

180 Queens Drive - Proposed Designation By-law Under Part IV, Section 29 of the Ontario Heritage Act - Consideration of Objection

Date: June 25, 2026

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: York South - Weston - Ward 5

SUMMARY

This report recommends that Council affirm its decision of May 20 and 21, 2026 (CC41.16) stating its intention to designate the property at 180 Queens Drive under Part IV, Section 29 of the Ontario Heritage Act. The City has received an objection on behalf of the property owner to the Notice of Intention to Designate within the statutory timeline. The Notice of Objection dated June 23, 2026, is included as Attachment 1 to this report.

The property at 180 Queens Drive, located on the northeast corner of Queens Drive and Pine Street in the Weston neighbourhood, features the Oliver Master House, 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 and was commissioned for Oliver Master, a prominent insurance broker, Weston village councillor (1912-13) and civic leader.

Staff have reviewed the objections raised by the owner and are of the opinion that despite these objections, the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, under three of nine possible criteria for its design/physical, historical/associative, and contextual values.

City Council has until September 22, 2026, 90 days from the date of the end of the objection period, or 120 days from the issuance of the Notice of Intention to Designate (which occurred May 25, 2026) to make a decision on this objection as per the timeline under the Ontario Heritage Act.

Designation enables Council to review proposed alterations for the property, enforce heritage property standards and maintenance and refuse demolition.

RECOMMENDATIONS

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

1. City Council affirm 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 Council Decision CC.41.16 on May 20 and 21, 2026.
2. City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

There are no financial implications resulting from the 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 December 15, 16 and 17, 2021, City Council included the property at 180 Queens Drive on the City of Toronto's Heritage Register.

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

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>

However, the designation by-law was not passed within the prescribed time frame of 120 days and the Notice of Intention to Designate the property was deemed to have been withdrawn in accordance with subsection 29(9) of the Ontario Heritage Act. A notice of withdrawal was issued by the City Clerk on April 24, 2026.

On May 20 and 21, 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 December 16 and 17, 2025

<https://secure.toronto.ca/council/agenda-item.do?item=2026.CC41.16>

BACKGROUND

Council has stated its intention to designate the property at 180 Queens Drive under Part IV, Section 29 of the Ontario Heritage Act (OHA). Notice of Council's intention to Designate was served on the property owners on May 25, 2026 and the Ontario

Heritage Trust and was published in accordance with the OHA. The objection period ended on June 24, 2026. <https://secure.toronto.ca/nm/api/individual/notice/7470.do>

A Notice of Objection was received by the City Clerk from the owner of the property within the required time frame set out in the OHA. The OHA requires that Council consider and make a decision on an objection within 90 days from the end of the objection period, subject to any permitted exceptions under the OHA. Council may decide to withdraw, amend, or affirm its intention to designate.

This is an urgent matter to be considered by City Council at its July 29, 30, 31, 2026 meeting as Council has until September 22, 2026 to make a decision in response to the objection and if Council determines to proceed, to enact the designation by-law.

COMMENTS

Staff have reviewed the Notice of Objection dated June 23, 2026, prepared by the owner of the subject property. As indicated in the decision history, due to an administrative error, this is the second time that Council has stated its intention to designate the property, and the second objection letter that the property owner has prepared.

Forming the June 23, 2026, Notice of Objection (currently under consideration) the owner responded by reattaching their original objection, dated January 21, 2026, and added seven additional questions, all of which are contained in Attachment 1 to this report. Most of the comments in the objection are questions or statements that are unrelated to the merits of the designation or the heritage value of the property and are not relevant to the evaluation of the property using criteria under O. Reg 9/06 for designation under the OHA.

The OHA prescribes the process of designation of a property under Part IV of the Act and prescribes evaluation criteria under O. Reg 9/06 to determine whether a property has cultural heritage value or interest and therefore should be recommended for designation under the OHA. As required, staff have undertaken research and evaluation and determined that the property at 180 Queens Drive meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the OHA for its design/physical, historical/associative and contextual values.

In regard to the Objector's comments about the notification process and requirements, staff have confirmed that the Notice of Intention to Designate met the statutory requirements of the OHA. The Notice of Intention to Designate was provided to the Owner(s) on title and the Owner(s), and the Ontario Heritage Trust were notified of Council's decision to issue the Notice of Intention to Designate in accordance with the OHA.

Additionally, the Objector notes that in the Notice of Intention to Designate the address was incorrectly identified as "180 Queen's Drive", rather than "180 Queens Drive". This is a punctuation and typographical issue and does not affect the substance, merit or

evaluation of the of the designation of the property and any enacted designation by-law will fix the typographical matter with the address as "180 Queens Drive".

Despite statements in the Notice of Objection on being confidential, the City Clerk's Office had obtained confirmation from the Owner that the filed notice of objection, including its contents, are public.

The Objector requests information which may be found publicly on the City's Heritage Register of the properties that are listed and/or designated. This request has no bearing on the designation of an individual property under Part IV, Section 29 of the OHA.

The Objector asks what the "Shingle style" of architecture is. Staff note that characteristics of "Shingle style" architecture are described within the staff report in relation to the design and physical value of the property and its heritage attributes.

Finally, Zoning By-laws and Planning Act applications do not determine the cultural heritage value or interest of a heritage property, nor are they included in criteria for the evaluation or determination of cultural heritage value. Instead, Planning Act applications are to be informed by the designation by-laws and cultural heritage value or interest determined under the OHA such that a determination can be made whether the level of intervention and conservation proposed for a designated property is appropriate. To reach this understanding, it is necessary to first understand cultural heritage value prior to planning for change and considering interventions to the heritage property.

Staff remain of the opinion that the property at 180 Queens Drive meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the OHA, on the basis of its design/physical, historical/associative and contextual values. Should Council affirm its intention to designate, the City Solicitor will introduce a designating by-law to Council under Section 29 of the OHA. Once Council has passed a designating by-law, notice has been provided, and the by-law has been published in accordance with the OHA an appeal may be made to the Ontario Land Tribunal in accordance with the OHA. The Ontario Land Tribunal Decision is binding.

CONCLUSION

The property at 180 Queens Drive meets three of nine criteria under Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for its design/physical, historical/associative, and contextual values. As such, and despite the Notice of Objection, this property should be designated.

City Council has until September 22, 2026 to make a decision in response to the objection and, if Council determines to proceed, to enact the designation by-law.

CONTACT

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SIGNATURE

Jason Thorne
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 – Letter of Objection – 180 Queens Drive
Attachment 2 – Statement of Significance – 180 Queens Drive
Attachment 3 - Photographs

**180 QUEENS DRIVE
LETTER OF OBJECTION**

ATTACHMENT 1

(Provided separately)

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 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

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 redbrick 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

PHOTOGRAPHS

ATTACHMENT 3

180 QUEENS DRIVE



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



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