

CITY OF TORONTO

Bill 1472

BY-LAW -2025

To designate the property at 207-213 Jarvis Street as being of cultural heritage value or interest.

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

Whereas authority was granted by Council to designate the property at 207-213 Jarvis Street as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 207-213 Jarvis Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act; and

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

The Council of the City of Toronto enacts:

- 1.** The property at 207-213 Jarvis Street, more particularly described in Schedule B attached to this By-law, is designated as being of cultural heritage value or interest.
- 2.** The City Solicitor is authorized to cause a copy of this By-law to be registered against the property described in Schedule B to this By-law in the proper Land Registry Office.
- 3.** The City Clerk is authorized to cause a copy of this By-law to be served upon the owners of the property 207-213 Jarvis Street at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on December , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A
STATEMENT OF SIGNIFICANCE
REASONS FOR DESIGNATION
207-213 Jarvis Street

Reasons for Designation

The properties at 207, 209, 211, and 213 Jarvis Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural value and meet Regulation 9/06, the provincial criteria prescribed for municipal designation

Description

The properties at 207, 209, 211 and 213 Jarvis Street are located on the east side of Jarvis Street, north of Shuter Street, within the Moss Park neighbourhood. Constructed in 1879, the properties contain a residential block comprised of four townhouses, each two-and-a-half storeys and designed in the Second Empire architectural style. Each property was constructed for single-family occupancy but were subsequently modified for rooming houses. In 1977 they were renovated to contain individual apartment units and designed by Zeidler Partnership Architects along with the adjacent row houses at 215, 217 and 219 Jarvis Street.

The properties were included on the Heritage Register in November 1977.

Statement of Cultural Heritage Value

Design and Physical Value

The properties at 207, 209, 211 and 213 Jarvis Street have design and physical value as representative examples of the Second Empire style as applied to the townhouse building typology. This architectural style was popular in Toronto through the 1860s and into the 1870s, and was applied to institutional and government buildings, detached villas, and more modest housing, as is the case at 207, 209, 211 and 213 Jarvis Street. Features representative of this architectural style include the mansard roofs; the overall symmetrical composition of the grouping (partially obscured due to the demolition of 203 and 205 Jarvis Street); and the use of classically derived ornamentation.

Contextual Value

Contextually, the properties at 207, 209, 211 and 213 Jarvis Street are functionally and historically linked to the adjacent properties at 215, 217 and 219 Jarvis Street, a grouping of three properties that comprise a terrace, constructed circa 1863, and which have a similar setback as the subject properties. Collectively, the grouping of properties was part of the 1977 redevelopment designed by Zeidler Partnership Architects during a period when similar historic properties within the downtown east side were being

restored and incorporated into affordable and multi-family housing, at which time the subject properties and those to the north were extensively renovated to contain apartments and office spaces.

Situated on the east side of Jarvis Street north of Shuter Street, the subject properties - alongside those at 215, 217 and 219 Jarvis Street - represent the southernmost remaining properties that were part of the initial subdivision of Park Lot 6 to the designs of John Howard and initiated by William Jarvis, and are physically linked to the plan of subdivision which called for narrow lots for the southern portions of the subdivision (Jarvis Street), with larger and undefined building lots for the northern portions.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the properties at 207, 209, 211 and 213 Jarvis Street as being representative examples of townhouses designed in the Second Empire style:

- The scale, form, and massing of the subject properties, containing four separate units that collectively form a cohesive whole
- The overall symmetrical composition of the primary (west) façade with a central pier bound by wings on either side
- The mansard roof, articulated to reflect the variations in setback of the primary (west) façade
- The buff brick primary (west) façade with stone detailing
- One- and two-storey bay windows
- The round-arched window openings with hoodmoulds
- The semi-circular dormer windows punctuating the mansard roof
- The separate entrances to each unit, alternating between those with sidelights and those without

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the properties at 207, 209, 211, and 213 as being functionally, historically, and physically linked to their surroundings:

- The placement, setback, and orientation of the structures on the east side of Jarvis Street north of Shuter Street
- The two-and-a-half-storey scale of the primary (west) façades, which reflect their original single-occupancy
- The original lot frontage as reflected in the vertical divisions of each unit separating the grouping into four distinct components and indicative of the initial plan of subdivision

SCHEDULE B
LEGAL DESCRIPTION

PIN 21099-0146 (LT)
PART OF LOTS 4 & 5 REGISTERED PLAN 62
DESIGNATED AS PART 12 PLAN 66R-21050

PIN 21099-0147 (LT)
PART OF LOTS 5 & 6 REGISTERED PLAN 62
DESIGNATED AS PARTS 10, 11 & 13, PLAN 66R-21050

PIN 21099-0148 (LT)
PART OF LOT 7, REGISTERED PLAN PL 62 AND
PART OF LOT 23 E/S JARVIS ST, REGISTERED PLAN 10A
DESIGNATED AS PARTS 6 & 7, PLAN 66R-21050

PIN 21099-0149 (LT)
PART OF LOTS 6 & 7 REGISTERED PLAN 62
DESIGNATED AS PARTS 8, 9 & 14, PLAN 66R-21050
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)