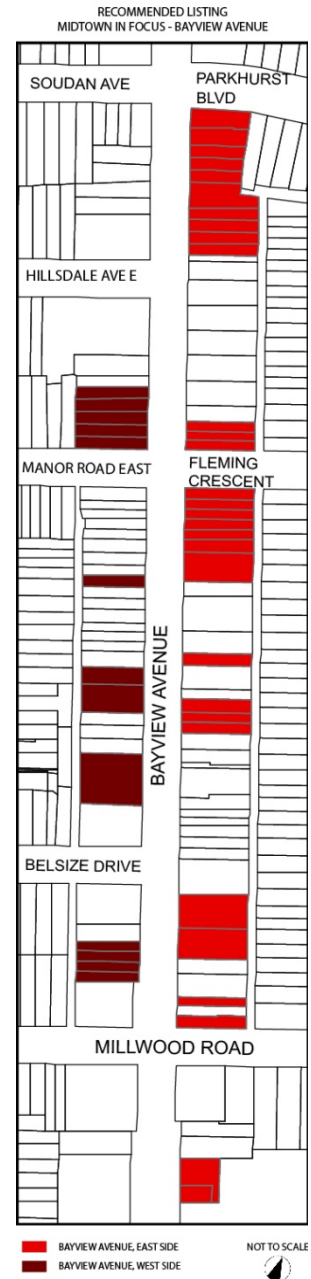


ATTACHMENT 2

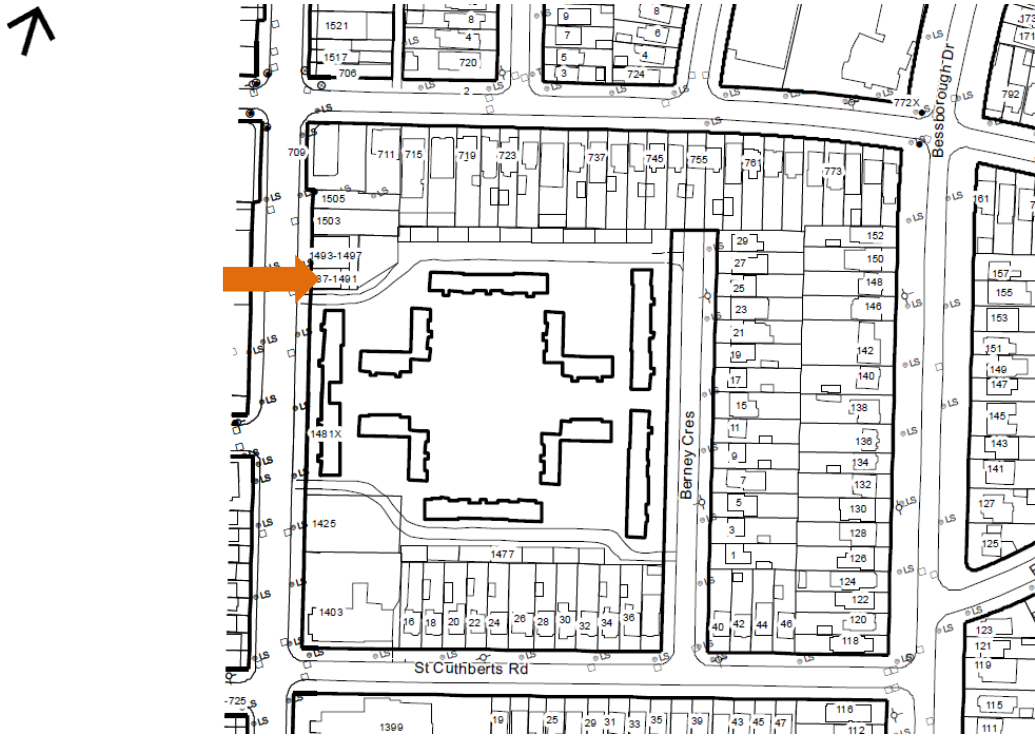
BAYVIEW AVENUE EAST SIDE

1487-1491 Bayview Avenue
 1493-1497 Bayview Avenue
 1515 Bayview Avenue
 1577 Bayview Avenue
 1519 A-1519 Bayview Avenue
 1531 Bayview Avenue
 1535 Bayview Avenue
 1575 Bayview Avenue
 1581 Bayview Avenue
 1593-1595 Bayview Avenue
 1609 Bayview Avenue
 1613 Bayview Avenue
 1619-1621 Bayview Avenue
 1623-1639 B Bayview Avenue
 1641-1645 Bayview Avenue
 1699 A-1715 Bayview Avenue
 1723-1727B Bayview Avenue
 1729 and 1739 Bayview Avenue



LOCATION MAP AND PHOTOGRAPH

1487-1491 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 1487-1491 Bayview Avenue.



1487-1491 Bayview Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1487-1491 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1487-1491 Bayview 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 1487-1491 Bayview Avenue adjoin the east boundary of 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 Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the historic North Toronto and Leaside communities.

Located on the east side of the street, south of Millwood Road, the properties at 1487-1491 Bayview Avenue contain a pair of two-storey commercial buildings dating to the 1950s according to the City Directory.

Statement of Significance

The properties at 1487-1491 Bayview Avenue 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 simplified Modernist detailing with the horizontal lines and lack of ornamentation typical of those dating to the post-World War II era.

Contextually, the properties at 1487-1491 Bayview Avenue are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The buildings at 1487-1491 Bayview Avenue are historically, visually and physically linked to their setting on the east side of the street, south of Millwood Road, where they are part of a contiguous row of commercial buildings with a shared setback adjoining the Garden Court Apartments, a National Historic Site in Leaside.

Heritage Attributes

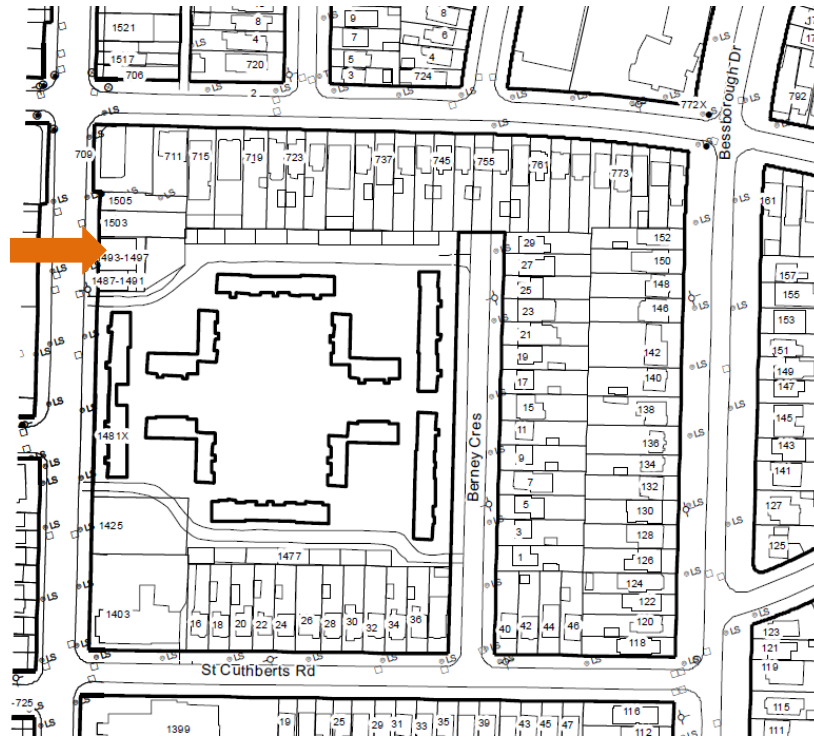
The heritage attributes of the buildings at 1487-1491 Bayview Avenue are:

- The setback, placement and orientation of the buildings on the east side of Bayview Avenue, south of Millwood Road, where they are part of a contiguous row
- The scale, form and massing of the two-storey buildings with the rectangular-shaped plans
- The flat rooflines
- The materials, with the brown brick cladding and the stone detailing
- The principal (west) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), in the second storey each building has a single and a tripartite flat-headed window opening with continuous stone lintels and sills

Note: the north elevation of 1491 Bayview Avenue adjoins the neighbouring building. No heritage attributes are identified on the south elevation of the building at 1487 Bayview Avenue, which is viewed from the street, or on the rear (east) elevations of both buildings.

LOCATION MAP AND PHOTOGRAPH

1493-1497 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 1493-1497 Bayview Avenue.



1493-1497 Bayview Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1493-1497 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1493-1497 Bayview Avenue (including the entrance address at 1493A Bayview 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 1493-1497 Bayview Avenue adjoin the east boundary of 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 Bayview Avenue in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the east side of the street, south of Millwood Road, the properties at 1493-1497 Bayview Avenue contain a row of two-storey commercial buildings dating to the 1950s according to the City Directory.

Statement of Significance

The properties at 1493-1495 Bayview Avenue 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 simplified Modernist detailing with the horizontal lines and lack of ornamentation typical of those dating to the post-World War II era.

Contextually, the properties at 1493-1495 Bayview Avenue are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The buildings at 1493-1495 Bayview Avenue are historically, visually and physically linked to their setting on the east side of the street, south of Millwood Road, where they are part of a contiguous row of commercial buildings with a shared setback adjoining the Garden Court Apartments, a National Historic Site in Leaside.

Heritage Attributes

The heritage attributes of the buildings at 1493-1497 Bayview Avenue are:

- The setback, placement and orientation of the buildings on the east side of Bayview Avenue, south of Millwood Road, where they are part of a contiguous row
- The scale, form and massing of the row of two-storey buildings with the rectangular-shaped plans
- The flat rooflines
- The materials, with the buff brick cladding and the stone detailing
- The principal (west) elevations where, in the second storey above the first (ground) floor storefronts and entrances (which have been altered), the single and double flat-headed window openings with the continuous stone band courses linking the window heads

Note: the south elevation of 1493 Bayview Avenue adjoins the neighbouring building. No heritage attributes are identified on the north elevation of 1497 Bayview Avenue, which is viewed from the street, or on the rear (east) elevations of both buildings.

LOCATION MAP AND PHOTOGRAPH

1515 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1515 Bayview Avenue (including 1515A Bayview Avenue and 706 Millwood Road).



1515 Bayview Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1515 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The property at 1515 Bayview Avenue (including the entrance addresses at 1515A Bayview Avenue and 706 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 1515 Bayview Avenue adjoins the east boundary of 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 Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the northeast corner of Millwood Road, the property at 1515 Bayview Avenue contains a two-storey commercial building that was first recorded in the City Directory in the World War II era.

Statement of Significance

The property at 1515 Bayview Avenue 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 storefronts with residential or commercial units in the upper floor, and the simplified Modernist detailing with the horizontal lines and lack of ornamentation typical of those dating to the World War II era.

Contextually, the property at 1515 Bayview Avenue is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1515 Bayview Avenue is historically, visually and physically linked to its setting on the northeast corner of Millwood Road where it anchors the south end of a contiguous row of commercial buildings with a shared setback in the extended block between Millwood Road and Fleming Crescent.

Heritage Attributes

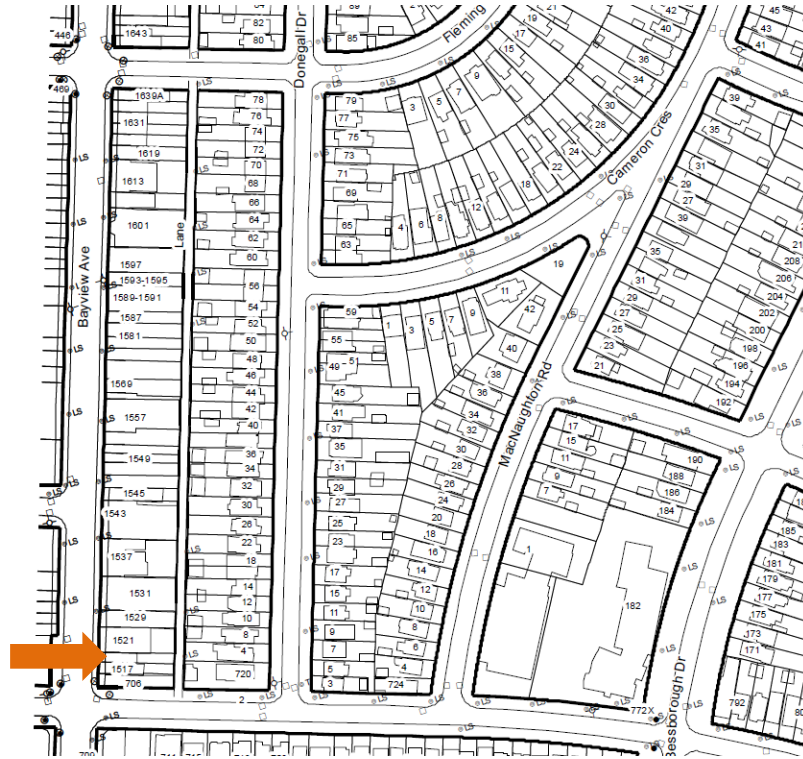
The heritage attributes of the building at 1515 Bayview Avenue are:

- The setback, placement and orientation of the building on the northeast corner of Bayview Avenue and Millwood Road
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the brick band course
- The materials, with the buff brick cladding and detailing
- On the principal (west) elevation on Bayview Avenue and the south elevation facing Millwood Road, above the first (ground) floor storefronts and entrances (which have been altered), the symmetrically-placed single and double flat-headed window openings in the second storey

Note: the north elevation adjoins the neighbouring building. Viewed from Millwood Road, the rear (east) elevation is not identified as a heritage attribute.

LOCATION MAP AND PHOTOGRAPH

1519A-1519 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 1519A-1519 Bayview Avenue.



1519A-1519 Bayview Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1519A-1519 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1519A-1519 Bayview 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 1519A-1519 Bayview Avenue adjoin the east boundary of 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 Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the east side of the street, north of Millwood Road, the properties at 1519A-1519 Bayview Avenue contain a two-storey commercial building dating to 1936-1937 according to archival sources.

Statement of Significance

The properties at 1519A-1519 Bayview Avenue have 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 decorative corbelled brickwork typical of those dating to the interwar era in North Toronto and Leaside.

Contextually, the properties at 1519A-1519 Bayview Avenue are valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1519A-1519 Bayview Avenue is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the extended block between Millwood Road and Fleming Crescent.

Heritage Attributes

The heritage attributes of the building at 1519A-1519 Bayview Avenue are:

- The setback, placement and orientation of the building on the east side of Bayview Avenue, north of 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 decorative corbelled brickwork on the west elevation
- The materials, with the brick cladding and detailing (the exterior has been painted)
- On the principal (west) elevations on Bayview Avenue, above the first (ground) floor storefront and entrances (which have been altered), the large flat-headed window opening with the brick flat arch 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

1531 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1531 Bayview Avenue.



1531 Bayview Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1531 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The property at 1531 Bayview 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 1531 Bayview Avenue adjoins the east boundary of 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 Bayview Avenue in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the east side of the street between Millwood Road and Fleming Crescent, the property at 1531 Bayview Avenue contains a single-storey commercial building that was first recorded in the City Directory during the World War II era.

Statement of Significance

The property at 1531 Bayview Avenue 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, and the simplified Modernist detailing with the horizontal lines typical of those dating to the World War II era in North Toronto and Leaside. The building is particularly distinguished by the geometrical patterned brickwork above the storefront.

Contextually, the property at 1531 Bayview Avenue is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1531 Bayview Avenue is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the extended block between Millwood Road and Fleming Crescent.

Heritage Attributes

The heritage attributes of the building at 1531 Bayview Avenue are:

- The setback, placement and orientation of the building on the east side of Bayview Avenue between Millwood Road and Fleming Crescent where it is part of a contiguous row
- The scale, form and massing of the single-storey building with the rectangular-shaped plan
- The flat roofline with the decorative corbelled brickwork on the west elevation
- The materials, with the buff brick cladding and the buff and red brick detailing
- On the principal (west) elevation on Bayview Avenue, above and adjoining the first (ground) floor storefront and entrance (which have been altered), the contrasting red brickwork

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

1535 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1535 Bayview Avenue.



1535 Bayview Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1535 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The property at 1535 Bayview Avenue (including the entrance addresses at 1535A, 1535B, 1537, 1537A, 1539 and 1539A Bayview 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 1535 Bayview Avenue adjoins the east boundary of 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 Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the east side of the street between Millwood Road and Fleming Crescent, the property at 1535 Bayview Avenue contains a two-storey commercial building dating to the World War II era according to the City Directory.

Statement of Significance

The property at 1535 Bayview Avenue 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 storefronts with residential or commercial units in the upper floor, and the simplified Modernist detailing with the horizontal lines typical of those dating to the World War II era in North Toronto and Leaside. The building is particularly distinguished by its breadth and the distinctive hexagonal-shaped windows in the second storey.

Contextually, the property at 1535 Bayview Avenue is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1535 Bayview Avenue is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the extended block between Millwood Road and Fleming Crescent.

Heritage Attributes

The heritage attributes of the building at 1535 Bayview Avenue are:

- The setback, placement and orientation of the building on the east side of Bayview Avenue between Millwood Road and Fleming Crescent, 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 stone band course on the west elevation
- The materials, with the buff brick cladding and the stone detailing
- On the principal (west) elevation on Bayview Avenue, above the first (ground) floor storefronts and entrances (which have been altered), the three pairs of flat-headed window openings with stone sills and the hexagonal-shaped window openings with the brick surrounds 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

1575 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1575 Bayview Avenue.



1575 Bayview Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE:
(REASONS FOR INCLUSION)

1575 BAYVIEW AVENUE

The property at 1575 Bayview 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 1575 Bayview Avenue adjoins the east boundary of 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 Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the east side of the street between Millwood Road and Fleming Crescent, the property at 1575 Bayview Avenue contains a two-storey commercial building that was first recorded in the City Directory in the World War II era.

Statement of Significance

The property at 1575 Bayview Avenue 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 simplified Modernist detailing with the horizontal lines and lack of other ornamentation typical of those dating to the World War II era in North Toronto and Leaside.

Contextually, the property at 1575 Bayview Avenue is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1575 Bayview Avenue is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the extended block between Millwood Road and Fleming Crescent.

Heritage Attributes

The heritage attributes of the building at 1575 Bayview Avenue are:

- The setback, placement and orientation of the building on the east side of Bayview Avenue between Millwood Road and Fleming Crescent 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 stone band course on the west elevation
- The materials, with the buff brick cladding and the stone detailing
- On the principal (west) elevation on Bayview Avenue, above the first (ground) floor storefront and entrances (which have been altered), the pair of flat-headed window openings in the second storey with the stone sills and the stone band course connecting the window heads

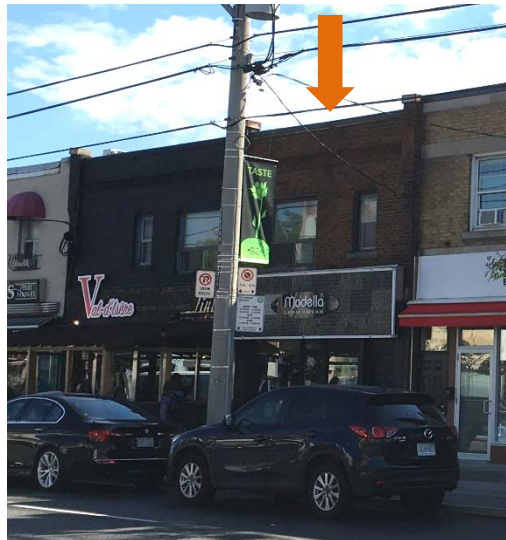
Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevation.

LOCATION MAP AND PHOTOGRAPH

1577 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1577 Bayview Avenue.



1577 Bayview Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1577 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The property at 1577 Bayview 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 1577 Bayview Avenue adjoins the east boundary of 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 Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the east side of the street between Millwood Road and Fleming Crescent, the property at 1577 Bayview Avenue contains a two-storey commercial building that was first recorded in the City Directory in the early 1930s.

Statement of Significance

The property at 1577 Bayview Avenue 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 decorative corbelled brickwork typical of those dating to the interwar era in North Toronto and Leaside.

Contextually, the property at 1577 Bayview Avenue is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1577 Bayview Avenue is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the extended block between Millwood Road and Fleming Crescent.

Heritage Attributes

The heritage attributes of the building at 1577 Bayview Avenue are:

- The setback, placement and orientation of the building on the east side of Bayview Avenue between Millwood Road and Fleming Crescent, 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 decorative corbelled brickwork and the brick brackets on the west elevation
- The materials, with the red brick cladding and the stone detailing
- On the principal (west) elevation on Bayview Avenue, above the first (ground) floor storefront and entrances (which have been altered), the single and double flat-headed window openings with the brick flat arches and stone sills in the second storey

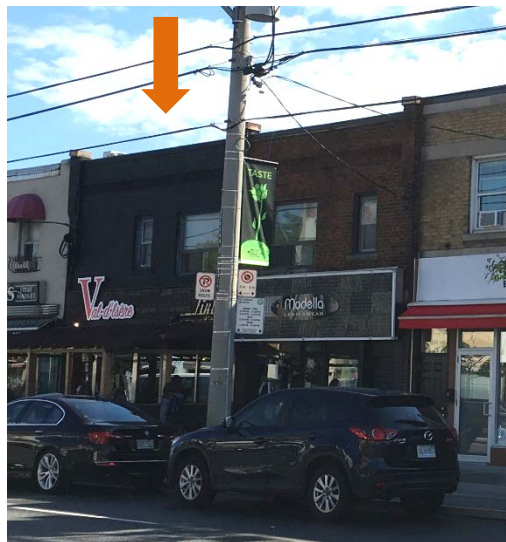
Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevation.

LOCATION MAP AND PHOTOGRAPH

1581 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1581 Bayview Avenue.



1581 Bayview Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1581 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The property at 1581 Bayview 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 1581 Bayview Avenue adjoins the east boundary of 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 Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the east side of the street between Millwood Road and Fleming Crescent, the property at 1581 Bayview Avenue contains a two-storey commercial building that was first recorded in the City Directory in the early 1930s.

Statement of Significance

The property at 1581 Bayview Avenue 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 decorative corbelled brickwork typical of those dating to the interwar era in North Toronto and Leaside.

Contextually, the property at 1581 Bayview Avenue is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1581 Bayview Avenue is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the extended block between Millwood Road and Fleming Crescent.

Heritage Attributes

The heritage attributes of the building at 1581 Bayview Avenue are:

- The setback, placement and orientation of the building on the east side of Bayview Avenue between Millwood Road and Fleming Crescent
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the decorative corbelled brickwork and the brick brackets on the west elevation
- The materials, with the brick cladding and the stone detailing (the exterior has been painted)
- On the principal (west) elevation on Bayview Avenue, above the first (ground) floor storefront and entrances (which have been altered), the single and double 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

1593-1595 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 1593-1595 Bayview Avenue.



1593-1595 Bayview Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1593-1595 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1593-1595 Bayview 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 1593-1595 Bayview Avenue adjoin the east boundary of 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 Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the east side of the street between Millwood Road and Fleming Crescent, the properties at 1593-1595 Bayview Avenue contain a two-storey commercial building that was first recorded in the City Directory during the World War II era.

Statement of Significance

The properties at 1593-1595 Bayview Avenue have 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 decorative corbelled brickwork typical of those dating to the World War II era in North Toronto and Leaside.

Contextually, the property at 1593-1595 Bayview Avenue is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1593-1595 Bayview Avenue is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the extended block between Millwood Road and Fleming Crescent.

Heritage Attributes

The heritage attributes of the building at 1593-1595 Bayview Avenue are:

- The setback, placement and orientation of the building on the east side of Bayview Avenue between Millwood Road and Fleming Crescent 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 decorative corbelled brickwork and piers on the west elevation
- The materials, with the brick cladding (which has been reclad)
- On the principal (west) elevation on Bayview Avenue, above the first (ground) floor storefront and entrances (which have been altered), the pair of flat-headed window openings with the surrounds and corner blocks 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

1609 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1609 Bayview Avenue.



1609 Bayview Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1609 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The property at 1609 Bayview 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 1609 Bayview Avenue adjoins the east boundary of 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 Bayview Avenue in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the east side of the street between Millwood Road and Fleming Crescent, the property at 1609 Bayview Avenue contains a two-storey commercial building that was first recorded in the City Directory during the World War II era.

Statement of Significance

The property at 1609 Bayview Avenue 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, glazed commercial storefront with residential or commercial units in the upper floor, and the simplified Modernist detailing with the horizontal lines and lack of other ornamentation typical of those dating to the World War II era in North Toronto and Leaside. The building is particularly distinguished by the stone cornice incorporating geometrical motifs.

Contextually, the property at 1609 Bayview Avenue is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1609 Bayview Avenue is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the extended block between Millwood Road and Fleming Crescent.

Heritage Attributes

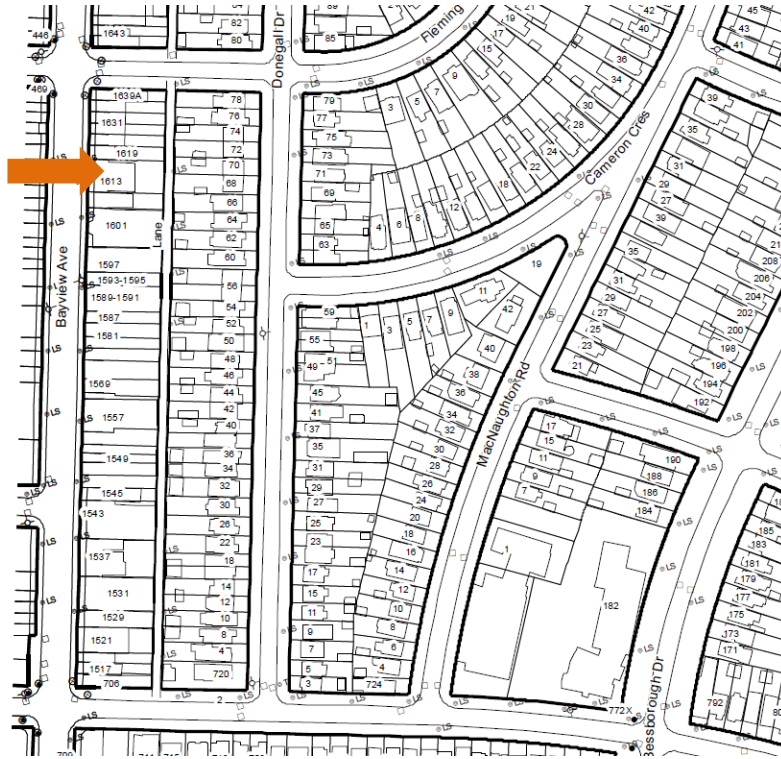
The heritage attributes of the building at 1609 Bayview Avenue are:

- The setback, placement and orientation of the building on the east side of Bayview Avenue between Millwood Road and Fleming Crescent 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 stone cornice with the geometrical motifs on the west elevation
- The materials, with the buff brick cladding and the stone detailing
- On the principal (west) elevation on Bayview Avenue, above the first (ground) floor storefront and entrances (which have been altered), the pair of flat-headed window openings with 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

1613 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1613 Bayview Avenue (including 1615 and 1617 Bayview Avenue).



1613 Bayview Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1613 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The property at 1613 Bayview Avenue (including the entrance addresses at 1615 and 1617 Bayview 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 1613 Bayview Avenue adjoins the east boundary of 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 Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the east side of the street between Millwood Road and Fleming Crescent, the property at 1613 Bayview Avenue contains a two-storey commercial building that was first recorded in the City Directory during the World War II era.

Statement of Significance

The property at 1613 Bayview Avenue 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, glazed commercial storefront with residential or commercial units in the upper floor, and the simplified Modernist detailing with the horizontal lines and lack of other ornamentation typical of those dating to the World War II era in North Toronto and Leaside. The building is particularly distinguished by its breadth and the stone surround on the entrance to the upper storey.

Contextually, the property at 1613 Bayview Avenue is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1613 Bayview Avenue is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the extended block between Millwood Road and Fleming Crescent.

Heritage Attributes

The heritage attributes of the building at 1613 Bayview Avenue are:

- The setback, placement and orientation of the building on the east side of Bayview Avenue between Millwood Road and Fleming Crescent 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 stone band course on the west elevation
- The materials, with the buff brick cladding and the stone detailing
- On the principal (west) elevation on Bayview Avenue, above the first (ground) floor storefronts and entrances (which have been altered), the stone surround on the first-floor entrance to the apartments and the six symmetrically-placed flat-headed window openings with 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

1619-1621 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1619-1621 Bayview Avenue.



1619-1621 Bayview Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1619-1621 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1619-1621 Bayview 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 1619-1621 Bayview Avenue adjoin the east boundary of 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 Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the east side of the street between Millwood Road and Fleming Crescent, the properties at 1619-1621 Bayview Avenue contain a two-storey commercial building that was first recorded in the City Directory in the early 1930s.

Statement of Significance

The properties at 1619-1621 Bayview Avenue have 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 decorative corbelled brickwork typical of those dating to the interwar era in North Toronto and Leaside.

Contextually, the properties at 1619-1621 Bayview Avenue are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1619-1621 Bayview Avenue is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the extended block between Millwood Road and Fleming Crescent.

Heritage Attributes

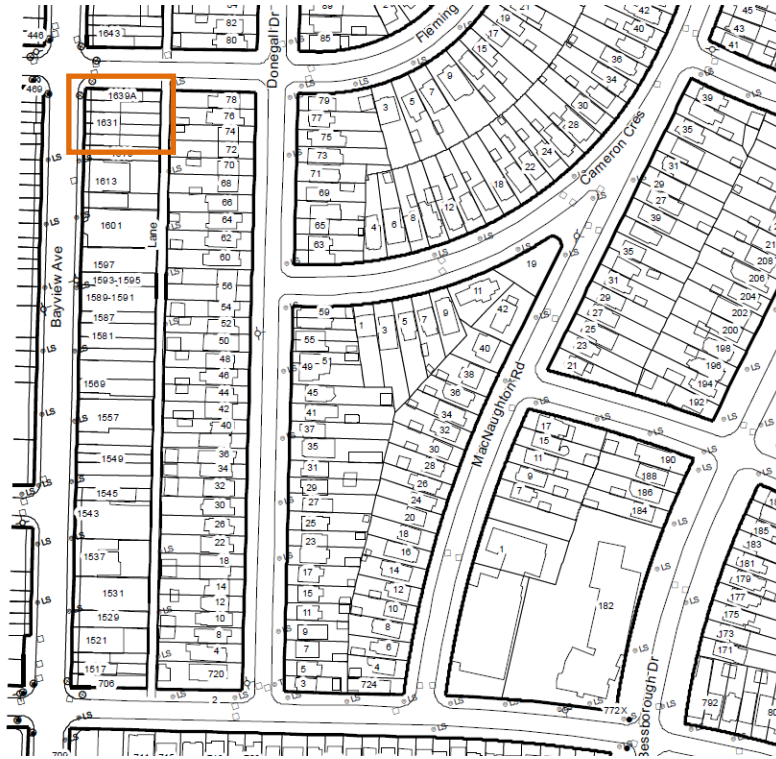
The heritage attributes of the building at 1619-1621 Bayview Avenue are:

- The setback, placement and orientation of the building on the east side of Bayview Avenue between Millwood Road and Fleming Crescent 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 piers and corbelled brickwork on the west elevation
- The materials, with the brick cladding and detailing (the exterior has been painted)
- On the principal (west) elevation on Bayview Avenue, above the first (ground) floor storefront and entrances (which have been altered), the pair of flat-headed window openings with the brick flat arches 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

1623-1639B BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 1623-1639B Bayview Avenue are outlined.



1623-1639B Bayview Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1623-1639B BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1623-1639B Bayview 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 1623-1639B Bayview Avenue adjoin the east boundary of 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 Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the southeast corner of Fleming Crescent and extending southward, the properties at 1623-1639B Bayview Avenue contain a row of five two-storey commercial buildings dating to the early 1930s according to the City Directory.

Statement of Significance

The properties at 1623-1639B Bayview Avenue 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 decorative corbelled brickwork typical of those dating to the interwar era in North Toronto and Leaside.

Contextually, the properties at 1623-1639B Bayview Avenue are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The buildings at 1623-1639B Bayview Avenue are historically, visually and physically linked to their setting on the southeast corner of Fleming Crescent at the north end of the contiguous row of commercial buildings in the extended block between Millwood Road and Fleming Crescent.

Heritage Attributes

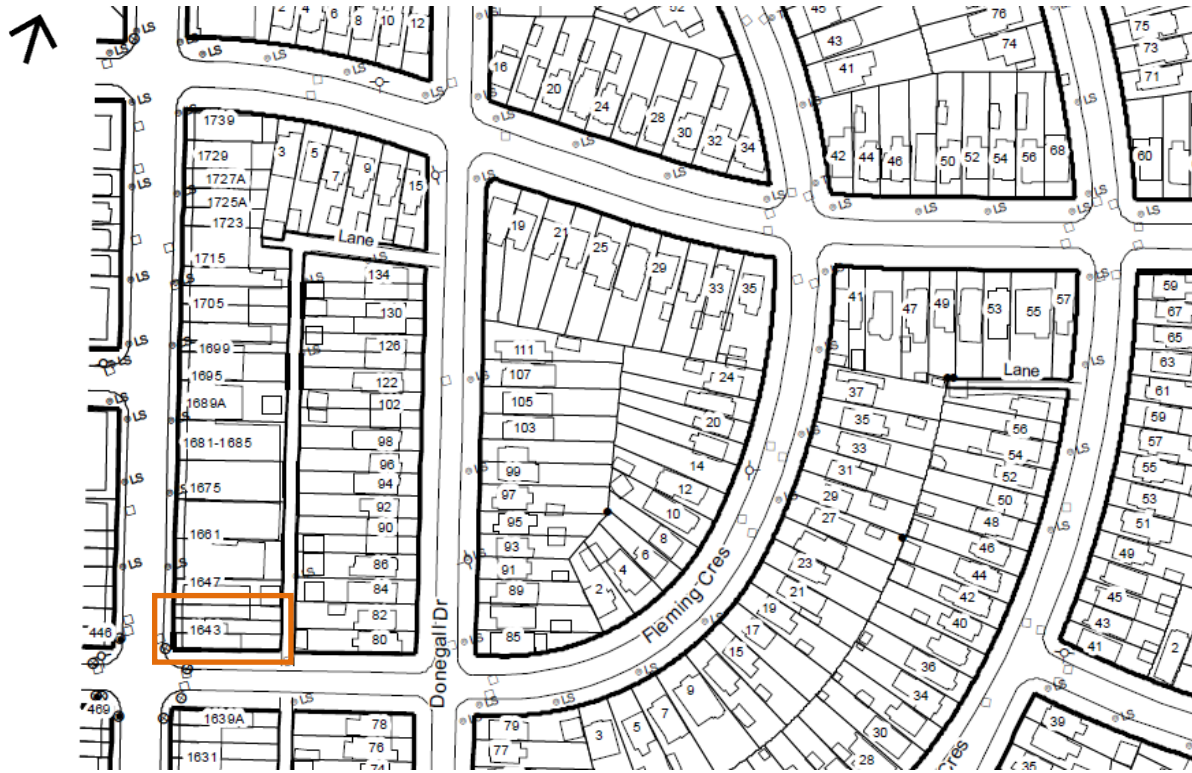
The heritage attributes of the buildings at 1623-1639B Bayview Avenue are:

- The setback, placement and orientation of the buildings on the southeast corner of Bayview Avenue and Fleming Crescent 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 decorative corbelled brickwork and the brick brackets on the west elevations
- The materials, with the buff brick cladding and detailing (the exterior of 1627 Bayview Avenue has been painted)
- The principal (west) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), each building has a single and a double flat-headed window opening with stone lintels and sills in the second storey
- On the north elevation of the building at 1639 Bayview Avenue, which faces Fleming Crescent, the flat-headed openings with the stone lintels and sills

Note: apart from the north elevation of 1639 Bayview Avenue, which is identified as a heritage attribute, the north and south side elevations adjoin the neighbouring buildings? Viewed from Fleming Crescent, no heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH

1641-1645 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 1641-1645 Bayview Avenue are outlined.



1641-1645 Bayview Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1641-1645 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1641-1645 Bayview Avenue (including the entrance addresses at 1641B, 1543A, 1645A and 1645B Bayview 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 1641-1645 Bayview Avenue adjoin the east boundary of 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 Bayview Avenue in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the northeast corner of Fleming Crescent, the properties at 1641-1645 Bayview Avenue contain a two-storey commercial building that was first recorded in the City Directory in the late 1930s.

Statement of Significance

The properties at 1641-1645 Bayview Avenue have 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 decorative corbelled brickwork typical of those dating to the interwar era in North Toronto and Leaside. The building is further distinguished by the chamfered southwest corner and the distinctive hexagonal-shaped window openings.

Contextually, the properties at 1641-1645 Bayview Avenue are valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1641-1645 Bayview Avenue is historically, visually and physically linked to its setting anchoring the northeast corner of Fleming Crescent at the south end of the contiguous row of commercial buildings in the extended block between Fleming Crescent and Parkhurst Boulevard.

Heritage Attributes

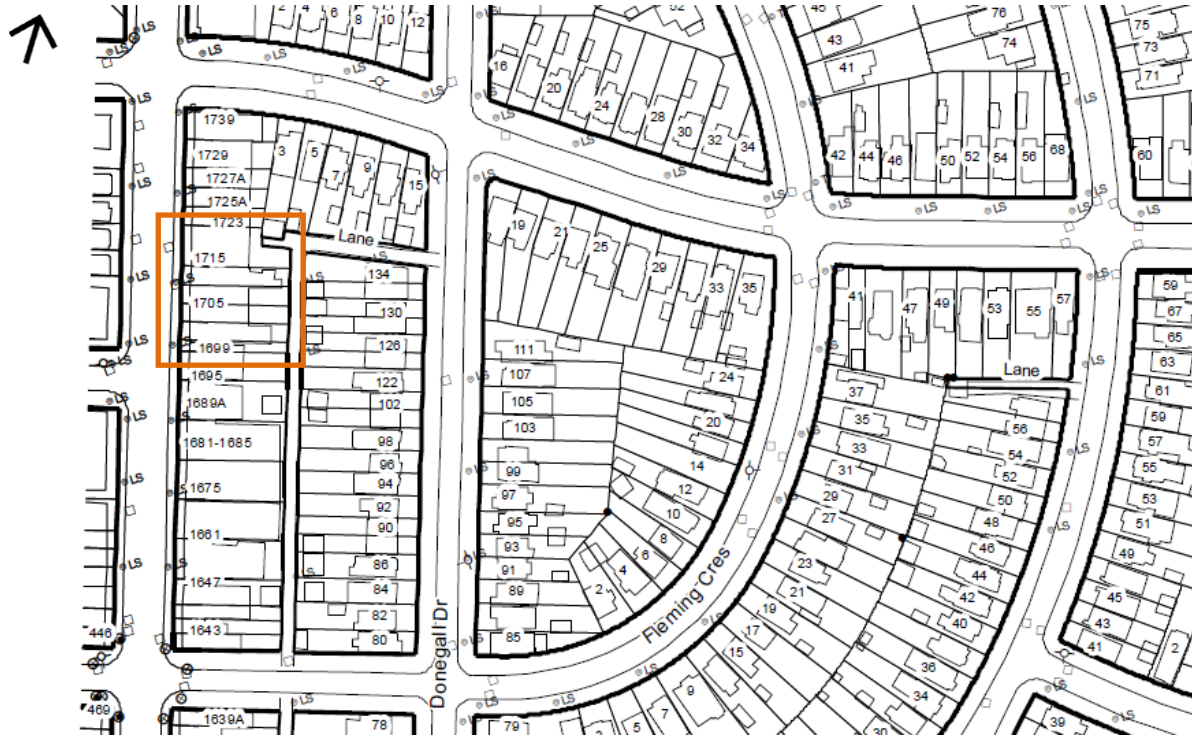
The heritage attributes of the building at 1641-1645 Bayview Avenue are:

- The setback, placement and orientation of the building on the northeast corner of Bayview Avenue and Fleming Crescent 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 decorative corbelled brickwork that extends across the west elevation on Bayview Avenue, the south elevation facing Fleming Crescent and the southwest corner
- The materials, with the buff brick cladding and detailing
- On the principal (west) elevation and the south elevation, above the first (ground) floor storefront and entrances (which have been altered), the flat-headed window openings with the brick flat arches and the brick band course linking the window sills in the second storey
- The hexagonal-shaped window openings with the brick surrounds on the southwest corner and the south elevation

Note: the north side elevation adjoins the neighbouring building. Viewed from Fleming Crescent, no heritage attributes are identified on the rear (east) elevation. The single storey east wing is not identified as a heritage attribute.

LOCATION MAP AND PHOTOGRAPH

1699A-1715 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 1699A-1715 are outlined.



1699A-1715 Bayview Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1699A-1715 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1699A-1715 Bayview Avenue (including the entrance addresses at 1717, 1719 and 1721 Bayview 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 1699A-1715 Bayview Avenue adjoin the east boundary of 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 Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the east side of the street between Fleming Crescent and Parkhurst Boulevard, the properties at 1699A-1715 Bayview Avenue contain a row of six two-storey commercial buildings that were first recorded in the City Directory in the late 1930s.

Statement of Significance

The properties at 1699A-1715 Bayview Avenue 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 storefront with residential or commercial units in the upper floor, and the modest classical detailing with the decorative corbelled brickwork typical of those dating to the interwar era in North Toronto and Leaside. The buildings are distinguished by the contrasting red brick detailing.

Contextually, the properties at 1699A-1715 Bayview Avenue are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The buildings at 1699A-1715 Bayview Avenue are historically, visually and physically linked to their setting on the east side of the street where they are part of a contiguous row of commercial buildings in the extended block between Fleming Crescent and Parkhurst Boulevard.

Heritage Attributes

The heritage attributes of the buildings at 1699A-1715 Bayview Avenue are:

- The setback, placement and orientation of the buildings on the east side of Bayview Avenue between Fleming Crescent and Parkhurst Boulevard 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 double string course in contrasting red brick that extends across the west elevations of all of the buildings
- The materials, with the buff brick cladding and the brick detailing
- The principal (west) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), single and double flat-headed window openings with brick flat arches are 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

1723-1727B BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 1723-1727B Bayview Avenue are outlined.



1723-1727B Bayview Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1723-1727B BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1723-1727B Bayview Avenue (including the entrance address at 1727A Bayview 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 1723-1727B Bayview Avenue adjoin the east boundary of 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 Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the east side of the street between Fleming Crescent and Parkhurst Boulevard, the properties at 1723-1727B Bayview Avenue contain a trio of two-storey commercial buildings dating to the 1950s according to the city directory.

Statement of Significance

The properties at 1723-1727B Bayview Avenue 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 simplified Modernist detailing with the horizontal lines and the lack of ornamentation typical of those dating to the post-World War II era in North Toronto and Leaside.

Contextually, the properties at 1723-1727B Bayview Avenue are valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The buildings at 1723-1727B Bayview Avenue are historically, visually and physically linked to their setting on the northeast corner of Fleming Crescent where they are part of a contiguous row of commercial buildings in the extended block between Fleming Crescent and Parkhurst Boulevard.

Heritage Attributes

The heritage attributes of the buildings at 1723-1727B Bayview Avenue are:

- The setback, placement and orientation of the buildings on the east side of Bayview Avenue between Fleming Crescent and Parkhurst Boulevard 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 brick course extending across the west elevations
- The materials, with the red brick cladding and detailing
- The principal (west) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), single and double flat-headed window openings with continuous brick detailing are 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

1729 AND 1739 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 1729 Bayview Avenue (including 1731 and 1733 Bayview Avenue) and 1739 Bayview Avenue are outlined.



1729 and 1739 Bayview Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1729 AND 1739 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1729 Bayview Avenue (including the entrance addresses at 1731 and 1733 Bayview Avenue) and 1739 Bayview 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 1729 and 1739 Bayview Avenue adjoin the east boundary of 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 Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the southeast corner of Bayview Avenue and Parkhurst Boulevard, the properties at 1729 and 1739 Bayview Avenue contain a pair of two-storey commercial buildings dating to the 1950s according to the City Directory.

Statement of Significance

The properties at 1729 and 1739 Bayview Avenue 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 simplified Modernist detailing with the lack of ornamentation apart from the detailing on the window openings typical of those dating to the post-World War II era in North Toronto and Leaside.

Contextually, the properties at 1729 and 1739 Bayview Avenue are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The buildings at 1729 and 1739 Bayview Avenue are historically, visually and physically linked to their setting on the southeast corner of Parkhurst Boulevard at the north end of the contiguous row of commercial buildings in the extended block between Fleming Crescent and Parkhurst Boulevard.

Heritage Attributes

The heritage attributes of the buildings at 1729 and 1739 Bayview Avenue are:

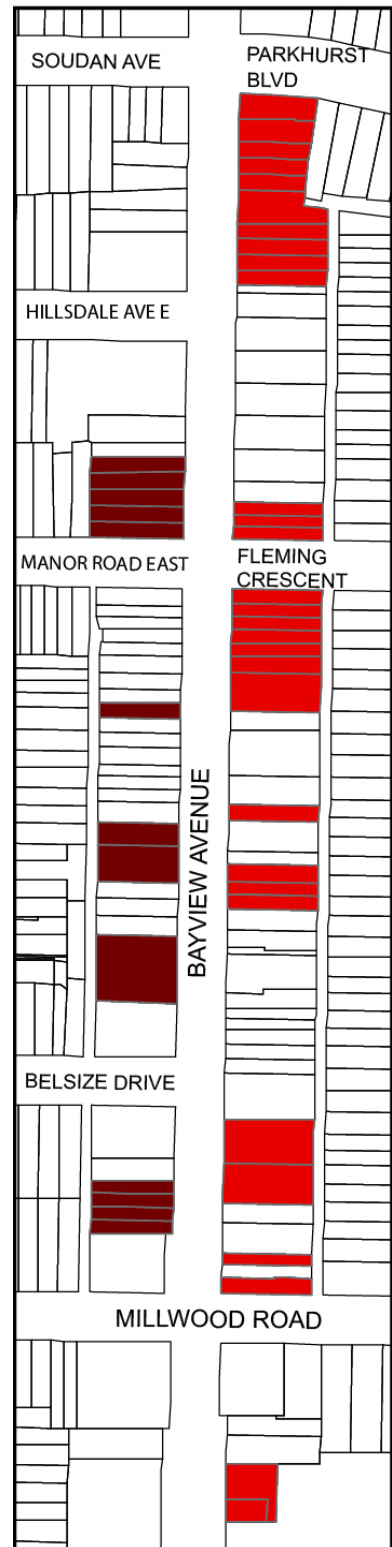
- The setback, placement and orientation of the buildings on the southeast corner of Bayview Avenue and Parkhurst Boulevard where they are part of a contiguous row
- The scale, form and massing of the pair of two-storey buildings with the rectangular-shaped plans
- The flat rooflines
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (west) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), trios of flat-headed window openings with brick flat arches and stone corner blocks are placed in the second storey of each building
- The north side elevation facing Parkhurst Boulevard with the flat-headed window openings with the brick and stone detailing

Note: the south side elevation of the building at 1729 Bayview Avenue adjoins the neighbouring building. Viewed from Parkhurst Boulevard, no heritage attributes are identified on the rear (east) elevations.

**BAYVIEW AVENUE
WEST SIDE**

- 1536-1542 Bayview Avenue
- 1566-1574 Bayview Avenue
- 1588 and 1594 Bayview Avenue
- 1618 Bayview Avenue
- 1642 Bayview Avenue
- 1644 Bayview Avenue
- 1646 Bayview Avenue
- 1650-1652 Bayview Avenue

RECOMMENDED LISTING
MIDTOWN IN FOCUS - BAYVIEW AVENUE



■ BAYVIEW AVENUE, EAST SIDE NOT TO SCALE
■ BAYVIEW AVENUE, WEST SIDE

LOCATION MAP AND PHOTOGRAPH

1536-1542 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 1536 Bayview Avenue (including 1534 Bayview Avenue) and 1538, 1540 and 1542 Bayview Avenue are outlined.



1536-1542 Bayview Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1536-1542 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1536-1542 Bayview 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 1536-1542 Bayview Avenue adjoin the east boundary of 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 Bayview Avenue in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the west side of the street between Millwood Road and Belsize Drive, the properties at 1536-1542 Bayview Avenue contain a four-part row of two-storey commercial buildings dating to 1930 according to the City Directory.

Statement of Significance

The properties at 1536-1542 Bayview Avenue 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 decorative corbelled brickwork typical of those dating to the interwar era in North Toronto and Leaside.

Contextually, the properties at 1536-1542 Bayview Avenue are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The buildings at 1536-1542 Bayview Avenue are historically, visually and physically linked to their setting on the west side of the street where they are part of a 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 1536-1542 Bayview Avenue are:

- The setback, placement and orientation of the buildings on the west side of Bayview Avenue between Millwood Road and Belsize Drive 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 flat rooflines with the decorative corbelled brickwork along the east elevations
- The materials, with the buff 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 and double flat-headed window openings with the brick flat arches and stone sills in the second storey (the openings on 1542 Bayview have been altered)

Note: the north side elevation of 1542 Bayview adjoins the neighbouring building. No heritage attributes are identified on the rear (west) elevations.

LOCATION MAP AND PHOTOGRAPH

1566-1574 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 1566-1574 Bayview Avenue.



1566-1574 Bayview Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1566-1574 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1566-1574 Bayview 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 1566-1574 Bayview Avenue adjoin the east boundary of 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 Bayview Avenue in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the west side of the street between Belsize Drive and Manor Road East, the properties at 1566-1574 Bayview Avenue contain a row of five two-storey commercial buildings dating to the late 1930s according to the City Directory.

Statement of Significance

The properties at 1566-1574 Bayview Avenue 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 decorative keystones on the window openings typical of those dating to the interwar era in North Toronto and Leaside.

Contextually, the properties at 1566-1574 Bayview Avenue are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The buildings at 1566-1574 Bayview Avenue are historically, visually and physically linked to their setting on the west side of the street where they are 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 buildings at 1566-1574 Bayview Avenue are:

- The setback, placement and orientation of the buildings on the west side of Bayview Avenue between Belsize Drive and Manor Road East where they are part of a contiguous row
- The scale, form and massing of the two-storey buildings with the rectangular-shaped plans
- The flat rooflines
- The materials, with the buff brick cladding and the brick and stone detailing (the exterior has been painted on the buildings at 1566, 1568 and 1574 Bayview Avenue)
- The principal (east) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), the buildings at 1566, 1568, 1572 and 1574 have two flat-headed window openings in the second storey with brick voussoirs and stone keystones and sills (the outer units at 1566 and 1574 Bayview Avenue have one single and one double window opening)
- The single-storey building at 1570 Bayview Avenue, which links the adjoining buildings at 1568 and 1572 Bayview Avenue

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

1588 AND 1594 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 1588 and 1594 Bayview Avenue are outlined.



1588 and 1594 Bayview Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1588 AND 1594 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1588 and 1594 Bayview Avenue (including the entrance addresses at 1590, 1592 and 1598 Bayview 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 1588 and 1594 Bayview Avenue adjoin the east boundary of 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 Bayview Avenue in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the west side of the street between Belsize Drive and Manor Road East, the properties at 1588 and 1594 Bayview Avenue contain two two-storey commercial buildings dating to the late 1930s according to the City Directory.

Statement of Significance

The properties at 1588 and 1594 Bayview Avenue 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 multiple brick band courses typical of those dating to the interwar era in North Toronto and Leaside.

Contextually, the properties at 1588 and 1594 Bayview Avenue are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The buildings at 1588 and 1594 Bayview Avenue are historically, visually and physically linked to their setting on the west side of the street where they are 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 1588 and 1594 Bayview Avenue are:

- The setback, placement and orientation of the buildings on the west side of Bayview Avenue between Belsize Drive and Manor Road East where they are part of a contiguous row
- The scale, form and massing of the two-storey buildings with the rectangular-shaped plans
- The flat rooflines
- The materials, with the red brick cladding and detailing, including the multiple brick band courses in the second stories on the east elevation
- On the principal (east) elevations, above the first (ground) floor storefronts and entrances (which have been altered), the single and double flat-headed window openings 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 (west) elevation.

LOCATION MAP AND PHOTOGRAPH

1618 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1618 Bayview Avenue.



1618 Bayview Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1618 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The property at 1618 Bayview Avenue (including the entrance addresses at 1618A and 1618B Bayview 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 1618 Bayview Avenue is the east boundary of 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 Bayview Avenue in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the west side of the street between Belsize Drive and Manor Road East, the property at 1618 Bayview Avenue contains a two-storey commercial building that was first recorded in the City Directory in 1949.

Statement of Significance

The property at 1618 Bayview Avenue 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 simplified Modernist detailing with the horizontal lines and the lack of ornamentation typical of those dating to the post-World War II era in North Toronto and Leaside.

Contextually, the property at 1618 Bayview Avenue is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1618 Bayview Avenue is historically, visually and physically linked to its setting on the west side of the street where it is 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 1618 Bayview Avenue are:

- The setback, placement and orientation of the building on the west side of Bayview Avenue 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
- The materials, with the red brick cladding and the brick and stone detailing, including the multiple brick band courses in the second storey of the east elevation
- On the principal (east) elevation, above the first (ground) floor storefront and entrances (which have been altered), the single and tripartite flat-headed window openings in the second storey with the stone band course linking the window heads

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

LOCATION MAP AND PHOTOGRAPH

1642 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1642 Bayview Avenue (including the entrance addresses at 446A and 446 Manor Road East).



1642 Bayview Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1642 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The property at 1642 Bayview Avenue (including the entrance addresses at 446 and 446A Manor Road East) 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 1642 Bayview Avenue adjoins the east boundary of 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 Bayview Avenue in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the northwest corner of Manor Road East, the property at 1642 Bayview Avenue contains a two-storey commercial building that was first recorded in the City Directory in 1929.

Statement of Significance

The property at 1642 Bayview Avenue 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 simplified Modernist detailing with the ornamentation restricted to the window openings typical of those dating to the interwar era in North Toronto and Leaside.

Contextually, the property at 1642 Bayview Avenue is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1642 Bayview Avenue is historically, visually and physically linked to its setting on the northwest corner of Manor Road East where it anchors the south end of a group of contiguous 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 1642 Bayview Avenue are:

- The setback, placement and orientation of the building on the northwest corner of Bayview Avenue 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 brick piers, the corbelled brickwork and stone motifs on the east elevation, and the brick brackets on the south elevation
- The materials, with the red brick cladding and the brick and stone detailing
- On the principal (east) elevation, above the first (ground) floor storefront and entrance (which have been altered), the pair of flat-headed window openings with the brick detailing
- The south elevation facing Manor Road East, where the flat-headed door and window openings in the first and second stories have brick flat arches and stone corner blocks and sills

Note: the north side elevation adjoins the neighbouring building. Viewed from Manor Park Road, the rear (west) elevation continues the roof and window detailing.

LOCATION MAP AND PHOTOGRAPH

1644 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1644 Bayview Avenue.



1644 Bayview Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1644 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The property at 1644 Bayview 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 1644 Bayview Avenue adjoins the east boundary of 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 Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the west side of the street between Manor Road East and Hillsdale Avenue East, the property at 1644 Bayview Avenue contains a two-storey commercial building that was first recorded in the City Directory in the early 1950s.

Statement of Significance

The property at 1644 Bayview Avenue 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 simplified Modernist detailing with the horizontal lines and lack of ornamentation typical of those dating to the post-World War II era in North Toronto and Leaside.

Contextually, the property at 1644 Bayview Avenue is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1644 Bayview Avenue is historically, visually and physically linked to its setting on the west side of the street where it is 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 1644 Bayview Avenue are:

- The setback, placement and orientation of the building on the west side of Bayview Avenue 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 brick band course on the east elevation
- The materials, with the red brick cladding and detailing
- On the principal (east) elevation, above the first (ground) floor storefront and entrances (which have been altered), the large flat-headed window opening in the second storey

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

LOCATION MAP AND PHOTOGRAPH

1646 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1646 Bayview Avenue (including 1648 Bayview Avenue).



1646 Bayview Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1646 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The property at 1646 Bayview Avenue (including the convenience address at 1648 Bayview Avenue) 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 1646 Bayview Avenue adjoins the east boundary of 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 Bayview Avenue in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the west side of the street between Manor Road East and Hillside Avenue East, the property at 1646 Bayview Avenue contains a two-storey commercial building that was first recorded in the City Directory in the early 1950s.

Statement of Significance

The property at 1618 Bayview Avenue 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 simplified Modernist detailing with the horizontal lines and the lack of ornamentation typical of those dating to the post-World War II era in North Toronto and Leaside.

Contextually, the property at 1618 Bayview Avenue is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1618 Bayview Avenue is historically, visually and physically linked to its setting on the west side of the street where it is 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 commercial building at 1646 Bayview Avenue are:

- The setback, placement and orientation of the building on the west side of Bayview Avenue 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 brick coping on the east elevation
- The materials, with the red brick cladding and the brick and stone detailing
- On the principal (east) elevation, above the first (ground) floor storefront and entrances (which have been altered), the single and double flat-headed window openings in the second storey, the decorative corbelled brickwork linking the window heads, and the continuous stone sills

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

LOCATION MAP AND PHOTOGRAPH

1650-1652 BAYVIEW AVENUE



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 1650-1652 Bayview Avenue.



1650-1652 Bayview Avenue (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1650-1652 BAYVIEW AVENUE (REASONS FOR INCLUSION)

The properties at 1650-1652 Bayview Avenue (including the convenience address at 1648 Bayview 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 1650-1652 Bayview Avenue adjoin the east boundary of 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 Bayview Avenue in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto. At the east end of the study area, properties were identified on both sides of Bayview Avenue as the "Main Street" shared by the North Toronto and Leaside communities.

Located on the west side of the street between Manor Road East and Hillsdale Avenue East, the properties at 1650-1652 Bayview Avenue contain a two-storey commercial building that was first recorded in the City Directory in the early 1950s.

Statement of Significance

The properties at 1650-1652 Bayview Avenue have 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 simplified Modernist detailing with the horizontal lines and lack of ornamentation typical of those dating to the post-World War II era in North Toronto and Leaside.

Contextually, the properties at 1650-1652 Bayview Avenue are valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare between Millwood Road and Eglinton Avenue East as the "Main Street" connecting the communities of North Toronto and Leaside. The building at 1650-1652 Bayview Avenue is historically, visually and physically linked to its setting on the west side of the street where it is 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 1650-1652 Bayview Avenue are:

- The setback, placement and orientation of the building on the west side of Bayview Avenue 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 brick coping on the east elevation
- The materials, with the red brick cladding and the brick and stone detailing
- On the principal (east) elevation, above the first (ground) floor storefront and entrances (which have been altered), the pair of tripartite flat-headed window openings in the second storey, with the decorative corbelled brickwork linking the window heads and the continuous stone sills

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