

## Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement – 140 Merton Street

**Date:** January 23, 2017

**To:** Toronto Preservation Board

Toronto and East York Community Council

**From:** Chief Planner and Executive Director, City Planning Division

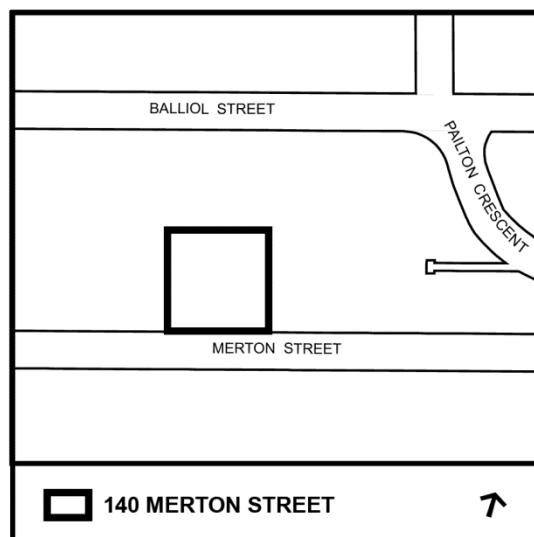
**Wards:** Ward 22 - St. Paul's

### SUMMARY

This report recommends that City Council state its intention to designate the property at 140 Merton Street under Part IV, Section 29 of the Ontario Heritage Act, include the property on the City of Toronto's Heritage Register and grant authority to enter into a Heritage Easement Agreement.

Located on the north side of Merton Street between Yonge Street and Pailton Crescent in the Davisville neighbourhood, the property contains the former national headquarters and key-tag manufacturing building owned by the War Amputations of Canada, designed by the architect Charles B. Dolphin in 1959.

Following research and evaluation, it has been determined that the property at 140 Merton Street meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for its design, associative and contextual value.



On December 2, 2016 the property was declared surplus with the intended manner of disposal to be by way of turnover to Build Toronto for site planning and business case development. According to the heritage policies in the City of Toronto's Official Plan, when a City-owned heritage property is sold, leased or transferred to another owner, it will be designated under Part IV of the Ontario Heritage Act and a Heritage Easement Agreement secured.

## RECOMMENDATIONS

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

1. City Council include the property at 140 Merton Street on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 140 Merton Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 140 Merton Street (Reasons for Designation) attached as Attachment No. 3 to the report (January 23, 2017) from the Chief Planner and Executive Director, City Planning Division
3. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.
4. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed amendment to the Conservation Review Board.
5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision to amend the designating by-law.
6. City Council authorize the entering into of a heritage easement agreement under Section 37 of the Ontario Heritage Act with the owner of 140 Merton Street in a form and content satisfactory to the Chief Planner and Executive Director, City Planning and the City Solicitor.
7. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of the Heritage Easement Agreement for the property at 140 Merton Street.

## FINANCIAL IMPACT

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

## DECISION HISTORY

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At its meeting of July 12, 2016, City Council adopted PG13.1 "Midtown in Focus: Growth, Built Form and Infrastructure Review - Status Report" including the findings and emerging directions of the first phase of the review.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG13.1>

## **ISSUE BACKGROUND**

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The subject property is located within the current Midtown in Focus Study area. A Cultural Heritage Resource Assessment is being undertaken as part of the Built Form study to identify properties of cultural heritage value or interest and outline recommendations for further study, conservation, listings and designations. The War Amputations of Canada building has been identified as a cultural heritage resource.

The former City of Toronto acquired the property at 140 Merton Street in 1994 by way of a land exchange with the owner of 100 Merton Street. Previously owned by the War Amputations of Canada, from 1995 it accommodated the District Office and Operations Yard of the Department of Public Works & the Environment.

Since 1998, the second floor has been leased to Senior People's Resources in North Toronto ("SPRINT") a non-profit seniors support group. The remainder of the building was under the operational management of, and occupied by, Transportation Services until they released their interest and vacated in December, 2014. There is an interest in securing longer-term accommodation for SPRINT.

## **COMMENTS**

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A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached, The Statement of Significance (Reasons for Designation) is included as Attachment No. 3. Staff have completed the attached Research and Evaluation Report (Attachment No. 4) for the property at 140 Merton Street and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values.

The War Amputations of Canada building has design value as a rare example of a late Modern Classicism building designed to accommodate and honour war amputees in a facility for the production of key tags which also housed the offices of their national headquarters.

The property has value as it is associated with the War Amputations of Canada, which since 1918 has provided practical assistance and counselling to adult and child amputees who have lost limbs either through war or other causes. The production of key tags since 1946 was a key service aspect of the nation-wide awareness and success of the organization. Contextually, the two-storey building contributes to the 1950s-1960s low-rise scale and character of Merton Street in the Davisville neighbourhood.

## **CONTACT**

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## **SIGNATURE**

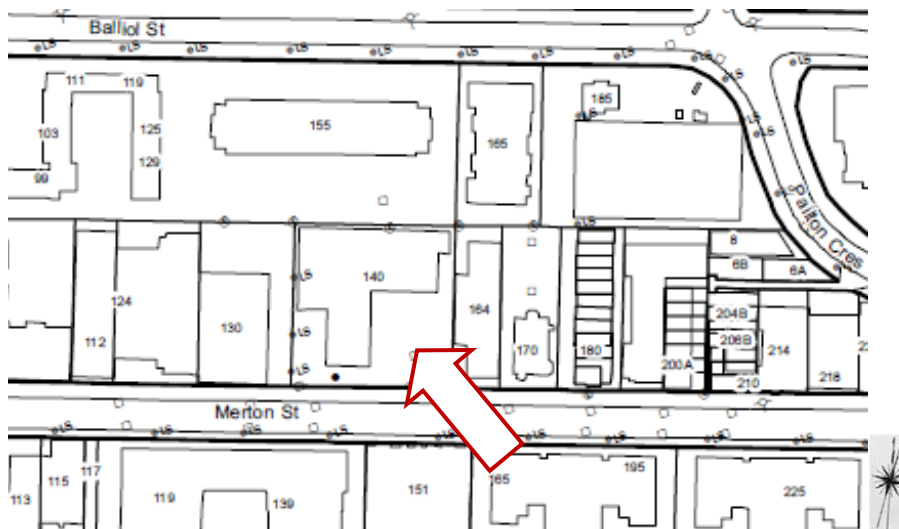
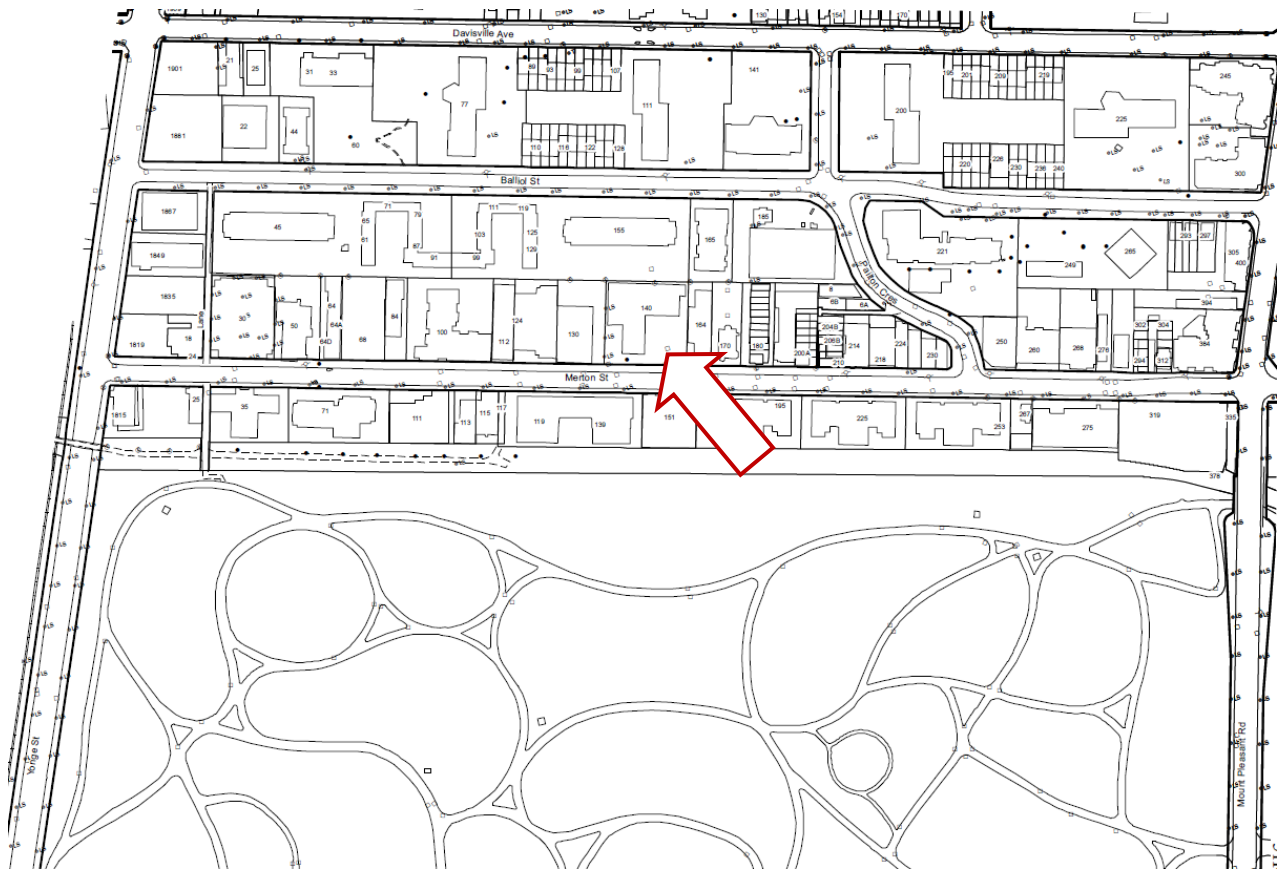
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Jennifer Keesmaat, MES, MCIP, RPP  
Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

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Attachment No. 1 – Location Map  
Attachment No. 2 – Photographs  
Attachment No. 3 – Statement of Significance (Reasons for Designation)  
Attachment No. 4 – Heritage Property Research and Evaluation Report



This location map and detail map are for information purposes only; the exact boundaries of the properties are not shown.  
The arrow marks the site of the property 140 Merton Street.



140 Merton Street: photograph showing the side (west) elevation and the principal (south) elevation of the War Amputations of Canada Building (1959-60) (Heritage Preservation Services [HPS], 2016)





140 Merton Street: photograph showing the principal (south elevation) and the west side of the property. At the rear of the property, the 1985 infill addition at the second floor level can be detected with the different coloured brick (HPS, 2016)



140 Merton Street: photograph showing the east side of the property as it faces the street. Note at the rear of the original building, the second-storey addition constructed in 1985 indicated by the different coloured brick, as well as the single-storey addition, at the rear of the parking lot completed in 1973. (HPS, 2016)

The property at 140 Merton Street, the War Amputations of Canada (War Amps) building, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

#### Description

The property at 140 Merton Street is located on the north side of Merton Street between Yonge Street and Pailton Crescent and contains the former War Amps building which has been owned by the City of Toronto since 1994. A two-storey facility constructed in 1959-60 for the War Amps as their "Dominion headquarters" and key-tag manufacturing services, the building is clad in limestone, polished black granite and buff brick. In 1973, a single storey, buff brick-clad addition was constructed at the rear of the adjacent property to provide storage facilities. In 1985, two small additions were made at the second storey level on rear sections of the 1959-60 building which had originally been single storey. The front area of this adjacent property is now vacant and used for parking. The building is substantially set-back from the street and originally had planters along the principal (south) elevation adjacent to the main entrance, with a long walkway to the main entrance, flanked by designed areas for grass flanking parking spaces on the south and west sides. The parking in front of the building has been removed and replaced with planting including mature trees. Since 1995, a ramp constructed along the south elevation has enabled universal access.

#### Statement of Cultural Heritage Value

The former War Amps building has design value as an example of late Modern Classicism, a style favoured by public institutions and conservative corporations, here applied to a building designed for the employment of Canadian war amputees and their national headquarters. The design value is evident in the high degree of artistic merit seen in the combination of minimal and linear classical details, traditional materials such as limestone cladding, modern materials and elements such as polished black granite, curtain walling and the cast metal handrails which exhibit the combined influence of Streamlined Art Deco and 1950s automobile styling. Further, the tall, single, limestone-clad fluted pier at the west end of the principal (south) elevation of the building, has a quality evocative of a cenotaph, appropriate in honouring the sacrifice made by the war amputees in service to their country.

The property has associative value with the War Amps organization, founded in 1918 by amputee and army padre Lieutenant Colonel Sidney Lambert and chartered in 1920 as an organization of "amputees helping amputees" with both practical assistance and counselling. Their now nation-wide, key tag service was initiated in 1946 as a means for veterans to achieve independence through employment. The War Amps has expanded their services to include adults and children who have lost their limbs from causes other than war. Since 1998, the community service organization, SPRINT Senior Care has been a tenant in the building. The property is also valued for its



association with the Toronto architect Charles B. Dolphin (1888-1969), known for many fine landmark buildings in the city including the Postal Delivery Building (1939-1941).

Contextually, the War Amps building is valued as it contributes to maintaining the 1950s-1960s character and low-rise scale of the buildings fronting onto the north side of Merton Street between Yonge Street and Pailton Crescent. The building is historically linked to its surroundings as it was part of post-war transformation and re-development of the street following the completion of the Yonge Street subway line.

### Heritage Attributes

The heritage attributes of the property at 140 Merton Street are:

#### EXTERIOR:

- The setback, placement and orientation of the building, mid-block on the north side of Merton Street between Yonge Street and Pailton Crescent
- The scale, form and massing of the original two-storey building.  
(This does not include the 1973 one-storey addition on the adjacent property or the 1985 additions at the second level above the original one-storey building sections)
- The materials, comprising limestone, black granite, buff brick and metal
- The elements on the principal (south) elevation including the main entrance located at the west side, with a bevelled, polished black granite door frame and base with the limestone cladding, the adjacent limestone fluted pier which rises above the parapet, and the curtain wall windows with their blue spandrel panels and surrounding limestone frame and the buff brick cladding at the eastern edge and parapet.
- On the side (west) elevation, the limestone-clad pier with a masonry pattern of large blocks and an incised frame surrounding the curtain wall double-storey window opening with metal frames and blue spandrel panel
- On the side (west) elevation to the north of the pier, the first ground floor window opening and its pattern of glazing with a central vertical mullion and narrowing opening sections at the top and bottom of the window set into the buff brick-clad wall
- On the side (east) elevation the portion of black granite base, the buff brick-clad elevation
- On the side (east) elevation, at the ground floor level, the two, wide window openings divided into seven sections with three low opening sections, in a pattern corresponding to the principal (south) elevation with cast stone sills
- On the side (east) elevation, at the upper level, the three windows, joined by a cast stone sill, with the first window divided in two equal sections and the next two windows, towards the rear of the property, divided into three equal sections of the same dimensions as the first window
- The projecting metal parapet cornice on the west, south and east elevations

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



THE WAR AMPUTATIONS OF CANADA  
140 MERTON STREET, TORONTO

Prepared by:

Heritage Preservation Services  
City Planning Division  
City of Toronto

January 2017

## 1. DESCRIPTION



Above: 140 Merton Street, principal south and rear elevations

(Heritage Preservation Services [HPS], 2017)

Cover: 140 Merton Street, south west corner of the principal elevation (HPS, 2016)

140 Merton Street: The War Amputations of Canada building	
ADDRESS	140 Merton Street
WARD	Ward 22 (St. Paul's)
LEGAL DESCRIPTION	PLAN M5 LOT 28 PT LOT 26
NEIGHBOURHOOD/COMMUNITY	Davisville
HISTORICAL NAME	War Amputations of Canada
CONSTRUCTION DATE	1959-60
ORIGINAL OWNER	War Amputations of Canada
ORIGINAL USE	Key tag manufacturing facility and offices
CURRENT USE*	Community outreach
ARCHITECT/BUILDER/DESIGNER	Charles B. Dolphin
DESIGN/CONSTRUCTION/MATERIALS	Limestone, granite, brick, and curtain wall cladding
ARCHITECTURAL STYLE	Modern Classicism
ADDITIONS/ALTERATIONS	1973 and 1985
CRITERIA	Design/associative/contextual
HERITAGE STATUS	n/a
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	January 2017

## 2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 140 Merton Street, and applies the evaluation criteria which determine that it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

### i. HISTORICAL TIMELINE

Key Date	Historical Event
1845	John Davis purchases part of Lot 18 in the Third Concession of York Township and the Davisville neighbourhood is born
1885-90	Joseph Stanley Davis subdivides the southern half of Lot 18 with Plan M5 which includes the creation of Merton and Balliol Streets
1889	The Belt Line is constructed running along the southern edge of the Merton Street properties encouraging the location of industry on the south side of the street
1889-90	Davisville and Eglinton merge to become the Village, and then, the Town of North Toronto
1918	The Amputations Association of the Great War, later known as the War Amputations of Canada, is founded
1946	The War Amps introduce their key tag service
1959	The War Amps purchase the properties at 136-148 Merton Street. The properties are known as 140 Merton Street
1959	Building Permit 55163 is granted for a new two-storey facility for the War Amputations of Canada with drawings submitted by the architect Charles B. Dolphin
1973	Building Permit 037983 is granted for a single-storey warehouse addition on the adjacent Lot 28 to the east of the existing building
1985	Building Permit 225905 is granted for second storey additions on the single storey parts of the original 1959-60 building
1992	The War Amps relocate their key tag manufacturing facility to Maybrook Drive, Scarborough but retain ownership until 1994
1994	The City of Toronto acquired the property at 140 Merton Street
1995	Building Permit 370361 is issued to the City to alter the building for equipment maintenance and office use by the Department of the Environment and Public Works and to construct a barrier free ramp on the front (south elevation)
1998	SPRINT (Senior Peoples' Resources in North Toronto Incorporated) became a tenant occupying the second floor
2014	Transportation Services, City of Toronto moved out of the main floor of the building

### ii. HISTORICAL BACKGROUND

#### Davisville Neighbourhood

The property at 140 Merton Street is located in the Davisville neighbourhood, centred on the intersection of Yonge Street and Davisville Avenue. (Image 1) Originally known as Davis Corners, the neighbourhood originated with the arrival in the City of Toronto of

an immigrant English school teacher, John Davis (1813-1899) in 1840. Davis was "a very active man with a strong social conscience."<sup>1</sup> Trained as a school teacher, he worked as bookkeeper and then in 1845 purchased a portion of Lot 18, Third Concession, on the east side of Yonge Street. He became a potter and took over John Walmsley's pottery business renaming it the Davis Pottery.<sup>2</sup> By 1851, Davis had established the Davisville Methodist Church, he became the Post Master for the local post office and in 1860 donated land for York County School Section 7 serving as a trustee for 25 years. (Image 2) One of Davis's sons, Joseph Stanley, became the mayor of North Toronto also serving as a councillor. Davis's grandson, J. J. Davis opened a grocery store at the north-east corner of Yonge Street and Davisville Avenue, where it currently survives as a Starbucks. (Image 3)

In 1889 Davisville and Eglinton were incorporated as the Village of North Toronto which became a town in 1890. North Toronto extended as far south as the border of the Mount Pleasant Cemetery. Joseph Stanley Davis owned the south half of Lot 18, which extended along the cemetery border between Yonge Street and Mount Pleasant Avenue. By 1890, he had subdivided it under Plan M creating two streets leading east from Yonge Street and named Balliol and Merton, apparently after the Oxford Colleges.<sup>3</sup> (Image 4)

The introduction of the Belt Line Railway, which the Grand Trunk/CN railway also used, meant that Merton Street was an ideal location for businesses. The Davisville Pottery relocated to 377 Merton Street. Other businesses including Milnes Coal, and the Dominion Coal and Wood Company were also located on Merton Street on the south side, near the railway line, while the north side was developed with housing. (Images 5-6)

With the completion of the Toronto Transit Commission Yonge Street Subway line in 1954, a series of low-rise, two-three storey commercial and apartment buildings were constructed on Merton Street and from the 1970s onwards mid-rise office and residential buildings were added. (Images 7-8)

#### 140 Merton Street

In 1959, the War Amputations of Canada (War Amps) purchased Lot 26 on the north side of Merton Avenue. The lot was occupied by a sequence of houses at 136-148 Merton Street previously owned by Shaw Laboratories and rented to a variety of tenants.<sup>4</sup> (Image 9) A two-storey facility intended to be a place of employment for war veterans amputees to manufacture and distribute key tags, as well as the national headquarters for the War Amps association, was designed by the well-known Toronto architect, Charles B. Dolphin and constructed between 1959 and 1960.<sup>5</sup> (Images 10-11) An article in the Toronto Daily Star on March 18, 1960 describes the new facility for the key tag productions, as well as returning lost keys.<sup>6</sup> The building was also noted as

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1 Ritchie, p.74.

2 It would be known as the Davisville Pottery by the 1880s.

3 Ritchie, p. 71.

4 Assessment rolls 1958 for 1959 and 1959 for 1960, Ward 9 Div. 1, CTA.

5 Assessment rolls 1960 for 1961, Ward 9 Div. 1, CTA and Building Permit 55163, 5 June 1959.

6 Toronto Daily Star, March 18, 1960, p.9.



including the "Dominion headquarters" for the War Amps with ample space in contrast to their previous crowded location on Bay Street.

In 1973, a single-storey warehouse extension was built at the rear of Lot 28 to the east. In 1985, two extensions at the second storey level were constructed over the first floor sections at the rear north-west and north-east corners of the original building.

The War Amps relocated to a new premises on Maybrook Drive in Scarborough in 1992. In 1994, the property at 140 Merton Street was purchased by the City of Toronto for equipment maintenance and office use by the Department of the Environment and Public Works. In 1995, a building permit was granted to the City for alterations to the property including a barrier free ramp on the front (south) elevation.<sup>7</sup> In 1998, the City rented the second floor to the local community service group SPRINT (Senior Peoples' Resources in North Toronto Incorporated). By 2014, Transportation Services was occupying the ground floor and at the end of this year, they vacated the property. SPRINT continues to occupy the second floor.

#### The War Amputations of Canada

War Amps was founded by army padre Lieutenant Colonel Sidney Lambert in 1918 after he lost one of his legs during World War I when he was stationed in France. While recovering at the College Street Veteran's Hospital he came up with the idea of a national organization of "amputees helping amputees" to help "all men and women who have lost a limb or limbs whilst giving their service to Canada, the British Empire and the Allies in the Great War."<sup>8</sup> In 1920 it was chartered as "The Amputations Association of the Great War" and subsequently became known as the War Amputations of Canada. A "fraternal society was envisioned that would be able to provide direction for its members while also seeing to their needs. Counselling, self-help and practical assistance are common threads that have been retained in the modern-day organization."<sup>9</sup>

The now nation-wide, key tag service was initiated in 1946 as a means for veterans to achieve independence through employment at a fair wage and also provide a service to Canadians. In 1960, with the completion of the new building on Merton Street, the goal was to manufacture and mail out 7,500,000 key tags nationwide.<sup>10</sup> This service expanded in 1972 to include the production of address labels. In 1953, the War Amps introduced their Civilian Liaison program to include adults who have lost their limbs from causes other than war. This was expanded to include children in 1975 with their CHAMP program.

#### Architect: Charles B. Dolphin

Charles Brammal Dolphin (1888-1969) studied and travelled before serving for four years in World War I achieving rank as Captain, C. E. F. (Canadian Expeditionary Force) and was a casualty in the battle at St. Eloi, Belgium. In 1920, he went into partnership with H. S. Dowswell. Both men had worked for the architects Ross and

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7 Building Permit 370361, 20 February 1995.

8 <http://www.waramps.ca/about-us/history/>

9 Ibid.

10 Toronto Daily Star, op. cit.

Macdonald. Dowswell was in charge of the Montreal office. It is not known how long the practice lasted but by the mid-1920s newspaper reports indicate Dolphin as a sole practitioner on Toronto projects.<sup>11</sup> From the 1920s with his unusual design for the Crescent Road Apartments, 1926, on Yonge Street, Dolphin revealed his talent for unique interpretations of the classical language, extending its life into the innovative styles of the time including the Art Deco and the Modern adapted to new building types. He designed other apartment buildings, hospitals, and commercial buildings throughout the 1930s - 1950s. One of his most remarkable achievements is the Toronto's former main Postal Delivery Building, 1939-41, located on Bay Street, which is now integrated with the Air Canada Centre. The War Amputations of Canada building is one of the last projects of Dolphin's career.

### iii. ARCHITECTURAL DESCRIPTION

The building at 140 Merton Street is a two-storey, flat-roofed block designed to accommodate the key tag manufacturing facilities of war amputees and associated offices, lunchroom and washrooms on the ground floor and the War Amp association's "Dominion headquarters" offices and board room on the second floor. (Images 12-14) To this end, the building was designed as a notched L-shaped building with the narrow end facing the street and the broad base of the 'L' at the back of the site. The second floor at the back of the site was narrower than its ground floor, set in on both the east and west sides. This created a shallow office space increasing proximity to daylight and ventilation. (Images 15-17) The building plan and its set back from the street also provided for parking on the west and south sides of the building. (Images 18-19)

While the planning of the building and site was well resolved in terms of the various functions and occupants, the external design of the building indicated the importance of the services given by the occupants to Canada in the past and present. Throughout his 40-year career Dolphin employed the Classical style reinterpreting it with new building typologies and extending it formally in composition and details to integrate the innovative styles of the time. Designing this building for the War Amps in 1959, Dolphin combined Modern Classicism,<sup>12</sup> with its reductive linear classical details and Modernist sensibility, with the International Style and a contemporary quality that owes its origins to the Art Deco style. These design qualities were contained within the front portion of the building, with its reception, office and boardroom spaces while the rear sections were more functionally designed and simply clad in buff brick.

The principal elevation of the building facing south on the Merton Street features an International Style curtain-wall system framed in aluminium and featuring blue spandrel panels that speaks of a Late Modernism associated with the post-war buildings of major North American corporations.<sup>13</sup> (Image 20) The choice of limestone cladding on a polished black granite base refers to the continued use of traditional materials favoured in government and institutional buildings and also utilized in Dolphin's design for the Postal Delivery Building of 1939-1941. The highly polished, reflective and smooth

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<sup>11</sup> Toronto Daily Star, 21 August 1926, p 4.

<sup>12</sup> Kalman, p 757 ff.

<sup>13</sup> Compare for instance with Lever House, New York, Skidmore Owings and Merrill, 1950-52

surface of the black granite is also indicative of a mid-twentieth sensibility rooted in the Art Deco style and continued in the industrial-design styling especially evident in 1950s automobiles. This same sensibility is present in the entry stairs with its flat, metal handrail, likely of cast aluminum or a metal alloy, its slender cross-section and curving form set into the black granite balustrade of the main entry stairs. (Images 21-22)

The limestone cladding features large blocks with flush joints emphasizing a flat smooth surface quality associated with Modern Classicism. The limestone wraps around the main entrance which has a traditional, bevelled polished black granite portal framing modern glass doors with aluminum frames.

One of the most interesting elements is the limestone-clad pier adjacent to the main entrance, at the south-west corner of the building which rises above the flat roof. With its fluted south face and the pattern of large blocks around a central window opening on the west elevation, it has a monumental quality recalling not only civic buildings, but also war memorials and cenotaphs built to honour those who had given their lives in service to their country. Here, those who had lost their limbs and continued to work in service to their country are honoured.

While the front portion of the building, as viewed especially on arrival along Merton Street from Yonge Street, shows a high level of consideration in terms of design concept, materials, details and style, as is appropriate for the section that was the public face of the War Amps "Dominion headquarters" offices and boardroom as well as their key tag services, the rest of the building's design, where manufacturing occurred, was treated in a much simpler and more functional manner. This section of the building was given a plainer treatment with buff brick cladding reflecting the manufacturing purposes. The fenestration responded to interior functions, larger windows on the east side where the offices were located and smaller ones on the west where the washroom were. The windows were steel "Crittall" types, widely used especially in the 1930s-1950s. (Image 23) They came in standard vertical modules which could be combined in different numbers according to the internal requirements, and with options regarding opening sections for ventilation.

When the building was extended in 1973, the fenestration of the lower office windows on the east side was replaced with a new system matching the new building. (Images 11 and 15, as above)

The staircase in the entry lobby retains some of the original detailing from the 1950s including the green terrazzo with the black risers (which correspond to the exterior granite steps with the polished black granite base to the balustrade), as well as the unusual wall with its wood trim and handrail that is also similar to the exterior handrail. (Image 24)

#### iv. CONTEXT

140 Merton Street is situated on the north side of the street, between Yonge Street and Pailton Crescent in the Davisville neighbourhood. The character of this section of Merton Street represents the growth and change that has occurred along the street

since World War II as noted above. The street is primarily characterized by a mix of residential and commercial buildings which vary from low to mid-rise and reflect in their style and form and typologies each of the six decades that has passed. 140 Merton Street represents the earliest post-war phase of the development of the street in terms of both scale and style.

More importantly, with its design and the cenotaph-like pier on the west side of its south elevation, it is a historic monument in the community, commemorating not only War Amputees and their service to Canada during war times, but their determination following the loss of their limbs, to support each other in making a new life, to extend that support to others who lost limbs not in war and to again be of service to their country in peace time. (Images 25-27)

### 3. EVALUATION CHECKLIST

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

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

The former War Amps building has design value as an example of late Modern Classicism, a style favoured by civic institutions and conservative corporations, here applied to a building designed as the War Amps "Dominion headquarters" and as the place of employment of Canadian war amputees for the production of key tags. The design value is evident in the high degree of artistic merit seen in the combination of reduced and linear classical details, traditional materials such as limestone cladding with modern materials and elements such as polished black granite, curtain walling and the cast metal handrails which exhibit the combined influence of Streamlined Art Deco and 1950s automobile styling. Further, the tall, single, limestone-clad fluted pillar at the west end of the principal (south) elevation of the building, has a quality evocative of a cenotaph, appropriate in honouring the sacrifice made by the occupants in service to Canada and Allied Forces.

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

The building has associative value with the War Amps organization, founded in 1918 by Lieutenant Colonel Sidney Lambert and chartered in 1920 as an organization of "amputees helping amputees" with both practical assistance and counselling. Their famous key tag service was initiated in 1946 as a means for veterans to achieve independence through employment. The War Amps expanded their service to include adults and children who had lost their limbs from causes other than war. The building is also valued for its association with the Toronto architect Charles B. Dolphin, known for many fine landmark buildings in the city including the Postal Delivery Building (1939-1941).

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

Contextually, the War Amps building is valued as it contributes to maintaining the 1950s-1960s character and low-rise scale of the buildings fronting onto the north side of Merton Street between Yonge Street and Pailton Crescent. The building is historically linked to its surroundings as it was part of post-war transformation and re-development of the street following the completion of the Yonge Street subway line.

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 140 Merton Street (the War Amputations of Canada building) has design, associative and contextual values.

The War Amputations of Canada building has design value as a rare example of a late Modern Classicism building designed to accommodate and honour war amputees in a facility for the production of key tags which also housed the offices of their national headquarters.

The property has value as it is associated with the War Amputations of Canada, which since 1918 has provided practical assistance and counselling to adult and child amputees who have lost limbs either through war or other causes. The production of key tags since 1946 was a key aspect of the success of the organization. Contextually, the two-storey building contributes to the 1950s-1960s low-rise scale and character of Merton Street in the Davisville neighbourhood.



## 5. SOURCES

### Archival Sources

City of Toronto Assessment rolls Ward 9, Div. 1, Ward 10, Div. 1. (City of Toronto Archives [CTA])

City of Toronto Building Records, Building Permits, 55163 (1959), 037983 (1973), 225905 (1985), 370361 (1995)

City of Toronto Directories (CTA)

City of Toronto Planning Board Atlas, 1957-1960.

Goad Charles E. *Atlas of the City of Toronto and Suburbs*, 1884-1924. (CTA).

### Secondary Sources

Construction, March 1920 p. 102.

*The Globe and Mail*, April 12, 1943, p. 4 on the need to provide jobs for war veterans and war amputees after the war

*The Globe and Mail*, March 4, 1954, p. 8. - War Amps to mail out 2,100,000 key tags

*Toronto Daily Star*, March 18, 1960, p. 9 - references key tags to mailed out from new Merton Street premises which includes their "Dominion headquarters."

Hill, Robert, editor. *Biographical Dictionary of Architects in Canada*, entry for Charles B. Dolphin <http://www.dictionaryofarchitectsincanada.org/node/1642>

Kalman. Harold. *A History of Canadian Architecture*, Vols. 2. Toronto, 1994.

Lundel, Liz. *The Estates of Old Toronto*. 1997.

Ritchie, Don. *North Toronto*. 1992.

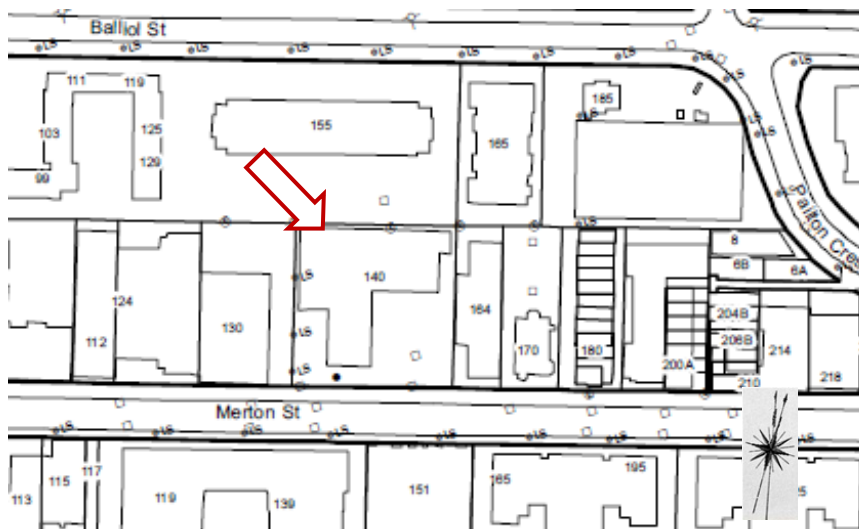
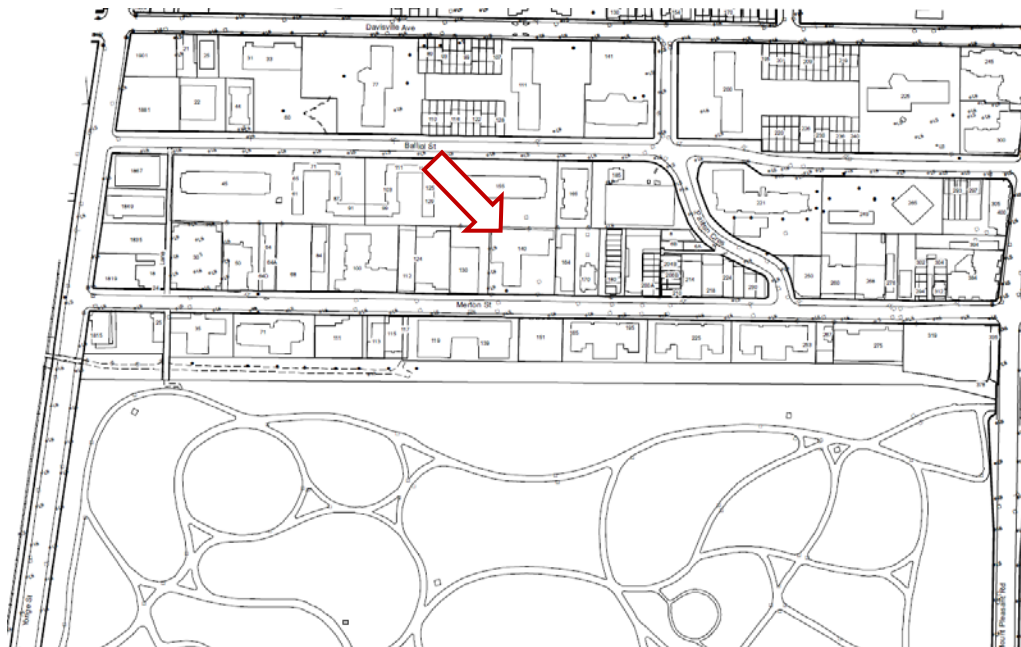
*Toronto Daily Star* - July 19, 1920, p. 7. 7 College St HQ opened for War Amps

*Toronto Daily Star*, 21 August, 1926, p. 4. Report on the proposed construction of the Yonge St. apartment building by architect C. B. Dolphin.

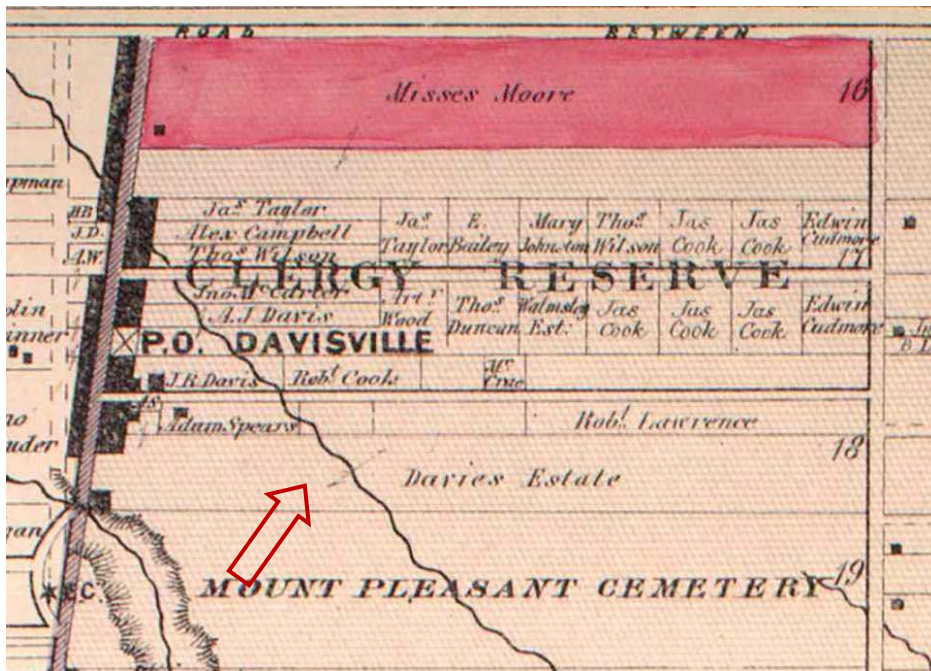
War Amputations of Canada website <http://www.waramps.ca/about-us/history/>

## 6. IMAGES:

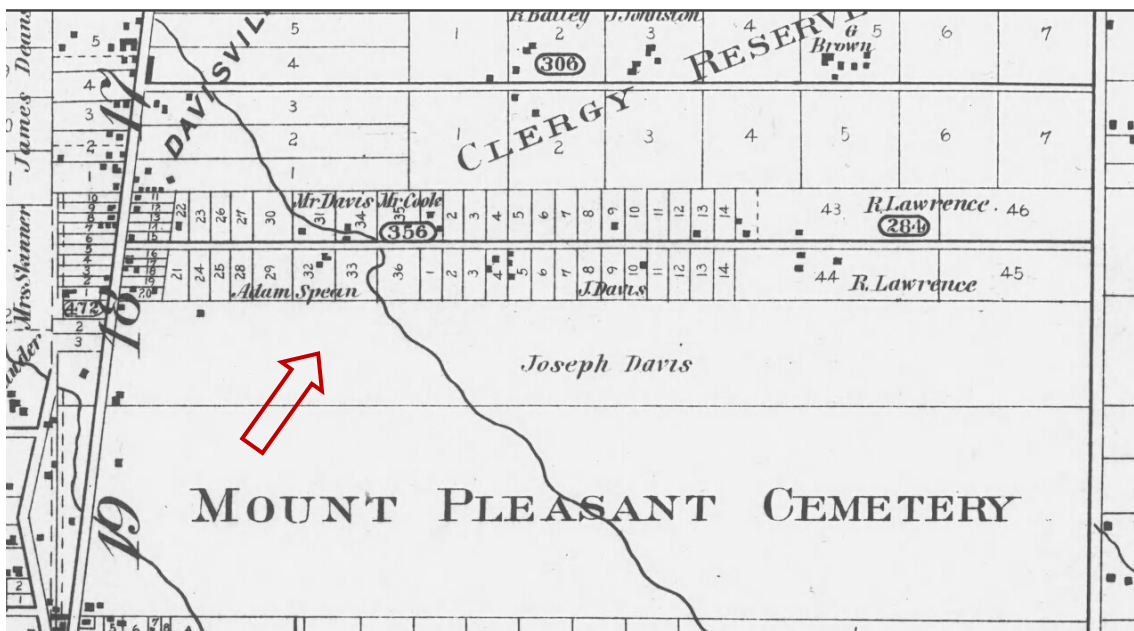
The arrows mark the location of the property at 140 Merton Avenue. Please note: all maps are oriented with north at the top, unless otherwise indicated



1. City of Toronto Property Data Maps - details: the subject property at 140 Merton Street is marked on the north side of the street, east of Yonge and west of Mount Pleasant Road

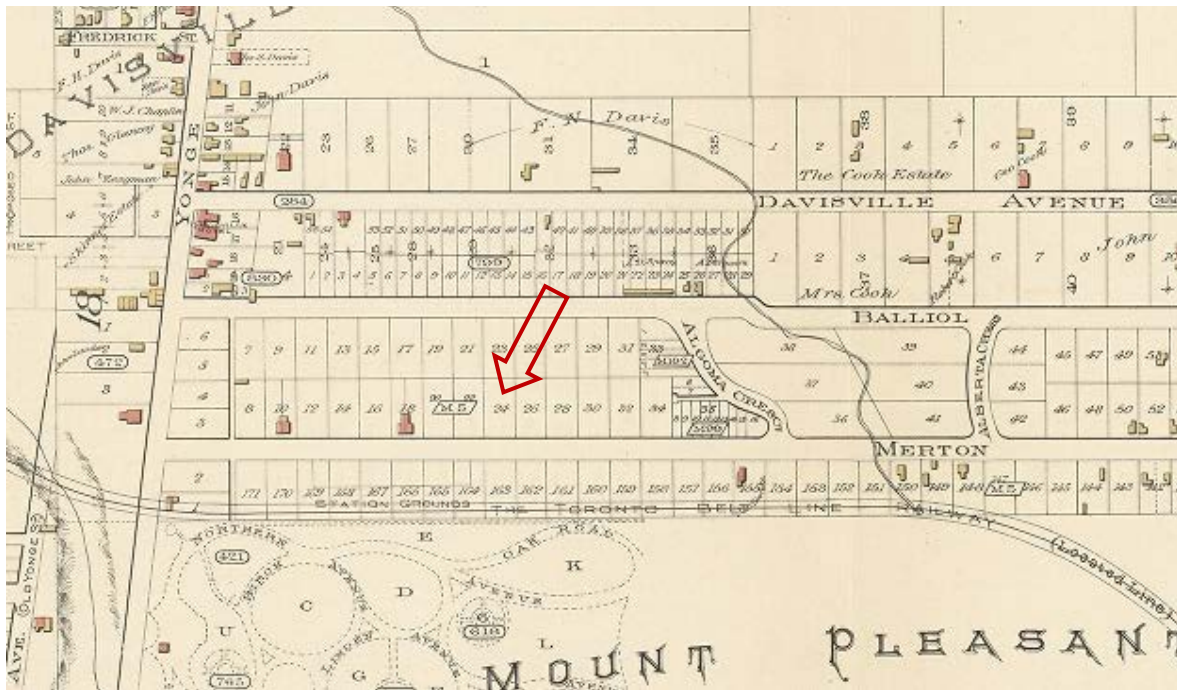


2. Miles & Co., *Illustrated Historical Atlas of the County of York*, (detail), 1878: showing Davisville, to the east of Yonge Street, with its post office, the school (next to 'J.R. Davis'), and the property marked A. J. Davis where the pottery was located. Nb: the school fronts onto a road now known as Davisville Avenue. (Ng)

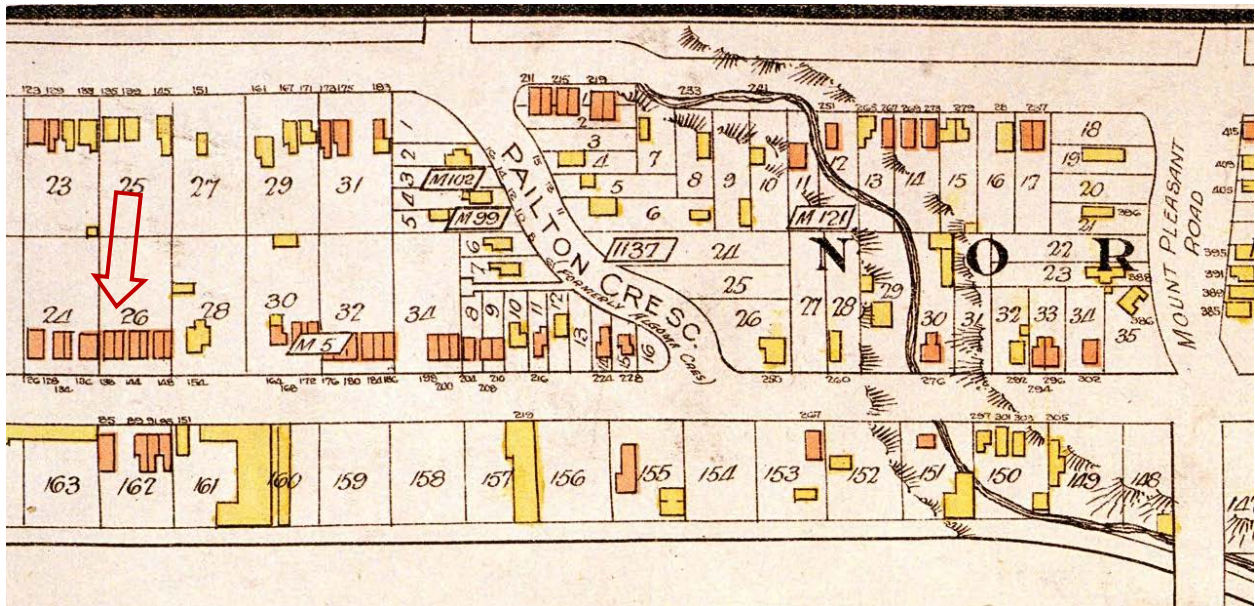


3. Goad's *Atlas*, 1884 (detail): showing the southern half of Lot 18 owned by Joseph (Stanley) Davis. (CTA)





4. Goad's *Atlas*, 1890 (detail): showing the 'M5' subdivision of the Joseph Stanley Davis property and the creation of Balliol and Merton Streets, the layout of Algoma Crescent (now known as Pailton Crescent) parallel to the course of Mud Creek to the east and the Toronto Beltline running along the edge of the properties on the south side of Merton Street north of Mount Pleasant Cemetery (CTA)



5. Goad's *Atlas*, 1924 showing the development on the north side of Merton Street which is primarily houses of mixed types and on the south side primarily industrial properties. (CTA)





6. Merton Street, north side, east of 140 Merton Street: showing the 1950s-1960s low-rise buildings on Merton Street, west of Pailton Crescent (HPS, 2016)

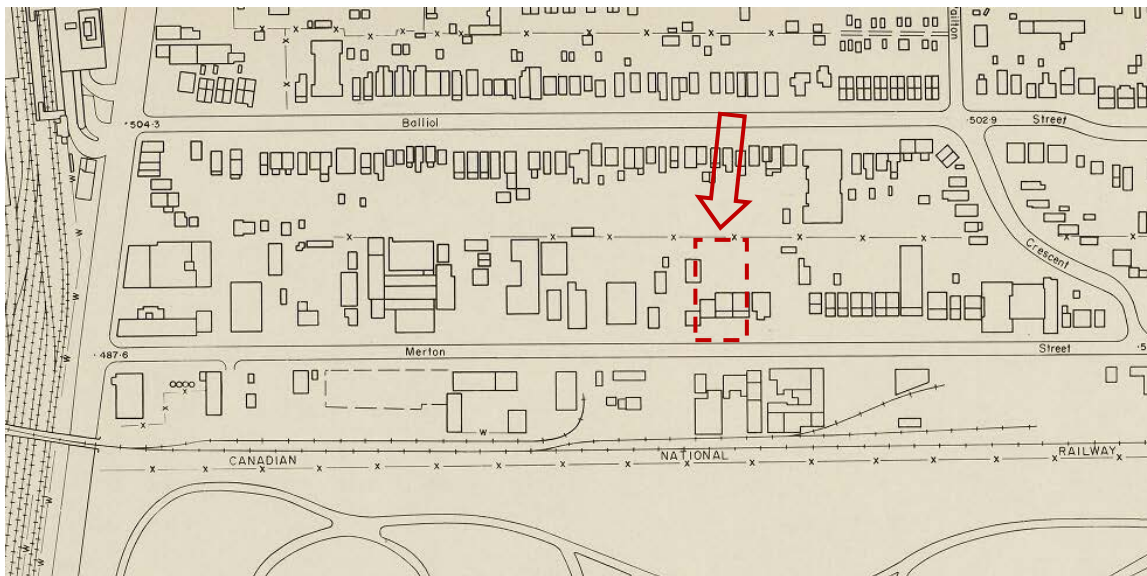


7. Merton Street, north side, east of 140 Merton Street: showing low-rise buildings (HPS, 2016)





8. Merton Street, south side opposite 140 Merton Street: showing c. 1980s mid-rise buildings responding to low-rise context (HPS, 2016)



9. *City of Toronto Planning Board Atlas*, Sheet 29, Part D, based on aerial photography from April 1959 Drawing 1960, (detail): showing the primarily industrial and commercial development of Merton Street, the CNR railway line with its sidings providing access to various properties. Note also the completed Yonge subway line at the west end of Merton Street and a portion of the Davisville subway station. The dashed rectangle indicates Lot 26 and the buildings on the property when it was acquired by the War Amps (CTA)



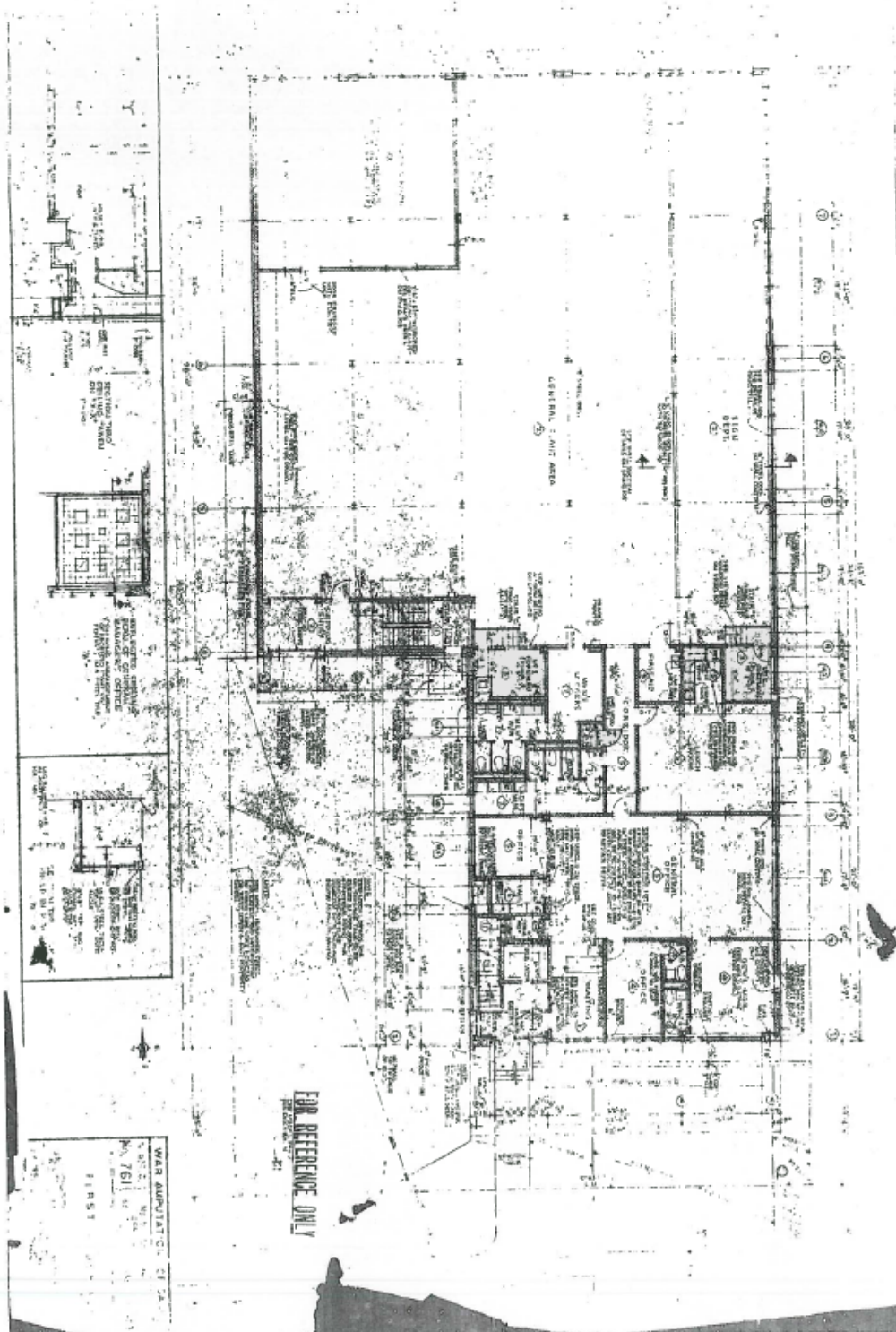


10. 140 Merton Street: photograph showing the principal (south) elevation and the west side of the property. At the rear of the property, the 1985 infill addition at the second floor level can be detected with the different coloured brick (HPS, 2016)



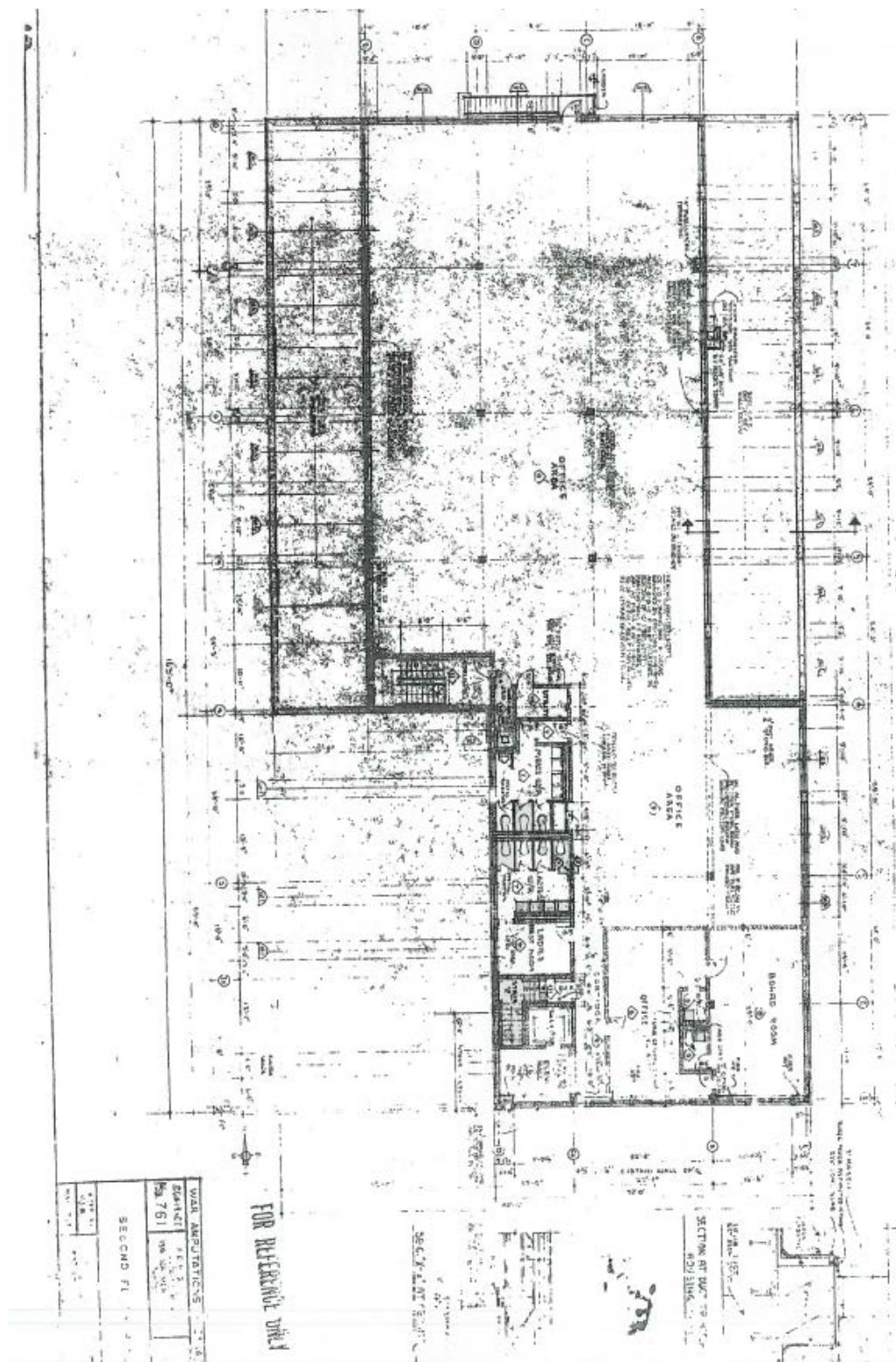
11. 140 Merton Street: photograph showing the principal (south) elevation and the east side of the property. Note at the rear of the original building, the second-storey addition constructed in 1985 indicated by the different coloured brick, as well as the single-storey addition, at the rear of the parking lot completed in 1973. (HPS, 2016)





13. First Floor Plan, 140 Merton Street, Building Permit 55163, 1959. The L-shaped plan shows that the entrance lobby, stairs, elevator, general offices, lunchroom and washrooms were accommodated in the narrow building at the front of the site with the key tag manufacturing located in the wider foot of the 'L' at the rear of the site which featured a steel structure to enable the continuous open space.  
(City of Toronto, Building Records)





14. Second Floor Plan, 140 Merton Street, Building Permit 55163, 1959, showing: the accommodation for an office leading to the boardroom located at the front of the building with continuous open office area behind. As on the first floor the washrooms are located in the front of the building on the west side. Note that the rear of the building is set in on both the east and west sides. (City of Toronto, Building Records)





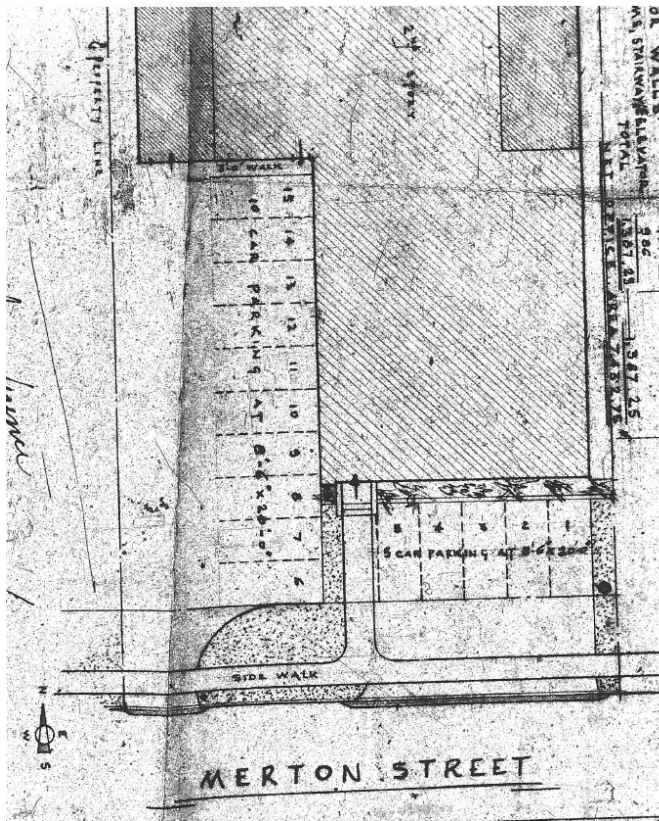
15. East elevation showing the office windows (left). The ground floor windows were likely replaced in 1973 as they match those of the warehouse extension (to the right). The pattern of mullions and lower opening sections corresponds to the front, south elevation, curtain wall. The windows at both levels, while maintaining the original pattern are new glazing systems (HPS, 2017)



16. Side (west) and principal (south) elevations: showing the west elevation with its steel windows for a ground floor office and washrooms (smaller). The ground floor window, and that viewed in the upper corner represent typical glazing system of the east, west and north elevations with opening systems at the top and bottom of the window to provide a variety of options to enhance comfort and cross ventilation. (HPS, 2017)



17. Interior on the east side of the second floor showing the original external wall (at the right) of the narrower upper floor prior to the extension (centre and left) in 1985.



18. Site Plan Layout of Landscaping and Parking, Building Permit 55163, 1959: showing the walkway and steps to the main entrance, the planter along the south, front elevation, the area designed for grass and the allocation for 5 parking spaces along the south elevation and an additional ten spaces along the west elevation. Note the darker hatching on the rear part of the building indicating the inset second level (City of Toronto, Building Records)

19. 140 Merton Street: showing the sign indicating the parking space is reserved for War Amps adjacent to the main walkway at the front of the building. (HPS, 2017)





20. Principal (south) elevation and side (west) elevation (HPS, 2016)



21. Entry at 140 Merton Street, viewed from the west: showing the granite steps flanked by polished black granite base for the balustrade and the door frame with later ramp handrails to the right in black hollow metal tubing and the curtain wall details with the opening sections (HPS, 2017)





22. Entry at 140 Merton Street, as seen from the east: showing the details of the entrance and the fluted pier (HPS, 2016)



23. Interior views of typical steel section windows with brass openers (HPS, 2017)



24. Entry Stairs in lobby adjacent to elevator showing: green terrazzo treads and balustrade trimmed in wood with a handrail similar to the exterior stairs (HPS, 2017)





25. Merton Street: showing the context of varying scales and typologies (HPS 2017)



26. Merton Street: showing the context of varying scales and typologies (HPS 2017)



27. Merton Street: showing the context of varying set-backs, scales and typologies with a mix of high and low-rise combinations built over 40-50 years (HPS 2017)