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FEB 24 1997

IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990, CHAPTER O.18 AND  
317 QUEEN STREET EAST  
CITY OF TORONTO, PROVINCE OF ONTARIO


NOTICE OF PASSING OF BY-LAW

To: 1175484 Ontario Inc.  
317 Queen Street East  
Toronto, Ontario  
M5A 1S7

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

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 1997-0070 to designate 317 Queen Street East as being of architectural value or interest.

Dated at Toronto this 21st day of February, 1997.



Sydney K. Baxter  
City Clerk

No. 1997-0070. A BY-LAW

*To designate the property at 317 Queen Street East as  
being of architectural value or interest.*

(Passed February 3, 1997.)

WHEREAS by Clause 13 of Neighbourhoods Committee Report No. 3, adopted by Council at its meeting held on February 3, 1997, authority was granted to designate the property at 317 Queen Street East as being of architectural 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 historical or architectural value or interest;

AND WHEREAS the Council of The Corporation of the City of Toronto has caused to be served upon the owners of the land and premises known as No. 317 Queen Street East and upon the Ontario Heritage Foundation Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*;

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

AND WHEREAS no notice of objection to the proposed designation has been served upon the Clerk of the municipality;

THEREFORE the Council of The Corporation of the City of Toronto enacts as follows:

1. The property at 317 Queen Street East, more particularly described and shown on Schedule "A" to this by-law, is being designated as being of architectural 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 Schedules "A" and "C" 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 owner of the property at 317 Queen Street East and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

BARBARA HALL,  
Mayor.

SYDNEY K. BAXTER  
City Clerk.

Council Chamber,  
Toronto, February 3, 1997.  
(L.S.)

## SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of:

### FIRSTLY:

Part of Lot 40 according to Plan 7A registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), the boundaries of the land being described as follows:

Commencing at the southwesterly corner of Queen Street East and Berkeley Street;

Thence westerly from Berkeley Street along the south side of Queen Street East 12.19 metres;

Thence southerly and parallel with Berkeley Street aforesaid 30.48 metres to a lane;

Thence easterly and parallel with Queen Street East along said lane 12.19 metres to Berkeley Street;

Thence northerly along Berkeley Street 30.48 metres to the point of commencement.

The southerly limit of Queen Street East and the westerly limit of Berkeley Street as confirmed under the Boundaries Act by Plan BA-1749 (CT417089).

### SECONDLY:

Part of Lot 40 according to Plan 7A registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), the boundaries of the land being described as follows:

Commencing at a point in the southerly limit of Queen Street East at a distance of 12.19 metres westerly from the corner of Queen Street East and Berkeley Street;

Thence westerly along the southerly limit of Queen Street East aforesaid 12.50 metres;

Thence southerly parallel to Berkeley Street 30.48 metres to a lane 3.05 metres in width;

Thence easterly along the north side of said lane 12.50 metres;

Thence northerly parallel to Berkeley Street aforesaid 30.48 metres to the point of commencement.

Together with the Right-of-way and of ingress, egress and regress at all times of the day and night in, over and upon the above-mentioned lane leading from Berkeley Street aforesaid being 3.05 metres in width by 24.69 metres in depth.

The southerly limit of Queen Street East as confirmed under the Boundaries Act by Plan BA-1749 (CT417089).

The hereinbefore FIRSTLY and SECONDLY described lands being delineated by heavy outline on Plan SYE 2830 dated January 24, 1997 as set out in Schedule "C".

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SCHEDULE "B"

Heritage Property Report

Property Research Summary

Address: 317 Queen Street East

Ward: 07

Current Name: Not Applicable

Historical Name: Berkeley Street Wesleyan Methodist Church

Construction Date: 1871

Architect: Smith and Gemmell

Contractor/Builder: Unknown

Additions/Alterations: Alter interior, 1956; Interior alterations to convert church to radio, television and film production office, Lance W. Ward and Associates, Engineers, 1964; Erect fire escapes on the east and west elevations of the building, Lance W. Ward and Associates, Engineers, 1964; Some openings bricked-in.

Original Owner(s): Wesleyan Methodist Church

Original Use: Religious (Church)

Current Use: Not Applicable

Category: C

Recording Date: October 2, 1996

Recorder: HPD:jc

History

Land Development:

The lands on which the property at 317 Queen Street East stands were laid out in the mid-1790's, situated in an area just outside the original boundaries of the Town of York. The original Town of York plan, laid out by Alexander Aitken in 1793, consisted of ten square "city" blocks, bounded by Front Street East, Adelaide Street East, George Street and Berkeley Street.

Situated to the northeast of the town proper, the land bounded by Queen Street East (Lot Street), Ontario Street, King Street East (Duke Street) and Parliament Street was purchased in 1796 by The Honourable David W. Smith, the Surveyor-General of Upper Canada. Smith owned over 900 acres of land in the Township of York, of which 116 acres were south of modern day Bloor Street. On the southerly portion of this large lot was Smith's house, known as Maryville Lodge. Maryville Lodge was one of the finest early Town of York estates.

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Plan 7A was registered in the mid-1830's and divided the property into 44 lots. In 1840, Lots 40 and 41 were purchased by Joseph Easton, and were sold nine years later to John Dempsey. In 1858, a small portion of the property was purchased by Thomas Thompson, a saddler.

In 1861, the lands owned by Dempsey and Thompson were sold to the Trustees of the Toronto Berkeley Street Wesleyan Methodist Church.

#### Wesleyan Methodist Church:

The Berkeley Street Wesleyan Methodist Church congregation was an offshoot of the Richmond Street Methodist Church. The congregation originally met in a small school building at the corner of King Street East and Berkeley Street but, when the building was sold, the Church Trustees, which included W. T. Aiken, Thomas Storm and James Gooderham, sought out new lands upon which to build a church.

On February 25, 1861, the Trustees purchased the current site at the southwest corner of Berkeley Street and Queen Street East. The lands contained a small frame building which had served the congregation as a Sunday School, meeting hall and church since the late 1850's. A larger, more permanent church was completed on the site in 1871.

In 1925, the Methodist Church of Canada, a number of Presbyterian churches and some Congregational churches united to form the United Church of Canada. After this, the Berkeley Street

Wesleyan Methodist Church became known as the Berkeley Street United Church. In 1956, the church building was converted into radio, television and film studios for the United Church of Canada. Known as the Berkeley Street Studios, it functioned as production offices until the early 1990's.

#### Architecture

##### 317 Queen Street East:

The property at 317 Queen Street East, known historically as the Berkeley Street Wesleyan Methodist Church, was constructed in 1871 according to the design of the Toronto architectural firm of Smith and Gemmell. In 1956, the interior of the building was altered for use as a radio and television building. In 1964, further interior alterations converted the church to radio, television and film production offices, according to the design of Lance W. Ward and Associates, Engineers.

Constructed in red brick with stone foundations, the building is oriented on a north-south axis. Featuring elements of the Gothic Revival style, the main (Queen Street East) elevation is divided into three bays by four brick pilasters. The corner pilasters rise from angle buttresses and are terminated with metal pinnacles, while the flanking central bay pilasters are terminated with octagonal turrets. The pilaster copings are finished in stone.

The centrally situated main entrance is raised and is flanked by smaller single aisle entrances, all featuring double wooden doors surmounted by glazed transoms. The transom above the central door has a quatrefoil, while the transoms above the side doors contain single roundels. The openings are highlighted by stone hood moulds. Above, the main window contains a grouping of lancet windows, plate tracery and a sexfoil, while paired lancet windows surmounted by a single roundel are situated above each aisle entrance. All openings feature stained glass, stone sills, metal hood moulds and label stops. Stepped buttresses flank the facade and brick corbelling highlights the cornice level.

The east and west elevations feature six bays, separated by full-height brick pilasters. At the basement level, the four centre bays contain segmentally arched openings, and the end bays accommodate a pair of segmentally arched openings. Above, each bay displays a pointed window featuring rough aggregate stone sills, metal hood moulds,

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stone label stops, and roundels. Most window openings contain stained glass. Brick corbelling highlights the cornice level.

The south (rear) elevation is finished in brick and is separated into three bays. The central bay is flanked by a pair of chimney flues, and the cornice is ornamented with brick corbelling. A gabled roof covers the building.

#### Context

The building at 317 Queen Street is situated on the southwest corner of Berkeley Street and Queen Street East and is flanked by a variety of late 19th Century, early 20th Century and modern buildings. Set at the edge of the property line, the former Berkeley Street Wesleyan Methodist Church serves as a reminder of the mid-19th Century character of the neighbourhood. It is a notable building on the south side of Queen Street East, between Ontario and Parliament Streets.

#### Summary

The property at 317 Queen Street East, known historically as the Berkeley Street Wesleyan Methodist Church, is identified for designation for architectural and historical reasons.

Erected in 1871 according to the design of the Toronto architectural firm of Smith and Gemmell, the church features red brick with stone foundations and detailing. Displaying elements of the Gothic Revival style, the building has a raised, centrally situated main entrance flanked by aisle entrances, pointed window openings with Geometrical tracery and hood moulds with label stops, stepped buttresses, brick pilasters, brick corbelling at the cornice level and a gabled roof.

Situated on the southwest corner of Queen Street East and Berkeley street, the former church is an historical reminder of the social and architectural development of the City of Toronto.

#### Sources Consulted

Arthur, Eric. Toronto, No Mean City. University of Toronto Press: Toronto, 1986.

Assessment Rolls: 1856, 1870-1874

Building Permits: #79526, #79637

City of Toronto Directories: 1925-1935, 1954-1957, 1972-1992

Eckler, David. Berkeley Square, Heritage Preservation Report. 1996.

Land Registry Office: Plan 7A, Lots 40 and 41

McHugh, Patricia. Toronto Architecture: A City Guide. McClelland and Stewart Inc., Toronto, 1989.

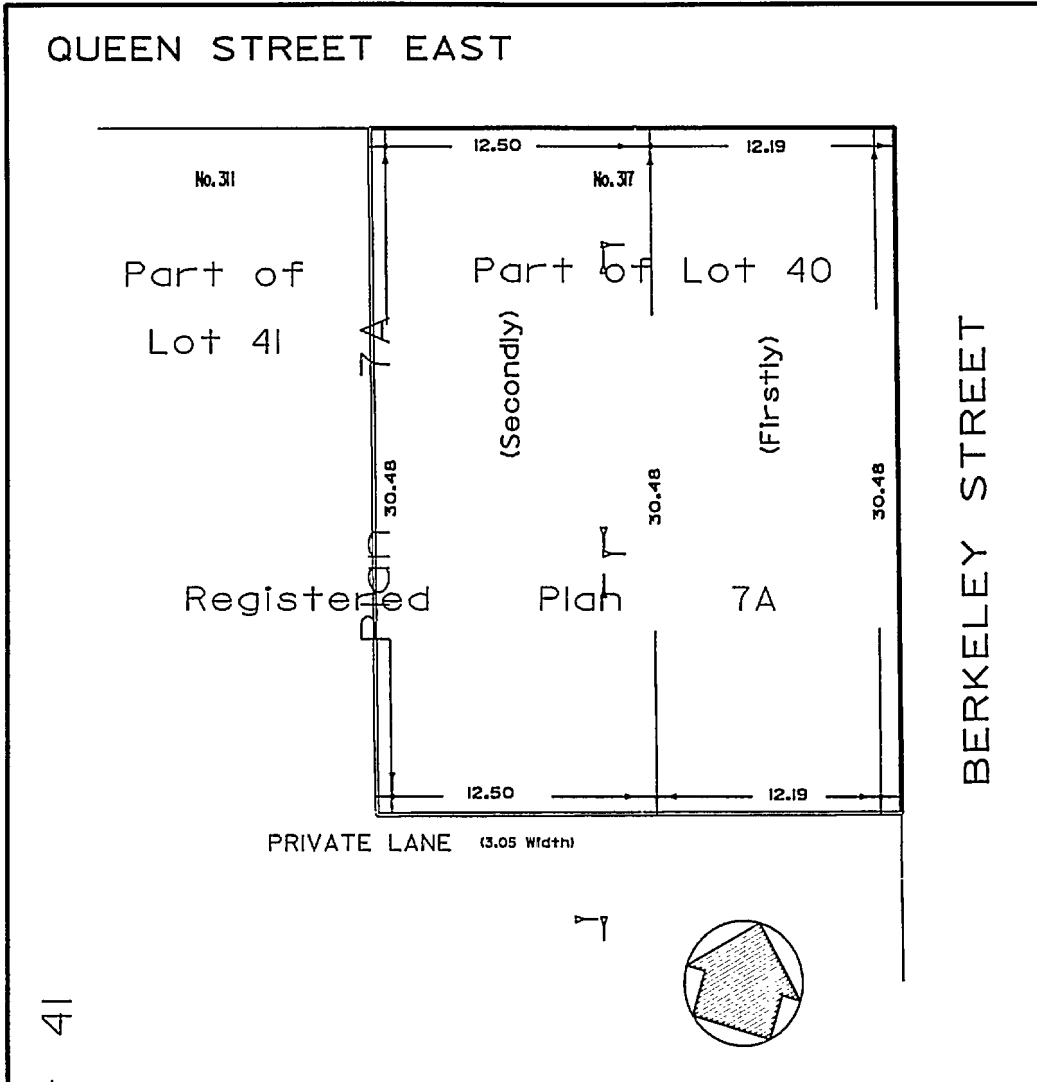
Robertson, John Ross. Robertson's Landmarks of Toronto, Volume Four, Toronto, 1904.

Joan Crosbie  
October/1996

SCHEDULE "C"

MAP AREA 510-22

QUEEN STREET EAST



Part of  
Lot 41

Lot 41



Premises No. 317 QUEEN STREET EAST

CITY WORKS SERVICES  
CITY OF TORONTO

SKETCH TO ILLUSTRATE

LAND DESIGNATED AS  
BEING OF ARCHITECTURAL AND  
HISTORICAL VALUE OR INTEREST

RATIO 1:250



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.

Drawn ME  
Checked W.J.M.  
Date: JAN. 24, 1997.

W. Kowalenko-City Surveyor

FILE  
Q1-H28

PLAN SYE2830

SYE2830