

## Inclusion on the City of Toronto's Heritage Register – Midtown in Focus – Phase 1: Main Street Properties

**Date:** August 10, 2017

**To:** Toronto Preservation Board

Planning and Growth Management Committee

**From:** Chief Planner and Executive Director, City Planning Division

**Wards:** Ward 16 - Eglinton-Lawrence; Ward 22 - St. Paul's; Ward 25 - Don Valley West; Ward 26 - Don Valley West

### SUMMARY

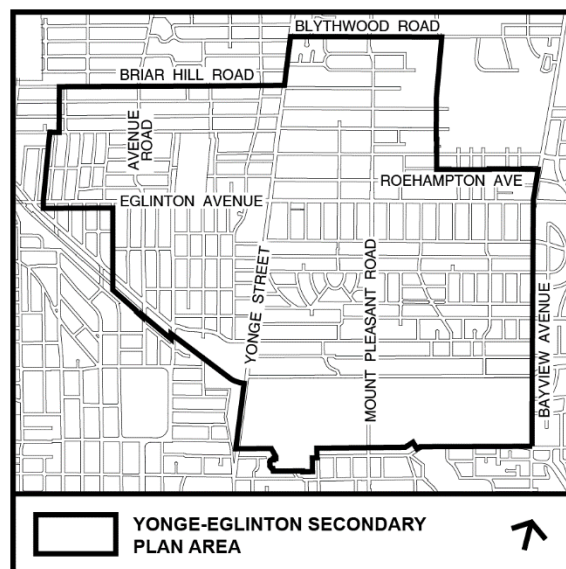
This report recommends that City Council include 258 properties identified in Recommendations 1-7 of this report on the City of Toronto's Heritage Register. The properties are located in the Midtown in Focus planning study area adjoining the Yonge-Eglinton intersection, and comprise commercial "Main Street" properties located on both sides of Bayview Avenue, Eglinton Avenue East and West, Mount Pleasant Road and Yonge Street.

This report represents Phase 1 of a project to "batch list" all of the properties in the study area that have been identified for inclusion on the City's Heritage Register.

All of the properties meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies when assessing properties for its Heritage Register.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies.

City staff will bring forward future listing and designation reports in Q4 2017 for the additional properties identified as having potential heritage value in the Midtown in Focus study area.



## **RECOMMENDATIONS**

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

1. City Council include the following 31 properties on the east side of Bayview Avenue on the City of Toronto's Heritage Register:

1487-1489 Bayview Avenue  
1493-1497 Bayview Avenue  
1515 Bayview Avenue  
1519A-1519 Bayview Avenue  
1531 Bayview Avenue  
1535 Bayview Avenue  
1575 Bayview Avenue  
1577 Bayview Avenue  
1581 Bayview Avenue  
1593-1595 Bayview Avenue  
1609 Bayview Avenue  
1613 Bayview Avenue  
1619-1621 Bayview Avenue  
1623-1625 Bayview Avenue  
1627 Bayview Avenue  
1631-1633 Bayview Avenue  
1635 Bayview Avenue  
1639B Bayview Avenue  
1641 Bayview Avenue  
1643 Bayview Avenue  
1645 Bayview Avenue  
1699A-1701 Bayview Avenue  
1703 Bayview Avenue  
1705-1707 Bayview Avenue  
1709 Bayview Avenue  
1715 Bayview Avenue  
1723 Bayview Avenue  
1725A Bayview Avenue  
1727B Bayview Avenue  
1729 Bayview Avenue  
1739 Bayview Avenue

2. City Council include the following 12 properties on the west side of Bayview Avenue on the City of Toronto's Heritage Register:

1536 Bayview Avenue  
1538 Bayview Avenue  
1540 Bayview Avenue  
1542 Bayview Avenue  
1566-1574 Bayview Avenue

1588 Bayview Avenue  
1594 Bayview Avenue  
1618 Bayview Avenue  
1642 Bayview Avenue  
1644 Bayview Avenue  
1646 Bayview Avenue  
1650-1652 Bayview Avenue

3. City Council include the following 6 properties on Eglinton Avenue East on the City of Toronto's Heritage Register:

174 Eglinton Avenue East  
180 Eglinton Avenue East  
379 Eglinton Avenue East  
381 Eglinton Avenue East  
383 Eglinton Avenue East  
393 Eglinton Avenue East

4. City Council include the following 30 properties on the north side of Eglinton Avenue West on the City of Toronto's Heritage Register:

270 Eglinton Avenue West  
272 Eglinton Avenue West  
280 Eglinton Avenue West  
282 Eglinton Avenue West  
284 Eglinton Avenue West  
286 Eglinton Avenue West  
288 Eglinton Avenue West  
290 Eglinton Avenue West  
292 Eglinton Avenue West  
294 Eglinton Avenue West  
300 Eglinton Avenue West  
302 Eglinton Avenue West  
1041 Avenue Road (306 Eglinton Avenue West)  
368 Eglinton Avenue West  
430 Eglinton Avenue West  
444 Eglinton Avenue West  
450 Eglinton Avenue West  
454 Eglinton Avenue West  
456 Eglinton Avenue West  
460 Eglinton Avenue West  
468 Eglinton Avenue West  
498 Eglinton Avenue West  
500 Eglinton Avenue West  
502 Eglinton Avenue West  
504 Eglinton Avenue West  
506 Eglinton Avenue West  
516 Eglinton Avenue West  
518 Eglinton Avenue West

524 Eglinton Avenue West  
526 Eglinton Avenue West

5. City Council include the following 6 properties on the south side of Eglinton Avenue West on the City of Toronto's Heritage Register:

185 Eglinton Avenue West  
313 Eglinton Avenue West  
379 Eglinton Avenue West  
381 Eglinton Avenue West  
523 Eglinton Avenue West  
533 Eglinton Avenue West

6. City Council include the following 62 properties on the east side of Mount Pleasant Road on the City of Toronto's Heritage Register:

505 Mount Pleasant Road  
507 Mount Pleasant Road  
509 Mount Pleasant Road  
513 Mount Pleasant Road  
515 Mount Pleasant Road  
517 Mount Pleasant Road  
519 Mount Pleasant Road  
521 Mount Pleasant Road  
535 Mount Pleasant Road  
537 Mount Pleasant Road  
539 Mount Pleasant Road  
543 Mount Pleasant Road  
545 Mount Pleasant Road  
557-559 Mount Pleasant Road  
561 Mount Pleasant Road  
563 Mount Pleasant Road  
565 Mount Pleasant Road  
567 Mount Pleasant Road  
569 Mount Pleasant Road  
571 Mount Pleasant Road  
573 Mount Pleasant Road  
575 Mount Pleasant Road  
577 Mount Pleasant Road  
579 Mount Pleasant Road  
581-583 Mount Pleasant Road  
585 Mount Pleasant Road  
593 Mount Pleasant Road  
595 Mount Pleasant Road  
609 Mount Pleasant Road  
611 Mount Pleasant Road  
613 Mount Pleasant Road  
615 Mount Pleasant Road  
617 Mount Pleasant Road



619 Mount Pleasant Road  
621 Mount Pleasant Road  
623 Mount Pleasant Road  
627 Mount Pleasant Road  
629 Mount Pleasant Road  
631 Mount Pleasant Road  
633 Mount Pleasant Road  
635 Mount Pleasant Road  
639 Mount Pleasant Road  
647A Mount Pleasant Road  
651 Mount Pleasant Road  
653 Mount Pleasant Road  
659 Mount Pleasant Road  
661 Mount Pleasant Road  
667 Mount Pleasant Road  
669 Mount Pleasant Road  
673 Mount Pleasant Road  
679 Mount Pleasant Road  
681 Mount Pleasant Road  
683 Mount Pleasant Road  
685 Mount Pleasant Road  
689-691 Mount Pleasant Road  
693 Mount Pleasant Road  
695 Mount Pleasant Road  
701 Mount Pleasant Road  
703 Mount Pleasant Road  
705 Mount Pleasant Road  
709 Mount Pleasant Road  
711 Mount Pleasant Road

7. City Council include the following 24 properties on the west side of Mount Pleasant Road on the City of Toronto's Heritage Register:

508 Mount Pleasant Road  
510 Mount Pleasant Road  
512 Mount Pleasant Road  
514 Mount Pleasant Road  
516 Mount Pleasant Road  
518 Mount Pleasant Road  
552 Mount Pleasant Road  
554 Mount Pleasant Road  
556 Mount Pleasant Road  
558 Mount Pleasant Road  
560 Mount Pleasant Road  
584 Mount Pleasant Road  
586 Mount Pleasant Road  
588 Mount Pleasant Road  
590 Mount Pleasant Road  
594 Mount Pleasant Road

596 Mount Pleasant Road  
598 Mount Pleasant Road  
600 Mount Pleasant Road  
608 Mount Pleasant Road  
610 Mount Pleasant Road  
620 Mount Pleasant Road  
622 Mount Pleasant Road  
624 Mount Pleasant Road

8. City Council include the following 65 properties on the east side of Yonge Street on the City of Toronto's Heritage Register:

1913 Yonge Street  
1919 Yonge Street  
1919A Yonge Street  
1923 Yonge Street  
1997 Yonge Street  
1999 Yonge Street  
2001 Yonge Street  
2003 Yonge Street  
2005 Yonge Street  
2007 Yonge Street  
2009 Yonge Street  
2011 Yonge Street  
2013 Yonge Street  
2019 Yonge Street  
2021 Yonge Street  
2023 Yonge Street  
2025 Yonge Street  
2027 Yonge Street  
2029 Yonge Street  
2031 Yonge Street  
2033 Yonge Street  
2035 Yonge Street  
2037 Yonge Street  
2039 Yonge Street  
2055 Yonge Street  
2057 Yonge Street  
2059 Yonge Street  
2069 Yonge Street  
2075 Yonge Street  
2079-2085 Yonge Street  
2093-2109 Yonge Street  
2111 Yonge Street  
2363 Yonge Street  
2377 Yonge Street  
2383 Yonge Street  
2439 Yonge Street  
2441 Yonge Street

2443 Yonge Street  
2445 Yonge Street  
2447 Yonge Street  
2449 Yonge Street  
2453 Yonge Street  
2457 Yonge Street  
2459 Yonge Street  
2463 Yonge Street  
2465 Yonge Street  
2471 Yonge Street  
2473 Yonge Street  
2501 Yonge Street  
2507 Yonge Street  
2509 Yonge Street  
2511 Yonge Street  
2515 Yonge Street  
2547 Yonge Street  
2549 Yonge Street  
2555 Yonge Street  
2581 Yonge Street  
2583 Yonge Street  
2585 Yonge Street  
2587 Yonge Street  
2589 Yonge Street  
2591 Yonge Street  
2597 Yonge Street  
2615 Yonge Street  
2619 Yonge Street

9. City Council include the following 11 properties on the west side of Yonge Street on the City of Toronto's Heritage Register:

2066 Yonge Street  
2072-2076 Yonge Street  
2094 Yonge Street  
2100 Yonge Street  
2150 Yonge Street  
2152 Yonge Street  
2468 Yonge Street  
2476 Yonge Street  
2482 Yonge Street  
2488 Yonge Street  
2520-2528 Yonge Street

**Note: Some addresses contain more than 1 property**

## FINANCIAL IMPACT

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There are no financial implications resulting from the adoption of this report.

## DECISION HISTORY

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On July 21, 2012, City Council established the Midtown Planning Group to create a proactive and comprehensive strategy for planning initiatives in the Yonge-Eglinton area. The Midtown Planning Group consists of the three local councillors for Wards 16, 22 and 25, representatives of local residents' associations and Business Improvement Areas, local citizens and City staff from North York and Toronto and East York Districts. A map showing the Midtown in Focus Study Area is attached (Attachment 1).

The motion establishing the Midtown Planning Group is available on the City's website at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG16.17>

On August 25, 2014, City Council adopted the Midtown in Focus – the Parks, Open Space and Streetscape Plan ("Public Realm Plan") for the Yonge-Eglinton Area. <http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=d421bf26585a2410VgnVCM10000071d60f89RCRD>

On June 14, 2016, the Toronto and East York Community Council deferred indefinitely the report (May 11, 2016) from the Chief Planner and Executive Director, City Planning, respecting Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act - 43 Millwood Road.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE17.27>

At its meeting of July 12, 2016, City Council adopted PG13.1 "Midtown in Focus: Growth, Built Form and Infrastructure Review - Status Report" including the findings and emerging directions of the first phase of the review.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG13.1>

On November 8, 2016, City Council included the property at 2512R Yonge Street on the City of Toronto's Heritage Register.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.NY17.26>

On November 8, 2016, City Council included the property at 2490 Yonge Street and a portion of the property at 2506 Yonge Street (including entrance address 2510 Yonge Street) on the City of Toronto's Heritage Register.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.NY17.27>

On March 9, 2017, City Council stated its intention to designate the property at 140 Merton Street under Part IV, Section 29 of the Ontario Heritage Act.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE22.20>

On April 5, 2017, Planning and Growth Management Committee directed the Chief Planner and Executive Director, City Planning to report to the September 7, 2017

meeting of the Planning and Growth Management Committee on the result of City Planning's review of procedures and prioritization for the inclusion of potential heritage properties on the City's Heritage Register.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG19.2>

On June 22, 2017, Toronto Preservation Board received the Heritage Evaluation Report for 1984 Yonge Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PB24.5>

On July 4, 2017, City Council stated its intention to designate the properties at 2430 and 2434 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.MM31.37>

## **ISSUE BACKGROUND**

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City staff are currently finalizing the Midtown in Focus: Cultural Heritage Resource Assessment (CHRA) report which documents the area's archaeological and development history and identifies properties of cultural heritage value or interest for listings and designations. The CHRA is informing the development of planning policies and guidelines for the Midtown planning area and it provides data and analysis to support the inclusion of heritage properties on the City's Heritage Register.

While the City staff was undertaking the CHRA, the former Bank of Montreal building located at 2444 Yonge Street was demolished on January 21, 2017. Although the property had been identified in the assessment, it had yet to be included on the City's Heritage Register. This demolition highlighted the urgent need to accelerate protections for potential heritage properties in the area, to prevent additional losses.

Concurrently, City staff were requested to develop new procedures to streamline the listing of properties and to determine the feasibility of creating a City-wide survey of heritage properties to identify and list all the properties that Council believes to be of cultural heritage value or interest. Properties where there are reasonable grounds to conclude that contextual or other 9/06 criteria have been met would be taken forward for listing. The listing of non-designated properties would give greater clarity to property owners with regards to the City's interest and the application of Official Plan policies.

The Midtown in Focus "batch list" of 258 commercial "Main Street" properties in the growth centre is phase 1 and is piloting an improved procedure for identifying potential heritage properties for inclusion on the City's Heritage Register, with the aim to achieve timely listing of properties when undertaking local area studies.

The large number of properties being added to the Heritage Register at one time is unprecedented. During the next eight months, Heritage Preservation Services will monitor and review the preparation and implementation of "batch listings" to determine any immediate or subsequent impacts on staffing and service levels for research and development review, and will determine if batch listing has any implications for the processing of planning applications.

## COMMENTS

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### **Midtown in Focus: Cultural Heritage Resource Assessment (CHRA)**

Midtown in Focus, an inter-divisional initiative led by City Planning, is a response to the rapid intensification and change underway in parts of the Yonge-Eglinton Secondary Plan area. The study seeks to ensure that growth positively contributes to the vitality and quality of life in one of Toronto's most dynamic neighbourhoods.

In September 2015, City staff along with its consultants Taylor Hazel Architects and Timmins Martelle Heritage Consultants, initiated the CHRA, a comprehensive assessment and documentation of cultural heritage resources, including built heritage, cultural heritage landscapes and archaeological resources, in the Apartment Neighbourhoods and Mixed-Use Areas within the Midtown in Focus Study Area.

The CHRA includes a historical overview for Midtown, provides a Stage I archaeological assessment and, applying provincial criteria, identifies potential cultural heritage resources for the Heritage Register, including individual properties, Heritage Conservation Districts, and Cultural Heritage Landscapes. For the purpose of identification of properties with potential cultural heritage value or interest, the scope of work was limited to the boundaries of the growth centre, which includes the areas designated in the Official Plan as Apartment Neighbourhoods and Mixed-Use Areas.

The City's consultants completed the CHRA in April 2017. City Staff conducted further analysis and requested revisions were made where appropriate.

### **Community Consultation**

As part of the Midtown in Focus study, a robust consultation process was undertaken to solicit community input to the CHRA.

On November 30, 2015, a summary of the historical evolution of the area and the study methodology was presented to the Midtown Planning Group. Preliminary findings were subsequently shared and discussed with the Midtown Planning Group in March 2016, and with members of the public at an open house in April 2016, as well as several Planners in Public Spaces sessions in 2016.

City Staff discussed the study findings and draft preliminary recommendations with the Midtown Planning Group in February 2017 and subsequently with representatives from the North Toronto Historical Society and resident associations. Interviews with local historians and representatives from the North Toronto Historical Society, and the North York and Toronto and East York Community Preservation Panels, were completed in April 2016. These local historians reviewed draft recommendations and suggested additional properties having potential heritage value for consideration.

On June 3, 2017, the study findings were presented at the Midtown in Focus Open House. Throughout the community consultation and engagement activities, meeting participants have supported the CHRA and have clearly indicated the extent to which they value heritage preservation in face of significant intensification in the area.

Attendees emphasized the North Toronto's rich history, and the contextual and community value of the area, particularly in village areas along main streets.

### **Batch Listing of Midtown in Focus Heritage Properties**

While the CHRA was underway, Heritage Preservation Services brought forward research and evaluation reports for seven properties within the study area: 140 Merton Street (War Amps Building), 43 Millwood Road (Davisville Public School), 1984 Yonge Street (house form building), 2430 Yonge Street (Singer Sewing Machine Building), 2434 Yonge Street (Burroughes Furniture Company Building), 2490-2506 Yonge Street (Capitol Theatre Building), and 2512R Yonge Street (Eglinton Orange Hall).

With the completion of the CHRA and in preparing this report, City staff conducted a further field survey of the growth centre and identified additional properties for inclusion on the City's Heritage Register. In total 331 properties in the Midtown in Focus study area have been identified as properties with potential cultural heritage value. The CHRA categorized the potential heritage properties into five types based on building typology and existing use: Main Street, House Form, Office/Commercial, Apartment, and Institutional (including Places of Workshop, schools, public works and parks).

As the first phase of batch-listing for the Midtown in Focus area, this report identifies 258 "Main Street" properties for inclusion on the City's Heritage Register. In reviewing properties for the batch listing, it was determined that all of the properties identified in Recommendations 1-7 meet the Ontario Regulation 9/06 under the categories of design and contextual value. Detailed historical research was not undertaken at this time to determine potential additional values, including historical associations with individuals, communities and architects. Archival maps and city directories were consulted to determine building dates for the Statements of Significance.

Attachments 2-6 contain location maps, current photographs and Statements of Significance (Reasons for Inclusion), which identify the cultural heritage values and attributes of the properties. A historical overview of the properties and their typologies is appended as Attachment 7.

City staff will bring forward future listing and designation reports in Q4 2017 for the additional properties identified as having potential heritage value in the Midtown in Focus study area.

## **CONTACT**

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## **SIGNATURE**

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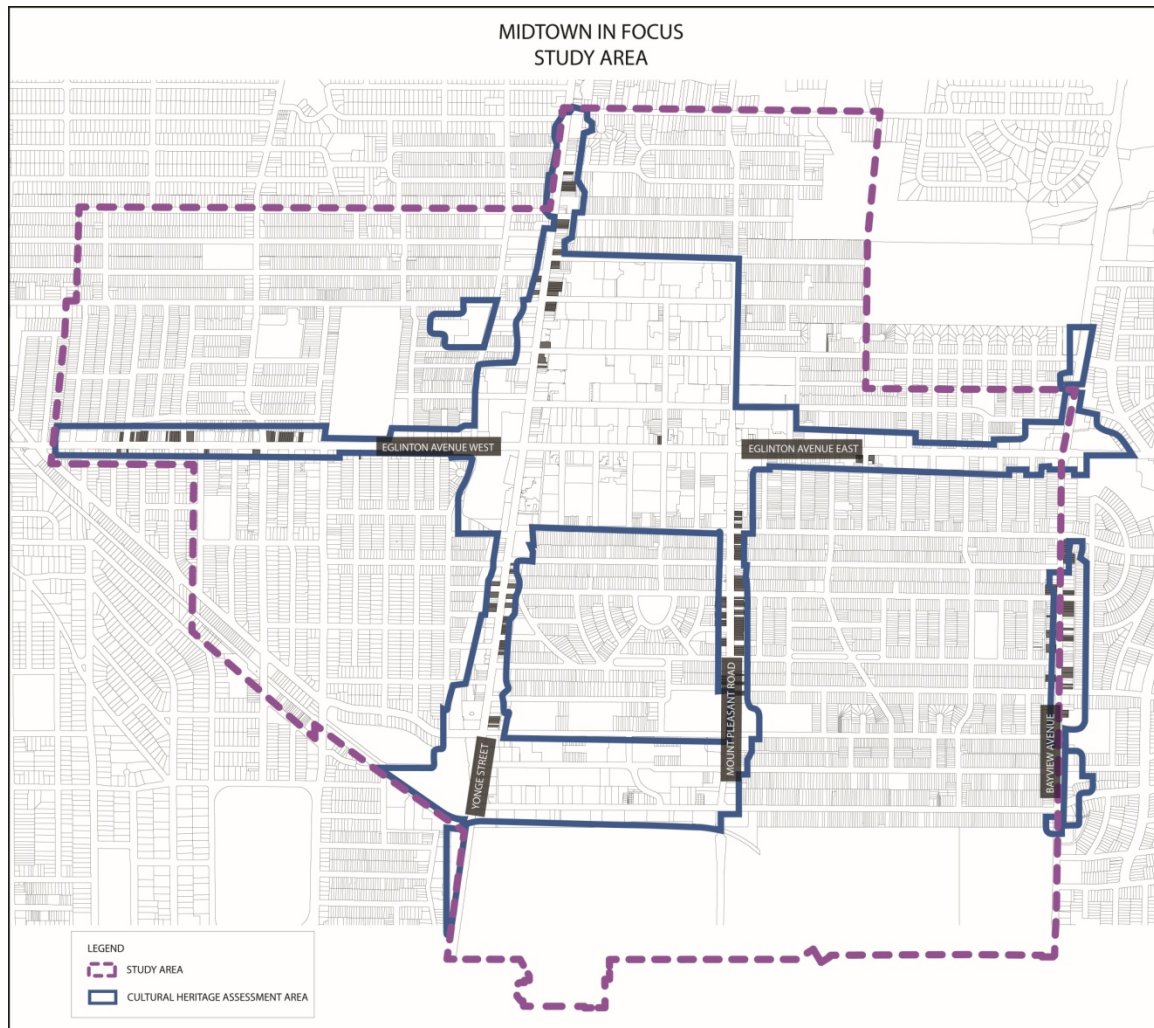
Jennifer Keesmaat, MES, MCIP, RPP  
Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

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Attachment 1: Location Map, Midtown in Focus Study Area  
Attachment 2: Bayview Avenue - Location Maps, Photographs, Statements of Significance (Reasons for Inclusion)  
Attachment 3: Eglinton Avenue East - Location Maps, Photographs, Statements of Significance (Reasons for Inclusion)  
Attachment 4: Eglinton Avenue West - Location Maps, Photographs, Statements of Significance (Reasons for Inclusion)  
Attachment 5: Mount Pleasant Road - Location Maps, Photographs, Statements of Significance (Reasons for Inclusion)  
Attachment 6: Yonge Street - Location Maps, Photographs, Statements of Significance (Reasons for Inclusion)  
Attachment 7: Historical Overview

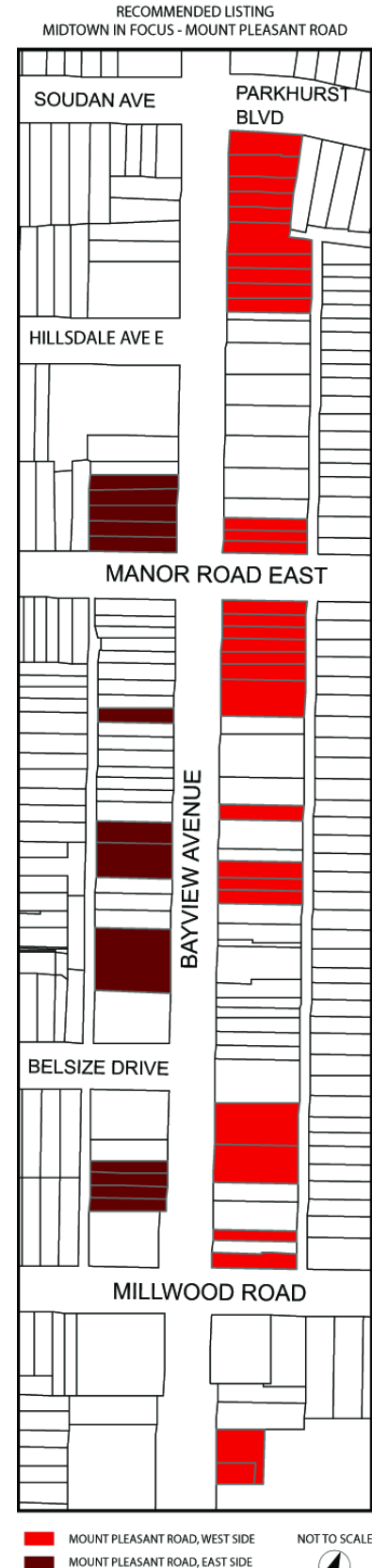




## ATTACHMENT 2

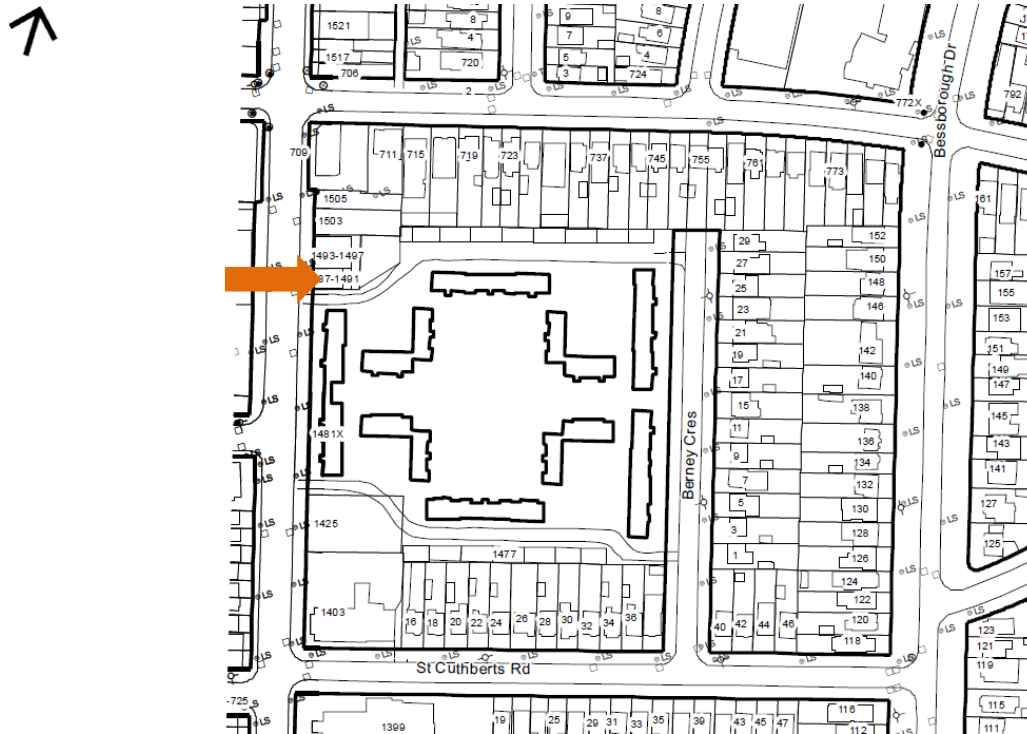
### BAYVIEW AVENUE EAST SIDE

1487-1491 Bayview Avenue  
 1493-1497 Bayview Avenue  
 1515 Bayview Avenue  
 1519 A-1519 Bayview Avenue  
 1531 Bayview Avenue  
 1535 Bayview Avenue  
 1575 Bayview Avenue  
 1577 Bayview Avenue  
 1581 Bayview Avenue  
 1593-1595 Bayview Avenue  
 1609 Bayview Avenue  
 1613 Bayview Avenue  
 1619-1621 Bayview Avenue  
 1623-1639 B Bayview Avenue  
 1641-1645 Bayview Avenue  
 1699 A-1715 Bayview Avenue  
 1723-1727B Bayview Avenue  
 1729 and 1739 Bayview Avenue



## LOCATION MAP AND PHOTOGRAPH

## 1487-1491 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 1487-1491 Bayview Avenue.



1487-1491 Bayview Avenue (Heritage Preservation Services, 2017)

## STATEMENT OF SIGNIFICANCE: 1487-1491 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1487-1491 Bayview Avenue are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The properties at 1487-1491 Bayview Avenue adjoin the east boundary of the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the historic North Toronto and Leaside communities.

Located on the east side of the street, south of Millwood Road, the properties at 1487-1491 Bayview Avenue contain a pair of two-storey commercial buildings dating to the 1950s according to the City Directory.

### Statement of Significance

The properties at 1487-1491 Bayview Avenue have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the simplified Modernist detailing with the horizontal lines and lack of ornamentation typical of those dating to the post-World War II era.

Contextually, the properties at 1487-1491 Bayview Avenue are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The buildings at 1487-1491 Bayview Avenue are historically, visually and physically linked to their setting on the east side of the street, south of Millwood Road, where they are part of a contiguous row of commercial buildings with a shared setback adjoining the Garden Court Apartments, a National Historic Site in Leaside.

## Heritage Attributes

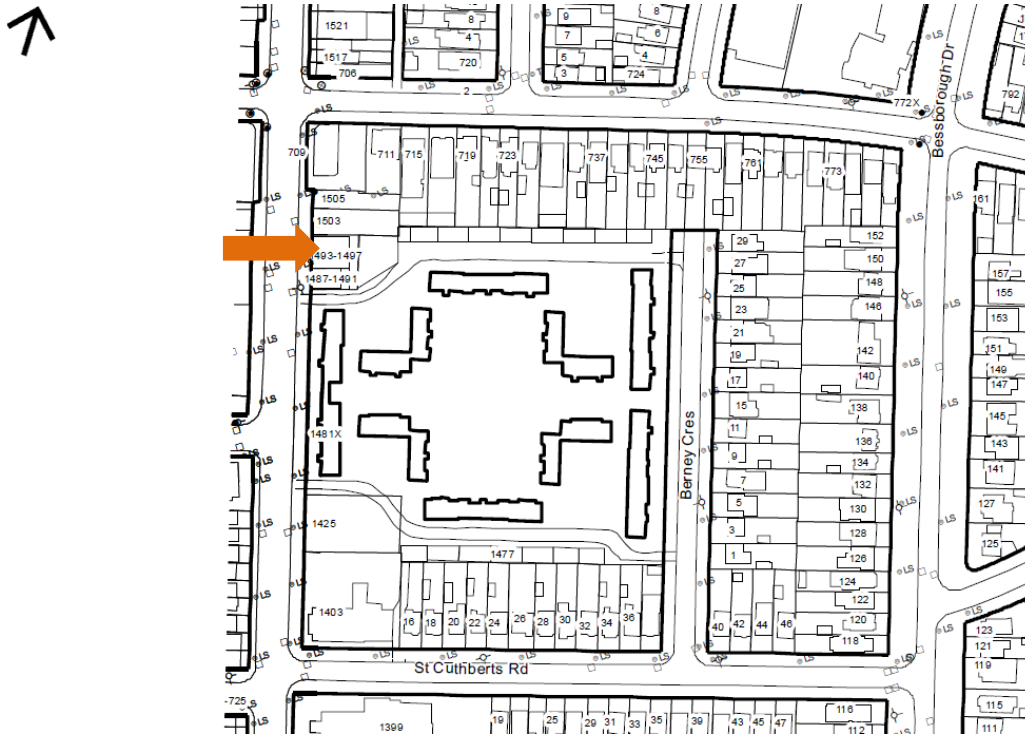
The heritage attributes of the buildings at 1487-1491 Bayview Avenue are:

- The setback, placement and orientation of the buildings on the east side of Bayview Avenue, south of Millwood Road, where they are part of a contiguous row
- The scale, form and massing of the two-storey buildings with the rectangular-shaped plans
- The flat rooflines
- The materials, with the brown brick cladding and the stone detailing
- The principal (west) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), in the second storey each building has a single and a tripartite flat-headed window opening with continuous stone lintels and sills

Note: the north elevation of 1491 Bayview Avenue adjoins the neighbouring building. No heritage attributes are identified on the south elevation of the building at 1487 Bayview Avenue, which is viewed from the street, or on the rear (east) elevations of both buildings.

## LOCATION MAP AND PHOTOGRAPH

## 1493-1497 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 1493-1497 Bayview Avenue.



1493-1497 Bayview Avenue (Heritage Preservation Services, 2017)

## STATEMENT OF SIGNIFICANCE: 1493-1497 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1493-1497 Bayview Avenue (including the entrance address at 1493A Bayview Avenue) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The properties at 1493-1497 Bayview Avenue adjoin the east boundary of the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Bayview Avenue in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the east side of the street, south of Millwood Road, the properties at 1493-1497 Bayview Avenue contain a row of two-storey commercial buildings dating to the 1950s according to the City Directory.

### Statement of Significance

The properties at 1493-1495 Bayview Avenue have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the simplified Modernist detailing with the horizontal lines and lack of ornamentation typical of those dating to the post-World War II era.

Contextually, the properties at 1493-1495 Bayview Avenue are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The buildings at 1493-1495 Bayview Avenue are historically, visually and physically linked to their setting on the east side of the street, south of Millwood Road, where they are part of a contiguous row of commercial buildings with a shared setback adjoining the Garden Court Apartments, a National Historic Site in Leaside.



## Heritage Attributes

The heritage attributes of the buildings at 1493-1497 Bayview Avenue are:

- The setback, placement and orientation of the buildings on the east side of Bayview Avenue, south of Millwood Road, where they are part of a contiguous row
- The scale, form and massing of the row of two-storey buildings with the rectangular-shaped plans
- The flat rooflines
- The materials, with the buff brick cladding and the stone detailing
- The principal (west) elevations where, in the second storey above the first (ground) floor storefronts and entrances (which have been altered), the single and double flat-headed window openings with the continuous stone band courses linking the window heads

Note: the south elevation of 1493 Bayview Avenue adjoins the neighbouring building. No heritage attributes are identified on the north elevation of 1497 Bayview Avenue, which is viewed from the street, or on the rear (east) elevations of both buildings.



## LOCATION MAP AND PHOTOGRAPH

## 1515 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1515 Bayview Avenue (including 1515A Bayview Avenue and 706 Millwood Road).



1515 Bayview Avenue (Heritage Preservation Services, 2017)

## STATEMENT OF SIGNIFICANCE: 1515 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The property at 1515 Bayview Avenue (including the entrance addresses at 1515A Bayview Avenue and 706 Millwood Road) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The property at 1515 Bayview Avenue adjoins the east boundary of the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the northeast corner of Millwood Road, the property at 1515 Bayview Avenue contains a two-storey commercial building that was first recorded in the City Directory in the World War II era.

### Statement of Significance

The property at 1515 Bayview Avenue has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the simplified Modernist detailing with the horizontal lines and lack of ornamentation typical of those dating to the World War II era.

Contextually, the property at 1515 Bayview Avenue is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1515 Bayview Avenue is historically, visually and physically linked to its setting on the northeast corner of Millwood Road where it anchors the south end of a contiguous row of commercial buildings with a shared setback in the extended block between Millwood Road and Manor Road East.

### Heritage Attributes

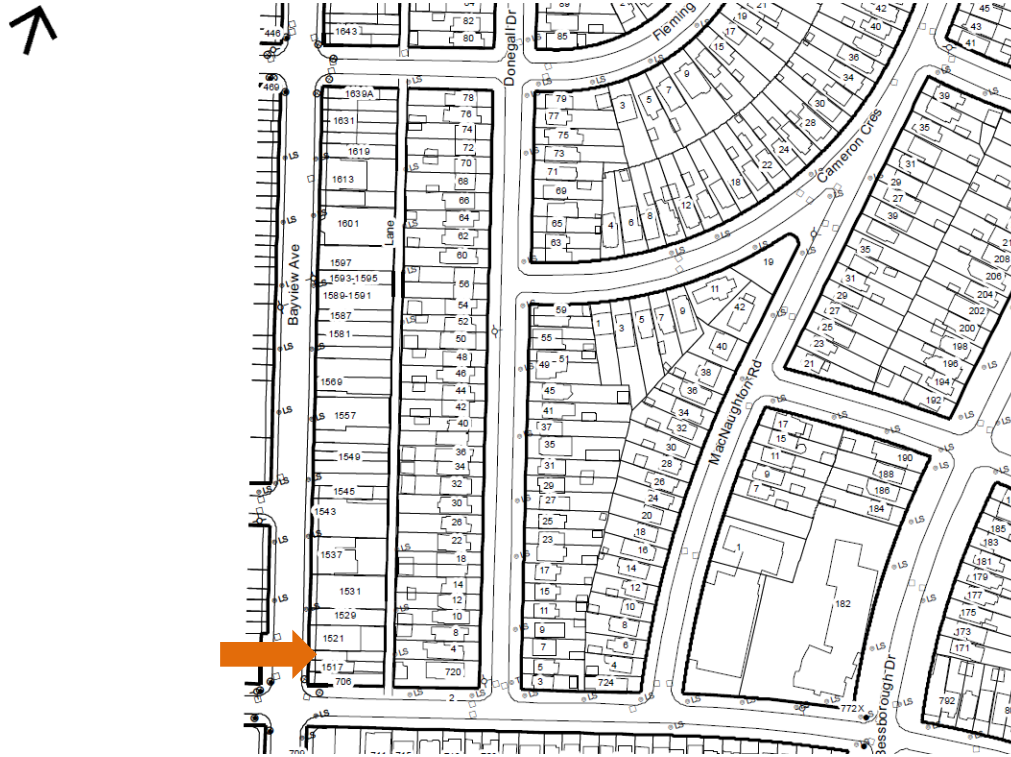
The heritage attributes of the building at 1515 Bayview Avenue are:

- The setback, placement and orientation of the building on the northeast corner of Bayview Avenue and Millwood Road
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the brick band course
- The materials, with the buff brick cladding and detailing
- On the principal (west) elevation on Bayview Avenue and the south elevation facing Millwood Road, above the first (ground) floor storefronts and entrances (which have been altered), the symmetrically-placed single and double flat-headed window openings in the second storey

Note: the north elevation adjoins the neighbouring building. Viewed from Millwood Road, the rear (east) elevation is not identified as a heritage attribute.

## LOCATION MAP AND PHOTOGRAPH

## 1519A-1519 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 1519A-1519 Bayview Avenue.



1519A-1519 Bayview Avenue (Heritage Preservation Services, 2017)

## STATEMENT OF SIGNIFICANCE: 1519A-1519 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1519A-1519 Bayview Avenue are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The properties at 1519A-1519 Bayview Avenue adjoin the east boundary of the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the east side of the street, north of Millwood Road, the properties at 1519A-1519 Bayview Avenue contain a two-storey commercial building dating to 1936-1937 according to archival sources.

### Statement of Significance

The properties at 1519A-1519 Bayview Avenue have cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the decorative corbelled brickwork typical of those dating to the interwar era in North Toronto and Leaside.

Contextually, the properties at 1519A-1519 Bayview Avenue are valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1519A-1519 Bayview Avenue is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the extended block between Millwood Road and Manor Road East.

## Heritage Attributes

The heritage attributes of the building at 1519A-1519 Bayview Avenue are:

- The setback, placement and orientation of the building on the east side of Bayview Avenue, north of Millwood Road, where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the decorative corbelled brickwork on the west elevation
- The materials, with the brick cladding and detailing (the exterior has been painted)
- On the principal (west) elevations on Bayview Avenue, above the first (ground) floor storefront and entrances (which have been altered), the large flat-headed window opening with the brick flat arch in the second storey

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevation.



## LOCATION MAP AND PHOTOGRAPH

## 1531 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1531 Bayview Avenue.



1531 Bayview Avenue (Heritage Preservation Services, 2017)

## STATEMENT OF SIGNIFICANCE: 1531 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The property at 1531 Bayview Avenue is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The property at 1531 Bayview Avenue adjoins the east boundary of the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Bayview Avenue in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the east side of the street between Millwood Road and Manor Road East, the property at 1531 Bayview Avenue contains a single-storey commercial building that was first recorded in the City Directory during the World War II era.

### Statement of Significance

The property at 1531 Bayview Avenue has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront, and the simplified Modernist detailing with the horizontal lines typical of those dating to the World War II era in North Toronto and Leaside. The building is particularly distinguished by the geometrical patterned brickwork above the storefront.

Contextually, the property at 1531 Bayview Avenue is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1531 Bayview Avenue is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the extended block between Millwood Road and Manor Road East.

### Heritage Attributes

The heritage attributes of the building at 1531 Bayview Avenue are:



- The setback, placement and orientation of the building on the east side of Bayview Avenue between Millwood Road and Manor Road East where it is part of a contiguous row
- The scale, form and massing of the single-storey building with the rectangular-shaped plan
- The flat roofline with the decorative corbelled brickwork on the west elevation
- The materials, with the buff brick cladding and the buff and red brick detailing
- On the principal (west) elevation on Bayview Avenue, above and adjoining the first (ground) floor storefront and entrance (which have been altered), the contrasting red brickwork

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevation.

## LOCATION MAP AND PHOTOGRAPH

## 1535 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1535 Bayview Avenue.



1535 Bayview Avenue (Heritage Preservation Services, 2017)

## STATEMENT OF SIGNIFICANCE: 1535 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The property at 1535 Bayview Avenue (including the entrance addresses at 1535A, 1535B, 1537, 1537A, 1539 and 1539A Bayview Avenue) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The property at 1535 Bayview Avenue adjoins the east boundary of the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the east side of the street between Millwood Road and Manor Road East, the property at 1535 Bayview Avenue contains a two-storey commercial building dating to the World War II era according to the City Directory.

### Statement of Significance

The property at 1535 Bayview Avenue has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the simplified Modernist detailing with the horizontal lines typical of those dating to the World War II era in North Toronto and Leaside. The building is particularly distinguished by its breadth and the distinctive hexagonal-shaped windows in the second storey.

Contextually, the property at 1535 Bayview Avenue is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1535 Bayview Avenue is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the extended block between Millwood Road and Manor Road East.

## Heritage Attributes

The heritage attributes of the building at 1535 Bayview Avenue are:

- The setback, placement and orientation of the building on the east side of Bayview Avenue between Millwood Road and Manor Road East where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the stone band course on the west elevation
- The materials, with the buff brick cladding and the stone detailing
- On the principal (west) elevation on Bayview Avenue, above the first (ground) floor storefronts and entrances (which have been altered), the three pairs of flat-headed window openings with stone sills and the hexagonal-shaped window openings with the brick surrounds in the second storey

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevation.

## LOCATION MAP AND PHOTOGRAPH

## 1575 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1575 Bayview Avenue.



1575 Bayview Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE:  
(REASONS FOR INCLUSION)

1575 BAYVIEW AVENUE

The property at 1575 Bayview Avenue is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The property at 1575 Bayview Avenue adjoins the east boundary of the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the east side of the street between Millwood Road and Manor Road East, the property at 1575 Bayview Avenue contains a two-storey commercial building that was first recorded in the City Directory in the World War II era.

Statement of Significance

The property at 1575 Bayview Avenue has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the simplified Modernist detailing with the horizontal lines and lack of other ornamentation typical of those dating to the World War II era in North Toronto and Leaside.

Contextually, the property at 1575 Bayview Avenue is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1575 Bayview Avenue is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the extended block between Millwood Road and Manor Road East.

Heritage Attributes

The heritage attributes of the building at 1575 Bayview Avenue are:

- The setback, placement and orientation of the building on the east side of Bayview Avenue between Millwood Road and Manor Road East where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the stone band course on the west elevation
- The materials, with the buff brick cladding and the stone detailing
- On the principal (west) elevation on Bayview Avenue, above the first (ground) floor storefront and entrances (which have been altered), the pair of flat-headed window openings in the second storey with the stone sills and the stone band course connecting the window heads

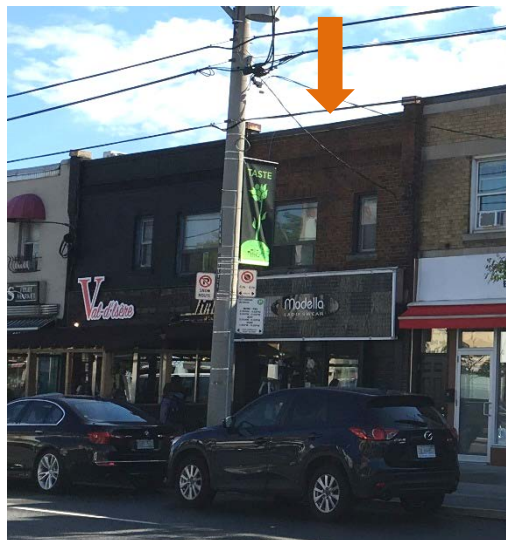
Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevation.

## LOCATION MAP AND PHOTOGRAPH

## 1577 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1577 Bayview Avenue.



1577 Bayview Avenue (Heritage Preservation Services, 2017)



## STATEMENT OF SIGNIFICANCE: 1577 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The property at 1577 Bayview Avenue is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The property at 1577 Bayview Avenue adjoins the east boundary of the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the east side of the street between Millwood Road and Manor Road East, the property at 1577 Bayview Avenue contains a two-storey commercial building that was first recorded in the City Directory in the early 1930s.

### Statement of Significance

The property at 1577 Bayview Avenue has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the decorative corbelled brickwork typical of those dating to the interwar era in North Toronto and Leaside.

Contextually, the property at 1577 Bayview Avenue is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1577 Bayview Avenue is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the extended block between Millwood Road and Manor Road East.

### Heritage Attributes

The heritage attributes of the building at 1577 Bayview Avenue are:

- The setback, placement and orientation of the building on the east side of Bayview Avenue between Millwood Road and Manor Road East where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the decorative corbelled brickwork and the brick brackets on the west elevation
- The materials, with the red brick cladding and the stone detailing
- On the principal (west) elevation on Bayview Avenue, above the first (ground) floor storefront and entrances (which have been altered), the single and double flat-headed window openings with the brick flat arches and stone sills in the second storey

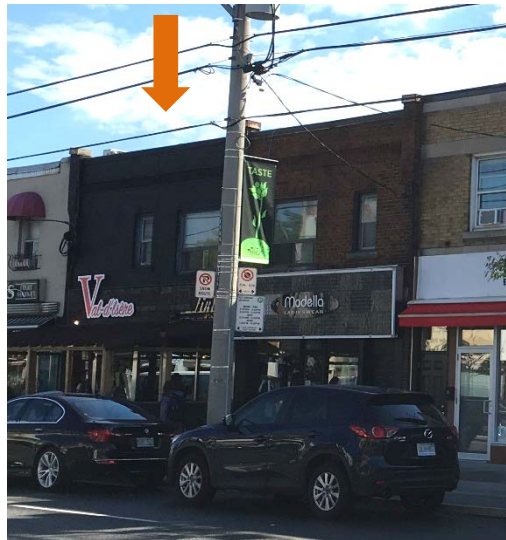
Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevation.

## LOCATION MAP AND PHOTOGRAPH

## 1581 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1581 Bayview Avenue.



1581 Bayview Avenue (Heritage Preservation Services, 2017)

## STATEMENT OF SIGNIFICANCE: 1581 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The property at 1581 Bayview Avenue is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The property at 1581 Bayview Avenue adjoins the east boundary of the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the east side of the street between Millwood Road and Manor Road East, the property at 1581 Bayview Avenue contains a two-storey commercial building that was first recorded in the City Directory in the early 1930s.

### Statement of Significance

The property at 1581 Bayview Avenue has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the decorative corbelled brickwork typical of those dating to the interwar era in North Toronto and Leaside.

Contextually, the property at 1581 Bayview Avenue is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1581 Bayview Avenue is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the extended block between Millwood Road and Manor Road East.

### Heritage Attributes

The heritage attributes of the building at 1581 Bayview Avenue are:

- The setback, placement and orientation of the building on the east side of Bayview Avenue between Millwood Road and Manor Road East
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the decorative corbelled brickwork and the brick brackets on the west elevation
- The materials, with the brick cladding and the stone detailing (the exterior has been painted)
- On the principal (west) elevation on Bayview Avenue, above the first (ground) floor storefront and entrances (which have been altered), the single and double flat-headed window openings with the brick flat arches and stone sills in the second storey

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevation.

## LOCATION MAP AND PHOTOGRAPH

## 1593-1595 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 1593-1595 Bayview Avenue.



1593-1595 Bayview Avenue (Heritage Preservation Services, 2017)

## STATEMENT OF SIGNIFICANCE: 1593-1595 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1593-1595 Bayview Avenue are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The properties at 1593-1595 Bayview Avenue adjoin the east boundary of the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the east side of the street between Millwood Road and Manor Road East, the properties at 1593-1595 Bayview Avenue contain a two-storey commercial building that was first recorded in the City Directory during the World War II era.

### Statement of Significance

The properties at 1593-1595 Bayview Avenue have cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the decorative corbelled brickwork typical of those dating to the World War II era in North Toronto and Leaside.

Contextually, the property at 1593-1595 Bayview Avenue is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1593-1595 Bayview Avenue is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the extended block between Millwood Road and Manor Road East.

### Heritage Attributes

The heritage attributes of the building at 1593-1595 Bayview Avenue are:

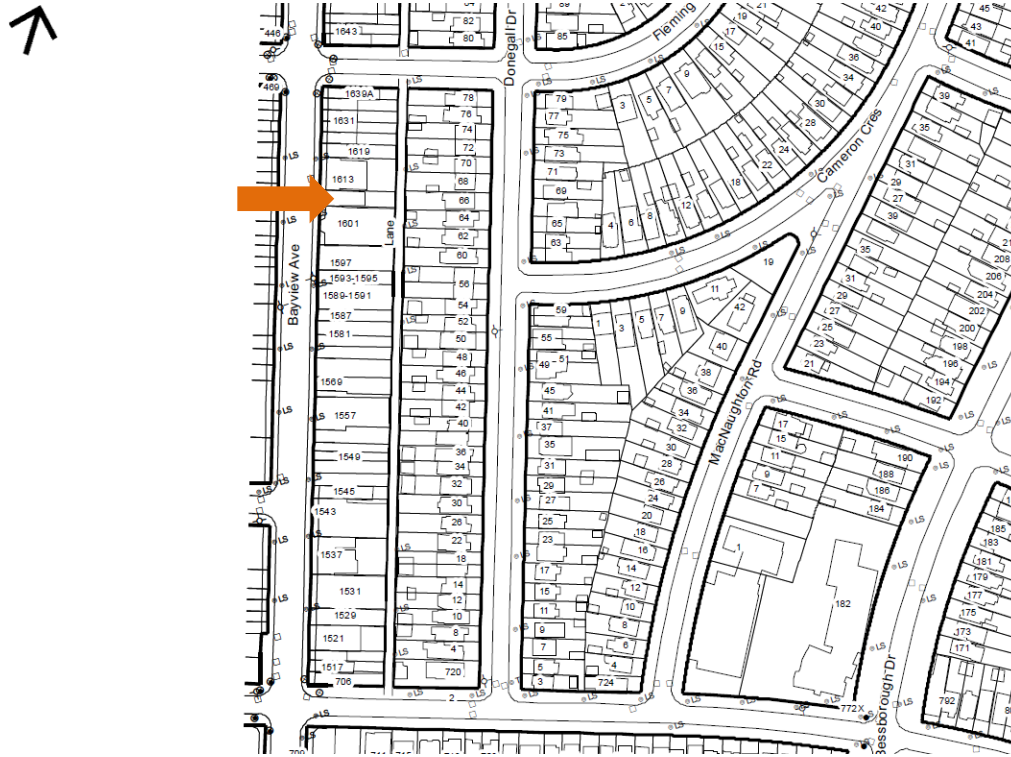
- The setback, placement and orientation of the building on the east side of Bayview Avenue between Millwood Road and Manor Road East where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the decorative corbelled brickwork and piers on the west elevation
- The materials, with the brick cladding (which has been reclad)
- On the principal (west) elevation on Bayview Avenue, above the first (ground) floor storefront and entrances (which have been altered), the pair of flat-headed window openings with the surrounds and corner blocks in the second storey

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevation.



## LOCATION MAP AND PHOTOGRAPH

## 1609 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1609 Bayview Avenue.



1609 Bayview Avenue (Heritage Preservation Services, 2017)

## STATEMENT OF SIGNIFICANCE: 1609 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The property at 1609 Bayview Avenue is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The property at 1609 Bayview Avenue adjoins the east boundary of the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Bayview Avenue in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the east side of the street between Millwood Road and Manor Road East, the property at 1609 Bayview Avenue contains a two-storey commercial building that was first recorded in the City Directory during the World War II era.

### Statement of Significance

The property at 1609 Bayview Avenue has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, glazed commercial storefront with residential or commercial units in the upper floor, and the simplified Modernist detailing with the horizontal lines and lack of other ornamentation typical of those dating to the World War II era in North Toronto and Leaside. The building is particularly distinguished by the stone cornice incorporating geometrical motifs.

Contextually, the property at 1609 Bayview Avenue is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1609 Bayview Avenue is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the extended block between Millwood Road and Manor Road East.

## Heritage Attributes

The heritage attributes of the building at 1609 Bayview Avenue are:

- The setback, placement and orientation of the building on the east side of Bayview Avenue between Millwood Road and Manor Road East where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the stone cornice with the geometrical motifs on the west elevation
- The materials, with the buff brick cladding and the stone detailing
- On the principal (west) elevation on Bayview Avenue, above the first (ground) floor storefront and entrances (which have been altered), the pair of flat-headed window openings with the stone sills in the second storey

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevation.

## LOCATION MAP AND PHOTOGRAPH

## 1613 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1613 Bayview Avenue (including 1615 and 1617 Bayview Avenue).



1613 Bayview Avenue (Heritage Preservation Services, 2017)

## STATEMENT OF SIGNIFICANCE: 1613 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The property at 1613 Bayview Avenue (including the entrance addresses at 1615 and 1617 Bayview Avenue) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The property at 1613 Bayview Avenue adjoins the east boundary of the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the east side of the street between Millwood Road and Manor Road East, the property at 1613 Bayview Avenue contains a two-storey commercial building that was first recorded in the City Directory during the World War II era.

### Statement of Significance

The property at 1613 Bayview Avenue has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, glazed commercial storefront with residential or commercial units in the upper floor, and the simplified Modernist detailing with the horizontal lines and lack of other ornamentation typical of those dating to the World War II era in North Toronto and Leaside. The building is particularly distinguished by its breadth and the stone surround on the entrance to the upper storey.

Contextually, the property at 1613 Bayview Avenue is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1613 Bayview Avenue is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the extended block between Millwood Road and Manor Road East.

## Heritage Attributes

The heritage attributes of the building at 1613 Bayview Avenue are:

- The setback, placement and orientation of the building on the east side of Bayview Avenue between Millwood Road and Manor Road East where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the stone band course on the west elevation
- The materials, with the buff brick cladding and the stone detailing
- On the principal (west) elevation on Bayview Avenue, above the first (ground) floor storefronts and entrances (which have been altered), the stone surround on the first-floor entrance to the apartments and the six symmetrically-placed flat-headed window openings with the stone sills in the second storey

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevation.



## LOCATION MAP AND PHOTOGRAPH

## 1619-1621 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1619-1621 Bayview Avenue.



1619-1621 Bayview Avenue (Heritage Preservation Services, 2017)

## STATEMENT OF SIGNIFICANCE: 1619-1621 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1619-1621 Bayview Avenue are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The properties at 1619-1621 Bayview Avenue adjoin the east boundary of the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the east side of the street between Millwood Road and Manor Road East, the properties at 1619-1621 Bayview Avenue contain a two-storey commercial building that was first recorded in the City Directory in the early 1930s.

### Statement of Significance

The properties at 1619-1621 Bayview Avenue have cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the decorative corbelled brickwork typical of those dating to the interwar era in North Toronto and Leaside.

Contextually, the properties at 1619-1621 Bayview Avenue are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1619-1621 Bayview Avenue is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the extended block between Millwood Road and Manor Road East.

### Heritage Attributes

The heritage attributes of the building at 1619-1621 Bayview Avenue are:

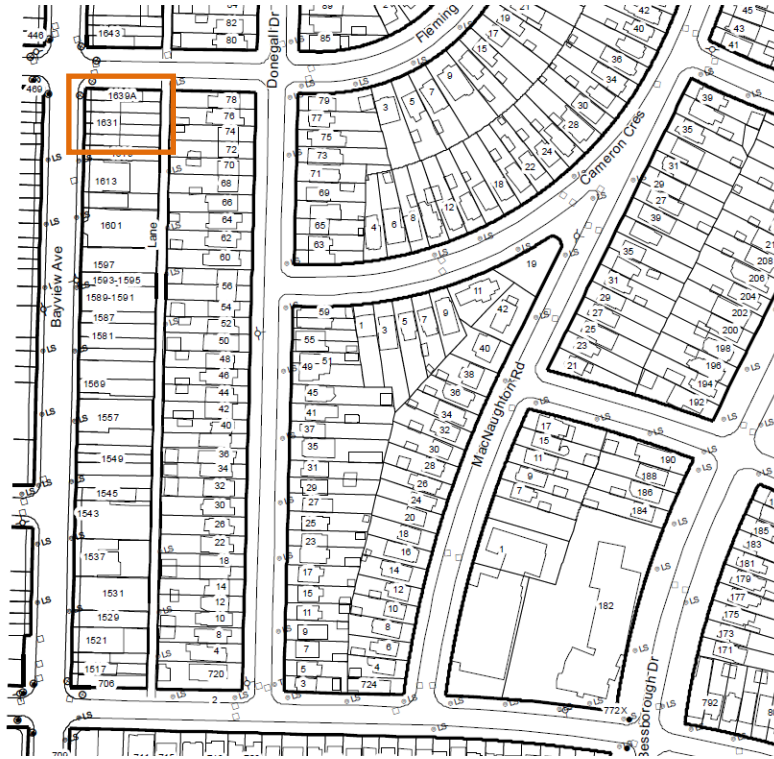


- The setback, placement and orientation of the building on the east side of Bayview Avenue between Millwood Road and Manor Road East where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the piers and corbelled brickwork on the west elevation
- The materials, with the brick cladding and detailing (the exterior has been painted)
- On the principal (west) elevation on Bayview Avenue, above the first (ground) floor storefront and entrances (which have been altered), the pair of flat-headed window openings with the brick flat arches in the second storey

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevation.

## LOCATION MAP AND PHOTOGRAPH

## 1623-1639B BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 1623-1639B Bayview Avenue are outlined.



1623-1639B Bayview Avenue (Heritage Preservation Services, 2017)

## STATEMENT OF SIGNIFICANCE: 1623-1639B BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1623-1639B Bayview Avenue are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The properties at 1623-1639B Bayview Avenue adjoin the east boundary of the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the southeast corner of Manor Road East and extending southward, the properties at 1623-1639B Bayview Avenue contain a row of five two-storey commercial buildings dating to the early 1930s according to the City Directory.

### Statement of Significance

The properties at 1623-1639B Bayview Avenue have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with the decorative corbelled brickwork typical of those dating to the interwar era in North Toronto and Leaside.

Contextually, the properties at 1623-1639B Bayview Avenue are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The buildings at 1623-1639B Bayview Avenue are historically, visually and physically linked to their setting on the southeast corner of Manor Road East at the north end of the contiguous row of commercial buildings in the extended block between Millwood Road and Manor Road East.

## Heritage Attributes

The heritage attributes of the buildings at 1623-1639B Bayview Avenue are:

- The setback, placement and orientation of the buildings on the southeast corner of Bayview Avenue and Manor Road East where they are part of a contiguous row
- The scale, form and massing of the row of five two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the decorative corbelled brickwork and the brick brackets on the west elevations
- The materials, with the buff brick cladding and detailing (the exterior of 1627 Bayview Avenue has been painted)
- The principal (west) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), each building has a single and a double flat-headed window opening with stone lintels and sills in the second storey
- On the north elevation of the building at 1639 Bayview Avenue, which faces Manor Road East, the flat-headed openings with the stone lintels and sills

Note: apart from the north elevation of 1639 Bayview Avenue, which is identified as a heritage attribute, the north and south side elevations adjoin the neighbouring buildings. Viewed from Manor Road East, no heritage attributes are identified on the rear (east) elevations.

## LOCATION MAP AND PHOTOGRAPH

## 1641-1645 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 1641-1645 Bayview Avenue are outlined.



1641-1645 Bayview Avenue (Heritage Preservation Services, 2017)

## STATEMENT OF SIGNIFICANCE: 1641-1645 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1641-1645 Bayview Avenue (including the entrance addresses at 1641B, 1543A, 1645A and 1645B Bayview Avenue) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The properties at 1641-1645 Bayview Avenue adjoin the east boundary of the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Bayview Avenue in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the northeast corner of Manor Road East, the properties at 1641-1645 Bayview Avenue contain a two-storey commercial building that was first recorded in the City Directory in the late 1930s.

### Statement of Significance

The properties at 1641-1645 Bayview Avenue have cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the decorative corbelled brickwork typical of those dating to the interwar era in North Toronto and Leaside. The building is further distinguished by the chamfered southwest corner and the distinctive hexagonal-shaped window openings.

Contextually, the properties at 1641-1645 Bayview Avenue are valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1641-1645 Bayview Avenue is historically, visually and physically linked to its setting anchoring the northeast corner of Manor Road East at the south end of the contiguous row of commercial buildings in the extended block between Manor Road East and Parkhurst Boulevard.

## Heritage Attributes

The heritage attributes of the building at 1641-1645 Bayview Avenue are:

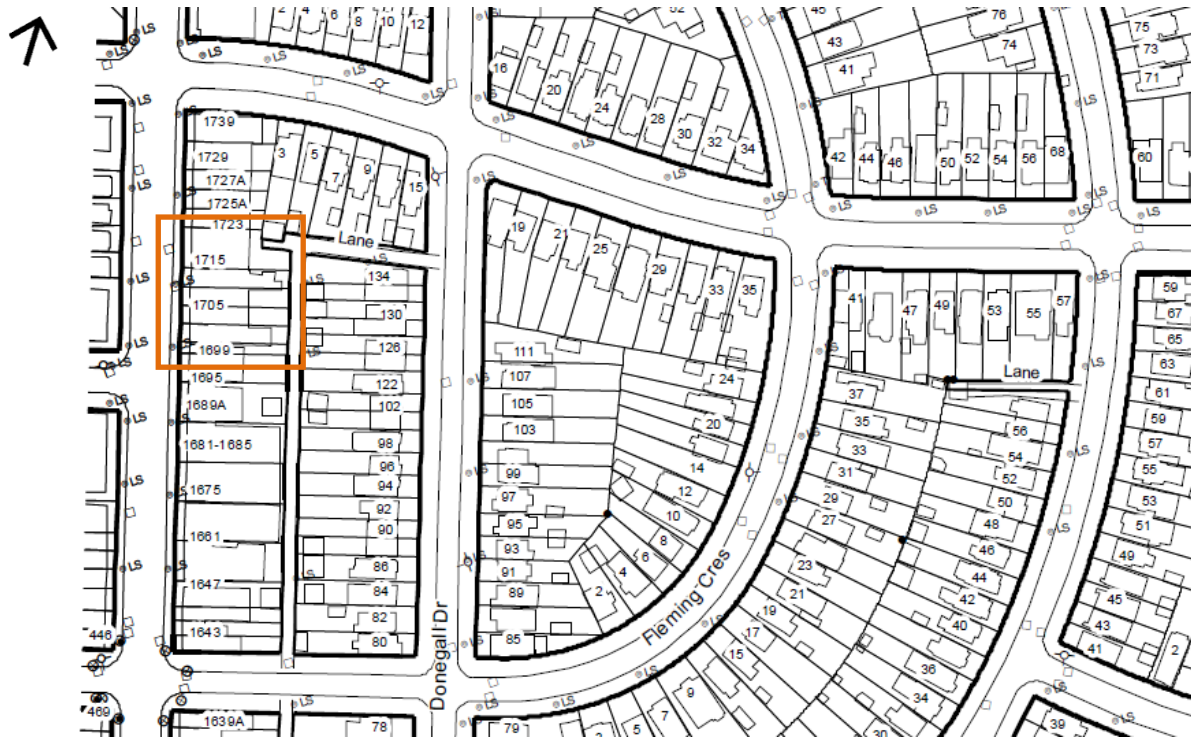
- The setback, placement and orientation of the building on the northeast corner of Bayview Avenue and Manor Road East where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan and the chamfered southwest corner
- The flat roofline with the decorative corbelled brickwork that extends across the west elevation on Bayview Avenue, the south elevation facing Manor Road East and the southwest corner
- The materials, with the buff brick cladding and detailing
- On the principal (west) elevation and the south elevation, above the first (ground) floor storefront and entrances (which have been altered), the flat-headed window openings with the brick flat arches and the brick band course linking the window sills in the second storey
- The hexagonal-shaped window openings with the brick surrounds on the southwest corner and the south elevation

Note: the north side elevation adjoins the neighbouring building. Viewed from Manor Road East, no heritage attributes are identified on the rear (east) elevation. The single storey east wing is not identified as a heritage attribute.



## LOCATION MAP AND PHOTOGRAPH

## 1699A-1715 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 1699A-1715 are outlined.



1699A-1715 Bayview Avenue (Heritage Preservation Services, 2017)



## STATEMENT OF SIGNIFICANCE: 1699A-1715 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1699A-1715 Bayview Avenue (including the entrance addresses at 1717, 1719 and 1721 Bayview Avenue) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The properties at 1699A-1715 Bayview Avenue adjoin the east boundary of the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the east side of the street between Manor Road East and Parkhurst Boulevard, the properties at 1699A-1715 Bayview Avenue contain a row of six two-storey commercial buildings that were first recorded in the City Directory in the late 1930s.

### Statement of Significance

The properties at 1699A-1715 Bayview Avenue have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the decorative corbelled brickwork typical of those dating to the interwar era in North Toronto and Leaside. The buildings are distinguished by the contrasting red brick detailing.

Contextually, the properties at 1699A-1715 Bayview Avenue are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The buildings at 1699A-1715 Bayview Avenue are historically, visually and physically linked to their setting on the east side of the street where they are part of a contiguous row of commercial buildings in the extended block between Manor Road East and Parkhurst Boulevard.

## Heritage Attributes

The heritage attributes of the buildings at 1699A-1715 Bayview Avenue are:

- The setback, placement and orientation of the buildings on the east side of Bayview Avenue between Manor Road East and Parkhurst Boulevard where they are part of a contiguous row
- The scale, form and massing of the six two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the double string course in contrasting red brick that extends across the west elevations of all of the buildings
- The materials, with the buff brick cladding and the brick detailing
- The principal (west) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), single and double flat-headed window openings with brick flat arches are placed in the second storey of each building

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevations.

## LOCATION MAP AND PHOTOGRAPH

## 1723-1727B BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 1723-1727B Bayview Avenue are outlined.



1723-1727B Bayview Avenue (Heritage Preservation Services, 2017)

## STATEMENT OF SIGNIFICANCE: 1723-1727B BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1723-1727B Bayview Avenue (including the entrance address at 1727A Bayview Avenue) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The properties at 1723-1727B Bayview Avenue adjoin the east boundary of the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the east side of the street between Manor Road East and Parkhurst Boulevard, the properties at 1723-1727B Bayview Avenue contain a trio of two-storey commercial buildings dating to the 1950s according to the city directory.

### Statement of Significance

The properties at 1723-1727B Bayview Avenue have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the simplified Modernist detailing with the horizontal lines and the lack of ornamentation typical of those dating to the post-World War II era in North Toronto and Leaside.

Contextually, the properties at 1723-1727B Bayview Avenue are valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The buildings at 1723-1727B Bayview Avenue are historically, visually and physically linked to their setting on the northeast corner of Manor Road East where they are part of a contiguous row of commercial buildings in the extended block between Manor Road East and Parkhurst Boulevard.

### Heritage Attributes

The heritage attributes of the buildings at 1723-1727B Bayview Avenue are:

- The setback, placement and orientation of the buildings on the east side of Bayview Avenue between Manor Road East and Parkhurst Boulevard where they are part of a contiguous row
- The scale, form and massing of the trio of two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the corbelled brick course extending across the west elevations
- The materials, with the red brick cladding and detailing
- The principal (west) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), single and double flat-headed window openings with continuous brick detailing are placed in the second storey of each building

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevations.

## LOCATION MAP AND PHOTOGRAPH

## 1729 AND 1739 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 1729 Bayview Avenue (including 1731 and 1733 Bayview Avenue) and 1739 Bayview Avenue are outlined.



1729 and 1739 Bayview Avenue (Heritage Preservation Services, 2017)

## STATEMENT OF SIGNIFICANCE: 1729 AND 1739 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1729 Bayview Avenue (including the entrance addresses at 1731 and 1733 Bayview Avenue) and 1739 Bayview Avenue are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The properties at 1729 and 1739 Bayview Avenue adjoin the east boundary of the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the southeast corner of Bayview Avenue and Parkhurst Boulevard, the properties at 1729 and 1739 Bayview Avenue contain a pair of two-storey commercial buildings dating to the 1950s according to the City Directory.

### Statement of Significance

The properties at 1729 and 1739 Bayview Avenue have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the simplified Modernist detailing with the lack of ornamentation apart from the detailing on the window openings typical of those dating to the post-World War II era in North Toronto and Leaside.

Contextually, the properties at 1729 and 1739 Bayview Avenue are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The buildings at 1729 and 1739 Bayview Avenue are historically, visually and physically linked to their setting on the southeast corner of Parkhurst Boulevard at the north end of the contiguous row of commercial buildings in the extended block between Manor Road East and Parkhurst Boulevard.

## Heritage Attributes

The heritage attributes of the buildings at 1729 and 1739 Bayview Avenue are:

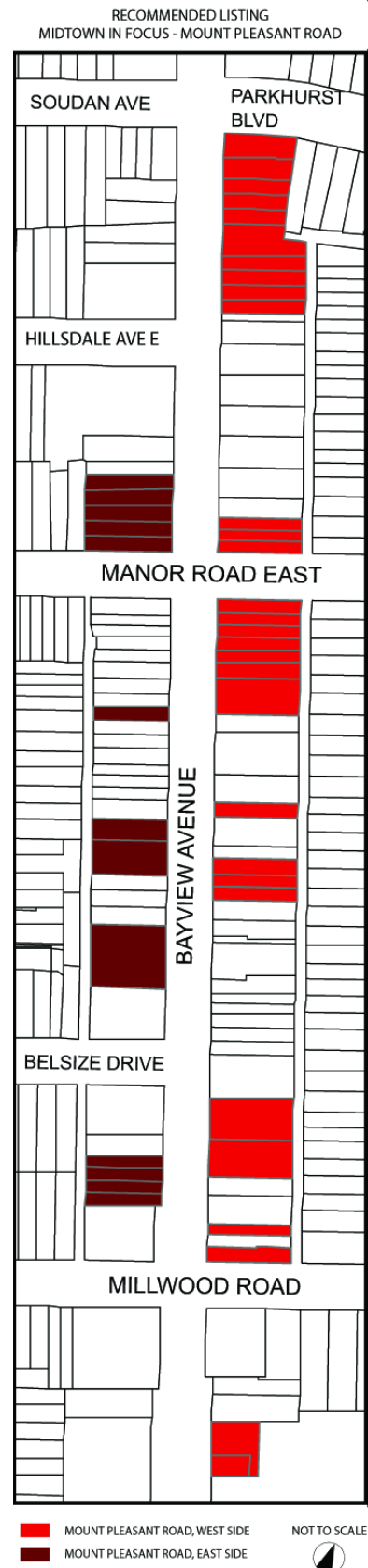
- The setback, placement and orientation of the buildings on the southeast corner of Bayview Avenue and Parkhurst Boulevard where they are part of a contiguous row
- The scale, form and massing of the pair of two-storey buildings with the rectangular-shaped plans
- The flat rooflines
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (west) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), trios of flat-headed window openings with brick flat arches and stone corner blocks are placed in the second storey of each building
- The north side elevation facing Parkhurst Boulevard with the flat-headed window openings with the brick and stone detailing

Note: the south side elevation of the building at 1729 Bayview Avenue adjoins the neighbouring building. Viewed from Parkhurst Avenue, no heritage attributes are identified on the rear (east) elevations.



## BAYVIEW AVENUE WEST SIDE

1536-1542 Bayview Avenue  
1566-1574 Bayview Avenue  
1588 and 1594 Bayview Avenue  
1618 Bayview Avenue  
1642 Bayview Avenue  
1644 Bayview Avenue  
1646 Bayview Avenue  
1650-1652 Bayview Avenue



## LOCATION MAP AND PHOTOGRAPH

## 1536-1542 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 1536 Bayview Avenue (including 1534 Bayview Avenue) and 1538, 1540 and 1542 Bayview Avenue are outlined.



1536-1542 Bayview Avenue (Heritage Preservation Services, 2017)

## STATEMENT OF SIGNIFICANCE: 1536-1542 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1536-1542 Bayview Avenue are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The properties at 1536-1542 Bayview Avenue adjoin the east boundary of the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the west side of the street between Millwood Road and Belsize Drive, the properties at 1536-1542 Bayview Avenue contain a four-part row of two-storey commercial buildings dating to 1930 according to the City Directory.

### Statement of Significance

The properties at 1536-1542 Bayview Avenue have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with the decorative corbelled brickwork typical of those dating to the interwar era in North Toronto and Leaside.

Contextually, the properties at 1536-1542 Bayview Avenue are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The buildings at 1536-1542 Bayview Avenue are historically, visually and physically linked to their setting on the west side of the street where they are part of a contiguous row of commercial buildings with a shared setback in the block between Millwood Road and Belsize Drive.

## Heritage Attributes

The heritage attributes of the buildings at 1536-1542 Bayview Avenue are:

- The setback, placement and orientation of the buildings on the west side of Bayview Avenue between Millwood Road and Belsize Drive where they are part of a contiguous row
- The scale, form and massing of the four two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the decorative corbelled brickwork along the east elevations
- The materials, with the buff brick cladding and the brick and stone detailing
- On the principal (east) elevations, above the first (ground) floor storefronts and entrances (which have been altered), the single and double flat-headed window openings with the brick flat arches and stone sills in the second storey (the openings on 1542 Bayview have been altered)

Note: the north side elevation of 1542 Bayview adjoins the neighbouring building. No heritage attributes are identified on the rear (west) elevations.

## LOCATION MAP AND PHOTOGRAPH

## 1566-1574 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 1566-1574 Bayview Avenue.



1566-1574 Bayview Avenue (Heritage Preservation Services, 2017)

## STATEMENT OF SIGNIFICANCE: 1566-1574 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1566-1574 Bayview Avenue are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The properties at 1566-1574 Bayview Avenue adjoin the east boundary of the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Bayview Avenue in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the west side of the street between Belsize Drive and Manor Road East, the properties at 1566-1574 Bayview Avenue contain a row of five two-storey commercial buildings dating to the late 1930s according to the City Directory.

### Statement of Significance

The properties at 1566-1574 Bayview Avenue have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with the decorative keystones on the window openings typical of those dating to the interwar era in North Toronto and Leaside.

Contextually, the properties at 1566-1574 Bayview Avenue are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The buildings at 1566-1574 Bayview Avenue are historically, visually and physically linked to their setting on the west side of the street where they are part of a contiguous row of commercial buildings with a shared setback in the extended block between Belsize Drive and Manor Road East.

## Heritage Attributes

The heritage attributes of the commercial buildings at 1566-1574 Bayview Avenue are:

- The setback, placement and orientation of the buildings on the west side of Bayview Avenue between Belsize Drive and Manor Road East where they are part of a contiguous row
- The scale, form and massing of the two-storey buildings with the rectangular-shaped plans
- The flat rooflines
- The materials, with the buff brick cladding and the brick and stone detailing (the exterior has been painted on the buildings at 1566, 1568 and 1574 Bayview Avenue)
- The principal (east) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), the buildings at 1566, 1568, 1572 and 1574 have two flat-headed window openings in the second storey with brick voussoirs and stone keystones and sills (the outer units at 1566 and 1574 Bayview Avenue have one single and one double window opening)
- The single-storey building at 1570 Bayview Avenue, which links the adjoining buildings at 1568 and 1572 Bayview Avenue

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (west) elevations.



## LOCATION MAP AND PHOTOGRAPH

## 1588 AND 1594 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 1588 and 1594 Bayview Avenue are outlined.



1588 and 1594 Bayview Avenue (Heritage Preservation Services, 2017)



## STATEMENT OF SIGNIFICANCE: 1588 AND 1594 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1588 and 1594 Bayview Avenue (including the entrance addresses at 1590, 1592 and 1598 Bayview Avenue) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The properties at 1588 and 1594 Bayview Avenue adjoin the east boundary of the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Bayview Avenue in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the west side of the street between Belsize Drive and Manor Road East, the properties at 1588 and 1594 Bayview Avenue contain two two-storey commercial buildings dating to the late 1930s according to the City Directory.

### Statement of Significance

The properties at 1588 and 1594 Bayview Avenue have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with the multiple brick band courses typical of those dating to the interwar era in North Toronto and Leaside.

Contextually, the properties at 1588 and 1594 Bayview Avenue are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The buildings at 1588 and 1594 Bayview Avenue are historically, visually and physically linked to their setting on the west side of the street where they are part of a contiguous row of commercial buildings with a shared setback in the extended block between Belsize Drive and Manor Road East.

## Heritage Attributes

The heritage attributes of the commercial building at 1588 and 1594 Bayview Avenue are:

- The setback, placement and orientation of the buildings on the west side of Bayview Avenue between Belsize Drive and Manor Road East where they are part of a contiguous row
- The scale, form and massing of the two-storey buildings with the rectangular-shaped plans
- The flat rooflines
- The materials, with the red brick cladding and detailing, including the multiple brick band courses in the second stories on the east elevation
- On the principal (east) elevations, above the first (ground) floor storefronts and entrances (which have been altered), the single and double flat-headed window openings in the second storey of each building

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (west) elevation.

## LOCATION MAP AND PHOTOGRAPH

## 1618 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1618 Bayview Avenue.



1618 Bayview Avenue (Heritage Preservation Services, 2017)

## STATEMENT OF SIGNIFICANCE: 1618 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The property at 1618 Bayview Avenue (including the entrance addresses at 1618A and 1618B Bayview Avenue) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The property at 1618 Bayview Avenue the east boundary of the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Bayview Avenue in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the west side of the street between Belsize Drive and Manor Road East, the property at 1618 Bayview Avenue contains a two-storey commercial building that was first recorded in the City Directory in 1949.

### Statement of Significance

The property at 1618 Bayview Avenue has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the simplified Modernist detailing with the horizontal lines and the lack of ornamentation typical of those dating to the post-World War II era in North Toronto and Leaside.

Contextually, the property at 1618 Bayview Avenue is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1618 Bayview Avenue is historically, visually and physically linked to its setting on the west side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the extended block between Belsize Drive and Manor Road East.

## Heritage Attributes

The heritage attributes of the building at 1618 Bayview Avenue are:

- The setback, placement and orientation of the building on the west side of Bayview Avenue between Belsize Drive and Manor Road East where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline
- The materials, with the red brick cladding and the brick and stone detailing, including the multiple brick band courses in the second storey of the east elevation
- On the principal (east) elevation, above the first (ground) floor storefront and entrances (which have been altered), the single and tripartite flat-headed window openings in the second storey with the stone band course linking the window heads

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (west) elevation.

## LOCATION MAP AND PHOTOGRAPH

## 1642 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1642 Bayview Avenue (including the entrance addresses at 446A and 446 Manor Road East).



1642 Bayview Avenue (Heritage Preservation Services, 2017)

## STATEMENT OF SIGNIFICANCE: 1642 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The property at 1642 Bayview Avenue (including the entrance addresses at 446 and 446A Manor Road East) is worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The property at 1642 Bayview Avenue adjoins the east boundary of the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Bayview Avenue in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the northwest corner of Manor Road East, the property at 1642 Bayview Avenue contains a two-storey commercial building that was first recorded in the City Directory in 1929.

### Statement of Significance

The property at 1642 Bayview Avenue has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the simplified Modernist detailing with the ornamentation restricted to the window openings typical of those dating to the interwar era in North Toronto and Leaside.

Contextually, the property at 1642 Bayview Avenue is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1642 Bayview Avenue is historically, visually and physically linked to its setting on the northwest corner of Manor Road East where it anchors the south end of a group of contiguous commercial buildings with a shared setback in the block between Manor Road East and Hillsdale Avenue East.

## Heritage Attributes

The heritage attributes of the building at 1642 Bayview Avenue are:

- The setback, placement and orientation of the building on the northwest corner of Bayview Avenue and Manor Road East where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the brick piers, the corbelled brickwork and stone motifs on the east elevation, and the brick brackets on the south elevation
- The materials, with the red brick cladding and the brick and stone detailing
- On the principal (east) elevation, above the first (ground) floor storefront and entrance (which have been altered), the pair of flat-headed window openings with the brick detailing
- The south elevation facing Manor Road East, where the flat-headed door and window openings in the first and second stories have brick flat arches and stone corner blocks and sills

Note: the north side elevation adjoins the neighbouring building. Viewed from Manor Park Road, the rear (west) elevation continues the roof and window detailing.



## LOCATION MAP AND PHOTOGRAPH

## 1644 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1644 Bayview Avenue.



1644 Bayview Avenue (Heritage Preservation Services, 2017)

## STATEMENT OF SIGNIFICANCE: 1644 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The property at 1644 Bayview Avenue is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The property at 1644 Bayview Avenue adjoins the east boundary of the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the west side of the street between Manor Road East and Hillsdale Avenue East, the property at 1644 Bayview Avenue contains a two-storey commercial building that was first recorded in the City Directory in the early 1950s.

### Statement of Significance

The property at 1644 Bayview Avenue has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the simplified Modernist detailing with the horizontal lines and lack of ornamentation typical of those dating to the post-World War II era in North Toronto and Leaside.

Contextually, the property at 1644 Bayview Avenue is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1644 Bayview Avenue is historically, visually and physically linked to its setting on the west side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the block between Manor Road East and Hillsdale Avenue East.

### Heritage Attributes

The heritage attributes of the building at 1644 Bayview Avenue are:

- The setback, placement and orientation of the building on the west side of Bayview Avenue between Manor Road East and Hillsdale Avenue East where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the brick band course on the east elevation
- The materials, with the red brick cladding and detailing
- On the principal (east) elevation, above the first (ground) floor storefront and entrances (which have been altered), the large flat-headed window opening in the second storey

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (west) elevation.

## LOCATION MAP AND PHOTOGRAPH

## 1646 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1646 Bayview Avenue (including 1648 Bayview Avenue).



1646 Bayview Avenue (Heritage Preservation Services, 2017)

## STATEMENT OF SIGNIFICANCE: 1646 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The property at 1646 Bayview Avenue (including the convenience address at 1648 Bayview Avenue) is worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The property at 1646 Bayview Avenue adjoins the east boundary of the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Bayview Avenue in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the west side of the street between Manor Road East and Hillsdale Avenue East, the property at 1646 Bayview Avenue contains a two-storey commercial building that was first recorded in the City Directory in the early 1950s.

### Statement of Significance

The property at 1618 Bayview Avenue has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the simplified Modernist detailing with the horizontal lines and the lack of ornamentation typical of those dating to the post-World War II era in North Toronto and Leaside.

Contextually, the property at 1618 Bayview Avenue is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1618 Bayview Avenue is historically, visually and physically linked to its setting on the west side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the block between Manor Road East and Hillsdale Avenue East.

## Heritage Attributes

The heritage attributes of the commercial building at 1646 Bayview Avenue are:

- The setback, placement and orientation of the building on the west side of Bayview Avenue between Manor Road East and Hillsdale Avenue East where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the brick coping on the east elevation
- The materials, with the red brick cladding and the brick and stone detailing
- On the principal (east) elevation, above the first (ground) floor storefront and entrances (which have been altered), the single and double flat-headed window openings in the second storey, the decorative corbelled brickwork linking the window heads, and the continuous stone sills

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (west) elevation.



## LOCATION MAP AND PHOTOGRAPH

## 1650-1652 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 1650-1652 Bayview Avenue.



1650-1652 Bayview Avenue (Heritage Preservation Services, 2017)

## STATEMENT OF SIGNIFICANCE: 1650-1652 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1650-1652 Bayview Avenue (including the convenience address at 1648 Bayview Avenue) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The properties at 1650-1652 Bayview Avenue adjoin the east boundary of the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Bayview Avenue in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the west side of the street between Manor Road East and Hillsdale Avenue East, the properties at 1650-1652 Bayview Avenue contain a two-storey commercial building that was first recorded in the City Directory in the early 1950s.

### Statement of Significance

The properties at 1650-1652 Bayview Avenue have cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the simplified Modernist detailing with the horizontal lines and lack of ornamentation typical of those dating to the post-World War II era in North Toronto and Leaside.

Contextually, the properties at 1650-1652 Bayview Avenue are valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1650-1652 Bayview Avenue is historically, visually and physically linked to its setting on the west side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the block between Manor Road East and Hillsdale Avenue East.



## Heritage Attributes

The heritage attributes of the building at 1650-1652 Bayview Avenue are:

- The setback, placement and orientation of the building on the west side of Bayview Avenue between Manor Road East and Hillsdale Avenue East where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the brick coping on the east elevation
- The materials, with the red brick cladding and the brick and stone detailing
- On the principal (east) elevation, above the first (ground) floor storefront and entrances (which have been altered), the pair of tripartite flat-headed window openings in the second storey, with the decorative corbelled brickwork linking the window heads and the continuous stone sills

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (west) elevation.

## EGLINTON EAST AREA

### Eglinton East Area, North Side

174 & 180 Eglinton Avenue East

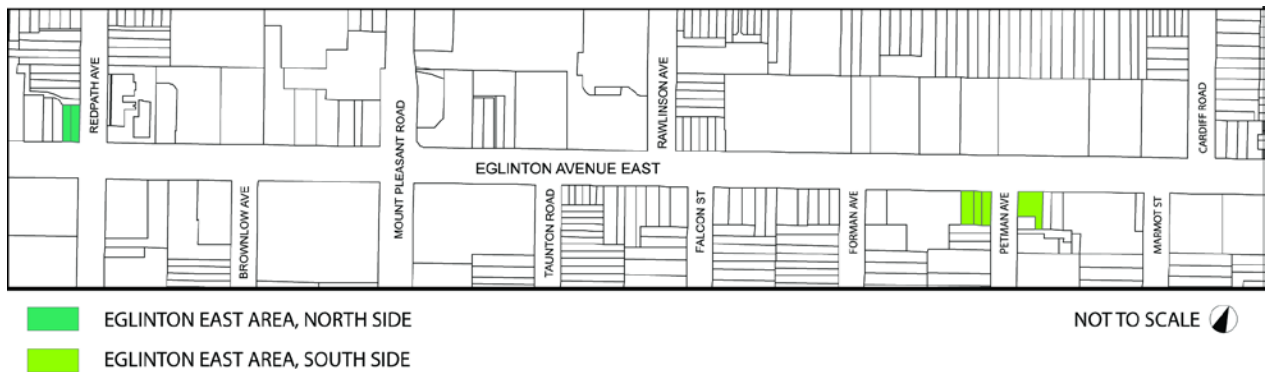
### Eglinton East Area, South Side

379 Eglinton Avenue East

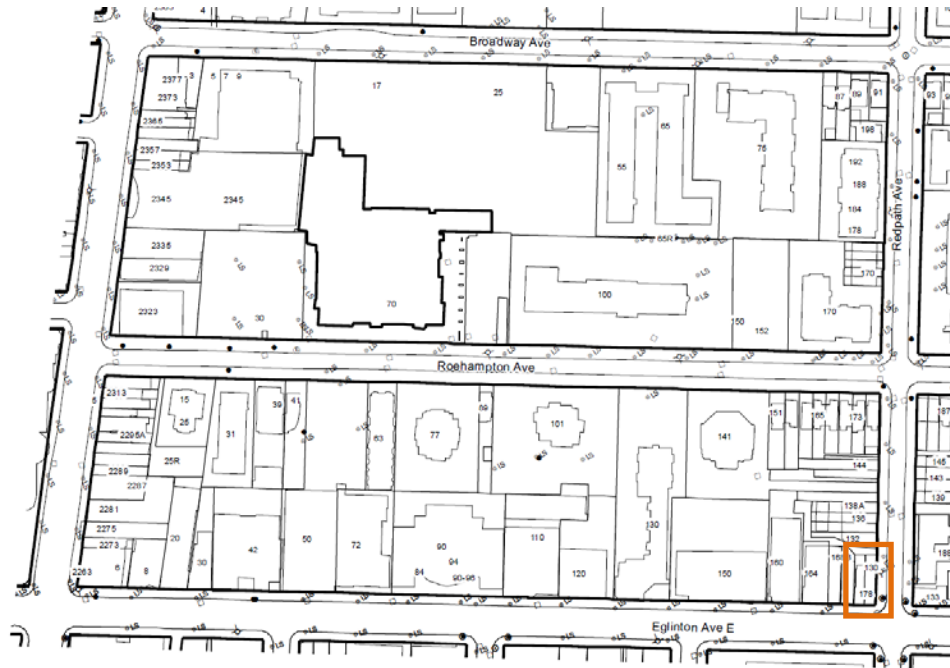
381 Eglinton Avenue East

383 Eglinton Avenue East

393 Eglinton Avenue East



## LOCATION MAP AND PHOTOGRAPH 174 AND 180 EGLINTON AVENUE EAST



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 174 and 180 Eglinton Avenue East are outlined.



174 and 180 Eglinton Avenue East (Heritage Preservation Services, 2017)

## STATEMENT OF SIGNIFICANCE: 174 AND 180 EGLINTON AVENUE EAST REASONS FOR INCLUSION)

The properties at 174 and 180 Eglinton Avenue East (including the entrance address at 130 Redpath Avenue) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The properties at 174 and 180 Eglinton Avenue East are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Eglinton Avenue East, east of Yonge Street, in North Toronto.

Located on the northwest corner of Redpath Avenue, the adjoining properties at 174 and 180 Eglinton Avenue East contain a pair of two-storey commercial buildings dating to 1925 according to the City Directory.

### Statement of Significance

The properties at 174 and 180 Eglinton Avenue East have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with the dentilled cornices typical of those dating to the interwar era in North Toronto.

Contextually, the properties at 174 and 180 Eglinton Avenue East are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare east of Yonge Street as a prominent "Main Street" in North Toronto. The buildings at 174 and 180 Eglinton Avenue East are historically, visually and physically linked to their setting on the northwest corner of Redpath Avenue where they are part of a contiguous row of commercial buildings with a shared setback.

### Heritage Attributes

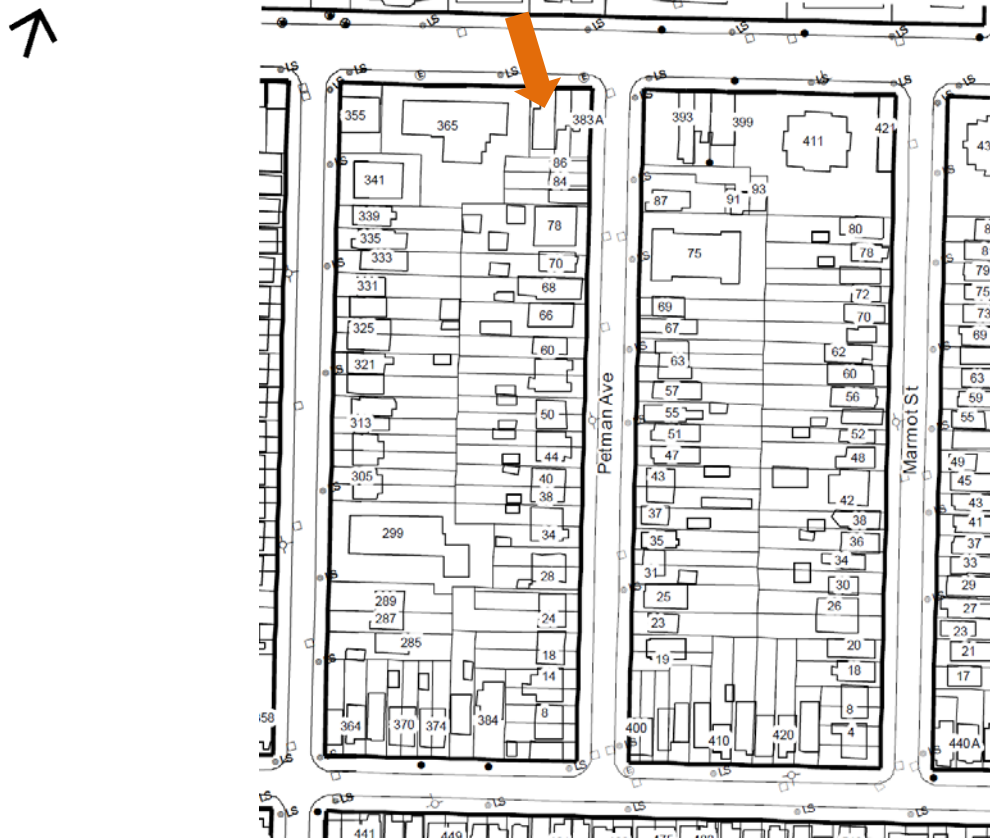
The heritage attributes of the commercial buildings at 174 and 180 Eglinton Avenue East are:

- The setback, placement and orientation of the buildings on the northwest corner of Eglinton Avenue East and Redpath Avenue where they are part of a contiguous row
- The scale, form and massing of the pair of two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the piers, coping and cornices with dentils on the south elevations
- The materials, with the brick cladding and the brick and stone detailing (the exterior has been painted)
- The principal (south) elevations on Eglinton Avenue East where, above the first (ground) floor storefronts and entrances (which have been altered), the second floor contains pairs of segmental-arched window openings
- On the building at 180 Eglinton Avenue East, the segmental-arched window openings in both stories on the east side elevation facing Redpath Avenue

Note: the west side elevation of the building at 174 Eglinton Avenue East adjoins the neighbouring building. The rear (north) elevations and the rear additions of the buildings at 174 and 180 Eglinton Avenue East, which are viewed from Redpath Avenue, are not identified as heritage attributes.

## LOCATION MAP AND PHOTOGRAPH

## 379 EGLINTON AVENUE EAST



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 379 Eglinton Avenue East.



379 Eglinton Avenue East (Heritage Preservation Services, 2017, left, and Google Street View, 2015, right)

## STATEMENT OF SIGNIFICANCE: 379 EGLINTON AVENUE EAST (REASONS FOR INCLUSION)

The property at 379 Eglinton Avenue East is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The property at 379 Eglinton Avenue East is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and inclusion on the City's Heritage Register, including properties on Eglinton Avenue East, east of Yonge Street, in North Toronto.

Located on the south side of the street between Forman and Petman avenues, the property at 379 Eglinton Avenue East contains a two-storey commercial building that was first recorded in the City Directory in 1935.

### Statement of Significance

The property at 379 Eglinton Avenue East has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era in North Toronto.

Contextually, the property at 379 Eglinton Avenue East is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare east of Yonge Street as a prominent "Main Street" in North Toronto. The building at 379 Eglinton Avenue East is historically, visually and physically linked to its setting on the south side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the block between Forman and Petman avenues.

### Heritage Attributes

The heritage attributes of the building at 379 Eglinton Avenue East are:

- The setback, placement and orientation of the building on the south side of the street between Forman and Petman avenues where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan

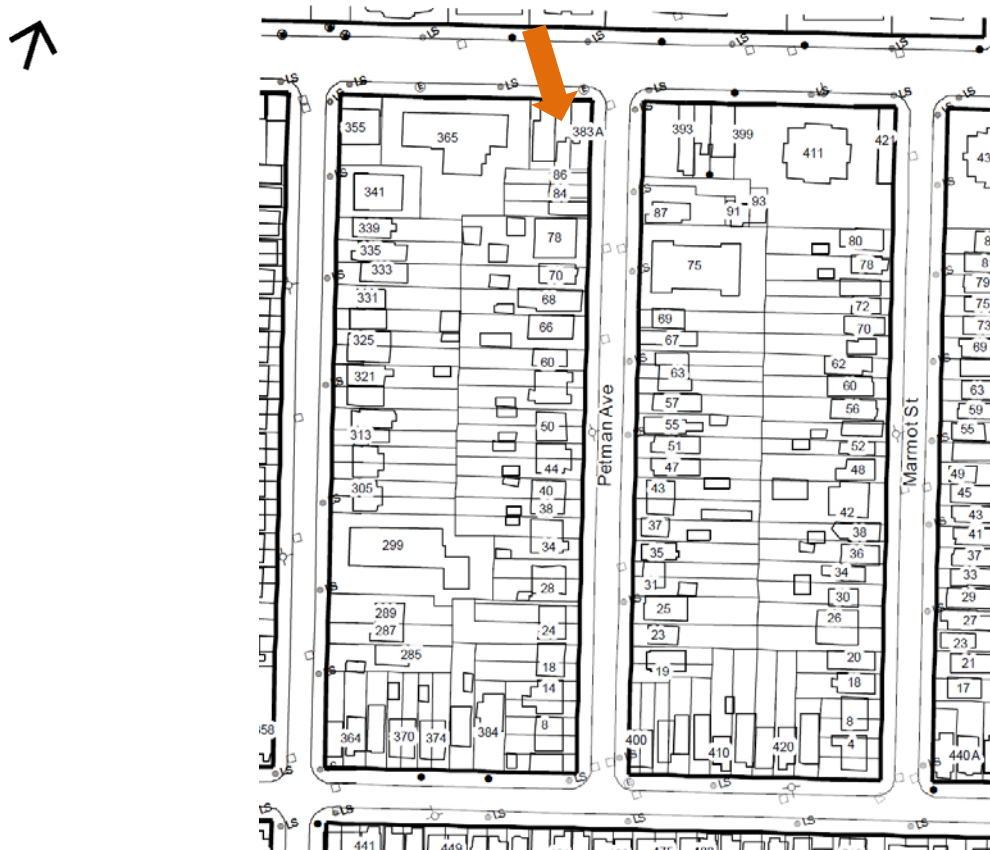
- The flat roofline with the piers, corbelled brickwork and brick band course on the north elevation
- The materials, with the red brick cladding and detailing
- The principal (north) elevation on Eglinton Avenue East where, above the first (ground) floor storefront and entrances (which have been altered), the second floor contains a single flat-headed window opening with a brick surround

Note: the east side elevation adjoins the neighbouring building. No heritage attributes are identified on the west side elevation or the rear (south) elevation.

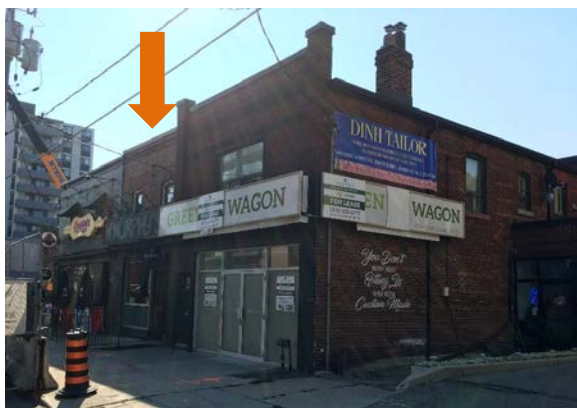


## LOCATION MAP AND PHOTOGRAPH

## 381 EGLINTON AVENUE EAST



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 381 Eglinton Avenue East.



381 Eglinton Avenue East (Heritage Preservation Services, 2017, left; and Google Street View, 2015, right)

## STATEMENT OF SIGNIFICANCE: 381 EGLINTON AVENUE EAST (REASONS FOR INCLUSION)

The property at 381 Eglinton Avenue East is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The property at 381 Eglinton Avenue East is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and inclusion on the City's Heritage Register, including properties on Eglinton Avenue East, east of Yonge Street, in North Toronto.

Located on the south side of the street between Forman and Petman avenues, the property at 381 Eglinton Avenue East contains a two-storey commercial building that was first recorded in the City of Toronto Directory in 1925.

### Statement of Significance

The property at 381 Eglinton Avenue East has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era in North Toronto.

Contextually, the property at 381 Eglinton Avenue East is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare east of Yonge Street as a prominent "Main Street" in North Toronto. The building at 379 Eglinton Avenue East is historically, visually and physically linked to its setting on the south side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the block between Forman and Petman avenues.

### Heritage Attributes

The heritage attributes of the building at 381 Eglinton Avenue East are:

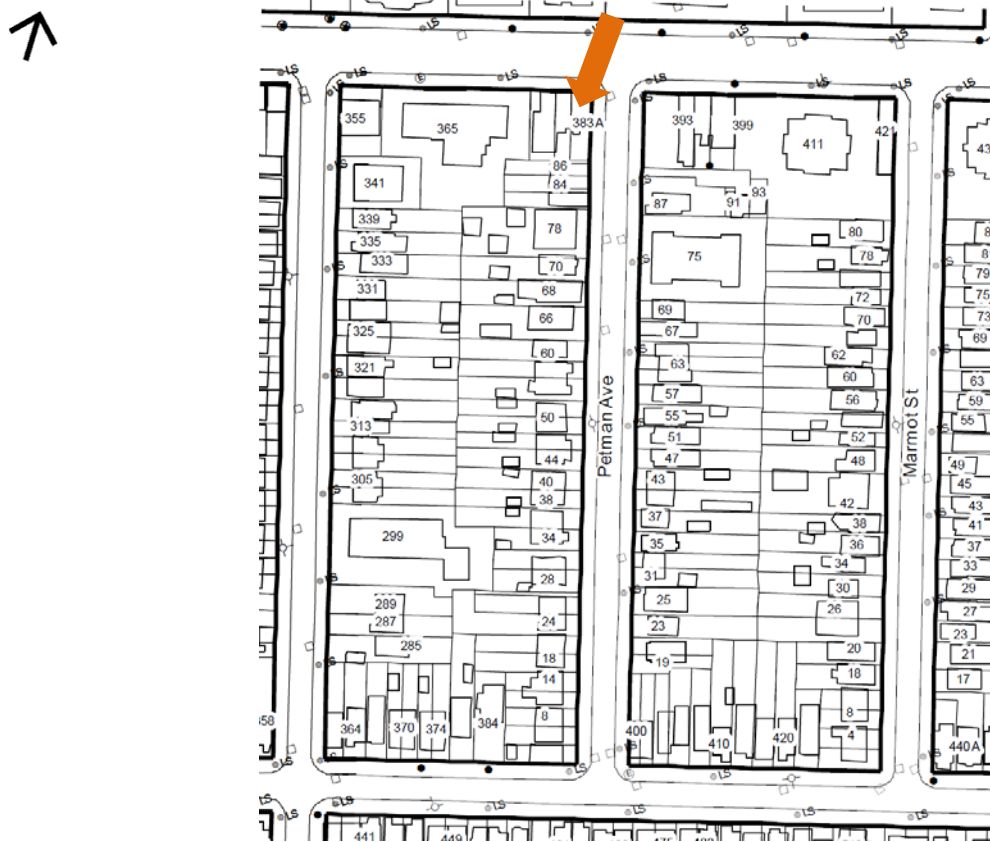
- The setback, placement and orientation of the building on the south side of the street between Forman and Petman avenues where it is part of a contiguous row

- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the corbelled brickwork on the north elevation
- The materials, with the buff brick cladding and detailing
- The principal (north) elevation on Eglinton Avenue East where, above the first (ground) floor storefront and entrances (which have been altered), the second floor contains a pair of segmental-arched window openings

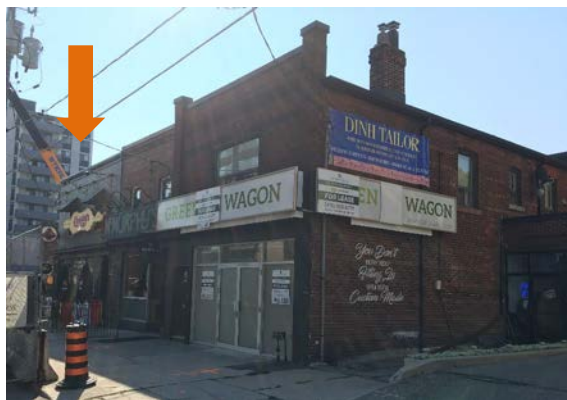
Note: the east and west side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (south) elevation.

## LOCATION MAP AND PHOTOGRAPH

## 383 EGLINTON AVENUE EAST



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 383 Eglinton Avenue East (including 383A Eglinton Avenue East).



383 Eglinton Avenue East (Heritage Preservation Services, 2017, left; and Google Street View, 2015, right)

## STATEMENT OF SIGNIFICANCE: 383 EGLINTON AVENUE EAST (REASONS FOR INCLUSION)

The property at 383 Eglinton Avenue East is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The property at 383 Eglinton Avenue East is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and inclusion on the City's Heritage Register, including properties on Eglinton Avenue East, east of Yonge Street, in North Toronto.

Located on the southwest corner of Petman Avenue, the property at 383 Eglinton Avenue East contains a two-storey commercial building that was first recorded in the City Directory in 1925.

### Statement of Significance

The property at 383 Eglinton Avenue East has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era in North Toronto.

Contextually, the property at 383 Eglinton Avenue East is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare east of Yonge Street as a prominent "Main Street" in North Toronto. The building at 383 Eglinton Avenue East is historically, visually and physically linked to its setting anchoring the southwest corner of Petman Avenue where it is part of a contiguous row of commercial buildings with a shared setback in the block between Forman and Petman avenues.

### Heritage Attributes

The heritage attributes of the building at 383 Eglinton Avenue East are:

- The setback, placement and orientation of the building on the southwest corner of Eglinton and Petman avenues where it is part of a contiguous row

- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the corbelled brickwork on the north elevation
- The materials, with the brick cladding and detailing (the exterior has been painted)
- The principal (north) elevation on Eglinton Avenue East where, above the first (ground) floor storefront and entrances (which have been altered), the pair of window openings in the second storey
- The east side elevation on Petman Avenue with the side entrance, the segmental-arched window opening in the first floor, and the symmetrically-placed window openings in the second storey

Note: the west side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (south) elevation.

## LOCATION MAP AND PHOTOGRAPH

## 393 EGLINTON AVENUE EAST



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 393 Eglinton Avenue East.



393 Eglinton Avenue East (Heritage Preservation Services, 2017)



## STATEMENT OF SIGNIFICANCE: 393 EGLINTON AVENUE EAST (REASONS FOR INCLUSION)

The property at 393 Eglinton Avenue East is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

### Description

The property at 393 Eglinton Avenue East is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and inclusion on the City's Heritage Register, including properties on Eglinton Avenue East, east of Yonge Street, in North Toronto.

Located on the south side of the street between Petman Avenue and Marmot Street, the property at 393 Eglinton Avenue East contains a two-storey commercial building that was first recorded in the City Directory in 1929.

### Statement of Significance

The property at 393 Eglinton Avenue East has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era in North Toronto.

Contextually, the property at 393 Eglinton Avenue East is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare east of Yonge Street as a prominent "Main Street" in North Toronto. The building at 393 Eglinton Avenue East is historically, visually and physically linked to its setting on the south side of the street between Penman Avenue and Marmot Street.

### Heritage Attributes

The heritage attributes of the building at 393 Eglinton Avenue East are:

- The setback, placement and orientation of the building on the south side of the street between Petman Avenue and Marmot Street
- The scale, form and massing of the two-storey building with the rectangular-shaped plan

- The flat roofline with the corbelled brickwork on the north elevation
- The materials, with the red brick cladding and detailing
- On the principal (north) elevation on Eglinton Avenue East, above the first (ground) floor storefront and entrances (which have been altered), the segmental-arched window openings with the brick flat arches and stone sills in the second storey (the opening in the west bay has been altered)

Note: the east side elevation adjoins the neighbouring building, while the west side elevation is blank. No heritage attributes are identified on the rear (south) elevation.