

667 King Street West - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: January 20, 2025

To: Toronto Preservation Board

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

Wards: Ward 10 - Spadina-Fort York

SUMMARY

This report recommends that City Council state its intention to designate the property at 667 King Street West (including an active entrance at 92 Bathurst Street) under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance and description of heritage attributes found in Attachment 1.

The subject property at 667 King Street West is located at the southwest corner of King Street West and Bathurst Street, in the West Queen West neighbourhood. A location map and current photograph of the heritage property are found in Attachment 2.

The building on the property at 667 King Street West is known as the Wheatsheaf Tavern and contains a 2½-storey former inn and tavern on a rectangular plan that is fashioned in Second Empire style details. A Pre-Confederation building that was constructed in 1849, the property is a rare surviving example of an early-19th century hotel and bar that has been in operation at the same location for over 150-years. The Wheatsheaf Tavern continues to be the oldest bar in Toronto and serves as a neighbourhood landmark.

Staff have determined that the property at 667 King Street West has cultural heritage value and meets 6 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.

The property was listed on the City's Heritage Register on June 20, 1973.

The Wheatsheaf tavern has been identified as a candidate for designation through the City's implementation of Bill 23 amendments to the Ontario Heritage Act and the strategy for Listed Properties that must be removed from the Register by January 1, 2027.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 667 King Street West (including the active entrance at 92 Bathurst Street) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 667 King Street West (Reasons for Designation) attached as Attachment 1, to the report, January 20, 2025, 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

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

The property at 667 King Street West was listed on the City of Toronto's Heritage Register on June 20, 1973.

On October 30, 2024, the Planning and Housing Committee received for information the item 2024.PH16.9 - Updates on Implementation of Bill 23 Amendments to the Ontario Heritage Act regarding phase two of the City's response to Bills 23 and 200, staff are developing a proactive strategy to designate selected properties based on an applied priority criteria.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH16.9>

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 Planning Statement (2024) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

[Provincial Planning Statement, 2024 \(ontario.ca\)](#)

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/>

Bill 23, the More Homes Built Faster Act and Bill 200, the Homeowner Protection Act

Through Bill 23, the More Homes Built Faster Act, 2022 ("Bill 23") and again through Bill 200, the Homeowner Protection Act, 2024 ("Bill 200"), the Province of Ontario made amendments to the Ontario Heritage Act. These amendments have had implications for non-designated ("Listed Properties") included on the City's Heritage Register. Listed Properties may now only remain on the Register for two years. Properties that were listed prior to January 1, 2023, must be either designated or removed from the Register by January 1, 2027. Once removed, Council may not relist a property for five years. Further, Council is prohibited from designating a property that is subject to specified Planning Act applications once the Clerk has provided notice that the City has received a complete application.

The City is currently implementing the Bill 23 and Bill 200 changes to the Act and an update on implementation was provided to the Planning and Housing Committee at their October 30, 2024 meeting.

COMMENTS

As part of Bill 23 implementation, staff have developed five prioritization principles to address the Listed Properties that must be removed from the Register by January 1, 2027. Through a quantitative exercise staff have applied these principles and identified a subset of properties within areas of the city where high levels of growth are being directed for further action. These properties are now undergoing further detailed qualitative analysis. To provide a greater level of protection and transparency, following research and evaluation, a subset of properties that meet the provincial criteria will be recommended for designation under Section 29 of the OHA prior to 2027. The Wheatsheaf Tavern has been identified as a candidate for designation through this implementation strategy

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted on the property at 667 King Street West (see Attachment 3) and provides the rationale for the recommendations found in this report.

The property at 667 King Street West meets the following 6 out of 9 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 667 King Street West has design and physical value as a rare surviving Pre-Confederation example of the hotels that came to define the City of Toronto during the mid-19th century with Second Empire style details. The style can be seen in the mansard roof with round-headed arched dormer windows with ornamental scrollwork in their wooden surrounds, the wooden brackets at the eaves and the ornamented pediment, the truncated corner tower, the regularly spaced flat-headed window openings with sills and brick voussoirs in the second storey, and the flat-headed window openings with sills in the first storey. The style can further be seen in the primary corner entrance and in the north elevation fronting King Street West in the brick pilasters that are set below a frieze and cornice and in the chimney that appears in the elevation fronting Bathurst Street. While modern additions have been made to the property during the 20th century south along Bathurst Street, the 19th-century portion of the building that was used as an inn and tavern remains evident in the rectangular form and massing, the 2½-storey scale, and in the materials, including the red and buff brick.

The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit

The subject property has additional design and physical value as it displays a high degree of craftsmanship through its Second Empire style details that were restored in 1995/6.

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institutions that is significant to a community

The property at 677 King Street West is valued for its association with the Wheatsheaf Tavern, a business that has continued to serve the community in this location for over 150-years. Well before Confederation, the Wheatsheaf Tavern functioned as an inn and tavern for men in the community and served stagecoach travellers, soldiers, railway men, students, and sports fans. A beloved establishment in the community, the Wheatsheaf Tavern continues to welcome live music and sports lovers through its doors today.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area and is physically, functionally, visually or historically linked to its surroundings

Contextually, the Wheatsheaf Tavern is important in defining, maintaining, and supporting the historic character of the West Queen West neighbourhood today and is physically, visually, and historically linked to its surroundings. Located at and oriented with a primary entrance to face the southwest corner of King Street West and Bathurst Street, the Wheatsheaf Tavern holds a prominent position on the street and is located in an area that was largely developed by the end of the 19th century. Most of these original properties along King Street West between Bathurst and Tecumseth streets have been redeveloped, so the Wheatsheaf Tavern is a rare surviving remnant dating to that century of construction activity. The Wheatsheaf Tavern is also located immediately west of the boundary of the King Spadina Heritage Conservation District, which is in force, and is surrounded by numerous properties east of Bathurst Street that are listed or designated on the City's Heritage Register. The subject property once sat facing the Canadian Biscuit Co. building (later Bank of Montreal) at 665 King Street West at the southeast corner and the Toronto Dominion Bank building at 668 King Street West the northeast corner, however, the latter has been demolished and the former is only being partially retained (Figure 17, Figure 18). The property at the northwest corner of King Street West and Bathurst Street was also redeveloped after 1978. The subject property at 667 King Street west is the only remaining in-tact historic structure at this intersection and is amongst the rare few Pre-Confederation buildings that continues in operation today.

The property has contextual value because it is a landmark:

A Pre-Confederation building in operation for over 150-years at the same location at the corner of King Street West and Bathurst Street, the Wheatsheaf Tavern continues to be the oldest bar in Toronto and serves as a neighbourhood landmark.

CONCLUSION

Staff have determined that the property at 667 King Street West (including an active entrance at 92 Bathurst Street) meets 6 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario

Heritage Act and has been prioritized for the purposes of Bill 23 implementation. As such, the property merits designation and staff recommend that Council support the designation of this property to conserve its cultural heritage value.

The Statement of Significance: 667 King Street West (The Wheatsheaf Tavern) Statement of Significance (Reasons for Designation) attached as Attachment 1 to this report comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

Loryssa Calogero, MA, CAHP, D.Phil Candidate (Oxford)
Heritage Planner
Heritage Planning
Urban Design, City Planning
Tel: 416-392-7238
Email: loryssa.calogero@toronto.ca

SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 – 667 King Street West (The Wheatsheaf Tavern) - Statement of Significance (Reasons for Designation)
Attachment 2 – Location Map and Current Photograph
Attachment 3 – Research, Evaluation & Visual Resources

**667 KING STREET WEST
(THE WHEATSHEAF TAVERN)
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

ATTACHMENT 1

The Wheatsheaf Tavern at 667 King Street West (including an active entrance at 92 Bathurst 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 prescribed for municipal designation under the categories of design/physical, historical/associative, and contextual value.

Description

Located at the southwest corner of King Street West and Bathurst Street, the property at 667 King Street West, known as the Wheatsheaf Tavern, contains a 2½-storey former inn and tavern on a rectangular plan that is fashioned in Second Empire style details. A Pre-Confederation building that was constructed in 1849, the property is a rare surviving example of an early-19th century hotel and bar that has been in operation at the same location for over 150 years.¹ The Wheatsheaf Tavern continues to be the oldest bar in Toronto and serves as a neighbourhood landmark.

Statement of Cultural Heritage Value

The property at 667 King Street West has design and physical value as a rare surviving Pre-Confederation example of the hotels that came to define the City of Toronto during the mid-19th century with Second Empire style details. The style can be seen in the mansard roof with round-headed arched dormer windows with ornamental scrollwork in their wooden surrounds, the wooden brackets at the eaves and the ornamented pediment, the truncated corner tower, the regularly spaced flat-headed window openings with sills and brick voussoirs in the second storey, and the flat-headed window openings with sills in the first storey. The style can further be seen in the primary corner entrance and in the north elevation fronting King Street West in the brick pilasters that are set below a frieze and cornice and in the chimney that appears in the elevation fronting Bathurst Street. While modern additions have been made to the property during the 20th century south along Bathurst Street, the 19th-century portion of the building that was used as an inn and tavern remains evident in the rectangular form and massing, the 2½-storey scale, and in the materials, including the red and buff brick.

The subject property has additional design and physical value as it displays a high degree of craftsmanship through its Second Empire style details that were restored in 1995/6.

¹ The Wheat Sheaf Tavern was closed temporarily in 1995 when it declared bankruptcy, but it was for a short time and was purchased and reopened that same year.

The property at 677 King Street West is valued for its association with the Wheatsheaf Tavern, a business that has continued to serve the community in this location for over 150 years. Well before Confederation, the Wheatsheaf Tavern functioned as an inn and tavern for men in the community and served stagecoach travellers, soldiers, railway men, students, and sports fans. A beloved establishment in the community, the Wheatsheaf Tavern continues to welcome live music and sports lovers through its doors today.

Contextually, the Wheatsheaf Tavern is important in defining, maintaining, and supporting the historic character of the West Queen West neighbourhood today and is physically, visually, and historically linked to its surroundings. Located at and oriented with a primary entrance to face the southwest corner of King Street West and Bathurst Street, the Wheatsheaf Tavern holds a prominent position on the street and is located in an area that was largely developed by the end of the 19th century. Most of these original properties along King Street West between Bathurst and Tecumseth streets have been redeveloped, so the Wheatsheaf Tavern is a rare surviving remnant dating to that century of construction activity. The Wheatsheaf Tavern is also located immediately west of the boundary of the King Spadina Heritage Conservation District, which is in force, and is surrounded by numerous properties east of Bathurst Street that are listed or designated on the City's Heritage Register. The subject property once sat facing the Canadian Biscuit Co. building (later Bank of Montreal) at 665 King Street West at the southeast corner and the Toronto Dominion Bank building at 668 King Street West the northeast corner, however, the latter has been demolished and the former is only being partially retained (Figure 17, Figure 18). The property at the northwest corner of King Street West and Bathurst Street was also redeveloped after 1978. The subject property at 667 King Street west is the only remaining intact historic structure at this intersection and is amongst the rare few Pre-Confederation buildings that continues in operation today.

A Pre-Confederation building in operation for over 150 years at the same location at the corner of King Street West and Bathurst Street, the Wheatsheaf Tavern continues to be the oldest bar in Toronto and serves as a neighbourhood landmark.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the cultural heritage value of the property at 667 King Street West as a rare surviving Pre-Confederation example of the of the hotels that came to define the City of Toronto during the mid-19th with Second Empire style details and displaying a high degree of craftsmanship:

- The placement, setback, and orientation of the structure at the corner of King Street West and Bathurst Street where it has been located since 1849
- The 2½-storey scale, rectangular form, and massing
- The materials, including the red and buff brick
- The mansard roof with round-headed arched dormer windows with ornamental scrollwork in their wooden surrounds
- The wooden brackets at the eaves

- The ornamented pediment above the second storey
- The truncated corner tower with an entrance in the first storey
- The regularly spaced flat-headed window openings with sills and brick voussoirs in the second storey
- The flat-headed window openings with sills in the first storey
- The brick pilasters that are set below a frieze and cornice in the first storey
- The chimney that appears in the elevation fronting Bathurst Street.

Historical and Associative Value

Attributes that contribute to the cultural heritage value of the property at 667 King Street West as being associated with the Wheatsheaf Tavern, which has continued to serve the community in this location for over 150 years:

- The placement, setback, and orientation of the structure at the corner of King Street West and Bathurst Street where it has been located since 1849
- The 2½-storey scale, rectangular form, and massing

Contextual Value

Attributes that contribute to the cultural heritage value of the Wheatsheaf Tavern as defining, maintaining, and supporting the historic character of the West Queen West neighbourhood today and being physically, visually, and historically linked to its surroundings:

- The placement, setback, and orientation of the structure at the corner of King Street West and Bathurst Street where it has been located since 1849
- The 2½-storey scale, rectangular form, and massing
- The materials, including the red and buff brick
- The mansard roof with round-headed arched dormer windows with ornamental scrollwork in their wooden surrounds
- The truncated corner tower with an entrance in the first storey
- The chimney that appears in the elevation fronting Bathurst Street

Attributes that contribute to the cultural heritage value of the property at 667 King Street West as being a neighbourhood landmark:

- The placement, setback, and orientation of the structure at the corner of King Street West and Bathurst Street where it has been located since 1849
- The 2½-storey scale, rectangular form, and massing

LOCATION MAP AND CURRENT PHOTOGRAPH
667 KING STREET WEST (THE WHEATSHEAF TAVERN)

ATTACHMENT 2



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of the property at 667 King Street West (City of Toronto iView mapping)



View of the Wheatsheaf Tavern at 667 King Street West (Heritage Planning, 2024)

RESEARCH, EVALUATION & VISUAL RESOURCES

667 KING STREET WEST (THE WHEATSHEAF TAVERN)

ATTACHMENT 3

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.



View of the Wheatsheaf Tavern at 667 King Street West (Heritage Planning, 2024)

1. DESCRIPTION

667 KING STREET WEST – THE WHEATSHEAF TAVERN	
ADDRESS	667 King Street West (including an active entrance at 92 Bathurst Street)
WARD	Ward 10 - Spadina-Fort York
NEIGHBOURHOOD/COMMUNITY	West Queen West
CONSTRUCTION DATE	1849
ORIGINAL USE	Inn and Tavern
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Restaurant
ARCHITECT/BUILDER/DESIGNER	Unknown

ADDITIONS/ALTERATIONS	See Section 3
LISTING DATE	Listed on the City's Heritage Register on June 20, 1973.

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 property at 667 King Street West 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.

667 King Street West (The Wheatsheaf Tavern)

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.	✓
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.	✓
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.	N/A
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.	✓

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.

In 1834, the Act of Incorporation for the City of Toronto extended the boundaries of the Town of York to Bathurst Street in the west. Following a survey in 1837, the former Military Reserve lands, referred to as the "New Town Extension," were laid out with a street grid organized around four open squares: West Market Square, McDonnell Square, Victoria Memorial Square, and Clarence Square. The subject property would be constructed northwest of Victoria Square at the corner of King Street (now King Street West) and Bathurst Street (Figure 2). Early residences in the New Town and former Military Reserve tended to be large homes set on large estate grounds. By the early-1840s, construction of modest dwellings on smaller residential lots subdivided from the larger town lots was under way. The first areas to be built up in this way were on the south side of King Street from Spadina Avenue to nearly as far as Bathurst, on either side of Adelaide and Portland streets on Richmond Street between John and Peter streets.

By 1851, there had been additional construction on either side of Peter between Richmond and Adelaide and on Simcoe Street either side of Adelaide and within 7 years, additional structures had been erected on the south sides of both King and Adelaide Streets between Spadina and Portland Streets. Historic photographs illustrate that King Street contained a mixture of both residential and commercial properties. Since King Street was a principal thoroughfare in the City of Toronto at the time, many of these properties were multi-storey brick buildings with ground floors often devoted to retail space, while the upper floors were primary devoted to residential purposes.

As industries expanded in the City during the latter half of the 19th century and into the mid-20th century, spurred by the establishment of transcontinental railways, the subdivided lands were developed, largely for industrial uses and to accommodate housing for a growing population. The area west of Bathurst Street along King Street West was largely developed by the close of the 1880s.

The 1845 Assessment Rolls indicate that John and Bernard Short owned 4 lots on the southwest corner of King Street West and Bathurst Street, south along Bathurst Street. Bernard was an innkeeper and baker at Garrison Common, and by 1846/7, he had moved his bake shop into the structure located at this corner. The City Directories indicate that by 1848 the lots were tenanted and by 1849, the Wheatsheaf Tavern had been constructed and Daniel Patterson was listed as a tenant. Known as "The Last

Watering Hole Before Lake Ontario,"², the property was an inn and tavern and began serving stagecoach travellers, soldiers, railway men, students, and sports fans well before confederation. The subject property can be seen in the Goad's Atlas Maps for the first time in 1858 where it is identified as a brick structure occupying a small footprint at the northwest corner of King Street West and Bathurst Street (Figure 3). The 1889 Goad's Atlas Map illustrates that a southern addition had been made to the Wheatsheaf Tavern and that the area surrounding the subject property had been largely developed (Figure 4). It was at this time that a mansard roof with dormer windows was raised over the old and new portions of the building to bring it to 2½ storeys.

The Wheatsheaf Tavern continued to be owned by Bernard Short until 1866 when he died and transferred ownership to his wife, Mary Short. After she sold the property in the 1870s, it transferred hands several times but continued to operate as an inn and tavern and serve men in the community. The City Directories indicate that the property likely became a rooming house sometime during the 1940s. In the 1970s, the owner, Jerry Borins, opened the establishment to women (Figures 5-8).

To the dismay of its regular patrons and long-standing staff, the Wheatsheaf Tavern announced they were closing due to bankruptcy in 1995. Their sorrow was short lived, however, as the property was purchased that same year by Pegasus Group Inc., who ran the Fox and the Fiddle chain and began purchasing and restoring historic buildings in Toronto and making them pub-style establishments. The Wheatsheaf Tavern was the first building of this kind that they purchased, followed by the Winchester Hotel in Cabbagetown and the Brunswick House in the Annex. Described at the time as being "monstrous and...badly in need of a facelift,"³ Pegasus put more than \$600,000 into renovating the Wheatsheaf Tavern and converting the upper storey into a lounge (Figure 9, Figure 10). The restoration and reopening of the Wheatsheaf in January 1996 was much anticipated in the community and was featured in a *Toronto Life* article that month. It was at this time that the property ceased operating as an inn and was converted to strictly restaurant use.

Still in operation today, the Wheatsheaf Tavern has been in operation for over 150 years and continues to be the oldest bar in Toronto and serves as a neighbourhood landmark.

ii. 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.

Located at the southwest corner of King Street West and Bathurst Street, the Wheatsheaf Tavern contains a 2 ½ storey commercial building on a rectangular plan (Figures 11-14). At the time of construction in 1849 the subject property occupied a smaller-than-its-current footprint at this corner and was fashioned in red brick. In 1889,

² 'Wheat Sheaf patrons can't drown sorrows,' *The Globe and Mail* (March 4, 1995), p.A6.

³ Ibid.

a southern addition along Bathurst Street was made, which included a mansard roof with dormer windows raised over the old and new portions of the building to bring it to 2½ storeys. The property displays architectural features of the 19th-century Second Empire style, which is identified by the distinctive mansard roof with roof dormers and brackets and the truncated corner tower which rises above the roofline. Named for the reign of Napoleon III, the style emerged in France during the mid-1800s and was inspired by the New Louvre with its blending of features from classical French designs and Italian Renaissance architecture. The Second Empire style was initially favoured for institutional buildings in North America, but it was eventually introduced for residential and commercial uses and continued in popularity until the end of the 19th century.

The Wheatsheaf Tavern contains a primary entrance in the first storey within the truncated corner tower that visually responds to its location at the intersection of King Street West and Bathurst Street. The primary entrance is set between brick pilasters and below a frieze and cornice. The first storey contains a variety of flat-headed window openings, however, several of the original sash windows at the southwest corner and along the north elevation fronting King Street West have been removed. The second storey contains regularly spaced flat-headed window openings with sills and brick voussoirs, however, the windows themselves are also not original. The shingled mansard roof contains regularly spaced round-headed windows with wooden brackets at the eaves and there is a chimney running through all 2½ storeys in the elevation fronting Bathurst Street.

The interior of the building has been altered various times throughout the mid-20th century to accommodate changes in ownership and function.

Importantly, as a former inn, the property at 667 King Street West is an early and rare surviving example of the hotels that came to define the City of Toronto during the mid-to-late-19th century. For instance, the Miller Hotel (1857) located at 3885 Yonge Street in Hoggs Hollow, which was designated on the City's Heritage Register in 1998, is a surviving example (Figure 15), as is the Little York Hotel (c.1850s-60s) at 2726 Danforth Avenue, which was designated in April 2022 (Figure 16). Several other hotels and taverns with a similar corner-oriented form to the Wheatsheaf were constructed in the latter half of the 19th century, including The Palace Hotel and Tavern (also known as the Palace Arms; 1889-1902) at the northeast corner of King Street West and Strachan Avenue and The Gladstone Hotel at the corner of Queen Street West and Sudbury Street (1889-90), which are both located in the West Queen West Neighbourhood (Figure 17, Figure 18).

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 location map attached (Attachment 2) shows the site of the property at 667 King Street West. The subject property is located at and oriented with a primary entrance to face the southwest corner of King Street West and Bathurst Street. It holds a prominent position on the street and is located in an area that was largely developed by the end of

the 19th century. Most of these original properties along King Street West between Bathurst and Tecumseth streets have been redeveloped, so the Wheatsheaf is a rare surviving remnant dating to that century of construction activity. The Wheatsheaf Tavern is also located immediately west of the boundary of the King Spadina Heritage Conservation District, which is in force, and is surrounded by numerous properties east of Bathurst Street that are listed or designated on the City's Heritage Register. The subject property once sat facing the Canadian Biscuit Co. building (later Bank of Montreal) at 665 King Street West at the southeast corner and the Toronto Dominion Bank building at 668 King Street West the northeast corner, however, the latter has been demolished and the former is only being partially retained (Figure 19, Figure 20). The property at the northwest corner of King Street West and Bathurst Street was also redeveloped after 1978. The subject property at 667 King Street West is the only remaining intact historic structure at this intersection and is amongst the few Pre-Confederation buildings that exist in the City of Toronto today.

A Pre-Confederation building in operation for over 150 years at the same location at the corner of King Street West and Bathurst Street, the Wheatsheaf Tavern continues to be the oldest bar in Toronto and serves as a neighbourhood landmark.

4. VISUAL RESOURCES

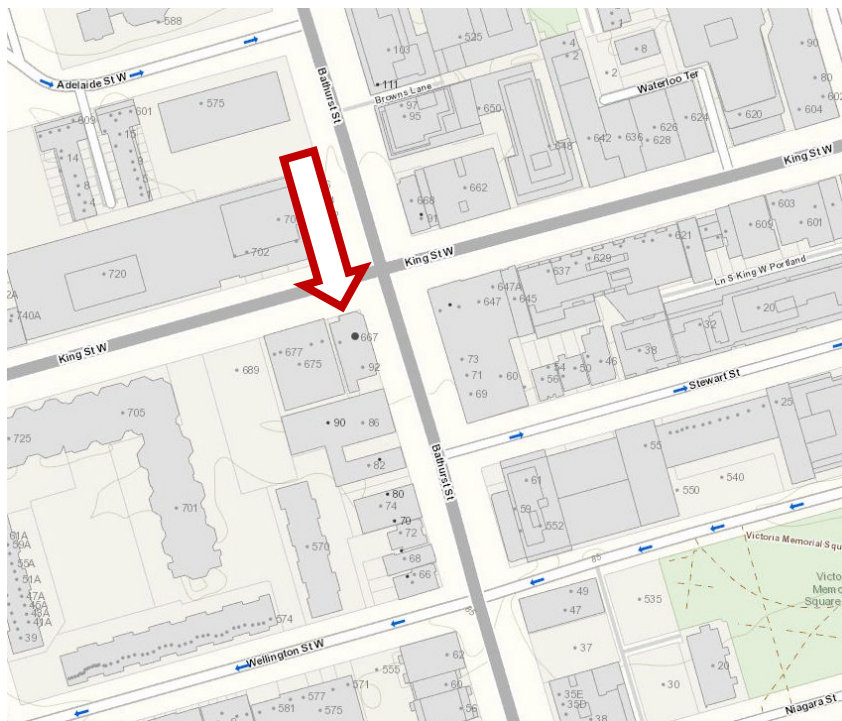


Figure 1. This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of the property at 667 King Street West (City of Toronto iView mapping)



Figure 2. 1842 Map illustrating the Garrison Common south of King Street with the future location of 667 King Street West highlighted (James Cane, Topographical map of the city and liberties of Toronto)

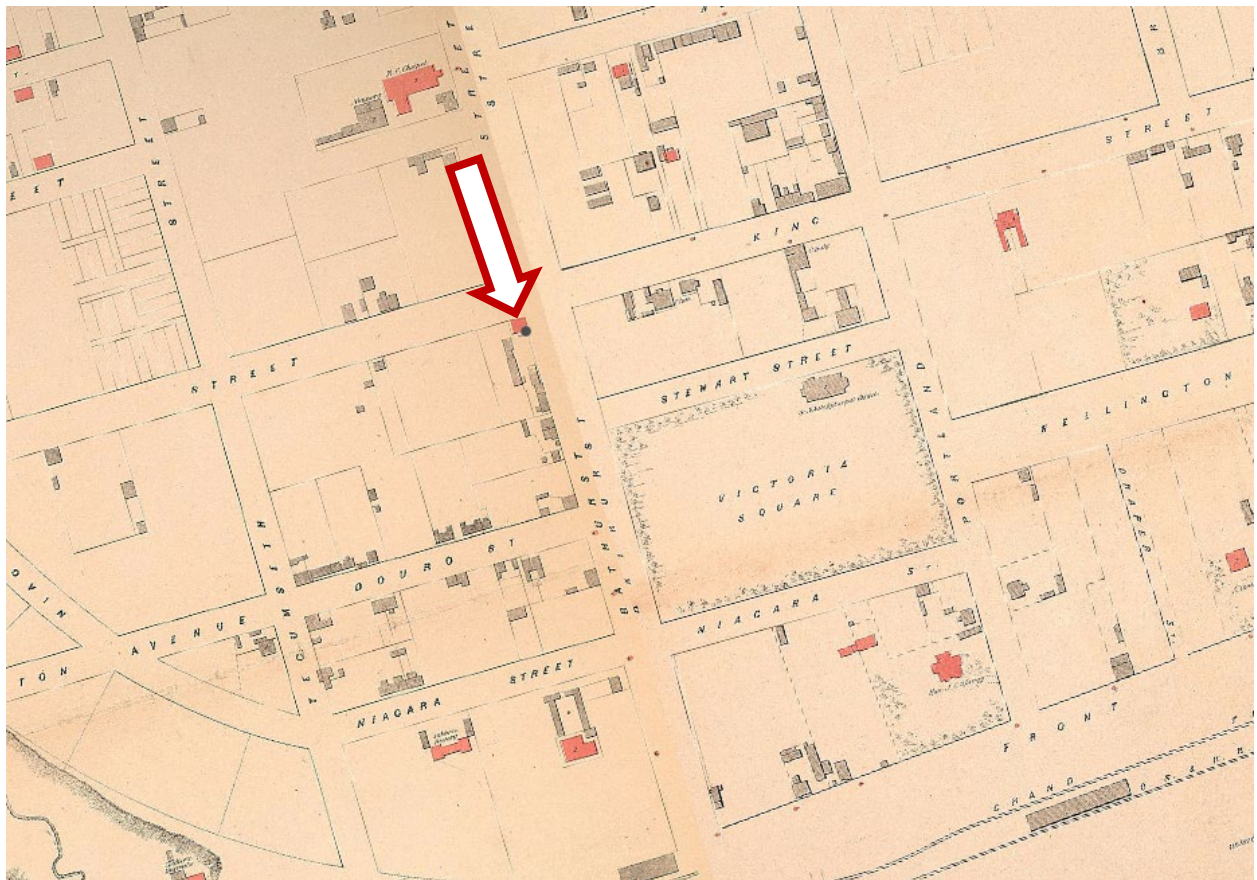


Figure 3. Goad's Atlas Map (1858), showing the location of the Wheatsheaf Tavern at the corner of King Street and Bathurst Street

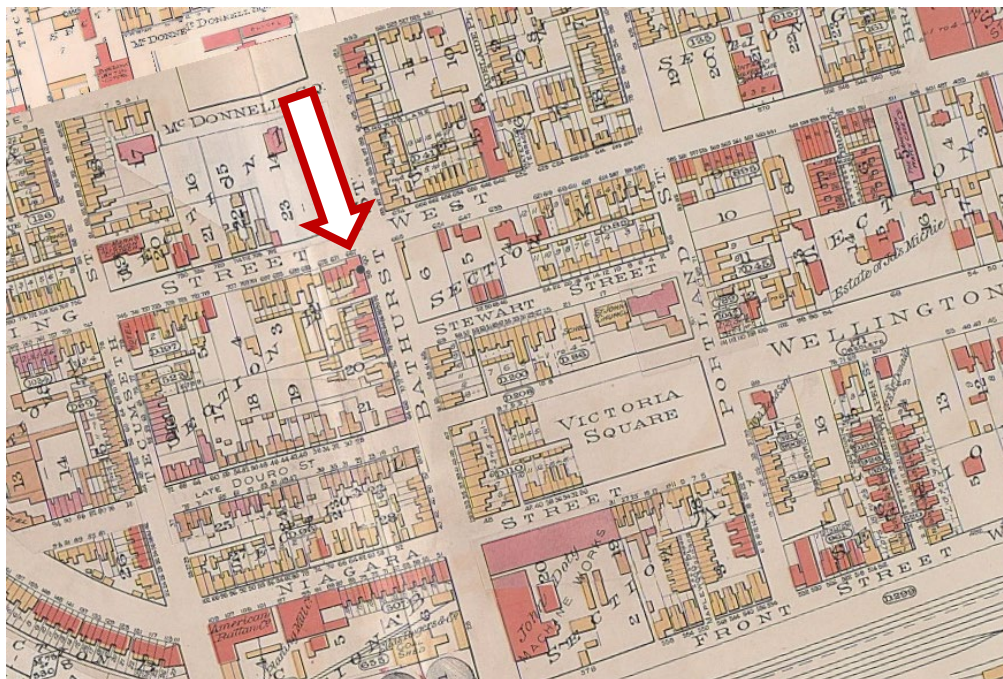


Figure 4. Goad's Atlas Map (1889), showing the southern addition made to the Wheatsheaf Tavern along Bathurst Street



Figure 5. Historic photograph of the Wheat Sheaf Tavern on March 3, 1995, prior to its restoration (TPL, Toronto Star Archives)



City of Toronto Archives, Fonds 124_f0124_f0002_jd0095

Figure 6. Historic Photograph of the Wheat Sheaf Tavern in April 1970, prior to its restoration (City of Toronto Archives, Fonds 124, File 2, Item 95)



City of Toronto Archives, Fonds 1526, File 74, Item 36

Figure 7. Historic Photograph of the Wheatsheaf Tavern on November 20, 1981, prior to its restoration (City of Toronto Archives, Fonds 1526, File 74, Item 36)



Figure 8. Historic Photograph of the Wheatsheaf Tavern in the 1970s, prior to its restoration (Toronto Historical Board Slide Collection)



Figure 9. The elevation along Bathurst Street of the Wheat Sheaf Tavern, on June 2, 2003 after its restoration (Heritage Planning)



Figure 10. The Wheat Sheaf Tavern, on June 2, 2003 after its restoration (Heritage Planning)



Figure 11. View of the north elevation fronting King Street West (Heritage Planning, 2024)



Figure 12. View of the east elevation fronting Bathurst Street (Heritage Planning, 2024)



Figure 13. Looking east from King Street West at the Wheatsheaf (left) and the neighbouring house form properties (right) (Heritage Planning, 2024)



Figure 14. Looking north from Bathurst Street at the Wheatsheaf Tavern with the 20th-century rear additions (Heritage Planning, 2024)



Figure 15. The Miller Tavern (c.1857) (South Armour Heights Residents Association)



Figure 16. The Little York Hotel (c.1850s-60s) (Heritage Planning, 2022)



Figure 17. The Palace Hotel and Tavern (Palace Arms) (1889-1902) (Heritage Planning, 2020)



Figure 18. The Gladstone Hotel (1889-90) (Booking.com)



Figure 18. Detail of the northeast corner of King Street West and Bathurst Street where the Toronto Dominion Bank building was previously located (Heritage Planning, 2024)



Figure 19. Detail of the southeast corner of King Street West and Bathurst Street where the Canadian Biscuit Co. building is being partially retained (Heritage Planning, 2024)

5. LIST OF SOURCES

ARCHIVAL SOURCES

City of Toronto Aerial Photographs
City of Toronto Archives, Fonds 124, File 2, Item 95
City of Toronto Archives, Fonds 1526, File 74, Item 36
City of Toronto Assessment Rolls, St George's Liberties, 1845-1891
City of Toronto Building Records
City of Toronto Directories, 1843-1950
City of Toronto iView
Goad's Atlas Maps, 1858-1924
Toronto Historical Board Slide Collection
Toronto Public Library, Toronto Star Archives

SECONDARY SOURCES

2726 and 2734 Danforth Avenue-Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act, City of Toronto Heritage Planning report (March 9, 2022).
66 Charles Street East - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act, City of Toronto Heritage Planning report (November 28, 2023).
'Biggest Comeback,' *Toronto Life* (January 1996).
Carruthers, Buffy, 'Fish and chips from the oldest pub,' *The Globe and Mail* (September 15, 1982), p.SB15.
City of Toronto, King-Spadina Conservation District Plan (February 2024), <https://www.toronto.ca/wp-content/uploads/2024/04/8f30-city-planning-hcd-king-spadina.pdf>
Gallagher, Danny, 'Some pubs age like fine wine,' *The Globe and Mail*, (July 22, 2003), p.B8.
Makin, Kirk, 'Wheat Sheaf patrons can't drown sorrows,' *The Globe and Mail* (March 4, 1995), p.A6.