

Inclusion on the City of Toronto's Heritage Register, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement – 292 Main Street

Date: March 9, 2020

To: Toronto Preservation Board
Toronto and East York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Ward 19 - Beaches-East York

SUMMARY

This report recommends that City Council include the property at 292 Main Street on the City of Toronto's Heritage Register, that Council state its Intention to Designate the property under Part IV, Section 29 of the Ontario Heritage Act, that Council approve the proposed alterations to the heritage property located within the proposed development site at 276-296 Main Street, and that Council grant authority to enter into a Heritage Easement Agreement for the subject property.

The proposed development consists of a 27-storey mixed use building, with non-residential space (retail and office) at the ground floor, and residential units above. The proposal results in the relocation of the heritage building at 292 Main Street within the property envelope, moving it primarily north and slightly east, so that it retains its relationship with Main Street.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council include the property at 292 Main Street on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 292 Main Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 292 Main Street (Reasons for Designation) attached as Attachment 5 to the report of March 9, 2020 from the Senior Manager, Heritage Planning.
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 bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
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 on the designation of the property.
6. City Council approve the alterations to the heritage property at 292 Main Street in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a 27-storey tower on the lands known municipally as 276-296 Main Street, with such alterations substantially in accordance with plans and drawings (update issued April 19, 2019) prepared by Turner Fleischer Architects, and on file with the Senior Manager, Heritage Planning; and the Heritage Impact Assessment prepared by ERA Architects Inc., (issued November 2, 2018, January 25, 2019, November 8, 2019, and February 21, 2020) and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to the following additional conditions:
 - a. That as a condition of the Local Planning Appeal Tribunal's June 26, 2019 Order for PL171473, the owner shall:
 1. Enter into a Heritage Easement Agreement with the City for the property at 292 Main Street in accordance with the plans and drawings (update issued April 19, 2019) prepared by Turner Fleischer Architects and on file with the Senior Manager, Heritage Planning, the Heritage Impact Assessment prepared by ERA Architects Inc. (issued November 2, 2018, January 25, 2019, November 8, 2019, and February 21, 2020) and in accordance with the Conservation Plan required in Recommendation 6.a.2 to the satisfaction of the Senior Manager, Heritage

Planning including registration of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment prepared by ERA Architects Inc. (issued November 2, 2018, January 25, 2019, November 8, 2019, and February 21, 2020) to the satisfaction of the Senior Manager, Heritage Planning.

3. Enter into and register on the property at 292 Main Street one or more agreements with the City pursuant to Section 37 of the Planning Act to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning, and the Senior Manager, Heritage Planning with such facilities, services and matters to be set forth in the related site specific Zoning By-law Amendment giving rise to the proposed alterations.

b. That prior to final Site Plan approval for the proposed Zoning By-law Amendment by City Council for the property located at 292 Main Street, the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 6.a.2 to the satisfaction of the Senior Manager, Heritage Planning.

2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect.

3. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Planning.

4. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning.

5. Provide full measured drawings and floor plans of both interior and exterior features with photographic documentation keyed to plans. This should include profiles of interior and exterior window framing, baseboards and all other features in addition to complete sections documenting the original/existing construction of the building.

6. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

c. That prior to the issuance of any permit for all or any part of the property 292 Main Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage buildings as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 6.a.2, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning.

2. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning to secure all work included in the approved Conservation Plan, and approved Interpretation Plan.

d. That prior to the release of the Letter of Credit required in Recommendation 6.c.2, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

7. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property at 292 Main Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

8. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 292 Main Street.

FINANCIAL IMPACT

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

DECISION HISTORY

July 8, 2014 City Council requested City Planning to undertake the Danforth Avenue Planning Study (Coxwell Avenue to Victoria Park Avenue) during the course of which the subject property was identified as having potential heritage value but was located outside the Study Area boundary.

City Council adopted this item on July 23, 2018 with amendments.
Danforth Avenue Planning Study - Coxwell Avenue to Victoria Park Avenue - City-Initiated Official Plan Amendment - Final Report:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.22>

On June 30, 2017, a Zoning By-law Amendment application was submitted to the City, proposing to develop a 30-storey (93.3 metres plus a 5 metre mechanical penthouse) mixed-use building at the lands municipally known as 286-294 Main Street. All existing structures on the site were to be demolished in this proposal.

On December 19, 2017, the Zoning By-law Amendment application was appealed to the Local Planning Appeal Tribunal due to Council's failure to render a decision within the prescribed timeframe in the Planning Act.

At its meeting on May 22, 2018, City Council adopted a Request for Directions report in respect of the original application and directed the City Solicitor and City staff to attend the LPAT in opposition of the original application and to continue negotiations with and address the issues outlined in the Request for Directions Report.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE32.22>

A settlement offer was negotiated between the City staff and the applicant, who had purchased the adjacent properties at 276-284 Main Street. This additional property has been incorporated into a revised development proposal.

City Council adopted this item on February 26, 2019 without amendments and without debate.

276-294 Main Street and 144 Stephenson Avenue - formerly 286-294 Main Street - Zoning By-law Amendment Application - Request for Directions Regarding the Local Planning Appeal Tribunal - Local Planning Appeal Tribunal Hearing

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE3.9>

BACKGROUND

Research and Evaluation

Heritage Property

292 Main Street

Following research and evaluation, it has been determined that the property at 292 Main Street meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV of the Ontario Heritage Act, which the City also applies when considering properties for inclusion on its Heritage Register.

Completed in 1887, the house at 292 Main Street represents a rare example of an Ontario Cottage style house-form building in the area. This style is evident from the form and arrangement of openings on the building's south elevation, which was once the principal elevation. At a later date, the orientation of the principal elevation shifted to the east, as evidenced today. The incorporation of many High Victorian era embellishments into the building's design is evident in the well-preserved, fine craftsmanship of its polychromatic brickwork and brick detailing which is unusual in its employment on all four elevations of the dwelling and suggests the building's visual prominence both on its lot and near the intersection of Main Street and Danforth Avenue.

The subject property is valued for its association with one of East Toronto's most significant residents, Donald George Stephenson. Stephenson was a local lumber merchant and politician and acted as the village of East Toronto's first Reeve (1888-1894). He was also a major landowner in East Toronto, having planned and being reported to have built many brick dwellings in the area in the last quarter of the 19th century, including the subject property at 292 Main Street. Stephenson likely resided at 292 Main Street before moving to his final residence at the northwest corner of Gerrard Street East and Enderby Road.

The house at 292 Main Street was one of the earliest houses completed in the Main Street and Stephenson Avenue area. The house-form building has contextual value as it supports and maintains the historic character of this portion of East Toronto. The area contains a collection of Victorian-era polychromatic brick dwellings built to house a burgeoning population of railway workers following the opening of Grand Trunk Railway's nearby freight yard in the mid-1880s. The house-form building at 292 Main Street, with its high standard of polychromatic brick detailing on all four elevations and minimal alteration, is a fine representative example of this characteristic identity of the neighbourhood.

The Statement of Significance (Attachment 5) for 292 Main 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 website in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

The Heritage Property Research and Evaluation Report, including the evaluation checklist, for the property at 292 Main Street is attached (Attachment 6).

Proposal

The development site is located on the west side of Main Street, south of Danforth Avenue, and is bounded by Main Street to the east, Stephenson Street to the south, a public laneway to the west, and a series of two to three-storey commercial buildings fronting Danforth Avenue to the north. The development parcel encompasses six existing structures. Four of those structure are commercial, ranging from one to five storeys in height and are proposed for demolition, and two residential structures at 144 Stephenson and 292 Main Street. The at 292 Main Street structure will be relocated approximately 17.6 metres north and 0.665 metres east of its present location.

The property at 292 Main Street, although now used for as a medical office is one of two house form buildings on the development site, but is the only structure identified as being of heritage value. The 1887 Victorian Cottage form building is to be relocated to the north-east corner of the site to allow for the otherwise contiguous redevelopment of the site while retaining the relocated built form from the ground floor structure upwards.

The relationship to the setback from the property line on Main Street is reduced. This elevation and related setback were original considered more significant prior to the understanding of the features of the south elevation that would have been the original principle façade - until the 1920's - oriented to the south.

The interior of the property at 292 Main Street will be demolished, including the central stair case, in order to accommodate the proposed function as the residential condo management office.

Adjacent Heritage Properties

The building at 2547 Danforth Avenue, commonly known as the "Hakim Optical Building" was identified as a potential heritage property in "The Danforth Avenue Planning Study Final Report" dated June 15, 2018.

Policy Framework

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.”

The Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The Planning Act requires that City Council’s decisions affecting land use planning matters be consistent with” the Provincial Policy Statement.

Policy 2.6.1 of the PPS directs that “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.” Properties included on the City’s Heritage Register are considered to be significant in this context. “Conserved” is defined

in the PPS as “the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act.”

Policy 2.6.3 states that "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

The Growth Plan for the Greater Golden Horseshoe, 2019 (the "Growth Plan") provides a strategic framework for managing growth in the Greater Golden Horseshoe region. Like other provincial plans, the Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region.

The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the Planning Act, to conform, or not conflict, as the case may be, with the Growth Plan Policy 4.2.7.1 of the Growth Plan states that “Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

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

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

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

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

3.1.5.16: "Properties on the Heritage Register and publicly known archaeological sites and artifacts will be promoted through educational programs, museums, local celebrations and other programming opportunities."

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

3.1.5.27: "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of faces alone is discouraged."

The Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9), Standards for Rehabilitation (10-12) and Standards for Restoration (13-14) apply to this project.

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

COMMENTS

Proposed Conservation Strategy

Heritage Planning has reviewed the Heritage Impact Assessment (HIA) and supplementary addenda, plans and elevations submitted in support of the application. The most recently submitted (amended February 21, 2020) HIA and proposal that recognizes and responds to the significance of the original principal south elevation of the heritage building acknowledges that further refinement in the detailing, documentation, conservation approach and specific aspects of the moving and revised construction detailing are needed subsequent to the removal of the adjacent structure to the south of 292 Main Street, allowing for clear exposure of the south elevation.

The HIA finds that the proposed development conserves the cultural heritage value of the 292 Main Street by whole building retention through relocation, restoration and integration as the north wall of the lobby for the new building, and that it will not have a significant impact on the cultural heritage value of the adjacent heritage property. Overall staff concur with this assessment and are supportive of the proposal.

Conservation Plan

Should Council approve the proposed conservation strategy for the property at 276-296 Main Street, the applicant should be required to submit a Conservation Plan in concordance with the scope of work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Planning. The Conservation Plan should detail all of the recommended interventions and conservation work proposed for 292 Main Street including: any recommended restoration work; required repair work to the exterior and interior walls and roof being retained; a detailed plan describing how the heritage building will be protected during construction; a schedule of short and long-term maintenance requirements and estimated costs for all conservation work.

Measured drawings and floor plans must be provided of both interior and exterior features with photographic documentation keyed to plans. This must include profiles of interior and exterior window framing, baseboards and all other features in addition to complete sections documenting the original/existing construction of the building.

Any issues relating to building code requirement visa-vi non-combustible material must be identified along with proposed mitigation.

Interpretation and Lighting Plan

Should Council approve the proposed conservation strategy, prior to the issuance of permits for the proposed development the applicant should be required to submit a lighting plan and an interpretation plan to the satisfaction of the Senior Manager, Heritage Planning. This plan should provide details of how the exterior of 292 Main Street will be lit such that its unique heritage character is highlighted. The interpretation plan should serve to communicate the cultural heritage values of the property to users and visitors of the building.

Signage Plan

Should Council approve the proposed conservation strategy, prior to the issuance of permits for the proposed development the applicant should be required to submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning.

Heritage Easement Agreement

Should Council approve the proposed conservation strategy, staff are recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the heritage property at 292 Main Street.

CONCLUSION

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 292 Main Street has design, associative and contextual value. The property is a rare example of an Ontario Cottage style house-form building in this part of East Toronto. This style is evident from the form and organization of openings on the building's south elevation, which was once the principal elevation. At a later date, the orientation of the principal elevation shifted to the east, as evidenced today. The property at 292 Main Street is historically associated with one of East Toronto's most significant residents, Donald George Stephenson, who was a local lumber merchant, landowner and politician. Stephenson owned, and is attributed to building, 292 Main Street, where he also likely resided before completion of his final residence at 2190 Gerrard Street East. Contextually, the house-form building at 292 Main Street defines, supports and maintains the historic character of this portion of East Toronto, where a burgeoning population of railway workers settled following the opening of Grand Trunk Railway's freight yard and station in the mid-1880s. The property is valued as a unique

example among a collection of polychromatic brick dwellings located in the Main Street and Stephenson Avenue area that are attributed to D. G. Stephenson.

The Statement of Significance (Attachment 5) for 292 Main 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 provision and served on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

Staff are supportive of the proposal to alter the subject heritage property at 292 Main subject to the additional as-found documentation, developed details of the proposal and related supporting construction documents. Whole building retention, restoration and integration into the proposed development maintains the three-dimensional integrity of the structure, and staff are supportive of the approach within this framework of conservation objectives at the development site and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes and character of on-site heritage property.

CONTACT

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SIGNATURE

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Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment No. 1 - Location Plan

Attachment No. 2 - Photographs

Attachment No. 3 - Rendered Views

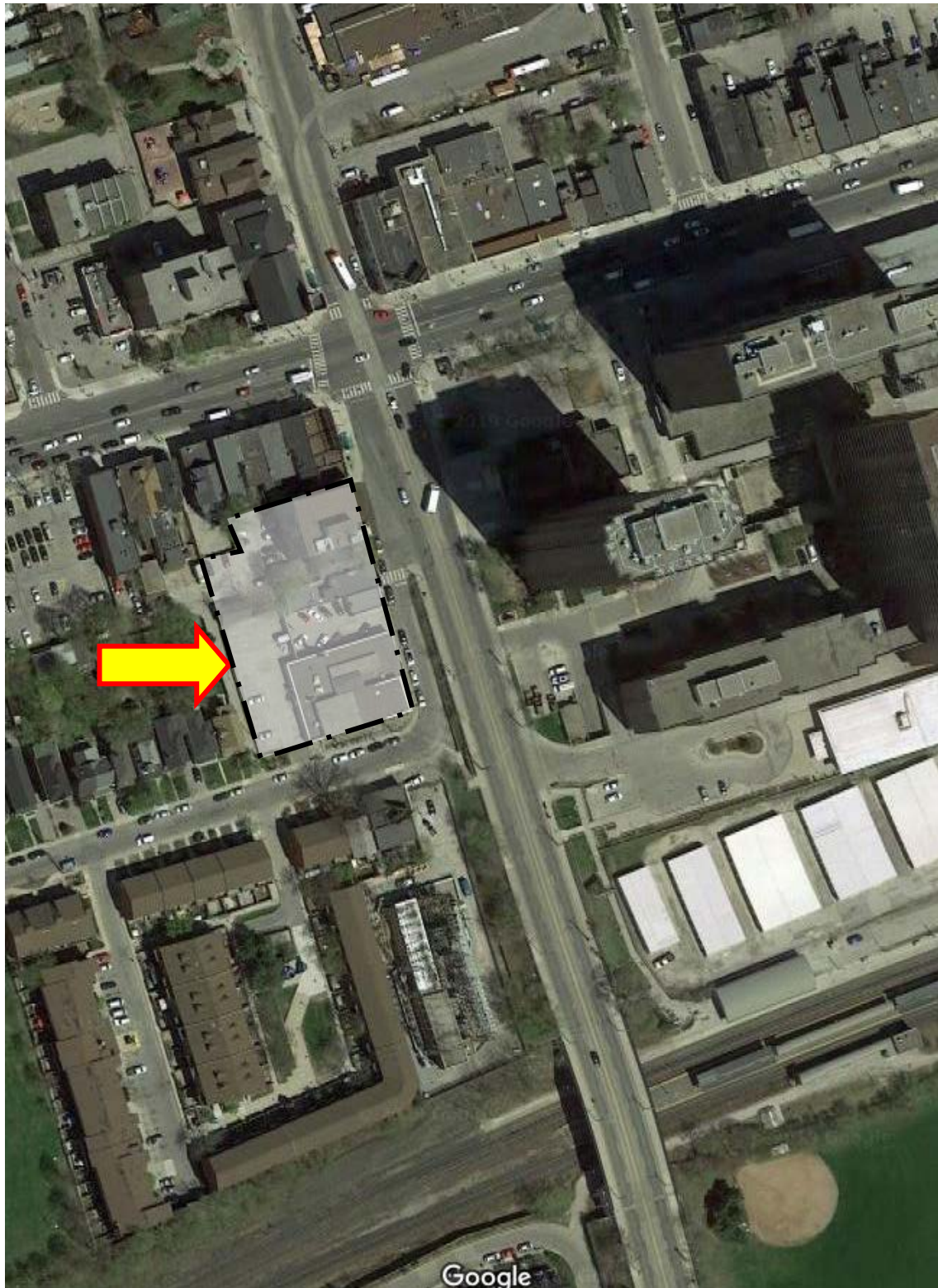
Attachment No. 4 - Architectural Plans & Drawings

Attachment No. 5 - Statement of Significance (Reasons for Designation) - 292 Main Street

Attachment No. 6 - Heritage Property Research and Evaluation Report - 292 Main Street

LOCATION PLAN

Birdseye view of the development site, which is indicated by the arrow. The exact boundaries of the site are not shown.





292 Main Street

PHOTOGRAPHS



292 Main Street (south west corner)

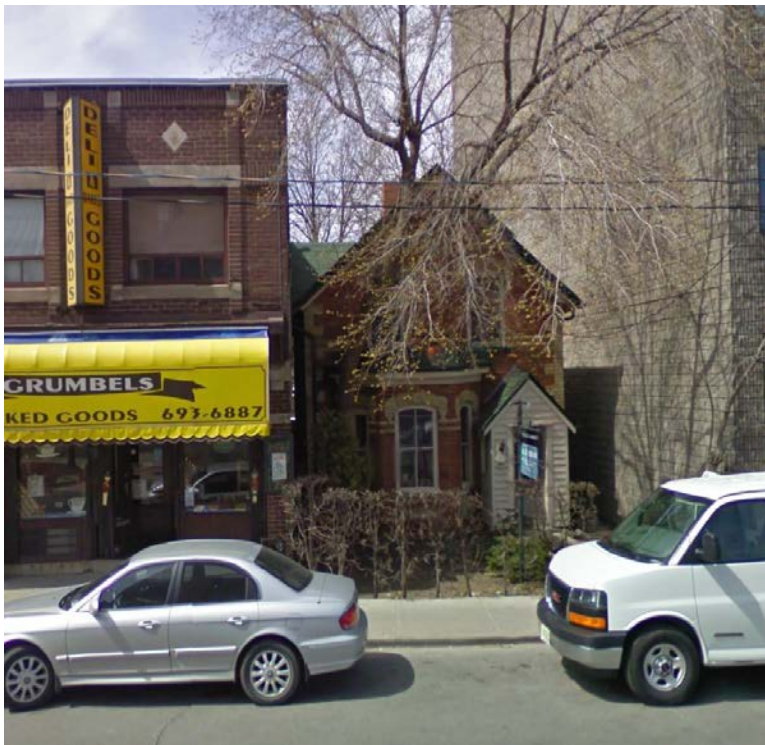


292 Main Street (south elevation)

PHOTOGRAPHS



292 Main Street (satellite view)



292 Main Street (Main Street Elevation)



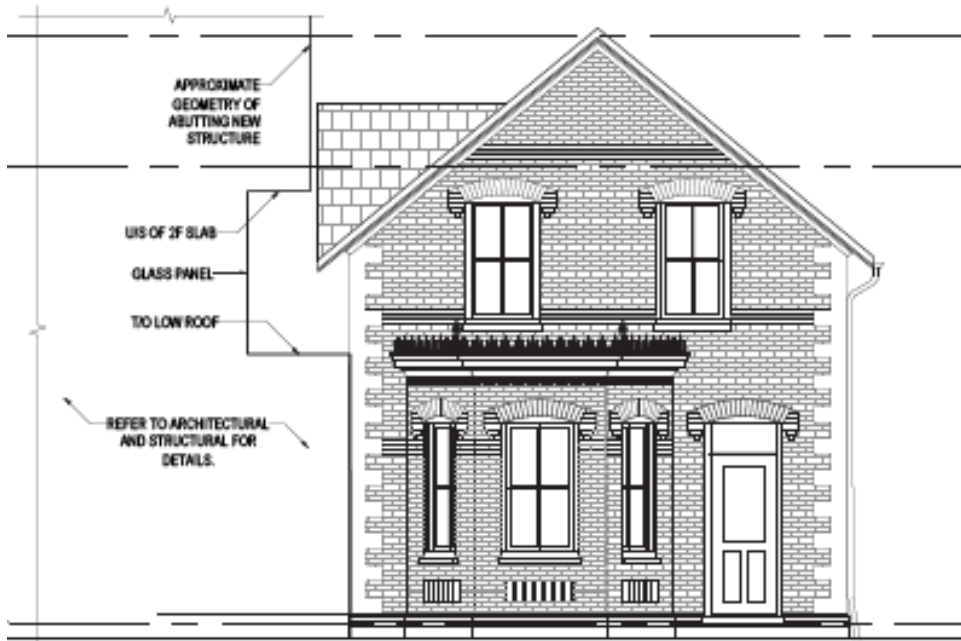
Proposed Relocated Heritage Building Adjacent to New Development



Proposed View North towards Original South Façade of 292 Main Street
(From within proposed Residential lobby - decorative brick detail missing
on central door way - foundation/floor detail outstanding)

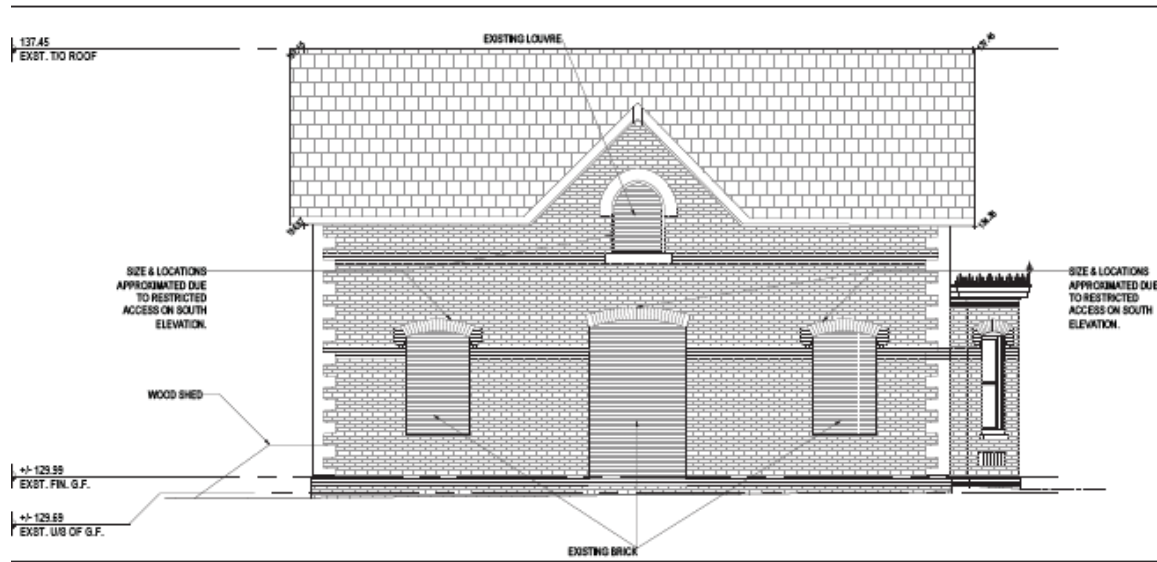


Existing East Elevation

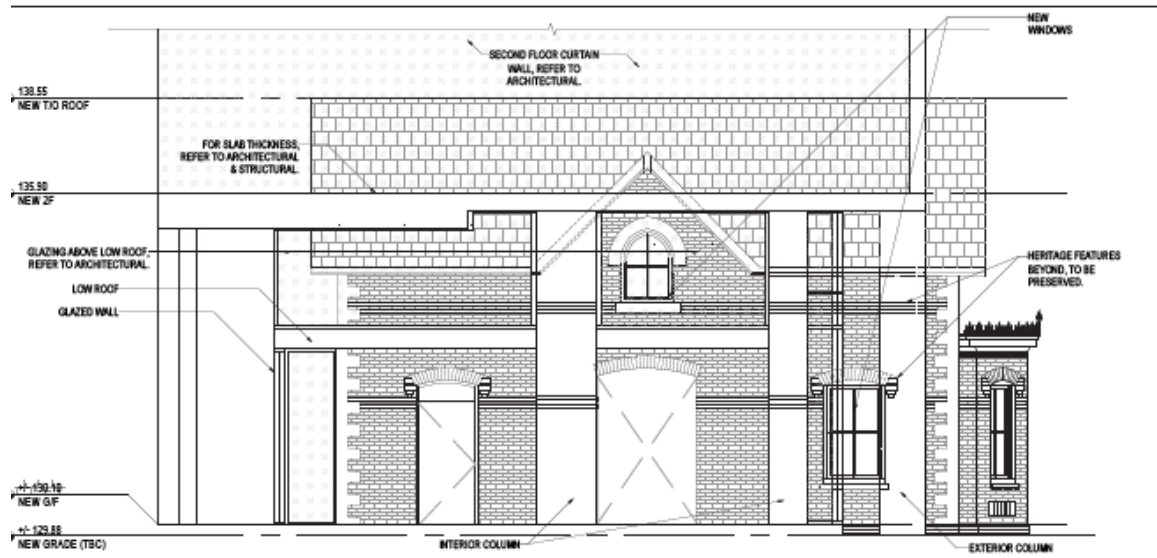


Proposed East Elevation

ARCHITECTURAL PLANS & DRAWINGS

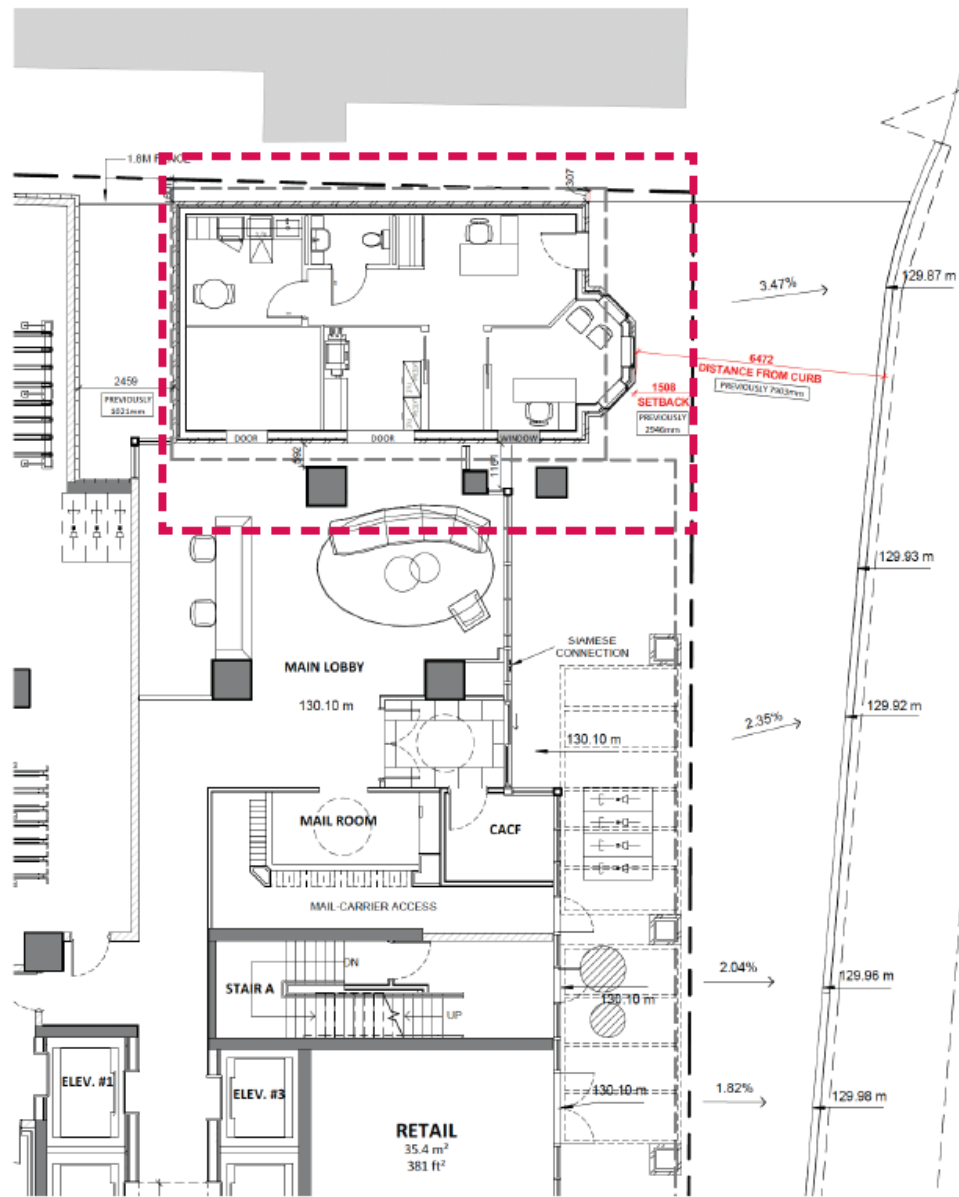


Existing South Elevation



Proposed South Elevation
(from residential lobby)

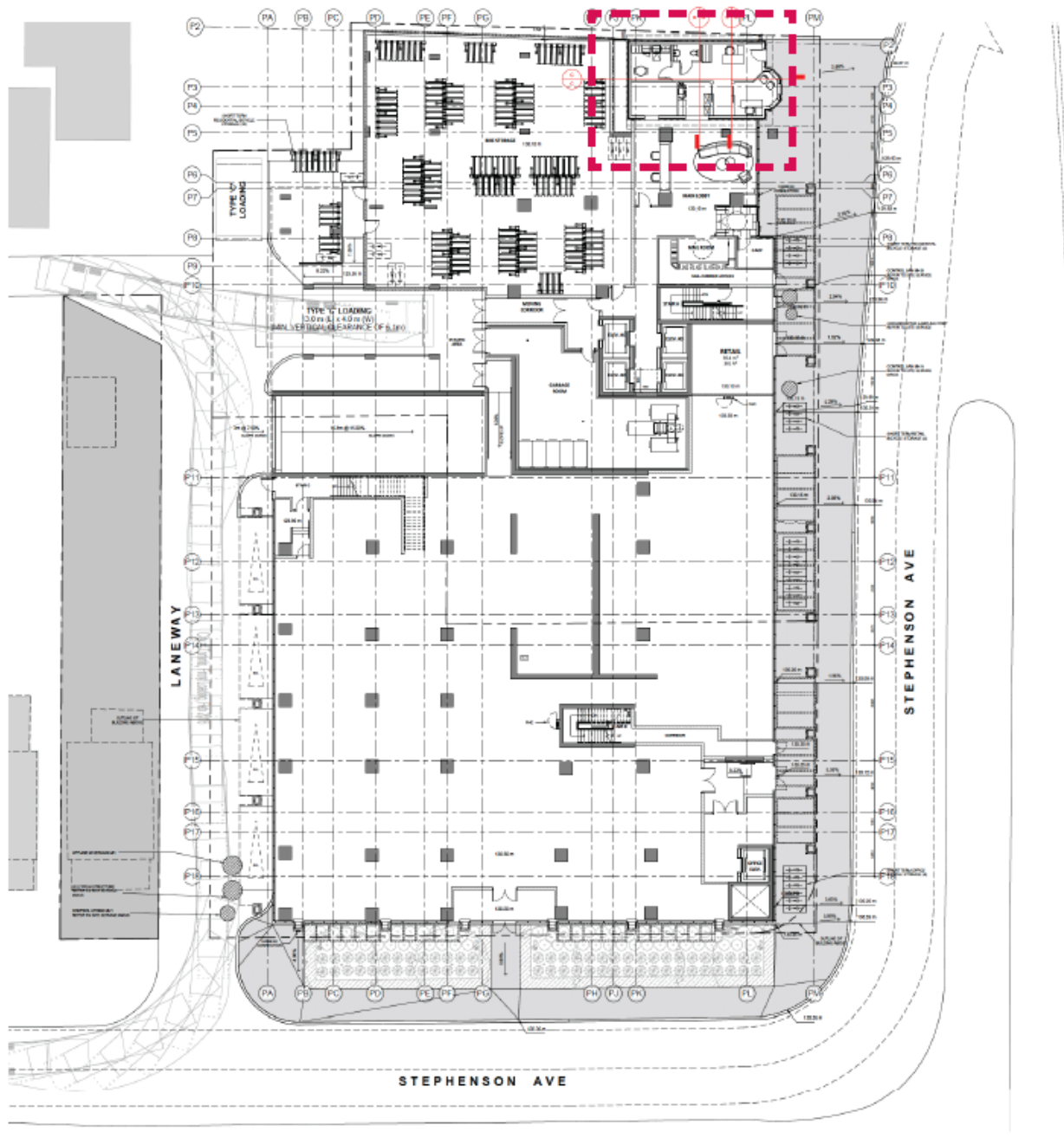
ARCHITECTURAL PLANS & DRAWINGS



Proposed Ground Floor
(North-east corner of site at relocated house)



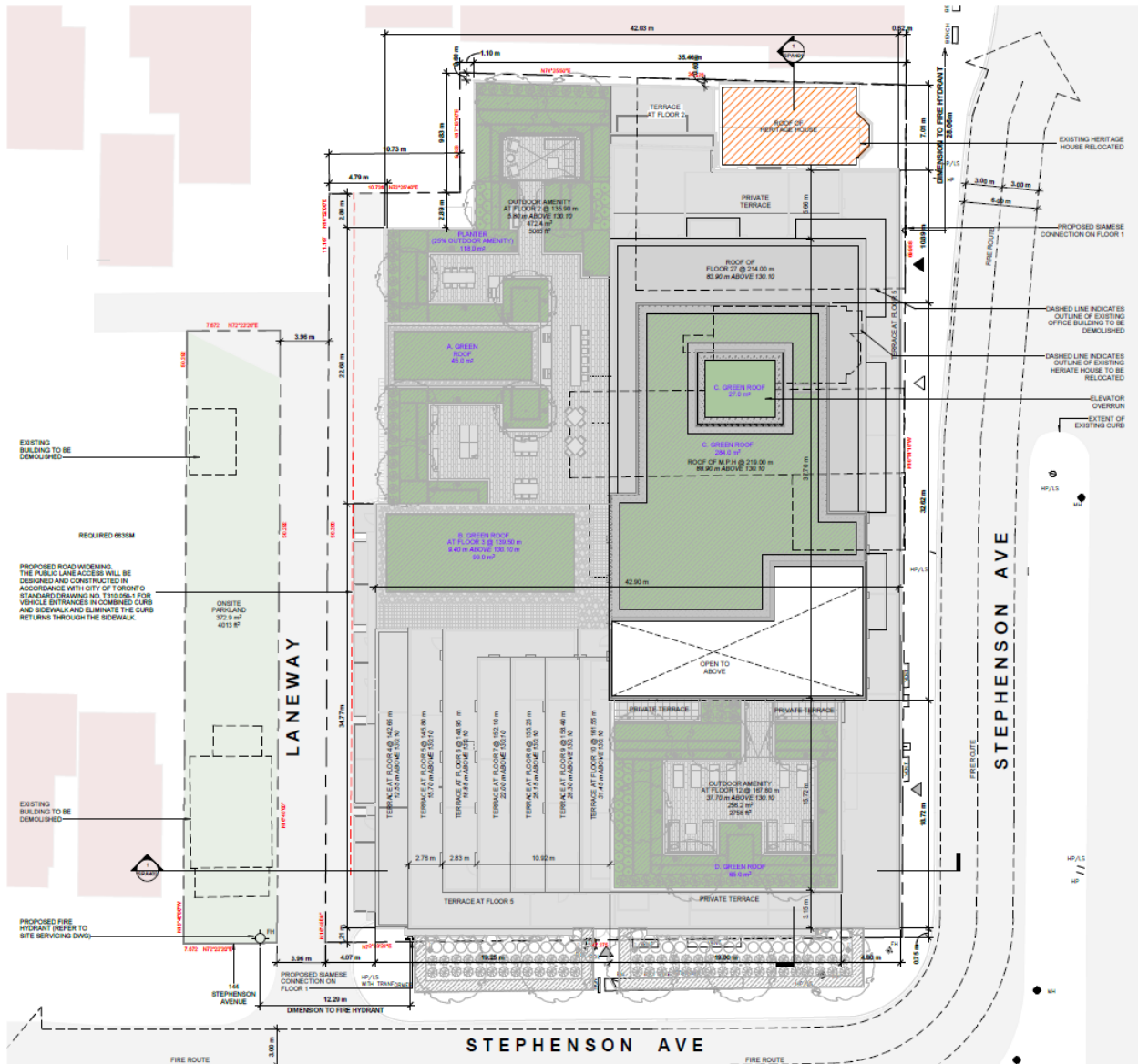
ARCHITECTURAL PLANS & DRAWINGS



Ground Floor Plan



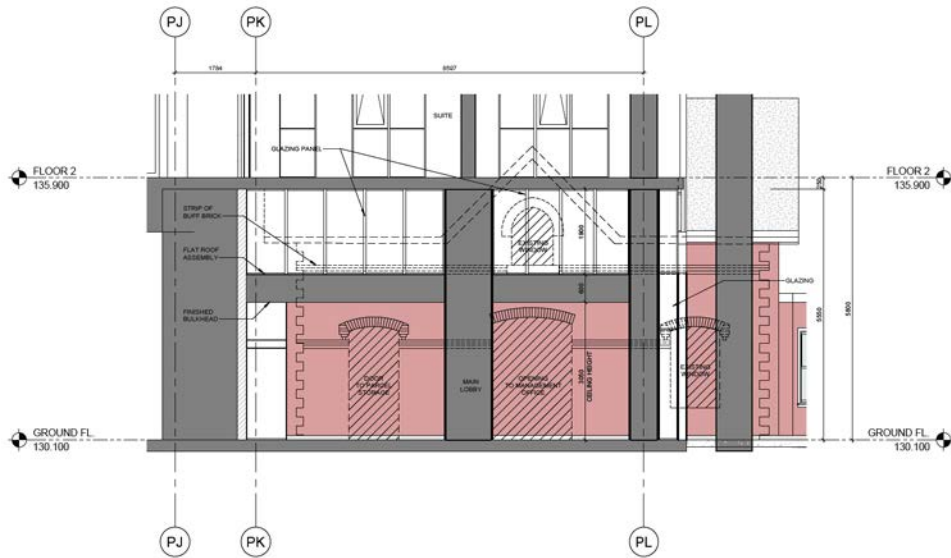
ARCHITECTURAL PLANS & DRAWINGS



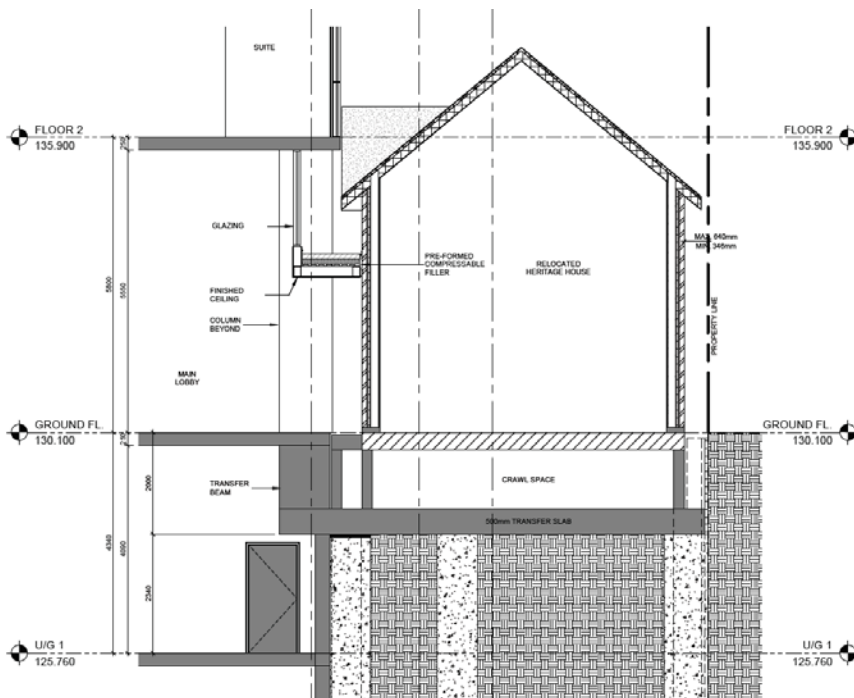
Site Plan



ARCHITECTURAL PLANS & DRAWINGS

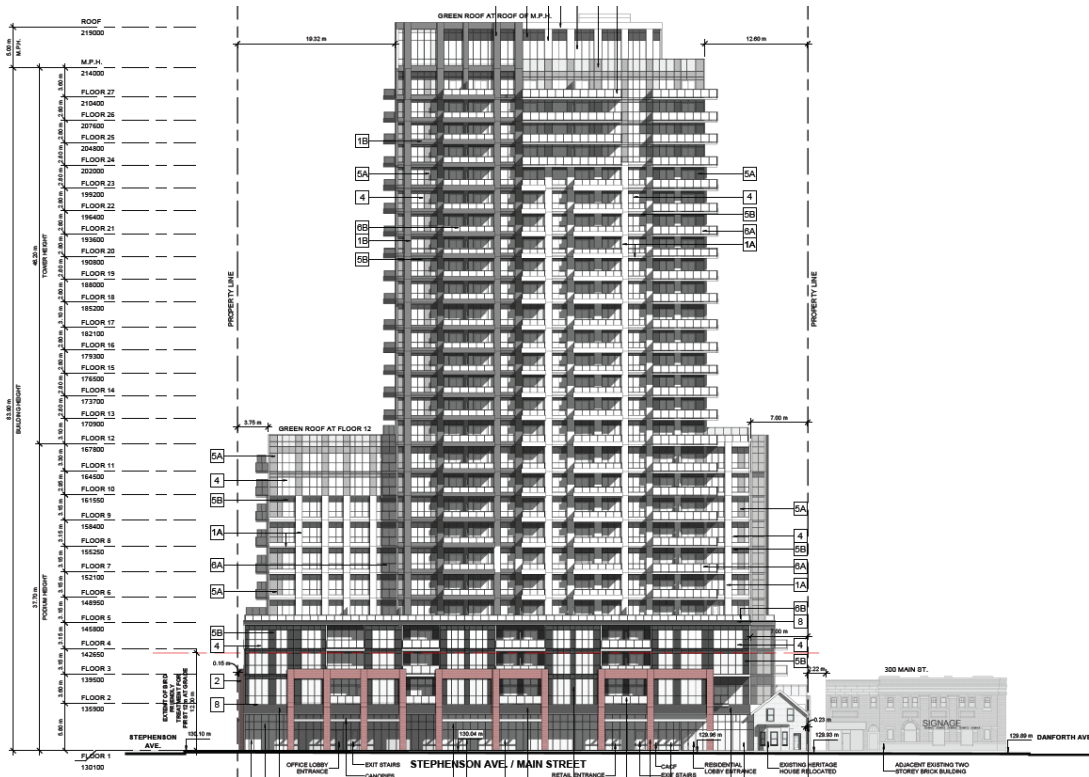


South Section/Elevation of Heritage House from New Lobby



Proposed N/S Section Through Relocated House

ARCHITECTURAL PLANS & DRAWINGS



East Elevation of Full Development
(Gable missing from south elevation of relocated house)



Detail of East Elevation
(North-east corner of site adjacent to relocated heritage property
- gable missing from south elevation of relocated house)

STATEMENT OF SIGNIFICANCE:
292 MAIN STREET
(REASONS FOR DESIGNATION)

ATTACHMENT 5

The property at 292 Main Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 292 Main Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 292 Main Street is located in the East End-Danforth neighbourhood (formerly East Toronto), on the west side of the street between Danforth Avenue and Stephenson Avenue. The property at 292 Main Street contains a single two-storey, detached house-form building completed by 1887.

Statement of Cultural Heritage Value

The house-form building at 292 Main Street represents a rare example of an Ontario Cottage style dwelling in the area. This style is evident from the form and organization of openings on the building's south elevation, which was once the principal elevation. At a later date, the orientation of the principal elevation shifted to the east. The building's design incorporates many High Victorian era embellishments, including the well preserved, fine craftsmanship of its polychromatic brickwork and brick detailing, which is impressive in its employment on all four elevations and suggests the building's visual prominence upon its completion, both on its lot and near the intersection of Main and Danforth.

The subject property is valued for its association with one of East Toronto's most significant residents, Donald George Stephenson, who was a local lumber merchant, landowner and politician, having acted as the Village of East Toronto's first Reeve (1888-1894). Stephenson was also a local speculator/builder who is attributed to having built many brick dwellings in the area in the last quarter of the 19th century, including the subject property at 292 Main Street, where he likely resided until moving to his final residence at the northwest corner of Gerrard Street East and Enderby Road.

Contextually, the house-form building at 292 Main Street defines, supports and maintains the historic character of this portion of East Toronto, where a burgeoning population of railway workers settled following the opening of Grand Trunk Railway's freight yard and station in the mid-1880s. The property is valued as a unique and fine example among a collection of polychromatic brick dwellings located in the Main Street and Stephenson Avenue area attributed to D. G. Stephenson.

Heritage Attributes

The heritage attributes of the property at 292 Main Street are:

- The scale, form and massing of the 2-storey detached house-form building
- The setback of the building on the west side of Main Street between Danforth Avenue and Stephenson Avenue
- The materials, with the red and buff brick cladding and detailing on all four elevations
- The main gabled roof and the smaller, flat roof surmounting the single-storey bay window on the east elevation, as well as the chimney
- The south elevation, which was originally the principal elevation with its centred entrance, flanked by a window opening to either side (currently bricked in), and surmounted by a centred roof gable containing a pointed-arch/lancet-shaped attic opening with wooden louvres
- The east elevation, which is organized into two bays with the entrance at the north end and single-storey bay window at the south end, and two symmetrically-placed openings in the upper storey
- The placement of the segmental-arched door and window openings on all four elevations
- The decorative buff-coloured brickwork on all four elevations, with the two double string-courses running along the top and bottom of the upper storey, the drop pendant motif above all door and window openings, the stepped buff brick base, and the three soldier courses set in a sawtooth pattern below each of the openings in the bay window on the east elevation
- The decorative metalwork balustrade crowning the flat roof of the single-storey bay window on the east elevation

Note: the wooden vestibule addition to the entrance on the east elevation is not original and not identified as a heritage attribute

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



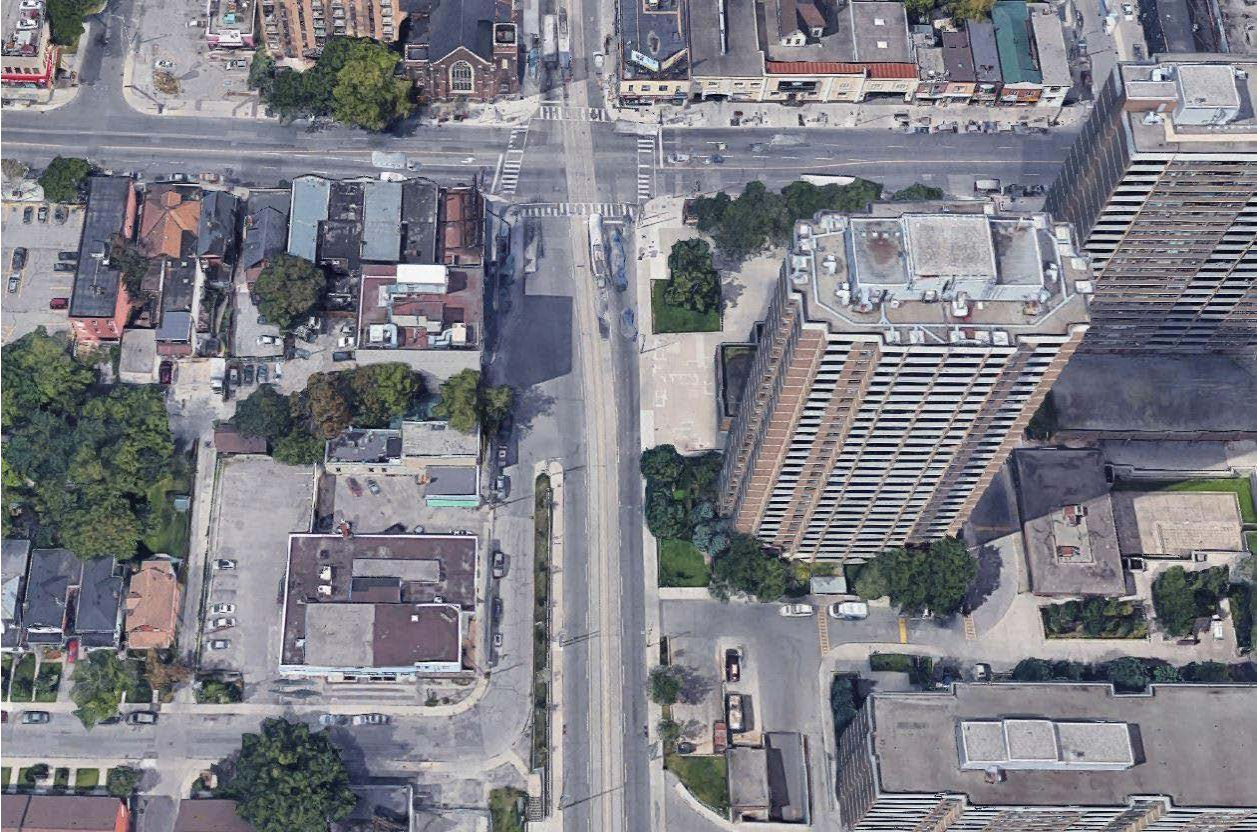
292 MAIN STREET

Prepared by:

Heritage Planning
City Planning
City of Toronto

March 2020

1. DESCRIPTION



Cover: 292 Main Street, showing the current principal (east) elevation, 2018: Heritage Preservation Services; Above: Aerial view showing the location of 292 Main Street on the west side of the street, just south of Danforth Avenue, 2019: Google Maps.

292 Main Street	
ADDRESS	292 Main Street
WARD	Ward 19 (Beaches-East York)
LEGAL DESCRIPTION	PLAN 580 PT LOT 1
NEIGHBOURHOOD/COMMUNITY	East End-Danforth
HISTORICAL NAME	N/A
CONSTRUCTION DATE	1887
ORIGINAL OWNER	Donald George (D.G.) Stephenson
ORIGINAL USE	Residential
CURRENT USE	Medical office at grade, residential above
ARCHITECT/BUILDER/DESIGNER	D. G. Stephenson, builder (attributed)
DESIGN/CONSTRUCTION/MATERIALS	Brick with brick, stone and wood detailing
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Associative and Contextual
HERITAGE STATUS	NOL
RECORDER	Recorder: Liz McFarland
REPORT DATE	March 2020

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 292 Main Street and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1883-1884	Grand Trunk Railway builds a freight yard south of Danforth and west of Dawes Rd, followed by York train station and roundhouse
1884 July 19	Land Registry records indicate that Plan 580 is registered by developer Benjamin Morton & Mary Swanwick Hutton Morton and lumber merchant Donald George (D.G.) Stephenson
1884	The City's tax assessment roll for 1885 (containing statistics from 1884) indicates that D.G. Stephenson owns Lots 1-5 and 14-16 of Plan 580
1885	Main Street is planned, stretching south from Danforth Road to Kingston Road with an overpass bridge spanning the GTR railway tracks below
1887	The City's tax assessment roll for 1888 (containing statistics from 1887) indicates a dwelling has been built on Lot 1, with D.G. Stephenson indicated as both owner and occupant
1888 Jan 1	East Toronto is incorporated as a Village
1890	Goad's Atlas map shows the subject property, which is the only building fronting Main Street between Danforth and Stephenson Avenues (Image 2)
1894	D.G. Stephenson completes his family house at 2190 Gerrard Street East, one block west of Main Street. The D.G. Stephenson House was included on the City's Heritage Register in 1998.
1903	East Toronto is incorporated as a Town
1908	East Toronto is annexed to the City of Toronto
1910	Goad's Atlas map shows the subject property addressed as 256 Main Street
1925	The 1926 City Directory (containing statistics collected in 1925) indicates the buildings on Main Street have been renumbered and the subject property is listed as 292 Main Street for the first time
1926 Mar 31	An archival photo shows the property at 292 Main Street (Image 3)
2014 July 8	City Council requested City Planning to undertake the Danforth Avenue Planning Study (Coxwell Avenue to Victoria Park Avenue), during the course of which the subject property was identified as having potential heritage value but was located outside the Study Area boundary
2018 June 25	A heritage evaluation nomination request is submitted to Heritage Preservation Services for 292 Main Street by The Beach and East Toronto Historical Society

ii. HISTORICAL BACKGROUND

East Toronto

The neighbourhood of East Toronto was incorporated as a Village in 1888 and as a Town in 1903. The broader residential community grew up around the largely commercial intersection of Main Street and Gerrard Street East, providing housing for workers at the Grand Trunk Railway yards located at the northeast end of the municipality. The existing two-storey, brick residential and commercial buildings located along East Toronto's main intersection at Main and Gerrard continue to define the late-19th to early-20th century character and evolution of this modest but thriving former railway town.

The City of Toronto has been inhabited by Indigenous peoples for millennia. The line of Dawes Road located just east of Main Street varies from the British grid of concessions, and may have originated with an Indigenous trail. In the 1780s, as the British government prepared to settle the Toronto area, it signed treaties with Mississauga and Chippewa First Nations to obtain title to the land. Toronto remains part of the traditional homelands of First Nations, and remains home to many Indigenous peoples today.

Following the establishment of Toronto (then the Town of York) in 1793, a new population of settlers spread out from the shores of Lake Ontario to clear and farm the land. Today's Danforth Road (formerly Don and Danforth Road) was surveyed as the 2nd Concession Road north of the Lake Ontario shoreline, running between two-hundred acre farm lots in York Township, east of the City of Toronto. Dawes Road, which was once the principal north-south road in the area, was improved in 1848. In the 1850s, a plank road was laid out along the route of today's Danforth Avenue, and a new railway line, the forerunner of today's GO Transit line, was opened to the area. A village named "Little York" took shape at the corner of Danforth and Dawes Road, an intersection which also became known for its inns that served travellers.

Historically, the topography of the Don Valley presented a challenge to travellers to the west of the valley and river. Historical maps indicate that by 1883 only the GTR line from Toronto to Montreal and a couple of undeveloped subdivision plans existed around today's East Toronto neighbourhood. By the following year, however, the opening of GTR's freight yard, roundhouse and York Train Station just east of Main Street and south of Danforth Avenue, spurred an initial wave of residential and commercial development in the area. This included the planning and development of the Main and Gerrard intersection itself to support an influx of workers for the railway and related industries. Underlining the significance of the railway to the area, the at-grade railroad crossing at Dawes Road was removed, as was the entire southern portion of Dawes Road that stretched from the north side of the tracks to nearly Kingston Road. South of Danforth Avenue, Dawes Road was closed and replaced by 1885 with a new railway overpass and new north-south road to the west called Main Street (Image 4). In the latter half of the 1880s, Gerrard Street East was extended into the area from its former termination at Logan Avenue, and the intersection of Gerrard and Main was born.

Following the arrival of the GTR yards and station, historical maps indicate that much of the land in the area was quickly being subdivided by local landowners, builder-speculators and even GTR itself, largely to provide housing for GTR employees. Built in

1887, the property at 292 Main Street was also part of this early phase of development in the area.

By the turn of the 20th century, the intersection of Main Street and Gerrard Street East was quickly developing into the Village of East Toronto's commercial and social hub. In the early 1900s, the southwest and southeast corners of Main Street and Gerrard Street East were built out with the two-storey red brick and masonry buildings that continue to define the area's streetscape today. By 1903, the burgeoning Village of East Toronto was incorporated as a Town.

Annexation of the Town of East Toronto followed swiftly in 1908 and, as a result, the area received many of the infrastructure and transportation improvements necessary to spur a second, larger wave of residential and commercial development in the neighbourhood. These civic improvements included the eastern extension of the Toronto Civic Railways streetcar line from its previous terminus at Greenwood Avenue along Gerrard Street East to Main Street by 1912, and the 1913 completion of a Danforth line between Broadview Ave and Luttrell Avenue. In an era when the automobile was still rare, the streetcar made it possible for people to live in the area and easily commute to work elsewhere. This improved accessibility also included ease of access across the Don Valley and River to the downtown core with the completion of a permanent steel bridge spanning the Don River at Queen Street in 1911, and the Prince Edward (Bloor) Viaduct connecting Bloor Street with Danforth Road by 1918. Archival records and maps indicate that by 1925, the railway town-turned-streetcar suburb of East Toronto was largely developed.

Owner/Builder: Donald George Stephenson

Several local, major landowners in the 1880s were integral not only to developing the land in East Toronto but also its governance. Donald George (D.G) Stephenson, a local landowner, realtor, lumber merchant and builder, was instrumental in petitioning the province to incorporate the area as the Village of East Toronto in 1888 and became the village's first Reeve. He is attributed to building many of the earliest dwellings in the area (1880s-1890s). A number of his polychromatic red and buff brick 19th-century semi-detached and detached houses still stand near the southwest quadrant of the intersection of Main Street and Danforth Avenue (Images 5 and 6). Stephenson is also attributed to building the surviving row of brick railway workers' houses on the south side of Norwood Terrace (formerly Bridge Street). The D. G. Stephenson House (1894), his last residence before he died in 1897, is a grand Late Victorian-era residence that still stands at the northwest corner of Gerrard Street East and Enderby Road, and is currently listed on the City's Heritage Register. Stephenson Avenue, just south of Danforth Avenue and west of Main Street is named after Donald George Stephenson.

iii. ARCHITECTURAL DESCRIPTION

The property at 292 Main Street is a fine representative example of a Victorian era house-form building in the Ontario Cottage style featuring red brick construction with buff brick detailing. Rising two storeys on a rectangular plan, the detached house is covered by a gabled roof with a centred cross gable on the south elevation. Above a

fieldstone foundation, all four elevations include polychromatic brickwork with high-quality, buff-brick detailing including quoining, drop pendant motifs above all openings, and a double string-course running along both the base and top of the upper storey.

The current principal (east) elevation is organized into two bays with the main entrance at the north end of the first-storey and a single-storey bay window below a wooden entablature, which in turn is topped with a decorative metalwork balustrade at the south end. The upper storey of the east elevation is defined by two symmetrically-placed, segmental-arched window openings containing double-hung sash windows. These segmental-arched window openings are continued on all four elevations.

It is both interesting and significant to note that the south elevation was historically the principal elevation of this house-form building.¹ The centred arrangement of segmental-arched openings containing a central main entrance flanked by a window opening to either side, and surmounted by a roof gable centred over the doorway, are all features characteristic of an Ontario Cottage. As is also common for this style, the roof gable contains a lancet-shaped or pointed-arched opening. The entrance and window openings on the south elevation are currently filled with brick, however, this alteration is reversible and does not negatively impact the overall character and integrity of the original design (Images 7-13).

iv. CONTEXT

As shown on the location map attached as Image 1, the building at 292 Main Street occupies a lot near the centre of the block on the west side of Main Street between Danforth Avenue and Stephenson Avenue where it is the only house-form building on this portion of Main Street but clearly related in style, materiality, detailing, original ownership and date of construction to a number of surviving dwellings located around the corner on the north side of Stephenson Avenue.

Despite changes to part of this stretch of Main Street in the mid-20th century with the arrival of a 5-storey office building directly north of 292 Main Street, the Late-Victorian character of the block including Stephenson Avenue is still embodied in the low-rise collection of house-form buildings and commercial spaces that defined this northwest portion of the East Toronto neighbourhood, which was most closely associated with the Grand Trunk Railway, its employees and the businesses that arrived to serve both.

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.

¹ The shift in orientation of the dwelling's principal elevation likely accompanied construction of the two-storey commercial building adjacent to 292 Main Street's south elevation in the early 20th century.

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

Completed in 1887, the house at 292 Main Street represents a rare example of an Ontario Cottage style house-form building in the area. This style is evident from the form and organization of openings on the building's south elevation, which was once the principal elevation. At a later date, the orientation of the principal elevation shifted to the east. The house-form building incorporates many High Victorian era embellishments, including the well preserved, fine craftsmanship of its polychromatic brickwork and brick detailing which is unusual in its employment on all four elevations of the dwelling and suggests the building's visual prominence, both on its lot and near the intersection of Main and Danforth.

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 subject property is valued for its association with one of East Toronto's most significant residents, Donald George Stephenson, who was a local lumber merchant, landowner and politician, having acted as the Village of East Toronto's first Reeve (1888-1894). Stephenson was also a local speculator/builder who is attributed to having built many brick dwellings the area in the last quarter of the 19th century, including the subject property at 292 Main Street, where he likely resided until moving to his final residence at the northwest corner of Gerrard Street East and Enderby Road.

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 house-form building at 292 Main Street defines, supports and maintains the historic character of this portion of East Toronto, where a burgeoning population of railway workers settled following the opening of Grand Trunk Railway's freight yard and station in the mid-1880s. The property is valued as a unique and fine example among a collection of polychromatic brick dwellings located in the Main Street and Stephenson Avenue area attributed to D. G. Stephenson.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 292 Main Street has design, associative and contextual values.

Completed by 1887, the property is a rare example of an Ontario Cottage style house-form building in this part of East Toronto. This style is evident from the form and organization of openings on the building's south elevation, which was once the principal elevation. At a later date, the orientation of the principal elevation shifted to the east. The property incorporates well-preserved, fine craftsmanship with its High Victorian-style polychromatic brickwork and brick detailing employed on all four elevations of the dwelling, which is a characteristic feature of Ontario Cottage-style brickwork and even suggests the building's visual prominence both on its lot and near the intersection of Main and Danforth.

The property at 292 Main Street is historically associated with one of East Toronto's most significant residents, Donald George Stephenson, who was a local lumber merchant, landowner and politician. Stephenson owned, and is attributed to building, 292 Main Street, where he also likely resided before completion of his final residence at 2190 Gerrard Street East.

Contextually, the house-form building at 292 Main Street defines, supports and maintains the historic character of this portion of East Toronto, where a burgeoning population of railway workers settled following the opening of Grand Trunk Railway's freight yard and station in the mid-1880s. The property is valued as a unique and fine example among a collection of polychromatic brick dwellings located in the Main Street and Stephenson Avenue area attributed to D. G. Stephenson.

5. SOURCES

Archival Sources

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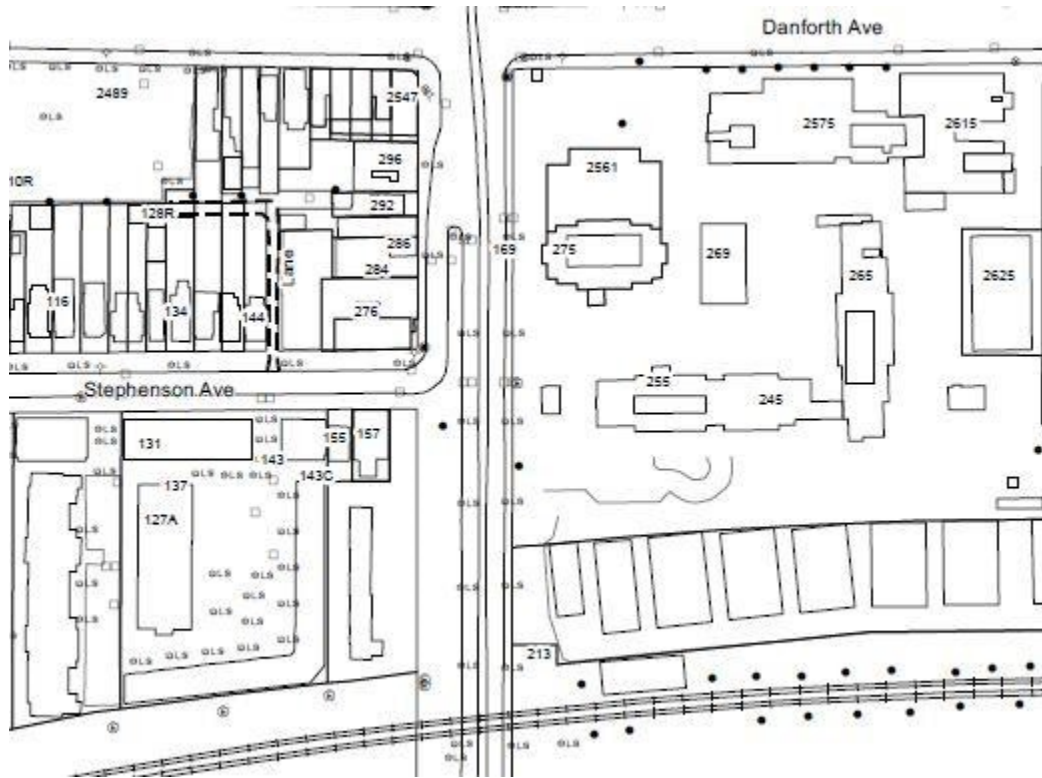
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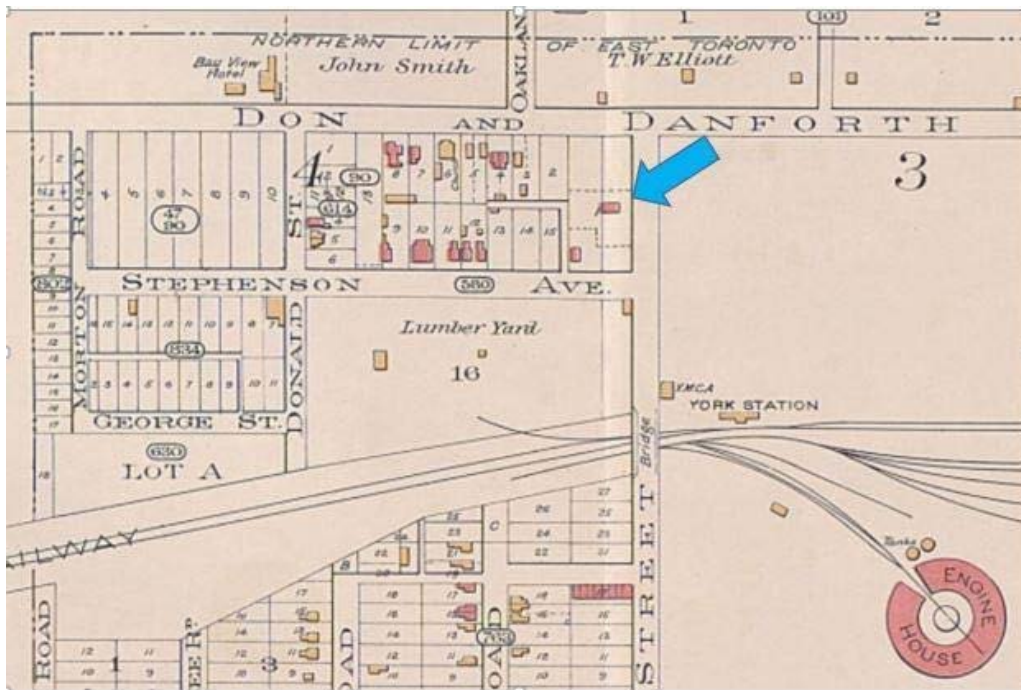
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6. IMAGES – maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the subject property. All images are oriented with north on the top unless indicated in the captions.



1. Location Map, 292 Main Street: showing the property on the west side of the street between Danforth Avenue and Stephenson Avenue (City of Toronto Property Data Map).

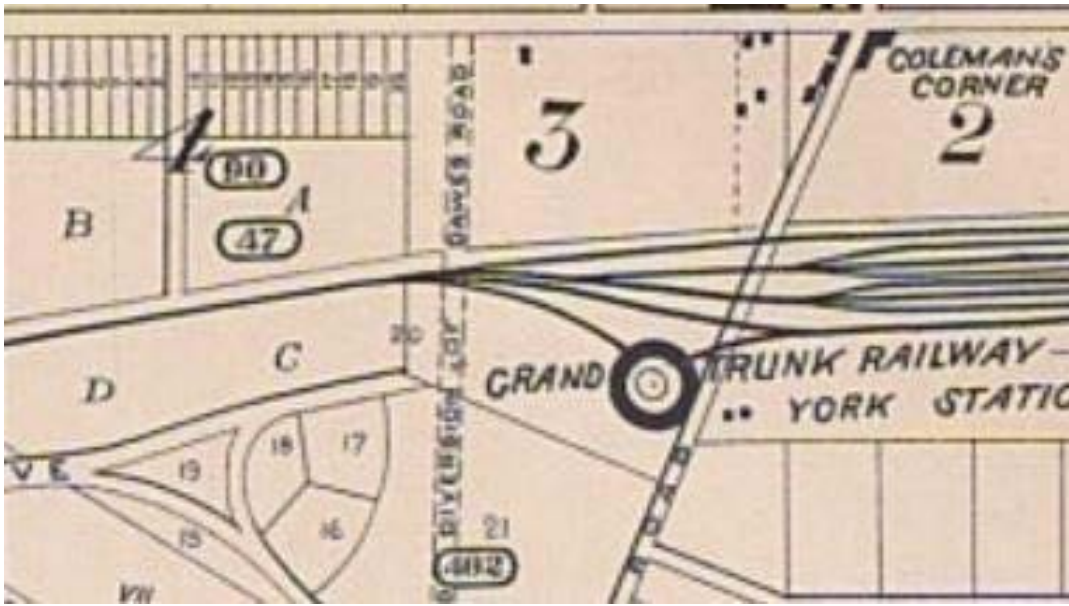


2. 1890 Goad's Atlas Map showing the property at 292 Main Street (formerly 256 Main Street)



City of Toronto Archives, Fonds 1231, f1231_it1996

3. Archival photo showing the subject property on the west side of Main Street in 1926. The former principal (south) elevation has been hidden by the adjacent two-storey commercial building directly south. (City of Toronto Archives)



4. 1884 Goad's Atlas Map showing the newly-established Grand Trunk Railway yards, roundhouse and York train station, as well as the "Proposed Diversion for Dawes Road" that would become known as Main Street (dashed line).



5 and 6. Complementary dwellings within Plan 580 and fronting the north side of Stephenson Avenue that display a similar use of polychromatic brickwork but not to the same degree on all elevations as at 292 Main Street and they have been substantially altered over time. (HPS, 2018)



7 and 8. North and west elevations, showing the continuation of care and craftsmanship in the polychromatic brickwork and detailing. (HPS, 2018)



9 and 10. Current photographs of the south elevation, showing the original principal (south) elevation with its Ontario Cottage styling and arrangement of openings, including a centred entrance, flanked by a window opening to either side, and surmounted by a centred roof gable containing a pointed-arched opening. Currently the entrance and window openings are filled with brick. (HPS, 2018)



11. Comparative example of a brick Ontario Cottage with similar openings and brickwork detailing to 292 Main Street. (Purves)



12 and 13. Details of the bay on the east elevation, showing the drop pendant motif headers and saw-tooth soldier course in buff brick below each window opening, as well as the decorative metalwork balustrade crowing the bay window's wooden cornice and flat roof. (HPS, 2018)



14. View of the subject property looking southwest and showing the setback of the house on the property relative to the later adjacent commercial buildings to the north and south. (HPS, 2018)