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City Clerk's Office

Secretariat
Frances Pritchard
Toronto and East York Community Council
City Hall, 12th Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Ulli S. Watkiss
City Clerk

Tel: 416-392-7033
Fax: 416-392-2980
e-mail: teycc@toronto.ca
Web: www.toronto.ca

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
2 QUEEN STREET WEST (Philip Jamieson Building)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

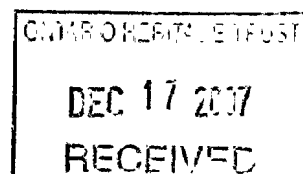
Cadillac Fairview Corporation Limited
20 Queen Street West, 5th Floor
Toronto, Ontario
M5H 3R4

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law No. 1247-2007 to designate 2 Queen Street West (Philip Jamieson Building) (Toronto Centre-Rosedale Ward 27) as being of cultural heritage value or interest.

Dated at Toronto this 17th day of December, 2007.

Ulli S. Watkiss
City Clerk



Authority: Toronto and East York Community Council Item 7.14,
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2007
Enacted by Council: November 20, 2007

CITY OF TORONTO

BY-LAW No. 1247-2007

To designate the property at 2 Queen Street West (Philip Jamieson Building) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 2 Queen Street West (Philip Jamieson Building) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 2 Queen Street West and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 2 Queen Street West, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 2 Queen Street West and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 20th day of November, A.D. 2007.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION**Description

The property at 2 Queen Street West (formerly known as 184 Yonge Street) is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual value. Located on the northwest corner of Yonge Street and Queen Street West, the four-storey commercial building was completed in 1896 for Philip Jamieson, founder of one of the largest merchant tailors and retail clothing manufacturing companies in late 19th century Canada. Between 1912 and 1980, the building was occupied by a branch of Woolworth's, the American chain of five-and-dime stores. The property was listed on the City of Toronto Inventory of Heritage Properties in 1986, and a Heritage Easement Agreement was registered during the same year. Portions of the building, which are described in the heritage attributes below, have been incorporated into a commercial development on the site.

Statement of Cultural Heritage Value

The Philip Jamieson Building has design value as a surviving example of a late 19th century commercial building with Classical features in the City's financial district. Its detailing was inspired by the Renaissance Revival style, which is identified by the use of different window shapes to distinguish the individual stories, and the application of Classical motifs. The rounded southeast corner is a highlight of the design.

Historically, the Philip Jamieson Building is one of the few buildings in Toronto designed by Samuel Curry and Francis S. Baker, who embarked on a brief partnership from 1895 to 1898. The pair accepted commissions in Toronto and New Brunswick, and supervised the alterations to Harbord Collegiate (the latter property is included on the City's heritage inventory).

The building anchors the northwest corner of Yonge Street and Queen Street West where it is surrounded by the Eaton Centre. With its scale and attention to detail, the Philip Jamieson Building complements the Robert Simpson Store at 176 Yonge Street and the Bank of Montreal Building at 2 Queen Street West, which are designated under the *Ontario Heritage Act*.

Heritage Attributes

The heritage attributes of the Philip Jamieson Building related to its design value as a surviving example of a late 19th century commercial building with Classical detailing are found on the brick-clad portions of the principal facades facing east onto Yonge Street and south toward Queen Street East, the rounded southeast corner, and the flat roofline, consisting of:

- The 4½-storey plan with a cornice and parapet along the flat roofline.
- The buff brick cladding with brick, stone and terra cotta trim.

- The uniform fenestration in the second through the fourth stories, with flat-headed openings in the second and third floors and elaborate round-arched openings in the upper storey.
- The detailing of the window openings, with stone surrounds and sills on the second floor, and terra cotta trim on the third and fourth stories.
- In the attic level, the small rectangular window openings placed above a stone band course.

The first-floor storefronts have been altered and are not included in the Reasons for Designation.

SCHEDULE "B"

PIN 21097-0089 (LT)

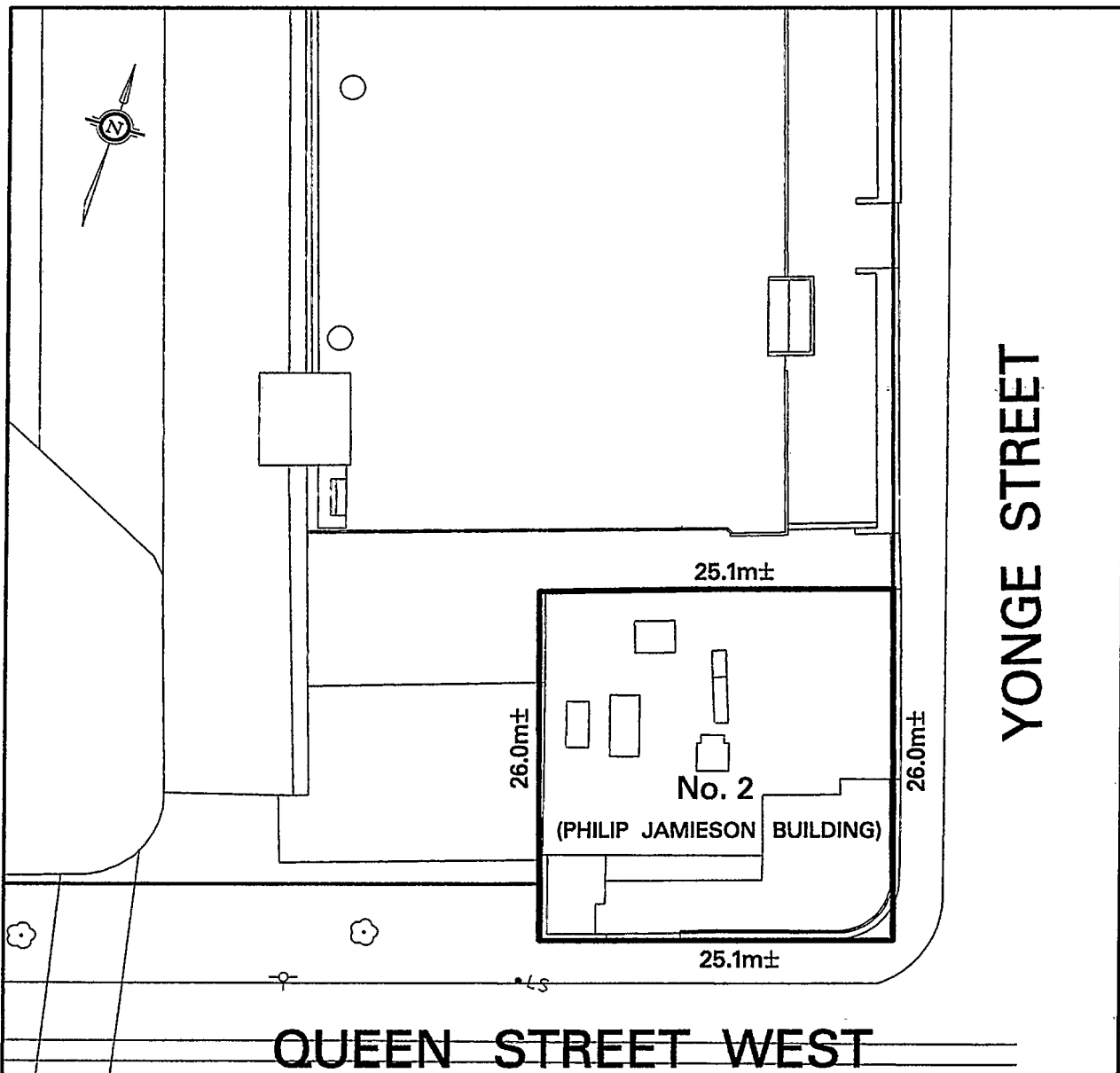
PT LT 4 PL 6A TORONTO PT 1 63R3631

City of Toronto, Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2007-257 dated October 23, 2007, as set out in Schedule "C".

SCHEDULE "C"



Toronto

TECHNICAL SERVICES DIVISION
SURVEY & MAPPING SERVICES

NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS. IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK

PROPERTY INFORMATION SHEET

No. 2 QUEEN STREET WEST
(PHILIP JAMIESON BUILDING)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST
(NOT TO SCALE)

WARD 28 - TORONTO CENTRE-ROSEDALE
DATE: OCT. 23, 2007

SKETCH No. PS-2007-257