

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 505 Balliol Street

Date: January 25, 2018

To: Toronto City Council

From: Acting Chief Planner and Executive Director

Wards: Ward 22 - St. Paul's

SUMMARY

This report recommends that Toronto City Council state its intention to designate the property at 505 Balliol Street under Part IV, Section 29 of the Ontario Heritage Act and include the property on the City of Toronto's Heritage Register.

The property, located on the south side of Balliol Street between Mount Pleasant Road and Bayview Avenue in the Davisville neighbourhood contains the Page House and Grocery Store, a classic, one-and-a-half storey, 19th-century Ontario house, completed by 1889 and adapted to function as a neighbourhood store from 1924-1951.

Following research and evaluation it has been determined that the property at 505 Balliol 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.

The current owner of the property at 505 Balliol Street has applied for permits to demolish the existing single family dwelling and construct a new, two-storey single family dwelling on the property.

Properties on the Heritage Register will be conserved and maintained in accordance with Official Plan Heritage Policies. Designation enables City Council to review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

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

1. City Council include the property at 505 Balliol Street on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 505 Balliol Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 505 Balliol Street (Reasons for Designation) attached as Attachment 3 to the report (January 25, 2018) from the Acting 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 designation 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.

FINANCIAL IMPACT

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

DECISION HISTORY

On July 21, 2012, City Council established the Midtown Planning Group to create a proactive and comprehensive strategy for planning initiatives in the Yonge-Eglinton area. The Midtown Planning Group consists of the three local councillors for Wards 16, 22 and 25, representatives of local residents' associations and Business Improvement Areas, local citizens and City staff from North York and Toronto and East York Districts. A map showing the Midtown in Focus Study Area is attached (Attachment 1).
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG16.17>

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>

At its meeting of February 22, 2017, the Toronto and East York Community Council directed the Senior Manager, Heritage Preservation Services to report back to the

Toronto and East York Community Council on the possibility of designating the building at 505 Balliol Street under Part IV, Section 29 of the Ontario Heritage Act.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE22.101>

COMMENTS

Midtown in Focus: Cultural Heritage Resource Assessment (CHRA)

Midtown in Focus, an inter-divisional initiative led by City Planning, is a response to the rapid intensification and change underway in parts of the Yonge-Eglinton Secondary Plan area. The study seeks to ensure that growth positively contributes to the vitality and quality of life in one of Toronto's most dynamic neighbourhoods.

In September 2015, City staff along with its consultants Taylor Hazel Architects and Timmins Martelle Heritage Consultants, initiated the CHRA, a comprehensive assessment and documentation of cultural heritage resources, including built heritage, cultural heritage landscapes and archaeological resources, in the Apartment Neighbourhoods and Mixed-Use Areas within the Midtown in Focus Study Area.

The CHRA is informing the development of planning policies and guidelines for the Midtown planning area and it provides data and analysis to support the inclusion of heritage properties on the City's Heritage Register. It includes a historical overview for Midtown, provides a Stage I archaeological assessment and, applying provincial criteria, identifies potential cultural heritage resources for the Heritage Register, including individual properties, Heritage Conservation Districts, and Cultural Heritage Landscapes.

The CHRA was completed in April 2017. The CHRA identified the combined residential/local grocery-type building at 505 Balliol Street as being of potential cultural heritage value or interest.

The final conclusions of the CHRA had been preceded by a motion from Toronto and East York Community Council in February of 2017 directing the Senior Manager, Heritage Preservation Services to report back to the Toronto and East York Community Council on the possibility of designating the building at 505 Balliol Street under Part IV, Section 29 of the Ontario Heritage Act.

City Staff conducted an evaluation and analysis subsequent to applications for demolition and redevelopment of the property being filed with Toronto Building and the results are described in this report.

A location map (Attachment 1) and photographs (Attachment 2) are attached. Staff have completed the Research and Evaluation Report (Attachment 4) for the property at 505 Balliol 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 Page House and Grocery Store at 505 Balliol Street has cultural heritage value as a representative of the classic 19th-century Ontario house that is associated with the historical development of Davisville and the Davis family. Contextually the building contributes to the historic character of Balliol Street maintaining a physical link to its nineteenth century origins and subsequent early 20th century growth as a residential neighbourhood in which the house-turned-grocery-store served as a local amenity.

The Statement of Significance (Attachment 3) for 505 Balliol Street comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act.

CONTACT

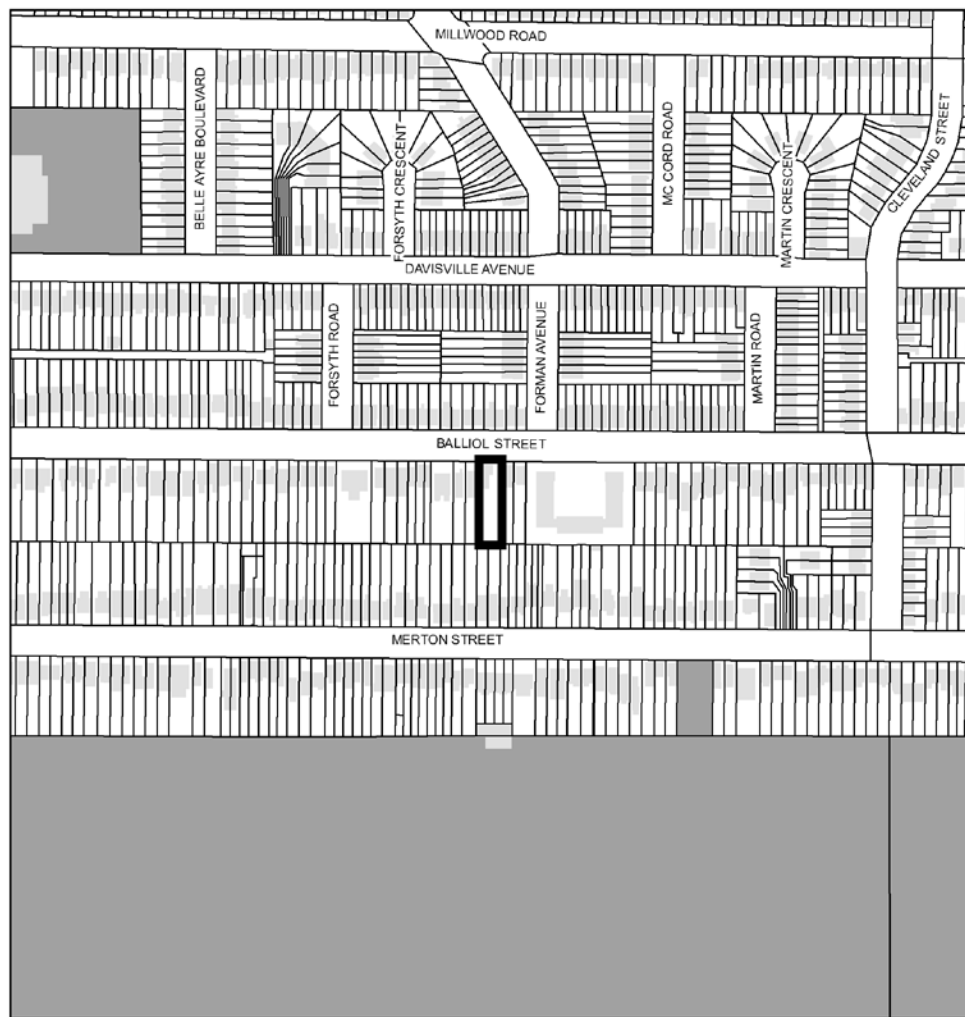
Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Preservation Services
Tel: 416-338-1079; Fax: 416-392-1973
Email: Mary.MacDonald@toronto.ca

SIGNATURE

Gregg Lintern, MCIP, RPP
Acting Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

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



 **TORONTO**
Study Area

505 Balliol Street



Not to Scale
1/23/2018

This location map is for information purposes only; the exact boundaries of the properties are not shown. The rectangle marks the site of the property at 505 Balliol Street.



Photograph of the principal (north) elevation of the Page House and Grocery Store at 505 Balliol Street (Heritage Preservation Services (HPS), 2017)



Photograph showing the principal (north) elevation and side (east) elevation of 505 Balliol Street (HPS, 2017)

The property at 505 Balliol Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Located on the south side of the street between Mount Pleasant Road and Bayview Avenue in the Davisville neighbourhood, the property at 505 Balliol Street contains the Page House and Grocery Store, a one-and-a-half storey, gable-roofed structure completed by 1889 and adapted to function as a neighbourhood store from 1924-1951. The property at 505 Balliol Street was identified as having potential heritage value in the "Midtown in Focus: Cultural Heritage Resource Assessment (2017)."

Statement of Cultural Heritage Value

The Page House and Grocery Store has design value as a representative example of the classic 19th-century Ontario house which comprised a one-and-a-half storey gable-roofed building with a dormer gable and entrance centred on the principle elevation. It is also valued for the adaptation of the house to include a local neighbourhood grocery store at ground floor which is indicated by the later addition of the two large, bay windows on the principal elevation.

As one of the earliest and rare surviving 1880s houses on Balliol Street, the Page House and Grocery Store has historical value for its association with the Page family who occupied the house for over 75 years. It is valued for its association with the Davis family, the historic evolution of the Davisville neighbourhood and the late 19th century subdivision which included the creation of Balliol and Merton streets. It is also valued as it represents a pattern of urban living which evolved in the late-19th century and continued beyond the mid-20th century that relied on the small neighbourhood grocery store on a residential side street, accessible by foot, a common type across the City of Toronto, now increasingly rare.

Contextually the property at 505 Balliol Street supports the remaining historic character of Balliol Street as it developed as a residential street in the late 19th century. In its scale, form and details, the building maintains the link with the original 19th century character of the first houses on the street, the majority of which have been demolished and replaced. In its transformation as a local convenience store, serving the adjacent community connected by the streets perpendicular to Balliol, Forsyth Road, Forman Avenue, Martin Road and Cleveland Street, it is historically and functionally linked to the final development of the Davisville neighbourhood in the early 20th century. As a local community amenity, with its distinctive form and proximity to the street edge, the property is a local landmark.

Heritage Attributes

The heritage attributes of the building at 505 Balliol Street are:

- The setback, placement and orientation of the building on the south side of Balliol Street between Mount Pleasant Road and Bayview Avenue
- The scale, form and massing of the one-and-a-half storey house-form building with its gable roof and gable dormer - this includes the front gable-roofed volume of the house
- The principal (north) elevation with its central door flanked by two symmetrical windows with a central gable dormer above
- The windows on the principal (north) elevation including the two bay windows and their upper lights and the round-headed dormer window with its one-over-one double-hung sash.
- The projecting hipped roof which links the two bay windows together.
- The two-over-two double-hung sash window on the second floor of the side (west) elevation
- The two-over-two double-hung sash window on the second floor of the side (east) elevation
- Original exterior building cladding
- The brick chimney on the east elevation

NOTE: The rear south elevation and the rear wing, all porches and decks are not included in the attributes.

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



PAGE HOUSE AND GROCERY STORE
505 BALLIOL STREET

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

January 2018

1. DESCRIPTION



Above: South side of Balliol Street looking west showing the characteristic context of Balliol which combines recent single family dwellings with early 20th century dwellings. The Page House and Grocery Store at 505 Balliol Street is one of two known to remain from the late-19th century.

(Heritage Preservation Services [HPS], 2017)

Cover: Page House, 505 Balliol Street, principal (north) elevation (HPS 2017)

| 505 Balliol Street | |
|-------------------------------|--|
| ADDRESS | 505 Balliol Street |
| WARD | 22 |
| LEGAL DESCRIPTION | PLAN M5 PT LOT 75 |
| NEIGHBOURHOOD/COMMUNITY | Davisville |
| HISTORICAL NAME | Page House |
| CONSTRUCTION DATE | c1889 |
| ORIGINAL OWNER | Stephen Page |
| ORIGINAL USE | Residential |
| CURRENT USE* | Residential |
| ARCHITECT/BUILDER/DESIGNER | n/a |
| DESIGN/CONSTRUCTION/MATERIALS | Brick cladding and siding |
| ARCHITECTURAL STYLE | Ontario House |
| ADDITIONS/ALTERATIONS | Rear additions |
| CRITERIA | Design, Associative and Contextual |
| HERITAGE STATUS | n/a |
| RECORDER | Heritage Preservation Services: Marybeth McTeague |
| REPORT DATE | January 2018 |

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 505 Balliol Street, and applies the evaluation criteria which determine that it merits designation under Part IV, Section 29 of the Ontario Heritage Act.

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 |
| 1885-88 | Joseph Stanley Davis subdivides the southern half of Lot 18 with Plan M5 which includes the creation of Merton and Balliol Streets |
| 1889-90 | Davisville and Eglinton merge to become the Village, and then, the Town of North Toronto |
| 1890 | Goad's Atlas shows Lot 75 subdivided with a house built on each half of the lot. The Stephen Page house is shown on the west side of the lot on the property now known as 505 Balliol Street ¹ |
| 1890 | The Assessment Rolls for North Toronto record Stephen Page as living on Balliol Street on half of Lot 75, Plan M5 |
| 1908 | This is the last year that Stephen Page is recorded as living at 505 Balliol Street |
| 1909 | The Assessment Rolls record John S. Page as the owner of the property at 505 Balliol Street |
| 1910 | John S. Page lives at 505 Balliol Street |
| 1916-1923 | John S. Page continues to live at 505 Balliol Street and works as a clerk at C&B Davis, the shop and post office at the north-east corner of Yonge Street and Davisville Avenue |
| 1924 | John S. Page opens a grocery business at 505 Balliol Street |
| 1951 | Last year recording the grocery business at Balliol Street |
| 1952 | John S. Page is recorded as living at 505 Balliol but there is no mention of a grocery business |
| 1959 | This is the last year John S. Page is recorded at the property |
| 1960-1964 | Mrs. Ida Page is listed as living at 505 Balliol Street |

ii. HISTORICAL BACKGROUND

Davisville Neighbourhood

The property at 505 Balliol Street is located in the Davisville neighbourhood which was historically centred on the intersection of Yonge Street and Davisville Avenue. (*Images 1-2*) 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. In 1845 Davis 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

¹ Please note, from 1890 until 1914, the property now known as 505 Balliol Street was known as 297 Balliol Street. In 1915 the street number for the property was changed to 505. To avoid confusion, the property will always be referred to as 505 Balliol in this report.

renaming it the Davis Pottery.² By 1851 Davis had established the Davisville Methodist Church, became the local Post Office Master and in 1860 donated land for York County School Section 7 serving as a trustee for 25 years. One of Davis's sons, Joseph Stanley, became the mayor of North Toronto also serving as a councillor. In the early 1890s, Davis's grandsons, John J. and Charles R. Davis opened a grocery store at the north-east corner of Yonge Street and Davisville Avenue, where it currently survives as a Starbucks.

In 1889 Davisville and Eglinton were incorporated as the Village of North Toronto which then became a town in 1890. North Toronto extended as far south as the upper border of the Mount Pleasant Cemetery. Joseph Stanley Davis owned the southern half of Lot 18, which extended along the cemetery border between Yonge Street and Bayview Avenue. *(Image 3)* Circa 1885, Davis had subdivided the property under Plan M creating two streets named Balliol and Merton, apparently after the Oxford Colleges³ which connected Yonge Street with Bayview Avenue. The block of land between Merton and Balliol streets was subdivided by a street named Alberta Crescent, which later became an extension of Mount Pleasant Road. *(Image 4)*

Stephen and John S. Page

The property at 505 Balliol Street is located towards the eastern end of the street, midway between Mount Pleasant Road and Bayview Avenue. Assessment records for the property indicate that by 1890 Stephen Page (born c. 1835) owned and was living on the west half of Lot 75, Plan M5 on Balliol Street.⁴ Goad's Atlas of 1890 shows the building indicating it was likely completed as early as 1889 if not earlier. *(Image 5)* He was 55 years old, listed his occupation as gardener and had 8 other persons in his family.⁵ During his period of ownership which lasted until 1909, Charles Page, John Page and Stephen Page Jr. were also recorded in the city directories as living with Stephen Page.

By 1909, John S. Page (1880-1959) was recorded in the assessment rolls as the owner of the property and John Page (b. c. 1871) is also noted as living at 505 Balliol Street. John Page was a clerk and John S. Page was a driver at C. & B. Davis. The C. & B. Davis store was located at the original Davis family store and post office at the corner of Yonge Street and Davisville Avenue which was the heart of the Davisville neighbourhood. In 1916, John S. Page was noted as a clerk at C. & B. Davis. John Page was no longer recorded in the directories.

In 1924, John S. Page opened the grocery store at his own house at 505 Balliol Street. Between 1913 and 1924 Mount Pleasant Road and Cleveland Street were completed connecting with Merton Street to the south. *(Images 6-7)* Forsyth Road, Forman

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

³ Ritchie, p. 98.

⁴ In the previous year, 1889, the Assessment Rolls for York Township indicate that Stephen Page was living on Merton Street.

⁵ Assessment Rolls for North Toronto, 1890, Entry 764. Please note, while it is known that the house was constructed as early as 1890, further research may indicate that it has an earlier date, possibly as early as the 1885. Although in 1889 Page is recorded as living on an unidentified Lot in Plan M on Merton Street, another owner may have occupied the house at 505 Balliol Street before the Page family but not likely before 1885, the earliest date of the Plan M subdivision.

Avenue and Martin Road all of which ran north from Balliol Street connected to Davisville Avenue and the area accessed by these streets. With the Davis store a twenty-minute walk away, the house at 505 Balliol was ideally located to be a local grocery store accessed by these adjacent streets. John S. Page had the experience working at C. & B. Davis for 8 years as a clerk prior to opening his own business.

Page continued operating his grocery store at least until 1951. This is the last year that it was recorded as a grocery store in the city directories. Page lived at 505 Balliol Street until 1959. In 1960 Mrs. Ida Page is recorded as living on the property. Ida Page, a former school teacher and widow of William J. Page was an executor of John S. Page's estate. She lived at 505 Balliol Street until 1964. In 1965, for the first time in over 75 years the house was owned and occupied by someone other than a Page family member.

A local resident, James Weekes, who grew up in the neighbourhood in the 1960s and 1970s, remembers seeing Coca Cola signs in the upper parts of the grocery store's bay windows.⁶ When he visited the house during a North Toronto Historical Society Walk in 1976-77 he recalls a stove in the interior that could be moved between the kitchen and the summer kitchen representing a characteristic pattern of use originating in 19th century Ontario and resulting in many T-shaped or L-shaped house plans, with the summer kitchen located in the rear to keep the main body of the house cooler.

iii. ARCHITECTURAL DESCRIPTION

The Page House and Grocery Store, located at 505 Balliol Street, represents in its massing and details the archetypal Ontario house, built on farms as well in cities and towns throughout the 19th century. (*Images 8-11*) As shown on Goad's Atlas of 1890, the building was designed with a stepped L-shaped plan with one arm of the L facing the street and the rear arm aligned closely with the western boundary of the west half of Lots 75. This allowed a wide space on the east side of the lot for vehicle access to the rear outbuilding. The L provided a sheltered open space adjacent to the house which faced this access route.

The house is one-and-half storeys with intersecting gable roofs. The principle (north) elevation facing Balliol Street features the traditional symmetry of a central door flanked by windows to either side and above the door a steeply pitched dormer gable with a circular-headed window. The steep pitch of the dormer gable with its acute angle and the round-headed window are variations on the basic house form and indicate the later c.1880s date of the building. The two front bay windows, whose size indicates a possible change of use from the original residential function, are most probably later additions that were added when the property was adopted as a grocery store in 1924. They are capped with a projecting hipped roof which extends between them providing a covered entry for the main door.

The side and rear elevations are less formal, lacking the symmetry of the principal street elevation and being more attuned to the requirements of use. On the west elevation is

⁶ James Weekes, emails January 10,11, 23, 2018

a characteristic mid-late 19th century "two-over-two" double-hung sash window in the upper storey gable and at the first floor level, a smaller rectangular window and a covered side entrance, likely not original to the house. The east elevation features a small rectangular window adjacent to the brick chimney at the ground floor and a similar upper level, double-hung sash window in the gable. The rest of the elevations appear to represent later changes. The rear wing features a covered entrance on the east elevation and exterior access to the basement. The south elevation of the wing has a large "picture window" on the first floor that looks like it was added c 1960 and a covered verandah with an upper level deck with second storey access.

Since being completed the building has been over-clad in a vinyl siding. However to either side of the main entrance between the two bay windows, red brick remains unclad and visible. The chimney is also clad in a similar red brick. This red brick may be the original cladding material and perhaps beneath the vinyl siding, brick still clads the entire building. Goad's Atlas, however, indicated that the building was originally a wood clad structure from 1890-1924.

Stylistically the building represents "the typical Ontario house, a storey-and-a-half affair, gable-roofed....The upper storey is often visible only in the end walls."⁷ The popularity of this house type was "due to a peculiarity of Upper Canada taxation. An act of the legislature in 1807 classified houses for taxing purposes according to the number of storeys, as well as the material of which it was constructed and the number of fireplaces it contained. The act 'served to increase the popularity of the storey-and-a-half house and to make it the usual type of farm dwelling in this province' [and a type to vie with two-storey houses in villages and towns]."⁸ This house type invariably had a centrally located window introduced in the middle of the gable roof to light the stair hall. At the Stephen Page house this was incorporated in the gable dormer and emphasized this focal point with a round-headed window opening adding to the understated charm of this building and its uniqueness on Balliol Street.

iv. CONTEXT

The Page House and Grocery Store is located on the south side of Balliol Street between Mount Pleasant Road and Bayview Avenue. Along the length of Balliol stretch a variety of houses of different periods from the early 20th century to the early 21st century and different housing typologies including single family homes, semi-detached, low-rise apartment block and townhouses. (*Images 12-14*) Almost nothing remains of the late 19th century when the street was originally laid out and this part of Davisville began to develop. There had been other one-and-a-half storey Ontario houses, but now there remains only one other at 387 Balliol Street. (*Image 15*) Known as the James Mullins House, this house also appears on Goad's Map of 1890 and has been listed on the City's Heritage Register.

In contrast to the surrounding residential buildings, in its more diminutive scale, greater proximity to the street and with its unusual bay windows signalling its later non-

⁷ Greenhill, ('Houses', 9th page.)

⁸ Op. cit., 10th page of 'Houses' section.

residential function, the Page House and Grocery Store speak of another time and way of life. Within proximity of the other cross streets, Forsyth Road, Forman Avenue, Martin Road and Cleveland Street, the building was, before the reliance on cars for shopping, a local community hub and neighbourhood destination.

3. EVALUATION CHECKLIST

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

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

The Page House and Grocery Store has design value as a representative example of the classic 19th-century Ontario house which comprised a one-and-a-half storey gable-roofed building with a dormer gable and entrance centred on the principle elevation. It is also valued for the inclusion of two large, bay windows on the principal elevation which reflect the house's adaptation in 1924 as local grocery store.

| 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 | N/A |

As one of the earliest and rare surviving 1880s houses on Balliol Street, the Page House and Grocery Store has historical value for its association with the Page family who occupied the house for over 75 years and created a local community amenity. It is valued for its association with the Davis family, the historic evolution of the Davisville neighbourhood and the late 19th century subdivision which included the creation of Balliol and Merton streets. It is also valued as it represents a pattern of urban living which evolved in the late 19th century and continued beyond the mid-20th century that relied on the small neighbourhood grocery store on a residential side street, accessible by foot, a common type across the City of Toronto, now increasingly rare.

| 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 | X |

Contextually, the property at 505 Balliol Street supports the remaining historic character of Balliol Street as it developed as a residential street in the late 19th century. In its scale, form and details, the building maintains the link with the original 19th century character of the first houses on the street, the majority of which have been demolished and replaced. In its transformation as a local convenience store, serving the adjacent community connected by the streets perpendicular to Balliol, Forsyth Road, Forman Avenue, Martin Road and Cleveland Street, it is historically and functionally linked to the final development of the neighbourhood in the early 20th century. As a local community amenity, with its distinctive form and proximity to the street edge, it may be considered to be a landmark.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 505 Balliol Street has design, associative and contextual values.

The Page House and Grocery Store at 505 Balliol Street has cultural heritage value as a representative of the classic 19th-century Ontario house that is associated with the historical development of Davisville and the Davis family which is reflected in its later use as a local grocery store. Contextually the building contributes to the historical character of Balliol Street and the adjacent Davisville neighbourhood maintaining a physical link to its nineteenth century origins and subsequent early 20th century growth as a neighbourhood.

5. SOURCES

Archival Sources

City of Toronto Directories (City of Toronto Archives, [CTA])

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

Miles & Co. *Illustrated Historical Atlas of the County of York*. 1878.

<http://oldtorontomaps.blogspot.ca/2013/01/1878-illustrated-historical-atlas-of.html>

George R. Tremaine. *Tremaine's Map of the County of York Canada West*, 1860.

(Ng, Nathan. *Historical Maps of Toronto* web site:

<http://oldtorontomaps.blogspot.ca/2013/02/1860-tremaines-map-of-county-of-york.html>

Town of North Toronto Assessment Rolls (CTA)

Township of York Assessment Rolls (CTA)

Secondary Sources

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Brown, Ron. *Toronto's Lost Villages*. 1997.

Downing, A. J. *The Architecture of Country Houses*. 1850, reprinted 1969.

Greenhill, Ralph, Ken Macpherson and Douglas Richardson. *Ontario Towns*. 1974.

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

MacRae, Marion and Anthony Adamson. *The Ancestral Roof: Domestic Architecture of Upper Canada*. 1963.

Ng, Nathan. Historical Maps of Toronto.

<http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>

Ritchie, Don. *North Toronto*. 1992.

Taylor Hazell Architects Ltd., Midtown in Focus Cultural Heritage Resource Assessment, 2017.

6. IMAGES:

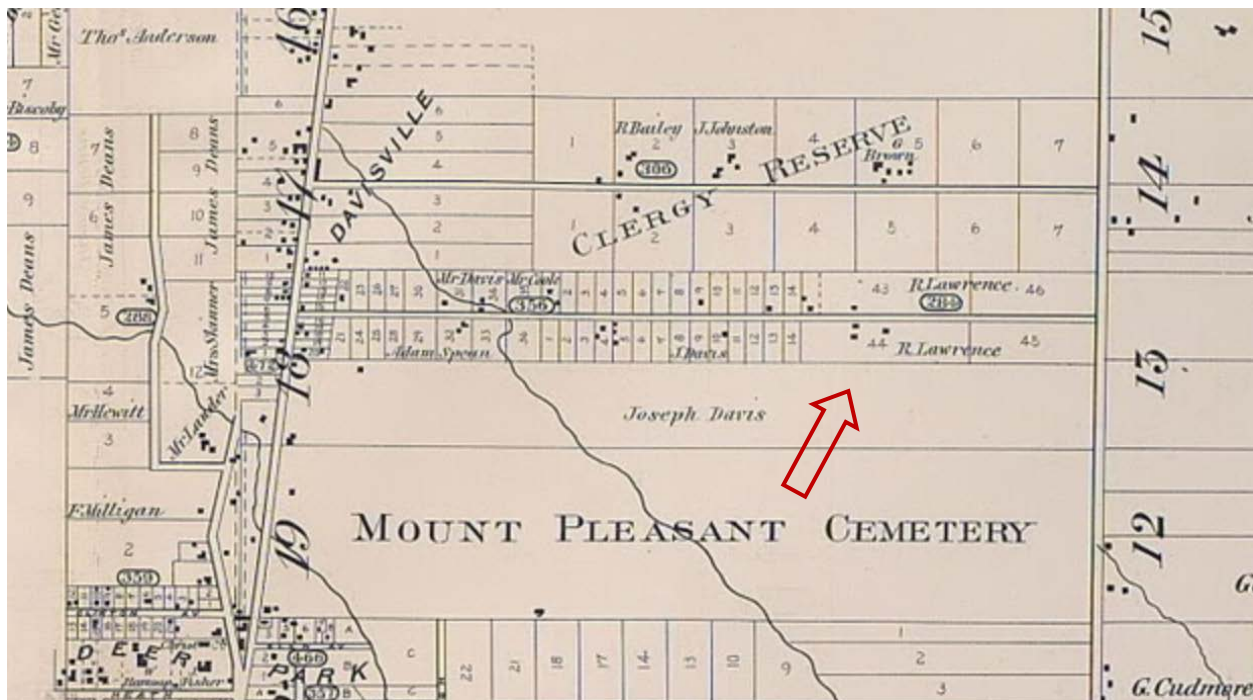
The arrows mark the location of the property at 505 Balliol Street.
Please note: all maps are oriented with north at the top, unless otherwise indicated.



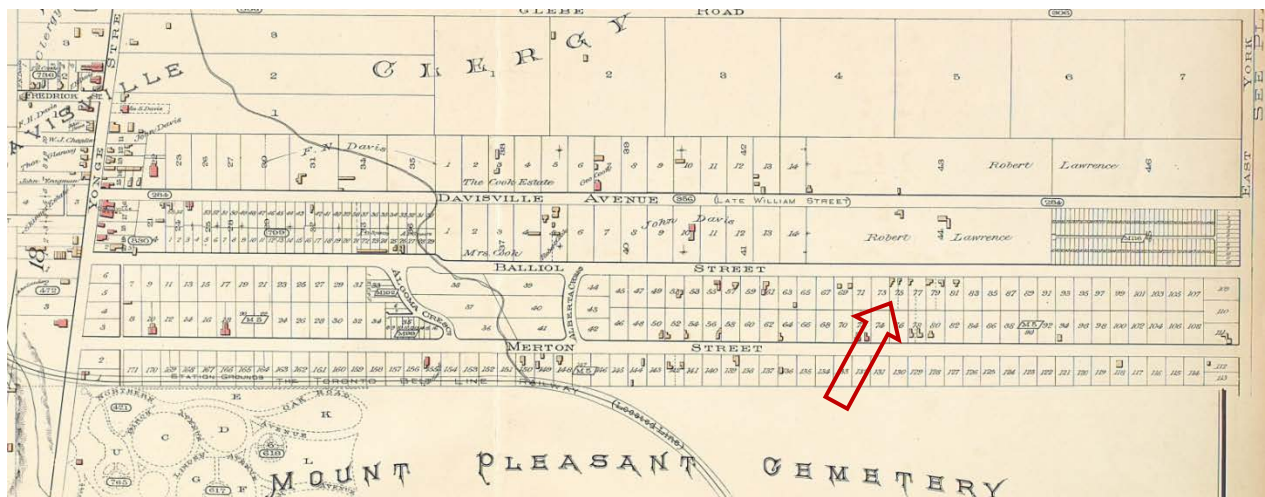
1. Showing the location of the property on Balliol Street towards the Bayview Avenue end of the street (Google Maps)



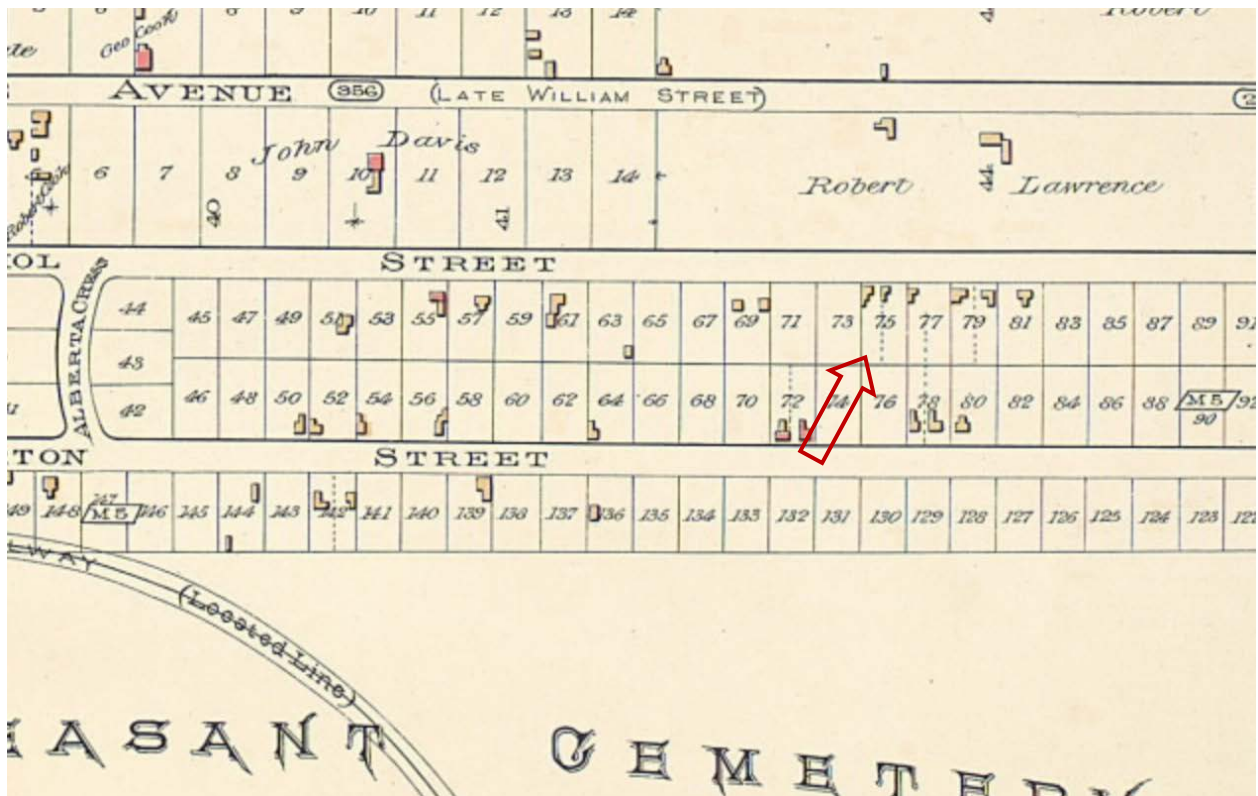
2. City of Toronto 'Inview' map of the property at 505 Balliol Street, showing the massing of the house and location and set back on the property.



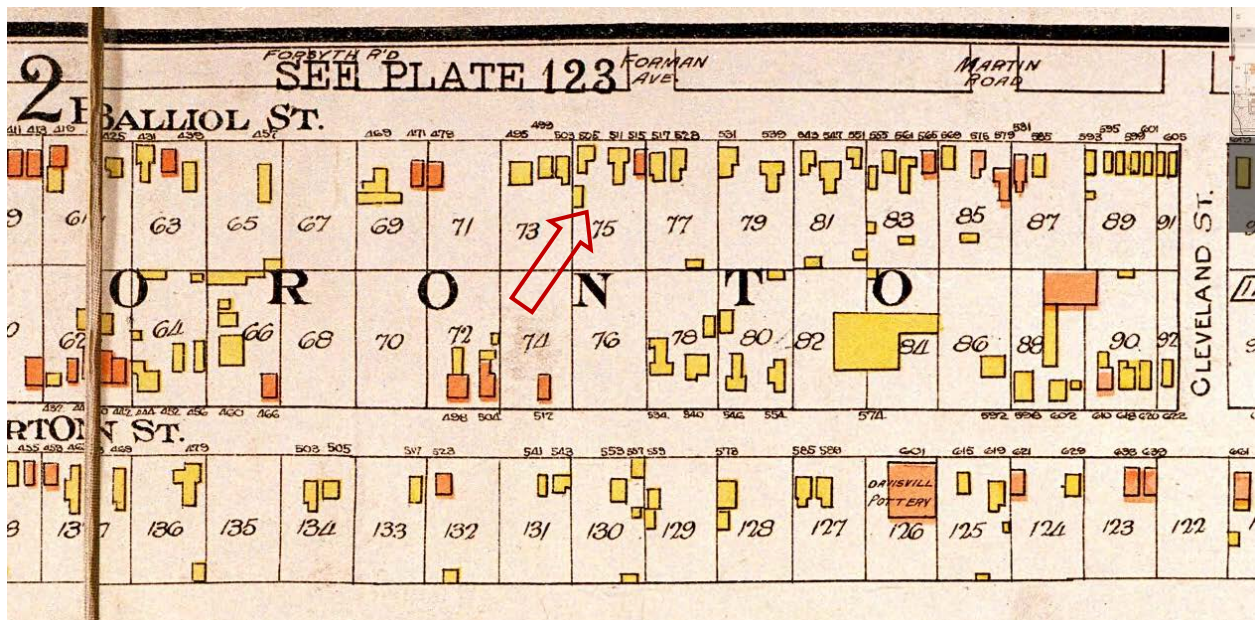
3. Goad's Atlas 1884 showing the southern half of Lot 18 owned by Joseph Davis and the approximate location of the future 505 Balliol Street (Ng)



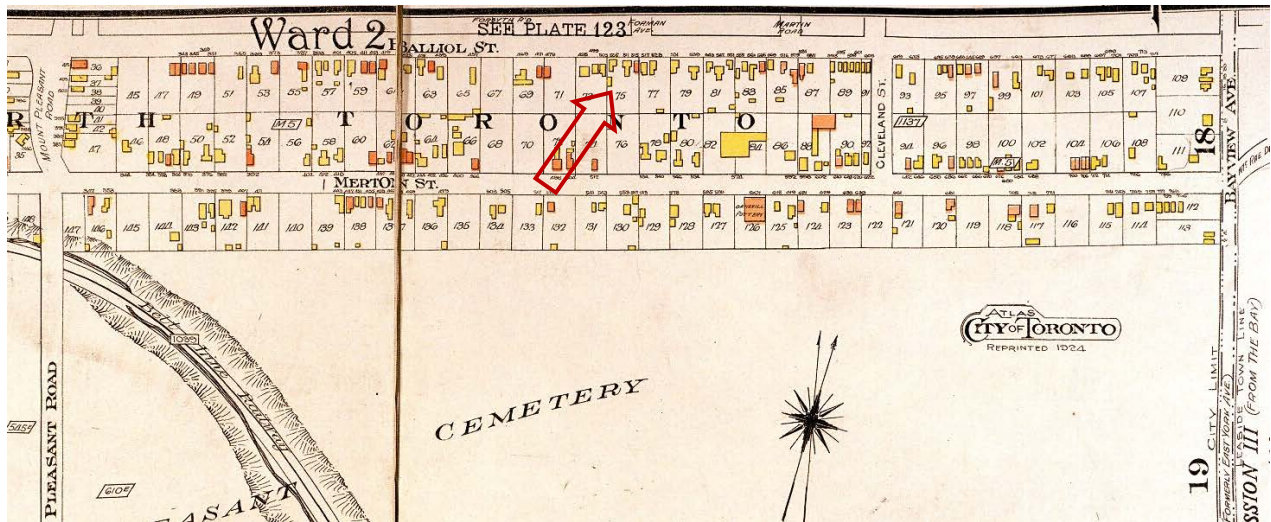
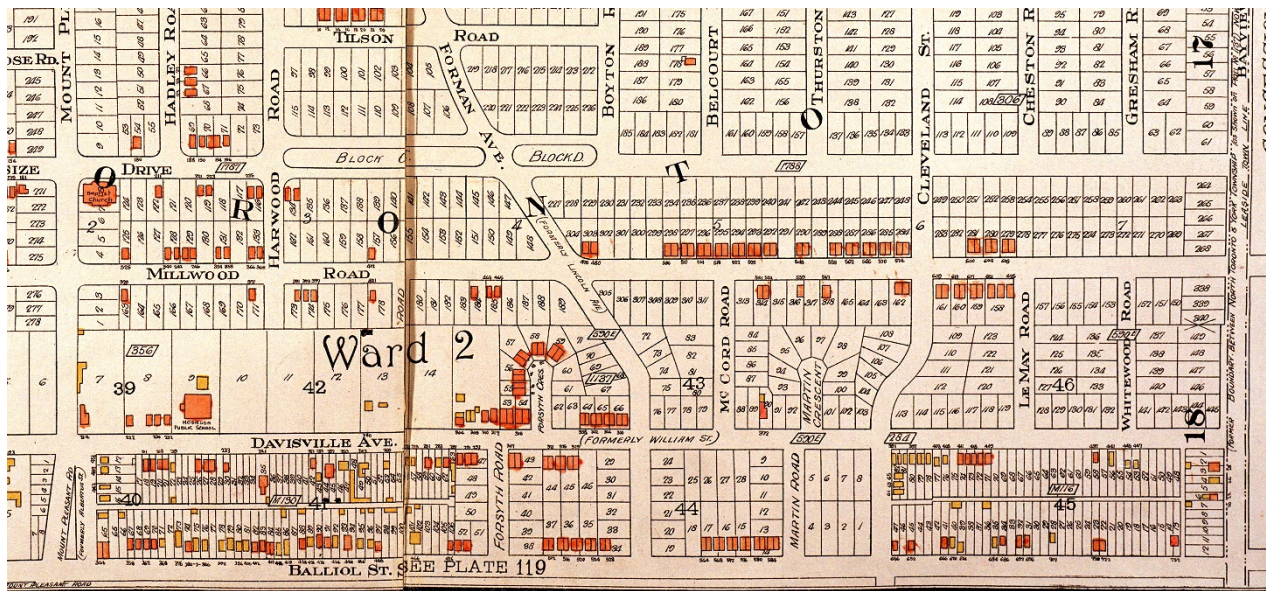
4. Goad's Atlas, 1890, detail, showing the subdivision of Lot 18 between Yonge Street and "East York Avenue" (Bayview Avenue) with Davisville Avenue, Balliol, and Merton streets. Alberta crescent linking Balliol and Merton is the future extension of Mount Pleasant Avenue.



5. Goad's Atlas, 1890 (detail) showing the Page House located on the western half of the sub-divided Lot 75. (Ng)



6. Goad's Atlas, 1924(detail): showing Lot 75, Plan M on the south side of Balliol Street divided in half. The house on the western half is 505 Balliol Street as well as the development of the surrounding lots (City of Toronto Archives, [CTA])



7. Goads Atlas 1924, Plates 119 and 123 (details) showing the location of 505 Balliol Street with the nearby north T-junctions with Forsyth Road, Forman Road, Martin Road and Cleveland Street. (CTA)



8. 505 Balliol Street, principal (north) elevation (HPS, 2017)



9. 505 Balliol Street, principal (north) and side (east) elevations (HPS, 2017)



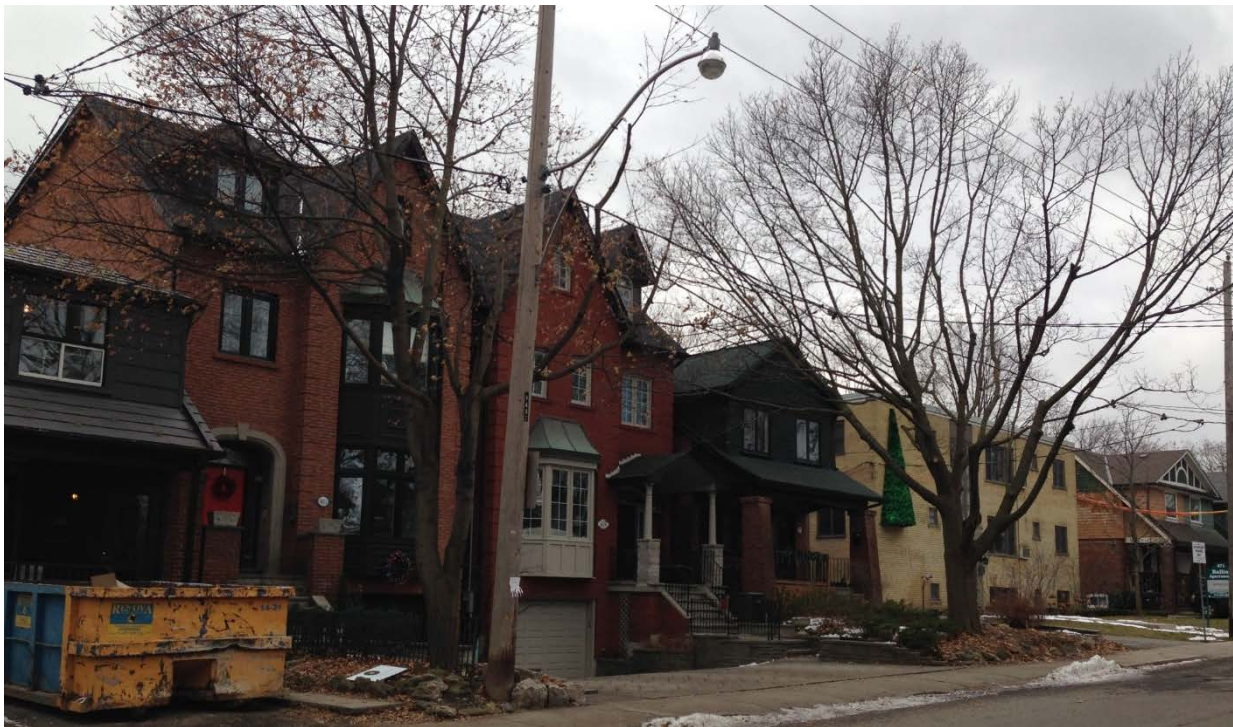
10. 505 Balliol Street showing the side (west) elevation with the later entry porch (HPS, 2017)



11. Rear, south and east elevations at 505 Balliol Street (HPS, 2017)



12. Context of the south side of Balliol looking towards the east showing the two later infill houses on either side of 505 Balliol with integrated garages and the c 1910 house at the right of the photo with its later extension at the rear. (HPS, 2017)



13. Context, south side of Balliol to the west of 505 Balliol showing the original c 1910-1920 houses with their verandahs, the c 2000 infill houses with their integrated garages and the c1940s yellow brick apartment block (HPS, 2017)



14. Context showing the north side of Balliol Street opposite 505 Balliol, showing the c1910-1920 semi-detached houses (HPS, 2017)



15. 387 Balliol Street, c 1889 representing the other example on Balliol of a one-and-a-half storey Ontario house (HPS, 2017)