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City Clerk's Office

Secretariat  
City Hall, 2<sup>nd</sup> Floor, West  
100 Queen Street West  
Toronto, Ontario M5H 2N2

John D. Elvidge  
City Clerk

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RECEIVED  
2021/11/30  
(YYYY/MM/DD)  
Ontario Heritage Trust

**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990, CHAPTER O.18 AND  
CITY OF TORONTO, PROVINCE OF ONTARIO  
1354, 1358 AND 1360 QUEEN STREET WEST**

**NOTICE OF PASSING OF DESIGNATION BY-LAW 937-2021**

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3  
[registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca)

TAKE NOTICE that Council for the City of Toronto passed Designation By-law 937-2021 on November 9, 10 and 12, 2021 which designates the lands, buildings and structures known municipally as 1354, 1358 and 1360 Queen Street West under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, as a property of cultural heritage value or interest.

This notice is being served to the Owner of the Property, the Ontario Heritage Trust, and any Objectors and Interested Persons.

The City Clerk received an objection to the Notice of Intention to Designate the Property and City Council considered the objection in making its decision at its meeting on November 9, 10 and 12, 2021. Refer to Item PH27.9.

**IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:**

Take notice that an appeal of the Designation by-law for the Property by those persons permitted to appeal under section 29 of the Ontario Heritage Act may be made by filing a notice of appeal with the City Clerk, Attention: Administrator, Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2.; Email: [hertpb@toronto.ca](mailto:hertpb@toronto.ca) within thirty days of December 1, 2021, which is December 31, 2021.

**A Notice of Appeal must:**

- (1) set out the reasons for the objection to the designation by-law; and
- (2) set out the reasons in support of the objection to the designation by-law.

If you wish to appeal to the Ontario Land Tribunal (OLT), forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>.

**Who Can File An Appeal:**

Any persons who object to the designation by-law may refer the matter to the Ontario Land Tribunal.

**Getting Additional Information:**

A copy of the by-law and background information about the application is available for public inspection by contacting Heritage Planning staff at [heritageplanning@toronto.ca](mailto:heritageplanning@toronto.ca).

Further information in respect of the Designation By-law is available from the City of Toronto at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH27.9>

Dated at the City of Toronto on December 1, 2021.



60 John D. Elvidge  
City Clerk

Authority: Planning and Housing Committee  
Item PH27.9, as adopted by City of Toronto  
Council on November 9, 10 and 12, 2021

## **CITY OF TORONTO**

### **BY-LAW 937-2021**

**To designate the property at 1354, 1358, and 1360 Queen Street West as being of cultural heritage value or interest.**

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

Whereas authority was granted by Council to designate the property at 1354, 1358, and 1360 Queen Street West as being 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 lands and premises known as 1354, 1358, and 1360 Queen Street West and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas a notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act and was considered by City Council; and

Whereas the reasons for designation are set out in Schedule A to this By-law;

The Council of the City of Toronto enacts:

1. The property at 1354, 1358, and 1360 Queen Street West, more particularly described in Schedule B 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 1354, 1358, and 1360 Queen Street West at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on November 12, 2021.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

## **SCHEDULE A**

### **STATEMENT OF SIGNIFICANCE**

1354, 1358, and 1360 Queen Street West (J.C Mussen Block)

#### **Reasons for Designation**

The properties at 1354 (including active entrances 2, 4 and 6 Brock Avenue and 1356 Queen Street West), 1358, and 1360 Queen Street West are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the criteria of design and physical, historical and associative, and contextual values.

#### **Description**

The properties at 1354 (including active entrances 2, 4 and 6 Brock Avenue and 1356 Queen Street West), 1358, and 1360 Queen Street West are located at the northwest corner of Queen Street West and Brock Avenue. They are situated in the location of the historic Village of Parkdale (1878), which later became the Town of Parkdale in 1885 until it was annexed by the City of Toronto in 1889. The properties are located in the Parkdale Main Street.

1354 Queen Street West is comprised of a three-storey brick and stone, rectangular-form building at the northwest corner of Queen Street West and Brock Avenue. The property was constructed in c.1881 by J. C. Mussen as part of a business block that he erected west of the toll-gate at present-day Brock Avenue. The original occupant of this property was likely John Wanless & Son, a hardware store. To the west of this property are 1358 and 1360 Queen Street West, which contain two, two-storey rectangular-form buildings and were also likely constructed as part of the J. C. Mussen Block in c.1881. It is not clear who the original occupants were of 1358 and 1360 Queen Street West. The properties were included on the City's Heritage Register on December 16, 2020. The properties are located in the Parkdale Main Street Heritage Conservation District study area.

#### **Statement of Cultural Heritage Value**

##### Design or Physical Value

The properties at 1354, 1358, and 1360 Queen Street West are valued as representative examples of the Italianate style, which was popularized in Ontario during the mid-nineteenth century and was frequently applied to commercial buildings. The Italianate architectural style is characterized by the stylization and exaggeration of select features, often times with motifs being repeated several times across buildings. Elements of the style are evident at 1354 Queen Street West in the flat-headed window openings with stone sills at the second-storey of the principal (south) and side (east) elevations and in the semi-circular window openings with cast-stone sills in the third-storey of the same elevations. The style can further be seen in the segment of horizontal banding, which continues from the principal (south) elevation into the side (east) elevation and separates the second- and third-storey windows. The third-storey windows in the principal (south) elevation contain additional ornamentation, each surmounted by a semi-circular drip mould that is interrupted by a fluted corbel and sits atop a pilaster on either side. Also flanking each third-storey window is an extra level of detail in the form of punched foliage square panels.

Above the third-storey windows in the principal (south) elevation is continuous dentil moulding, with an ornamental corbel at the termination of the side (west) elevation, and a cornice, which is set below continuous squared-off corbels. The dentil moulding and cornice are continued in the side (east) elevation, and the third-storey windows are set below a continuous horizontal banding that forms drip moulds above each window. In the rear (north) elevation below the roof are stepped corbels that connect to the dentil moulding.

The Italianate style can be seen in the properties at 1358 and 1360 Queen Street West in the masonry, which contains polychromatic red and yellow brick at the second-storey. At the second-storey is a continuous polychromatic brick banding in a soldier course pattern, which alternates between red and yellow brick and includes yellow brick laid horizontally on either side of the soldier course. Above the second-storey windows are yellow brick segmental-arches with red brick keystones above each window. Also evident of the Italianate style is the repetition of the segmental-arched windows, which appear in an alternating 1x2 pattern in the second-storey. Similar to the neighbouring property at 1360 Queen Street West, the windows contain stone sills, with the addition of two, stepped corbels at the base of each sill. These corbels mimic those that run along the roofline in red brick at 1360 Queen Street West. The corbels that appear below the cornice at 1358 Queen Street West are carved and smaller in scale.

#### Historical or Associative Value

The properties at 1354, 1358, and 1360 Queen Street West are valued for their association with J. C. Mussen, a prominent businessman in Parkdale who was engaged in real estate and the insurance business. He was responsible for building several houses in Parkdale and he erected this business block, which became known as the J. C. Mussen Block, in the early-1880s.

The properties at 1354, 1356, and 1360 Queen Street West are valued for their association with Sheldon and Beverly Fainer, who owned and operated their fabric, trim, and hardware business, Designer Fabrics (originally Central Bargain House), at this location for 64-years. Two prominent members of the Parkdale community, the Fainers' business became a staple in Parkdale, and they even received recognition from Her Majesty the Queen, who presented Sheldon Fainer with a Golden Jubilee Medal in 2002. The Fainers' consolidated the storefronts at 1358 and 1360 Queen Street West in 1968 to create a single entrance to the properties, and in c.2007, they expanded into the property at 1354 Queen Street West.

#### Contextual Value

The properties at 1354, 1358, and 1360 Queen Street West are important in defining, maintaining, and supporting the character of the historic Village of Parkdale. The relationship of the properties to their setting is demonstrated by the placement, setback and orientation of the properties at the northwest corner of Queen Street West and Brock Avenue. In this location, the properties act as a gateway to that intersection in an area that was historically a working-class neighbourhood where merchants, professionals, company owners, and railway and factory workers lived and worked.

The properties at 1354, 1358, and 1360 Queen Street West are physically, functionally, visually and historically linked to their surroundings, where they anchor the northwest corner of Queen Street West and Brock Avenue. Despite 1354 Queen Street West being comprised of a different scale and massing than the neighbouring properties at 1358 and 1360 Queen Street West, they

are nonetheless linked as they were simultaneously designed by J. C. Mussen. He designed all three properties in the same architectural style and in the same Main Street Commercial Block typology in order to complement one another. The properties at 1354, 1358, and 1360 Queen Street West are linked to the neighbouring properties on the north side of Queen Street West from O'Hara Avenue to Brock Avenue, where together, they establish the consistent main street character of predominantly Italianate-styled two- and three-storey buildings that are listed on the City of Toronto's Heritage Register. They are also linked to the heritage properties east of Brock Street on the north side of Queen Street West, and those on the south side of the street across from the subject properties between Dunn and Cowan Avenues.

### **Heritage Attributes**

#### Design or Physical Value

Attributes that contribute to the value of the properties at 1354, 1358, and 1360 Queen Street West being representative examples of the Italianate style:

#### 1354 Queen Street West (corner building)

- the flat-headed window openings with cast-stone sills at the second-storey of the principal (south) and side (east) elevations
- the semi-circular window openings with cast-stone sills in the third-storey of the principal (south) and side (east) elevations
- the segment of horizontal banding, which separates the second- and third-storey windows and continues into the side (east) elevation
- the semi-circular drip mould that is interrupted by a fluted corbel and sits atop a pilaster on either side that surmounts each window at the third-storey in the principal (south) elevation
- the punched foliage square panels flanking each third-storey window
- the continuous cornice and the dentil moulding below it in the principal (south) and side (east) elevation
- the ornamental corbel at the termination of the side (west) elevation at the third-storey of the principal (south) elevation
- the continuous squared-off corbels in the parapet of the principal (south) elevation
- the continuous horizontal banding that forms drip moulds above each window at the third-storey of the side (east) elevation
- the stepped corbels that connect to the dentil moulding in the rear (north) elevation

1358 Queen Street West (eastern one-bay) and 1360 Queen Street West (eastern three-bays)

- the masonry, which contains polychromatic red and yellow brick at the second-storey
- the segmental-arched windows and cast-stone sills, which appear in an alternating 1x2 pattern at the second-storey
- the two, stepped corbels at the base of each window sill at the second-storey
- the continuous polychromatic brick banding in a soldier course pattern, which alternates between red and yellow brick and includes yellow brick laid horizontally on either side of the soldier course at the second-storey
- the yellow brick segmental-arches with red brick keystones above each window at the second-storey
- the brick stepped corbels running along the roofline at 1360 Queen Street West
- the carved corbels running below the cornice at 1358 Queen Street West
- the chimney at the south end of the side (west) elevation

#### Historical or Associative Value

Attributes that contribute to the value of the properties at 1358 and 1360 Queen Street West being valued for their association with Sheldon and Beverly Fainer and Designer Fabrics:

- the first-storey recessed entrance in the second bay of 1360 Queen Street West, which was added by the Fainers when they consolidated the storefronts at 1358 and 1360 Queen Street West

#### Contextual Value

Attributes that contribute to the value of the properties at 1354, 1358, and 1360 Queen Street West as being important in defining, maintaining, and supporting the character of the historic Village of Parkdale and being physically, functionally, visually and historically linked to their surroundings:

- the recessed, first-storey corner entrance at 1354 Queen Street West
- the flat roof, three-storey scale, rectangular form, and massing of the property at 1354 Queen Street West, which responds to its location at the northwest corner of Queen Street West and Brock Avenue
- the flat roof, two-storey scale, rectangular form, and massing of the properties at 1358 and 1360 Queen Street West, which were strategically designed to respond to the architectural style and building typology of the property at 1354 Queen Street West



- the placement, setback and orientation of the properties at the northwest corner of Queen Street West and Brock Avenue, which demonstrates the relationship to their setting

Note: the rear one-storey addition at 1354 Queen Street West is not a heritage attribute.

**SCHEDULE B**  
**LEGAL DESCRIPTION**

PIN 21303-0177 (LT)

LOT 5, PART OF LOT 6, REGISTERED PLAN 521 PARKDALE, PART OF LOT 1,  
REGISTERED PLAN 439 PARKDALE  
AS IN CT530987

City of Toronto and Province of Ontario

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

PIN 21303-0176 (LT)

LOT 4, REGISTERED PLAN 521 PARKDALE;

City of Toronto and Province of Ontario

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

PIN 21303-0003 (LT)

LOT 1, REGISTERED PLAN 521 PARKDALE, THE EASTERLY LIMIT CONFIRMED BY  
66BA5 AS IN INSTRUMENT No. B36768

PIN 21303-0004 (LT)

LOT 2, REGISTERED PLAN 521 PARKDALE, THE EASTERLY AND WESTERLY LIMITS  
CONFIRMED BY 66BA5 AS IN INSTRUMENT No. B36768

PIN 21303-0005 (LT)

LOT 3, REGISTERED PLAN 521 PARKDALE, THE WESTERLY LIMIT CONFIRMED BY  
66BA5 AS IN INSTRUMENT No. B36768

City of Toronto and Province of Ontario

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