

180 Queens Drive - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: April 29, 2026

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: York South - Weston - Ward 5

SUMMARY

This report recommends that City Council state its intention to designate the property at 180 Queens Drive 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.

Council previously stated its intention to designate the property at 180 Queens Drive under Part IV, Section 29 of the Ontario Heritage Act on December 16 and 17, 2025. However, the designation by-law was not passed within the prescribed time frame of 120 days and the Notice of the Intention to Designate the property was deemed to have been withdrawn in accordance with subsection 29(9) of the Ontario Heritage Act.

As there is no other restriction that applies to the property currently, subsection 29 (10) of the Ontario Heritage Act permits Council to give a new notice of intention to designate the property in accordance with Section 29 of the Ontario Heritage Act.

The subject property is located on the northeast corner of Queens Drive and Pine Street in the Weston neighbourhood. The property comprises of a spacious corner lot with the house set back deeply on the parcel. A location map and current photographs of the heritage property is found in Attachment 2.

The property at 180 Queens Drive, Oliver Master House, features a substantial three-storey house constructed in the Shingle style in 1911. The red-brick house is distinguished by its multiple, shingle-clad gables, broad verandah, and stone corner tower. The property was commissioned for Oliver Master, a prominent insurance broker, Weston village councillor (1912-13) and civic leader.

The property at 180 Queens Drive was listed on the City's Heritage Register on December 15, 2021.

Staff have determined that the property at 180 Queens Drive has cultural heritage value and meets three 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.

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

The property at 180 Queens Drive is currently subject to appeals before the Toronto Local Appeal Body (TLAB), with a hearing scheduled for April 30, 2026. The appeals are with respect to the decisions of the Committee of Adjustment to refuse an application to Consent to sever the lot into two residential lots, and a related application for Minor Variances.

Due to an oversight, the Bill designating the property was not submitted to Council for enactment within the prescribed time period. Therefore, to give effect to the decision of Council to designate the property under the OHA, Heritage Planning is restarting the process to recommend designation of the property, including required compliance with the notice and process as set out in the Ontario Heritage Act.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council state its intention to designate the property at 180 Queens Drive under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 180 Queens Drive (Reasons for Designation) attached as Attachment 1, to the report, April 29, 2026, from the Chief Planner and Executive Director, 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 properties under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

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

On March 25 and 26, 2026, City Council affirmed its decision to state its intention to designate the property at 180 Queens Drive under Part IV, Section 29 of the Ontario Heritage Act as set out in the Council Decision on Dec 16 and 17, 2025

<https://secure.toronto.ca/council/agenda-item.do?item=2026.CC39.14>

On December 16 and 17, 2025, City Council stated its intention to designate the property at 180 Queens Drive under Part IV, Section 29 of the Ontario Heritage Act

<https://secure.toronto.ca/council/agenda-item.do?item=2025.CC35.20>

City Council listed the property at 180 Queens Drive on the City of Toronto's Heritage Register December 15, 2021

<https://secure.toronto.ca/council/agenda-item.do?item=2021.EY28.8>

The Committee of Adjustment issued Notices of Decision on August 14, 2025, for the property at 180 Queens Drive. The Consent Application to sever the property into two residential lots was refused and a related Minor Variance Application was also refused. The following links are associated with the details of the applications and the subsequent TLAB appeals.

<https://www.toronto.ca/city-government/planning-development/application-details/?id=5705349&pid=481665&title=180-QUEENS-DR>

<https://www.toronto.ca/city-government/planning-development/application-details/?id=5701874&pid=481665&title=180-QUEENS-DR---PART-3>

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.

<https://www.ontario.ca/files/2024-08/mmah-provincial-planning-statement-en-2024-08-19.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.

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

The property at 180 Queens Drive has been a Listed (non-designated) property on the City's Heritage Register since December 2021. The property was listed at the time the Committee of Adjustment applications were submitted in September and December, 2024.

The property was originally nominated for listing on the Heritage Register by the Weston Historical Society in September 2020.

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted on the property at 180 Queens Drive (see Attachment 3) and provides the rationale for the recommendations found in this report.

The property at 180 Queens Drive meets the following three 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

Constructed in 1911, the Oliver Master House is valued as an eclectic composition representative of the Shingle style of residential architecture that originated in the United States in the 19th-century. Characteristic of the Shingle style, the house is distinguished by its profile of prominent multiple front gables containing shingle-cladding, a distinctive gable overhang, its crenelated tower, and broad verandah with rough-dressed stone detailing. Brick cladding comprises the wall surfaces of the first storey and the side, and the rear of the house below the cornice. While sharing similarities with the more common Queen Anne Revival style, the form and detailing of the subject property aligns with the more uncommon Shingle style, making the house a rarity for this architectural character.

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 180 Queens Drive is one of five properties in a grouping on Queens Drive and King Street which are visually linked to their surroundings with their large lots, and/ or large setbacks, containing grand, early-20th century houses. The other four properties in the grouping are 190, 200 and 204 Queens Drive and 175 King Street. Together the houses comprise a visually cohesive grouping with their historical and grand architectural character and contextual attributes. This contextual character reflects the ambitious historic development aspirations and subdivision plans for the community, dating to 1856, historically linking the subject property and the others to their surroundings.

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

180 Queens Drive is one of five properties in a grouping on Queens Drive and King Street which are visually linked to their surroundings with large lots, and/ or large setbacks, containing architecturally substantial, early-twentieth century houses. The other four properties in the grouping are 190, 200 and 204 Queens Drive and 175 King Street. The properties on Queens Drive all have large setbacks, large lots - either deep or wide - and substantial houses from the first several decades of the Twentieth century. The adjacent property on King Street also features an architecturally substantial, early-twentieth century house on a large (wide) lot. Together the houses comprise a visually cohesive grouping with their historical and substantial architectural character and contextual attributes. This contextual character reflects the ambitious historic development aspirations and subdivision plans for the community, dating to 1856, historically linking the subject property and the others to their surroundings.

CONCLUSION

Staff have determined that 180 Queens Drive meets three 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 property merits designation and staff recommend that Council support the designation of this property to conserve its cultural heritage value.

The Statement of Significance: 180 Queens Drive - 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

Clint Robertson, Heritage Planner, Heritage Planning, Urban Design, City Planning
416-396-4946; Clint.Robertson@toronto.ca

Mary L. MacDonald, Senior Manager, Heritage Planning, Urban Design, City Planning
416-338-1079; Mary.MacDonald@toronto.ca

SIGNATURE

Jason Thorne
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 – 180 Queens Drive - Statement of Significance (Reasons for Designation)
Attachment 2 – Location Map and Current Photograph
Attachment 3 – Research, Evaluation & Visual Resources

OLIVER MASTER HOUSE**STATEMENT OF SIGNIFICANCE****(REASONS FOR DESIGNATION)**

The property at 180 Queens Drive is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their 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

The property at 180 Queens Drive contains a substantial three-storey house designed in the Shingle style in 1911 and historically known as the Oliver Master House. The red-brick house is distinguished by its multiple, shingle-clad gables, broad verandah, and stone corner tower. The property is located at the northeast corner of Queens Drive and Pine Street in the Weston neighbourhood where the house is deeply set back on its large corner lot.

Statement of Cultural Heritage Value

The property has value for yielding information that contributes to an understanding of the community's history, being among the earliest to be constructed in a large area of Weston east of Pine Street, between King Street and Lawrence Avenue. The property was commissioned for Oliver Master, a prominent insurance broker, village councillor (1912-13) and civic leader. Its grand design and context recall local 1856 subdivision plans calling for much of the core of Weston to develop as suburban estates for villas and large houses. The property was one of the few to develop in such a way, thereby representing this aspirational aspect of Weston's history.

Constructed in 1911, the Oliver Master House is valued as an eclectic composition representative of the Shingle style of residential architecture that originated in the United States in the 19th century. Characteristic of the Shingle style, the house is distinguished by its profile of prominent multiple front gables containing shingle-cladding, a distinctive gable overhang, its crenelated tower, and broad verandah with rough-dressed stone detailing. Brick cladding comprises the wall surfaces of the first storey and the side, and the rear of the house below the cornice. While sharing similarities with the more common Queen Anne Revival style, the form and detailing of the subject property aligns with the more uncommon Shingle style, making the house a rarity for this architectural character.

The property at 180 Queens Drive is one of five properties in a grouping on Queens Drive and King Street which are visually linked to their surroundings with their large lots, and/ or large setbacks, containing grand, early-20th century houses. The other four properties in the grouping are 190, 200 and 204 Queens Drive and 175 King Street. Together the houses comprise a visually cohesive grouping with their historical and grand architectural character and contextual attributes. This contextual character

reflects the ambitious historic development aspirations and subdivision plans for the community, dating to 1856, historically linking the subject property and the others to their surroundings.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the design and physical value of the property as a representative example of the Shingle style:

- The grand three-storey form, scale and massing of the house (deeply set back on its large corner lot)
- rectangular form with rear two-storey extension (with upper-storey sleeping porch) and rounded tower (front corner)
- complex roofline comprising multiple front and rear gables and cross-gambrel roof and gabled dormers; hipped roof rear extension (sleeping porch)
- materials including red-brick exterior cladding; rough-dressed stone finishes comprising the tower, the verandah supports, window sills and lintels; wood-shingle cladding of the gables, dormers, and rear sleeping porch
- window openings; main entrance and side (west) doorway openings; the bay and oriel windows; the stained-glass window sashes of the west oriel window
- front verandah and surviving elements of the original wraparound configuration; the open balcony atop the front verandah
- bracketed doorway hood of the side (west) doorway

Historical and Associative Value

The following heritage attributes contribute to the historical and associative value of the property for its potential to yield information about the ambitious historical aspirations for the area comprising large, suburban estates:

- The grandness and architectural design of the house and its placement on its large lot with substantial street setback

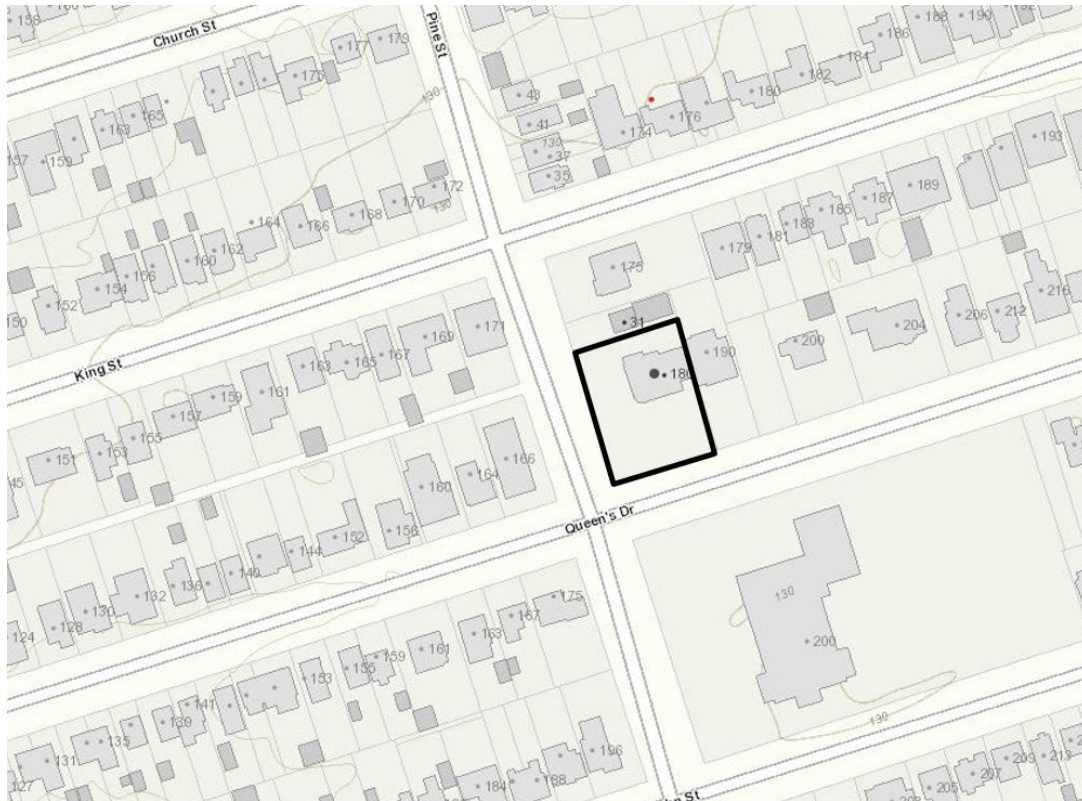
Contextual Value

The following heritage attributes contribute to the contextual value of the property which is visually and historically linked to its surroundings:

- The setback, placement and orientation of 180 Queens Drive relative to the four adjacent early-20th century houses at 190, 200 and 204 Queens Drive and 175 King Street
- The scale, form and massing of 180 Queens Drive relative to the four adjacent early-20th century houses at 190, 200 and 204 Queens Drive and 175 King Street

LOCATION MAP AND CURRENT PHOTOGRAPH
180 QUEENS DRIVE

ATTACHMENT 2



This location map is for illustrative purposes only; the exact boundary of the property is not shown. Boundaries for 180 Queens Drive are shown in black outline. (City of Toronto Mapping)



View from the south of 180 Queens Drive, 2025 (City of Toronto Heritage Planning)

180 QUEENS DRIVE

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 180 Queens Drive, 2025 (City of Toronto Heritage Planning)

1. DESCRIPTION

180 QUEENS DRIVE - OLIVER MASTER RESIDENCE	
ADDRESS	180 Queens Drive
WARD	York South - Weston - Ward 5
NEIGHBOURHOOD/COMMUNITY	Weston
CONSTRUCTION DATE	1911
ORIGINAL USE	Residence
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Residence
ARCHITECT	Unknown
ADDITIONS/ALTERATIONS	1955 recreation room east side of ground floor
LISTING DATE	December 15, 2021

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 180 Queens Drive 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.

180 QUEENS DRIVE

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.	N/A
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 properties. 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).

INDIGENOUS COMMUNITIES

For time immemorial, Toronto has been home to Indigenous peoples. Ojibway oral histories speak of Ice People, who lived at a time when ice covered the land.¹ Following the retreat of glaciers approximately 13,000 years ago, small groups of Indigenous peoples moved from place to place, hunting and gathering the food they needed according to the seasons. Over millennia, they adapted to dramatically changing environmental conditions, developing and acquiring new technologies as they did so. Waterways and the lake were vital sources of fresh water and nourishment, and shorelines and nearby areas were important sites for gathering, trading, hunting, fishing, and ceremonies. Long-distance trade moved valuable resources across the land.

After maize and squash were introduced to Southern Ontario, by approximately 500 CE, horticulture began to supplement food sources. By 1300 CE, villages focused on growing food became year-round settlements surrounded by crops. These villages were home to ancestors of the Huron-Wendat Nation, who would continue to occupy increasingly larger villages in the Toronto area and beyond. These villages were connected to well-established travel routes which were part of local and long-distance trail networks, including the Carrying Place trails on the Don, Rouge and Humber rivers that connected Lake Ontario to Georgian Bay. Beads made from seashells from the eastern seaboard were found at the Alexandra site in North York, which was a community of 800-1000 people in approximately 1350.

By 1600, the Wendat had formed a confederation of individual nations, and had concentrated most of their villages away from Lake Ontario, in the Georgian Bay area. Following contact with French explorers and missionaries in Southern Ontario in the early 1600s, European diseases decimated First Nations. Competition for furs to trade with Europeans and the desire to replenish numbers through absorption of captives, among other factors², contributed to the Beaver Wars, which after 1640, saw the Haudenosaunee Confederacy expand into Southern Ontario, dispersing the Wendat. Within the boundaries of today's Toronto, the Haudenosaunee Confederacy then occupied villages on the Carrying Place trails on the Humber and Rouge Rivers from approximately the 1660s to the 1680s.

In the late 1680s, the Haudenosaunee Confederacy chose to leave their village in the Toronto area and returned to their homelands in upstate New York. As evidenced by the 1701 Great Peace of Montreal, the 1701 Nanfan Treaty, and the Dish with One Spoon Treaty, the Haudenosaunee continued to have an interest in the resources of the area.

Anishinaabe people from the Lake Superior region then moved into the Toronto area. While the Wendat and Haudenosaunee people lived in year-round villages surrounded by crops, the Anishinaabe people continued to live primarily by seasonally moving across the land to hunt, fish and gather resources that were available at a specific time,

1 With thanks to Philip Cote for the reference to Benton-Banai, Edward, *The Mishomis book: The voice of the Ojibway* (Indian Country Press, 1985), p. 26.

2 <https://histindigenouspeoples.pressbooks.tru.ca/chapter/chapter-5-colonial-wars-looking-east>; Gary Warrick, "The Aboriginal Population of Ontario in Late Pre-history," in Munson and Jamieson, eds., *Before Ontario: The Archaeology of a Province* (McGill-Queen's University Press, 2013), p. 72.

including migrating birds and maple syrup. To the west of Toronto, the Anishinaabe people became known as the Mississaugas of the Credit. To the east, they became known as the Chippewas of Beausoleil, Georgina Island and Rama and the Mississaugas of Alderville, Curve Lake, Hiawatha, Scugog Island.³

In 1787, as the British began to prepare for an influx of colonists into the area following the American Revolution, the British Crown negotiated the Toronto Purchase with the Mississaugas of the Credit First Nation to obtain title to the land. The flawed and poorly documented agreement was invalidated, and Treaty 13 was negotiated in 1805 for lands now including much of the City of Toronto. In 1923, the Governments of Ontario and Canada signed the Williams Treaties for over 20,000 km², including portions of eastern Toronto, with seven First Nations of the Chippewa of Lake Simcoe (Beausoleil, Georgina Island and Rama) and the Mississauga of the north shore of Lake Ontario (Alderville, Curve Lake, Hiawatha and Scugog Island).

The Mississaugas, Chippewa, the Haudenosaunee, or the Wendat did not traditionally regard land as a commodity to be sold. Following the Toronto Purchase, the British government quickly set out to survey the land into lots which were either sold or granted into private ownership of settlers. In 2010, the Government of Canada settled the Toronto Purchase Claim with the Mississaugas of the Credit after agreeing that the Mississaugas were originally unfairly compensated. In 2018, the Williams Treaties First Nations settled litigation about land surrenders and harvesting rights with the Governments of Canada and Ontario.

The City of Toronto remains 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 also covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with seven Mississaugas and Chippewa First Nations.

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.

While some of the village of Weston was initially surveyed into lots as early as 1793, growth was slow.⁴ Like many area villages which grew up around rivers that powered mills, so too did Weston. The Humber River had seen sawmills in Weston first spring up shortly after 1800.⁵ As the forests were cleared and agriculture took hold, these sawmills were joined by grist mills. The small community grew as water-powered mills continued to be erected on both sides of the Humber River.⁶

3 Mississaugas of the Credit, "The History of Mississaugas of the New Credit First Nation." n.d.

4 Weston (Phase II) HCD Study, 2024

5 Ibid.

6 Ibid.

By the 1850s there was much speculation for the future of the village with the first railway arriving to Weston in 1856 - the Grand Trunk Railway. With the arrival of the Grand Trunk railway, which was joined by the Toronto Grey and Bruce Railway in the early 1870s, and the Toronto Suburban Railway commuter line in 1894, the future of the village became more secure.⁷ The rail connections had set up Weston to become an important industrial suburb, starting with the Moffat stove factory in 1892.⁸

The property at 180 Queens Drive (originally Maria Street) was first laid out as a large lot in 1856 when Plan 182 subdivided what was known as "Porters Farm", also known as Lot 7. The plan laid out the area from Rosemount Avenue (originally North Station Street) to Jane Street, as well as the current grid from Elm Street west to Pine Street, and from Church Street (formerly Beech Street), south to John Street (formerly Elizabeth Street). This 1856 plan of subdivision joined subdivision plan No. 50 made three years earlier laying out the area previously known as Donaldson Farm, known as Lot 6, from the railway line west to Jane Street between John Street and Lawrence Avenue (formerly Dufferin Street).

In contrast to the rest of the historic core of Weston, subdivision plan No. 182, from 1856, which included the subject property, laid out spacious lots between Pine and Jane streets and for Church Street; the 1853 subdivision plan had laid out similarly spacious lots to the south between William Street and Lawrence Avenue. It was clear from the historical development of spacious lots - nearly 100 in total - that it was hoped that these areas of Weston would develop into large suburban estates for villas and large houses. While the spacious lots varied in size, those between Queens Drive and Church street were approximately 46 m (150') wide and 89 m (291') long. Originally King Street dead-ended at Pine but was pushed through between these large lots in the 1910s or early 1920s creating a continuous thoroughfare to Jane Street. Subsequently these lots were then halved in length to provide frontages to either King Street or Queens Drive. When developed in 1910-11, the property at 180 Queens Drive was subdivided to be approximately 36.5 m (120') wide and 89 m (291') long ; it was later divided lengthwise sometime after 1924 to allow another dwelling to the north at King and Pine Streets and was made to be 46 m (150') long - still longer than most of the surrounding lots.

The original aspirations for large suburban estates with substantial houses were not to materialize in a significant way. Maps show that by 1910, not a single house had been built on any of these lots, with only minimal development occurring by 1913. By the mid 1920s maps show that most of these lots had been further subdivided into much smaller parcels to address market realities.

⁷ Ibid.

⁸ Ibid.

By 1908, insurance broker Oliver Master (1879 - 1959), a native of Kitchener, Ontario, and his Waterloo-born wife Ethel (1880 - 1968) had settled in Weston.^{9 10 11 12} Under Ethel's name, the couple purchased the subject property in 1910 from Mary Tyrrell,¹³ a descendent of William Tyrrell, a prominent area landholder and community leader. Period newspaper accounts at the time of the lot sale further stated that there were plans to "erect a fine residence at once" on a house at the site.¹⁴ The house was constructed in 1911, given its appearance in the January 1912 directory.

Within the first few years of his residency in Weston, Oliver had established himself in positions prominent in the community, first as the secretary of the Weston Board of Trade in 1910¹⁵, followed by a couple of years on the Village Council as a councillor and deputy reeve in 1912-13¹⁶. Additionally, Master served as a trustee on the Weston Board of Education for 22 years, including three terms as its chairman. The civic-minded Master also served on the boards of the Toronto Civic Mission, Ontario Temperance union and the Walmer Road Baptist Church.¹⁷

It seems that the stock market crash of 1929 must have hit the Masters hard as the 1930 directories show that he was taking in a couple of boarders by that point. By the mid 1940s, the house was divided into four apartments with the Masters residing in one of them.¹⁸ By 1949 the Masters are no longer residing at the property although its unclear where they have moved to other than a brief stint in 1951 at 29 Baby Point Cr.¹⁹ By the mid 1950s they are shown to be residing at a more modest home at 149 King Street, in Weston while their former home on Queens Drive remains divided into apartments - an arrangement for the property which will continue into the early 1970s before becoming a single-family residence again.²⁰

9 Weston Times & Guide, May 7, 1959, p. 1 (death announcement for Oliver Master; sates that was survived by six children; also states that he has arrived to Weston 51 years prior)

10 Ancestry.com and Genealogical Research Library (Brampton, Ontario, Canada). Ontario, Canada, Marriages, 1826-1942 [database on-line]. Lehi, UT, USA: Ancestry.com Operations, Inc., 2010. (August 8, 1900 marriage certificate showing birthplaces for Oliver and Ethel L. Hutchinson)

11 Ancestry.com. 1901 Census of Canada [database on-line]. Lehi, UT, USA: Ancestry.com Operations Inc, 2006. (birthdates for both Oliver and Ethel)

12 Toronto Star, September 4, 1968, p. 31 (obituary for Ethel Master)

13 Ontario Land Registry Book #11, p.233

14 Weston Times & Guide, May 27, 1910, p. 4 (report of Master - Secretary of the Board of Trade - purchasing the one-acre property at the corner of Maria Street, later Queens Drive, and Pine Street)

15 Ibid.

16 Toronto Star, April 16, 1912, p. 5; Toronto Star, March 24, 1913, p. 10 (separate references to Mater as a Weston Councillor in 1912 and as Weston deputy reeve in 1913)

17 Weston Times & Guide, May 7, 1959, p. 1 (death announcement for Oliver Master listing life achievements)

18 Directories

19 Ibid.

20 Ibid.

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.

The house at 180 Queens Drive, built 1911, is an eclectic composition representative of the Shingle style of residential architecture that originated in the United States in the 19th century. Characteristic of the Shingle style the house is distinguished by its profile of prominent multiple front gables containing shingle-cladding, a distinctive gable overhang, its tower, and broad verandah with rough-dressed stone detailing - all precepts of the style. Brick cladding comprises the wall surfaces of the first storey and the side, and the rear of the house below the cornice. While sharing similarities with the more common Queen Anne Revival style, the house diverges in form and detailing from that genre, aligning its design with the more uncommon Shingle style, making the house a rarity for this architectural character.

Later alterations have resulted in the enclosure of the veranda fronting the house with glazing, and a brick addition from 1955 obscuring the east portion of the veranda²¹. Likewise, a rear second-storey sleeping porch has also been enclosed with glazing.

iii. CONTEXT

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

180 Queens Drive is one of five properties in a grouping on Queens Drive and King Street which are visually linked to their surroundings with large lots, and/ or large setbacks, containing architecturally substantial, early-Twentieth Century houses. The other four properties in the grouping are 190, 200 and 204 Queens Drive and 175 King Street. The properties on Queens Drive all have large setbacks, large lots - either deep or wide - and substantial houses from the first several decades of the Twentieth Century. The adjacent property at 175 King Street also features an architecturally substantial, early-twentieth century house on a large (wide) lot. Together the houses comprise a visually cohesive grouping with their architectural character and contextual attributes. This contextual character is the result of the ambitious historic development aspirations and subdivision plans for the community dating to the early-mid 1850s historically linking the subject property and the others to their surroundings.

²¹ City of Toronto Building Records (Architectural drawings for Mr. Mike Jones for proposed recreation room addition on east side of house, dated May 17, 1955 and approved by Town of Weston June 9, 1955)

4. VISUAL RESOURCES



Figure 1: Historic view from the southeast showing the original wraparound verandah configuration and patterned shingle gable cladding, 1912 (Weston Historical Society)



Figure 2: South façade - oblique view from the southeast, 2025 (City of Toronto Heritage Planning)



Figure 3: West elevation, 2025 (City of Toronto Heritage Planning)



Figure 4: North (rear) elevation - oblique view from the northwest, 2025 (City of Toronto Heritage Planning)



Figure 5: North (rear) elevation - oblique view from the northeast, 2025 (City of Toronto Heritage Planning)



Figure 6: North (rear) elevation - historic verandah supports within the 1955 alterations (Royal Lepage Signature Realty, Brokerage 2021)



Figure 7: Contextual view from the southwest showing 175 King Street at left and 190 Queens Drive to the right, 2025 (City of Toronto Heritage Planning)



Figure 8: Contextual view of the property at 180 Queens Drive from the southwest showing the spaciousness and visual prominence of the property house which is deeply set back on its large corner lot along with a view of the adjacent early 20th Century houses along Queens Drive, 2025 (City of Toronto Heritage Planning)



Figure 9: Contextual view from the southeast towards 180 Queens Drive (not visible) showing the three adjacent early 20th Century houses with large front yard setbacks, 2025 (City of Toronto Heritage Planning)

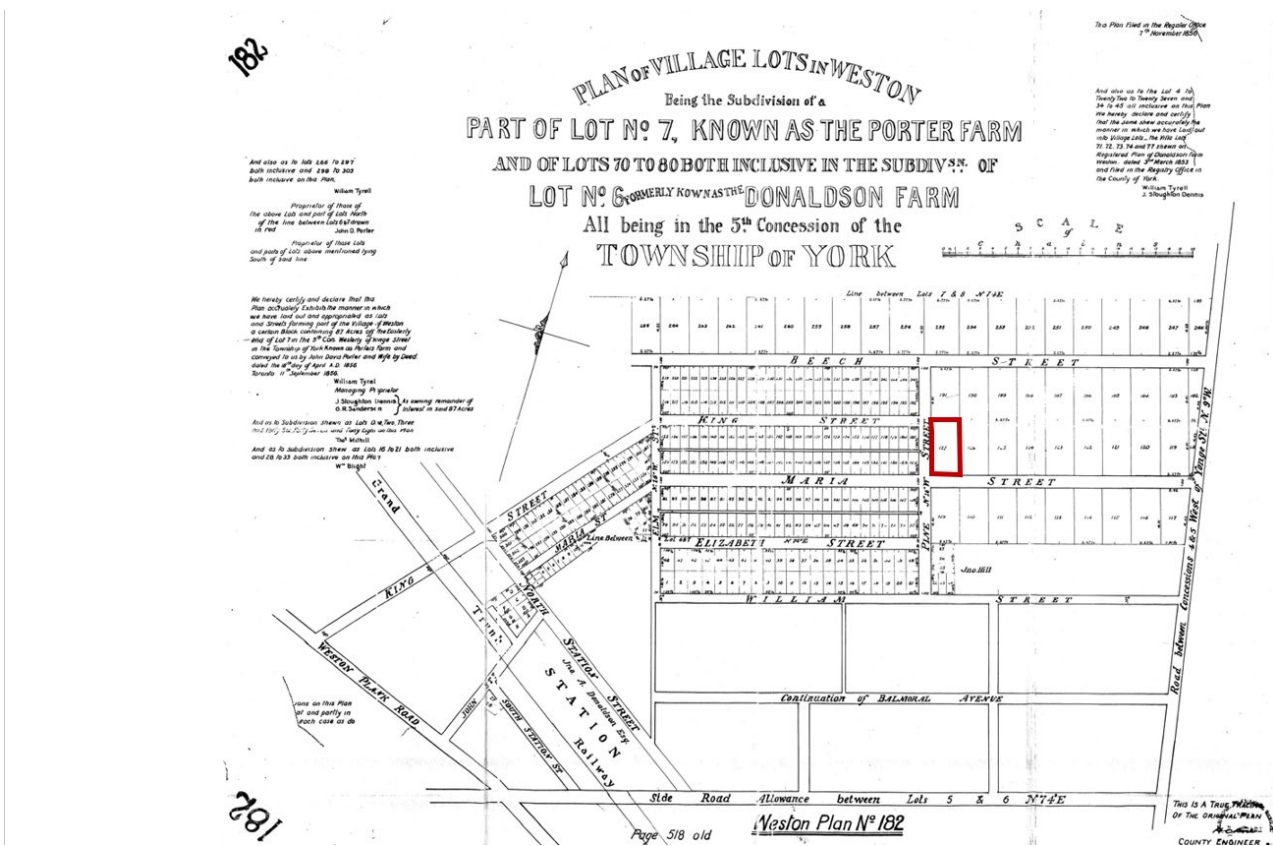


Figure 10: Subdivision Plan No. 182, filed Nov. 7, 1856, showing Lot 127 outlined, the approximate location of 180 Queens Drive (Weston Historical Society)

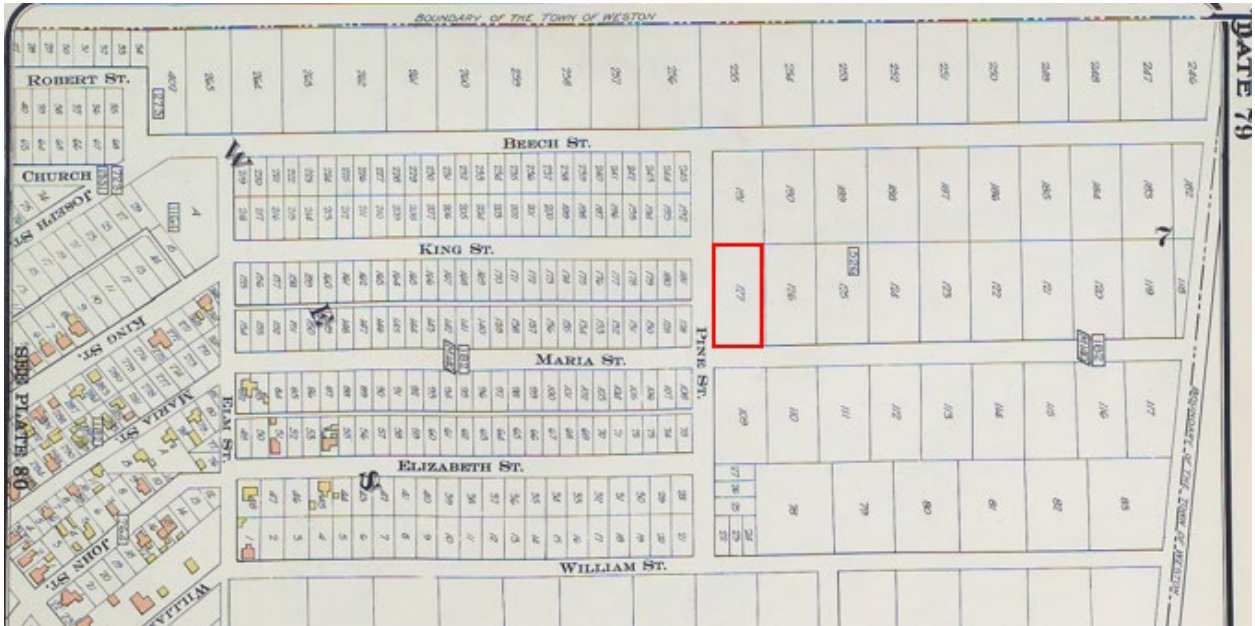


Figure 11: 1910 Goad's Atlas Map showing Lot 127 outlined, the approximate location of 180 Queens Drive (City of Toronto Archives)

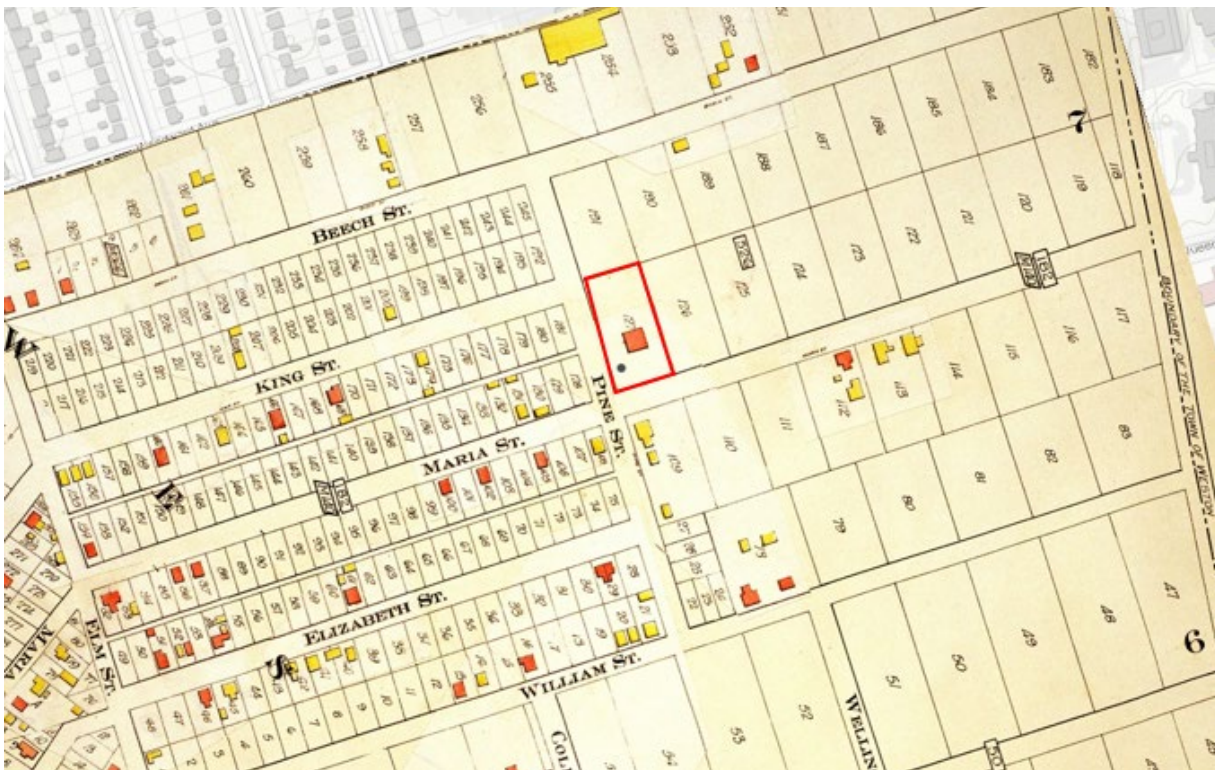


Figure 12: 1913 Goad's Atlas Map showing Lot 127 outlined, the approximate location of 180 Queens Drive., with the house present (City of Toronto Archives)

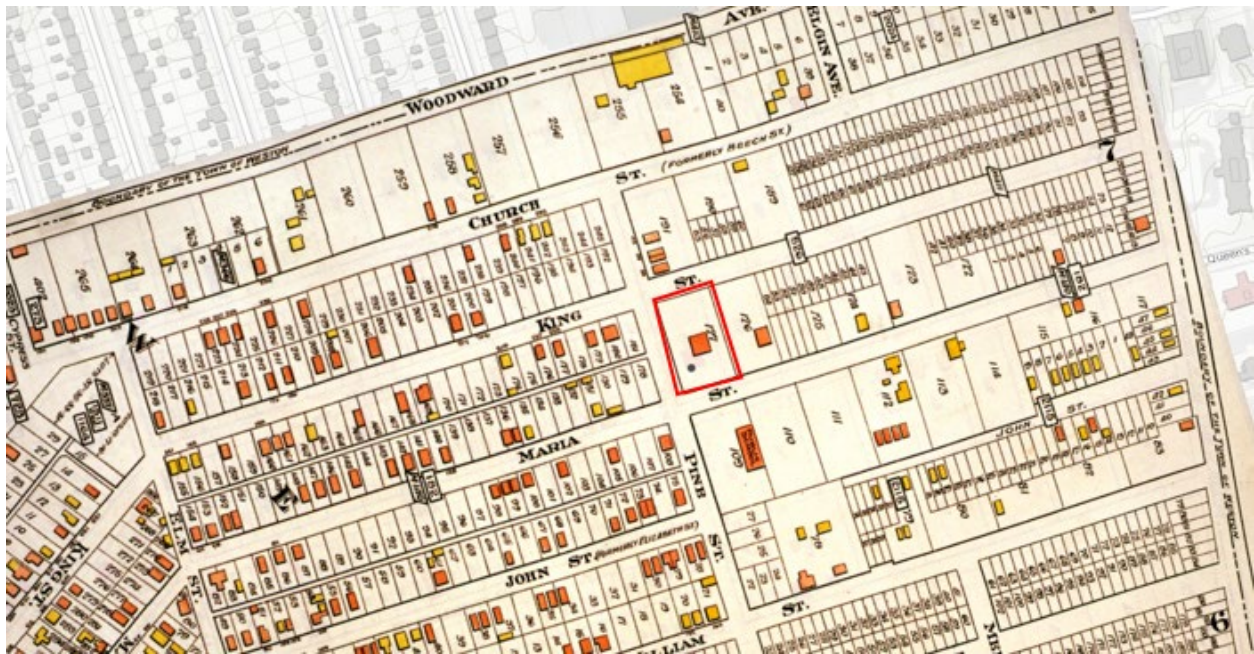


Figure 13: 1924 Goad's Atlas Map, showing Lot 127 outlined, the approximate location of 180 Queens Drive (City of Toronto Archives)

5. LIST OF SOURCES

ARCHIVAL SOURCES

- Ancestry.com
- City of Toronto Archives - Goad, Charles, *Atlas of the City of Toronto and Suburbs*, 1880 - 1946
- City of Toronto, Heritage Planning - *180 Queens Drive - Inclusion on the City of Toronto's Heritage Register*, 2021
toronto.ca/legdocs/mmis/2021/ey/bqrd/backgroundfile-172561.pdf
- City of Toronto, Heritage Planning - *Weston (Phase II) Heritage Conservation District Study*, 2024 www.toronto.ca/legdocs/mmis/2024/pb/bqrd/backgroundfile-250774.pdf
- City of Toronto Public Library - Toronto Directories
- Newspapers.com
- Ontario Land Registry Access - Historical Books
- Weston Historical Society - *Plans of Subdivision in Weston, 1846-1923*
- Weston Historical Society - *The Weston Times and Guide*, Weston Historical Society

SECONDARY SOURCES

McAlester, Virginia and Lee, *A Field Guide to American Houses*, 1984