

**Alterations and Removal of a Heritage Property,
Intention to Designate under the Ontario Heritage Act
and Authority to Enter into Heritage Easement
Agreements – 738-746 Bathurst Street, 585 Bloor
Street West and 581-597 and 588-606 and 610 Markham
Street**

Date: March 7, 2017

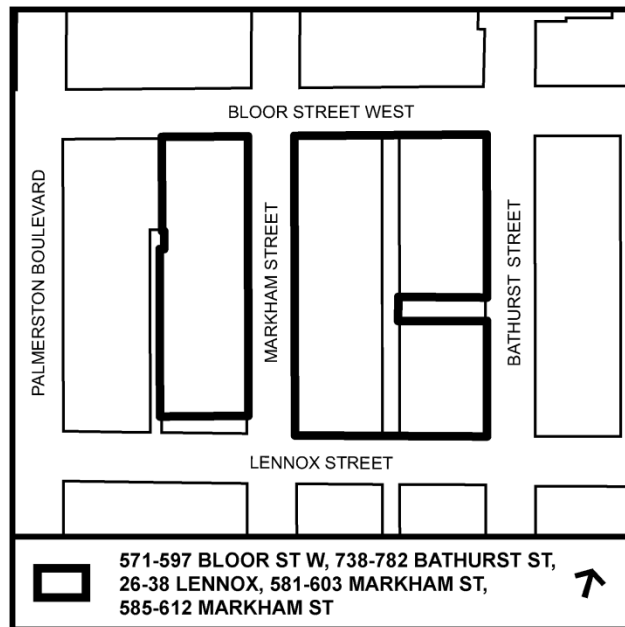
To: Toronto Preservation Board
Toronto and East York Community Council

From: Chief Planner and Executive Director, City Planning Division

Wards: Ward 19 - Trinity-Spadina

SUMMARY

This report recommends that City Council approve the proposed alterations to the heritage properties at 738, 740, 742, 744, and 746 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 589, 591, 593, 595, 597, 588, 590, 592, 594, 596, 598, 600 and 602 Markham Street; approve the removal of the heritage building at 610 Markham Street and its relocation to 604-606 Markham Street and subsequent alterations upon relocation; state its intention to designate 738, 740, 742, 744 and 746 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 589, 591, 593, 595, 597, 588, 590, 592, 594, 596, 598, 600, 602, 604-606 and 610 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, and give authority to enter into Heritage Easement Agreements for all of these properties with the property owner. The applicant proposes to conserve these twenty-four heritage properties and integrate them into a new, large-scale commercial and residential development.



RECOMMENDATIONS

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

1. City Council approve the alterations to the heritage properties at 738, 740, 742, 744 and 746 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 589, 591, 593, 595, 597, 588, 590, 592, 594, 596, 598, 600, 602 and 610 Markham Street and to 604-606 Markham Street upon relocation of the building from 610 Markham Street to 604-606 Markham Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the redevelopment of the site bounded generally by Bathurst, Markham and Lennox Streets and Bloor Street West, with such alterations substantially in accordance with plans and drawings dated December 19, 2016, prepared by Henriquez Partnership Architects, date-stamped received by Heritage Preservation Services January 23, 2017 and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc. dated March 6, 2017, date-stamped received by Heritage Preservation Services March 6, 2017, and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan(s) satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

a. That the properties at 738, 740, 742, 744 and 746 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 589, 591, 593, 595, 597, 588, 590, 592, 594, 596, 598, 600, 602 and 610 Markham Street be designated under Part IV, Section 29 of the Ontario Heritage Act;

b. That the related site specific Official Plan Amendment and Zoning By-law Amendment giving rise to the proposed alterations shall have been enacted by City Council and have come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services;

c. That prior to the introduction of the bills for such Official Plan Amendment and Zoning By-law Amendment by City Council, the owner shall:

1. Enter into Heritage Easement Agreements with the City for the properties at 738, 740, 742, 744 and 746 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 589, 591, 593, 595, 597, 588, 590, 592, 594, 596, 598, 600, 602 and 610 Markham Street in accordance with the plans and drawings dated December 19, 2016, prepared by Henriquez Partnership Architects, date-stamped received by Heritage Preservation Services January 23, 2017 and on file with the Senior Manager, Heritage Preservation Services, the Heritage Impact Assessment prepared by ERA Architects Inc., dated March 6, 2017, and in accordance with the Conservation Plan(s) required in Recommendation 1.c.2 in the report dated March 7, 2017 from the Chief Planner and Executive Director, City Planning Division to the satisfaction of the Senior Manager, Heritage Preservation Services and the City Solicitor, such agreements to be

registered on title to the subject properties prior to the earlier of the coming into force of the Zoning By-law and Official Plan Amendments giving rise to the proposed alterations and the issuance of any permit for all or any part of the properties, including a heritage permit or a building permit, but excluding permits for (i) such repairs and maintenance and usual and minor works for the existing heritage buildings and (ii) interior alterations that do not affect the exterior building features as are acceptable to the Senior Manager, Heritage Preservation Services. ;

2. Provide a Conservation Plan(s), prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for the properties at 738, 740, 742, 744 and 746 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 589, 591, 593, 595, 597, 588, 590, 592, 594, 596, 598, 600, 602, and 610 Markham Street including a detailed building relocation strategy for the heritage building at 610 Markham Street, to 604-606 Markham Street, prepared by ERA Architects Inc., dated March 6, 2017 to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. Enter into one or more agreements with the City pursuant to Section 37 of the Planning Act for the properties at 738, 740, 742, 744 and 746 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 589, 591, 593, 595, 597, 588, 590, 592, 594, 596, 598, 600, 602, 604-606 and 610 Markham Street to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning Division, and the Senior Manager, Heritage Preservation Services with such agreement(s) to include those facilities, services and matters to be set forth in the related site specific Zoning By-law Amendment giving rise to the proposed alterations, and to be registered on title to the subject properties prior to the earlier of the coming into force of the Zoning By-law and Official Plan Amendments giving rise to the proposed alterations and the issuance of any permit for all or any part of the subject properties including a heritage permit or a building permit, but excluding permits for (i) such repairs and maintenance and usual and minor works for the existing heritage buildings and (ii) interior alterations that do not affect the exterior building features as are acceptable to the Senior Manager, Heritage Preservation Services.

d. That prior to final Site Plan approval for the properties located at 738, 740, 742, 744 and 746 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 589, 591, 593, 595, 597, 588, 590, 592, 594, 596, 598, 600, 602, 604-606 and 610 Markham Street:

1. The owner shall provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1.c.2 in the report dated March 7, 2017 from the Chief Planner and Executive Director, City Planning Division to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. The related site specific Official Plan Amendment and Zoning By-law Amendment giving rise to the proposed alterations shall have been enacted by City Council and have come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services;

3. The owner shall provide a Lighting Plan that describes how the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services;

4. The owner shall provide a detailed landscape plan for the subject properties, satisfactory to the Senior Manager, Heritage Preservation Services.

e. Prior to the issuance of any permit for all or any part of the properties at 738, 740, 742, 744 and 746 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 589, 591, 593, 595, 597, 588, 590, 592, 594, 596, 598, 600, 602 and 610 Markham Street, Services, including a heritage permit or a building permit, but excluding permits for: (i) such repairs and maintenance and usual and minor works for the existing heritage buildings and (ii) interior alterations that do not affect the exterior building features as are acceptable to the Senior Manager, Heritage Preservation Services:

1. The owner shall have obtained final Site Plan approval for the properties at 738, 740, 742, 744 and 746 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 589, 591, 593, 595, 597, 588, 590, 592, 594, 596, 598, 600, 602, and 610 Markham Street issued by the Chief Planner and Executive Director, City Planning Division;

2. The owner shall provide full building permit drawings for the subject phase of development, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan(s) required in Recommendation 1.c.2 in the report dated March 7, 2017 from the Chief Planner and Executive Director, City Planning Division, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. The owner shall provide Interpretation Plan(s) for the properties at 738, 740, 742, 744 and 746 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 589, 591, 593, 595, 597, 588, 590, 592, 594, 596, 598, 600, 602, and 610 Markham Street (as to be relocated to 604-606 Markham Street) to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan(s) to the satisfaction of the Senior Manager, Heritage Preservation Services;

4. The owner shall provide letter(s) of credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan and Interpretation Plan;

f. Notwithstanding the requirements of Recommendation 1.e above, prior to the issuance of any heritage permit or building permit for:

1. (i) the removal of rear additions to the properties at 581, 583, 585, 591, 593, 595, 597, 588, 590, 592, 594, 600 and 602 Markham Street, and (ii) the demolition of the buildings on the properties at 599 and 601 Markham Street and 760 Bathurst Street:

a. The owner shall have registered the heritage easement agreements required in accordance with Recommendation 1.c.1 and the Section 37 agreement required in accordance with Recommendation 1.c.3, on title to the subject properties;

b. The related Official Plan Amendment and Zoning By-law Amendment giving rise to the proposed alterations shall be in full force and effect in a form and with content acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services;

c. Notice of Approval Conditions for site plan approval for the alterations permitted in Recommendation 1 shall have been issued by the Chief Planner and Executive Director, City Planning in consultation with the Senior Manager, Heritage Preservation Services;

d. The owner shall provide an acknowledgement in writing satisfactory to the Chief Planner and Executive Director, City Planning, acknowledging the owner's acceptance and agreement with the terms of such Notice of Approval Conditions, subject to such amendments as are satisfactory to the Chief Planner and Executive Director;

e. The owner shall provide full building permit drawings for such alterations and removals including notes and specifications for the protective measures keyed to the approved conservation plan, satisfactory to the Senior Manager, Heritage Preservation Services; and

f. The owner shall provide a letter of credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure the safety of the buildings during such alterations and removals to 581, 583, 585, 591, 593, 595, 597, 588, 590, 592, 594,

600 and 602 Markham Street included in the approved Conservation Plan;

g. The owner shall provide full documentation of the existing buildings at 599-601 Markham Street and 760 Bathurst Street, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Preservation Services

2. (i) shoring, excavation and foundation work (the "Foundation Works"),
(ii) the removal of portions of the building at 585 Bloor Street West, and
(iii) the removal and relocation of the building at 610 Markham Street :

a. The owner shall have registered the heritage easement agreements required in accordance with Recommendation 1.c.1 on title to the properties.

b. The related site specific Official Plan Amendment and Zoning By-law Amendment giving rise to the proposed alterations have been enacted by City Council and have come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services;

c. The owner shall have entered into and registered the related site plan agreement pursuant to S. 114 of the City of Toronto Act, 2006, for the alterations approved in accordance with recommendation 1 to the satisfaction of the City Solicitor and the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Preservation Services;

d. The owner shall have provided full building permit drawings for the Foundation Works, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan(s), including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant, to the satisfaction of the Senior Manager, Heritage Preservation Services;

g. That prior to the release of the letter(s) of credit required in Recommendation 1.e.4:

1. The owner shall provide a letter of substantial completion for the subject phase of work prepared and signed by a qualified heritage consultant

confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan(s) and Interpretation Plan(s) and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. The owner shall provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. City Council approve the removal of the heritage building on the property at 610 Markham Street to allow for its relocation to the property at 604-606 Markham Street in accordance with Section 34 of the Ontario Heritage Act, with such removal to take place in accordance with plans and drawings dated December 19, 2016, prepared by Henriquez Partnership Architects, date-stamped received by Heritage Preservation Services January 23, 2017 and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc. dated March 6, 2017, date-stamped received by the City Planning Division March 6, 2017, and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with the Conservation Plan(s) required in Recommendation 1.c.2 in the report dated March 7, 2017 from the Chief Planner and Executive Director, City Planning Division and subject to the following additional conditions:

a. That upon relocation of the heritage building currently located on the property at 610 Markham Street to 604-606 Markham Street, 604-606 Markham Street be designated under Part IV, Section 29 of the Ontario Heritage Act; and

b. That upon relocation of the heritage building currently located on the property at 610 Markham Street to 604-606 Markham Street in accordance with the plans and drawings dated December 19, 2016, prepared by Henriquez Partnership Architects, date-stamped received by Heritage Preservation Services January 23, 2017 and on file with the Senior Manager, Heritage Preservation Services, the Heritage Impact Assessment prepared by ERA Architects Inc., dated March 6, 2017, and in accordance with the Conservation Plan(s) required in Recommendation 1.c.2 in the report dated March 7, 2017 from the Chief Planner and Executive Director, City Planning Division to the satisfaction of the Senior Manager, Heritage Preservation Services and the City Solicitor, the owner enter into a heritage easement agreement with the City for the property at 604-606 Markham Street to replace the heritage easement agreement for the property at 610 Markham Street.

3. If Council's decision with respect to the removal of the building situated on the property 610 Markham Street is appealed to the Ontario Municipal Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Ontario Municipal Board in support of Council's decision.

4. City Council authorize the entering into of heritage easement agreements under Section 37 of the Ontario Heritage Act with the owner of 738, 740, 742, 744 and 746 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 589, 591, 593, 595, 597, Alterations, Removal, Intention to Designate, Authority to Enter into HEA - 738-746 Bathurst Street, 585 Bloor Street West, 581-597, 588-606 and 610 Markham Street

588, 590, 592, 594, 596, 598, 600, 602, and 610 Markham Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

5. Upon relocation of the heritage building currently located at 610 Markham Street, to 604-606 Markham Street, City Council authorize the entering into of a heritage easement agreement under Section 37 of the Ontario Heritage Act with the owner of 604-606 Markham Street to replace the heritage easement agreement for the property at 610 Markham Street and the City Solicitor be authorized to consent to the removal of the heritage easement agreement from title to the property at 610 Markham Street following registration of the Heritage Easement Agreement on title to the property at 604-606 Markham Street.

6. City Council authorize the City Solicitor to introduce the necessary bills in Council authorizing the entering into of the heritage easement agreements for the properties at 738, 740, 742, 744 and 746 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 589, 591, 593, 595, 597, 588, 590, 592, 594, 596, 598, 600, 602, 604-606 and 610 Markham Street

7. City Council state its intention to designate the property at 738 Bathurst Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 738-746 Bathurst Street (Reasons for Designation) attached as Attachment 26 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning Division.

8. City Council state its intention to designate the property at 740 Bathurst Street (which is an entrance address for 742 Bathurst Street) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 738-746 Bathurst Street (Reasons for Designation) attached as Attachment 26 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning Division.

9. City Council state its intention to designate the property at 742 Bathurst Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 738-746 Bathurst Street (Reasons for Designation) attached as Attachment 26 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning Division.

10. City Council state its intention to designate the property at 744 Bathurst Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 738-746 Bathurst Street (Reasons for Designation) attached as Attachment 26 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning Division.

11. City Council state its intention to designate the property at 746 Bathurst Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 738-746 Bathurst Street (Reasons for Designation) attached as Attachment 26 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning Division.

12. City Council state its intention to designate the property at 585 Bloor Street West (including the entrance address at 612 Markham Street) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 585 Bloor Street West (Reasons for Designation) attached as Attachment 27 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning Division.

13. City Council state its intention to designate the property at 581 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 581-583 Markham Street (Reasons for Designation) attached as Attachment 28 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning Division.

14. City Council state its intention to designate the property at 583 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 581-583 Markham Street (Reasons for Designation) attached as Attachment 28 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning Division.

15. City Council state its intention to designate the property at 585 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 585 Markham Street (Reasons for Designation) attached as Attachment 29 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning Division.

16. City Council state its intention to designate the property at 587 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 587-589 Markham Street (Reasons for Designation) attached as Attachment 30 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning Division.

17. City Council state its intention to designate the property at 588 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 588-594 Markham Street (Reasons for Designation) attached as Attachment 31 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning Division.

18. City Council state its intention to designate the property at 589 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 587-589 Markham Street (Reasons for Designation) attached as Attachment 30 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning Division.

19. City Council state its intention to designate the property at 590 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 588-594 Markham Street (Reasons for Designation) attached as Attachment 31 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning Division.

20. City Council state its intention to designate the property at 591 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 591 Markham Street (Reasons for Designation) attached as Attachment 32 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning Division.

21. City Council state its intention to designate the property at 592 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 588-594 Markham Street (Reasons for Designation) attached as Attachment 31 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning Division.

22. City Council state its intention to designate the property at 593 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 593-595 Markham Street (Reasons for Designation) attached as Attachment 33 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning Division.

23. City Council state its intention to designate the property at 594 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 588-594 Markham Street (Reasons for Designation) attached as Attachment 31 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning Division.

24. City Council state its intention to designate the property at 595 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 593-595 Markham Street (Reasons for Designation) attached as Attachment 33 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning Division.

25. City Council state its intention to designate the property at 596 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 596-598 Markham Street (Reasons for Designation) attached as Attachment 34 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning Division.

26. City Council state its intention to designate the property at 597 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 597 Markham Street (Reasons for Designation) attached as Attachment 35 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning Division.

27. City Council state its intention to designate the property at 598 Markham Street (which is an entrance address for 596 Markham Street) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 596-598 Markham Street (Reasons for Designation) attached as Attachment 34 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning Division.

28. City Council state its intention to designate the property at 600 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 600-602 Markham Street (Reasons for Designation) attached as Attachment 36 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning Division.

29. City Council state its intention to designate the property at 602 Markham Street (which is an entrance address for 600 Markham Street) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 600-602 Markham Street (Reasons for Designation) attached as Attachment 36 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning Division.

30. City Council state its intention to designate the property at 610 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 610 Markham Street (Reasons for Designation) attached as Attachment 37 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning Division.

31. Upon relocation of the heritage building currently located at 610 Markham, to 604-606 Markham Street, City Council state its intention to designate the property at 604-606 Markham Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 604-606 Markham Street (Reasons for Designation) attached as Attachment 38 to the report (March 7, 2017) from the Chief Planner and Executive Director, City Planning Division.

32. Upon relocation of the heritage building originally located at 610 Markham to 604-606 Markham Street, City Council repeal the designation by-law from 610 Markham Street and remove the property from the Heritage Register in accordance with Section 34.3 of the Ontario Heritage Act.

33. If there are no objections to the designations in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bills in Council.

34. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designations to the Conservation Review Board.

35. If the designations are referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision.

FINANCIAL IMPACT

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

DECISION HISTORY

On August 25, 2014 City Council directed staff to report on the heritage attributes of a number of potential heritage properties identified in the Bathurst Street Built Form and Land Use Study, which included the properties at 738, 740, 742, 744 and 746 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 600, 602 and 610 Markham Street (the "Subject Properties"), and to examine options for their inclusion on the Heritage Register. That planning study resulted in Official Plan Amendment No. 246, currently under appeal.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.8>

Following Council's decision on the Bathurst Street Study, Planning staff initiated the Four Corners Study in the area of Bloor Street West and Bathurst Street which resulted in City Council enacting OPA 349, also currently under appeal.

Reports to City Council recommending that the Subject Properties be included on the City's Heritage Register were prepared in response to City Council's directive on the Bathurst Street Study and as part of the Bathurst-Bloor Four Corners Study, and the Subject Properties were listed on the City of Toronto Heritage Register, in accordance with TE11.8 and TE 17.25 adopted by City Council on November 3 and 4, 2015 and July 12, 13, 14 & 15, 2016, respectively.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE11.8>
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE17.25>

In addition to a review of all of the properties within the boundaries of the Bathurst-Bloor Four Corners Study area, heritage staff conducted a block-by-block analysis, including Mirvish Village, to determine whether a Heritage Conservation District (HCD) study would be warranted. Staff concluded that while there are a variety of properties that merit inclusion on the Heritage Register, the heritage character of the area was not sufficiently cohesive to warrant an HCD Plan and district designation.

COMMENTS

BACKGROUND

Development Proposal

On July 10, 2015, the City Planning Division received applications from Westbank Corp. to amend the Official Plan and Zoning By-laws in order to redevelop a large number of properties bordered by Bloor Street West, Bathurst Street, Lennox Street, and both sides of Markham Street, known locally as the site of Honest Ed's and Mirvish Village. The proposal excludes the properties at 586 Markham Street and 756 and 758 Bathurst Street.

The proposed development includes a number of mid-rise and tall buildings accommodating retail at grade and office and residential uses above. The taller buildings will be situated toward the north-west corner of the site, transitioning down

Alterations, Removal, Intention to Designate, Authority to Enter into HEA - 738-746 Bathurst Street, 585 Bloor Street West, 581-597, 588-606 and 610 Markham Street

toward Lennox and Markham Streets. The street wall heights of the new buildings along Bloor and Bathurst Streets are scaled appropriately relative to the surroundings and designed with narrow frontages.

There are 27 listed heritage properties on the site, 24 of which are proposed to be conserved and 3 proposed to be demolished.

The proposal features a new publically accessible covered market located in the interior of the site on the east side of Markham Street with pedestrian access from an interior pedestrian network connecting Bathurst, Bloor Lennox and Markham Streets.

A new public park with frontage along the west side of Markham Street is proposed, forming part of a pedestrian-oriented Markham Street adjacent to the market.

Consultation

Three versions of the proposed development have been submitted to the City for consideration within the Zoning By-law Review and Official Plan Amendment process, with each revision resulting in an increased retention of the number of heritage properties and a considerably higher degree of heritage conservation proposed. HPS staff were involved in several pre-application meetings with the applicant and participated in a significant number of public meetings, workshops and working group sessions.

Policy Framework

Provincial Policy Statement and Planning Act

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Planning Act and associated Provincial Policy Statement guide development in the Province and they include provincial interests regarding heritage resources as described in the Provincial Policy Statement issued under the authority of Section 3 of the Planning Act. The Planning Act requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development, and promotes the provincial policy-led planning system.

Provincial Policy Statement 2.6.1 reads "Significant built heritage resources and significant cultural heritage landscapes shall be conserved".

Official Plan

The revised heritage policies in the City of Toronto's Official Plan provide the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.5.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.5.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.5.28: "The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property."

3.1.5.29: "Heritage buildings and/or structures located on properties on the Heritage Register should be conserved on their original location. However, where it is supported by the cultural heritage values and attributes of a property on the Heritage Register a heritage building may be relocated within its property or development site where:

- a) the heritage building or structure is not attached to or adjoining another building or structure;
- b) the location, orientation, situation or view of the heritage building is not identified in the Official Plan or as a cultural heritage value or attribute of the property, and/or the proposed relocation will not negatively affect the cultural heritage values or attributes of the property;
- c) the portion of the heritage building or structure that contains the identified cultural heritage values and attributes is being conserved in its entirety and will not be demolished, disassembled and/or reconstructed;
- d) the relocation on site does not conflict with any applicable Heritage Conservation District plans;
- e) a Heritage Property Conservation Plan is submitted that demonstrates that the removal and relocation of the building or structure within its existing property will not pose any physical risk to the heritage building and/or structure, its cultural heritage values and attributes, to the satisfaction of the City; and

f) these and any other related conditions are secured in a Heritage Easement Agreement prior to removal and relocation on site.

Standards and Guidelines for the Conservation of Historic Places in Canada
The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) and the Standards for Rehabilitation (10-12) apply to this project.

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

Assessment of Heritage Impacts

There are 27 heritage properties located on the subject site that contribute significant cultural heritage value to the character of both the site and immediate surroundings. Further, there are a number of heritage properties adjacent to the site at 693, 730-736, 756, 758 and 791-795 Bathurst Street and 586 Markham Street.

Of the 27 listed heritage properties on the site, 23 are proposed to be conserved in situ, 1 building is proposed to be relocated within the development site and 3 are proposed to be demolished.

The tower portions of the proposal will be situated on the east portion of the site with the greater density and height concentrated at the corner of Bloor and Bathurst Streets, minimizing the visual impact to Markham Street.

Staff acknowledge that the house form buildings on both sides of Markham Street have been the subject of numerous alterations over the years, particularly at the ground floor level, with the upper levels retaining much of their heritage integrity.

Heritage Easement Agreements will be secured on all the heritage properties recommended for designation to secure the conditions of approval and to ensure their continued conservation.

Heritage Preservation Services (HPS) has considered this application in the context of the Planning Act, the heritage policies of the Provincial Policy Statement 2014 (PPS), the heritage policies of the City of Toronto Official Plan and the Standards and Guidelines for the Conservation of Historic Places in Canada. It is the opinion of staff that the redevelopment of the site, which includes the retention and conservation of the majority of the on-site heritage properties, their documentation and interpretation will conserve the heritage character of both the subject properties and the area in general.

738-746 Bathurst Street

The east (main) elevation and the foundations of the properties at 738-746 Bathurst Street and the main portion of the south elevation of 738 Bathurst Street are proposed to be retained in situ, conserved and integrated into the new development. The new development above these heritage properties is proposed to be stepped back 5.4m from the east elevation and 8.2m from the south elevation, thereby visually reducing the volume atop the heritage building when viewed from the street, maintaining both the established street wall height along Bathurst Street and the historic corner transition to the lower-scale house-form buildings on Markham Street.

The applicant also proposes to rehabilitate the existing altered storefronts of the row along Bathurst Street and introduce new storefront and door openings on the ground floor of the south elevation of 738 Bathurst Street. The conservation work to this group of properties would also include masonry, stone and wood conservation, new windows and minor changes in the grade to improve front access as part of a coordinated landscape strategy. The proposed work does not affect the properties' heritage attributes and allows for their continued commercial and retail uses.

585 Bloor Street West

The north and main portion of the east elevations of the building at 585 Bloor Street West will be retained in situ, conserved and integrated into the new mid-rise building proposed for the corner of Bloor and Markham Streets. The new development is proposed to be stepped back 5.4m from Bloor Street and 9.5m from Markham Street, thereby visually reducing the volume atop the heritage building when viewed from the street and maintaining the established street wall height along this section of Bloor Street West.

The applicant also proposes to rehabilitate the existing altered storefronts along Bloor Street West and the ground floor of the east elevation of 585 Bloor Street West. The rear additions are not identified as attributes and will be removed. The conservation work to this property includes masonry, stone and wood conservation, new windows and minor changes in the grade to improve front access as part of a coordinated landscape strategy. The proposed work does not affect the property's heritage attributes and allows for its continued commercial and residential uses.

Markham Street - East Side (581, 583, 587, 589, 591, 593, 595, 597 Markham Street)

The applicant proposes to retain in situ and conserve the majority of the house form buildings on the east side of Markham Street.

The proposed alterations to this group of properties on the east side include masonry, stone and wood conservation, new windows and minor changes in the grade to improve front access as part of a coordinated landscape strategy. One and two-storey glazed infill connections located between the buildings on both sides of Markham Street will provide accessible and secondary entrances into both the heritage buildings and the new construction. Some of these connections will replace existing additions. This work

does not affect the properties' heritage attributes and will support their continued commercial and retail uses.

While there is a substantial increase in density on the eastern portion of the site, the full three-dimensional form of the buildings will remain and be integrated into a three-storey glass atrium set behind the rear walls of each building. The atrium will provide barrier-free access to both the houses and the new residential towers which are set behind 591-597 Markham Street.

Markham Street - West Side (588, 590, 592, 594, 596, 598, 600 and 602 Markham Street)

All of the heritage buildings on the west side of Markham Street are proposed to be retained in situ and conserved for continued retail and commercial uses while maintaining their small scale house forms as part of the Mirvish Village enclave.

As with the properties on the east side of Markham Street, the proposed conservation work to this group of properties on the west side of Markham Street includes masonry, stone and wood conservation, new windows, infill connections and minor changes in the grade to improve front access as part of a coordinated landscape strategy. This work does not affect the properties' heritage attributes and will support their continued commercial and retail uses.

A new replacement accessibility ramp proposed along the front of 596-598 Markham Street is of a simple design with a glass guard and will not impact any of the property's heritage attributes.

The removal of a non-heritage front porch at 600 Markham Street and alterations to the existing below-grade window and doorway will not impact the heritage attributes of these properties.

Two-storey rear additions are proposed for the properties at 588-594, 600-602, and 604-606 (formerly 610) Markham Street, with little or no visibility from the street.

Markham Street - West Side (610 Markham Street)

Subject to Council approval, the building currently located at 610 Markham Street will be removed from its current site and relocated south to the property at 604-606 Markham Street (not listed) which contains a semi-detached building that will be demolished as part of the development proposal. The relocation of the building at 610 Markham Street will provide for the introduction of a new public park in this location - a key City objective. The heritage policies in the Official Plan allow for the relocation of buildings on a development site with conditions (3.1.5.29a-f). The detached house will be conserved and safely relocated in its entirety, maintaining its original setback and orientation on the west side of Markham Street. Further, the building's relocation will prevent it from being isolated and will support a consistent street wall along the west side of the street, south of the new park. Staff believes that the relocation of the building at 610 Markham Street will not affect its cultural heritage value or attributes and meets the conditions of the heritage policies in the Official Plan.

Prior to removal of the building at 610 Markham Street, the property will be designated under Part IV of the Ontario Heritage Act and the building will be protected by a Heritage Easement Agreement. Once the building is moved to its new location at 604-606 Markham Street, the designation by-law will be repealed, the property at 604-606 Markham Street will be designated under Part IV of the Ontario Heritage Act and a new Heritage Easement Agreement will be entered into and registered on title to the property at 604-606 Markham Street.

599-601 Markham Street and 760 Bathurst Street

The conservation of each of the 27 on-site heritage properties was a critical objective of staff throughout the review process. It was clear early on, however, that the demolition of these three listed properties was necessary in order to make way for an east-west lane and to achieve other planning objectives for the site.

An east-west lane is being proposed, in part, to maintain vehicle access to the listed heritage properties at 756 and 758 Bathurst Street, which are not part of the proposed development but abut it on the north, west and south sides and which currently have access via the north-south Honest Ed's Alley. The redesign of Honest Ed's Alley is intended to accommodate primarily pedestrian movement that will reduce the vehicular access of the lane to 756 and 758 Bathurst Street. The east-west lane will provide vehicular access to these properties as well as limit vehicular travel on Honest Ed's Alley. Options to shift the east-west alley further north have been explored and would result in an undesirable proximity to the Bathurst and Bloor intersection, an increased level of traffic along Honest Ed's Alley and a reduction in the footprint of the outdoor market area rendering it unfeasible. For these reasons, staff supports the removal of the listed buildings at 599-601 Markham Street and 760 Bathurst Street from the Heritage Register.

New Development

The street wall portions of new development along Bloor, Bathurst, Markham and Lennox Streets have been designed to relate to the heritage buildings on the site by maintaining narrow frontage widths and a street wall height in the range of 12.0m to 14.85m with the slender taller portions stepping back between 3.6m and 10.8m. Height and density increases toward the corners of Bloor and Bathurst Streets and Bloor and Markham Streets.

The current plans and drawings show the new development immediately west of the property at 585 Bloor Street West stepping back significantly, creating a condition for the heritage property that is inconsistent with its heritage character as a commercial row building by exposing its west wall, and by creating a break in the established, consistent street wall of Bloor Street West. Staff will continue to work with the applicant through the site plan stage in an effort to refine the design, material details and articulation of the new development to ensure it is compatible with the substantial heritage character of the larger site.

Additional Mitigation Strategies

The applicant has submitted an extensive and detailed Heritage Impact Assessment which includes preliminary Conservation Plan details, an engineer's report on the bracing strategy for 738-746 Bathurst Street and 585 Bloor Street West and for the relocation of 610 Markham Street, and a preliminary Interpretation Plan. Staff is recommending that, prior to the demolition of the listed buildings at 599-601 Markham Street and 760 Bathurst Street, the applicant submit archival quality documentary photographs of each of these properties.

Heritage Resources

A location map (Attachment 1) and photographs (Attachments 2-14) are attached, along with Research and Evaluation Summaries for 738-746 Bathurst Street (Attachment 39), 585 Bloor Street West (Attachment 40) and the East Side (Attachment 41) and West Side (Attachment 42) of Mirvish Village. The Statements of Significance (Reasons for Designation) are found in Attachments 26-38.

Following research and evaluation, staff have determined that the properties at 738, 740, 742, 744 and 746 Bathurst Street, 585 Bloor Street West and 581, 583, 585, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 600, 602 and 610 Markham Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the three categories of design, associative and contextual values. Upon relocation of the building currently located at 610 Markham Street to 604-606 Markham Street, the property at 604-606 Markham Street will also meet the criteria for municipal designation prescribed by the Province of Ontario under Ontario Regulation 9/06, under the three categories of design, associative and contextual values.

CONCLUSION

Staff are supportive of the applicant's efforts to conserve these heritage properties in the context of a large redevelopment proposal on a site that contains a significant number of heritage properties. In the context of the proposed mitigation strategy the proposed alterations to the Subject Properties will not have a negative impact on the identified heritage attributes and heritage character of these properties.

CONTACT

Sherry Pedersen, BLA, MUP
Program Manager, Heritage Preservation Services
Tel: 416-338-1089
Fax: 416-392-1973
E-mail: Sherry.Pedersen@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Photographs – 738-746 Bathurst Street
Attachment 3: Photographs – 585 Bloor Street West
Attachment 4: Photographs – 581-583 Markham Street
Attachment 5: Photographs - 585 Markham Street
Attachment 6: Photographs – 587-589 Markham Street
Attachment 7: Photographs – 591 Markham Street
Attachment 8: Photographs – 593, 595 & 597 Markham Street
Attachment 9: Photographs – 588, 590, 592 & 594 Markham Street
Attachment 10: Photographs – 596-598 Markham Street
Attachment 11: Photographs – 600-602 Markham Street
Attachment 12: Photographs – 610 Markham Street
Attachment 13: Photographs –756-760 Bathurst Street
Attachment 14: Photographs –599-601 Markham Street
Attachment 15: Proposal Rendering - Looking North
Attachment 16: Proposal Renderings

Alterations, Removal, Intention to Designate, Authority to Enter into HEA - 738-746 Bathurst Street, 585 Bloor Street West, 581-597, 588-606 and 610 Markham Street

Attachment 17: Proposal Renderings - Bloor & Lennox Streets
Attachment 18: Proposal Renderings – Markham Street
Attachment 19: Proposal Drawings – Context Plan
Attachment 20: Proposal Drawings – Site Plan
Attachment 21: Proposal Drawings – Bathurst Street Elevations
Attachment 22: Proposal Drawings – Bloor Street Elevations
Attachment 23: Proposal Drawings – Markham Street Elevations
Attachment 24: Proposed Drawings – East-West Section
Attachment 25: Proposal Drawings – 610 Markham Street Relocation
Attachment 26: Statement of Significance - 738-746 Bathurst Street
Attachment 27: Statement of Significance - 585 Bloor Street West
Attachment 28: Statement of Significance - 581-583 Markham Street
Attachment 29: Statement of Significance - 585 Markham Street
Attachment 30: Statement of Significance - 587-589 Markham Street
Attachment 31: Statement of Significance - 588-594 Markham Street
Attachment 32: Statement of Significance - 591 Markham Street
Attachment 33: Statement of Significance - 593-595 Markham Street
Attachment 34: Statement of Significance - 596-598 Markham Street
Attachment 35: Statement of Significance - 597 Markham Street
Attachment 36: Statement of Significance - 600-602 Markham Street
Attachment 37: Statement of Significance - 610 Markham Street
Attachment 38: Statement of Significance - 604-606 Markham Street
Attachment 39: Research and Evaluation Report - 738-746 Bathurst Street
Attachment 40: Research and Evaluation Report - 585 Bloor Street West
Attachment 41: Research and Evaluation Report - Mirvish Village, East Side
Attachment 42: Research and Evaluation Report - Mirvish Village, West Side

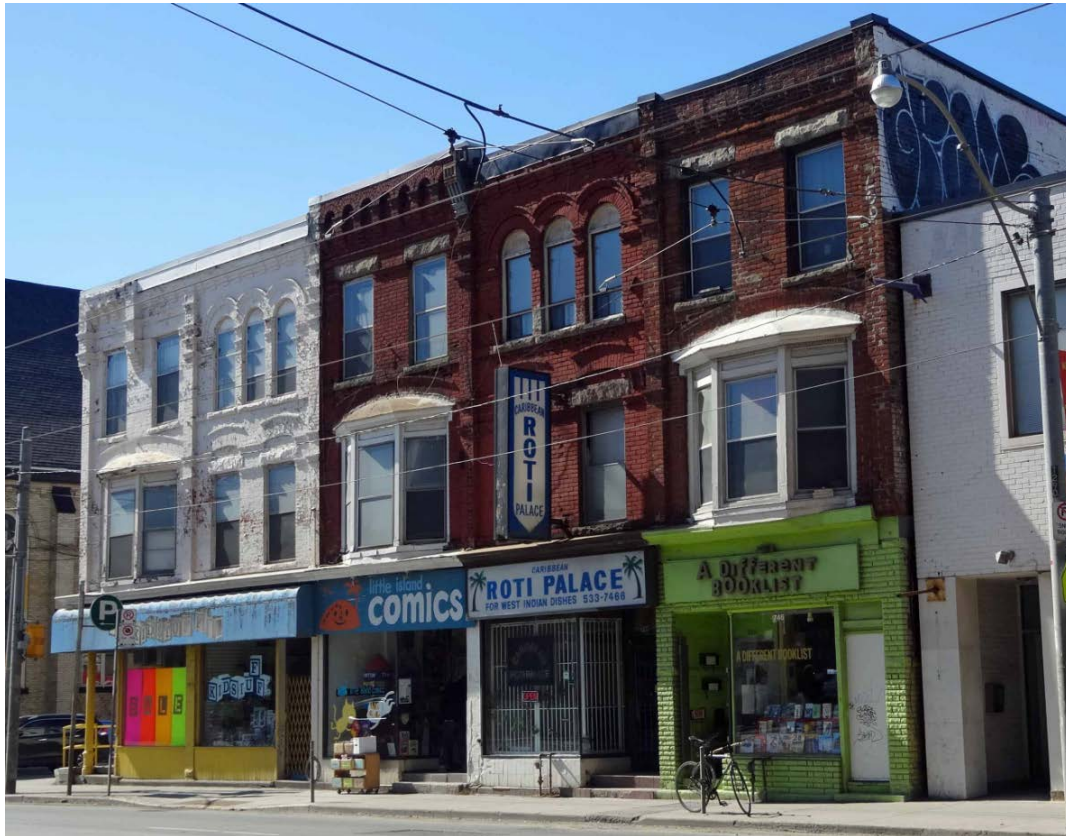
LOCATION MAP:
738-746 Bathurst Street, 585 Bloor Street West,
581-597, 588-606 and 610 Markham Street

ATTACHMENT 1

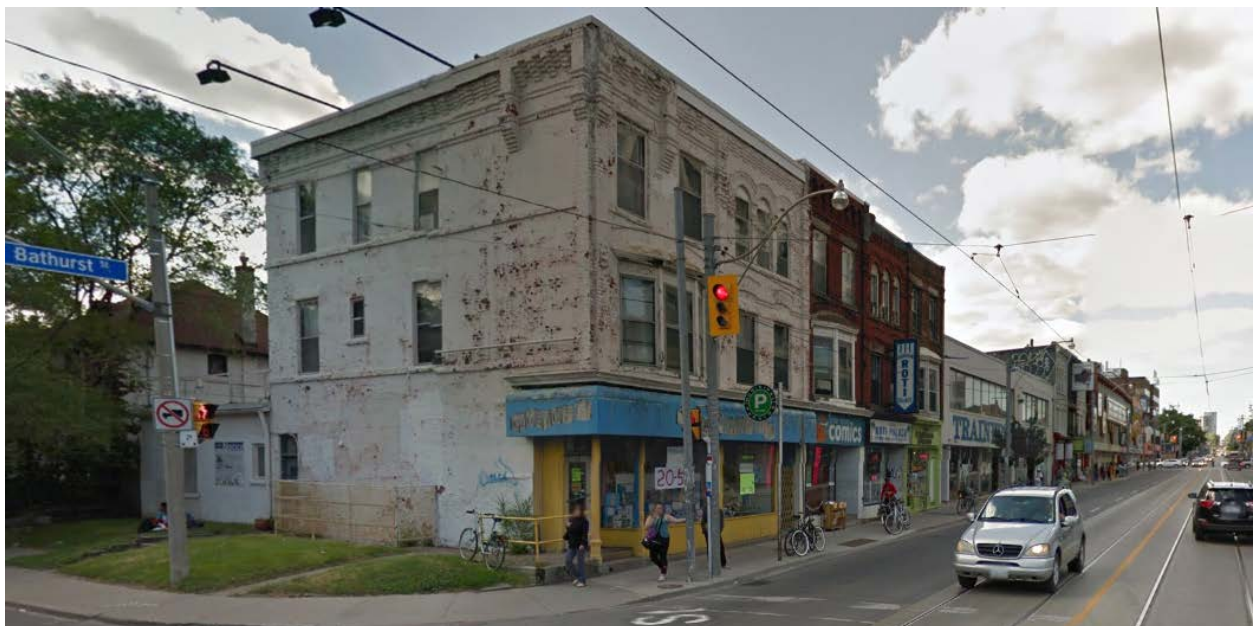


The red outline marks the location of the properties at 738-746 Bathurst Street, 585 Bloor Street West, 581-597, 588-606 and 610 Markham Street.

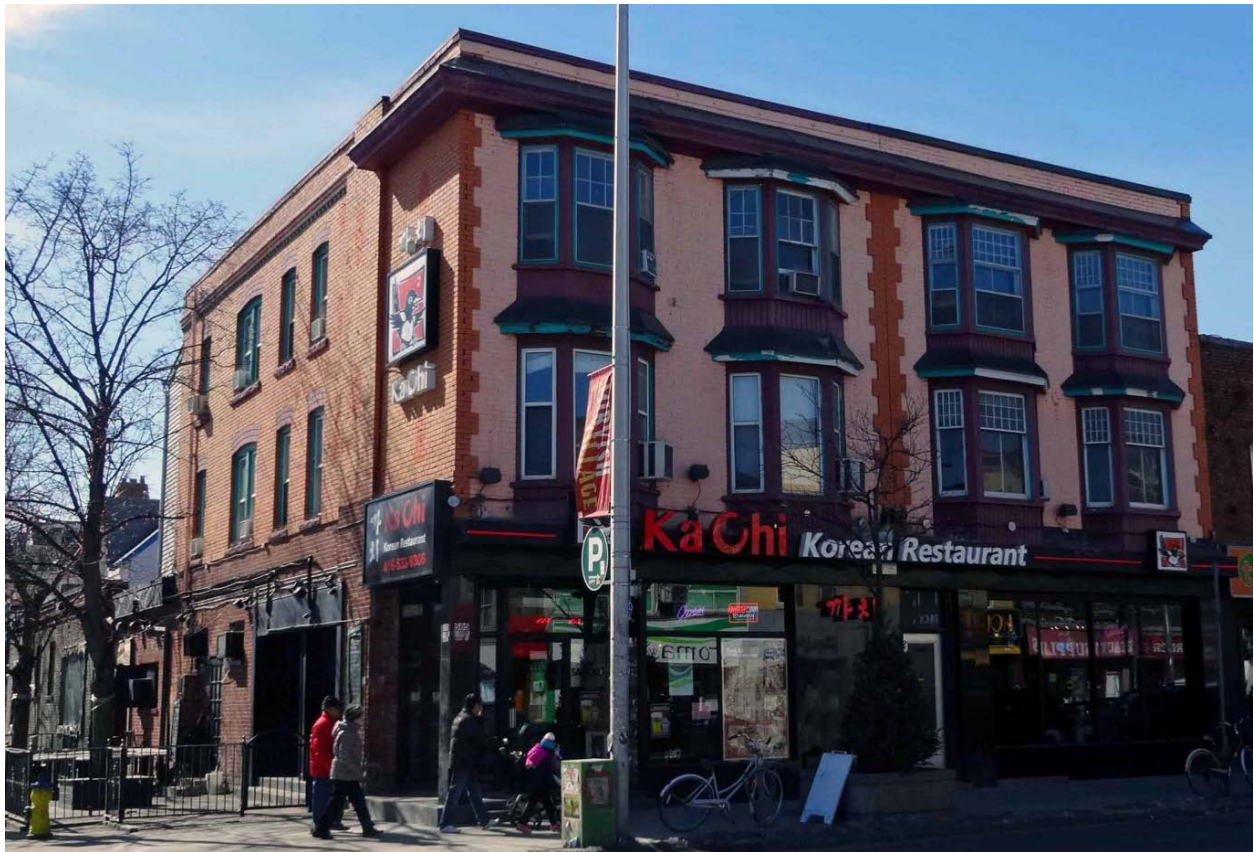
This location map is for information purposes only. The exact boundaries of the properties are not shown.



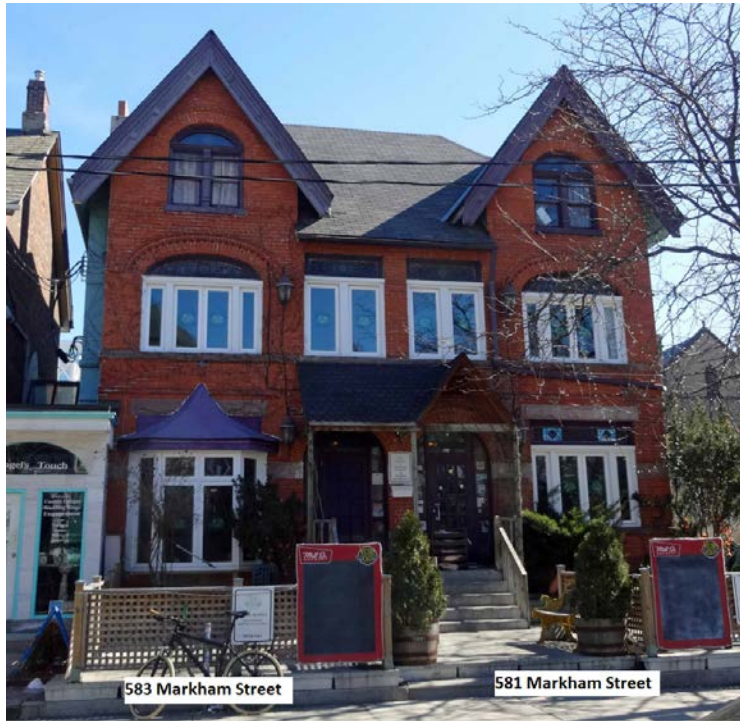
738-746 Bathurst Street: showing the principal (east) elevation at the north-west corner of Bathurst and Lennox Streets (HPS, 2015)



738-746 Bathurst Street: showing the south and east elevations at the north-west corner of Bathurst and Lennox Streets (Google Street View, June 2016)



585 Bloor Street West: showing the east and north (principal) elevations at the south-west corner of Bloor and Markham Streets (Google Street View June, 2016)



581-583 Markham Street: showing the west (principal) elevations at the north-east corner of Markham and Lennox Streets (HPS, 2015)



581 Markham Street: showing the south elevation at the north-east corner of Markham and Lennox Streets (HPS, 2015)



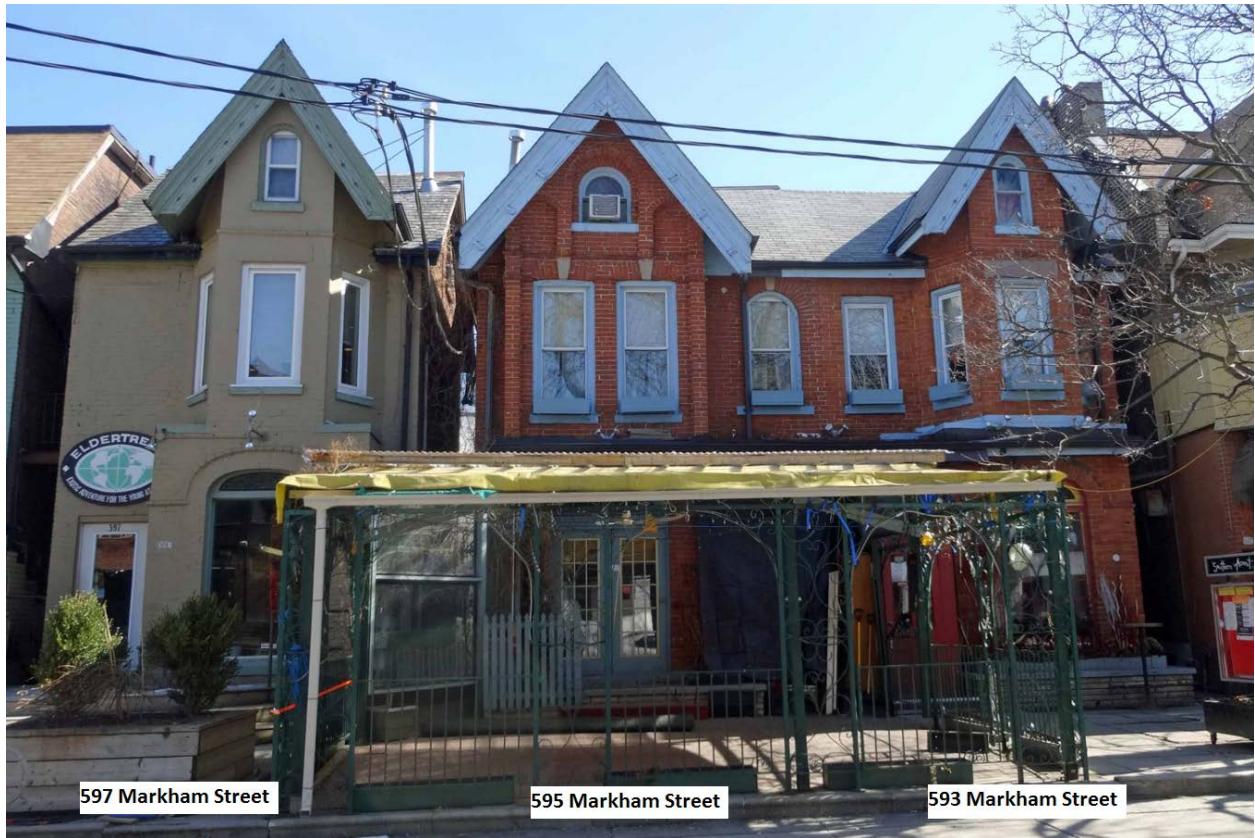
585 Markham Street: showing the west (principal) elevation (HPS, 2015)



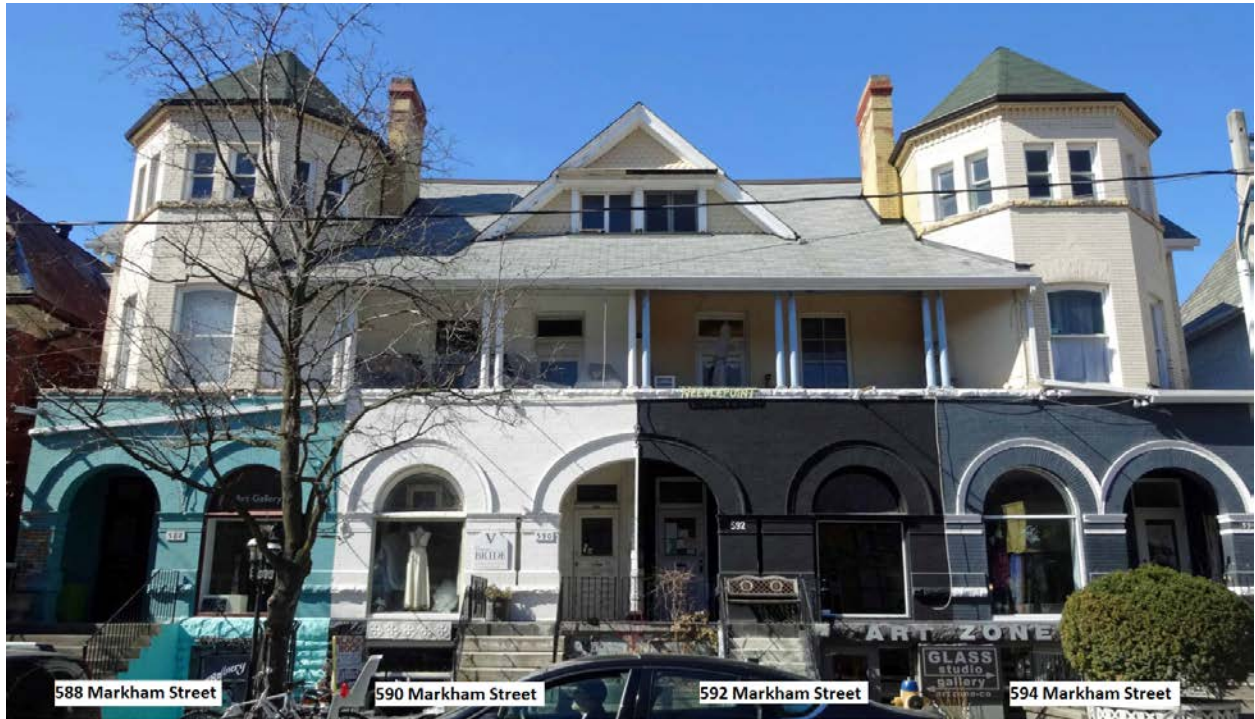
587 - 589 Markham Street: showing the west (principal) elevation (HPS, 2015)



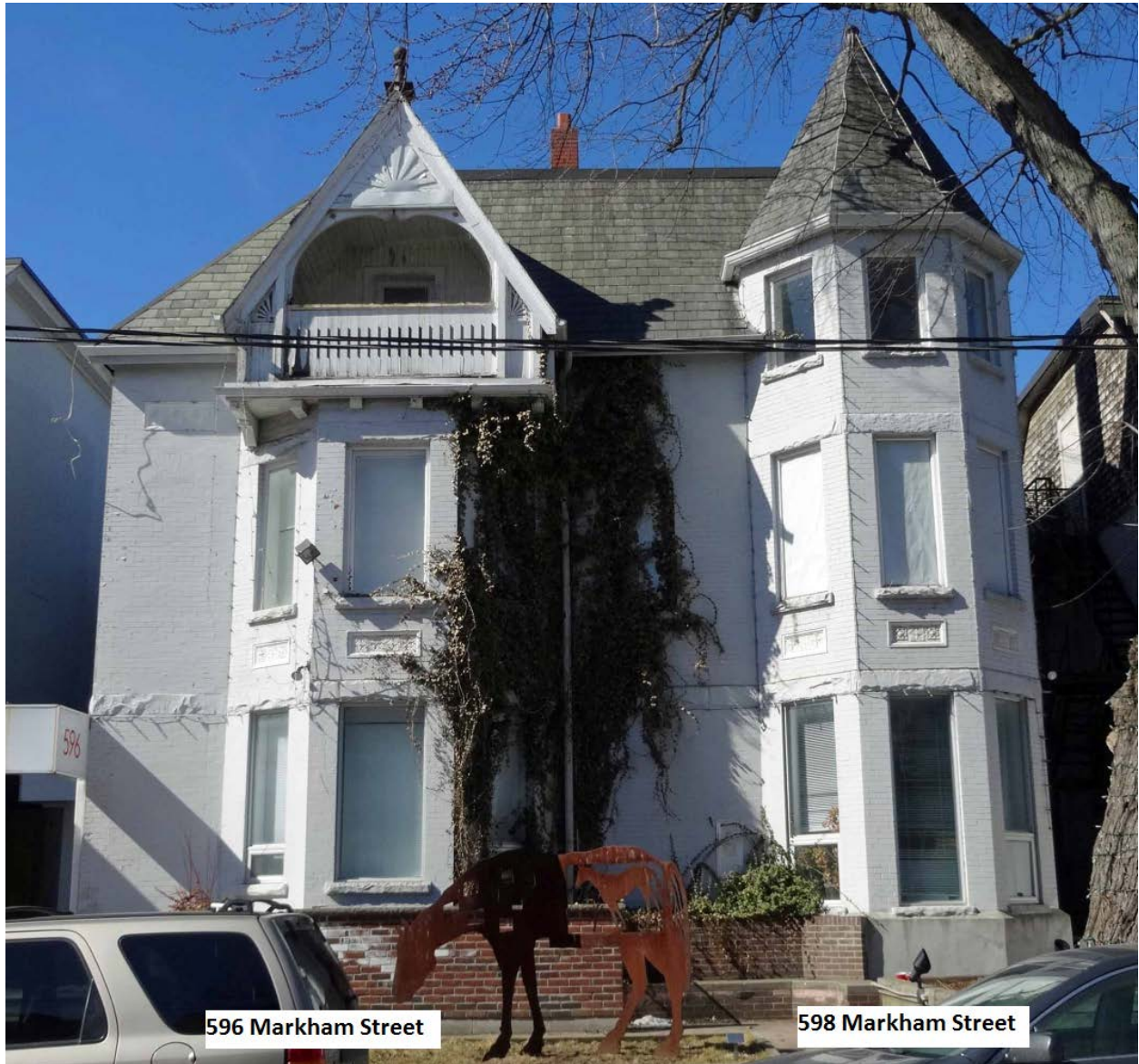
591 Markham Street: showing the west (principal) elevation (Google Maps 2015)



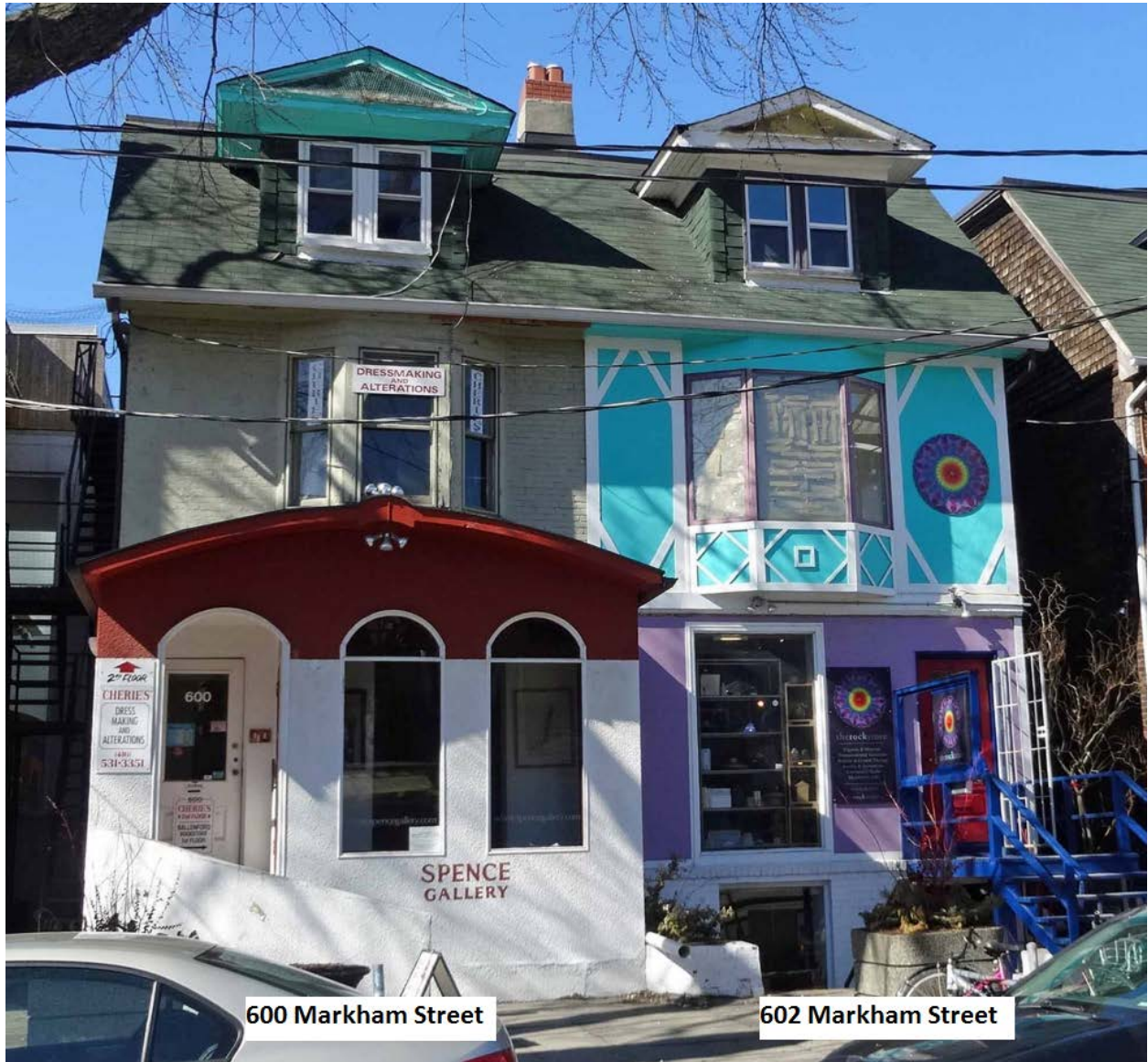
593, 595 & 597 Markham Street: showing the west (principal) elevations (HPS, 2015)



588, 590, 592 & 594 Markham Street: showing the east (principal) elevations (HPS, 2015)



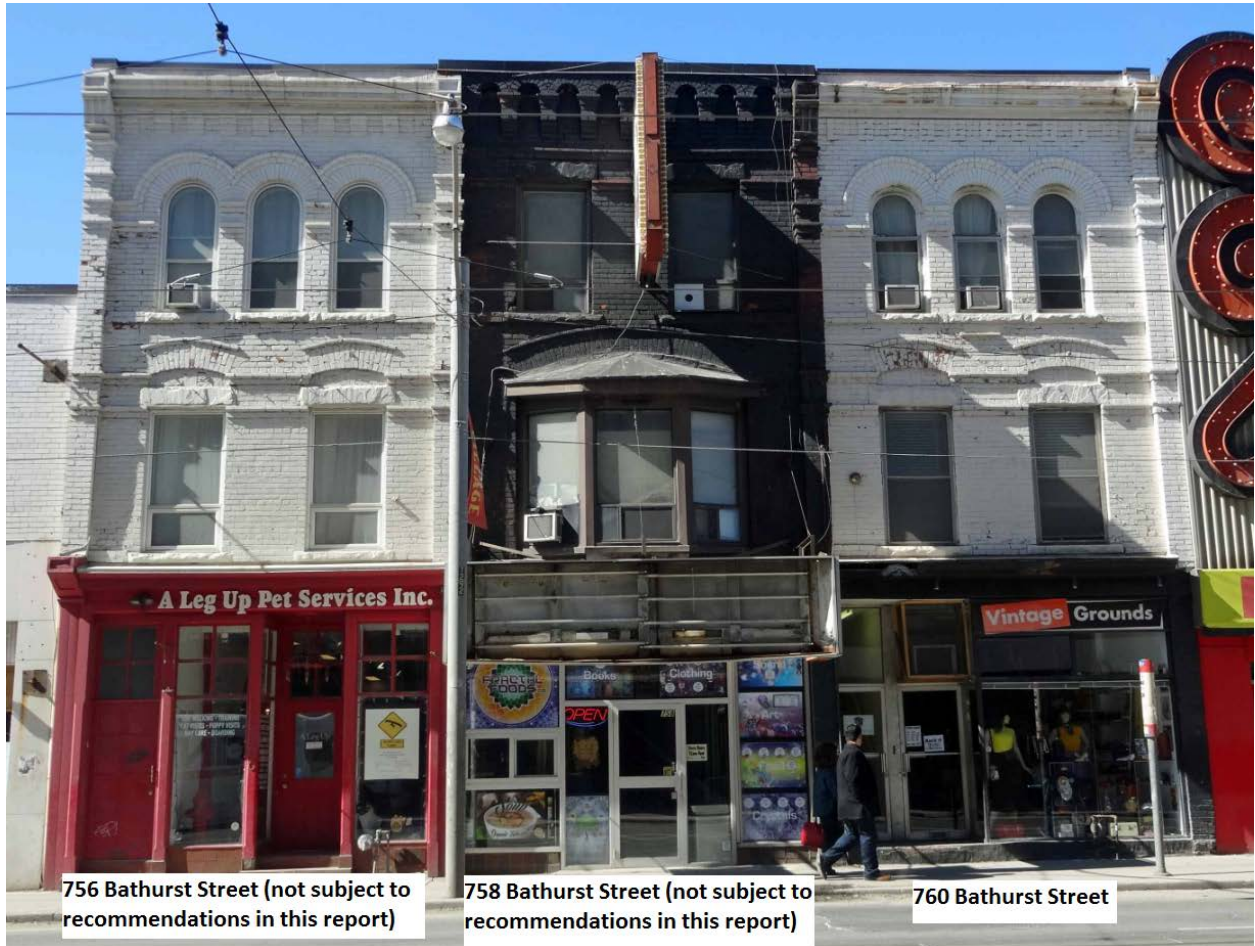
596-598 Markham Street: showing the east (principal) elevations (HPS, 2015)



600-602 Markham Street: showing the east (principal) elevations (HPS, 2015)



610 Markham Street: showing the east (primary) elevation (HPS, 2015)



756, 758 & 760 Bathurst Street: showing the east (primary) elevation (HPS, 2015)



599-601 Markham Street: showing the west (principal) elevations (HPS, 2015)



View looking north

PROPOSAL RENDERINGS:

ATTACHMENT 16



Aerial view looking east



View of 738-744 Bathurst St (746 to be conserved but not shown here)



View of south-west corner of Bloor & Bathurst Streets

Aerial view (top), looking north-west (centre) & looking south-west (bottom). (Henriquez Partners Architects)

PROPOSAL RENDERINGS - BLOOR & LENNOX STREETS: ATTACHMENT 17



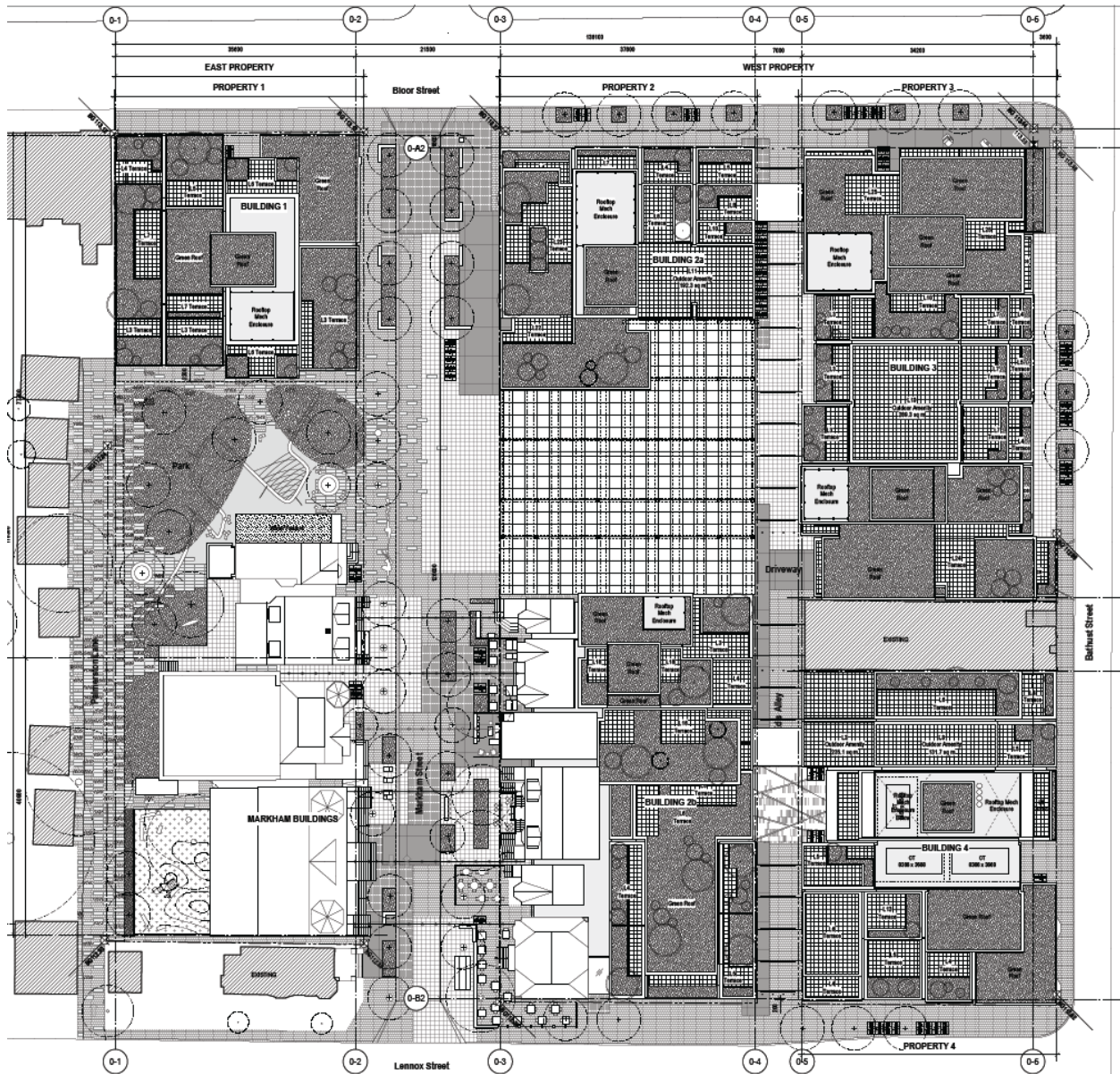
Bloor Street looking south (top) and Lennox Street looking north (bottom). (Henriquez Partners Architects)



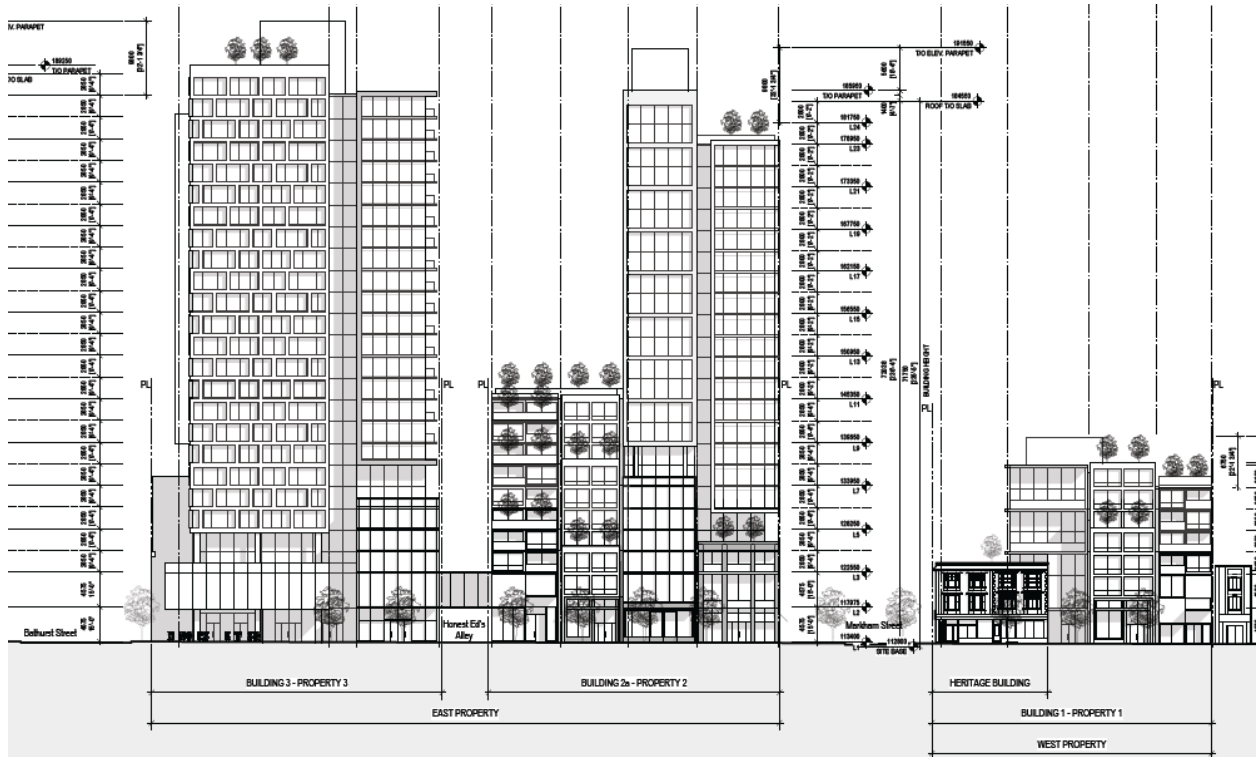
Markham Street looking south-west showing market area in foreground and park on the right (Henriquez Partners Architects)



Site context plan (Henriquez Partners Architects)



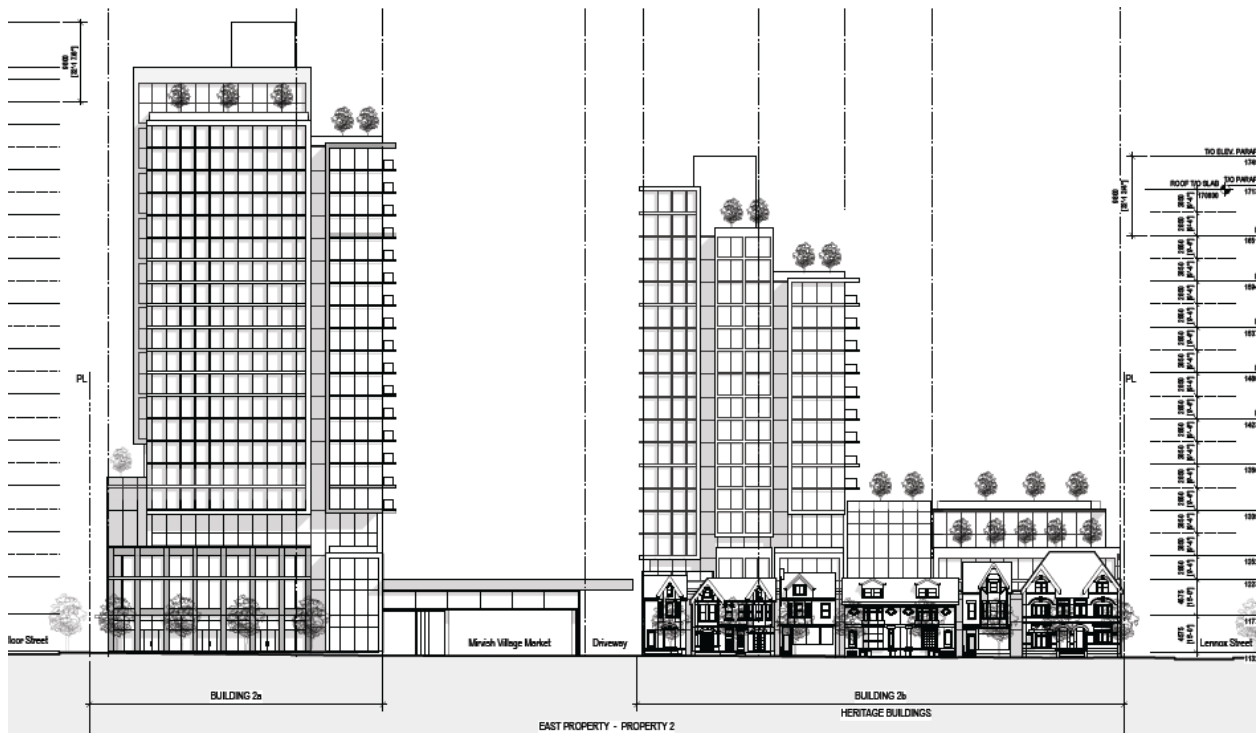
Site plan (Henriquez Partners Architects)



Bloor Street (north) elevations (Henriquez Partners Architects)



West side of Markham Street, east elevations (Henriquez Partners Architects)



East side of Markham Street, west elevations (Henriquez Partners Architects)



Showing the current location of 610 Markham Street and its proposed new location at 604-606 Markham Street (ERA Architects Inc.)

STATEMENT OF SIGNIFICANCE: 738-746 BATHURST STREET ATTACHMENT 26 (REASONS FOR DESIGNATION)

T. W. Wilson Buildings

The properties at 738, 740 (which is an entrance address for 738), 742, 744 and 746 Bathurst Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The properties at 738-746 Bathurst Street contain a row of five attached three-storey commercial buildings that are located on the northwest corner of Lennox Street in the block south of Bloor Street West. Archival records indicate that the buildings were in place in September 1891 and owned by T. W. Wilson, who commissioned the neighbouring commercial buildings at 756-760 Bathurst at the same time. Two years later, William Austin operated a drug store in the corner building at 738 Bathurst, with the remaining units tenanted by the end of the century. The properties at 738-746 Bathurst Street were listed on the City of Toronto's Heritage Register on November 3, 2015.

Statement of Cultural Heritage Value

The properties at 738-746 Bathurst Street have cultural heritage value for their design as a fine representative example of a late-19th century row of commercial buildings with a high degree of craftsmanship that was inspired by the popular architectural styles of the era. The T. W. Wilson Buildings at 738-746 Bathurst are particularly distinguished by the arrangement of the east elevations, which are treated as a single composition with elaborate fenestration and distinctive brickwork.

The T. W. Wilson Buildings at 738-746 Bathurst Street contribute to an understanding of the cross-roads community that developed around the intersection of Bathurst and Bloor Streets in the late 19th and early 20th centuries. The commercial buildings at 738-746 Bathurst were situated to serve the residential areas adjoining these major streets as this area evolved from its origins as country estates and farmland northwest of the City of Toronto to suburban subdivisions that were integrated as an important city neighbourhood.

Contextually, the properties at 738-746 Bathurst Street define, support and maintain the character of the area centered at the crossroads of Bathurst-Bloor as it developed in the late 19th century with the placement of commercial and institutional buildings along these major thoroughfares to serve the surrounding residential neighbourhoods. The T. W. Wilson Buildings at 738-746 Bathurst were among the earliest commercial buildings near this intersection.

The T. W. Wilson Buildings at 738-746 Bathurst Street are also visually, historically, physically and functionally connected to their setting on the west side of the street south
Alterations, Removal, Intention to Designate, Authority to Enter into HEA - 738-746 Bathurst Street, 585
Bloor Street West, 581-597, 588-606 and 610 Markham Street

of Bloor Street West where they complement the adjoining commercial row at 756-760 Bathurst (which were constructed at the same time) and also anchor the northwest corner of Lennox Street in the Bathurst-Bloor area.

Heritage Attributes

The heritage attributes of the commercial buildings on the properties at 738-746 Bathurst Street are:

- The setback, placement and orientation of the buildings on Bathurst Street at the northwest corner of Lennox Street where the principal (east) elevations face east onto Bathurst and the south wall of the building at 738 Bathurst faces Lennox Street
- The scale, form and massing of the row of five three-storey buildings with the rectangular-shaped plans
- The materials, with the brick cladding and the brick, stone and wood detailing (the southernmost units at 738 and 740 Bathurst Street are currently painted)
- The rooflines, with the parapets, corbelled brickwork, brackets and cornices, where the parapet is extended above the building at 742 Bathurst Street (the cornice is altered on the buildings at 738 and 740 Bathurst)
- The principal (east) elevations of the row of five buildings where the individual units are flanked by brick piers with decorative detailing above the first (ground) floor storefronts with cornices (the storefronts have been altered)
- The arrangement of the window openings in the upper stories, with oriel windows placed alternatively in the second floors of the units at 738, 742 and 746 Bathurst beneath pairs of flat-headed openings with lintels and sills, and the openings on 740 and 744 Bathurst where the pairs of flat-headed window openings in the second floor with lintels and flat arches are surmounted by trios of round-arched openings in the third stories
- The decorative brickwork on the window openings
- The south elevation of 738 Bathurst Street that faces and is viewed on Lennox Street with the flat-headed window openings, the band courses and the roof detailing that is continued from the east elevation

STATEMENT OF SIGNIFICANCE: 585 BLOOR STREET WEST ATTACHMENT 27
(REASONS FOR DESIGNATION)

Wrigley Buildings

The property at 585 Bloor Street West is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 585 Bloor Street West contains a three-storey commercial building that anchors the southwest corner of Markham Street at the north end of Mirvish Village. The property was first recorded on the tax assessment rolls in August 1906 as an "unfinished building" owned by Janet Wrigley and afterward occupied by the Wrigley Brothers grocery store and, in the 1920s, Postal Station E. The property at 585 Bloor Street West was listed on the City of Toronto's Heritage Register on July 12, 2016.

Statement of Cultural Heritage Value

The property at 585 Bloor Street West has cultural heritage value for its design as a pair of early 20th century commercial buildings with features drawn from the Edwardian Classical style popularized after the turn of the 20th century. The buildings are distinguished by the near-identical design, multiple bay windows and classically-inspired detailing.

The Wrigley Buildings at 585 Bloor Street West contribute to an understanding of the cross-roads community that developed around the intersection of Bathurst and Bloor Streets in the late 19th and early 20th centuries. The commercial building at 585 Bloor Street West was situated to serve the residential areas adjoining these major streets as this area evolved from its origins as country estates and farmland northwest of the City of Toronto to suburban subdivisions that were integrated as an important city neighbourhood.

The value of the property at 585 Bloor Street West is also derived from its association with the architect J. (Joseph) Hunt Stanford. While Stanford was best known for his residential designs, including the first walk-up apartment complexes in early-20th century Toronto, he also accepted commissions for other building types, with the Wrigley Buildings among his first commercial projects.

Contextually, the property at 585 Bloor Street West defines, supports and maintains the character of the area centered at the crossroads of Bathurst-Bloor as it developed in the late 19th century with the placement of commercial and institutional buildings along these major thoroughfares to serve the surrounding residential neighbourhoods. The Wrigley Buildings at 585 Bloor Street West were among the earliest commercial buildings along the south side of the street, west of Bathurst Street that followed the opening of the residential subdivision directly south.

The Wrigley Buildings at 585 Bloor Street West are also visually, historically, physically and functionally connected to their setting on the south side of the street west of Bathurst Street where they anchor the southwest corner of Markham Street and mark the north entrance to Mirvish Village.

Heritage Attributes

The heritage attributes of the commercial buildings on the property at 585 Bloor Street West are:

- The setback, placement and orientation of the pair of buildings on the southwest corner of Bloor Street West and Markham Street, with the principal (north) elevation facing Bloor Street
- The scale, form and massing of the three storey structures with the rectangular-shaped plans
- The materials, with the brick cladding and the brick, stone and wood detailing (the brick has been covered with stucco on the north elevation)
- The flat roof line, with the projecting cornice that extends across the north elevation and wraps around the first bay on the east wall flanking Markham Street
- The principal (north) elevations, which have decorative quoins separating the units and marking the outer corners of the walls above the first (ground) floor storefronts (the storefronts have been altered)
- The fenestration on the north elevation, with the pairs of two-storey bay windows
- The east elevation facing Markham Street, which has segmental-headed window openings in the upper stories

The rear (south) wings on Markham Street are not included in the Reasons for Designation.

STATEMENT OF SIGNIFICANCE: 581-583 MARKHAM STREET ATTACHMENT 28 (REASONS FOR DESIGNATION)

Charles Corbetta Houses

The properties at 581 and 583 Markham Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Located on the northeast corner of Markham and Lennox Streets, the properties at 581-583 Markham Street contain a pair of 2½-storey semi-detached house form buildings. Archival records indicate that buildings were in place by September 1891 and occupied by the owner, brick layer Charles Corbetta and his tenant, Reverend James Rankin, pastor at the neighbouring Bathurst Street Methodist Church. In 1959, the properties were acquired by local entrepreneur Edwin "Honest Ed" Mirvish. The properties at 581-583 Markham Street were listed on the City of Toronto's Heritage Register on November 3, 2015.

Statement of Cultural Heritage Value

The properties at 581-583 Markham Street have cultural heritage value for their design as late 19th century house form buildings that are representative examples of their type with features derived from the popular styles at the close of the Victorian era, including the Italianate. The houses retain their architectural integrity with original surviving features.

The Charles Corbetta Houses are historically linked to Mirvish Village, the famed artists' enclave created by Ed Mirvish and his family on Markham Street between Bloor Street West and Lennox Street. Originally acquired for additional parking for the nearby "Honest Ed's" retail complex, the houses were saved and converted as an artists' colony with studios as well as restaurants and unique shops, including the sculpting studio of Anne Maklin Mirvish at 581 Markham. Mirvish Village became a cultural and tourist destination in Toronto, including the properties at 581-583 Markham Street.

Contextually, Charles Corbetta Houses at 581-583 Markham Street assist in defining, maintaining and supporting the character of Mirvish Village, which consists of the collection of preserved detached, semi-detached and multi-unit house form buildings dating to the late 19th and early 20th centuries that contribute to this special area on the eastern limits of the Palmerston neighbourhood.

The properties at 581-583 Markham Street are also visually, historically, physically and functionally connected to their setting on the east side of Markham Street in Mirvish Village where they complement the neighbouring house form buildings in scale, setback and vintage detailing, and anchor the northeast corner of Lennox Street.

Heritage Attributes

The heritage attributes of the pair of semi-detached house form buildings on the properties at 581-583 Markham Street are:

- The setback, placement and orientation of the buildings on the northeast corner of Markham and Lennox Street, with the principal (west) elevation on Markham and the south side wall of 581 Markham on Lennox
- The scale, form and massing of the 2½-storey structures with the rectangular-shaped plans
- The materials, with the brick cladding and the brick, stone and wood detailing
- The hipped gable roof, with the pair of chimneys on the south end (the chimneys have been altered)
- The principal (west) elevations, which are designed as mirror images with the main entries placed side-by-side in the centre of the wall and flanked by gabled frontispieces
- The main (west) entrances, which are elevated and set in round-arched surrounds
- On the west elevation, the fenestration, with the flat-headed openings with the stone lintels and glass transoms in the first (ground) floor and, above the entries, the round-arched openings with the brick detailing in the outer bays of the second storey that are repeated on a smaller scale in the attic level where the original wood windows survive (the first-floor windows have been altered)

Charles Corbetta House

The property at 585 Markham Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Containing a 2½-storey detached house form building, the property at 585 Markham Street is located on the east side of the block near Lennox Street. Archival records indicate that in March 1889 land owner Charles Corbetta commissioned Toronto architect R. M. Ogilvie to design the house, which was under construction that September and rented to Reverend James Dyer the next year. In 1959, the property was acquired by local entrepreneur Edwin "Honest Ed" Mirvish. The property at 585 Markham Street was listed on the City of Toronto's Heritage Register on November 3, 2015.

Statement of Cultural Heritage Value

The property at 585 Markham Street has cultural heritage value as a representative example of a late 19th century house form building with features derived from the popular styles at the close of the Victorian era, including the Italianate. The James Dyer House retains its architectural integrity with original surviving features.

The James Dyer House is historically linked to Mirvish Village, the famed artists' enclave created by Ed Mirvish and his family on Markham Street between Bloor Street West and Lennox Street. Originally acquired for additional parking for the nearby "Honest Ed's" retail complex, the houses were saved and converted as an artists' colony with studios as well as restaurants and unique shops. Mirvish Village became a cultural and tourist destination in Toronto, including the property at Markham Street.

Contextually, the James Dyer House at 585 Markham Street assists in defining, maintaining and supporting the character of Mirvish Village, which consists of the collection of preserved detached, semi-detached and multi-unit house form buildings dating to the late 19th and early 20th centuries that contribute to this special area on the eastern limits of the Palmerston neighbourhood.

The property at 585 Markham Street is also visually, historically, physically and functionally connected to its setting on the east side of Markham Street in Mirvish Village where it complements the neighbouring house form buildings in scale, setback and vintage detailing.

Heritage Attributes

The heritage attributes of the detached house form building on the property at 585 Markham Street are:

- The setback, placement and orientation of the building on the east side of Markham Street, north of Lennox Street
- The scale, form and massing of the 2½-storey structure with the rectangular-shaped plan
- The materials, with the brick cladding (now painted) and the brick, stone and wood detailing
- The cross-gable roof, with the brick chimney on the south end and, on the west slope the gable containing decorative wood detailing
- The principal (west) elevation, which is organized into two bays above the first (ground) floor where the main entrance is elevated in the north bay
- On the west elevation, the fenestration, with the two-storey bay window in the south bay that incorporates flat-headed windows, the single flat-headed opening in the second floor above the main entry, and the smaller version in the attic level (the lower storey of the bay window has been altered for a storefront)
- The detailing on the window openings with the stone lintels and the wood sills

STATEMENT OF SIGNIFICANCE: 587-589 MARKHAM STREET ATTACHMENT 30 (REASONS FOR DESIGNATION)

The properties at 587 and 589 Markham Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Located on the east side of Markham Street, north of Lennox Street the properties at 587-589 Markham Street contain a pair of 2½-storey semi-detached house form buildings. Archival records indicate that buildings were in place, but vacant in 1906 and tenanted the next year. The properties were acquired by local entrepreneur Edwin "Honest Ed" Mirvish in the mid 1960s. The properties at 587-589 Markham Street were listed on the City of Toronto's Heritage Register on November 3, 2015.

Statement of Cultural Heritage Value

The properties at 587-589 Markham Street have cultural heritage value for the design of the early 20th century house form buildings as representative examples of their type with features of Edwardian Classicism, the most popular style of this era. The house form buildings retain their architectural integrity, along with the complementary pair on the opposite of the street at 600-602 Markham.

The properties at 587-589 Markham Street are historically linked to Mirvish Village, the famed artists' enclave created by Ed Mirvish and his family on Markham Street between Bloor Street West and Lennox Street. Originally acquired for additional parking for the nearby "Honest Ed's" retail complex, the houses were saved and converted as an artists' colony with studios as well as restaurants and unique shops. Mirvish Village became a cultural and tourist destination in Toronto, including the properties at 587-589 Markham Street.

Contextually, the house form buildings at 587-589 Markham Street assist in defining, maintaining and supporting the character of Mirvish Village, which consists of the collection of preserved detached, semi-detached and multi-unit house form buildings dating to the late 19th and early 20th centuries that contribute to this special area on the eastern limits of the Palmerston neighbourhood.

The properties at 587-589 Markham Street are also visually, historically, physically and functionally connected to their setting on the east side of Markham Street in Mirvish Village where they complement the neighbouring house form buildings in scale, setback and vintage detailing.

Heritage Attributes

The heritage attributes of the house form buildings on the properties at 587-589 Markham Street are:

- The setback, placement and orientation of the buildings on the east side of Markham Street, north of Lennox Street
- The scale, form and massing of the 2½-storey structures with the rectangular-shaped plans
- The materials, with the brick cladding (now painted) and the brick, stone and wood detailing
- The gable roofs, with the gabled dormer on the west slope of each building and the central brick chimney
- The principal (west elevations, which are designed as mirror images with the main entries elevated and placed in the outer bays in the first (ground) floors (the remainder of the openings in this storey have been altered)
- On the west elevation of each building, the oriel window in the second storey, which is flanked by oval windows with voussoirs

STATEMENT OF SIGNIFICANCE: 588-594 MARKHAM STREET ATTACHMENT 31 (REASONS FOR DESIGNATION)

Henry Mullen Buildings

The properties at 588, 590, 592 and 594 Markham Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value

Description

Located on the west side of Markham Street, north of Lennox Street, the properties at 588-594 Markham Street contain a 2½-storey fourplex. Archival records indicate that the complex was under construction in 1892, and partially tenanted by September 1893 when the owner, Henry Mullen also occupied the unit at 588 Markham. The properties were acquired by local entrepreneur Edwin "Honest Ed" Mirvish in 1967 for the second phase of Mirvish Village, when the unit at 594 Markham housed "Captain George" Henderson's Memory Lane Bookstore. The properties at 588-594 Markham Street were listed on the City of Toronto's Heritage Register on November 3, 2015.

Statement of Cultural Heritage Value

The properties at 588-594 Markham Street have cultural heritage value for the design of the fourplex as a fine representative example of its type that is distinguished by its elaborate detailing inspired by the Queen Anne Revival style, popular at the close of the 19th century. The fourplex is set apart by its scale, the repetition of the round-arched motif for the first (ground) floor openings, and the multi-sided bay windows with turrets that mark the outer corners of the complex adjoining Markham Street.

The Henry Mullen Buildings are historically linked to Mirvish Village, the famed artists' enclave created by Ed Mirvish and his family on Markham Street between Bloor Street West and Lennox Street. Originally acquired for additional parking for the nearby "Honest Ed's" retail complex, the houses were saved and converted as an artists' colony with studios as well as restaurants and unique shops. Mirvish Village became a cultural and tourist destination in Toronto, including the properties at 588-594 Markham Street.

Contextually, Henry Mullen Buildings at 588-594 Markham Street assist in defining, maintaining and supporting the character of Mirvish Village, which consists of the collection of preserved detached, semi-detached and multi-unit house form buildings dating to the late 19th and early 20th centuries that contribute to this special area on the eastern limits of the Palmerston neighbourhood.

The properties at 588-594 Markham Street are also visually, historically, physically and functionally connected to their setting on the west side of Markham Street in Mirvish Village where they complement the neighbouring house form buildings in scale, setback and vintage detailing.

Heritage Attributes

The heritage attributes of the house form buildings on the properties at 588-594 Markham Street are:

- The setback, placement and orientation of the fourplex on the west side of Markham Street, north of Lennox Street
- Above the raised stone base, the scale, form and massing of the 2½-storey structure with the rectangular-shaped plan
- The materials, with the brick cladding (now painted) and the brick, stone and wood detailing
- The hipped gable roof covering the entire fourplex, with the central gabled dormer with the flat-headed openings (east) and the brick chimneys near the north and south ends
- The principal (east) elevations of the fourplex, where the north and south units are anchored at the northeast and southeast corners by 2½-storey multi-sided bay windows with the segmental-arched openings in the second storey and the paired flat-headed openings in the attic level under the conical roofs
- Above the raised base on the east elevation of the fourplex, the arcade of round-arched openings that extends seven bays across the wall, with the oversized opening in the centre bay
- The east entrances to the four units, with two entries accessed through the centre bay and the remainder through the outer bays, which are placed in flat-headed openings with transoms
- The oversized round-arched window openings in the first floor (which have been lowered for retail purposes)
- In the second storey of the east elevation, the set back of the wall beneath the overhang of the roof where the four flat-headed openings with the transoms access the balcony
- The decorative detailing on the east elevation, including the band courses

Hugh Langley House

The property at 591 Markham Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 591 Markham Street is located on the east side of Markham Street, north of Lennox Street and contains a 2½-storey detached house form building. Archival records indicate that in 1907 Toronto architect E. R. Babington was commissioned to design the dwelling, which was in place by September 1908 when it was occupied by its owner, Hugh Langley. The property became part of Mirvish Village after being acquired by Edwin "Honest Ed" Mirvish in the early 1960s. It was listed on the City of Toronto's Heritage Register on November 3, 2015.

Statement of Cultural Heritage Value

The property at 591 Markham Street has cultural heritage value for the design of the early 20th century house form building as a representative example of its type with features derived from the Edwardian Classical style favoured during this era. The Hugh Langley House retains its architectural integrity with the original surviving features.

The Hugh Langley House is historically linked to Mirvish Village, the famed artists' enclave created by Ed Mirvish and his family on Markham Street between Bloor Street West and Lennox Street. Originally acquired for additional parking for the nearby "Honest Ed's" retail complex, the houses were saved and converted as an artists' colony with studios as well as restaurants and unique shops. Mirvish Village became a cultural and tourist destination in Toronto, including the property at 591 Markham Street.

Contextually, the Hugh Langley House assists in defining, maintaining and supporting the character of Mirvish Village, which consists of the collection of preserved detached, semi-detached and multi-unit house form buildings dating to the late 19th and early 20th centuries that contribute to this special area on the eastern limits of the Palmerston neighbourhood.

The property at 591 Markham Street is also visually, historically, physically and functionally connected to its setting on the east side of Markham Street in Mirvish Village where it complements the neighbouring house form buildings in scale, setback and vintage.

Heritage Attributes

The heritage attributes of the house form building on the property at 591 Markham Street are:

Alterations, Removal, Intention to Designate, Authority to Enter into HEA - 738-746 Bathurst Street, 585 Bloor Street West, 581-597, 588-606 and 610 Markham Street

- The setback, placement and orientation of the building on the east side of Markham Street, north of Lennox Street
- The scale, form and massing of the 2½-storey structure with the rectangular-shaped plan
- The materials, with the brick cladding and the brick, stone and wood detailing
- The cross-gable roof, with the brick chimney on the north end and, on the west slope the gable with the wood detailing that contains a window opening
- The principal (west) elevation, which is organized into two bays above the first (ground) floor where the main entrance is elevated in the north bay
- On the west elevation, the fenestration that remains intact in the second storey

STATEMENT OF SIGNIFICANCE: 593-595 MARKHAM STREET ATTACHMENT 33 (REASONS FOR DESIGNATION)

The properties at 593 and 595 Markham Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The properties at 593-595 Markham Street contain a pair of 2½-storey semi-detached house form buildings that are found on the east side of the street, north of Lennox Street. Archival records indicate that buildings, along with the neighbouring detached house at present-day 597 Markham were commissioned by land owner George Hall and in place by September 1888, making them the oldest buildings in Mirvish Village. 595 Markham was occupied in 1889 by John Davidson, the owner of a planing mill, while Robert Watt relocated from present-day 610 Markham to this location the next year. Acquired by local entrepreneur Edwin "Honest Ed" Mirvish in the early 1960s for Mirvish Village, the building at 595 Markham Street was the location of "Gaston's Restaurant," a high-end eatery designed to make the enclave a destination for both local residents and tourists. The properties at 593-595 Markham Street were listed on the City of Toronto's Heritage Register on November 3, 2015.

Statement of Cultural Heritage Value

The properties at 593-595 Markham Street have cultural heritage value for the design of the late 19th century house form buildings as representative examples of their type with features derived from the popular styles at the close of the Victorian era, including the Gothic Revival and Italianate. The houses are distinguished by the individual detailing, and retain their architectural integrity with the original surviving features.

The semi-detached houses at 593-595 Markham Street are historically linked to Mirvish Village, the famed artists' enclave created by Ed Mirvish and his family on Markham Street between Bloor Street West and Lennox Street. Originally acquired for additional parking for the nearby "Honest Ed's" retail complex, the houses were saved and converted as an artists' colony with studios as well as restaurants and unique shops. Mirvish Village became a cultural and tourist destination in Toronto, including the properties at 593-595 Markham Street.

Contextually, properties at 593-595 Markham Street assist in defining, maintaining and supporting the character of Mirvish Village, which consists of the collection of preserved detached, semi-detached and multi-unit house form buildings dating to the late 19th and early 20th centuries that contribute to this special area on the eastern limits of the Palmerston neighbourhood.

The properties at 593-595 Markham Street are also visually, historically, physically and functionally connected to their setting on the east side of Markham Street in Mirvish Village where they complement the neighbouring house form buildings in scale, setback and vintage detailing.

Heritage Attributes

The heritage attributes of the semi-detached house form buildings on the properties at 593-595 Markham Street are:

- The setback, placement and orientation of the buildings on the east side of Markham Street, north of Lennox Street
- The scale, form and massing of the 2½-storey structures with the rectangular-shaped plans above the stone bases
- The materials, with the brick cladding and the brick, stone and wood detailing
- The gabled roofs with the twin gables on the west slopes
- The principal (west) elevations, which are symmetrically organized with the main entrances placed side-by-side in the first (ground) floor
- The west elevation of 593 Markham Street, with the two-storey bay window in the right (south) bay that has the round-arched window with the stained glass transom in the first floor, the flat-headed window openings with stone lintels and wood sills above, and the round-arched opening in the attic level, as well as the single flat-headed window opening above the entry
- On the west elevation of 595 Markham Street (where the first-floor fenestration has been altered), the pair of flat-headed window openings in the second storey with the brick flat arches and stone keystones and, in the attic level, the round-arched opening that is flanked by the decorative brickwork

STATEMENT OF SIGNIFICANCE: 596-598 MARKHAM STREET ATTACHMENT 34 (REASONS FOR DESIGNATION)

Thomas Death Houses

The properties at 596 and 598 Markham Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Located on the west side of the street, north of Lennox Street, the properties at 596-598 Markham Street contain a pair of 2½-storey semi-detached house form buildings. Archival records indicate that buildings were under construction in September 1891 for Thomas Death, with 598 Markham occupied by manufacturer A. J. Robertson the following year. In 1963, these were the first properties on the west side of Markham Street acquired by local entrepreneur Edwin "Honest Ed" Mirvish. His son, David Mirvish, opened a private art gallery on-site where he first exhibited the work of American artist Frank Stella and his clients included Canadian abstract painter Jack Bush. The properties at 596-598 Markham Street were listed on the City of Toronto's Heritage Register on November 3, 2015.

Statement of Cultural Heritage Value

The properties at 596-598 Markham Street have cultural heritage value for the design of the late 19th century house form buildings as representative examples of their type displaying features from the popular styles of the late Victorian era, including the Gothic Revival and Italianate. The houses are distinguished by the unique architectural detailing, and retain their integrity with original surviving features.

The Thomas Death Houses are historically linked to Mirvish Village, the famed artists' enclave created by Ed Mirvish and his family on Markham Street between Bloor Street West and Lennox Street. Originally acquired for additional parking for the nearby "Honest Ed's" retail complex, the houses were saved and converted as an artists' colony with studios as well as restaurants and unique shops. Mirvish Village became a cultural and tourist destination in Toronto, including the properties at 596-598 Markham Street where David Mirvish operated the largest private art gallery in Canada in this location.

Contextually, Thomas Death Houses at 596-598 Markham Street assist in defining, maintaining and supporting the character of Mirvish Village, which consists of the collection of preserved detached, semi-detached and multi-unit house form buildings dating to the late 19th and early 20th centuries that contribute to this special area on the eastern limits of the Palmerston neighbourhood.

The properties at 596-598 Markham Street are also visually, historically, physically and functionally connected to their setting on the west side of Markham Street in Mirvish

Village where they complement the neighbouring house form buildings in scale, setback and vintage detailing.

Heritage Attributes

The heritage attributes of the house form buildings on the properties at 596-598 Markham Street are:

- The setback, placement and orientation of the buildings on the west side of Markham Street, north of Lennox Street
- The scale, form and massing of the 2½-storey structures with the rectangular-shaped plans
- The materials, with the brick cladding (now painted) and the brick, stone and wood detailing
- The hipped roof
- The principal (east) elevations, which feature an asymmetrical design with the three-storey, multi-sided bay window on the northeast corner, and the two-storey bay window on the left (south) side of the wall that is surmounted by the gabled wall dormer with the wood detailing, incorporates the flat-headed door opening in the attic level, and provides access to the balcony
- The detailing of the bay windows, with the flat-headed window openings with the stone and wood trim that are separated by the brick panels with the floral designs
- The west addition, which was designed to showcase the Frank Stella mural entitled "Damascus Gate, Stretch Variation" (1970)

Henry Shorbotham House

The property at 597 Markham Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Located on the east side of Markham Street, north of Lennox Street, 597 Markham contains a 2½-storey detached house form building. Archival records indicate that building, along with the neighbouring semi-detached houses at 593-595 Markham were commissioned by land owner George Hall and in place by September 1888, making them the oldest buildings in Mirvish Village. Henry Shorbotham, a medical doctor was the first occupant. Purchased in the 1960s by local entrepreneur Edwin "Honest Ed" Mirvish for Mirvish Village, the building housed "Tiffany's Poster Palace," which drew media attention for its display and sale of provocative photographs of John Lennon and Yoko Ono. The property at 597 Markham Street was listed on the City of Toronto's Heritage Register on November 3, 2015.

Statement of Cultural Heritage Value

The property at 597 Markham Street has cultural heritage value for the design of the late 19th century house form buildings as representative examples of their type with features derived from the popular styles at the close of the Victorian era, including the Gothic Revival and Italianate. The Henry Shorbotham House complements the adjoining semi-detached houses in its decorative detailing, and retains its architectural integrity with the original surviving features.

The Henry Shorbotham House is historically linked to Mirvish Village, the famed artists' enclave created by Ed Mirvish and his family on Markham Street between Bloor Street West and Lennox Street. Originally acquired for additional parking for the nearby "Honest Ed's" retail complex, the houses were saved and converted as an artists' colony with studios as well as restaurants and unique shops. Mirvish Village became a cultural and tourist destination in Toronto, including the property at 597 Markham Street.

Contextually, the Henry Shorbotham House at Markham Street assists in defining, maintaining and supporting the character of Mirvish Village, which consists of the collection of preserved detached, semi-detached and multi-unit house form buildings dating to the late 19th and early 20th centuries that contribute to this special area on the eastern limits of the Palmerston neighbourhood.

The property at 597 Markham Street is also visually, historically, physically and functionally connected to their setting on the east side of Markham Street in Mirvish Village where it complements the neighbouring house form buildings in scale, setback and vintage detailing and anchor the northeast corner of Lennox Street.

Heritage Attributes

Alterations, Removal, Intention to Designate, Authority to Enter into HEA - 738-746 Bathurst Street, 585 Bloor Street West, 581-597, 588-606 and 610 Markham Street

The heritage attributes of the house form building on the property at 597 Markham Street are:

- The setback, placement and orientation of the building on the east side of Markham Street, north of Lennox Street
- The scale, form and massing of the 2½-storey structure with the rectangular-shaped plan above the stone base
- The materials, with the brick cladding (now painted) and the brick, stone and wood detailing
- The cross-gable roof, with the projecting gable on the west slope
- The principal (west) elevation, which is arranged in two bays with the main entrance placed in the first (ground) floor on the left (north) side (the entry has been altered, and the second-floor window opening above it has been bricked in)
- On the west elevation, the two-storey bay window in the right (south) bay, with the round-arched window and transom in the first floor (the opening has been lowered for retail purposes), the flat-headed window openings with the stone lintels and the wood sills above, and the round-arched opening in the attic level

STATEMENT OF SIGNIFICANCE: 600-602 MARKHAM STREET ATTACHMENT 36 (REASONS FOR DESIGNATION)

The properties at 600 and 602 Markham Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The properties at 600-602 Markham Street contain a pair of 2½-storey semi-detached house form buildings that are located on the west side of the street, north of Lennox Street. Archival records indicate that buildings were unfinished in 1904, and occupied by retired minister William Forrest and widow Pauline Taylor, respectively, the next year. Following the acquisition of the properties by local entrepreneur Edwin Mirvish in the mid 1960s, the unit at 600 was occupied by the perfume department of the neighbouring “Honest Ed’s” discount store.

Statement of Cultural Heritage Value

The properties at 600-602 Markham Street have cultural heritage value for their design as early 20th century house form buildings that are representative of their type with features of Edwardian Classicism, the most popular style of this era. The house form buildings retain their architectural integrity, along with the complementary pair at 587-589 Markham on the opposite side of the street.

The properties at 600-602 Markham Street are historically linked to Mirvish Village, the famed artists' enclave created by Ed Mirvish and his family on Markham Street between Bloor Street West and Lennox Street. Originally acquired for additional parking for the nearby "Honest Ed's" retail complex, the houses were saved and converted as an artists' colony with studios as well as restaurants and unique shop. Mirvish Village became a cultural and tourist destination in Toronto, including the properties at 600-602 Markham Street.

Contextually, the house form buildings at 600-602 Markham Street assist in defining, maintaining and supporting the character of Mirvish Village, which consists of the collection of preserved detached, semi-detached and multi-unit house form buildings dating to the late 19th and early 20th centuries that contribute to this special area on the eastern limits of the Palmerston neighbourhood.

The properties at 600-602 Markham Street are also visually, historically, physically and functionally connected to their setting on the east side of Markham Street in Mirvish Village where they complement the neighbouring house form buildings in scale, setback and vintage detailing.

Heritage Attributes

The heritage attributes of the house form buildings on the properties at 600-602 Markham Street are:

- The setback, placement and orientation of the buildings on the west side of Markham Street, north of Lennox Street
- The scale, form and massing of the 2½-storey structures with the rectangular-shaped plans
- The materials, with the brick cladding (now painted) and the brick, stone and wood detailing
- The hipped gable roofs, with the gabled dormer on the west slope of each building and the central brick chimney
- The principal (east) elevations, which are designed as mirror images with the main entries elevated and placed in the outer bays in the first (ground) floors (the remainder of the openings in this storey have been altered)
- On the east elevation of each building, the oriel window that is centered in the second storey

Robert Watt House

The property at 610 Markham Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 610 Markham Street is located on the west side of the street at the north end near Bloor Street West and contains a 2½-storey detached house form building. Archival records indicate that it was the first building constructed on the west side of Markham between Bloor and Lennox streets and, in September 1889, it was owned and occupied by Robert Watt, a contractor who possibly built it. After serving as both a residence and a church, in 1967 the site was acquired by local entrepreneur Edwin "Honest Ed" Mirvish for the second phase of Mirvish Village and afterward occupied by Anne Macklin Mirvish's studio. The property at 610 Markham Street was listed on the City of Toronto's Heritage Register on November 3, 2015.

Statement of Cultural Heritage Value

The property at 610 Markham Street has cultural heritage value for its design as a late 19th century house form building that is representative of its type with features derived from the popular styles at the close of the Victorian era, including the Gothic Revival and Italianate. The Robert Watt House is distinguished by its surviving original detailing and retains its architectural integrity.

The Robert Watt House is historically linked to Mirvish Village, the famed artists' enclave created by Ed Mirvish and his family on Markham Street between Bloor Street West and Lennox Street. Originally acquired for additional parking for the nearby "Honest Ed's" retail complex, the houses were saved and converted as an artists' colony with studios as well as restaurants and unique shops. Mirvish Village became a cultural and tourist destination in Toronto, including the property at 610 Markham Street.

Contextually, the Robert Watt House at 610 Markham Street assists in defining, maintaining and supporting the character of Mirvish Village, which consists of the collection of preserved detached, semi-detached and multi-unit house form buildings dating to the late 19th and early 20th centuries that contribute to this special area on the eastern limits of the Palmerston neighbourhood.

The property at 610 Markham Street is also visually, historically, physically and functionally connected to its setting on the east side of Markham Street in Mirvish Village where it complements the neighbouring house form buildings in scale, setback and vintage detailing.

Heritage Attributes

The heritage attributes of the house form building on the property at 610 Markham Street are:

- The setback, placement and orientation of the building on the west side of Markham Street, south of Bloor Street West
- The scale, form and massing of the 2½-storey structure with the rectangular-shaped plan above the stone foundation
- The materials, with the brick cladding (now painted) and the brick, stone and wood detailing
- The cross-gable roof, with the brick chimney on the south end and, on the east slope, the gable containing the decorative wood detailing
- The principal (east) elevation, where the lower storey is partially enclosed with the main entrance recessed in a round-arched opening at the north (right) end
- On the east elevation, the fenestration with the Palladian window with the stained-glass transom that is centered in the first (ground) floor beneath the oriel window in the second storey and the round-arched opening in the attic level (the flat-headed opening at the north end of the second floor appears to be an alteration)
- On the round-arched door and window openings, the decorative brickwork

The southernmost bay of the building, comprising the two-storey section south of the east gable and the single-storey section at the south end of the east elevation (including the flat-headed door opening), is not original to the design and is not identified as a heritage attribute.

STATEMENT OF SIGNIFICANCE: 604-606 MARKHAM STREET ATTACHMENT 38 (REASONS FOR DESIGNATION)

Robert Watt House

The property at 604-606 Markham Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 604-606 Markham Street is located on the west side of the street, south of Bloor Street West, and contains a 2½-storey detached house form building that was formerly located at 610 Markham Street. Archival records indicate that it was the first building constructed on the west side of Markham between Bloor and Lennox streets and, in September 1889, it was owned and occupied by Robert Watt, a contractor who possibly built it. After serving as both a residence and a church, in 1967 the site was acquired by local entrepreneur Edwin "Honest Ed" Mirvish for the second phase of Mirvish Village and afterward occupied by Anne Macklin Mirvish's studio. In its original location at 610 Markham Street, the building was listed on the City of Toronto's Heritage Register on November 3, 2015.

Statement of Cultural Heritage Value

The property at 604-606 Markham Street has cultural heritage value for its design as a late 19th century house form building that is representative of its type with features derived from the popular styles at the close of the Victorian era, including the Gothic Revival and Italianate. The Robert Watt House is distinguished by its surviving original detailing and retains its architectural integrity.

The Robert Watt House is historically linked to Mirvish Village, the famed artists' enclave created by Ed Mirvish and his family on Markham Street between Bloor Street West and Lennox Street. Originally acquired for additional parking for the nearby "Honest Ed's" retail complex, the houses were saved and converted as an artists' colony with studios as well as restaurants and unique shops. Mirvish Village became a cultural and tourist destination in Toronto, including the property at 610 Markham Street.

Contextually, the Robert Watt House at 604-606 Markham Street assists in defining, maintaining and supporting the character of Mirvish Village, which consists of the collection of preserved detached, semi-detached and multi-unit house form buildings dating to the late 19th and early 20th centuries that contribute to this special area on the eastern limits of the Palmerston neighbourhood.

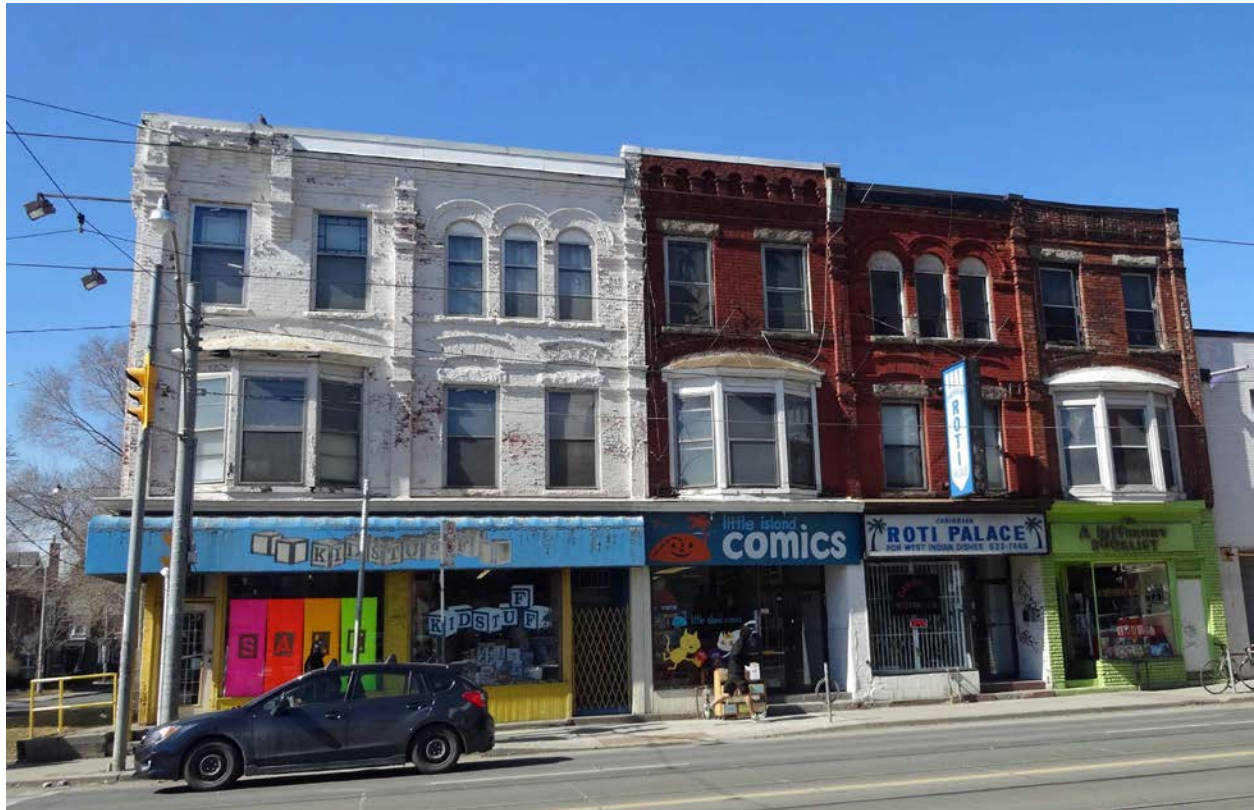
The property at 604-606 Markham Street is also visually, historically, physically and functionally connected to its setting on the east side of Markham Street in Mirvish Village where it complements the neighbouring house form buildings in scale, setback and vintage detailing.

Heritage Attributes

The heritage attributes of the house form building on the property at 604-606 Markham Street are:

- The setback, placement and orientation of the building on the west side of Markham Street, south of Bloor Street West
- The scale, form and massing of the 2½-storey structure with the rectangular-shaped plan above the stone foundation
- The materials, with the brick cladding (now painted) and the brick, stone and wood detailing
- The cross-gable roof, with the brick chimney on the south end and, on the east slope, the gable containing the decorative wood detailing
- The principal (east) elevation, where the lower storey is partially enclosed with the main entrance recessed in a round-arched opening at the north (right) end
- On the east elevation, the fenestration with the Palladian window with the stained-glass transom that is centered in the first (ground) floor beneath the oriel window in the second storey and the round-arched opening in the attic level
- On the round-arched door and window openings, the decorative brickwork

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**T. W. WILSON BUILDINGS
738-746 BATHURST STREET, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

February 2017

1. DESCRIPTION

Cover photograph: 738-746 Bathurst Street (Heritage Preservation Services)

738-744 BATHURST STREET: T. W. WILSON BUILDINGS	
ADDRESS	738, 740 (entrance address for 738), 742, 744 and 746 Bathurst Street (northwest corner of Lennox Street)
WARD	Ward 19 – Trinity-Spadina
LEGAL DESCRIPTION	Plan 93, Lot 58 and part Lot 59
NEIGHBOURHOOD/COMMUNITY	Palmerston Neighbourhood
HISTORICAL NAME	T. W. Wilson Buildings
CONSTRUCTION DATE	1891
ORIGINAL OWNER	T. W. (Thomas) Wilson
ORIGINAL USE	Commercial
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	T. W. (Thomas) Wilson, contractor (attrib.)
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone and wood trim
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	February 2017

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 738-746 Bathurst Street, and applies evaluation criteria to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	Following the founding of the Town of York (Toronto), the land between present-day Queen and Bloor Streets is divided into 100-acre "Park Lots" (Image 2a)
1878	A century later, the area adjoining the southwest corner of present-day Bloor and Bathurst Streets is subdivided for residential development (Image 2b)
1884	The first Goad's Atlas illustrating the area shows a frame dwelling on

	the subject property (Image 2c)
1889	The city directory for 1890 (with information from the previous year) records Rev. Jonathon Milner and Beverley Milner, M. D. as the occupants of the house on the northwest corner of Bathurst and Lennox streets
1890 Sept	According to the tax assessment rolls, the house form building stands vacant
1891 Sept	A group of “unfinished stores” on the site are recorded on the assessment rolls (they remain vacant the next year)
1893	The unit at the northwest corner of Bathurst and Lennox is occupied by William R. Austin’s drug stores, with the other storefronts remaining vacant (according to the city directory)
1894	T. W. Wilson’s buildings are illustrated on the update to Goad’s Atlas (Image 2d)
1964	Near the end of the 20th century, the commercial block is shown on the Underwriters’ Survey Bureau’s atlas (Image 2e)
1977	An archival photograph shows the T. W. Wilson Buildings anchoring the northwest corner of Bathurst and Lennox streets, with the Bathurst Street Methodist Church (a listed heritage property) on the southwest corner (Image 2f)
1982	According to land records, the subject properties are acquired by Mirvish Enterprises
2015	The properties at 738-746 Bathurst Street are listed on the City of Toronto’s Heritage Register

ii. HISTORICAL BACKGROUND

Palmerston Neighbourhood:

The subject properties are located in the Palmerston neighbourhood southwest of Bloor Street West and Bathurst Street. After Toronto was founded as the Town of York, the land north of the townsite between present-day Queen and Bloor streets was parceled into 100-acre "Park Lots" that were awarded to members and associates of the provincial government for country estates. Park Lot 19 on the southwest corner of Bloor and Bathurst was acquired in 1821 by politician George Crookshank, who amassed additional properties adjoining the intersection and opened “Crookshank’s Lane” (Bathurst Street) as the access road to his 330-acre estate. By the late 19th century, the lands southwest of Bloor and Bathurst streets were subdivided for residential development, a process that continued into the early 1900s and can be traced on archival maps and atlases, including those found in Image 2.

By the World War I era, most of the vacant lots remaining on the residential streets in the Palmerston neighbourhood had been infilled with new houses. At the north end of the community, commercial buildings lined both sides of Bloor Street West, as well as sections of Bathurst Street. The interwar era marked the changing demographics of the neighbourhood with the arrival of new immigrants from places other than the British Isles. After World War II, famed Toronto entrepreneur Edwin "Honest Ed" Mirvish opened a retail business in the former houses at the southeast corner of Bloor and

Markham Streets and, by the close of the 20th century, extended his complex eastward along Bloor to Bathurst, opened Mirvish Village on Markham Street, and acquired additional commercial properties on Bathurst Street.

Today, Bathurst Street remains an important thoroughfare in Toronto where, near its intersection with Bloor Street West, it is adjoined by residential, commercial and institutional buildings that have cultural heritage value for their designs, historical associations and contextual importance, including the T. W. Wilson Buildings at the northwest corner of Bathurst and Lennox streets.

T. W. Wilson Buildings:

The land on the southwest corner of Bathurst and Lennox streets was first developed in the late 19th century with a frame house that was illustrated on Goad's Atlas in 1884. According to archival records, at this time the dwelling was rented by Reverend Jonathon Milner, a retired Methodist minister (who after relocated to 770 Bathurst Street). The property was recorded as vacant in the assessment rolls of September 1890 and, one year later, contained "five unfinished stores" owned by T. (Thomas) W. Wilson, a local contractor who was active on the west side of the city in the late 19th century. The commercial buildings remained vacant in 1893 when they were illustrated on the update to Goad's Atlas. The city directories indicate that the southernmost unit adjoining Lennox Street was first occupied in 1894 where William R. Austin operated a drug store.

During the 20th century, the T. W. Wilson Buildings were rented to a variety of businesses with residential units above. In 1982, according to land records, the properties were acquired by Mirvish Enterprises. The properties at 738-746 were listed on the City of Toronto's Heritage Register in 2015.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the properties at 738-746 are found on the cover and in Section 6 of this report. The T. W. Wilson Buildings are comprised of a row of five three-storey commercial buildings with rectangular-shaped plans. The structures feature brick cladding with brick, stone and wood detailing. The rooflines are marked by bracketed cornices with corbelled brickwork and, above the central unit at 742 Bathurst Street, an extended parapet (the cornices have been altered on the buildings at 738 and 740 Bathurst). In the first floor, where the storefronts have been altered, the individual units are separated by brick piers with decorative detailing and surmounted by cornices. In the upper stories, the units are organized by piers with decorative detailing and contain varied fenestration. The second storey has oriel windows in the outer and central units (738, 742 and 746 Bathurst), with pairs of flat-headed window openings with stone lintels and flat arches in-between. In the third storey, pairs of flat-headed window openings with stone lintels and sills are placed in the outer and central units, and those at 740 and 744 Bathurst contain trios of round-arched window openings with decorative brickwork. The south elevation of 738 Bathurst Street faces and is viewed on Lennox Avenue and continues the roof detailing, band courses, and flat-headed window openings from the east elevation

iv. CONTEXT

The maps attached as Image 1 show the location of the properties at 738-746 Bathurst Street. Anchoring the northwest corner of Lennox Street, the T. W. Wilson Buildings are found at the south end of the block on Bathurst Street, south of Bloor Street West. To the north, the neighbouring commercial buildings at 756-760 Bathurst (1891) are listed on the City of Toronto's Heritage Register, as well as those at 791-795 Bathurst (1906) on the opposite side of the street. Directly south, the property at 746 Bathurst Street with the Bathurst Street Methodist Church (1888, and currently the Randolph Centre for the Arts) was listed on the City's Heritage Register in 1979.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	N/A

Well-crafted Example of a Style and Type – The properties at 738-746 Bathurst Street have cultural heritage value for their design as a fine representative example of a late 19th century row of commercial buildings with a high degree of craftsmanship that was inspired by the popular architectural styles of the era. The T. W. Wilson Buildings at 738-746 Bathurst are particularly distinguished by the arrangement of the east elevations, which are treated as a single composition with elaborate fenestration and distinctive brickwork.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

Community - The T. W. Wilson Buildings at 738-746 Bathurst Street contribute to an understanding of the cross-roads community that developed around the intersection of Bathurst and Bloor Streets in the late 19th and early 20th centuries. The commercial buildings at 738-746 Bathurst were situated to serve the residential areas adjoining these major streets as this area evolved from its origins as country estates and farmland

northwest of the City of Toronto to suburban subdivisions that were integrated as an important city neighbourhood.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

Character – Contextually, the properties at 738-746 Bathurst Street define, support and maintain the character of the area centered at the crossroads of Bathurst-Bloor as it developed in the late 19th century with the placement of commercial and institutional buildings along these major thoroughfares to serve the surrounding residential neighbourhoods. The T. W. Wilson Buildings at 738-744 Bathurst were among the earliest commercial buildings near this intersection.

Setting - The T. W. Wilson Buildings at 738-746 Bathurst Street are also visually, historically, physically and functionally connected to their setting on the west side of the street south of Bloor Street West where they complement the adjoining commercial row at 756-760 Bathurst (which were constructed at the same time) and also anchor the northwest corner of Lennox Street in the Bathurst-Bloor area.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 738-746 Bathurst Street have design, associative and contextual values as highly-crafted late-19th century commercial buildings that contributed to the development of the cross-road community adjoining the intersection of Bathurst and Bloor streets where they support the area character in their setting anchoring the corner of Lennox Street.

5. SOURCES

Archival Sources:

Abstract Index of Deeds, Plan 93, Lots 58 and 59
 Archival photograph, Toronto Historical Board, 1977
 Assessment Rolls, City of Toronto, St. Stephen's Ward, 1887-1892, and Ward 5, Division 2, 1893 ff.
 Building Records, City of Toronto, Toronto and East York, 1952 ff.
 City of Toronto Directories, 1885 ff.
 Goad's Atlases, 1884-1923
 Miles, Historical Atlas of the County of York, 1878
 Tremaine, Map of the City of Toronto and the County of York, 1860
 Underwriters' Survey Bureau's Atlas, 1958

Secondary Sources:

Arthur, Eric, Toronto: No Mean City, 3rd ed., revised by Stephen A. Otto, 1986
 Batten, Jack, Honest Ed's Story, 1973

Alterations, Removal, Intention to Designate, Authority to Enter into HEA - 738-746 Bathurst Street, 585 Bloor Street West, 581-597, 588-606 and 610 Markham Street

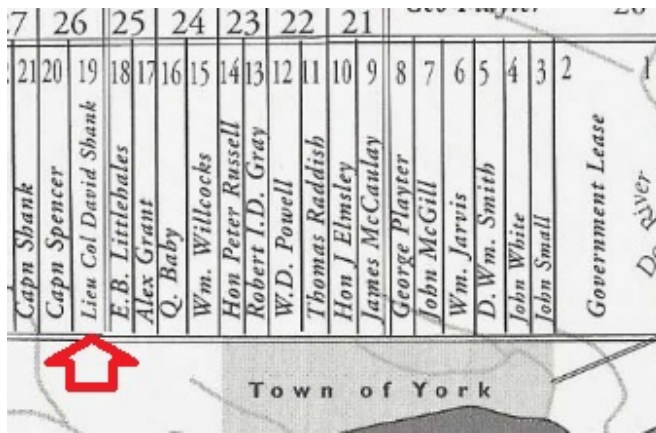
Careless, J. M. S., Toronto to 1918, 1984
 Jonathon Milner: Primitive Methodist Minister,
<https://krassoc.wordpress.com/2013/05/05/john-milner-primitive-methodist-minister/>
 Lundell, Liz, The Estates of Old Toronto, 1997
 McHugh, Patricia, Toronto Architecture: A City Guide, 2nd ed., 1989
 Mirvish, Ed, Honest Ed Mirvish: How to Build an Empire on an Orange Crate, 1993
 Palmerston Area Ratepayers' Association, <http://palmerstonara.org/neighbourhood/>
 The Toronto Park Lot Project, <http://wendysmithtoronto.com/parklotproject/>

6. IMAGES

Maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the properties at 738-746 Bathurst Street. All maps are oriented with north on the top.



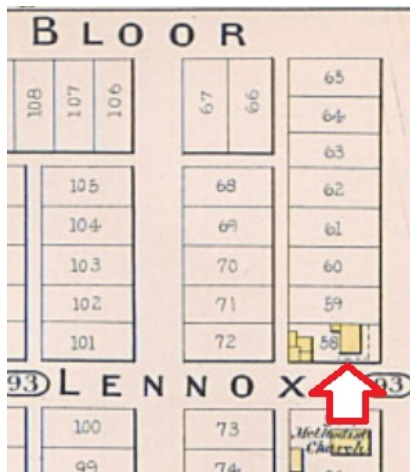
1. Location Map: showing the subject properties on the northwest corner of Bathurst and Lennox streets (City of Toronto Property Data Map).



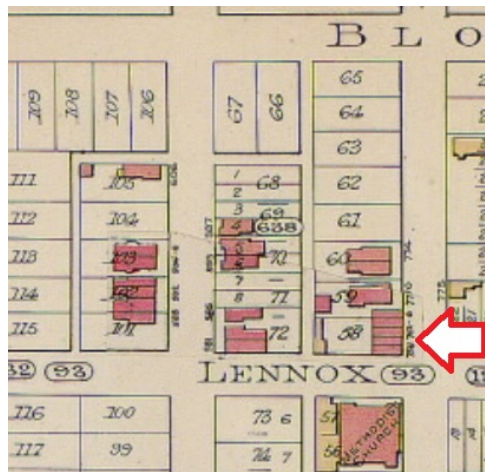
2a. Park Lot 19 (Lundell, 10)



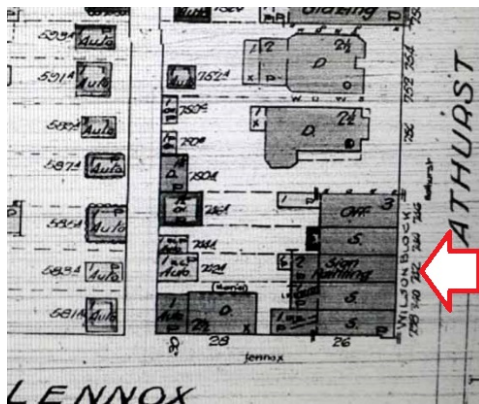
2b. York County Atlas, 1878



2c. Goad's Atlas, 1884



2d. Goad's Atlas, 1893



2e. Underwriters' Survey Bureau Atlas, 1958



2f. Archival Photograph, 1977

2. Historical Maps and Archival Images: <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>; City of Toronto Archives (1958 atlas); and, Toronto Historical Board (1977 photograph).

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**WRIGLEY BUILDINGS
585 BLOOR STREET WEST, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

February 2017

1. DESCRIPTION

Cover photograph: 585 Bloor Street West (Heritage Preservation Services, 2015)

585 BLOOR STREET WEST: WRIGLEY BUILDINGS	
ADDRESS	585 Bloor Street West (southwest corner of Markham Street)
WARD	Ward 19 – Trinity-Spadina
LEGAL DESCRIPTION	Plan 632, Part Lot 106
NEIGHBOURHOOD/COMMUNITY	Palmerston Neighbourhood
HISTORICAL NAME	Wrigley Buildings
CONSTRUCTION DATE	1906
ORIGINAL OWNER	Janet Wrigley
ORIGINAL USE	Commercial
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	J. Hunt Stanford, architect
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone and wood trim
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	February 2017

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 585 Bloor Street West (with the entrance address of 612 Markham Street), and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	Following the founding of the Town of York (Toronto), the land between present-day Queen and Bloor Streets is divided into 100-acre "Park Lots" (Image 2a)
1878	A century later, the area adjoining the southwest corner of present-day Bloor and Bathurst Streets is subdivided for residential development (Image 2b)
1884	When the first Goad's Atlas illustrates this area, the subject property

	remains vacant (no changes are shown through the 1903 updates)
1906 May	Building permit 4021 is issued for the Wrigley Brothers store and apartments, naming J. Hunt Stanford as the architect
1906 Aug	An “unfinished building” on the southwest corner of Bloor and Markham streets, which is owned by Janet Wrigley and valued at \$8000, is recorded on the tax assessment rolls
1909	The Wrigley family sells the property according to land records
1913	The subject buildings are first illustrated on the update to Goad’s Atlas (Image 2c)
1924	The Wrigley Buildings are shown in an archival photograph at the time Postal Station E opened on the site (Image 2d)
1955	An application is made to alter the openings on the east wall of the “store, showroom and dwelling building”
1960	An application is made to make changes to the front of the retail store clothing on the premises, without altering the piers
1960s	An archival photograph shows the Wrigley Buildings prior to the addition of the stucco cladding (Image 2e)
1972	Ed Mirvish Enterprises acquires the subject property
1985	An application is made to add new openings on the east elevation
1991	The Wrigley Buildings are shown in an archival photograph (Image 2f)
2016	The property at 585 Bloor Street West is listed on the City of Toronto’s Heritage Register

ii. HISTORICAL BACKGROUND

Palmerston Neighbourhood:

The subject property is located in the Palmerston neighbourhood southwest of Bloor Street West and Bathurst Street. After Toronto was founded as the Town of York, the land north of the townsite between present-day Queen and Bloor streets was divided into 100-acre "Park Lots" that were granted to members and associates of the provincial government for country estates. Park Lot 19 on the southwest corner of Bloor and Bathurst was acquired in 1821 by politician George Crookshank, who amassed additional properties adjoining the intersection and opened “Crookshank’s Lane” (Bathurst Street) as the access road to his 330-acre estate. By the late 19th century, the lands southwest of Bloor and Bathurst streets were subdivided for residential development, a process that continued into the early 1900s and can be traced on archival maps and atlases, including those found in Image 2.

By the World War I era, most of the vacant lots remaining on the residential streets in the Palmerston neighbourhood had been infilled with new houses. At the north end of the community, commercial buildings lined both sides of Bloor Street West, as well as sections of Bathurst Street. The interwar era marked the changing demographics of the neighbourhood with the arrival of new immigrants from places other than the British Isles. After World War II, famed Toronto entrepreneur Edwin "Honest Ed" Mirvish opened a retail business in the former houses at the southeast corner of Bloor and Markham Streets and, by the close of the 20th century, extended his complex eastward

along Bloor to Bathurst, opened Mirvish Village on Markham Street, and acquired additional commercial properties on Bathurst and Bloor streets.

Today, Bathurst Street remains an important thoroughfare in Toronto where, near its intersection with Bloor Street West, it is adjoined by residential, commercial and institutional buildings that have cultural heritage value for their designs, historical associations and contextual importance, including the Wrigley Buildings on the southwest corner of Markham Street.

Wrigley Buildings:

The property on the southwest corner of Bloor Street West and Markham Street remained vacant until 1906 when the current pair of buildings was constructed according to the design of Toronto architect J. Hunt Stanford. At that time, the property was owned by Janet Wrigley and afterward occupied by the Wrigley Brothers grocery store. Land records indicate that Wrigley sold the site as early as 1909. In the 1920s, Postal Station E was located on the premises. Ed Mirvish Enterprises acquired the site in 1972, adding it to the series of properties the company had assembled on Bloor and Markham streets. The Wrigley Buildings were listed on the City of Toronto's Heritage Register in 2016.

J. Hunt Stanford, Architect:

The Wrigley Buildings were designed by J. (Joseph) Hunt Stanford (1871-1935), the British-trained architect who, following his emigration to Toronto in 1902, worked for Toronto practitioner James A. Harvey before opening a solo office two years later. Described in the *Biographical Dictionary of Architects in Canada, 1800-1950* as "a remarkably prolific architect" who specialized in the design of houses in Toronto's most fashionable neighbourhoods, Stanford was also "among the very first architects in the city to develop prototypes for three-storey walk-up apartment buildings" in the city. He also undertook commercial and industrial commissions, with the Wrigley Buildings among the first of this type in his portfolio.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the property at 585 Bloor Street West are found on the cover and in Section 6 of this report. The Wrigley Buildings are designed with features of Edwardian Classicism as demonstrated in the symmetrical treatment of the upper floors (above the storefronts, which have been altered over time), the extended cornice, and the repetition of the two-storey bay windows. The archival photograph attached as Image 2d shows the buildings prior to the addition of the stucco cladding on the principal (north) elevations.

Rising three stories with rectangular-shaped plans, The Wrigley Buildings have brick cladding with brick, stone and wood detailing. The flat rooflines share a projecting cornice that extends across the north elevation and wraps around the first bay on the east wall flanking Markham Street. On the principal (north) elevation, decorative quoins separate the units and mark the corners of the walls above the first (ground) floor storefronts (which have been altered). The second and third stories have pairs of two-storey bay windows. On the east elevation facing Markham Street, segmental-arched

window openings are found in the upper floors. The rear (south) wings, which have entrance addresses on Markham Street, are not identified as heritage attributes.

iv. CONTEXT

The maps attached as Image 1 show the location of the property at 585 Bloor Street West. Anchoring the southwest corner of Markham Street, the Wrigley Buildings adjoin Mirvish Village, the collection of listed heritage properties on Markham Street between Bloor and Lennox streets. To the east, the Honest Ed's commercial complex fills the block along the south side of Bloor Street West to Bathurst Street. On the west and to the north, the property at 585 Bloor Street West adjoins and faces other low-rise commercial buildings that characterize this major city thoroughfare.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Style and Type – The property at 585 Bloor Street West has cultural heritage value for its design as a pair of early 20th century commercial buildings with features drawn from the Edwardian Classical style popularized after the turn of the 20th century. The buildings are distinguished by the near-identical design, multiple bay windows and classically-inspired detailing.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

Community - The Wrigley Buildings at 585 Bloor Street West contribute to an understanding of the cross-roads community that developed around the intersection of Bathurst and Bloor Streets in the late 19th and early 20th centuries. The commercial building at 585 Bloor Street West was situated to serve the residential areas adjoining these major streets as this area evolved from its origins as country estates and farmland

northwest of the City of Toronto to suburban subdivisions that were integrated as an important city neighbourhood.

Architect – The value of the property at 585 Bloor Street West is also derived from its association with the architect J. (Joseph) Hunt Stanford. While Stanford was best known for his residential designs, including the first walk-up apartment complexes in early-20th century Toronto, he also accepted commissions for other building types, with the Wrigley Buildings among his first commercial projects.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

Character – Contextually, the property at 585 Bloor Street West defines, supports and maintains the character of the area centered at the crossroads of Bathurst-Bloor as it developed in the late 19th century with the placement of commercial and institutional buildings along these major thoroughfares to serve the surrounding residential neighbourhoods. The Wrigley Buildings at 585 Bloor Street West were among the earliest commercial buildings along the south side of the street, west of Bathurst Street that followed the opening of the residential subdivision directly south.

Setting - The Wrigley Buildings at 585 Bloor Street West are also visually, historically, physically and functionally connected to their setting on the south side of the street west of Bathurst Street where they anchor the southwest corner of Markham Street and mark the north entrance to Mirvish Village.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 585 Bloor Street West has design, associative and contextual values as an early 20th-century commercial building that contributed to the development of the cross-road community adjoining the intersection of Bathurst and Bloor streets where it contributes to the area character in its setting anchoring the corner of Markham Street.

5. SOURCES

Archival Sources:

Abstract Index of Deeds, Plan 638, Lot 106

Archival photograph, City of Toronto Archives and Toronto Historical Board (citations with images below)

Assessment Rolls, City of Toronto, St. Stephen's Ward, 1887-1892, and Ward 5, Division 2, 1893 ff.

Building Records, City of Toronto, Toronto and East York, 1913 ff.

City of Toronto Directories, 1885 ff.

Goad's Atlases, 1884-1923

Miles, Historical Atlas of the County of York, 1878

Tremaine, Map of the City of Toronto and the County of York, 1860

Alterations, Removal, Intention to Designate, Authority to Enter into HEA - 738-746 Bathurst Street, 585 Bloor Street West, 581-597, 588-606 and 610 Markham Street

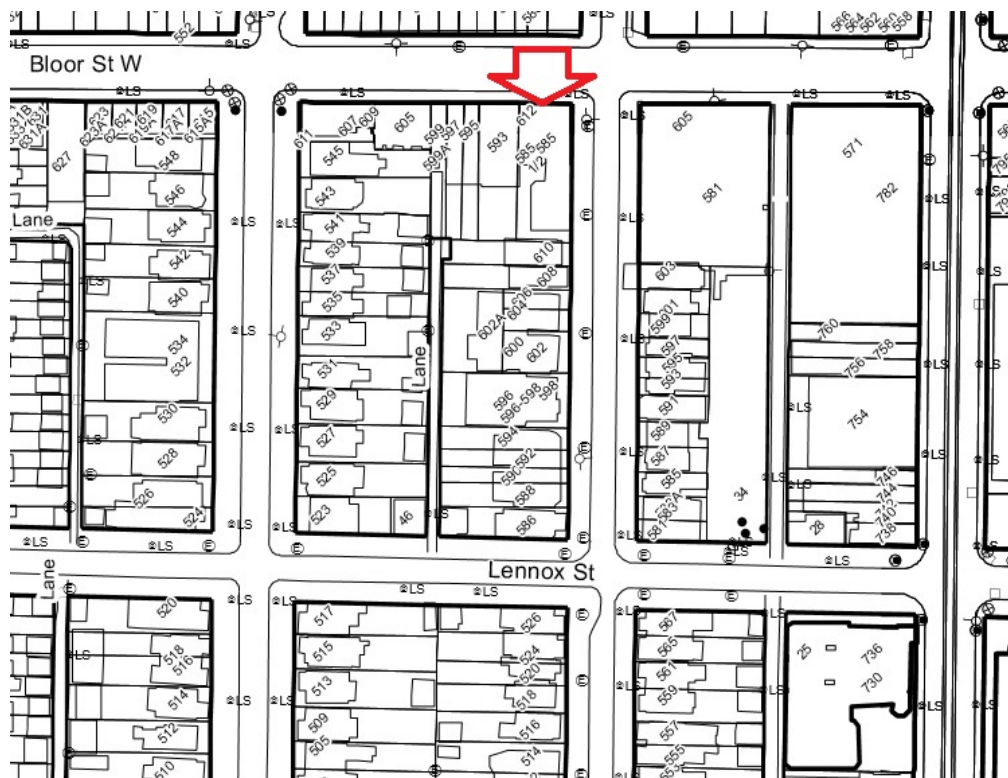
Underwriters' Survey Bureau Atlases, 1958

Secondary Sources:

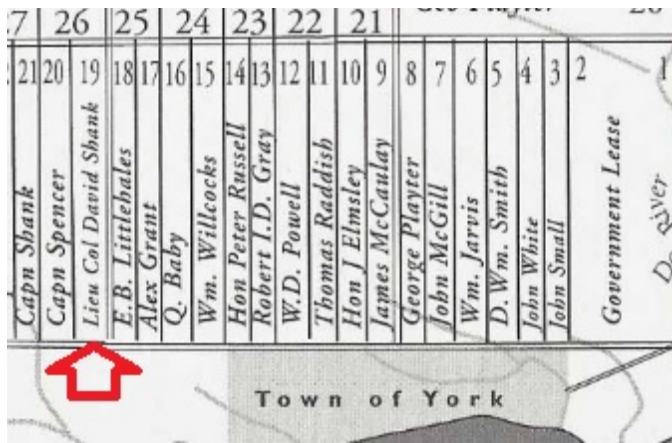
Arthur, Eric, Toronto: No Mean City, 3rd ed. revised by Stephen A. Otto, 1986
Batten, Jack, Honest Ed's Story, 1973
Blumenson, John, Ontario Architecture, 1990
Careless, J. M. S., Toronto to 1918, 1984
Joseph Hunt Stanford, entry in Biographical Dictionary of Architects in Canada, 1800-1950, <http://www.dictionaryofarchitectsincanada.org/node/1323>
Lundell, Liz, The Estates of Old Toronto, 1997
McHugh, Patricia, Toronto Architecture: A City Guide, 2nd ed., 1989
Mirvish, Ed, Honest Ed Mirvish: How to Build an Empire on an Orange Crate, 1993
Palmerston Area Ratepayers' Association, <http://palmerstonara.org/neighbourhood/>
The Toronto Park Lot Project, <http://wendysmithtoronto.com/parklotproject/>

6. IMAGES

Maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the property at 585 Bloor Street West. The maps are oriented with north on the top.



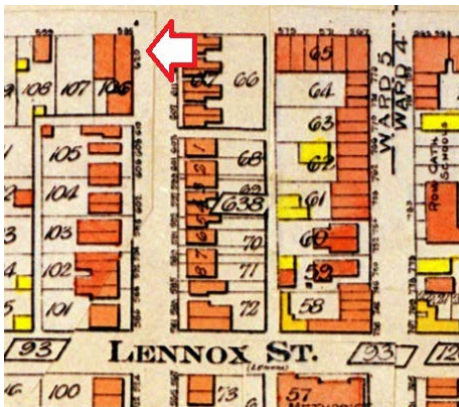
1. Location Map: showing the subject property on the southwest corner of Bloor Street West and Markham Street (City of Toronto Property Data Map).



2a. Park Lot 19 (Lundell, 10)



2b. York County Atlas, 1878



2c. Goad's Atlas, Volume 1, 1912



2d. Archival Photograph, 1924



2e. Archival Photograph, 1960s



2f. Archival Photograph, 1991

2. Historical Maps and Archival Images: <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>; City of Toronto Archives, Fonds 1266/Item 2963 (1924) and Fonds 1257/Item 365 (1960s); and, Toronto Historical Board (1991).

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**MIRVISH VILLAGE (EAST SIDE)
581-597 MARKHAM STREET, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

February 2017

1. DESCRIPTION

Cover photograph: Mirvish Village, east side (www.bing.com/maps); the aerial is aligned with north on the left

581-583, 585, 587-589, 591, 593-595 AND 597 MARKHAM STREET	
ADDRESS	581-583, 585, 587-589, 591, 593-595 and 597 Markham Street (east side, north of Lennox Street)
WARD	Ward 19 – Trinity-Spadina
LEGAL DESCRIPTION	Plan 93, Lots 71-72, and Plan 638, Lots 3-8
NEIGHBOURHOOD/COMMUNITY	Palmerston Neighbourhood
HISTORICAL NAME	Markham Street Houses (Mirvish Village)
CONSTRUCTION DATE	1888-1907
ORIGINAL OWNER	See Section 2
ORIGINAL USE	Residential
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	585 Markham: R. M. Ogilvie, architect; 591 Markham: E. R. Babington
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone and wood trim
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	February 2017

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 581-583, 585, 587-589, 591, 593-595 and 597 Markham Street and applies evaluation criteria to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	Following the founding of the Town of York (Toronto), the land between present-day Queen and Bloor Streets is divided into 100-acre "Park Lots" (Image 2a)
1878	A century later, the area adjoining the southwest corner of present-day Bloor and Bathurst Streets is subdivided for residential development (Image 2b)
1884	The first Goad's Atlas illustrating the area indicates Markham Street remains vacant (Image 2c)
1888 Sept	The semi-detached houses at 593-595 Markham Street and the adjoining detached house at 597 Markham are the first in place on the east side of the street and owned by George Hall, who rented all three buildings the following year
1889 Mar	Charles Corbetta commissions architect R. M. Ogilvie to design the detached house at 585 Markham Street, which is under construction in September according to the tax assessment rolls (the next year it is rented to Reverend James Dyer)
1890	The update to Goad's Atlas shows the buildings at 585, 593-595 and 597 Markham Street (Image 2d)
1891 Sept	The tax assessment rolls first record the houses at 581-583 Markham, which are owned by Charles Corbetta, who occupies 581 Markham (he rents the dwelling at 583 Markham to James Rankin, pastor at the neighbouring Bathurst Street Methodist Church)
1893	Goad's Atlas is updated to include the semi-detached houses at 581-583 Markham (Image 2e)
1906	Archival records indicate that the houses at 587-589 Markham Street are in place, but vacant (the next year, Elizabeth Evans and William Shaw are the tenants in the semi-detached dwellings)
1907	Hugh Langley commissions architect E. R. Babington to design the detached house at 591 Markham Street, which is occupied by Langley by September 1908
1912	The update to Volume 1 of the 1910 Goad's Atlas illustrates the buildings at 587-589 and 591 Markham
1959	Land records indicate that Ed Mirvish acquires the properties at 581-583 and 585 Markham, adding 587-589, 591, 593-595 and 597 Markham in the 1960s
1962	Ed Mirvish refurbishes the semi-detached house at 581 Markham Street for his wife, Anne Macklin Mirvish's sculptor studio as the start of Mirvish Village (Image 3)
2015	The properties on the east side of Markham Street are listed on the City of Toronto's Heritage Register

ii. HISTORICAL BACKGROUND

Palmerston Neighbourhood:

The subject property is located in the Palmerston neighbourhood southwest of Bloor Street West and Bathurst Street. After Toronto was founded as the Town of York, the land north of the townsite between present-day Queen and Bloor streets was divided into 100-acre "Park Lots" that were granted to members and associates of the provincial government for country estates. Park Lot 19 on the southwest corner of Bloor and Bathurst was acquired in 1821 by politician George Crookshank, who amassed additional properties adjoining the intersection and opened "Crookshank's Lane" (Bathurst Street) as the access road to his 330-acre estate. By the late 19th century, the lands southwest of Bloor and Bathurst streets were subdivided for residential development, a process that continued into the early 1900s and can be traced on archival maps and atlases, including those found in Image 2.

By the World War I era, most of the vacant lots remaining on the residential streets in the Palmerston neighbourhood had been infilled with new houses. At the north end of the community, commercial buildings lined both sides of Bloor Street West, as well as sections of Bathurst Street. The interwar era marked the changing demographics of the neighbourhood with the arrival of new immigrants from places other than the British Isles.

After World War II, famed Toronto entrepreneur Edwin "Honest Ed" Mirvish opened a retail business in the former houses at the southeast corner of Bloor and Markham Streets and, by the close of the 20th century, extended his complex eastward along Bloor to Bathurst and acquired additional commercial properties on both streets. Beginning in the late 1950s, Mirvish assembled all of the house form buildings on the east side of Markham Street between Bloor and Lennox Streets with the intention of replacing them with a parking lot for "Honest Ed's" until the City refused the proposal. Instead, in the early 1960s, Mirvish opened the "Markham Street Art Colony" (Mirvish Village) as a unique artists' enclave with restaurants, crafts and antique shops, and artists' studios, acquired additional houses on the west side of the street (excluding 586 Markham), and reserved buildings for his wife Anne Macklin Mirvish's sculpting studio (at 581 Markham) and his son David's art gallery and book store.

Today, Bathurst Street remains an important thoroughfare in Toronto where, near its intersection with Bloor Street West, it is adjoined by residential, commercial and institutional buildings that have cultural heritage value for their designs, historical associations and contextual importance, including the house form buildings on the east side of Markham Street in Mirvish Village.

Mirvish Village, Markham Street (East Side):

As traced on the timeline above, the properties at 581-583, 585, 587-589, 591, 593-595 and 597 Markham Street date to the late-19th and early-20th centuries when they were constructed as house form buildings in the Palmerston neighbourhood. Following their transformation to commercial uses in the early 1960s, the buildings are associated with the development and evolution of Mirvish Village.

The properties were listed on the City of Toronto's Heritage Register in 2015.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the properties on the east side of Markham Street that are the subject of this report are found in Image 4 below. The group of detached and semi-detached house form buildings date to the late-19th century (581-583, 585, 593-595 and 597 Markham) and the early 1900s (587-589 and 591 Markham). While the buildings share a similar scale, materials and setback, the earlier houses display the more elaborate rooflines and detailing identified with the late Victorian era, including the decorative woodwork in the gables (585 Markham) and the stained glass transoms (593-596 Markham). In contrast, the early-20th century edifices at 587-589 and 591 Markham have restrained detailing and symmetrically-placed elements including the oriel windows on the former buildings.

iv. CONTEXT

The map attached as Image 1 shows the location of the house form buildings on the east side of Markham Street, north of Lennox Street. They face the west side of Mirvish Village where the complementary series of detached and semi-detached houses and a fourplex range in date from 1889 to 1904. To the northeast, the Honest Ed's commercial complex fills the block along the south side of Bloor Street West to Bathurst Street. Further east, the block on the west side of Bathurst Street, north of Lennox Street, contains a series of commercial buildings, many of which are recognized on the City of Toronto's Heritage Register.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Style and Type – The properties at 581-583, 585, 592-595 and 597 Markham Street have cultural heritage value for their designs as late 19th century house form buildings that are representative examples of their types with features derived from the popular styles at the close of the Victorian era, including the Italianate. At 587-589 and 591 Markham Street, the properties are valued as representative examples of early 20th century house form buildings with features derived from the Edwardian Classical style

Alterations, Removal, Intention to Designate, Authority to Enter into HEA - 738-746 Bathurst Street, 585 Bloor Street West, 581-597, 588-606 and 610 Markham Street

favoured during this period. All of the houses retain their architectural integrity with original surviving features.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

Community - The house form buildings on the east side of Markham Street, north of Lennox Street, are historically linked to Mirvish Village, the famed artists' enclave created by Ed Mirvish and his family on Markham Street between Bloor Street West and Lennox Street. Originally acquired for additional parking for the nearby "Honest Ed's" retail complex, the houses were saved and converted as an artists' colony with studios as well as restaurants and unique shops, including the sculpting studio of Anne Macklin Mirvish at 581 Markham. Mirvish Village became a cultural and tourist destination in Toronto, including the properties at 581-597 Markham Street.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

Character – Contextually, the house form buildings on the east side of Markham Street, north of Lennox Street, assist in defining, maintaining and supporting the character of Mirvish Village, which consists of the collection of preserved detached, semi-detached and multi-unit house form buildings dating to the late 19th and early 20th centuries that contribute to this special area on the eastern limits of the Palmerston neighbourhood.

The properties at 581-597 Markham Street are also visually, historically, physically and functionally connected to their setting on the east side of Markham Street in Mirvish Village where they complement the neighbouring house form buildings in scale, setback and vintage detailing, and anchor the northeast corner of Lennox Street.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties on the east side of Markham Street, comprising 581-583, 585, 587-589, 591, 593-595 and 597 Markham, have design, associative and contextual values as an important collection of late-19th and early-20th century house form buildings that are historically linked to and contextually contribute to Mirvish Village where they are connected to their settings.

5. SOURCES

Archival Sources:

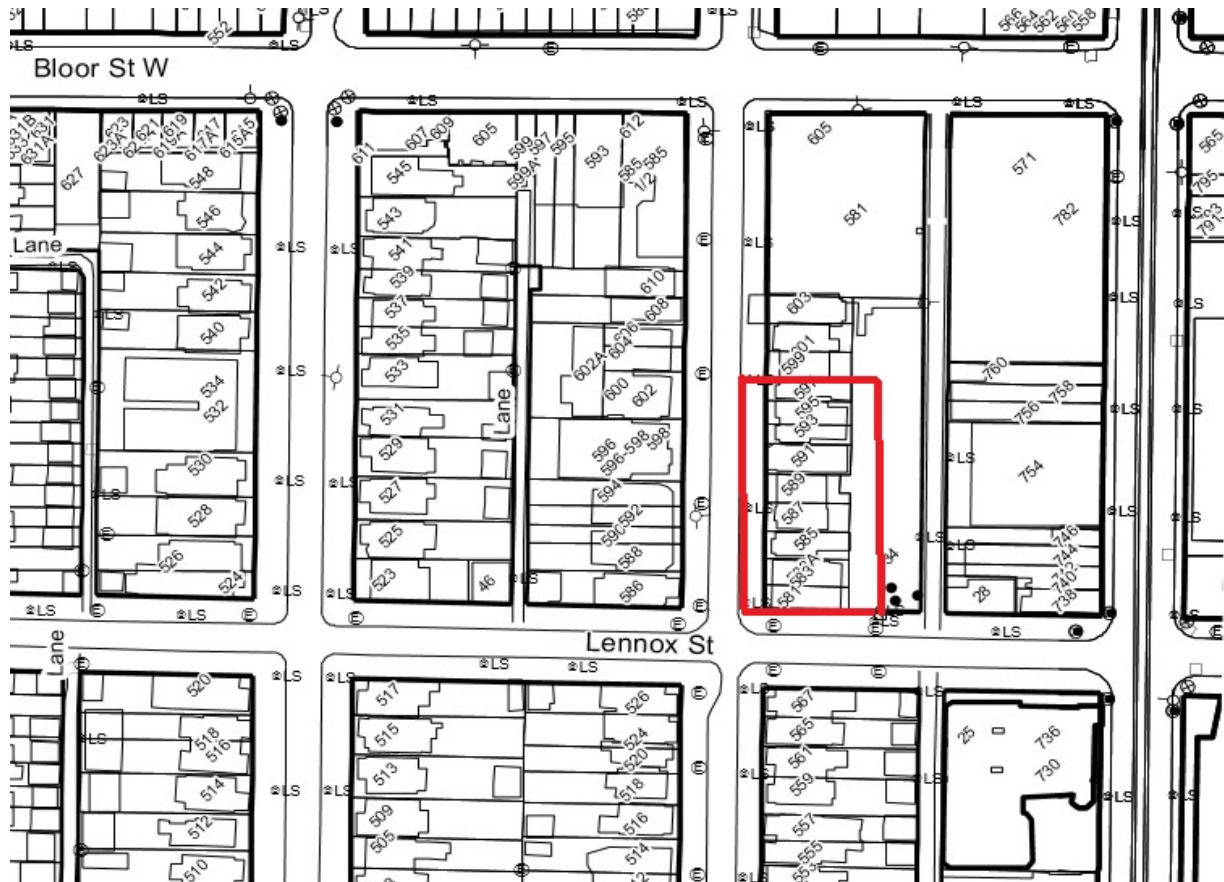
Abstract Index of Deeds, Plan 93, Lots 71-72, and Plan 638, Lots 3-8
Archival photograph, City of Toronto Archives (individual citations with the images below)
Assessment Rolls, City of Toronto, St. Stephen's Ward, 1887-1892, and Ward 5, Division 2, 1893 ff.
Building Records, City of Toronto, Toronto and East York, 1913 ff.
City of Toronto Directories, 1885 ff.
Goad's Atlases, 1884-1923
Miles, Historical Atlas of the County of York, 1878
Tremaine, Map of the City of Toronto and the County of York, 1860
Underwriters' Survey Bureau Atlases, revised 1964

Secondary Sources:

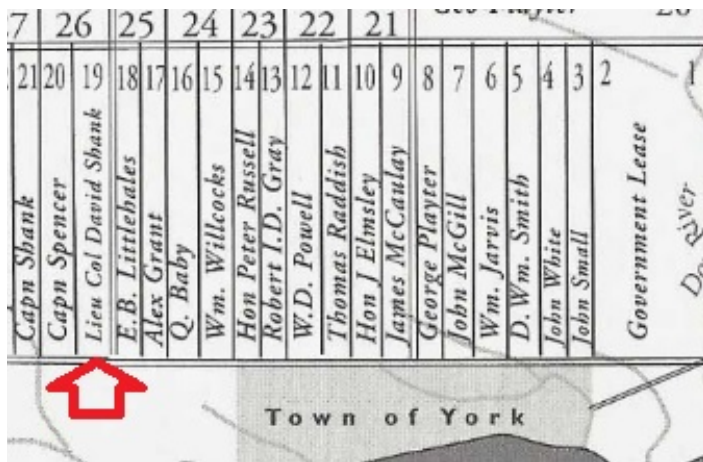
Arthur, Eric, Toronto: No Mean City, 3rd ed. revised by Stephen A. Otto, 1986
Batten, Jack, Honest Ed's Story, 1973
Careless, J. M. S., Toronto to 1918, 1984
Edwin R. Babington, entry in Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/node/1017>
Lundell, Liz, The Estates of Old Toronto, 1997
McHugh, Patricia, Toronto Architecture: A City Guide, 2nd ed., 1989
Mirvish, Ed, Honest Ed Mirvish: How to Build an Empire on an Orange Crate, 1993
Palmerston Area Ratepayers' Association, <http://palmerstonara.org/neighbourhood/>
Robert Mitchell Ogilvie, entry in Biographical Dictionary of Architects in Canada, 1800-1950, <http://dictionaryofarchitectsincanada.org/node/114>
The Toronto Park Lot Project, <http://wendysmithtoronto.com/parklotproject/>

6. IMAGES

Maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the subject properties at 581-597 Markham Street. The maps are oriented with north on the top.



1. Location Map: showing the subject properties on the east side of Markham Street, north of Lennox Street (City of Toronto Property Data Map).



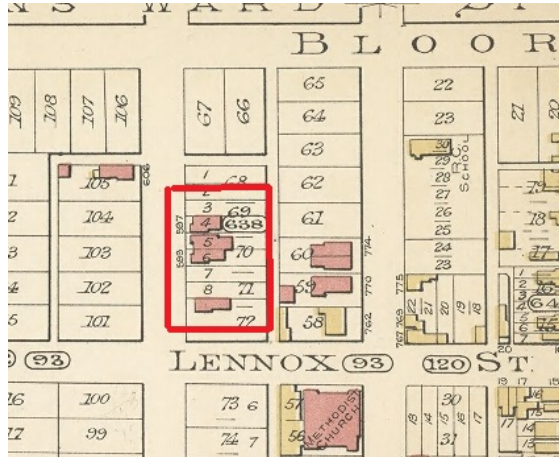
2a. Park Lot 19 (Lundell, 10)



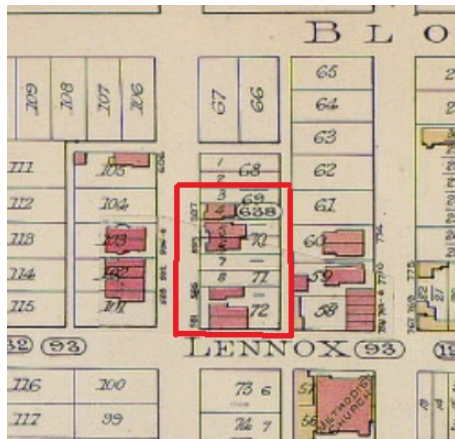
2b. York County Atlas, 1878



2c. Goad's Atlas, 1884



2d. Goad's Atlas, 1890

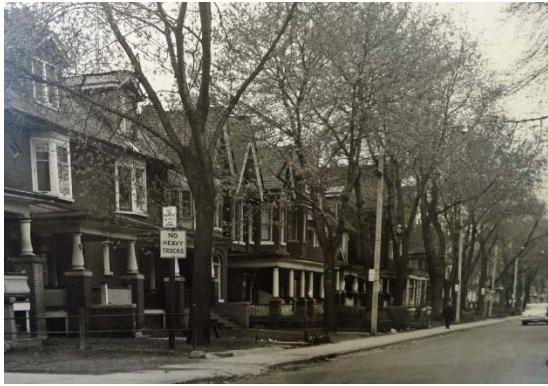


2e. Goad's Atlas, 1893



2f. Goad's Atlas, Volume 1, 1912

2. Historical Maps and Atlases: <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>.



3a. East side of Markham Street, views south (left) and north (right), 1960s



3c. and 3d. East side of Markham Street, 1970 (left) and 1982 (right)

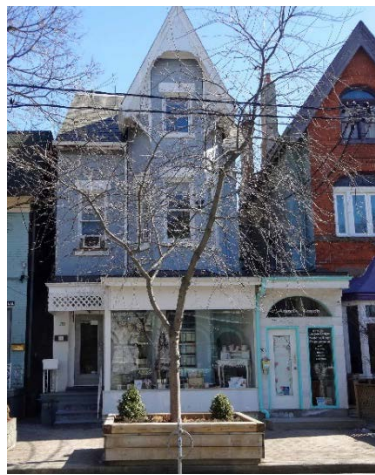


3e. Advertisement, Mirvish Village, 1966 3f. "Honest Ed" Mirvish, Mirvish Village, 1978

3. Archival Images, East Side of Markham Street: City of Toronto Archives, Series 84, Items 353 and 357 (1960s), Series 1465, Item 9 (1970), series 1465, Item 8 (1982); Advertisement, Toronto Life Magazine; and, Toronto Star photograph, undated.



4a. 581-583 Markham Street



4b. 585 Markham Street



4c. 587-589 Markham Street



4d. 591 Markham Street



4e. 593-595 Markham Street (right) and 597 Markham Street (left)

4. Current Photographs: East Side, Markham Street (Heritage Preservation Services).

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**MIRVISH VILLAGE (WEST SIDE)
588-610 MARKHAM STREET, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

February 2017

1. DESCRIPTION

Cover photograph: Mirvish Village, west side (www.bing.com/maps); the aerial is aligned with north on the left

588-594, 596-698, 600-601, and 610 MARKHAM STREET	
ADDRESS	588-594, 596-598, 600-602 and 610 Markham Street (west side, between Lennox Street and Bloor Street West)
WARD	Ward 19 – Trinity-Spadina
LEGAL DESCRIPTION	Plan 638, Lots 101-105
NEIGHBOURHOOD/COMMUNITY	Palmerston Neighbourhood
HISTORICAL NAME	Markham Street Houses (Mirvish Village)
CONSTRUCTION DATE	1889-1904
ORIGINAL OWNER	See Section 2
ORIGINAL USE	Residential
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	See Section 2
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone and wood trim
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	February 2017

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 588-594, 596-598, 600-602 and 610 Markham Street and applies evaluation criteria to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	Following the founding of the Town of York (Toronto), the land between present-day Queen and Bloor Streets is divided into 100-acre "Park Lots" (Image 2a)
1878	A century later, the area adjoining the southwest corner of present-day Bloor and Bathurst Streets is subdivided for residential development

	(Image 2b)
1884	No buildings are in place on Markham Street when the first Goad's Atlas is published (Image 2c)
1889	The first building on the west side of Markham Street is the detached house at 610 Markham Street, which is occupied by its owner, contractor Robert Watt
1890	The update to Goad's Atlas shows the building at 610 Markham (Image 2d)
1891	The fourplex at 588-594 Markham Street and the semi-detached houses at 596-598 Markham are under construction according to archival records
1892	The fourplex at 588-592 Markham is partly tenanted, with owner Henry Mullen occupying one of the units
1893	Goad's Atlas is updated to include the fourplex at 588-594 Markham and the adjoining semi-detached houses at 596-58 Markham (Image 2e)
1904	The semi-detached houses at 600-602 Markham Street are under construction and occupied the next year by retired minister William Forrest and widow Pauline Taylor, respectively
1912	The update to Volume 1 of the 1910 Goad's Atlas illustrates the buildings at 600-602 Markham (Image 2f)
1962	On the opposite (east) side of Markham Street, Ed Mirvish refurbishes the semi-detached house at 581 Markham for his wife, Anne Macklin Mirvish's sculptor studio as the start of Mirvish Village
1963	The properties at 596-598 Markham are the first on the west side of the street acquired for Mirvish Village and where David Mirvish's art gallery is located
1967	Ed Mirvish acquires the properties at 588-594 and 610 Markham Street, with "Captain George" Henderson's Memory Lane Bookstore as the first tenant at 594 Markham (Mirvish adds the properties at 600-602 Markham to Mirvish Village during the same period)
2015	The properties on the west side of Markham Street are listed on the City of Toronto's Heritage Register

ii. HISTORICAL BACKGROUND

Palmerston Neighbourhood:

The subject property is located in the Palmerston neighbourhood southwest of Bloor Street West and Bathurst Street. After Toronto was founded as the Town of York, the land north of the townsite between present-day Queen and Bloor streets was divided into 100-acre "Park Lots" that were granted to members and associates of the provincial government for country estates. Park Lot 19 on the southwest corner of Bloor and Bathurst was acquired in 1821 by politician George Crookshank, who amassed additional properties adjoining the intersection and opened "Crookshank's Lane" (Bathurst Street) as the access road to his 330-acre estate. By the late 19th century, the lands southwest of Bloor and Bathurst streets were subdivided for residential

development, a process that continued into the early 1900s and can be traced on archival maps and atlases, including those found in Image 2.

By the World War I era, most of the vacant lots remaining on the residential streets in the Palmerston neighbourhood had been infilled with new houses. At the north end of the community, commercial buildings lined both sides of Bloor Street West, as well as sections of Bathurst Street. The interwar era marked the changing demographics of the neighbourhood with the arrival of new immigrants from places other than the British Isles.

After World War II, famed Toronto entrepreneur Edwin "Honest Ed" Mirvish opened a retail business in the former houses at the southeast corner of Bloor and Markham streets and, by the close of the 20th century, extended his complex eastward along Bloor to Bathurst and acquired additional commercial properties on both streets. Beginning in the late 1950s, Mirvish assembled all of the house form buildings on the east side of Markham Street between Bloor and Lennox Streets with the intention of replacing them with a parking lot for "Honest Ed's" until the City refused the proposal. Instead, in the early 1960s, Mirvish opened the "Markham Street Art Colony" (Mirvish Village) as a unique artists' enclave with restaurants, crafts and antique shops, and artists' studios, acquired additional houses on the west side of the street (excluding 586 Markham), and reserved buildings for his wife Anne Macklin Mirvish's sculpting studio (at 581 Markham) and his son David's art gallery and book store.

Today, Bathurst Street remains an important thoroughfare in Toronto where, near its intersection with Bloor Street West, it is adjoined by residential, commercial and institutional buildings that have cultural heritage value for their designs, historical associations and contextual importance, including the house form buildings on the west side of Markham Street in Mirvish Village.

Mirvish Village, Markham Street (East Side):

As traced on the timeline above, the properties at 581-583, 585, 587-589, 591, 593-595 and 597 Markham Street date to the late-19th and early-20th centuries when they were constructed as house form buildings in the Palmerston neighbourhood. Following their transformation to commercial uses in the early 1960s, the buildings are associated with the development and evolution of Mirvish Village.

The properties were listed on the City of Toronto's Heritage Register in 2015.

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the properties on the west side of Markham Street that are the subject of this report are found in Image 4 below. The collection consists of the detached and semi-detached house form buildings dating to the late-19th century (596-598 and 610 Markham) and the early 1900s (600-602), and the unusual fourplex (588-592 Markham) from 1891. While the buildings share a similar scale, materials and setback, the earlier houses display the more elaborate rooflines and decorative embellishments identified with the late Victorian era, including the asymmetrical design, gabled wall dormer and floriated brick panels on 596-598 Markham and the Palladian window and the gable detailing on 610 Markham. In contrast, the early-20th century semi-detached houses at 600-602 Markham have symmetrical features and the oriel

windows favoured in Edwardian Classical designs. The fourplex stands out in the street with its elaborate detailing inspired by the Queen Anne Revival style, including the arcade of round-arched openings and, on the northeast and northwest corners, the bay windows with the turrets.

iv. CONTEXT

The map attached as Image 1 shows the location of the house form buildings on the west side of Markham Street, north of Lennox Street. They face the east side of Mirvish Village where the complementary series of detached and semi-detached houses date from 1888 to 1907. To the northeast, the Honest Ed’s commercial complex fills the block along the south side of Bloor Street West to Bathurst Street. Further east, the block on the west side of Bathurst Street, north of Lennox Street, contains a series of commercial buildings, many of which are recognized on the City of Toronto’s Heritage Register. On the west, the Markham Street houses adjoining the residential sector of the Palmerston neighbourhood.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Style and Type – On the west side of the street, the properties at 588-594 Markham Street have cultural heritage value for the design of the fourplex as a fine representative example of its type that is distinguished by its elaborate detailing inspired by the Queen Anne Revival style, popular at the close of the 19th century. The fourplex is set apart by its scale, the repetition of the round-arched motif for the first (ground) floor openings, and the multi-sided bay windows with turrets that mark the outer corners of the complex.

In the same block, the semi-detached houses at 596-598 Markham Street are valued for their cultural heritage value for the design of the late 19th century house form buildings as representative examples of their type displaying features from the popular styles of the late Victorian era, including the Gothic Revival and Italianate. The houses are distinguished by the unique architectural detailing, and retain their integrity with original surviving features.

At 600-602 Markham Street, the properties have design value as early 20th century house form buildings that are representative of their type with features of early 20th

century Edwardian Classicism, the most popular style of this era. The house form buildings at 600-602 Markham Street retain their architectural integrity, along with the complementary pairs at 587-589 Markham on the opposite side of the street.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

Community - The house form buildings on the west side of Markham Street, north of Lennox Street, are historically linked to Mirvish Village, the famed artists' enclave created by Ed Mirvish and his family on Markham Street between Bloor Street West and Lennox Street. Originally acquired for additional parking for the nearby "Honest Ed's" retail complex, the houses were saved and converted as an artists' colony with studios as well as restaurants and unique shops, including the sculpting studio of Anne Macklin Mirvish at 581 Markham. Mirvish Village became a cultural and tourist destination in Toronto, including the properties at 588-602 and 610 Markham Street.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

Character – Contextually, the house form buildings on the west side of Markham Street between Lennox and Bloor streets assist in defining, maintaining and supporting the character of Mirvish Village, which consists of the collection of preserved detached, semi-detached and multi-unit house form buildings dating to the late 19th and early 20th centuries that contribute to this special area on the eastern limits of the Palmerston neighbourhood.

The properties at 588-602 and 610 Markham Street are also visually, historically, physically and functionally connected to their setting on the west side of Markham Street in Mirvish Village where they complement the neighbouring house form buildings to the east in scale, setback and vintage detailing.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties on the west side of Markham Street, comprising 588-594, 596-598, 600-602 and 610 Markham Street, have design, associative and contextual values as an important collection of late-19th and early-20th century house form buildings that are historically linked to and contextually contribute to Mirvish Village where they are connected to their settings.

5. SOURCES

Archival Sources:

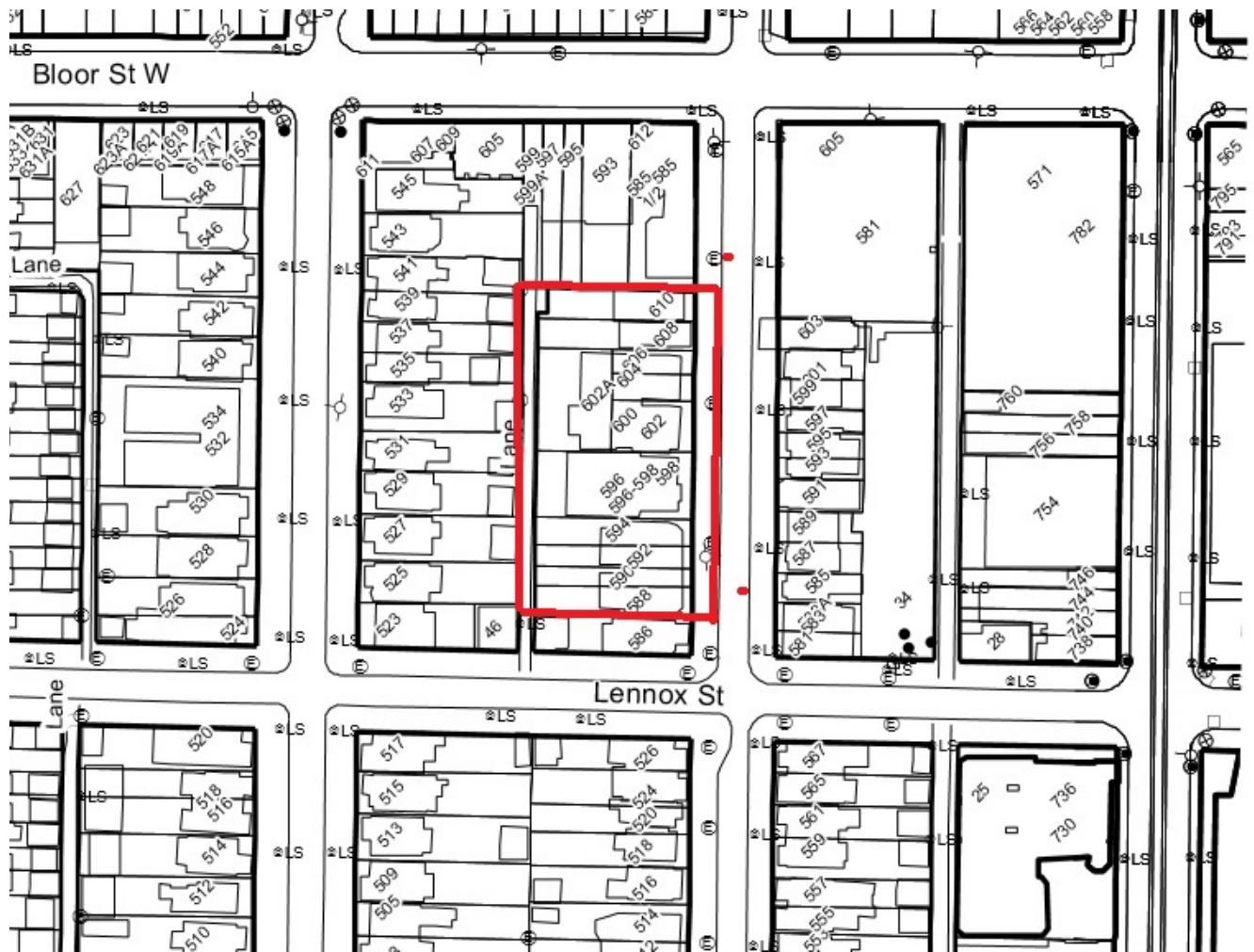
Abstract Index of Deeds, Plan 638, Lots 101-105
Archival photographs, City of Toronto Archives (citations with the images below)
Assessment Rolls, City of Toronto, St. Stephen's Ward, 1887-1892, and Ward 5, Division 2, 1893 ff.
Building Records, City of Toronto, Toronto and East York, 1913 ff.
City of Toronto Directories, 1885 ff.
Goad's Atlases, 1884-1923
Miles, Historical Atlas of the County of York, 1878
Tremaine, Map of the City of Toronto and the County of York, 1860
Underwriters' Survey Bureau Atlases, revised 1964

Secondary Sources:

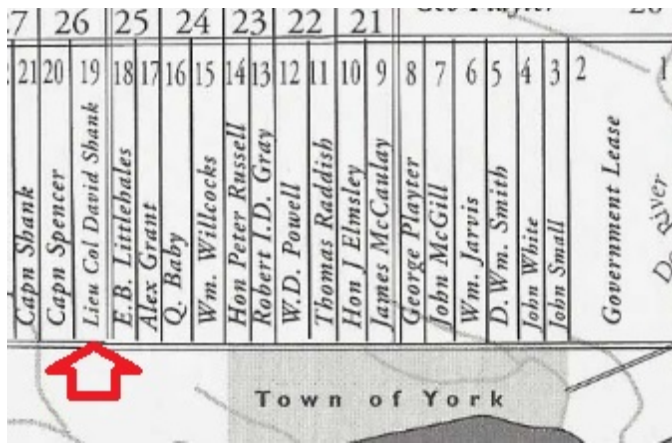
Arthur, Eric, Toronto: No Mean City, 3rd ed. revised by Stephen A. Otto, 1986
Batten, Jack, Honest Ed's Story, 1973
Careless, J. M. S., Toronto to 1918, 1984
Lundell, Liz, The Estates of Old Toronto, 1997
McHugh, Patricia, Toronto Architecture: A City Guide, 2nd ed., 1989
Mirvish, Ed, Honest Ed Mirvish: How to Build an Empire on an Orange Crate, 1993
Palmerston Area Ratepayers' Association, <http://palmerstonara.org/neighbourhood/>
The Toronto Park Lot Project, <http://wendysmithtoronto.com/parklotproject/>

6. IMAGES

Maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the properties at 588-602 and 601 Markham Street. The maps are oriented with north on the top.



1. Location Map: showing the subject properties on the west side of Markham Street between Lennox Street and Bloor Street West (City of Toronto Property Data Map).



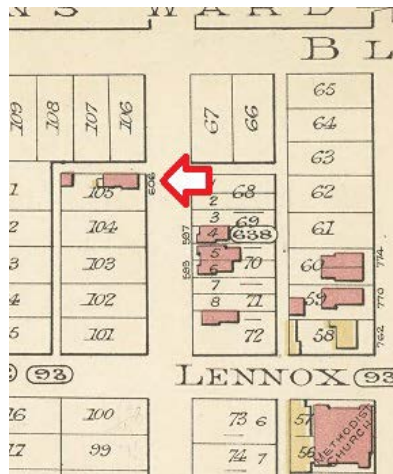
2a. Park Lot 19 (Lundell, 10)



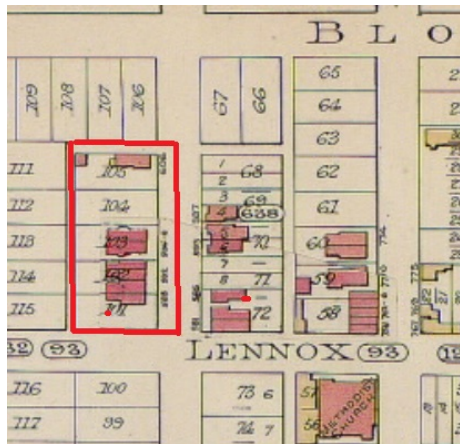
2b. York County Atlas, 1878



2c. Goad's Atlas, 1884



2d. Goad's Atlas, 1890

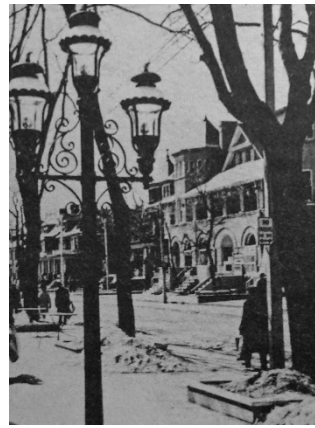


2e. Goad's Atlas, 1893



2f. Goad's Atlas, Volume 1, 1912

2. Historical Maps and Atlases: <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>.



3a. and 3b. West side of Markham Street, 1970s (left) and 1973 (right)



3c. and 3d. Views north (left) and south (right), 1982



3e. Advertisement, Mirvish Village, 1966 3f. "Honest Ed" Mirvish, Mirvish Village, 1978

3. Archival Images, West side of Markham Street: City of Toronto Archives, Series 1465, Items 3, 4 and 6; black-and-white photograph, Batten, 1973; Advertisement, Toronto Life Magazine; and Toronto Star photograph, 1978.



4a. 588-594 Markham Street



4b. 596-598 Markham Street



4c. 600-602 Markham Street



4d. 610 Markham Street



4e. West side of Markham Street from Lennox Street

4. Current Photographs: West Side, Markham Street (Heritage Preservation Services).