

Authority: Item CC12.11, as adopted by City of Toronto
Council on November 8 and 9, 2023
City Council voted in favour of this by-law on
November 9, 2023
Written approval of this by-law was given by Mayoral
Decision 23-2023 dated November 9, 2023

CITY OF TORONTO

BY-LAW 1120-2023

To designate the property at 33 and 37 Maitland 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 33 and 37 Maitland 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 33 and 37 Maitland 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 notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act and was considered by City Council; and

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

The Council of the City of Toronto enacts:

- 1.** The property at 33 and 37 Maitland 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 33 and 37 Maitland 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 November 9, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

33 and 37 MAITLAND STREET

33 Maitland Street

Reasons for Designation

The property at 33 Maitland Street, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural value and meets Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical, historical/associative and contextual value.

Description

The property at 33 Maitland Street is located in Toronto's Church-Wellesley neighbourhood, on the south side of Maitland Street, mid-block between Yonge and Church Streets. It contains a two-storey apartment building inspired by Art and Crafts movement design and was completed in 1928. The property continues to serve as a multi-residential function.

Statement of Cultural Heritage Value

The building is stylistically representative of Arts and Crafts movement design adapted to a small-scale apartment building of the early 20th century. Characteristic of Arts and Crafts design, the 37-unit building features front gables which contained half-timbered finishes and open eaves with exposed rafters (both subsequently covered). Its Don Valley, reddish-brown brick, façades differentiated with buff-brick lintels and upper storey window surrounds, and stone quoins, bands and sills.

Such apartment buildings were constructed in a traditional or period revival style of architecture to imbue a sense of domesticity into the design, and to blend into established neighbourhoods, making their development less obtrusive and less objectionable to area residents. Notably, the quoins and polychromatic brickwork reference the adjacent historic house at 37 Maitland Street and may have been an effort to complement its neighbour.

The property at 33 Maitland Street also contributes to an understanding of the social and developmental history of the area north of the city core in the early twentieth century, when the area consisting of largely of detached residences, villas and substantial suburban properties was significantly redeveloped c. 1910-30 as a zone concentrated with apartment buildings. What had been developed as an affluent suburban area saw an influx of middle and working class residents seeking accommodations to rent rather than to own in close proximity to downtown.

Maitland Street retains a significant degree of late-nineteenth and early-twentieth century character. Within a two-block stretch, Maitland Street is occupied by a total of nine apartment buildings dating from 1910 to 1930, including the subject property. All of the buildings are two

to four storeys in height of masonry finish. The subject property is integral to this collection of historic buildings in defining, maintaining and supporting the character of the area between Jarvis and Yonge Street. The building contributes to one of the three distinct concentrations of such buildings in the area. Six of these apartment buildings on Maitland Street are between Yonge and Church Streets, while the other three properties are between Church and Jarvis Streets. Of these, The Biltmore apartments at 33 Maitland Street, and The Maitlands apartment buildings at 36 and 42 Maitland Street, were listed on Toronto's Heritage Register in 2023 and 1973 respectively.

Further contributing to the historic character of the street are six designated structures which are located at 99-113 Maitland Street, between Church and Jarvis Streets: the semi-detached William J. Hill Houses at 99-101(1888), two Patrick McBrine Houses at 103 (1872) and 105 (1871), the Society of Friends Meeting House at 111 (1911), and the Alexander Crombie House at 113 (1871).

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the property at 33 Maitland Street being a stylistically representative example of Arts and Crafts:

- The three-storey, T-shaped form, scale and massing of the building with a short façade and long rear extension
- The front facing roof profiles comprising a side gable roof with front-facing cross gables; the flat roof profile of the rear extension
- The exterior materials of the primary façades comprising the reddish-brown brick cladding differentiated with buff-brick lintels and upper-storey window surrounds, and stone quoins, bands and sills; the reddish brown brick finish of the side and rear façades
- The regular fenestration of the building comprising rectangular flat-headed windows throughout the building, and symmetrically arranged on the main façade

Historical or Associative Value

Attributes that contribute to the value of the property at 33 Maitland Street for contributing to yielding an understanding of the social and developmental history of the area:

- The location on Maitland Street within the concentration of apartment buildings in the Church-Wellesley Village area
- The early twentieth-century apartment building typology

Contextual Value

Attributes that contribute to the contextual value of the property at 33 Maitland Street as defining, supporting and maintaining the historic visual and residential character of Maitland Street:

- The location on Maitland Street, between Yonge and Jarvis Streets, creating a concentration of historic apartment buildings and other listed and designated properties recognized by the City of Toronto
- The complimentary three-storey height and masonry finish
- The traditional stylistic architectural finish

37 Maitland Street

Reasons for Designation

The property at 37 Maitland Street, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural value and meets Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical, historical/associative and contextual value.

Description

The property at 37 Maitland Street is located in Toronto's Church-Wellesley neighbourhood, on the south side of Maitland Street, mid-block between Yonge and Church Streets. It contains a two-storey Georgian-style building with Italianate influences that was constructed as a residence in 1858. The property now serves as commercial offices.

Statement of Cultural Heritage Value

The property is a rare example in Toronto of a Georgian-style villa with Italianate influences dating from 1858. Few residences of the period and in the style exist in the Church-Wellesley or downtown areas of the city. Characteristic of the Georgian style, the property displays a formal but understated symmetrical, red brick façade as well as a low hipped roof with tall symmetrical chimneys at each end. Italianate influences include long main floor windows, the flat central portion of the roof, segmental arched and curved window openings, and the glazed and panelled double doors. The polychromatic buff-brick detailing comprising quoins and lintels is also characteristic of Italianate design. Extensions on the side and rear of the house are finished with compatible detailing and matching materials to that of the main portion of the structure. A small side entrance porch with distinctive, curved-slope roof further contributes to, and individualizes the design. Historically, front and west elevation verandahs as well as ground level French windows (doors) to the floor would have helped to comprise a picturesque villa appearance.

The property at 37 Maitland Street also contributes to an understanding of the social and developmental history of the area north of the city core in the mid-Nineteenth century, when the sparsely populated area consisted largely of detached residences and small villas, such as the

subject property. In that era, the affluent began to favour building suburban residences outside of the city core, with the subject property recalling such development. Accordingly, the English-born first owner of the house, Samuel George (1792-1874), is simply listed in period references as a "gentleman". The property survives as the only such property on Maitland Street and thereby provides tangible insight into the physical and demographic character of the area in the mid-nineteenth century.

Additionally, the property is important in maintaining and supporting the historic character of Maitland Street. Between Yonge and Jarvis streets, Maitland Street has significant heritage character containing six designated structures - five of which are houses - which are located at 99-113 Maitland Street, between Church and Jarvis Streets: the semi-detached William J. Hill Houses at 99-101(1888), two Patrick McBrine Houses at 103 (1872) and 105 (1871), the Society of Friends Meeting House at 111 (1911), and the Alexander Crombie House at 113 (1871). The subject property contributes to this collection of historic properties on Maitland Street.

Further contributing to Maitland Street's significant late-nineteenth and early-twentieth century character are nine apartment buildings dating from 1910 to 1930. Six of these apartment buildings are between Yonge and Church Streets, while the other three properties are between Church and Jarvis Streets. Of these, The Biltmore Apartments at 33 Maitland Street, and The Maitlands apartment buildings at 36 and 42 Maitland Street, were listed on Toronto's Heritage Register in 2023 and 1973 respectively.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the property at 37 Maitland Street as being a rare example of Georgian-style design, with Italianate influences:

- The two-storey, rectangular form, scale and massing of the main portion of the buildings; the one-storey porch extension on the side; and the two-storey, rectangular, gabled-roof rear extension
- The roof profiles comprising a low, hipped roof on the main portion of the building with flat central portion, and the two, tall, symmetrical chimneys at each end; the curved slope roof of the side porch; and the gable roof of the rear extension
- The exterior materials comprising polychromatic brickwork with reddish orange brick being the main material and with buff-coloured brick comprising the quoins, window lintels, and band; sandstone window sills, and the reddish beige brick cladding of the later rear extension
- The regular fenestration of the building comprising square, segmental-arched and round headed windows and being symmetrically arranged on the main façade, with long main-level, front façade windows to the floor
- The panelled and glazed porch-entrance double doors

Historical or Associative Value

Attributes that contribute to the value of the property at 37 Maitland Street for contributing to yielding an understanding of the social and developmental history of the area:

- The location on the south side of Maitland Street, north of the city's historic core
- The villa character, with Georgian-style design incorporating Italianate influences

Contextual Value

Attributes that contribute to the contextual value of the property at 37 Maitland Street as defining, supporting and maintaining the historic visual and residential character of Maitland Street:

- The location on Maitland Street, between Yonge and Jarvis Streets, creating a concentration of historic apartment buildings and other listed and designated properties recognized by the City of Toronto
- The building's placement on Maitland Street with similar setback and orientation to the street as the other historic buildings on the street
- The two-story plan
- Historic Georgian-style design with Italianate influence
- The brick construction

SCHEDULE B
LEGAL DESCRIPTION

PIN 21105-0189 (LT)

LOTS 33, 34, 35 & 36

REGISTERED PLAN 34

DESIGNATED AS PART 1, PLAN 66R-33439

City of Toronto and Province of Ontario

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