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J.S.

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



NOTICE OF INTENTION TO DESIGNATE

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 Toronto City Council intends to designate the lands and buildings known municipally as 2 Queen Street West under Part IV of the Ontario Heritage Act.

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.

Notice of an objection to the proposed designation may be served on the City Clerk, Attention: Christine Archibald, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 12th Floor, Toronto, Ontario, M5H 2N2, within thirty days of the 7th of August, 2007, **which is September 7th, 2007**. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 7th day of August, 2007.

Ulli S. Watkiss
City Clerk