage property at 93-95 Berkeley Street with the subject properties in the background (Heritage Planning, 2024)



Figure 21. East elevation of the heritage properties at 72-78 Berkeley Street (Heritage Planning, 2024)



Figure 22. West elevation of the heritage properties at 55-79 Berkeley Street, restored by Joan Burt in 1969. (Heritage Planning, 2024)

5. LIST OF SOURCES

ARCHIVAL SOURCES

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- City of Toronto Public Library, City Directories
- Land Registry Office Records, Metro Toronto, Plan 7A, Lots 21 and 22

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