

## **1909 and 1913 Yonge Street - Notice of Intention to Designate Properties under Part IV, Section 29 of the Ontario Heritage Act**

**Date:** January 26, 2022

**To:** City Council

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

**Wards:** Toronto-St. Paul's - Ward 12

### **SUMMARY**

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This report recommends that City Council state its intention to designate the properties at 1909 Yonge Street (including entrance addresses at 2 and 2A Davisville Avenue) and 1913 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act.

Constructed circa 1890 and acquired by J. J. Davis in 1896, the J. J. Davis General Store at 1909 Yonge Street is a local landmark that anchors the northeast corner of Yonge Street and Davisville Avenue, and includes frontages on both Yonge Street and Davisville Avenue. As a late-Victorian vernacular mixed-use building, the property represents the early wave of development that took place in Davisville in the late-19th century. The property served as the Davisville post office and general store in the late-19th and early-20th centuries, and is valued for its important early role in the community and its associations with J. J. Davis and the Davis family, who were prominent early residents of Davisville. The property retains its original scale, form, and massing as a 2-storey brick building with a cross-gabled roof.

Dating to circa 1927, the property at 1913 Yonge Street is a representative example of a main street commercial row building from the interwar period. It retains its original scale, form, and massing as a two-storey brick building with a flat roof, along with original architectural details above its storefront.

The property at 1909 Yonge Street was listed on the City of Toronto's Inventory of Heritage Properties (now known as the Heritage Register) on November 21 and 23, 1973, while the property at 1913 Yonge Street was listed on the Heritage Register on October 2, 2017 as part of the Midtown in Focus - Phase 1 "batch listing".

Following city staff's additional research and evaluation under Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, it has been determined that the properties at 1909 Yonge Street and 1913 Yonge Street meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the

Ontario Heritage Act for the following reasons: 1909 Yonge Street for its design/physical, associative and contextual values, and 1913 Yonge Street for its design/physical, and contextual values.

On September 8, 2020, a Zoning By-law Amendment application was submitted to permit two residential towers at 30 and 45-storeys on a shared 8-storey base building with ground floor retail at 1913-1951 Yonge Street, 17-21 Millwood Road and 22 Davisville Avenue. This proposal includes the listed main street heritage properties at 1913, 1917, 1919, 1919A, 1921 and 1923 Yonge Street, all of which were proposed to be demolished as part of the original development scheme.

This property is also the subject of a Solicitor's Report for further direction to be considered at the same meeting of City Council.

Adjacent to the development proposal is the listed landmark J. J. Davis General Store at 1909 Yonge Street, which anchors the northeast corner of Yonge Street and Davisville Avenue.

In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act (OHA). The Bill 108 Amendments to the OHA came into force on July 1, 2021, which included a shift in Part IV designations related to certain Planning Act applications. Section 29(1.2) of the OHA now restricts City Council's ability to give notice of its intention to designate a property under the OHA to within 90 days after the City Clerk gives notice of a complete application.

The application currently under review was deemed complete prior to the new legislation coming into force.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved. Designation also enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

## **RECOMMENDATIONS**

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

1. City Council state its intention to designate the property at 1909 Yonge Street (including the entrance addresses at 2 and 2A Davisville Avenue) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 1909 Yonge Street (Reasons for Designation) attached as Attachment 3, to the report (January 26, 2022) from the Chief Planner and Executive Director, City Planning.
2. City Council state its intention to designate the property at 1913 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 1913 Yonge Street (Reasons for Designation) attached as Attachment 4,

to the report (January 26, 2022) from the Chief Planner and Executive Director, City Planning.

3. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the properties at 1909 Yonge Street (including the entrance addresses at 2 and 2A Davisville Avenue) and 1913 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

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On November 21 and 23, 1973, City Council listed the property at 1909 Yonge Street on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register).

On July 12, 2016, City Council adopted Item PG13.1: Midtown in Focus: Growth, Built Form and Infrastructure Review - Status Report. This report included information on the Cultural Heritage Resource Assessment (CHRA) completed as part of the Midtown in Focus planning study. The CHRA identified properties of cultural heritage value or interest, including built heritage, archaeological resources and or cultural heritage landscapes in or adjacent to the Apartment Neighbourhoods and Mixed Use Areas within the planning study area.

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

On October 2, 2017, City Council adopted Item PG22.5: Inclusion on the City of Toronto's Heritage Register - Midtown in Focus - Phase 1: Main Street Properties, which included the subject property at 1913 Yonge Street.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG22.5>

On July 23, 2018 City Council adopted Item PG31.7, the amended Official Plan Amendment 405, a comprehensive new planning framework for the Yonge-Eglinton area in Midtown Toronto (Midtown).

The Plan builds on the Official Plan's heritage policies as well as the recommendations in the Midtown Cultural Heritage Resource Assessment. The assessment included the identification of multiple properties with potential cultural heritage value. The City listed Main street properties in the City of Toronto Heritage Register in 2017.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG31.7>

## BACKGROUND

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### Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other

considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

<https://www.ontario.ca/laws/statute/90o18>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

The Ontario Heritage Toolkit provides guidance on designating properties of municipal significance, including direction on the purpose of designating heritage properties and information about how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for the conservation of heritage properties within the land use

planning system. In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act (OHA). The Bill 108 Amendments to the OHA came into force on July 1, 2021, which included, amongst other matters, amendments to the listing and designation processes. Guidance from the Province related to the implementation of Bill 108 Amendments is forthcoming.

[Ontario Heritage Tool Kit \(gov.on.ca\)](https://www.gov.on.ca)

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.5 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.5.4 states that heritage resources on the City's 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."

Policy 3.1.5.6 encourages the adaptive re-use of heritage properties while Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

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

## COMMENTS

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The subject properties at 1909 and 1913 Yonge Street are both located within the boundaries of the Yonge-Eglinton Secondary Plan area. The planning study for the area (Midtown in Focus) included a Cultural Heritage Resource Assessment (CHRA), which identified properties of cultural heritage value or interest within the study area. While staff were undertaking the Midtown in Focus CHRA, the former Bank of Montreal building located at 2444 Yonge Street was demolished on January 21, 2017. Although the property had been identified in the assessment, it had yet to be included on the City's Heritage Register. This demolition highlighted the urgent need to accelerate protection for potential heritage properties in the area, to prevent additional losses.

The City's heritage consultants completed the CHRA in April 2017, which identified the properties located at 1913, 1917, 1919, 1919A, 1921 and 1923 Yonge Street as cultural heritage resources. City Staff conducted further analysis resulting in the Midtown in Focus "batch listing" of 258 commercial "Main Street" properties in the study area in

October 2017. The Phase 1 "batch listing" achieved timely listing of properties while the planning study was underway and in advance of Council's adoption of Amendment 405 to the Official Plan of the City of Toronto and By-law 1284-2018 coming into force in June 2019.

Following city staff's additional research and evaluation of the listed properties at 1909 and 1913 Yonge Street, it has been determined that both properties meet Ontario Regulation 9/06 - the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act.

While the research and evaluation of the listed properties referenced above is, in staff's determination, sufficient to support the designation of the properties at 1909 and 1913 Yonge Street, it should be noted that the City of Toronto Archives remained closed during the preparation of this report due to the ongoing COVID-19 pandemic, and that new and additional relevant information on the subject properties further expanding on their heritage value may be forthcoming following public access to these archival records and may provide further information to be incorporated in the final version of a Part IV designation by-law.

## 1909-1913 YONGE STREET

### Research and Evaluation according to Ontario Regulation 9/06



West and south elevations of 1909 Yonge Street at the northeast corner of Yonge Street and Davisville Avenue (Heritage Planning, 2021)

## 1. DESCRIPTION

1909 YONGE STREET - J. J. DAVIS GENERAL STORE	
ADDRESS	1909 Yonge Street 2 Davisville Avenue (entrance address) 2A Davisville Avenue (entrance address)
WARD	Toronto-St. Paul's - 12
LEGAL DESCRIPTION	PL 284 PT LT15
NEIGHBOURHOOD/COMMUNITY	Davisville
HISTORICAL NAME	J. J. Davis Store C & B Davis Store
CONSTRUCTION DATE	c. 1890
ORIGINAL OWNER	Thomas Glancey
ORIGINAL USE	Mixed-Use
CURRENT USE*	Commercial
ARCHITECT/BUILDER/DESIGNER	Undetermined
DESIGN/CONSTRUCTION/MATERIALS	Brick
ARCHITECTURAL STYLE	Late-Victorian Vernacular
ADDITIONS/ALTERATIONS	c. 1903-1913: southwest ground-floor addition c. 1980: rear addition removed
CRITERIA	Design/Physical, Associative, Contextual
HERITAGE STATUS	Listed
RECORDER	Heritage Planning: Julia Smith
REPORT DATE	January 2022





West elevation of 1913 Yonge Street (Heritage Planning, 2021)

<b>1913 YONGE STREET</b>	
ADDRESS	1913 Yonge Street
WARD	Toronto-St. Paul's - 12
LEGAL DESCRIPTION	PLAN 284 PT LOT 15
NEIGHBOURHOOD/COMMUNITY	Davisville
HISTORICAL NAME	Davisville Fruit Market
CONSTRUCTION DATE	c. 1927
ORIGINAL OWNER	Rocco Pantalone
ORIGINAL USE	Mixed-Use/Commercial
CURRENT USE*	Mixed-Use/Commercial
ARCHITECT/BUILDER/DESIGNER	Undetermined
DESIGN/CONSTRUCTION/MATERIALS	Brick
ARCHITECTURAL STYLE	Main Street Commercial
ADDITIONS/ALTERATIONS	c. 1970: rear concrete-block addition
CRITERIA	Design/Physical, Associative
HERITAGE STATUS	Listed
RECORDER	Heritage Planning: Julia Smith
REPORT DATE	January 2022

## 2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the properties at 1909 Yonge Street and 1913 Yonge Street, and applies evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical/associative, design/physical and contextual value to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statements of Significance are contained in Attachment 3.

### i. HISTORICAL TIMELINE

Key Date	Historical Event
	The area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.
1840	John Davis arrives in Toronto
1845	John Davis purchases part of Lot 18 in the Third Concession of York Township and the Davisville neighbourhood is born
1870s	Davisville's first post office opens at T. G. Crown's grocery, flour and feed store, on the north-west corner of Imperial and Yonge streets, with John Davis as the first postmaster
1889	Davisville joins the Village of Eglinton becoming the Village of North Toronto
1890	The Village of North Toronto becomes the incorporated Town of North Toronto; tax assessment rolls for this year indicate that Lot 15 of Plan 284 is owned by Thomas Glancey, a wagon-maker and early Davisville resident, while the part of Lot 15 at the northeast corner of Yonge Street and Davisville Avenue (on which the subject properties are now both located) is tenanted by George H. Brown, a butcher
1893	The 1894 City Directory indicates that John Davis' son, Joseph Stanley Davis, briefly succeeds his father as postmaster of Davisville following John Davis' death in 1891
1894	The 1895 City Directory indicates that J. J. Davis becomes postmaster of Davisville, and the post office moves to J. J. Davis' grocery store on the west side of Yonge Street, Davisville

1894	The first Goad's Map showing the area in detail (1894) indicates an L-shaped brick building at the northeast corner of Yonge Street and Davisville Avenue (Figure 3)
1896	Land Registry Office records indicate that Thomas Glancey grants a portion of Lot 15 Plan 284 running 47' on Yonge Street by 114' on Davisville Avenue to John J. Davis on December 14th
1898	The 1899 City Directory indicates that J. J. Davis, grocer and postmaster, has moved his business and home to the east side of Yonge Street, Davisville, likely occupying the existing brick building at 1909 Yonge Street
c. 1900	The J. J Davis store at 1909 Yonge Street is depicted in an archival photograph (Figure 4)
1907	A September 15th article in "The Toronto World" describes J. J. Davis as running the Davisville post office store, which sells "groceries, flour and feed, and fresh meats"
1912	North Toronto is annexed to the City of Toronto
1913	The 1913 Goad's Map shows two frame buildings adjoining the pre-existing brick building on Lot 15; City Directories for the same year indicate that 1909 and 1911 Yonge Street are occupied by C & B Davis Grocers and Butchers, respectively, while 1913 Yonge Street is occupied by John J. Davis, flour and feed
1926	Tax Assessment Rolls indicate that the frame buildings at 1911 and 1913 Yonge Street have been demolished, though the property is still owned by Herbert B. Davis
1927	Tax Assessment Rolls indicate that a new building has been built on the formerly vacant property at 1913 Yonge Street, with Rocco Pantalone, fruiterer, listed as the owner of the property
1929	The 1930 City Directory lists the occupant of 1909 Yonge Street as Herbert B. Davis, grocer, while 1913 Yonge Street is occupied by the Davisville Fruit Market and Rocco Pantalone
1939	The 1940 City Directory lists the occupant of 1909 Yonge Street as Carload Groceteria, while 1913 Yonge Street is still occupied by the Davisville Fruit Market and Rocco Pantalone
1945	Land Registry Office Records indicate that Herbert B. Davis and his wife Florence grant the property at 1909 Yonge Street to Elsie and Edwin Grainger
1954	The Yonge Street Subway line opens, and includes Davisville Station and rail yard at the southwest corner of Yonge Street and Davisville Avenue

## ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the properties which are the basis for determining 'Historical and Associative Value' according to O. Reg. 9/06 Criteria.

## **John Davis, Davis and Sons Pottery and Davisville**

The subject properties at 1909 and 1913 Yonge Street are located within the Davisville neighbourhood, whose origins can be traced back to the arrival of John Davis (1813-1891). Davis emigrated from Burslem, Staffordshire to the town of York in 1840. Originally trained as a teacher, he worked as a book-keeper before acquiring part of Lot 18 in the Third Concession on the east side of Yonge Street between what is now Davisville Avenue and Millwood Road. Davis and his wife, Mary (Boyer), had six children, many of whom would go on to become important early members of Davisville: Alexander John, Frederick Henry, Francis Nathaniel, Joseph Stanley, Mary, and Alice.<sup>1</sup>

In 1845, John Davis set up a pottery works, John Davis and Sons, later known as Davisville Pottery, on his property which was located at the south-east corner of Yonge and Millwood Road. Clay for the pottery was taken from the ground to the east of the pottery building. His eldest son, Alexander John Davis, was the chief potter (Figure 2). The village grew around the pottery, and Davisville Avenue was created through Davis' land, running east from Yonge Street to what is now Mount Pleasant Road. Initially known as Davis' Corners, the village soon acquired a post office known as Davisville around 1870, with John Davis as the first post master.

When Davis died in 1891, his youngest son, Joseph Stanley, a bookkeeper, became the pottery manager. Joseph Stanley was also a mayor of North Toronto for five years, a member of Council and a justice of the peace. When Millwood Road was first laid out in 1907, it was named Joseph Street after Joseph Stanley Davis, through whose land it ran. In 1910, the pottery relocated to Merton Road where it remained until closing in 1931. In 1974, the Royal Ontario Museum excavated the site of the old pottery works at the north-east corner of Yonge Street and Millwood Road. The Davis family are commemorated in Davisville Avenue, and at the Davisville TTC subway station.

In 1889 Davisville and Eglinton, which were originally separated by the Clergy Reserve that occupied Lot 17 on the east side of Yonge Street, were incorporated as the Village of North Toronto, which then became a town in 1890. At the time, North Toronto extended as far south as the upper border of the Mount Pleasant Cemetery, now Merton Street.

Tax Assessment Rolls for North Toronto's Davisville Ward in 1890 indicate that Lot 15, Plan 284 was owned by Thomas Glancey (also spelled Glancy), a wagon-maker and early Davisville resident. The same records indicate that a 50' portion of Lot 15 fronting onto Yonge Street, on which the subject properties are now located, was tenanted by George H. Brown, a butcher. While the Assessment Rolls do not contain specific information on the built form contained within this part of Lot 15 at the time, it is likely that the building inhabited by Brown is the brick building existing today at 1909 Yonge Street, as it also appears in the 1894 Goad's Map of the area (Figure 3).

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<sup>1</sup> "Two veteran brothers answer same summons," *The Globe*, April 14, 1914; p. 1.

## The Davisville Post Office and J. J. Davis' General Store

Starting in the 1870s, the first Davisville Post Office was located in T. G. Crown's grocery, flour and feed store, which was located on the north-west corner of Frederick (now Imperial) and Yonge streets, with village founder John Davis as the first postmaster.<sup>2</sup> City Directories indicate that John Davis served as postmaster for nearly 20 years until his death in 1891, at which point he was briefly succeeded by his son Joseph Stanley Davis, who is listed as Davisville postmaster for only one year in 1893.

Following Joseph S. Davis' brief position as Davisville postmaster in 1893, City Directories indicate that John Joseph Davis (also referred to as J. J. Davis), the son of Frederick H. Davis and grandson of Davisville founder John Davis, became postmaster beginning in 1894. City Directories also indicate that prior to running his own establishment, J. J. Davis worked as a clerk at T. G. Crown's grocery store, located at the northwest corner of Yonge and Frederick (now Imperial) streets, until the late 1880s. Beginning in 1894, J. J. Davis is listed as a grocer and postmaster of Davisville, although his business continues to be listed on the west side of Yonge Street until 1897.<sup>3</sup>

Land Registry Office records indicate that a portion of Lot 15 of Plan 284 running 47' on Yonge Street by 114' on Davisville Avenue, on which the subject properties are now located, was granted by Thomas Glancey to John J. Davis on December 14, 1896. Following this, in 1898, City Directories indicate that J. J. Davis moved his business and home to the east side of Yonge Street, likely occupying the existing brick building at the northeast corner of Yonge Street and Davisville Avenue, now known as 1909 Yonge Street, that also appears in the first detailed Goad's Map of the area in 1894 (Figure 3). J. J. Davis' general store at 1909 Yonge Street can also be seen in an archival photograph of the building from circa 1900 (Figure 4), which shows the building's original L-shaped footprint, and wooden verandahs on its west and south elevations. By 1905, City Directories indicate that J. J. Davis had been joined in business by his brother Charles R. Davis, and the brothers operated the Davis Bros Post Office and Grocers out of 1909 Yonge Street.

A 1907 article in *The Toronto World* entitled "Town of North Toronto: Toronto's Healthiest and Most Beautiful Suburb" describes J. J. Davis as conducting the Davisville post office store. The article continues, "He is postmaster of Davisville and as a storekeeper for groceries, flour and feed and fresh meats of all description, he is hard to beat."<sup>4</sup> The article also contains a picture of J. J. Davis' private residence on the west side of Yonge Street opposite Merton Street (Figure 5), which he purchased in May of 1907.<sup>5</sup> City Directories indicate that J. J. Davis served as Davisville Post Master until 1907, when the position was taken over by Charles S. Norris.

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<sup>2</sup> Toronto Public Library Board, p. 14.

<sup>3</sup> It is possible that J. J. Davis initially took over T. G. Crown's establishment at the northwest corner of Yonge and Imperial (then Frederick) streets in 1892. The City Directories list J. J. Davis as a Clerk at T. G. Crown's store until 1889, as a "traveller" in 1890 and 1891, and then as a grocer on the west side of Yonge Street in 1892, the same year that T. G. Crown ceases to be listed in the Directory.

<sup>4</sup> "Town of North Toronto: Toronto's Healthiest and Most Beautiful Suburb," *The Toronto World*, September 15, 1907, p. 11.

<sup>5</sup> "North Toronto," *Toronto Daily Star*, May 18, 1907, p. 8.

By 1910, City Directories indicate that C & B Davis, grocers,<sup>6</sup> were located at 1909 Yonge Street, while C & B Davis, butchers, and J. J. Davis, flour and feed were located immediately to the north at 1911 and 1913 Yonge Street respectively.<sup>7</sup> The new buildings at 1911 and 1913 Yonge Street can also be seen in the 1913 Goad's Map (Figure 6), which shows them as narrow frame buildings, abutting the pre-existing brick building at the northwest corner of Yonge Street and Davisville Avenue. Also around this time, the footprint of the building at 1909 Yonge Street changed from L-shaped to rectangular, indicating that an addition was made to its south elevation. This is likely the one-storey commercial addition that can be seen in an archival photograph from 1952 (Figure 9), and which remains, though altered, to this day.

Land Registry Office records indicate that the property at 1909 Yonge Street remained in the Davis family until 1945, when Herbert B. Davis and his wife Florence granted it to Elsie and Edwin Grainger.

### **Annexation to the City of Toronto and Main Street Development**

North Toronto was annexed by the City of Toronto in 1912. Following annexation, the City of Toronto approved a series of infrastructure improvements in the form of sewers, water supply and paved roads, which had an immediate impact on development. The Dovercourt Land, Building and Saving Company purchased the Clergy Reserve (located between Yonge, Mount Pleasant, and what was to become Manor and Millwood roads). The company created the Glebe Manor Estates, a subdivision aimed at middle class customers with single-family, detached houses of brick construction.

Also following annexation, Yonge Street around Davisville Avenue started to be developed with typical "main street commercial" buildings, such as those still existing on the east side of the street, between Davisville Avenue and Millwood Road.

Towards the end of World War I, Davisville also became home to a Military Orthopedic Hospital and limb factory, which operated out of the Salvation Army's Booth Memorial Training College on the north side of Davisville Avenue from 1917 to 1921, in close proximity to the subject properties.<sup>8</sup> (Figure 7) With the hospital containing 400 beds,<sup>9</sup> and the limb factory serving around 40 soldiers a week from across Canada and providing employment to amputee veterans,<sup>10</sup> this military presence would have had a significant impact on the Davisville neighbourhood in the years immediately preceding and after the end of the war. A circa 1918 painting by Canadian artist Stanley Francis Turner entitled "A War Record" (Figure 8) depicts wounded veterans at the northeast corner of Yonge Street and Davisville Avenue, showing what was then C & B Davis, grocers, at 1909 Yonge Street in the background. Also shown are the graffiti slogans "wizz-bang corner" and "fragments from France" written on the building's south

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6 City Directories indicate that C & B grocers and butchers were operated by Charles R. and Herbert (Bert) Davis, both brothers of J. J. Davis.

7 Note that 1909, 1911 and 1913 Yonge Street were numbered 1873, 1875, and 1877 Yonge Street, respectively, until 1915.

8 "Patients and staff may leave Davisville," *The Globe*, May 4, 1921, p. 7.

9 MacLellan, p. U11.

10 *Ibid*, p. U14.

elevation along Davisville Avenue, both of which darkly reference the aftermath of the war.

A review of City Directories and Goad's maps indicates that the built form on the subject properties remained relatively unchanged through the 1910s and early 1920s. Tax Assessment Rolls reveal that the frame structures at 1911 and 1913 Yonge Street were demolished circa 1926, and replaced by the existing brick building at 1913 Yonge Street the following year in 1927, with the new owner listed as Rocco Pantalone, fruiterer.

Both properties at 1909 and 1913 Yonge Street have, over the years, been occupied by a number of commercial tenants, some of which can be seen in the archival photographs contained in Attachment 1 of this report.

While the intersection of Yonge and Davisville has changed dramatically over the years, especially following the construction of the Yonge subway line and Davisville Station at the southwest corner of Yonge Street and Davisville Avenue in the 1950s, the properties at 1909 and 1913 Yonge Street remain as vestiges of the historic settlement and development of Davisville in the late 19th and early 20th centuries.

### **iii. ARCHITECTURAL DESCRIPTION**

The following section provides an architectural description and analysis related to the property which will establish the basis for determining 'Design and Physical Value' according to O. Reg. 9/06 Criteria.

#### **1909 Yonge Street**

The property at 1909 Yonge Street contains a two-storey late-Victorian vernacular painted red brick building that dates to circa 1890, but which has been modified over time to accommodate commercial uses at-grade. The original portion of the building has an L-shaped footprint, with a cross-gabled roof featuring gable-ends along its west and south elevations, and a chimney near its south gable-end. The northeast corner of the house also features a hipped roof.

The west and south elevations of the building feature a one-storey rectangular brick addition at ground floor level, which has been highly modified over time, and does not contain heritage attributes. The building also features eight segmentally-arched windows at the upper storey, with brick voussoirs and stone sills. The building's south elevation along Davisville Avenue also features a segmentally-arched doorway with a brick voussoir at grade, which is accessed via two concrete steps.

The rear portion of the property contains a one-storey commercial building at the address of 2A Davisville Avenue. This structure has been highly modified over time and does not contain any heritage attributes.

## **1913 Yonge Street**

The two-storey main street commercial row building at 1913 Yonge Street was built circa 1927, and forms part of a row of similar buildings on the east side of Yonge Street, between Davisville Avenue and Millwood Road. The building is of red brick construction, in a common bond pattern, and features a rectangular plan and massing. The building's west (principal) elevation features a storefront at grade (which has been modified), topped by a wooden dentilated cornice. At the second storey, the building features brick piers, and a pair of flat-headed windows with soldier-course lintels in a darker brick with stone corner details. The building's west elevation also features corbelled brickwork below its flat roofline.

### **iv. CONTEXT**

The following section provides contextual information and analysis related to the property which is the basis for determining 'Contextual Value' according to O. Reg. 9/06 Criteria.

The location of the properties at 1909 and 1913 Yonge Street is shown on the map included as Figure 1 in Attachment 1 (Maps & Photographs) below. Both properties are located on the east side of Yonge Street, between Davisville Avenue and Millwood Road, where they form part of a grouping of late-19th- and early-20th-century buildings. The property at 1909 Yonge Street also anchors the northeast corner of Yonge Street and Davisville Avenue, and is distinguished within this grouping of otherwise early-20th-century commercial main street buildings for its earlier date of construction (c. 1890) and house-form typology.

Apart from this grouping of late-19th and early-20th century built form, the surrounding area along Yonge Street largely features higher-density commercial built form from the mid-to-late-20th century, and newer high-density residential built form. Davisville Subway Station, the TTC Head Office building, and the Davisville Subway Yard are located to the southwest.

### **3. EVALUATION AND APPLICATION OF O.REG 9/06 CRITERIA**

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, and the City of Toronto also uses these criteria when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. There are three categories for a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property, with explanatory text below.



## 1909 Yonge Street

### DESIGN OR PHYSICAL VALUE

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

#### *Representative example of a type*

Dating to circa 1890, the property at 1909 Yonge Street is a representative example of a late-Victorian vernacular mixed-use building typology. It retains its original scale, form, and massing as a two-storey brick building with a cross-gable roof, and original window openings at the upper storey. The building's ground storey has been significantly altered over time to accommodate commercial uses.

### HISTORICAL OR ASSOCIATIVE VALUE

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

#### *Direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community*

Built circa 1890, the property at 1909 Yonge Street has historical value as a rare surviving mixed-use building on Yonge Street from the late-19th century. The property is also valued for its associations with the historical evolution of the Davisville neighbourhood, for which it served the important role of post office and general store in the late-19th and early-20th centuries. The property has further historical value for its associations with the Davis family of Davisville, in particular postmaster and grocer J. J. Davis and his two brothers Charles R. and Herbert B. Davis, who owned the property from 1896 to 1945 and operated it as a post office and store for nearly 50 years.

### CONTEXTUAL VALUE

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

*Important in defining, maintaining or supporting the character of an area*

Located at the northeast corner of Yonge Street and Davisville Avenue, and reflecting a late-19th-century scale and architectural form, the mixed-use building at 1909 Yonge Street has contextual value for its contribution to the character of the east side of Yonge Street, between Davisville Avenue and Millwood Road, which features a grouping of late-19th- and early-20th-century buildings.

*Physically, functionally, visually or historically linked to its surroundings*

As one of the oldest mixed-use buildings in the surrounding area, the property at 1909 Yonge Street also has contextual value for its visual and historical links to its surroundings. Located at the corner of Yonge Street and Davisville Avenue, one of the earliest east-west streets in the area, the building reflects the first wave of development in Davisville, and is a remnant of the fine-grained mixed-use streetscape that existed along Yonge Street in the 19th century.

*Landmark*

Anchoring the northeast corner of Yonge Street and Davisville Avenue, and featuring a rare early architectural form along Yonge Street in North Toronto, the property at 1909 Yonge Street may be considered a landmark to the local community.

**1913 Yonge Street**

**DESIGN OR PHYSICAL VALUE**

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

*Representative example of a type*

Dating to circa 1927, the property at 1913 Yonge Street is a representative example of a main street commercial row building from the interwar period. It retains its original scale, form, and massing as a two-storey brick building with a flat roof, along with original architectural details above its storefront, including a dentilated wooden cornice, brick piers, a pair of flat-headed windows featuring brick and stone detailing, and corbelled brickwork below its roofline.

## HISTORICAL OR ASSOCIATIVE VALUE

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

## CONTEXTUAL VALUE

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

*Important in defining, maintaining or supporting the character of an area*

Located on the east side of Yonge Street, and reflecting an early-20th-century main street commercial architectural typology, the commercial building at 1913 Yonge Street has contextual value for its contribution to the character of the east side of Yonge Street, between Davisville Avenue and Millwood Road, which features a grouping of late-19th- and early-20th-century buildings.

## CONCLUSION

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Heritage Planning staff have determined that the properties at 1909 and 1913 Yonge Street meet the Ontario Regulation 9/06 criteria – prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act – 1909 Yonge Street for its design, associative and contextual values, and 1913 Yonge Street for its design and contextual values. As such, the properties are significant built heritage resources, and staff recommend that City Council state its intention to designate 1909 and 1913 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act.

The building located on the property at 1909 Yonge Street dates to circa 1890, and has design value as a representative example of a late-Victorian vernacular mixed-use building typology. The property at 1909 Yonge Street also has historical value for its associations with the historic evolution of the Davisville neighbourhood, along with links to members of the Davis family of Davisville, including postmaster and grocer J. J. Davis and his two brothers Charles R. and Herbert B. Davis.

Anchoring the northeast corner of Yonge Street and Davisville Avenue, the building at 1909 Yonge Street also has contextual value for its contribution to the character of the east side of Yonge Street, between Davisville Avenue and Millwood Road, which features a grouping of late-19th- and early-20th-century buildings, and for its visual and historic links to its surroundings. Its rare early architectural form in the area, use as a

post office, and prominent corner location also make it a landmark to the local community.

The building located at 1913 Yonge Street dates to circa 1927, and has design value as a representative example of a main street commercial row building from the interwar period. Located on the east side of Yonge Street, and reflecting a main street commercial architectural typology from the interwar period, the building at 1913 Yonge Street also has contextual value for its contribution to the character of the east side of Yonge Street, between Davisville Avenue and Millwood Road, which features a grouping of late-19th- and early-20th-century buildings.

The Statement of Significance for 1909 Yonge Street (Attachment 3) and the Statement of Significance for 1913 Yonge Street (Attachment 4), comprise the Reasons for Designation for these properties, which is the Public Notice of Intention to Designate.

## **CONTACT**

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## **SIGNATURE**

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

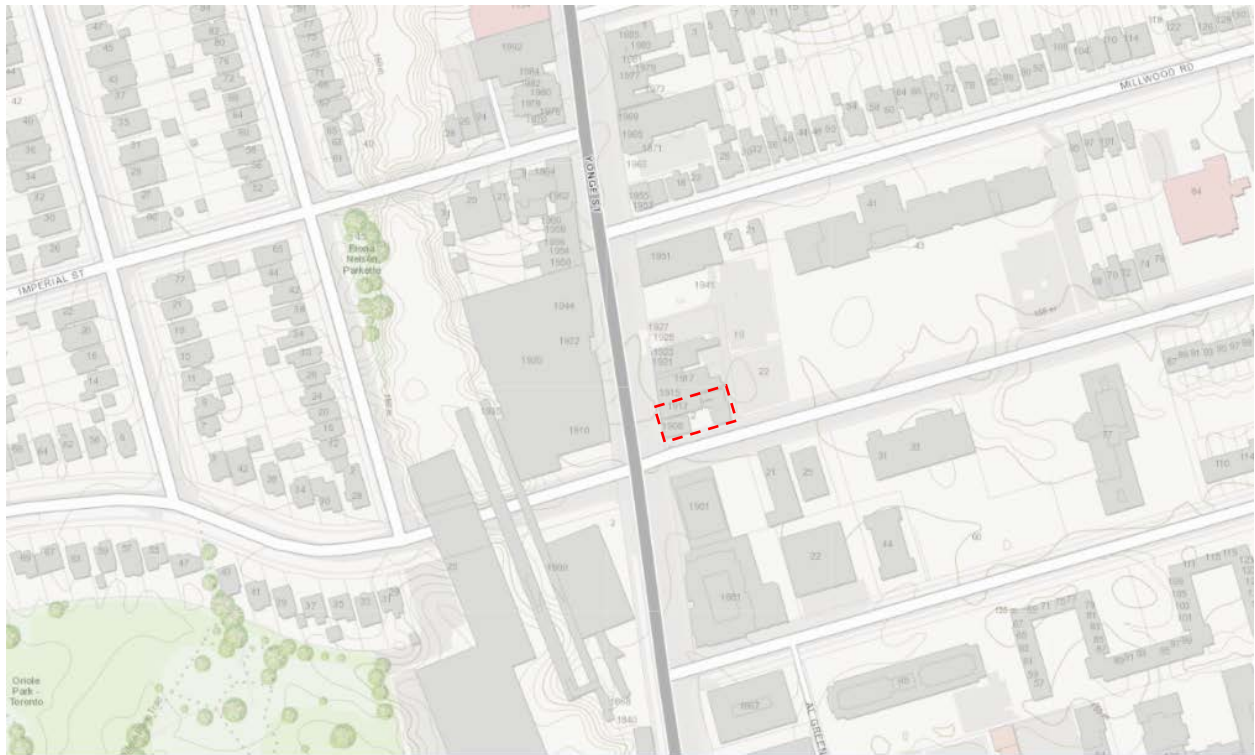
## **ATTACHMENTS**

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Attachment 1 – Maps and Photographs  
Attachment 2 – List of Research Sources  
Attachment 3 – Statement of Significance (Reasons for Designation): 1909 Yonge Street  
Attachment 4 – Statement of Significance (Reasons for Designation): 1913 Yonge Street

**MAPS AND PHOTOGRAPHS:  
1909 YONGE STREET AND 1913 YONGE STREET**

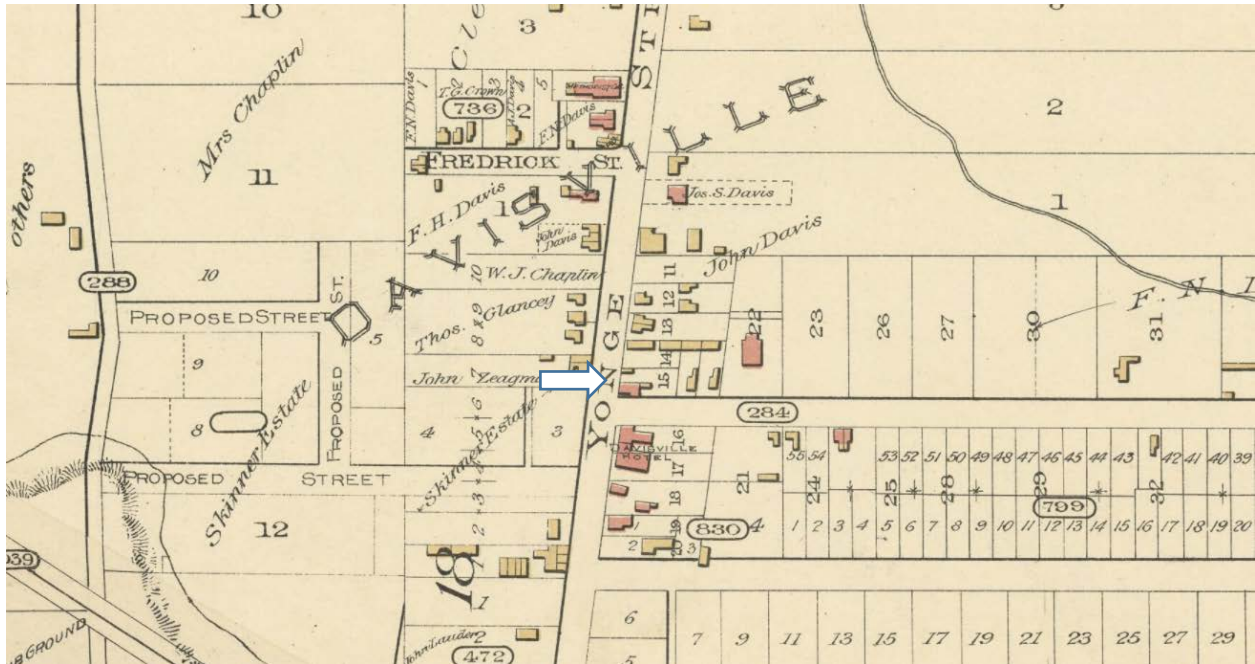
**ATTACHMENT 1**



1. This location map is for information purposes only; the exact boundaries of the properties are not shown. The dashed box marks the location of the properties at 1909 and 1913 Yonge Street. (City of Toronto iView Mapping)



2. c. 1887 photograph of Davisville Pottery, showing John Davis's son, Alexander John Davis, chief potter, at the extreme left. (Toronto Public Library [TPL])



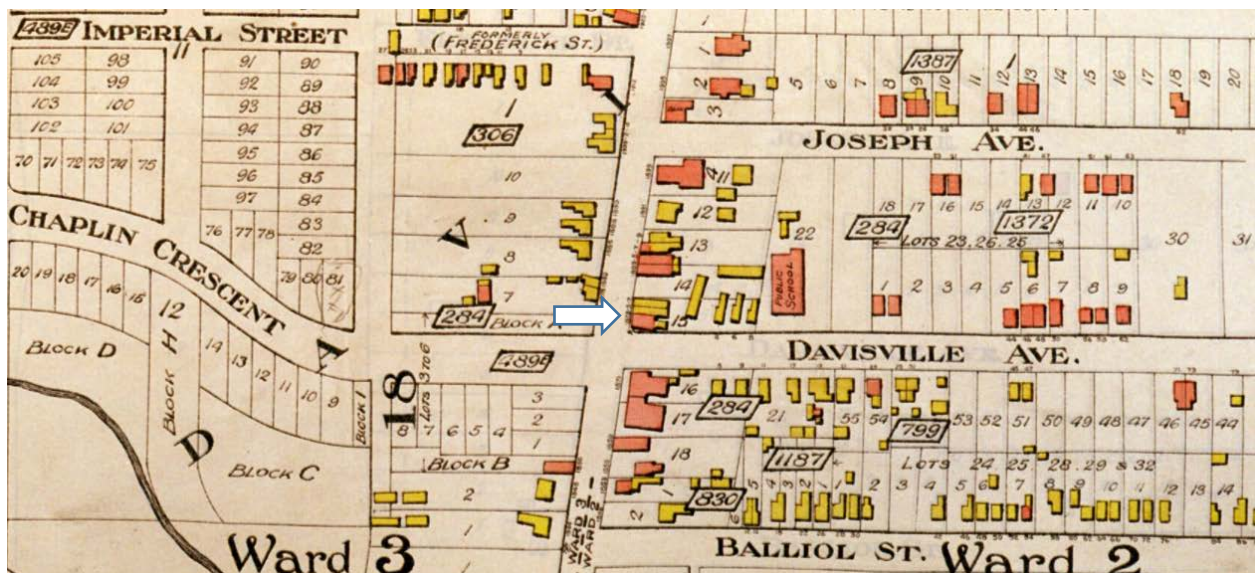
3. 1894 Goad's Map, the first to show Davisville in detail, with the approximate location of the subject properties at 1909 and 1913 Yonge Street indicated on Lot 15 at the northeast corner of Yonge Street and Davisville Avenue. At this time, the subject property contains an L-shaped brick building at what is today 1909 Yonge Street. (Ng)



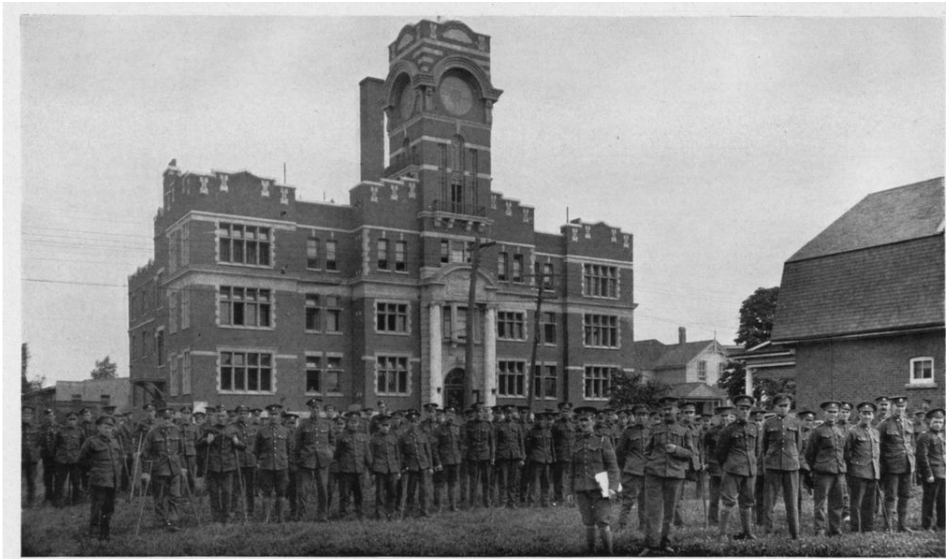
4. c. 1900 photograph of the J. J. Davis General Store and Post Office at the northeast corner of Yonge Street and Davisville Avenue. Note that at this time, the building retained its original L-shaped footprint and wooden verandahs along its west and south elevations. (TPL)



5. 1907 photograph of J. J. Davis' home on the west side of Yonge Street, across from Merton Street, published in *The Toronto World*, 15 September 1907. (TPL)



6. 1913 Goad's Map, with the approximate location of the subject properties at 1909 and 1913 Yonge Street indicated on Lot 15 at the northeast corner of Yonge Street and Davisville Avenue. By this time, a southwest brick addition has been made to the formerly L-shaped brick building at 1909 Yonge Street, and two frame buildings have been constructed directly to the north on Lot 15. Joseph Avenue (now Millwood Road) has also been created north of Davisville Avenue. (Ng)



MORNING PARADE AT MILITARY ORTHOPEDIC HOSPITAL, NORTH TORONTO, ERECTED BY THE SALVATION ARMY AS BOOTH MEMORIAL HOME.

7. 1917 photograph originally published in *Construction* magazine of the Davisville Military Orthopedic Hospital, which operated out of the Salvation Army's Booth Memorial Training College on the north side of Davisville Avenue from 1917 to 1921.

([https://www.communitystories.ca/v1/pm\\_v2.php?id=display\\_original&lg=English&fl=0&rd=92511&ex=00000376](https://www.communitystories.ca/v1/pm_v2.php?id=display_original&lg=English&fl=0&rd=92511&ex=00000376))



8. c. 1918 painting by Canadian artist Stanley Francis Turner entitled "A War Record", depicting wounded WWI veterans at the northeast corner of Yonge Street and Davisville Avenue, and showing what was then C & B Davis, grocers, at 1909 Yonge Street in the background. Also shown are the graffiti slogans "wizz-bang corner" and "fragments from France" written on the building's south elevation along Davisville Avenue, both of which darkly reference the aftermath of the war.

(<https://www.warmuseum.ca/firstworldwar/objects-and-photos/art-and-culture/official-art/a-war-record/>)





9. 1952 photograph showing the subject properties at 1909 and 1913 Yonge Street at the northeast corner of Yonge Street and Davisville Avenue. (TPL)



10. 1981 photograph showing the west elevations of the subject properties at 1909 and 1913 Yonge Street. (TPL)



11. 1981 photograph showing the south elevation of 1909 Yonge Street, along Davisville Avenue. (TPL)



12. Current photograph looking east, showing the west elevation of the building at 1909 Yonge Street. (Heritage Planning, 2021)



13. Current photograph looking north, showing the south elevation of the building at 1909 Yonge Street. (Heritage Planning, 2021)



14. Current photograph looking west, showing the east elevation of the building at 1909 Yonge Street. Note the hipped roof profile at the building's northeast corner, on the right (Heritage Planning, 2021)



15. Current photograph looking east, showing the west elevation of the building at 1913 Yonge Street. (Heritage Planning, 2021)



16. Photograph showing the dentilated wooden cornice and brick and stone details above the storefront on 1913 Yonge Street's west elevation. (Heritage Planning, 2021)



17. Context view looking east from Yonge Street, showing the subject properties at 1909 and 1913 Yonge Street, within a grouping of late-19th and early-20th-century buildings on the east side of Yonge Street, between Davisville Avenue and Millwood Road. (Heritage Planning, 2021)



18. Context view looking northeast from Yonge Street, showing the subject properties at 1909 and 1913 Yonge Street, within a grouping of late-19th and early-20th-century buildings on the east side of Yonge Street, between Davisville Avenue and Millwood Road. (Heritage Planning, 2021)



19. Context view looking southeast from Yonge Street, showing the subject properties at 1909 and 1913 Yonge Street, within a grouping of late-19th- and early-20th-century buildings on the east side of Yonge Street, between Davisville Avenue and Millwood Road. (Heritage Planning, 2021)

**Archival Sources**

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- "North Toronto," *Toronto Daily Star*, 18 May 1907, p. 8.
- "Patients and staff may leave Davisville," *The Globe*, 4 May 1921, p. 7.
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- Town of North Toronto Assessment Rolls, Davisville Ward, 1890-1896. (CTA)
- "Town of North Toronto: Toronto's healthiest and most beautiful suburb," *The Toronto World*, 15 September 1907, pp. 9-12.
- "Two veteran brothers answer same summons," *The Globe*, 14 April 1914, p. 1.

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**1909 YONGE STREET**  
**STATEMENT OF SIGNIFICANCE**  
**(REASONS FOR DESIGNATION)**

**ATTACHMENT 3**

The property at 1909 Yonge 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 the categories of design/physical value, associative value, and contextual value.

**Description**

The property at 1909 Yonge Street (including the entrance addresses at 2 and 2A Davisville Avenue) is located in the historic community of Davisville/North Toronto, where it anchors the northeast corner of Yonge Street and Davisville Avenue. The property contains the J. J. Davis General store, a 2-storey late-Victorian vernacular mixed-use building with frontages on both Yonge Street and Davisville Avenue, which was constructed circa 1890 and was owned and occupied by members of the Davis family of Davisville from 1896 to 1945.

Surrounding properties recognized on the Heritage Register include a row of early-20th-century main street commercial buildings immediately to the north at 1913, 1917, 1919, 1919A, 1921 and 1923 Yonge Street.

**Statement of Cultural Heritage Value**

Dating to circa 1890, the property at 1909 Yonge Street is a representative example of a late-Victorian vernacular mixed-use building typology. It retains its scale, form, and massing as a two-storey brick building with a cross-gable roof, and original window openings at the upper storey. The building's ground storey has been significantly altered over time to accommodate commercial uses.

The property at 1909 Yonge Street has historical value as a rare surviving mixed-use building on Yonge Street from the late 19th century. The property is also valued for its associations with the historical evolution of the Davisville neighbourhood, for which it served the important role of post office and general store in the late-19th and early-20th centuries. The property has further historical value for its associations with the Davis family of Davisville, in particular postmaster and grocer J. J. Davis and his two brothers Charles R. and Herbert B. Davis, who owned the property from 1896 to 1945 and operated it as a post office and store for nearly 50 years.

Located at the northeast corner of Yonge Street and Davisville Avenue, and reflecting a late-19th-century scale and architectural form, the mixed-use building at 1909 Yonge Street has contextual value for its contribution to the historic character of the east side of Yonge Street, between Davisville Avenue and Millwood Road, which features a grouping of late-19th- and early-20th-century buildings.

As one of the oldest mixed-use buildings in the surrounding area, the property at 1909 Yonge Street also has contextual value for its visual and historical links to its



surroundings. Located at the corner of Yonge Street and Davisville Avenue, one of the earliest east-west streets in the area, the building reflects the first wave of development in Davisville, and is a remnant of the fine-grained mixed-use streetscape that existed along Yonge Street in the 19th century.

Anchoring the northeast corner of Yonge Street and Davisville Avenue, and featuring a rare early architectural form along Yonge Street in North Toronto, the property at 1909 Yonge Street may also be considered a local landmark within Davisville.

## **Heritage Attributes**

### **Design and Physical Value**

Attributes that contribute to the value of the property at 1909 Yonge Street as representative of the late-Victorian vernacular mixed-use typology include:

- The building's scale, form and 2-storey massing
- The building's cross-gabled roof, with gable ends facing west and south, and the hipped roof profile at the northeast corner of the building
- The property's original L-shaped plan
- The property's brick construction with brick and stone exterior details
- Upper storey segmentally-arched window openings, which feature brick voussoirs and stone sills
- The segmentally-arched doorway on the property's south elevation, below the south gable-end
- The brick chimney located above the property's south gable end

### **Contextual Value**

The following heritage attribute contributes to the cultural heritage value of the property at 1909 Yonge Street as the historic anchor of the northeast corner of Yonge Street and Davisville Avenue, and as part of a grouping of late-19th- and early 20th-century buildings:

- The property's siting, orientation, and scale at the northeast corner of Yonge Street and Davisville Avenue, with a primary elevation along the former and a secondary elevation along the latter

Note: that the one-storey commercial addition at 1909 Yonge Street's west and south elevations and the one-storey commercial building at 2A Davisville Avenue are not heritage attributes.

**1913 YONGE STREET**  
**STATEMENT OF SIGNIFICANCE**  
**(REASONS FOR DESIGNATION)**

**ATTACHMENT 4**

The property at 1913 Yonge 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 the categories of design/physical value and contextual value.

**Description**

The property at 1913 Yonge Street is located on the east side of Yonge Street in the historic community of Davisville/North Toronto, between Davisville Avenue and Millwood Road, and contains a 2-storey main street commercial row building built circa 1927 during the interwar period.

Surrounding properties recognized on the Heritage Register include the J. J. Davis General store immediately to the south at 1909 Yonge Street, and a row of early-20th-century main street commercial buildings to the north at 1917, 1919, 1919A, 1921 and 1923 Yonge Street.

**Statement of Cultural Heritage Value**

Dating to circa 1927, the property at 1913 Yonge Street is a representative example of a main street commercial row building from the interwar period. It retains its original scale, form, and massing as a two-storey brick building with a flat roof, along with original architectural details above its storefront, including a dentilated wooden cornice, brick piers, a pair of flat-headed windows featuring brick and stone detailing, and corbelled brickwork below its roofline.

Located on the east side of Yonge Street, and reflecting an early-20th-century main street commercial architectural typology, the commercial building at 1913 Yonge Street also has contextual value for its contribution to the character of the east side of Yonge Street, between Davisville Avenue and Millwood Road, which features a grouping of late-19th- and early-20th-century buildings.

**Heritage Attributes**

**Design and Physical Value**

Attributes that contribute to the value of the property at 1913 Yonge Street as representative of the interwar main street commercial row typology include:

- The property's scale, form and massing as a 2-storey building with a flat roof
- The property's brick construction in a common bond pattern, with brick, stone and wood exterior details
- The property's principal (west) elevation, which features:

- A glazed storefront (which has been altered), topped by a dentilated wooden cornice
- At the second storey, brick piers and a pair of flat-headed window openings, with soldier course lintels of a darker brick, and stone corner details
- Corbelled brickwork below the roofline

### **Contextual Value**

The following heritage attribute contributes to the cultural heritage value of the property at 1913 Yonge Street as part of a grouping of late-19th- and early 20th-century built form:

- The property's siting, orientation, and scale on the east side of Yonge Street between Davisville Avenue and Millwood Road