

## **CITY OF TORONTO**

### **Bill 1473**

### **BY-LAW -2025**

#### **To designate the property at 215-219 Jarvis St 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 215-219 Jarvis St 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 215-219 Jarvis St 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 215-219 Jarvis St, 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 215-219 Jarvis St 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**  
215-219 Jarvis Street

**Reasons for Designation**

The properties at 215, 217 and 219 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 215, 217 and 219 Jarvis Street are located on the east side of Jarvis Street, north of Shuter Street, within the Moss Park neighbourhood. Constructed circa 1863, the properties comprise a terrace of three identical dwellings, each three storeys with raised parlour floors, and designed in the Italianate architectural style. Each property was constructed for single-family occupancy, however, were subsequently modified for rooming houses. In 1977 they were renovated to contain individual apartment units to designs by Zeidler Partnership Architects along with the adjacent rowhouses at 207, 209, 211 and 213 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 215, 217 and 219 Jarvis Street have design and physical value as representative examples of the Italianate architectural style as applied to the terrace building typology; the properties are also rare surviving examples of this type in Toronto. This architectural style was popular in Toronto through the 1850s and into the 1860s, and was applied to institutional and government buildings, commercial buildings, and housing for those of moderate incomes, as is the case at 215, 217 and 219 Jarvis Street. Features representative of this architectural style included the flat roofs behind simple cornices; the use of classically derived and highly detailed ornamentation; the raised parlour floors; and the segmental-arched window openings.

The properties at 215, 217 and 219 Jarvis Street display artistic merit through the design of the primary (west) façades with highly- detailed and vibrantly coloured two storey bay windows, and the contrasting use of red brick with buff stone and brick lintels and dentils. The property at 219 Jarvis Street retains an entrance canopy supported by large, fluted brackets which further contributes to the artistic merit and design value of this property.

**Contextual Value**

Contextually, the properties at 215, 217 and 219 Jarvis Street are functionally and historically linked to the adjacent properties at 207, 209, 211 and 213 Jarvis Street, a grouping of four townhouses constructed circa 1879 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 south 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 207, 209, 211 and 213 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 215, 217, and 219 Jarvis Street as being representative examples of a terrace building type designed in the Italianate style and for displaying a high degree of artistic merit:

- The scale, form, and massing of the subject properties, containing three separate units repeating a shared design
- The low-pitched roofs, separated by protruding buff brick part walls and chimneys and behind simple cornices with buff brick dentils
- The red brick primary (west) façades with buff stone and brick details
- The segmental-arched window openings with buff stone keystones and lintels
- The two-storey bay windows with segmental-arched window openings, wood pilasters, metal roofs with standing seams, and carved wood details painted in vibrant colours
- Entrance canopy at 219 Jarvis Street
- The offset principal separate entrances to each unit, located at raised parlour floors

**Contextual Value**

The following heritage attributes contribute to the cultural heritage value of the properties at 215, 217, and 219 Jarvis Street 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 three-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 three distinct components and indicative of the initial plan of subdivision

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

PIN 21099-0143 (LT)  
PART OF LOT 22 E/S JARVIS ST, REGISTERED PLAN 10A DESIGNATED AS PART 2,  
PLAN 66R-21050

PIN 21099-0144 (LT)  
PART OF LOT 22 E/S JARVIS ST, REGISTERED PLAN 10A DESIGNATED AS PARTS 3,  
4, & 16, PLAN 66R-21050

PIN 21099-0145 (LT)  
PART OF LOT 22 E/S JARVIS ST, REGISTERED PLAN 10A  
DESIGNATED AS PARTS 5 & 15, PLAN 66R-21050  
City of Toronto and Province of Ontario  
Land Titles Division of the Toronto Registry Office (No. 66)