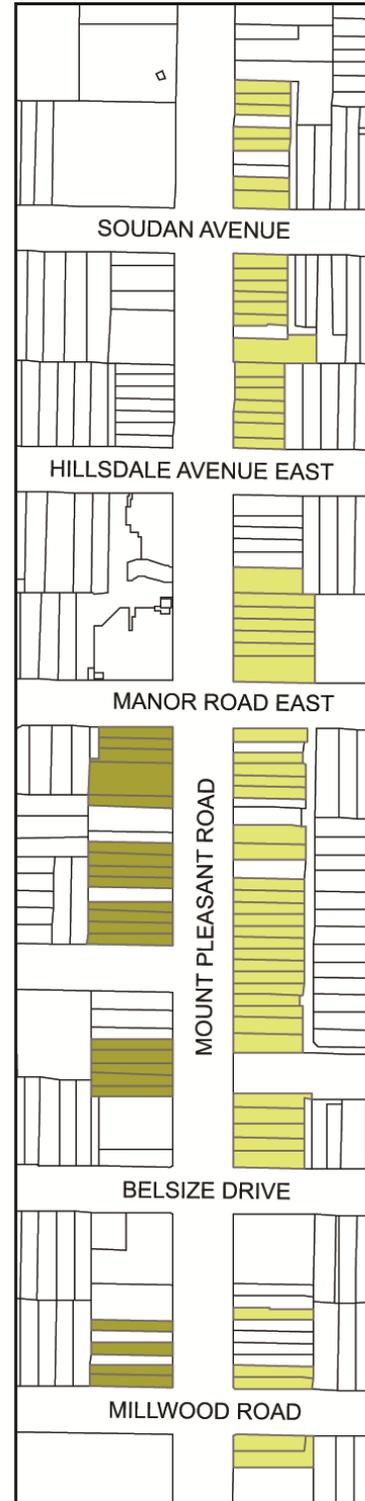


**MOUNT PLEASANT ROAD
EAST SIDE**

- 505 and 507 Mount Pleasant Road
- 509-521 Mount Pleasant Road,
excluding 511 Mt Pleasant Road
- 535-545 Mount Pleasant Road
- 557-559 Mount Pleasant Road
- 561 Mount Pleasant Road
- 563 Mount Pleasant Road
- 565 Mount Pleasant Road
- 567 Mount Pleasant Road
- 569-573 Mount Pleasant Road
- 575-579 Mount Pleasant Road
- 581-53 Mount Pleasant Road
- 585 Mount Pleasant Road
- 593 Mount Pleasant Road
- 595 Mount Pleasant Road
- 609 Mount Pleasant Road
- 611 Mount Pleasant Road
- 613-621 Mount Pleasant Road
- 623 Mount Pleasant Road
- 627 Mount Pleasant Road
- 629 Mount Pleasant Road
- 631-635 Mount Pleasant Road
- 639 Mount Pleasant Road
- 647 A – 669 Mount Pleasant Road
- 673 Mount Pleasant Road
- 679-685 Mount Pleasant Road
- 689-691 Mount Pleasant Road
- 693 Mount Pleasant Road
- 695 Mount Pleasant Road
- 701-711 Mount Pleasant Road

RECOMMENDED LISTING
MIDTOWN IN FOCUS - MOUNT PLEASANT ROAD

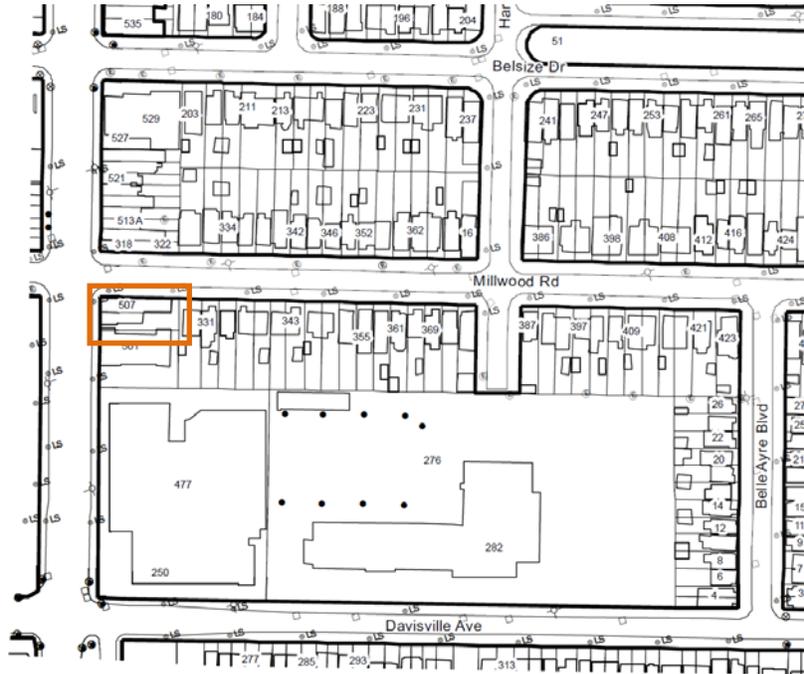


- MOUNT PLEASANT ROAD, WEST SIDE
- MOUNT PLEASANT ROAD, EAST SIDE

NOT TO SCALE

LOCATION MAP AND PHOTOGRAPH

505 AND 507 MOUNT PLEASANT ROAD



STATEMENT OF SIGNIFICANCE: 505 and 507 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The properties at 505 and 507 Mount Pleasant Road are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The properties at 505 and 507 Mount Pleasant Road are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East.

Located on the southeast corner of Millwood Road, the properties at 505 and 507 Mount Pleasant Road contain a pair of two-storey commercial buildings dating to 1927 according to the City Directory.

Statement of Significance

The properties at 505 and 507 Mount Pleasant Road have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing typical of those dating to the interwar era.

Contextually, the properties at 505 and 507 Mount Pleasant Road are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The buildings at 505 and 507 Mount Pleasant Road are historically, visually and physically linked to their setting anchoring the southeast corner of Millwood Road.

Heritage Attributes

The heritage attributes of the buildings at 505 and 507 Mount Pleasant Road are:

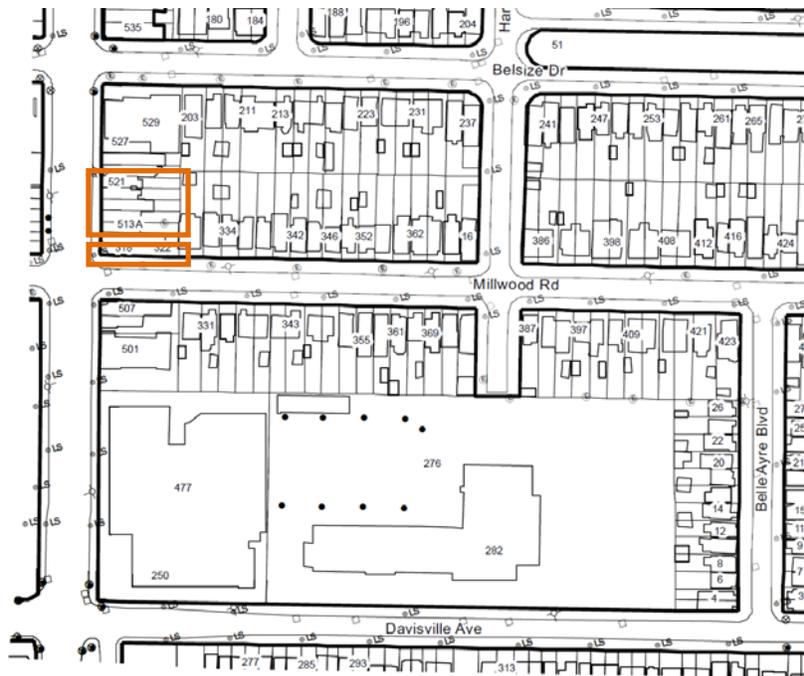
- The setback, placement and orientation of the buildings on the southeast corner of Mount Pleasant and Millwood roads

- The scale, form and massing of the pair of two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the corbelled brickwork, piers and cornices along the west elevations
- The materials, with the brown brick cladding and the brick and stone detailing (the exterior of 507 Mount Pleasant has been painted)
- The principal (west) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), the pairs of flat-headed window openings with the brick flat arches and the corbelled sills
- On the north side elevation of the building at 507 Mount Pleasant Road, the flat-headed window openings

Note: apart from the north side elevation of the building at 507 Mount Pleasant Road, which is described as a heritage attribute, the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH

**509-521 MOUNT PLEASANT ROAD
(EXCLUDING 511 MOUNT PLEASANT ROAD)**



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 509-521 Mount Pleasant are outlined.



509-521 Mount Pleasant Road, excluding 511 Mount Pleasant Road
(Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 509-521 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The properties at 509-521 Mount Pleasant Road (including the entrance addresses at 513A, 515A and 521A Mount Pleasant Road and 318, 320 and 322 Millwood Road), excluding the property at 511 Mount Pleasant Road, are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The properties at 509-521 Mount Pleasant Road are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East.

Located on the northeast corner of Millwood Road, the properties at 509-521 Mount Pleasant Road contain a row of seven two-storey commercial buildings that date to 1927 according to the City Directory. While part of this group, the building at 511 Mount Pleasant Road is not identified for inclusion on the City's Heritage Register because of the alterations that have impacted its integrity.

Statement of Significance

The properties at 509-521 Mount Pleasant Road have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing typical of those dating to the interwar era.

Contextually, the properties at 509-521 Mount Pleasant Road are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The buildings at 505 and 507 Mount Pleasant Road are historically, visually and physically linked to their setting anchoring the northeast corner of Millwood Road at the south end of a contiguous group of commercial buildings with a shared setback in the block between Millwood Road and Belsize Drive.

Heritage Attributes

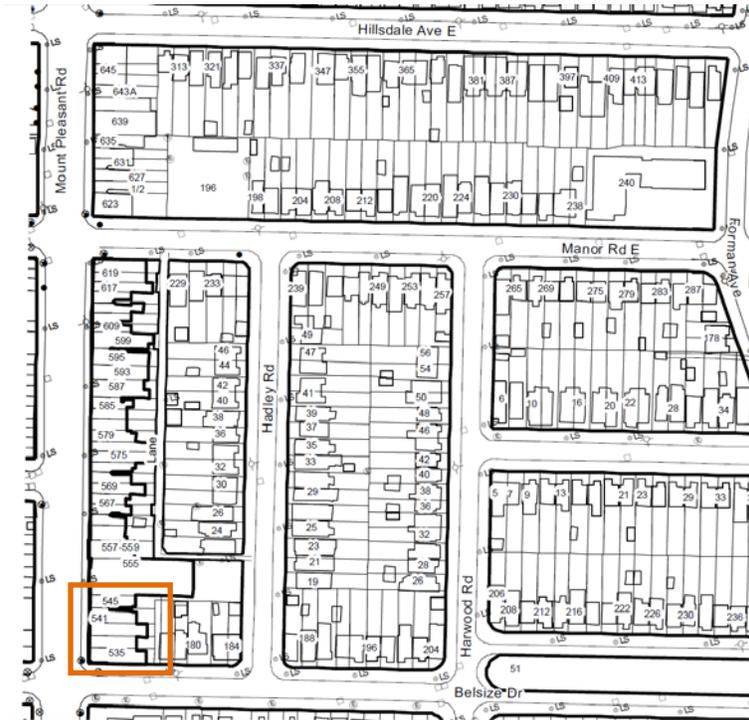
The heritage attributes of the commercial buildings at 509-521 Mount Pleasant Road are:

- The setback, placement and orientation of the buildings on the northeast corner of Mount Pleasant Road and Millwood Road where they are part of a contiguous row
- The scale, form and massing of the six two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the piers along the west elevation
- The materials, with the red brick cladding and the brick and stone detailing (the brickwork has been covered on the buildings at 515, 517 and 521 Mount Pleasant Road, and the upper storey of the building at 519 Mount Pleasant Road has been over clad)
- The principal (west) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), a single segmental-arched window opening with a brick flat arch and stone sill is placed in the second storey of each building
- On the building at 509 Mount Pleasant Road, the flat-headed window openings in the second storey on the south elevation facing Millwood Road

Note: apart from the south side elevation of 509 Mount Pleasant Road, which is described as a heritage attribute, the north and south elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH

535-545 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 535-545 Mount Pleasant Road are outlined.



535-545 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 535-545 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The properties at 535-545 Mount Pleasant Road (including the entrance addresses at 535A, 537A, 539A, 541 and 545A Mount Pleasant Road) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The properties at 535-545 Mount Pleasant Road are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East.

Located on the northeast corner of Belsize Road, the properties at 535-545 Mount Pleasant Road contain a row of five two-storey commercial buildings dating to 1928 according to the City Directory.

Statement of Significance

The properties at 535-545 Mount Pleasant Road have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era.

Contextually, the properties at 505 and 507 Mount Pleasant Road are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The buildings at 505 and 507 Mount Pleasant Road are historically, visually and physically linked to their setting anchoring the northeast corner of Belsize Drive at the south end of a contiguous row of commercial buildings with a shared setback in the extended block between Belsize Drive and Manor Road East. In this location, they adjoin the Regent Theatre (1927), a local landmark at 551 Mount Pleasant Road.

Heritage Attributes

The heritage attributes of the buildings at 535-545 Mount Pleasant Road are:

- The setback, placement and orientation of the buildings on the northeast corner of Mount Pleasant Road and Belsize Drive where they are part of a contiguous row
- The scale, form and massing of the row of five two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the coping, band courses and corbelled brickwork along the west elevations that extends to the chamfered southwest corner of the building at 535 Mount Pleasant Road
- The materials, with the brick cladding and the brick and stone detailing (the exterior on the building at 545 Mount Pleasant Road has been painted)
- The principal (west) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), a single flat-headed window opening with a stone lintel and sill is placed in the second storey of each building
- On the building at 535 Mount Pleasant Road, the chamfered southwest corner with the entrance (the door is not original) and the second-storey window opening and, on the south elevation facing Belsize Avenue, the symmetrically-placed flat-headed window openings

Note: apart from the south elevation of 535 Mount Pleasant Road, which is identified as a heritage attribute, the north and south elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH

557-559 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 557-559 Mount Pleasant Road (including 557 Mount Pleasant Road).



557-559 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 557-559 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The properties at 557-559 Mount Pleasant Road are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The properties at 557-559 Mount Pleasant Road are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the east side of the street between Belsize Drive and Manor Road East, the properties at 557-559 Mount Pleasant Road contain a pair of two-storey commercial buildings dating to 1929 according to the City Directory.

Statement of Significance

The properties at 557-559 Mount Pleasant Road have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the Spanish Revival styling popular during the interwar era.

Contextually, the properties at 557-559 Mount Pleasant Road are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The buildings at 557-559 Mount Pleasant Road are historically, visually and physically linked to their setting on the east side of the street as part of a contiguous row of commercial buildings with a shared setback in the extended block between Belsize Drive and Manor Road East. In this location, they adjoin the Regent Theatre (1927), a local landmark at 551 Mount Pleasant Road.

Heritage Attributes

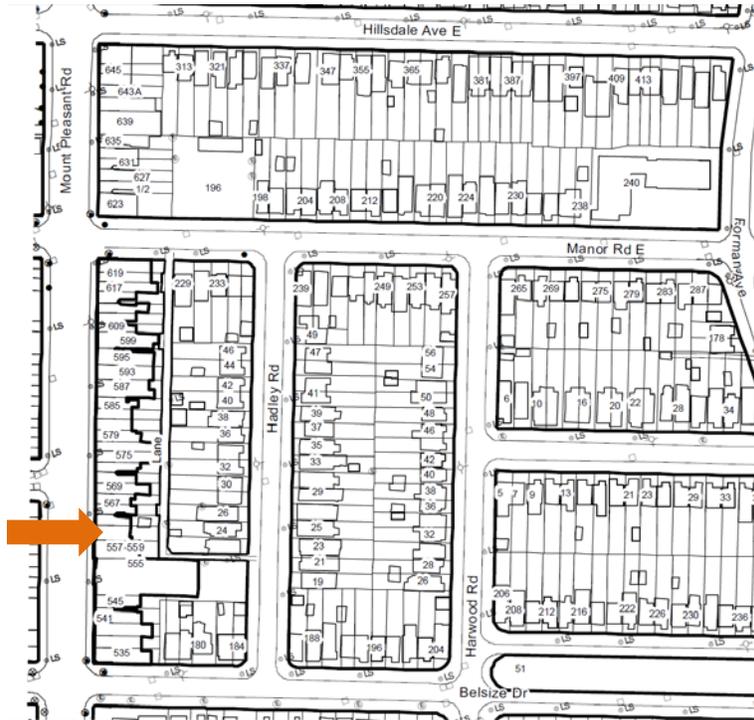
The heritage attributes of the buildings at 557-559 Mount Pleasant Road are:

- The setback, placement and orientation of the buildings on the east side of Mount Pleasant Road between Belsize Drive and Manor Road East where they are part of a contiguous row
- The scale, form and massing of the pair of two-storey buildings with the rectangular-shaped plans
- The rooflines, with the tiled roofs supported on wood brackets and flanked by brick piers along the west elevations
- The materials, with the brick cladding and the brick and stone detailing
- On the principal (west) elevations, above the first (ground) floor storefronts and entrances (which have been altered), each building contains a tripartite flat-headed opening with brick detailing and a stone sill in the second storey

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

LOCATION MAP AND PHOTOGRAPH

561 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 561 Mount Pleasant Road.



561 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 561 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The property at 561 Mount Pleasant Road is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The property at 561 Mount Pleasant Road is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the east side of the street between Belsize Drive and Manor Road East, the property at 561 Mount Pleasant Road contains a two-storey commercial building that was first recorded in the City Directory in 1928.

Statement of Significance

The property at 561 Mount Pleasant Road has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era.

Contextually, the property at 561 Mount Pleasant Road is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The building at 561 Mount Pleasant Road is historically, visually and physically linked to its setting on the east side of the street as part of a contiguous row of commercial buildings with a shared setback in the extended block between Belsize Drive and Manor Road East.

Heritage Attributes

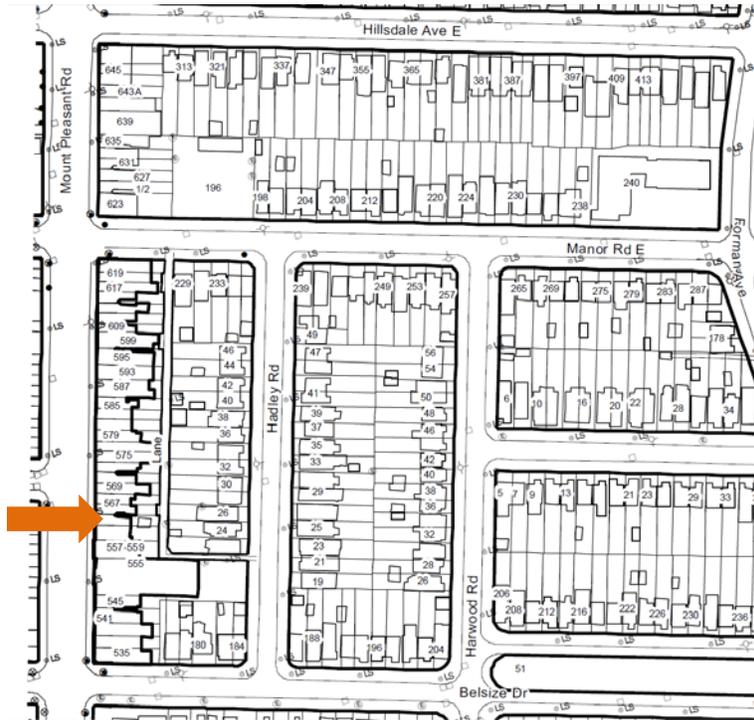
The heritage attributes of the building at 561 Mount Pleasant Road are:

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

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

LOCATION MAP AND PHOTOGRAPH

563 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 563 Mount Pleasant Road (563A Mount Pleasant Road).



563 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 563 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The property at 563 Mount Pleasant Road (including the entrance address at 563A Mount Pleasant Road) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The property at 563 Mount Pleasant Road is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area. The property at 563 Mount Pleasant Road was identified in the CHRA for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the east side of the street between Belsize Drive and Manor Road East, the property at 563 Mount Pleasant Road contains a two-storey commercial building that was first recorded in the City Directory in 1928.

Statement of Significance

The property at 563 Mount Pleasant Road has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era.

Contextually, the property at 563 Mount Pleasant Road is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The building at 563 Mount Pleasant Road is historically, visually and physically linked to its setting on the east side of the street as part of a contiguous row of commercial buildings with a shared setback in the extended block between Belsize Drive and Manor Road East.

Heritage Attributes

The heritage attributes of the building at 563 Mount Pleasant Road are:

- The setback, placement and orientation of the building on the east side of Mount Pleasant Road between Belsize Drive and Manor Road East where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the corbelled brickwork along the west elevation
- The materials, with the brick cladding and detailing (the exterior has been painted)
- The principal (west) elevation where, above the first (ground) floor storefront and entrances (which have been altered), the single flat-headed window opening with the brick detailing and the stone sill in the second storey

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

LOCATION MAP AND PHOTOGRAPH

565 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 565 Mount Pleasant Road.



565 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 565 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The property at 565 Mount Pleasant Road is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The property at 565 Mount Pleasant Road is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area. The property at 565 Mount Pleasant Road was identified in the CHRA for review and prioritization for inclusion on the City's Heritage Register, for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the east side of the street between Belsize Road and Manor Road East, the property at 565 Mount Pleasant Road contains a two-storey commercial building that was first recorded in the City Directory in 1928.

Statement of Significance

The property at 565 Mount Pleasant Road has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era.

Contextually, the property at 565 Mount Pleasant Road is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The building at 565 Mount Pleasant Road is historically, visually and physically linked to its setting on the east side of the street as part of a contiguous row of commercial buildings with a shared setback in the extended block between Belsize Drive and Manor Road East.

Heritage Attributes

The heritage attributes of the building at 565 Mount Pleasant Road are:

- The setback, placement and orientation of the building on the east side of Mount Pleasant Road between Belsize Drive and Manor Road East where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the corbelled brickwork along the west elevation
- The materials, with the brick cladding and detailing (the exterior has been painted)
- The principal (west) elevation where, above the first (ground) floor storefront and entrances (which have been altered), the single flat-headed window opening with the brick surround in the second storey

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

LOCATION MAP AND PHOTOGRAPH

567 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 567 Mount Pleasant Road (including 567A Mount Pleasant Road).



567 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 567 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The property at 567 Mount Pleasant Road (including the entrance address at 567A Mount Pleasant Road) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The property at 567 Mount Pleasant Road is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the east side of the street between Belsize Road and Manor Road East, the property at 567 Mount Pleasant Road contains a two-storey commercial building that was first recorded in the City Directory in 1928.

Statement of Significance

The property at 567 Mount Pleasant Road has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era.

Contextually, the property at 567 Mount Pleasant Road is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The building at 567 Mount Pleasant Road is historically, visually and physically linked to its setting on the east side of the street as part of a contiguous row of commercial buildings with a shared setback in the extended block between Belsize Drive and Manor Road East.

Heritage Attributes

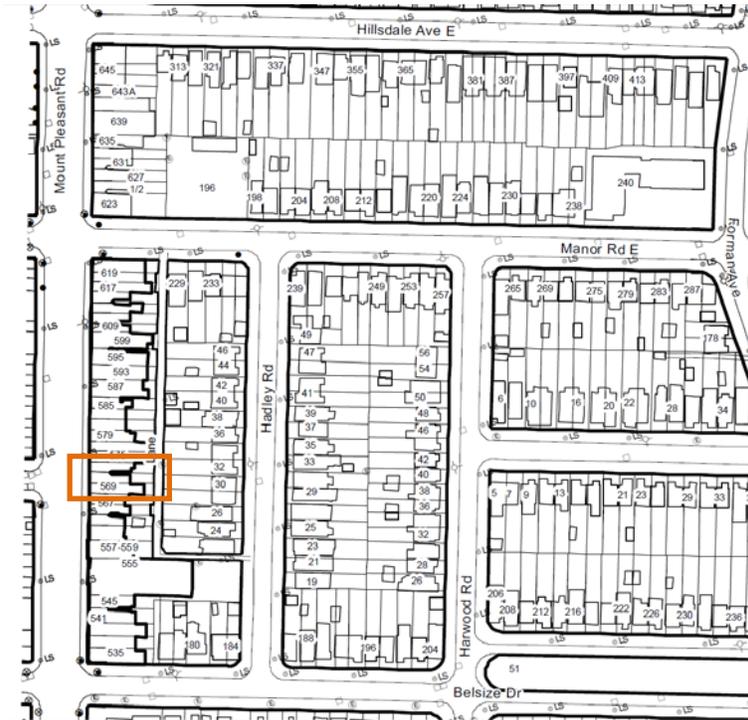
The heritage attributes of the commercial building at 567 Mount Pleasant Road are:

- The setback, placement and orientation of the building on the east side of Mount Pleasant Road between Belsize Drive and Manor Road East where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the corbelled brickwork along the west elevation
- The materials, with the brick cladding and detailing (the exterior has been painted)
- The principal (west) elevation where, above the first (ground) floor storefront and entrances (which have been altered), the single flat-headed window opening with the stone lintel and sill in the second storey

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

LOCATION MAP AND PHOTOGRAPH

569-573 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 569-573 Mount Pleasant Road are outlined.



569-573 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 569-573 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The properties at 569-573 Mount Pleasant Road (including the entrance addresses at 571A and 573A Mount Pleasant Road) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The properties at 569-573 Mount Pleasant Road are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the east side of the street between Belsize Drive and Manor Road East, the properties at 569-573 Mount Pleasant Road contain a trio of two-storey commercial buildings dating to 1928 according to the City Directory.

Statement of Significance

The properties at 569-573 Mount Pleasant Road have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era.

Contextually, the properties at 569-573 Mount Pleasant Road are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The buildings at 563-573 Mount Pleasant Road are historically, visually and physically linked to their setting on the east side of the street as part of a contiguous row of commercial buildings with a shared setback in the extended block between Belsize Drive and Manor Road East.

Heritage Attributes

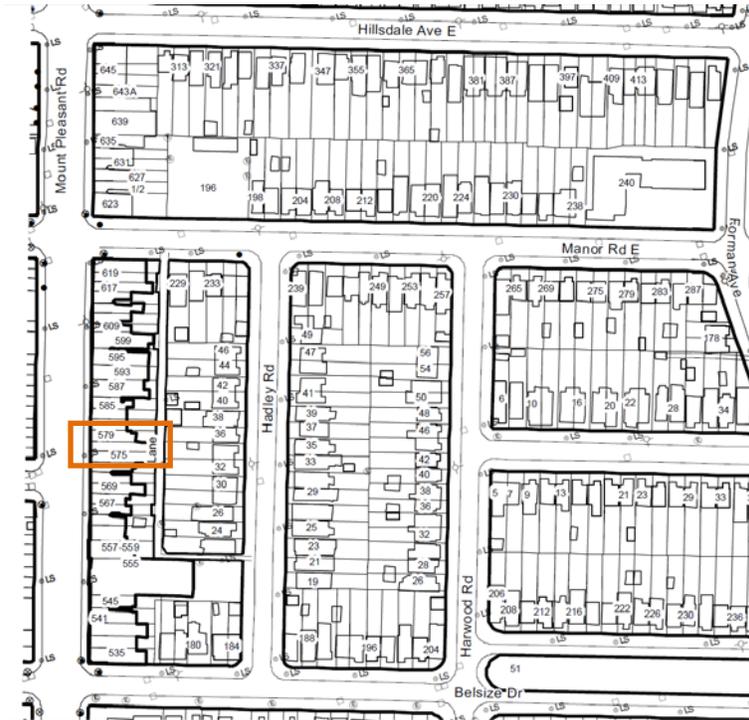
The heritage attributes of the buildings at 569-573 Mount Pleasant Road are:

- The setback, placement and orientation of the buildings on the east side of Mount Pleasant Road between Belsize Drive and Manor Road East where they are part of a contiguous row
- The scale, form and massing of the trio of two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the corbelled brickwork along the west elevations
- The materials, with the brown brick cladding and the brick and stone detailing (the exteriors of the buildings at 569 and 573 Mount Pleasant Road have been painted)
- The principal (west) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), a single flat-headed window opening with a stone lintel and sill is placed in the second storey of each building

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

LOCATION MAP AND PHOTOGRAPH

575-579 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 575-579 Mount Pleasant Road are outlined.



575-579 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 575-579 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The properties at 575-579 Mount Pleasant Road (including the entrance address at 579A Mount Pleasant Road) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The properties at 575-579 Mount Pleasant Road are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the east side of the street between Belsize Drive and Manor Road East, the properties at 575-579 Mount Pleasant Road contain a trio of two-storey commercial buildings dating to 1928 according to the City Directory.

Statement of Significance

The properties at 575-579 Mount Pleasant Road have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era.

Contextually, the properties at 575-579 Mount Pleasant Road are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The buildings at 575-579 Mount Pleasant Road are historically, visually and physically linked to their setting on the east side of the street as part of a contiguous row of commercial buildings with a shared setback in the extended block between Belsize Drive and Manor Road East

Heritage Attributes

The heritage attributes of the buildings at 575-579 Mount Pleasant Road are:

- The setback, placement and orientation of the buildings on the east side of Mount Pleasant Road between Belsize Drive and Manor Road East where they are part of a contiguous row
- The scale, form and massing of the trio of two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the corbelled brickwork and the brick piers along the west elevations
- The materials, with the red brick cladding and the brick and stone detailing (the building at 575 Mount Pleasant Road has been over clad, and the exterior of 577 Mount Pleasant Road has been painted)
- The principal (west) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), each building contains an oversized flat-headed window opening with a stone lintel and sill

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

LOCATION MAP AND PHOTOGRAPH

581-583 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 581-583 Mount Pleasant Road are outlined.



581-583 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 581-583 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The properties at 581-583 Mount Pleasant Road are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The properties at 581-583 Mount Pleasant Road are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the east side of the street between Belsize Drive and Manor Road East, the properties at 581-583 Mount Pleasant Road contain a pair of two-storey commercial buildings dating to 1928 according to the City Directory.

Statement of Significance

The properties at 581-585 Mount Pleasant Road have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era.

Contextually, the properties at 581-585 Mount Pleasant Road are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The buildings at 581-585 Mount Pleasant Road are historically, visually and physically linked to their setting on the east side of the street as part of a contiguous row of commercial buildings with a shared setback in the extended block between Belsize Drive and Manor Road East.

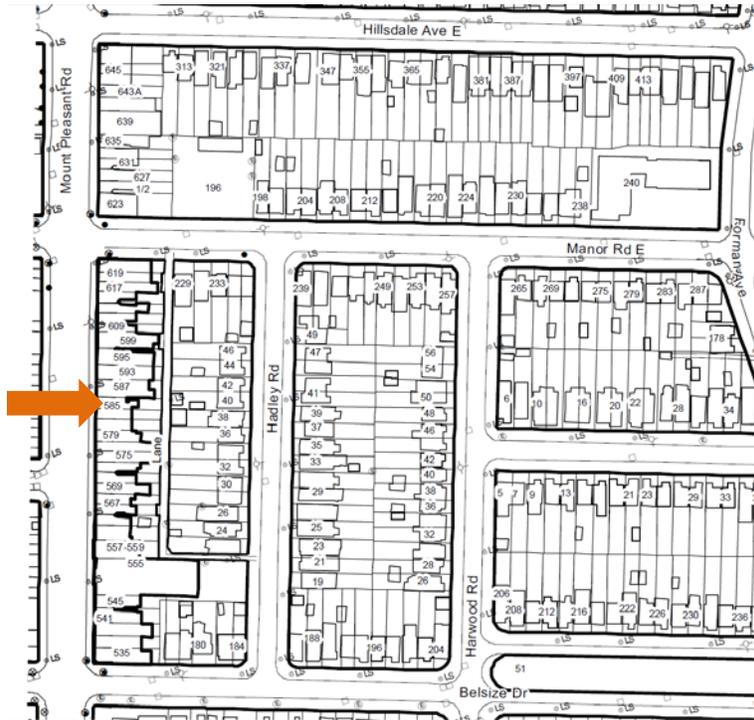
Heritage Attributes

The heritage attributes of the buildings at 581-583 Mount Pleasant Road are:

- The setback, placement and orientation of the buildings on the east side of Mount Pleasant Road between Belsize Drive and Manor Road East where they are part of a contiguous row
- The scale, form and massing of the pair of two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the corbelled brickwork and brick piers along the west elevations
- The materials, with the brick cladding and the brick and stone detailing (the exterior of 585 Mount Pleasant Road has been painted)
- On the principal (west) elevations, above the first (ground) floor storefronts and entrances (which have been altered), the single flat-headed window opening with the brick label and stone sill in the second storey of each building

LOCATION MAP AND PHOTOGRAPH

585 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 585 Mount Pleasant Road (including 585A Mount Pleasant Road).



585 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 585 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The property at 585 Mount Pleasant Road (including the entrance address at 585A Mount Pleasant Road) is worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The property at 585 Mount Pleasant Road is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the east side of the street between Belsize Avenue and Manor Road East, the property at 585 Mount Pleasant Road contains a two-storey commercial building that was first recorded in the City Directory in 1928.

Statement of Significance

The property at 585 Mount Pleasant Road has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era.

Contextually, the property at 585 Mount Pleasant Road is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The building at 585 Mount Pleasant Road is historically, visually and physically linked to its setting on the east side of the street as part of a contiguous row of commercial buildings with a shared setback in the extended block between Belsize Drive and Manor Road East.

Heritage Attributes

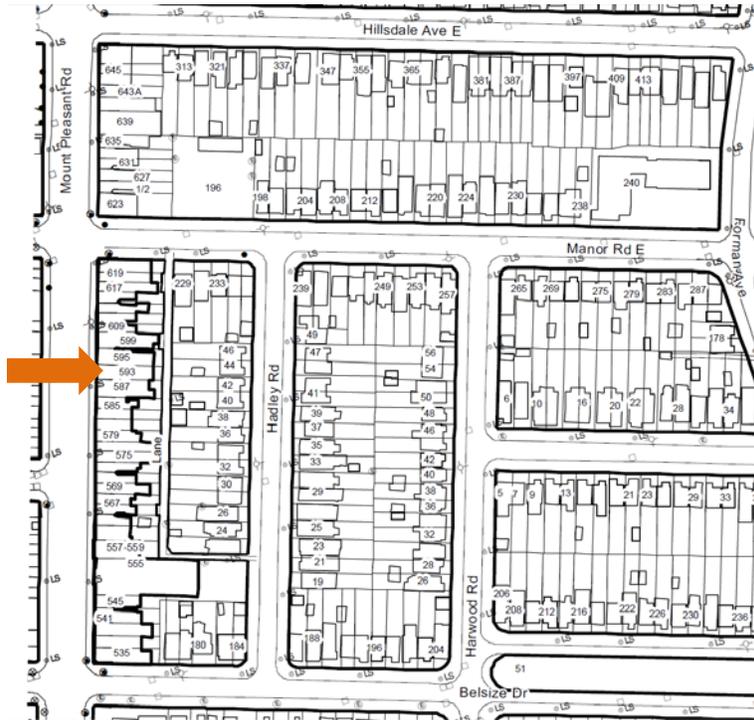
The heritage attributes of the building at 585 Mount Pleasant Road are:

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

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

LOCATION MAP AND PHOTOGRAPH

593 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 593 Mount Pleasant Road.



593 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 593 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The property at 593 Mount Pleasant Road is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The property at 593 Mount Pleasant Road is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the east side of the street between Belsize Drive and Manor Road East, the property at 593 Mount Pleasant Road contains a single-storey commercial building that was first recorded in the City Directory in 1928.

Statement of Significance

The property at 593 Mount Pleasant Road has cultural heritage value for the design of the commercial building as a well-crafted example of Spanish Revival styling popular during the interwar era. It stands out in the block with its diminutive scale, the characteristic tiled roof with brackets, and the distinctive round-arched pediments.

Contextually, the property at 593 Mount Pleasant Road is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The building at 593 Mount Pleasant Road is historically, visually and physically linked to its setting on the east side of the street as part of a contiguous row of commercial buildings with a shared setback in the extended block between Belsize Drive and Manor Road East.

Heritage Attributes

The heritage attributes of the commercial building at 593 Mount Pleasant Road are:

- The setback, placement and orientation of the building on the east side of Mount Pleasant Road between Belsize Drive and Manor Road East where it is part of a contiguous row

- The scale, form and massing of the single-storey building with the rectangular-shaped plan
- The west roofline, which is supported on wood brackets with the tiled section flanked by round-arched pediments
- The materials, with the brick cladding and the brick and wood detailing (the exterior has been painted)
- On the principal (west) elevation, the first (ground) floor storefront with the central recessed entrance

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

LOCATION MAP AND PHOTOGRAPH

595 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 595 Mount Pleasant Road.



595 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 595 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The property at 595 Mount Pleasant Road (including the entrance addresses at 595A and 597 Mount Pleasant Road) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The property at 595 Mount Pleasant Road is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the east side of Mount Pleasant Road between Belsize Drive and Manor Road East, the property at 595 Mount Pleasant Road contains a two-storey commercial building that was first recorded in the City Directory in 1930.

Statement of Significance

The property at 567 Mount Pleasant Road has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era.

Contextually, the property at 567 Mount Pleasant Road is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The building at 567 Mount Pleasant Road is historically, visually and physically linked to its setting on the east side of the street as part of a contiguous row of commercial buildings with a shared setback in the extended block between Belsize Drive and Manor Road East.

Heritage Attributes

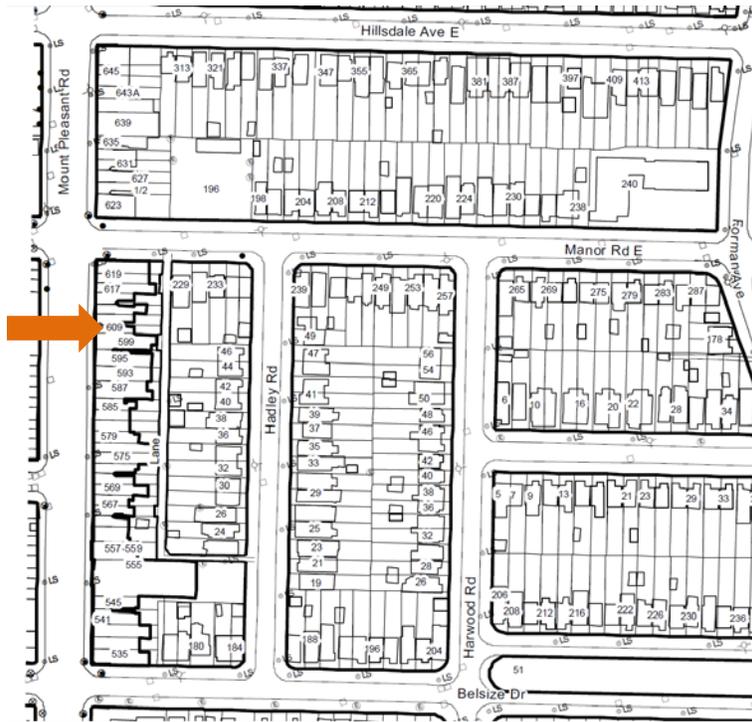
The heritage attributes of the building at 595 Mount Pleasant Road are:

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

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

LOCATION MAP AND PHOTOGRAPH

609 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 609 Mount Pleasant Road.



609 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 609 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The property at 609 Mount Pleasant Road is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The property at 609 Mount Pleasant Road is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the east side of the street between Belsize Drive and Manor Road East, the property at 609 Mount Pleasant Road contains a two-storey commercial building that was first recorded in the City Directory in 1928.

Statement of Significance

The property at 609 Mount Pleasant Road has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era.

Contextually, the property at 609 Mount Pleasant Road is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The building at 609 Mount Pleasant Road is historically, visually and physically linked to its setting on the east side of the street as part of a contiguous row of commercial buildings with a shared setback in the extended block between Belsize Drive and Manor Road East.

Heritage Attributes

The heritage attributes of the building at 609 Mount Pleasant Road are:

- The setback, placement and orientation of the building on the east side of Mount Pleasant Road between Belsize Drive and Manor Road East where it is part of a contiguous row

- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the corbelled brickwork along the west elevation
- The materials, with the brick cladding and detailing (the exterior has been painted)
- The principal (west) elevation where, above the first (ground) floor storefronts and entrances (which have been altered), the single flat-headed window opening with the brick label and the stone sill in the second storey

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

LOCATION MAP AND PHOTOGRAPH

611 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 611 Mount Pleasant Road (including 611A Mount Pleasant Road).



611 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 611 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The property at 611 Mount Pleasant Road (including the entrance address at 611A Mount Pleasant Road) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The property at 611 Mount Pleasant Road is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the east side of the street between Belsize Drive and Manor Road East, the property at 611 Mount Pleasant Road contains a two-storey commercial building that was first recorded in the City Directory in 1928.

Statement of Significance

The property at 611 Mount Pleasant Road has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era.

Contextually, the property at 611 Mount Pleasant Road is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The building at 611 Mount Pleasant Road is historically, visually and physically linked to its setting on the east side of the street as part of a contiguous row of commercial buildings with a shared setback in the extended block between Belsize Drive and Manor Road East.

Heritage Attributes

The heritage attributes of the building at 611 Mount Pleasant Road are:

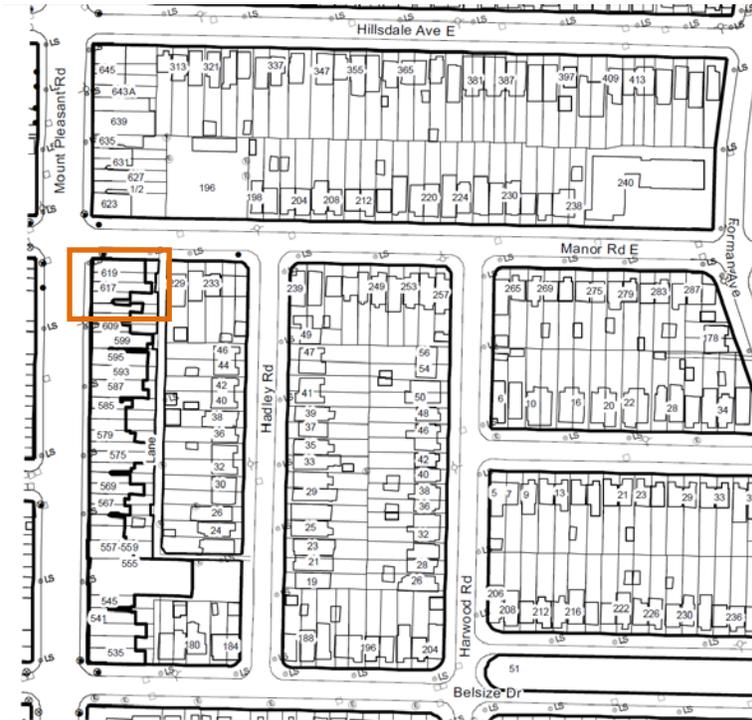
- The setback, placement and orientation of the building on the east side of Mount Pleasant Road between Belsize Drive and Manor Road East

- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the parapet and the corbelled brickwork along the west elevation
- The materials, with the buff brick cladding and detailing (the exterior has been painted)
- The principal (west) elevation where, above the first (ground) floor storefront and entrances (which have been altered), the single flat-headed window opening with the brick label and the stone sill in the second storey

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

LOCATION MAP AND PHOTOGRAPH

613-621 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 613-621 Mount Pleasant Road are outlined.



613-621 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 613-621 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The properties at 613-621 Mount Pleasant Road (including the entrance addresses at 613A, 615A and 621A Mount Pleasant Road) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The properties at 613-621 Mount Pleasant Road are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the southeast corner of Manor Road East, the properties at 613-621 Mount Pleasant Road contain a row of five two-storey commercial buildings dating to 1928 according to the City Directory.

Statement of Significance

The properties at 613-621 Mount Pleasant Road have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era. At the southeast corner of Manor Road East, the building at 621 Mount Pleasant Road is distinguished by its chamfered corner beneath a stepped parapet.

Contextually, the properties at 613-621 Mount Pleasant Road are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The buildings at 613-621 Mount Pleasant Road are historically, visually and physically linked to their setting anchoring the southeast corner of Manor Road East at the north end of a contiguous row of commercial buildings with a shared setback in the extended block between Belsize Drive and Manor Road East.

Heritage Attributes

The heritage attributes of the buildings at 613-621 Mount Pleasant Road are:

- The setback, placement and orientation of the buildings on the southeast corner of Manor Road East where they are part of a contiguous row
- The scale, form and massing of the row of five two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the corbelled brickwork along the west elevations
- The materials, with the brown brick cladding and the brick and stone detailing (the exteriors have been painted, except for 621 Mount Pleasant Road)
- The principal (west) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), a single flat-headed window opening with a brick label and stone sill is placed in the second storey of each building (the opening has been altered on 619 Mount Pleasant Road)
- On the building at 621 Mount Pleasant Road, the chamfered northwest corner with the stepped parapet, and the symmetrically-placed flat-headed window openings on the north elevation facing Manor Road East

Note: apart from the north elevation of 621 Mount Pleasant Road, which is identified as a heritage attribute, the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH

623 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 623 Mount Pleasant Road (including 623A Mount Pleasant Road).



623 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 623 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The property at 623 Mount Pleasant Road (including the convenience address at 623A Mount Pleasant Road) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The property at 623 Mount Pleasant Road is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the northeast corner of Manor Road East, the property at 623 Mount Pleasant Road contains a two-storey commercial building dating to 1928 according to the City Directory.

Statement of Significance

The property at 623 Mount Pleasant Road has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing, including the chamfered corner and the cornices, typical of those dating to the interwar era.

Contextually, the property at 623 Mount Pleasant Road is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The building at 623 Mount Pleasant Road is historically, visually and physically linked to its setting anchoring the northeast corner of Manor Road East at the south end of the contiguous row of commercial buildings with a shared setback in the block between Manor Road East and Hillsdale Avenue East

Heritage Attributes

The heritage attributes of the buildings at 623 Mount Pleasant Road are:

- The setback, placement and orientation of the building on the northeast corner of Mount Pleasant Road and Manor Road East where it is part of a contiguous row

- The scale, form and massing of the two-storey building with the rectangular-shaped plan and the chamfered southwest corner
- The flat roofline with the cornices on the west and south elevations and the corner
- The materials, with the buff brick cladding and the brick and stone detailing
- The principal (west) elevation where, above the first (ground) floor storefronts and entrances (which have been altered, including the stone surround on 625 Mount Pleasant Road), the second storey has flat-headed window openings with the stone lintels and sills
- The south side elevation with the flat-headed window openings

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

LOCATION MAP AND PHOTOGRAPH

627 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 627 Mount Pleasant Road (including 627½ Mount Pleasant Road).



627 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 627 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The property at 627 Mount Pleasant Road (including the entrance address at 627½ Mount Pleasant Road) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The property at 627 Mount Pleasant Road is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the east side of the street between Manor Road East and Hillsdale Avenue East, the property at 627 Mount Pleasant Road contains a two-storey commercial building that was first recorded in the City Directory in 1928.

Statement of Significance

The property at 627 Mount Pleasant Road has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the brick band courses typical of those dating to the interwar era.

Contextually, the property at 627 Mount Pleasant Road is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The building at 627 Mount Pleasant Road is historically, visually and physically linked to its setting on the east side of the street as part of a contiguous row of commercial buildings with a shared setback in the block between Manor Road East and Hillsdale Avenue East.

Heritage Attributes

The heritage attributes of the building at 627 Mount Pleasant Road are:

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

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

LOCATION MAP AND PHOTOGRAPH

629 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 629 Mount Pleasant Road (including 629 A Mount Pleasant Road).



629 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 629 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The property at 629 Mount Pleasant Road (including the entrance address at 629A Mount Pleasant Road) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The property at 629 Mount Pleasant Road is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the east side of the street between Manor Road East and Hilldale Avenue East, the property at 629 Mount Pleasant Road contains a two-storey commercial building that was first recorded in the City Directory in 1928.

Statement of Significance

The property at 627 Mount Pleasant Road has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era.

Contextually, the property at 627 Mount Pleasant Road is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The building at 627 Mount Pleasant Road is historically, visually and physically linked to its setting on the east side of the street as part of a contiguous row of commercial buildings with a shared setback in the block between Manor Road East and Hilldale Avenue East.

Heritage Attributes

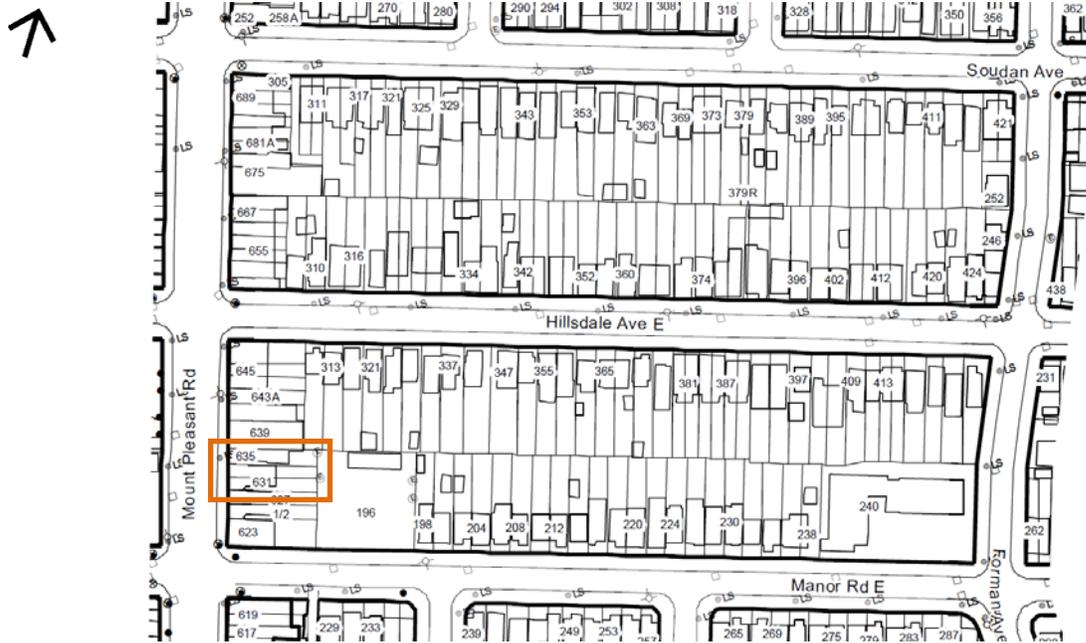
The heritage attributes of the commercial building at 629 Mount Pleasant Road are:

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

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

LOCATION MAP AND PHOTOGRAPH

631-635 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 631-635 Mount Pleasant Road are outlined.



631-635 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 631-635 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The properties at 631-635 Mount Pleasant Road (including the entrance addresses at 631A and 633 Mount Pleasant Road) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The properties at 631-635 Mount Pleasant Road are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the east side of the street between Manor Road East and Hillsdale Avenue East, the properties at 631-635 Mount Pleasant Road contain a trio of two-storey commercial buildings dating to 1928 according to the City Directory.

Statement of Significance

The properties at 631-635 Mount Pleasant Road have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era.

Contextually, the properties at 631-635 Mount Pleasant Road are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The buildings at 631-635 Mount Pleasant Road are historically, visually and physically linked to their setting on the east side of the street as part of a contiguous row of commercial buildings with a shared setback in the block between Manor Road East and Hillsdale Avenue East.

Heritage Attributes

The heritage attributes of the buildings at 631-635 Mount Pleasant Road are:

- The setback, placement and orientation of the buildings on the east side of Mount Pleasant Road between Manor Road East and Hillsdale Avenue East where they are part of a contiguous row
- The scale, form and massing of the trio of two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the corbelled brickwork and piers on the west elevations
- The materials, with the brick cladding and the brick and stone detailing (the exteriors have been painted)
- On the principal (west) elevations, above the first (ground) floor storefronts and entrances (which have been altered), the single flat-headed window openings with the brick labels and stone sills in the second storey

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

LOCATION MAP AND PHOTOGRAPH

639 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 639 Mount Pleasant Road.



639 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 639 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The property at 639 Mount Pleasant Road is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The property at 639 Mount Pleasant Road is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the east side of Mount Pleasant Road between Manor Road East and Hillside Avenue East, the property at 639 Mount Pleasant Road contains a two-storey commercial building that was first recorded in the City Directory in 1929.

Statement of Significance

The property at 639 Mount Pleasant Road has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era.

Contextually, the property at 639 Mount Pleasant Road is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The building at 639 Mount Pleasant Road is historically, visually and physically linked to its setting on the east side of the street as part of a contiguous row of commercial buildings with a shared setback in the block between Manor Road East and Hillside Avenue East.

Heritage Attributes

The heritage attributes of the building at 639 Mount Pleasant Road are:

- The setback, placement and orientation of the building on the east side of Mount Pleasant Road between Manor Road East and Hillside Drive where it is part of a contiguous row

- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with corbelled brickwork
- The materials, with the buff brick cladding and the brick and stone detailing
- On the principal (west) elevation, the brick piers and, above the first (ground) floor storefront and entrances (which have been altered), the flat-headed window openings with the brick labels and stone sills in the second storey, with the pair of double window openings in the north bays and the pair of single window openings in the south bays

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

LOCATION MAP AND PHOTOGRAPH

647A-669 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 647A-669 Mount Pleasant Road (including 304 Hillsdale Avenue East) are outlined.



647A-669 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 647A-669 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The properties at 647A-669 Mount Pleasant Road (including the entrance addresses at 647 and 647B Mount Pleasant Road and 304 Hillside Avenue East) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The properties at 647A-669 Mount Pleasant Road are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the northeast corner of Hillside Avenue East, the properties at 647A-669 Mount Pleasant Road contain a row of seven two-storey commercial buildings that were first recorded in the City Directory in 1928.

Statement of Significance

The properties at 647A-669 Mount Pleasant Road have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing typical of those dating to the interwar era. The buildings are particularly distinguished by the trio of triangular pediments and the stone datestone marked "1927."

Contextually, the properties at 647A-669 Mount Pleasant Road are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The buildings at 647A-669 Mount Pleasant Road are historically, visually and physically linked to their setting anchoring the northeast corner of Hillside Avenue East at the south end of the contiguous row of commercial buildings with a shared setback in the block between Manor Road East and Hillside Avenue East.

Heritage Attributes

The heritage attributes of the buildings at 647A-669 Mount Pleasant Road are:

- The setback, placement and orientation of the buildings on the northeast corner of Hillsdale Avenue East where they are part of a contiguous row
- The scale, form and massing of the seven two-storey buildings with the rectangular-shaped plans
- The rooflines, with the trio of triangular pediments, the corbelled brickwork with stone keystones along the west elevation, and the stone datestone marked “1927” above 657-659 Mount Pleasant
- The materials, with the red brick cladding and the brick and stone detailing
- On the principal (west) elevations, above the first (ground) floor storefronts and entrances (which have been altered), the pairs of flat-head window openings with the brick and stone voussoirs and stone keystones in the second storey of each building
- On the corner building at 647A Mount Pleasant Road, the south elevation facing Hillsdale Avenue East where the corbelled brickwork wraps around the corner and the flat-headed window openings continue the brick and stone detailing from the west elevation

Note: apart from the south side elevation of the building at 647A Mount Pleasant Road, which is described as a heritage attribute, the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevations.

STATEMENT OF SIGNIFICANCE: 673 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The property at 673 Mount Pleasant Road (including the entrance addresses at 671 Mount Pleasant Road) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The property at 673 Mount Pleasant Road is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the east side of the street between Hillsdale Avenue East and Soudan Avenue, the property at 673 Mount Pleasant Road contains the Mount Pleasant Theatre (originally the Hudson Theatre), which was first recorded in the City Directory in 1928.

Statement of Significance

The property at 673 Mount Pleasant Road has cultural heritage value for its design as a neighbourhood movie theatre from the interwar era that displays modest classical detailing complementing the adjoining commercial buildings. The theatre is distinguished by the corbelled brickwork and the vintage sign reading "Mount Pleasant."

Contextually, the property at 673 Mount Pleasant Road is valued for the role of the theatre in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The building at 673 Mount Pleasant Road is historically, visually and physically linked to its setting on the east side of the street adjoining the contiguous row of commercial buildings with a shared setback in the block between Hillsdale Avenue East and Soudan Avenue. As a movie theatre on Mount Pleasant Road identified by its marquee and signage, the property is a local landmark in the North Toronto neighbourhood.

Heritage Attributes

The heritage attributes of the building at 673 Mount Pleasant Road are:

- The setback, placement and orientation of the building on the east side of Mount Pleasant Road between Hillsdale Avenue East and Soudan Avenue where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The roofline with the corbelled brickwork along the west elevation
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (west) elevation where, above the first (ground) floor with the marquee, entrances and ticket booth, the second storey has four-flat-headed window openings with brick flat arches and stone sills
- The projecting sign reading “Mt Pleasant”

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

LOCATION MAP AND PHOTOGRAPH

679-685 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 679-685 Mount Pleasant Road are outlined.



679-685 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 679-685 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The properties at 679-685 Mount Pleasant Road (including the entrance addresses at 681A and 685A Mount Pleasant Road) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The properties at 679-685 Mount Pleasant Road are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the east side of the street between Hillsdale Avenue East and Soudan Avenue, the properties at 679-685 Mount Pleasant Road contain a row of four two-storey commercial buildings dating to 1928 according to the City Directory.

Statement of Significance

The properties at 647A-669 Mount Pleasant Road have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with corbelled brickwork typical of those dating to the interwar era.

Contextually, the properties at 647A-660 Mount Pleasant Road are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The buildings at 647A-660 Mount Pleasant Road are historically, visually and physically linked to their setting on the east side of the street as part of a contiguous row of commercial buildings with a shared setback in the block between Hillsdale Avenue East and Soudan Avenue.

Heritage Attributes

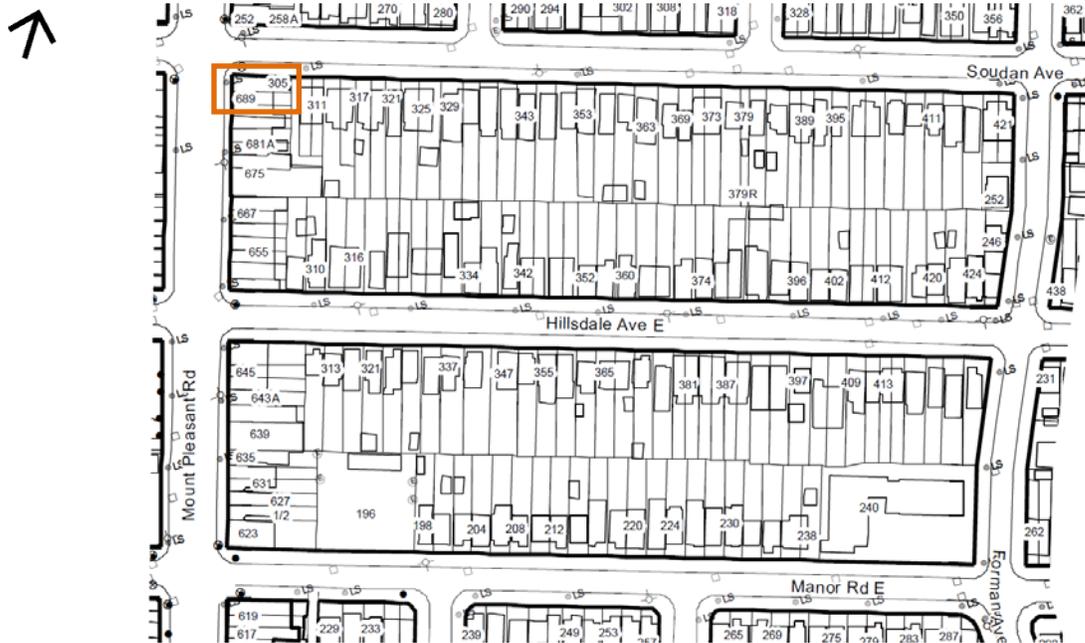
The heritage attributes of the buildings at 679-685 Mount Pleasant Road are:

- The setback, placement and orientation of the buildings on the east side of Mount Pleasant Road between Hillsdale Avenue East and Soudan Avenue where they are part of a contiguous row
- The scale, form and massing of the four two-storey buildings with the rectangular-shaped plans
- The rooflines with the corbelled brickwork along the west elevations
- The materials, with the red brick cladding and the brick and stone detailing (the exteriors of 679 and 685 Mount Pleasant Road have been painted)
- On the principal (west) elevations, above the first (ground) floor storefronts and entrances (which have been altered), the segmental-arched window opening with the brick flat arch and the stone sill in the second storey of each building

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

LOCATION MAP AND PHOTOGRAPH

689-691 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 689-691 Mount Pleasant Road (including 303 and 305 Soudan Avenue) are outlined.



689-691 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 689-691 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The properties at 689-691 Mount Pleasant Road (including the entrance addresses at 303 and 305 Soudan Avenue) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The properties at 689-691 Mount Pleasant Road are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the southeast corner of Soudan Avenue, the properties at 689-691 Mount Pleasant Road contain a pair of two-storey commercial buildings dating to 1928 according to the City Directory.

Statement of Significance

The properties at 689-691 Mount Pleasant Road have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with corbelled brickwork typical of those dating to the interwar era.

Contextually, the properties at 689-691 Mount Pleasant Road are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The buildings at 689-691 Mount Pleasant Road are historically, visually and physically linked to their setting anchoring the southeast corner of Soudan Avenue at the north end of the contiguous row of commercial buildings with a shared setback in the block between Hillside Avenue East and Soudan Avenue.

Heritage Attributes

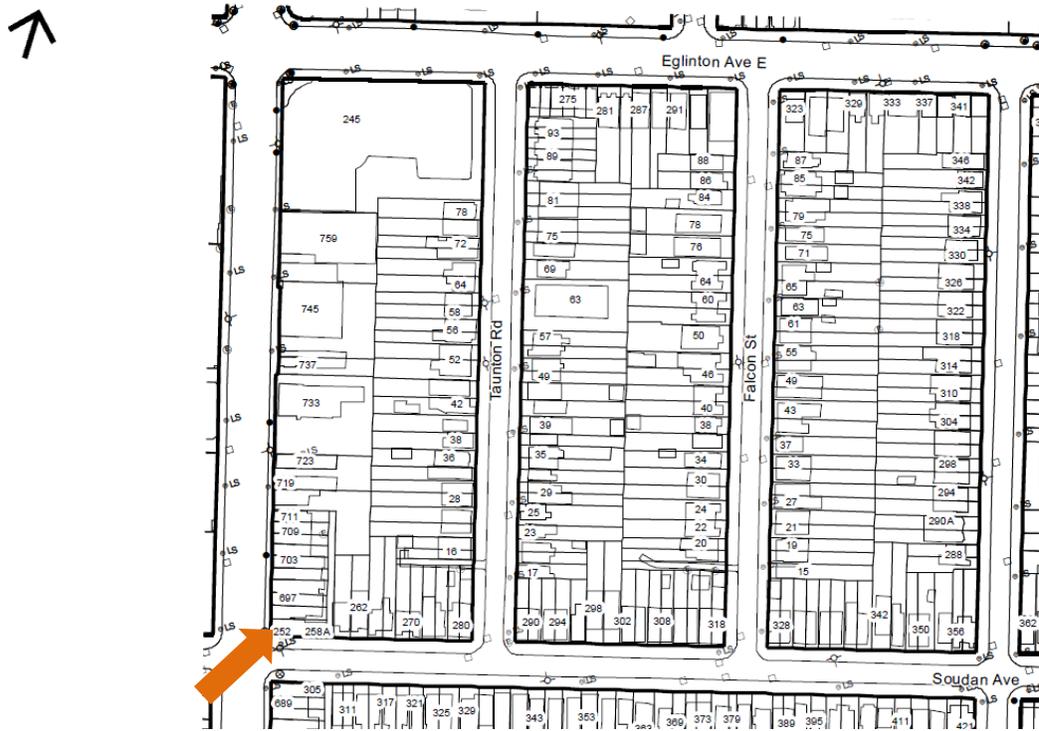
The heritage attributes of the buildings at 689-691 Mount Pleasant Road are:

- The setback, placement and orientation of the buildings on the southeast corner of Mount Pleasant Road and Soudan Avenue where they are part of a contiguous row
- The scale, form and massing of the pair of two-storey buildings with the rectangular-shaped plans
- The rooflines with the corbelled brickwork along the west elevations
- The materials, with the red brick cladding and the brick and stone detailing
- On the principal (west) elevations, above the first (ground) floor storefronts and entrances (which have been altered), the single flat-headed window opening with the brick surround and sill in the second storey of each building
- On the building at 691 Mount Pleasant Road, the north side elevation facing Soudan Avenue, which repeats the flat-headed window openings with brick detailing from the principal west elevation

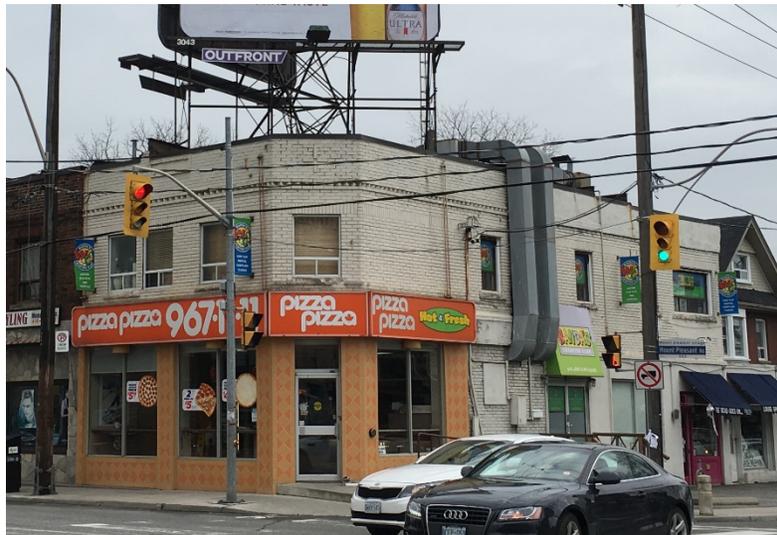
Note: apart from the north elevation of 691 Mount Pleasant Road, which is identified as a heritage feature, the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH

693 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 693 Mount Pleasant Road (including 252, 256, 258 and 258 A Soudan Avenue).



693 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 693 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The property at 693 Mount Pleasant Road (including the entrance addresses at 252, 256, 258 and 258A Soudan Avenue) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The property at 693 Mount Pleasant Road is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the northeast corner of Soudan Avenue, the property at 693 Mount Pleasant Road contains a two-storey commercial building that was first recorded in the City Directory in 1928.

Statement of Significance

The property at 693 Mount Pleasant Road has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era. The building is particularly distinguished by its chamfered southwest corner.

Contextually, the property at 693 Mount Pleasant Road is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The building at 639 Mount Pleasant Road is historically, visually and physically linked to its setting anchoring the northeast corner of Soudan Avenue at the south end of the contiguous row of commercial buildings with a shared setback in the block between Soudan Avenue and Eglinton Avenue East.

Heritage Attributes

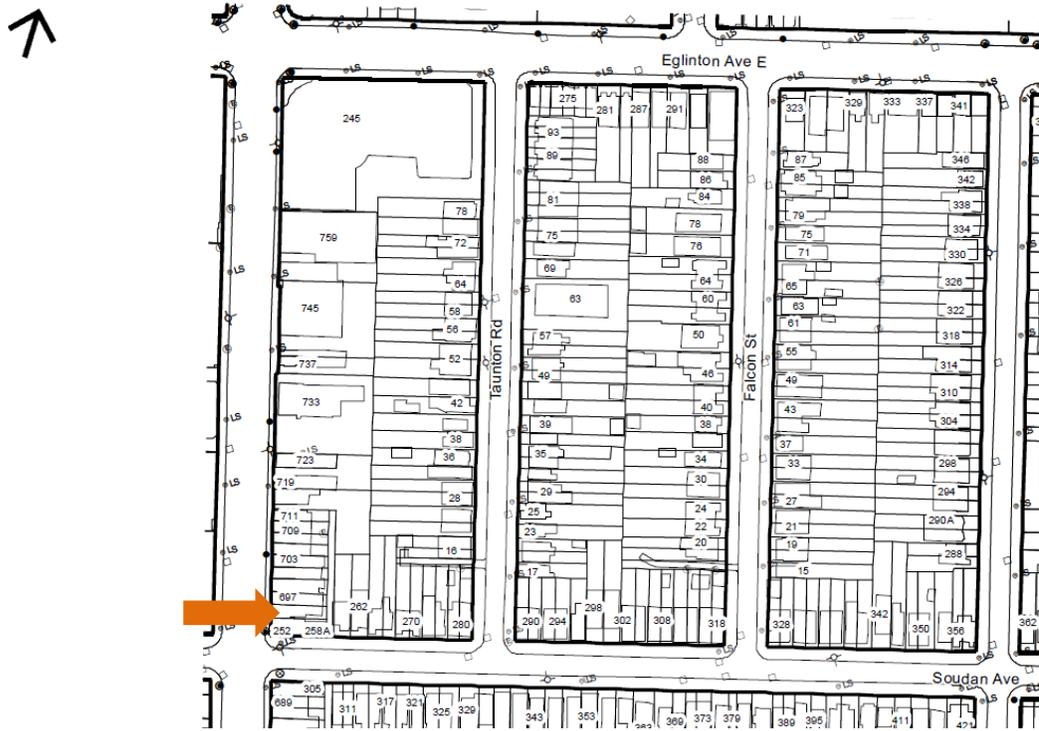
The heritage attributes of the building at 693 Mount Pleasant Road are:

- The setback, placement and orientation of the building on the northeast corner of Mount Pleasant Road and Soudan Avenue where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the corbelled brickwork that extends from the west elevation across the corner to the south elevation
- The materials, with the brown brick cladding and detailing (the exterior has been painted), including the brick band course connecting the window heads on the west and south elevations and the corner
- On the principal (west) elevation, above the first (ground) floor storefront (which has been altered), the flat-headed window openings in the second storey with the brick sills
- The chamfered southwest corner with the entrance (the door is not original) and the second-storey window opening
- On the south elevation facing Soudan Avenue, the symmetrically-placed flat-headed window openings

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

LOCATION MAP AND PHOTOGRAPH

695 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 695 Mount Pleasant Road (695 A Mount Pleasant Road).



695 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 695 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The property at 695 Mount Pleasant Road (including the entrance address at 695A Mount Pleasant Road) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The property at 695 Mount Pleasant Road is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the east side of the street, north of Soudan Avenue, the property at 695 Mount Pleasant Road contains a two-storey commercial building that was first recorded in the City Directory in 1929.

Statement of Significance

The property at 695 Mount Pleasant Road has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era.

Contextually, the property at 695 Mount Pleasant Road is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The building at 695 Mount Pleasant Road is historically, visually and physically linked to its setting on the east side of the street as part of a contiguous row of commercial buildings with a shared setback in the block between Soudan Avenue and Eglinton Avenue East.

Heritage Attributes

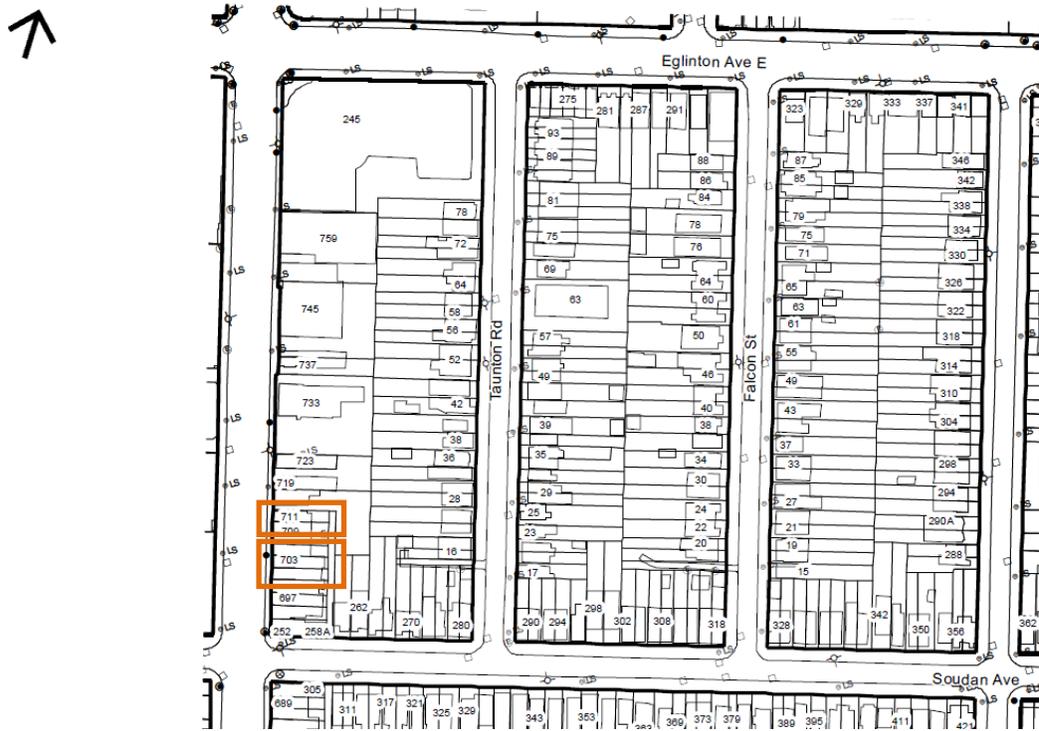
The heritage attributes of the building at 695 Mount Pleasant Road are:

- The setback, placement and orientation of the building on the east side of Mount Pleasant Road between Soudan Avenue and Eglinton Avenue East where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the brick corbelling and the decorative panel on the west elevation
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (west) elevations where, above the first (ground) floor storefront and entrances (which have been altered), the pair of flat-headed window openings with the brick flat arches and stone sills in the second storey

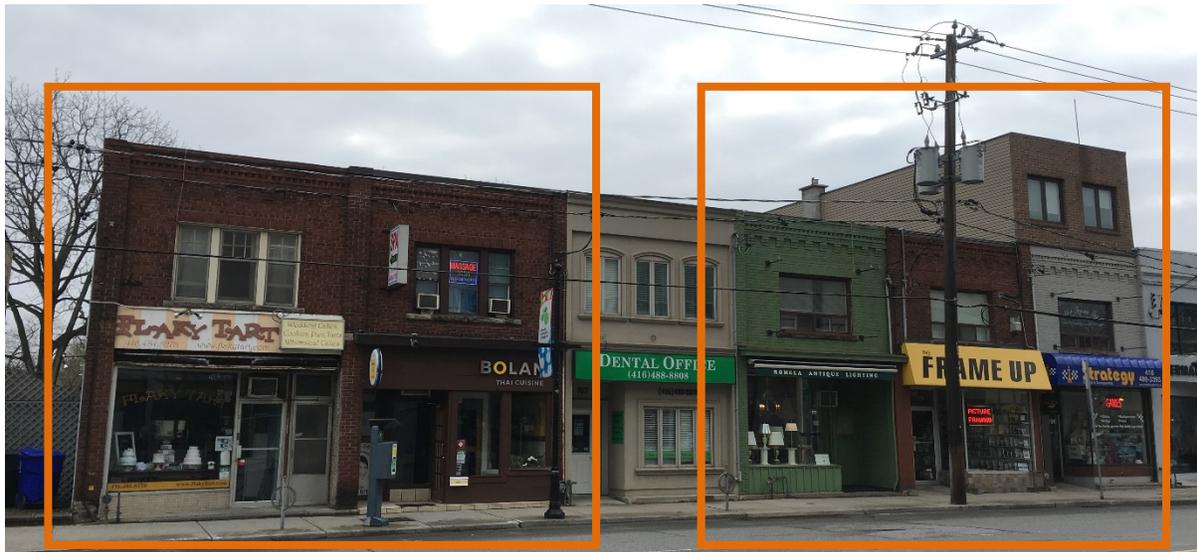
Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevation.

LOCATION MAP AND PHOTOGRAPH

**701-711 MOUNT PLEASANT ROAD
EXCLUDING 707 MOUNT PLEASANT ROAD**



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 701-711 Mount Pleasant Road are outlined.



701-711 Mount Pleasant Road, excluding 707 Mount Pleasant Road
(Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 701-711 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The properties at 701-711 Mount Pleasant Road are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The properties at 701-711 Mount Pleasant Road are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the east side of the street between Soudan and Eglinton avenues, the properties at 701-711 Mount Pleasant Road contain a row of five two-storey commercial buildings dating to 1930 according to the City Directory. While part of this group, the building at 707 Mount Pleasant Road is not identified for inclusion on the City's Heritage Register because of the alterations that have impacted its integrity.

Statement of Significance

The properties at 701-711 Mount Pleasant Road have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with corbelled brickwork typical of those dating to the interwar era.

Contextually, the properties at 701-711 Mount Pleasant Road are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The buildings at 701-711 Mount Pleasant Road are historically, visually and physically linked to their setting on the east side of the street as part of a contiguous row of commercial buildings with a shared setback in the block between Soudan Avenue and Eglinton Avenue East.

Heritage Attributes

The heritage attributes of the buildings at 701-711 Mount Pleasant Road are:

- The setback, placement and orientation of the buildings on the east side of Mount Pleasant Road between Soudan Avenue and Eglinton Avenue East where they are part of a contiguous row
- The scale, form and massing of the row of five two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the corbelled brickwork and cornice along the west elevations
- The materials, with the brown brick cladding and the brick and stone detailing (the exteriors of the buildings at 701 and 705 Mount Pleasant Road have been painted)
- The principal (west) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), a single oversized flat-headed window opening with a brick label and stone sill is placed in the second storey of each building

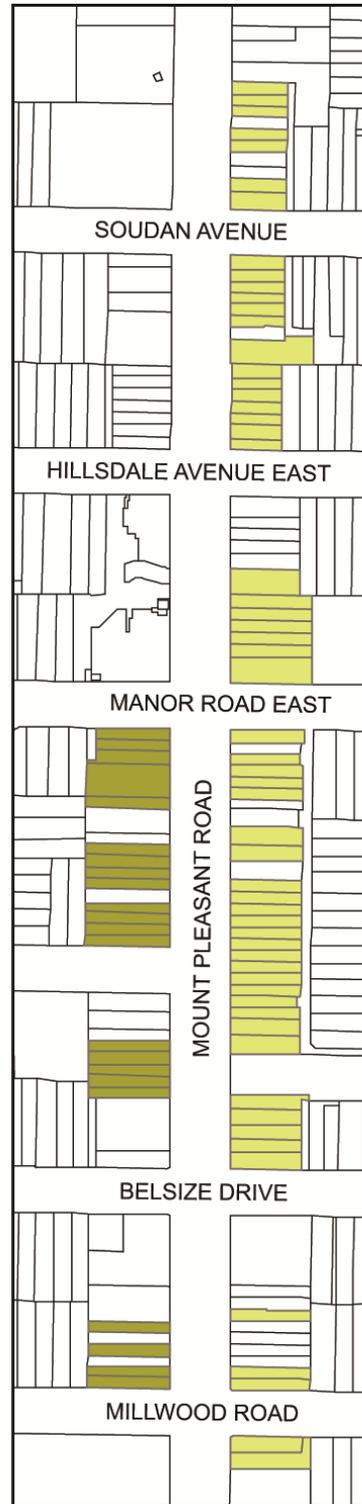
Note: The north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevations.

The third-storey addition on 701 Mount Pleasant Road is not a heritage attribute.

**MOUNT PLEASANT ROAD
WEST SIDE**

- 508 Mount Pleasant Road
- 510 and 512 Mount Pleasant Road
- 514-518 Mount Pleasant Road
- 552-560 Mount Pleasant Road
- 584-600 Mount Pleasant Road (excluding
592 Mount Pleasant Road)
- 608 Mount Pleasant Road
- 610 Mount Pleasant Road
- 620-624 Mount Pleasant Road

RECOMMENDED LISTING
MIDTOWN IN FOCUS - MOUNT PLEASANT ROAD



- MOUNT PLEASANT ROAD, WEST SIDE
- MOUNT PLEASANT ROAD, EAST SIDE

NOT TO SCALE

LOCATION MAP AND PHOTOGRAPH

508 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 508 Mount Pleasant Road (298 Millwood Road).



508 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 508 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The property at 508 Mount Pleasant Road (including the entrance address at 298 Millwood Road) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The property at 508 Mount Pleasant Road is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East.

Located on the northwest corner of Millwood Road, the property at 508 Mount Pleasant Road contains a two-storey commercial building that was first recorded in the City Directory in 1928.

Statement of Significance

The property at 508 Mount Pleasant Road has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era. The building is particularly distinguished by its chamfered corner.

Contextually, the property at 508 Mount Pleasant Road is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The building at 508 Mount Pleasant Road is historically, visually and physically linked to its setting anchoring the northwest corner of Millwood Road at the south end of the contiguous row of commercial buildings with a shared setback in the block between Millwood Road and Belsize Drive.

Heritage Attributes

The heritage attributes of the building at 508 Mount Pleasant Road are:

- The setback, placement and orientation of the building on the northwest corner of Mount Pleasant Road and Millwood Road where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the cornice on the southeast corner
- The materials, with the red brick cladding and the brick and stone detailing (the exterior has been painted)
- The principal (east) elevation where, above the first (ground) floor storefront and entrance (which have been altered), the flat-headed window openings with the brick detailing and the stone sills in the second storey
- The chamfered southeast corner with the entrance (the door is not original) and the second-storey window opening
- On the south elevation facing Millwood Road, the symmetrically-placed flat-headed window openings

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

LOCATION MAP AND PHOTOGRAPH

510 AND 512 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 510 and 512 Mount Pleasant Road are outlined.



510 and 512 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 510 AND 512 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The properties at 510 and 512 Mount Pleasant Road are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The properties at 510 and 512 Mount Pleasant Road are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the west side of the street between Millwood Road and Belsize Drive, the properties at 510 and 512 Mount Pleasant Road contain a pair of two-storey commercial buildings dating to 1928 and 1929, respectively, according to the City Directory.

Statement of Significance

The properties at 510 and 512 Mount Pleasant Road have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with corbelled brickwork typical of those dating to the interwar era.

Contextually, the properties at 510 and 512 Mount Pleasant Road are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The buildings at 510 and 512 Mount Pleasant Road are historically, visually and physically linked to their setting on the west side of the street as part of the contiguous row of commercial buildings with a shared setback in the block between Millwood Road and Belsize Drive.

Heritage Attributes

The heritage attributes of the commercial buildings at 510 and 512 Mount Pleasant Road are:

- The setback, placement and orientation of the buildings on the east side of Mount Pleasant Road between Millwood Road and Belsize Drive where they are part of a contiguous row
- The scale, form and massing of the pair of two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the corbelled brickwork and the brick piers along the west elevations
- The materials, with the brown brick cladding and the brick and stone detailing
- On the principal (east) elevations, above the first (ground) floor storefronts and entrances (which have been altered), the single flat-headed window opening with the brick label and stone sill in the second storey of each building

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

LOCATION MAP AND PHOTOGRAPH

514-518 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 514-518 Mount Pleasant Road are outlined.



514-518 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 514-518 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The properties at 514-518 Mount Pleasant Road are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The properties at 514-518 Mount Pleasant Road are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the west side of the street between Millwood Road and Belsize Drive, the properties at 514-518 Mount Pleasant Road contain a trio of two-storey commercial buildings dating to 1932 according to the City Directory.

Statement of Significance

The properties at 514-518 Mount Pleasant Road have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with corbelled brickwork typical of those dating to the interwar era.

Contextually, the properties at 514-518 Mount Pleasant Road are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The buildings at 514-518 Mount Pleasant Road are historically, visually and physically linked to their setting on the west side of the street as part of the contiguous row of commercial buildings with a shared setback in the block between Millwood Road and Belsize Drive.

Heritage Attributes

The heritage attributes of the buildings at 514-518 Mount Pleasant Road are:

- The setback, placement and orientation of the buildings on the west side of Mount Pleasant Road between Millwood Road and Belsize Drive where they are part of a contiguous row
- The scale, form and massing of the trio of two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the corbelled brickwork and the brick piers along the west elevations
- The materials, with the brown brick cladding and the brick and stone detailing (the exteriors of the buildings at 514 and 516 Mount Pleasant Road have been painted)
- On the principal (east) elevations, above the first (ground) floor storefronts and entrances (which have been altered), the single flat-headed window opening with the brick flat arch and stone sill in the second storey of each building

Note: apart from the exposed north wall of 518 Mount Pleasant Road, which is not identified as a heritage feature, the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (west) walls.

LOCATION MAP AND PHOTOGRAPH

552-560 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 552-560 Mount Pleasant Road are outlined.



552-560 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 552-560 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The properties at 552-560 Mount Pleasant Road are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The properties at 552-560 Mount Pleasant Road are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the west side of Mount Pleasant Road between Belsize Drive and Penrose Road, the properties at 552-560 Mount Pleasant Road contain a row of five two-storey commercial buildings dating to 1929 according to the City Directory. While designed as part of this row, the adjoining building at 562 Mount Pleasant Road is not identified for inclusion on the City's Heritage Register because of the alterations that have impacted its integrity.

Statement of Significance

The properties at 552-560 Mount Pleasant Road have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with corbelled brickwork typical of those dating to the interwar era. The buildings are particularly distinguished by the segmental-arched parapets.

Contextually, the properties at 552-560 Mount Pleasant Road are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The buildings at 552-560 Mount Pleasant Road are historically, visually and physically linked to their setting on the west side of the street as part of the contiguous row of commercial buildings with a shared setback in the block between Belsize Drive and Penrose Road.

Heritage Attributes

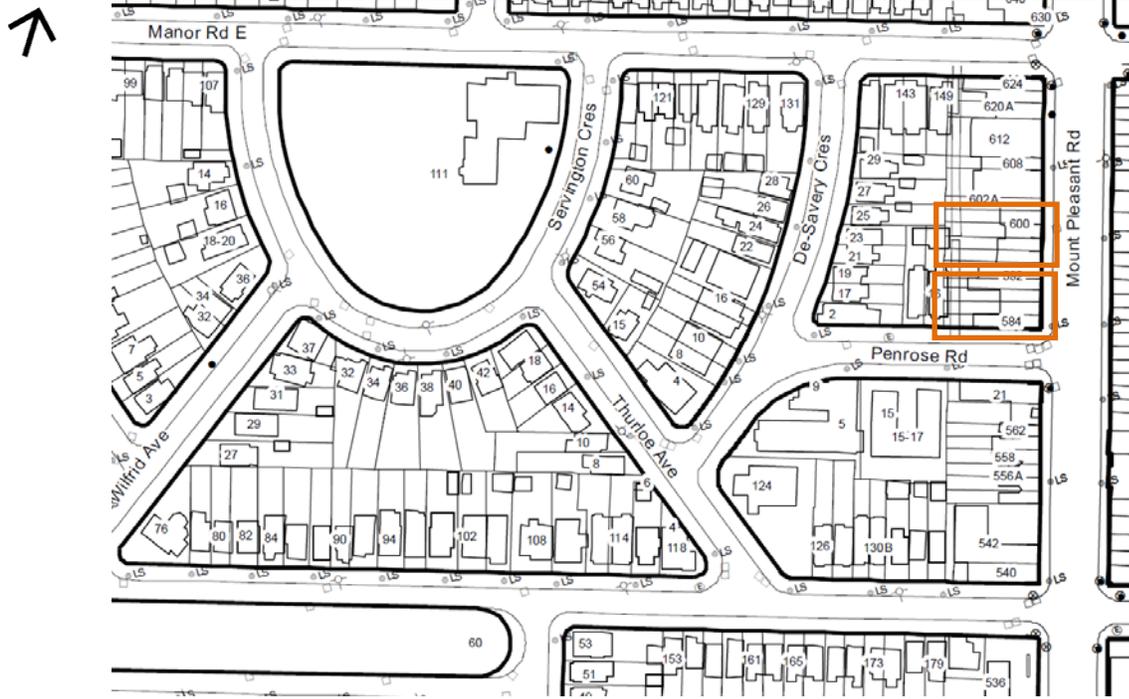
The heritage attributes of the buildings at 552-560 Mount Pleasant Road are:

- The setback, placement and orientation of the buildings on the west side of Mount Pleasant Road between Belsize Drive and Penrose Road where they are part of a contiguous row
- The scale, form and massing of the row of five two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the piers, coping, corbelled brickwork, and segmental-arched parapets along the east elevations (the building at 558 Mount Pleasant has a cornice with decorative brickwork)
- The materials, with the brick cladding and the brick and stone detailing (the exteriors have been painted or covered with stucco and other cladding)
- On the principal (east) elevations, above the first (ground) floor storefronts and entrances (which have been altered), the single flat-headed window opening with the brick detailing and stone sill in the second storey of each building

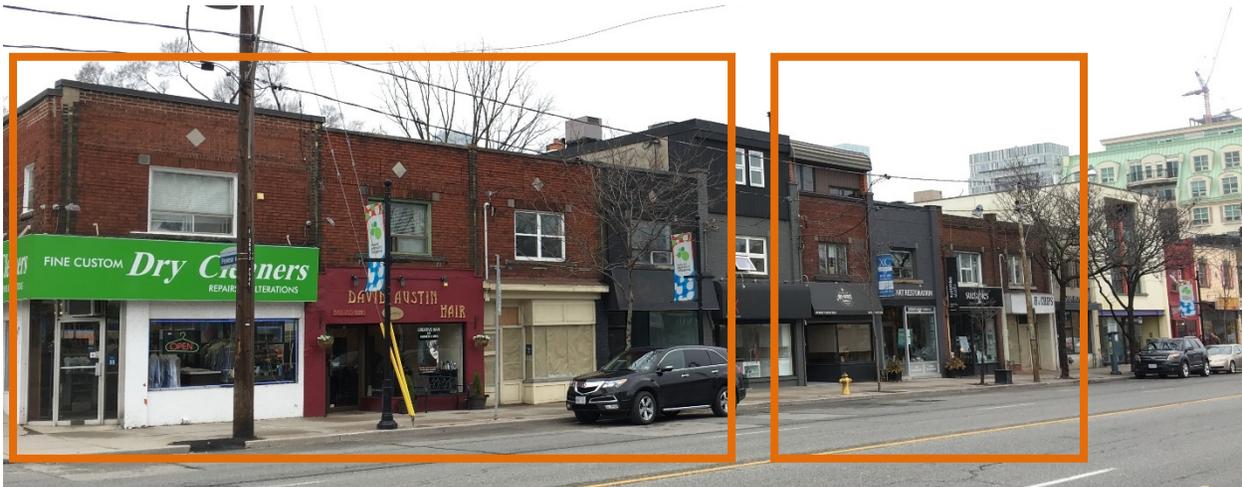
Note: there are no heritage attributes on the south side elevation of the building at 552 Mount Pleasant Road, which is viewed with the removal of the adjoining building. The north side elevation of the building at 560 Mount Pleasant Road adjoins the neighbouring building. There are no heritage attributes on the rear (west) elevations of the buildings.

LOCATION MAP AND PHOTOGRAPH

**584-600 MOUNT PLEASANT ROAD
EXCLUDING 592 MOUNT PLEASANT ROAD**



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 584-600 Mount Pleasant Road (including 28 and 30 Penrose Road) are outlined.



584-600 Mount Pleasant Road, excluding 592 Mount Pleasant Road
(Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 584-600 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The properties at 584-600 Mount Pleasant (with the entrance addresses at 28 and 30 Penrose Road), excluding the property at 592 Mount Pleasant Road, are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The properties at 584-600 Mount Pleasant Road are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the northwest corner of Penrose Road, the properties at 584-600 Mount Pleasant Road contain a row of eight two-storey commercial buildings, with the north part of the group first recorded in the City Directory in 1934. While part of this row, the building at 592 Mount Pleasant Road is not identified for inclusion on the City's Heritage Register because of the alterations that have impacted its integrity.

Statement of Significance

The properties at 584-600 Mount Pleasant Road have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with decorative stone motifs typical of those dating to the interwar era.

Contextually, the properties at 584-600 Mount Pleasant Road are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The buildings at 584-600 Mount Pleasant Road are historically, visually and physically linked to their setting anchoring the northwest corner of Penrose Road at the south end of the contiguous row of commercial buildings with a shared setback in the block between Penrose Road and Manor Road East.

Heritage Attributes

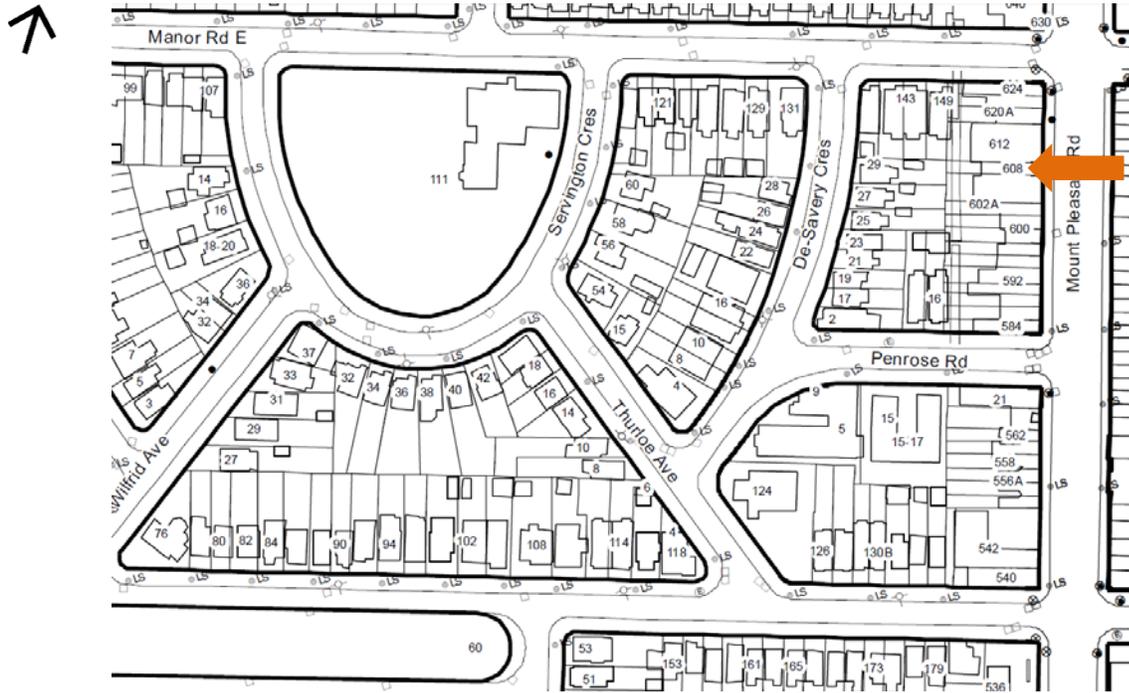
The heritage attributes of the buildings at 584-600 Mount Pleasant Road are:

- The setback, placement and orientation of the buildings on the northwest corner of Mount Pleasant Road and Penrose Road where they are part of a contiguous row
- The scale, form and massing of the eight two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the stone diamond motifs along the east elevations
- The materials, with the red brick cladding and the brick and stone detailing (the exteriors of the buildings at 590 and 596 Mount Pleasant Road have been painted)
- On the principal (east) elevations, above the first (ground) floor storefronts and entrances (which have been altered, including the corner entrance on the building at 584 Mount Pleasant Road), the single flat-headed window opening with the brick flat arch, stone keystones and corbelled stone sill in the second storey of each building
- On the corner building at 584 Mount Pleasant Road, the south side elevation facing Penrose Road where the fenestration and detailing is continued from the west elevation

Note: apart from the south side elevation of the building at 584 Mount Pleasant Road, which is described as a heritage attribute, the north and south elevations adjoin the neighbouring buildings. The third-storey addition on the building at 594 Mount Pleasant Road is not identified as a heritage attribute, along with the rear (west) elevations of the buildings.

LOCATION MAP AND PHOTOGRAPH

608 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 608 Mount Pleasant Road.



608 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 608 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The property at 608 Mount Pleasant Road (including the entrance address at 608A Mount Pleasant Road) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The property at 608 Mount Pleasant Road is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the west side of the street in the block between Penrose Road and Manor Road East, the property at 608 Mount Pleasant Road contains a two-storey commercial building that was first recorded in the City Directory in 1933.

Statement of Significance

The property at 608 Mount Pleasant Road has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era.

Contextually, the property at 608 Mount Pleasant Road is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The building at 608 Mount Pleasant Road is historically, visually and physically linked to its setting on the west side of the street as part of a contiguous row of commercial buildings with a shared setback in the block between Penrose Road and Manor Road East.

Heritage Attributes

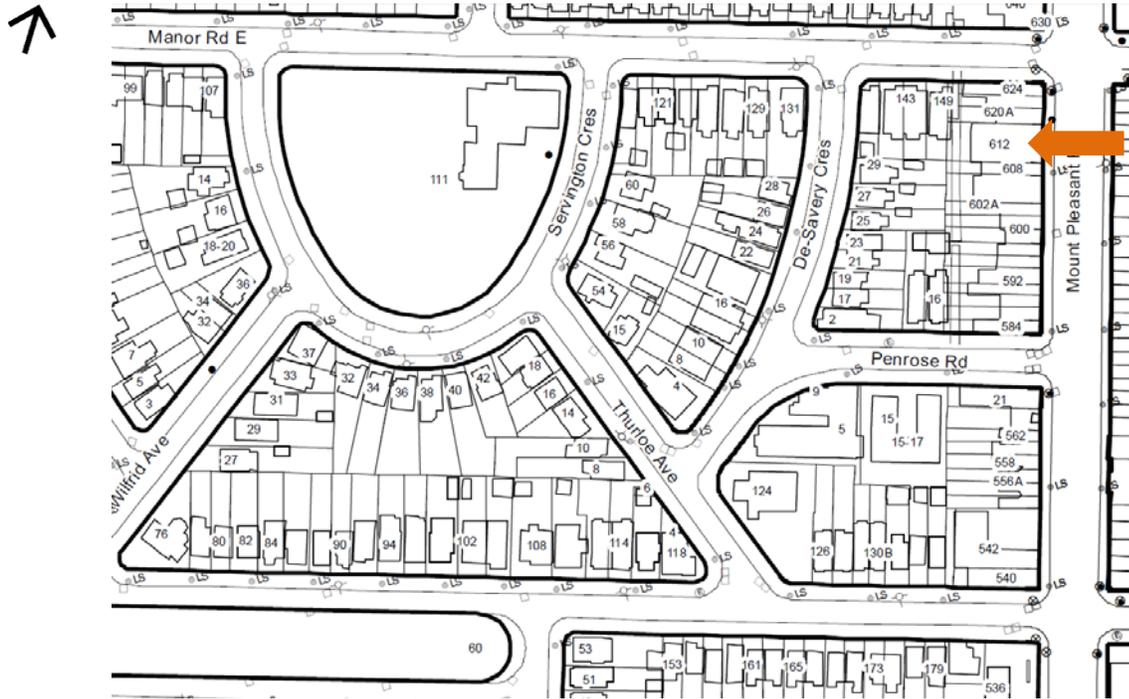
The heritage attributes of the building at 608 Mount Pleasant Road are:

- The setback, placement and orientation of the building on the west side of Mount Pleasant Road between Penrose Road and Manor Road East where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the corbelled brickwork along the west elevation and the brick piers on the north and south ends
- The materials, with the brick cladding and the brick and stone detailing (the exterior has been painted)
- On the principal (west) elevation, above the first (ground) floor storefront and entrances (which have been altered), the single flat-headed window opening with the brick label and stone sill in the second storey

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

LOCATION MAP AND PHOTOGRAPH

610 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 610 Mount Pleasant Road (612, 614 and 616 Mount Pleasant Road).



610 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 610 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The property at 610 Mount Pleasant Road (including the entrance addresses at 612, 614 and 616 Mount Pleasant Road) is worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The property at 610 Mount Pleasant Road (including the entrance addresses at 612, 614 and 616 Mount Pleasant Road) is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the west side of the street between Penrose Road and Manor Road East, the property at 610 Mount Pleasant Road contains a pair of two-storey commercial buildings dating to 1931 according to the City Directory.

Statement of Significance

The property at 610 Mount Pleasant Road has cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with the decorative stone detailing typical of those dating to the interwar era.

Contextually, the property at 610 Mount Pleasant Road is valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The buildings at 610 Mount Pleasant Road are historically, visually and physically linked to their setting on the east side of the street as part of a contiguous row of commercial buildings with a shared setback in the block between Penrose Road and Manor Road East.

Heritage Attributes

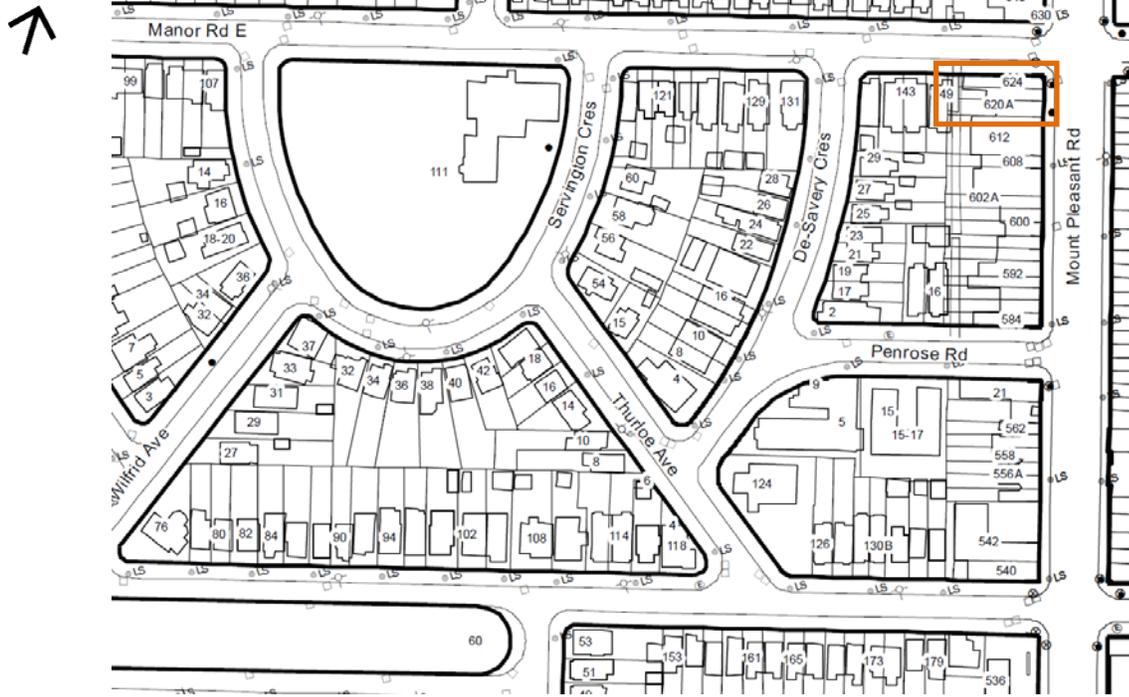
The heritage attributes of the buildings at 610 Mount Pleasant Road are:

- The setback, placement and orientation of the buildings on the west side of Mount Pleasant Road between Penrose Road and Manor Road East where they are part of a contiguous row
- The scale, form and massing of the pair of two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the stone diamond motifs on the east elevations
- The materials, with the brown brick cladding and the brick and stone detailing (the exterior has been painted on the southernmost building)
- On the principal (west) elevations, above the first (ground) floor storefronts and entrances (which have been altered), the flat-headed window openings in the second stories with the brick voussoirs and the stone lintels, keystones and sills

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

LOCATION MAP AND PHOTOGRAPH

620-624 MOUNT PLEASANT ROAD



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 620-624 Mount Pleasant Road (including 151, 153 and 155 Manor Road East) are outlined.



620-624 Mount Pleasant Road (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 620-624 MOUNT PLEASANT ROAD (REASONS FOR INCLUSION)

The properties at 620-624 Mount Pleasant Road (including the entrance addresses at 620A Mount Pleasant Road and 151, 153 and 155 Manor Road East) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The properties at 620-624 Mount Pleasant Road are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Mount Pleasant Road between Davisville Avenue and Eglinton Avenue East in North Toronto.

Located on the southwest corner of Manor Road East, the properties at 620-624 Mount Pleasant Road contain a trio of two-storey commercial buildings dating to 1929 according to the City Directory.

Statement of Significance

The properties at 620-624 Mount Pleasant Road have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with corbelled brickwork typical of those dating to the interwar era.

Contextually, the properties at 620-624 Mount Pleasant Road are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Davisville and Eglinton avenues as a prominent "Main Street" in North Toronto. The buildings at 620-624 Mount Pleasant Road are historically, visually and physically linked to their setting anchoring the southwest corner of Penrose Road at the north end of the contiguous row of commercial buildings with a shared setback in the block between Penrose Road and Manor Road East.

Heritage Attributes

The heritage attributes of the buildings at 620-624 Mount Pleasant Road are:

- The setback, placement and orientation of the buildings on the southwest corner of Mount Pleasant Road and Manor Road East where they are part of a contiguous row
- The scale, form and massing of the trio of two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the corbelled brickwork and piers on the west elevations
- The materials, with the brick cladding and the brick and stone detailing (the exteriors have been painted)
- The principal (west) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), a tripartite flat-headed window opening with a brick label and stone sill is placed in the second storey of each building
- On the building at 624 Mount Pleasant Road, the chamfered northeast corner with the entrance and the flat-headed window opening in the second floor, and the flat-headed openings on the north elevation facing Manor Road East

Note: the south side elevation of 620 Mount Pleasant Road adjoins the neighbouring building. No heritage attributes are identified on the rear (west) elevations.