

79 and 81 Granby Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: June 8, 2022

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: Toronto-Centre – Ward 13

SUMMARY

This report recommends that City Council state its intention to designate the properties at 79 and 81 Granby Street under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value.

Located on the south side of Granby Street, between Church and Yonge Streets, the two, semi-detached residential properties at 79 and 81 Granby Street were built in 1891. The pair is a representative example of semi-detached Victorian-era dwellings designed in the Bay-and-Gable architectural style.

Understood together with the adjacent designated heritage properties at 414-418 Church Street, the semi-detached dwellings at 79 and 81 Granby Street form part of a collection of five Victorian-era buildings that were completed in 1891 by the same original owner, local merchant and real estate developer Robert Kidney.

The properties at 79 and 81 Granby Street also comprise part of a broader collection of surviving representative examples of an early period of land development in the McGill-Granby community that continues to define and maintain remaining portions of late-19th century streetscapes today, including the adjacent heritage properties at 77 Granby Street (1884) and 76-84 McGill Street (1889).

The properties at 79 and 81 Granby Street were listed together on the City's Heritage Register on June 8, 2021.

Heritage Planning staff have undertaken research and evaluation and determined that the two subject properties meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values. As such, the properties are significant built heritage resources.

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. The Bill 108 Amendments to the Ontario Heritage Act 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 Ontario Heritage Act now restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days after the City Clerk gives notice of a complete application.

On March 18, 2021 the City received an application to amend the zoning by-law to permit the redevelopment of the site with a 39-storey mixed-use building that includes the creation of 319 purpose-built rental units. The existing heritage buildings at 79-81 Granby Street are proposed to be demolished. A Heritage Impact Assessment (HIA) completed by GBCA and dated October 13, 2021 was submitted to support the application. Two earlier versions of the HIA were submitted March 11, 2021 and June 11, 2021.

The development application currently under review was deemed complete following the new legislation coming into force. This Notice of Intention to Designate report must be considered by City Council before July 29, 2022.

Designation under the Ontario Heritage Act enables City Council to review proposed alterations for the properties, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 79 Granby Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance attached as Attachment 3 to the report (June 8, 2022) from the Chief Planner and Executive Director, City Planning.
2. City Council state its intention to designate the property at 81 Granby Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance attached as Attachment 3 to the report (June 8, 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 property under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

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

DECISION HISTORY

On December 4, 2018, City Council directed the Senior Manager, Heritage Preservation Services to initiate a study of the nominated properties at 79 and 81 Granby Street and to report back regarding designation within the first quarter of 2019.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.MM1.7>

At the October 10, 2019 meeting of Toronto and East York Community Council (TEYCC), item TE9.13 containing a June 4, 2019 Heritage staff report recommending that the subject properties at 79 and 81 Granby Street not be included on the City's Heritage Register was amended by the local councillor to direct Heritage staff to review an independent consultant's report and to report back to the Toronto Preservation Board and Toronto and East York Community Council with their findings.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE9.13>

At its June 8, 2021 meeting, City Council adopted item TE25.11 containing an April 21, 2021 staff report recommending that the properties at 79 and 81 Granby Street be included on the City of Toronto's Heritage Register. The revised recommendation for listing was informed by additional research undertaken by staff.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE25.11>

BACKGROUND

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.ontario.ca/gov/ontario-heritage-tool-kit)

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

Located on the south side of Granby Street, just west of Church Street, the 2.5-storey, semi-detached dwellings at 79 and 81 Granby Street are representative of late-19th century house-form buildings. They display design features indicative of the Victorian-era Bay-and-Gable style with their steeply-pitched roof gables positioned over a 2-storey bay on the principal elevation, complete with decorative shingling and wooden detailing in the gable peaks. Design influence from the Richardsonian Romanesque style, another popular Victorian-era architectural style, is evident in the surviving round-arched brick window opening on the first floor at 81 Granby Street and the (currently missing) round-arched, red brick entryway spanning the main entrance to both properties, evidence of which remains in the altered brickwork.

In 2018, the properties were nominated for heritage evaluation by a member of the McGill-Granby Village Residents' Association (MGVRA). In 2019, the same Residents' Association retained a heritage consultant to provide an independent opinion on the cultural heritage value of the properties.

In October 2019, Toronto and East York Community Council considered a staff report on the heritage evaluation of the properties at 79 and 81 Granby Street and directed the Senior Manager, Heritage Planning, to review the McGill-Granby Village Residents' Association's communication, including an independent heritage evaluation commissioned by the residents, and report back on a final recommendation. Staff reviewed the submitted documents as directed and subsequently undertook additional historic research on the subject properties.

At its meeting on May 12 2021, the Toronto Preservation Board endorsed City staff's final recommendation to include the two semi-detached properties at 79 and 81 Granby Street on the City's Heritage Register and City Council subsequently adopted the report on June 8, 2021. Staff determined that the two subject properties meet Ontario Regulation 9/06 and included new and relevant historical information about the ownership and the land development of the properties which was critical in demonstrating the properties' associative and contextual value in the neighbourhood and their important relationship to the adjacent late-19th century heritage buildings at 414-418 Church Street.

79 and 81 Granby Street

Research and Evaluation according to Ontario Regulation 9/06



Contextual image showing the principal (north) elevations of 79 and 81 Granby Street indicated at centre by the red line with its adjacent late-19th century heritage properties at 414-418 Church Street (left) and 77 Granby Street (right). (Heritage Planning, 2021)

1. DESCRIPTION

79 and 81 Granby Street	
ADDRESS	79 and 81 Granby Street
WARD	Ward 13 – Toronto Centre
LEGAL DESCRIPTION	PLAN 203 Pt Lot 12
NEIGHBOURHOOD/COMMUNITY	McGill-Granby Village
HISTORICAL NAME	N/A
CONSTRUCTION DATE	1891
ORIGINAL OWNER	Robert Kidney
ORIGINAL USE	Residential
CURRENT USE*	Residential
ARCHITECT/BUILDER/DESIGNER	N/A
DESIGN/CONSTRUCTION/MATERIALS	See Section 2
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative, Contextual
HERITAGE STATUS	Listed (June 8, 2021)
RECORDER	Heritage Planning: Liz McFarland
REPORT DATE	May 2022

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the properties at 79 and 81 Granby 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 Statement of Significance is 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.
1809	Following the founding of York (Toronto) and the subdivision of the land north of the town site into 100-acre allotments for country estates, Park Lot 7 is officially transferred to John McGill
1856	Located on the south side of present-day Granby Street, west of Church Street, Bishop John Strachan sells Lot 12 under Plan 203 to John Murphy following multiple previous lease-holds on the property, including by John Murphy during the previous two years.
1858	Boulton's Atlas illustrates the first buildings on "Ann Street" (originally Anne Street and present-day Granby Street) (Image 2)
1880	Goad's Atlas similarly indicates the frame structures at 414-418 Church Street (demolished) and vacant lots at what would become 79 and 81 Granby Street (Image 3)
1884	John Murphy's executors begin subdividing Lot 12
1890	An archival photograph shows the frame building at the southwest corner of Granby and Church streets that was owned by the Murphy family and demolished to make way for the current brick heritage buildings at 414-418 Church Street that would be completed for owner Robert Kidney by the following year (Image 4)
1890 Jan 1	Land Registry records indicate that on this date, Robert Kidney is granted part of Lot 12 (Plan 203) by the Murphy family and

	executors of the late John Murphy's estate. The property dimensions are 53ft fronting the west side of Church Street by 110ft fronting Ann (later Granby) Street. ¹ (Image 5)
1890 July 30	Robert Kidney pulls two City building permits on the same day for construction of the current three properties at 414-418 Church Street and semi-detached dwellings at 79 and 81 Granby Street. (Images 6 and 7)
1891 Sept	The pair of houses is in place. According to the tax assessment rolls, 79 Anne stands vacant, while Kidney rents its neighbour at 81 Anne to John Higgins, a machinist
1891 July 20	Kidney grants John Ogilvy Anderson interest in the full extent of his property for the sum of \$25,000
1892	The pair of semi-detached houses is shown on the 1893 update to Goad's Atlas (containing information gathered in the previous year) (Image 8)
1898	Kidney and Anderson relinquish their interest in the properties at 79-81 Granby Street and 414-418 Church Street to The Quebec Bank
1904 Dec	The Quebec Bank sells the properties separately to George Gamble (79 Granby) and Matilda Motheral (81 Granby)
1943 June	After several transfers in ownership and the change in the street name (but not the street numbers), Tempia M. Grant acquires the property at 79 Granby
1972 and 1980s	An archival photograph shows exterior alterations to 79 Granby Street including the removal of the round-arched brick entryway shared with 81 Granby (Image 9)
1974 Mar	The adjoining property at 77 Granby Street, known as the Bernard Doyle House (1884), is listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register), along with the neighbouring row houses (1889) at 76-84 McGill Street
2006-2010	Directly east of 79 and 81 Granby Street, the properties at 414-418 Church Street are included on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 2006 and designated under Part IV, Section 29 of the Ontario Heritage Act four years later (2010)
2021 June	The properties at 79 and 81 Granby Street are included on the City of Toronto's Heritage Register

¹ These dimensions have previously been misinterpreted with Stephen Murphy erroneously attributed to ownership and commission of the current heritage buildings at 414-418 Church St. John Murphy was already deceased before 1890 and his executors (including son Stephen) were instrumental in selling his properties at 414-418 Church Street containing earlier frame structures to Robert Kidney on Jan 1, 1890.

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.

Church Street and McGill-Granby Neighbourhood:

The properties at 79 and 81 Granby Street are located just west of Church Street in the McGill-Granby Village community. The properties were originally part of Park Lot 7, one of the parcels of land granted by John Graves Simcoe to loyal individuals as well as the military and the clergy, following the founding of the Town of York and the establishment of Fort York in 1793. In 1809, Park Lot 7 was granted to John McGill, who had served under Simcoe during the American Revolution. The narrow, 100-acre lot stretched north-south, from Lot Street (now Queen Street) to the second concession road (now Bloor Street).

The lands known today as being located within Lot 12 of Plan 203 were acquired by John Strachan, former Lord Bishop of Toronto, and subsequently sold to Mr. John Murphy in October 1856 following a two-year leasehold on the same property by Murphy.² By 1884, John Murphy had died and his family sold the portion of Lot 12 containing the current Second Empire-style heritage property at 77 Granby Street to Mr. Bernard Doyle. In January 1890, Murphy's family (including son, Stephen) sold their interest in the portion of Lot 12 comprising 53ft fronting the west side of Church Street and 110ft along the south side of Ann Street (now Granby) to Mr. Robert Kidney on January 1, 1890. A local merchant and real estate developer, Kidney pulled two building permits in July of that same year to construct two attached brick dwellings (79 and 81 Granby Street) and three brick buildings at 414-418 Church Street (replacing the earlier frame buildings on that site, including a tinsmith's shop that stood at 418 Church). (Image 10)

Since the second half of the 20th century, the area has experienced new development pressures with the replacement of original dwellings on the north side of Granby Street west of Church with a surface parking lot followed by newer dwellings and the construction of tall residential towers along the flanking main streets. By 1983, the City passed a by-law declaring the McGill-Granby neighbourhood (between Carlton, Gerrard, Yonge and Jarvis Streets) an "Area of Special Identity" within the burgeoning downtown core and where "Council will promote the conservation and stability of the Area of Special Identity by encouraging the preservation of house-form buildings and their continued use for housing".³

iii. ARCHITECTURAL DESCRIPTION

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

² Land Registry Records for Plan 203, Lot 12.

³ City of Toronto By-Law #283-83.

The subject properties contain a pair of 2.5-storey semi-detached house form buildings, which were commissioned in 1890-1891 by Robert Kidney, a former local hardware merchant who headed his own real estate company. The semi-detached dwellings at 79 and 81 Granby Street originally displayed detailing from the popular architectural styles of the late-19th century, including the Romanesque Revival with the prototypical round-arched motif and rough stone detailing which survives in the first-floor window opening and second-storey window detailing on 81 Granby Street. While both houses retain the form, gables and roof detailing typical of the Bay-and-Gable style, the dwelling at 79 Granby Street has experienced alterations to the openings on the principal (north) elevation.

The houses at 79 and 81 Granby Street were originally designed as mirror images where, on the principal (north) elevations, the main entrances were recessed behind a shared archway similar to those found on the neighbouring McGill Street row houses. This is confirmed in archival photographs dating to 1972 and the 1980s (Image 9) when the "half arch" over the entrance to 81 Granby Street remained. The latter opening was subsequently changed to a flat-arched entrance; however, the existing alterations may be reversed to restore its original design.

iv. CONTEXT

The properties at 79 and 81 Granby Street are located near the south-west corner of Granby and Church Streets within the McGill-Granby Village neighbourhood. Since its subdivision and early land development beginning in the mid-19th century, the character of the area has changed dramatically with surface parking lots, townhouses and tall residential towers replacing much of its late-19th century residential and commercial properties.

However, several smaller groupings of late-19th century house-form buildings remain along both McGill and Granby Streets, adjacent to designated properties at 414-418 Church Street. The properties at 79 and 81 Granby Street combine with 414-418 Church Street to create a collection of five buildings commissioned together by Robert Kidney in 1890-1891 where they continue to define and anchor the southwest corner of Granby and Church Streets (Image 13). Directly west of 79-81 Granby Street stands the residential heritage property at 77 Granby Street (1884), which has been recognized on the City's Heritage Register since 1974. The row of 1889 dwellings at 76-84 McGill Street nearly mirror the form and styling of 79-81 Granby Street (Image 14). Considered together, this collection of contemporary properties on McGill and Granby Streets creates a strong context for understanding portions of the late-19th century streetscape and continues to contribute to maintaining the historical character of the neighbourhood.

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's Heritage Register. 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.

Each 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.

79 AND 81 GRANBY 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 style and type

The pair are valued as a representative example of semi-detached Victorian-era dwellings whose design is typical of the Bay-n-Gable style with their 2.5-storey form and massing organized vertically on the principal (north) elevation into two bays, the outer one surmounted by a steep gable containing wooden detailing with wide bargeboards and scalloped shingling. Richardsonian Romanesque design influence is evident in the surviving round-arched brick window opening on the first floor at 81 Granby Street and the (currently missing) round-arched, red brick entryway spanning the main entrance to both properties.

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 person that is significant to a community

The pair are also valued for their historic association with local merchant and real estate developer, Robert Kidney, who was responsible for their construction and was their original owner as well as the three adjacent, mixed-use buildings at 414-418 Church Street that are already included on the City's Heritage Register. All five properties were purchased by Kidney in 1890 and the existing group of brick structures were completed the following year.

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	N/A

Important in defining, maintaining or supporting the character of an area
Physically, functionally, visually or historically linked to its surroundings

The properties at 79 and 81 Granby Street (standing between the adjacent Heritage Register properties at 414-418 Church Street to the east and 77 Granby Street to the west), together anchor the southwest corner of Church and Granby streets visually, physically and historically, where they embody a surviving collection of late-19th century buildings representative of an early period of land development in the Granby-McGill community.

CONCLUSION

The pair of semi-detached dwellings at 79 and 81 Granby Street are valued as a representative example of semi-detached Victorian-era dwellings whose design is typical of the Bay-n-Gable style. They form and part of an important collection of five Victorian-era buildings in the McGill-Granby neighbourhood including the adjacent designated heritage properties at 414-418 Church Street, which were originally completed in 1891 by the same owner, local merchant and real estate developer Robert Kidney.

The properties at 79 and 81 Granby also comprise part of a broader collection of surviving representative examples of this early period of land development in the McGill-Granby community that continue to define and maintain the character of the community's late-19th century streetscape today, including the adjacent heritage properties at 77 Granby Street (1884) and 76-84 McGill Street (1889).

As such, the two properties at 79 and 81 Granby Street are significant built heritage resources and staff recommend that City Council state its intention to designate the properties under Part IV, Section 29 of the Ontario Heritage Act.

The Statement of Significance (Attachment 3) for the subject properties comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

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SIGNATURE

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City Planning

ATTACHMENTS

Attachment 1- Maps and Photographs
Attachment 2 - List of Research Sources
Attachment 3 - Statement of Significance (Reasons for Designation) – 79 and 81
Granby Street

MAPS AND PHOTOGRAPHS:
79 and 81 GRANBY STREET

ATTACHMENT 1

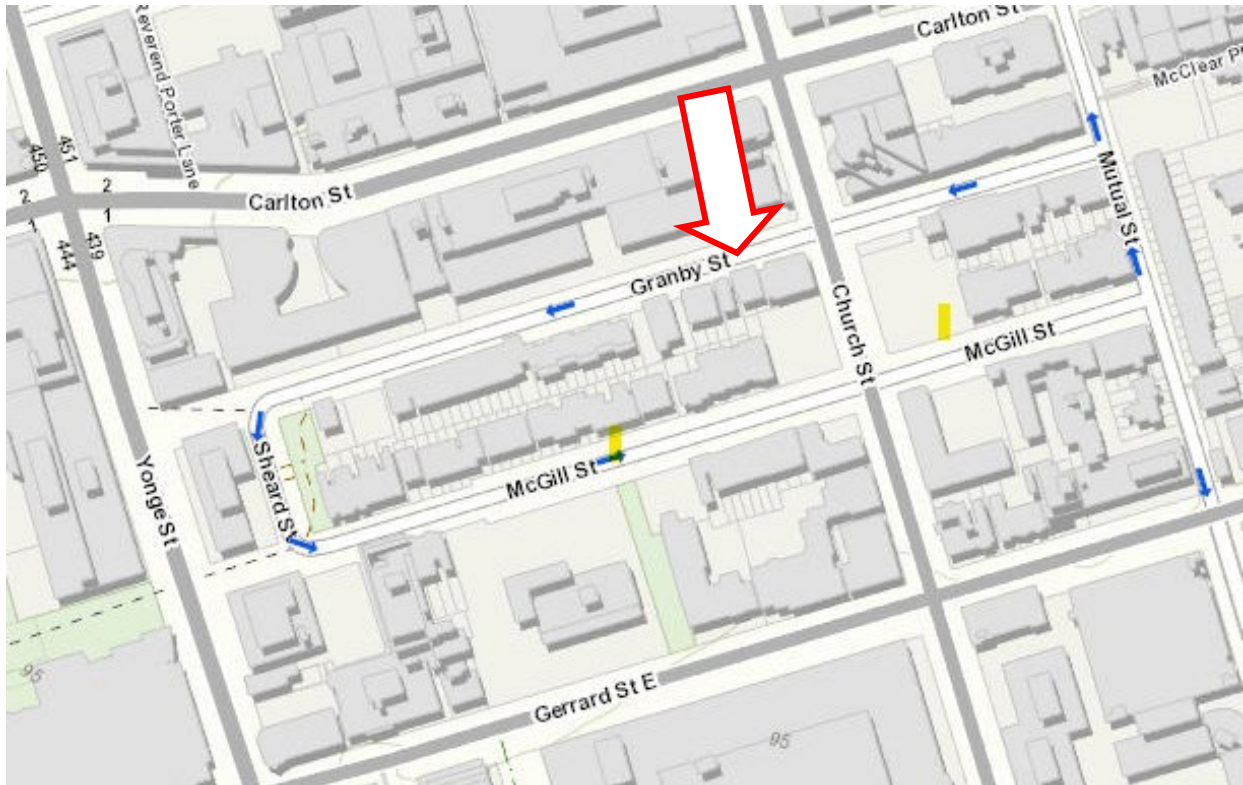


Image 1. This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of the sites. (City of Toronto iView mapping)



Images 2 and 3. Boulton's Atlas, 1858 (left) and Goad's Atlas, 1880 (right), showing the subject property before the semi-detached houses were constructed. (Ng)

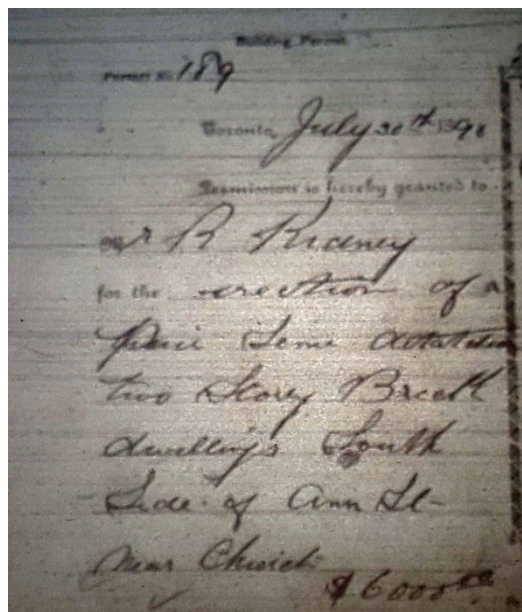
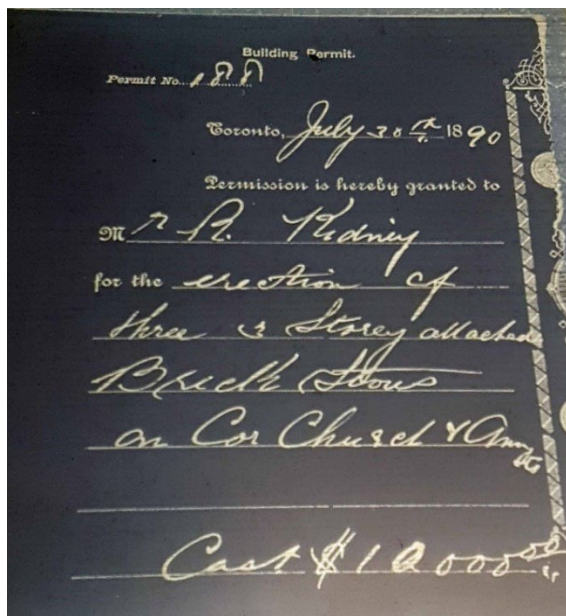


Image 4. 1890 archival photograph showing the frame building at the southwest corner of Granby and Church streets that was owned by the Murphy family and preceded the current Part IV designated buildings located at 414-418 Church Street. (TPL)

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CONT'D FROM PREVIOUS PAGE LOT 12 West S. Church St. PLAN 303

REGISTRATION NUMBER	INSTRUMENT	DATE OF INSTRUMENT	GRANTOR	GRANTEE	CONSIDERATION	LAND AND REMARKS
7994 st	Asst. Dep. Land Reg.	6 Dec 1888	John Murphy, widow of late John Murphy, Stephen Murphy, Elizabeth Mary Murphy, George Murphy and Helen Murphy, Mary Anne Murphy and Michael Murphy, the last named being infants under the age of 21 years, the last named at law of the late John Murphy deceased	George J. McQuinn, the accountant, the defendant Court of Claims	\$500	See records lot 12 on the west side of Church Street bounded by part of 1st part and adjacent
10896 st	Grant	18 Dec 1888	John George Murphy, Elizabeth Mary Boyle wife of John Boyle, Stephen Murphy, John A. Murphy, Michael Murphy, Mary Anne Murphy, Stephen and Michael Murphy the heirs at law of John Murphy deceased	Richard J. Boyle	4 ft	\$298 the records the rear 20 ft part on Ann Street of lot 12 on the west side of Church Street Plan 283, said parcel having a depth of 53 ft. Reserving to party of 2nd part the frame shed and fence which he was to have the right to remove to lot to party of 2nd part his heirs assigns for ever known barred by party of 2nd part bounded by parties 1st 2nd 3rd 4th 5th 6th 7th 8th 9th 10th 11th 12th 13th 14th 15th 16th 17th 18th 19th 20th 21st 22nd 23rd 24th 25th 26th 27th 28th 29th 30th 31st 32nd 33rd 34th 35th 36th 37th 38th 39th 40th 41st 42nd 43rd 44th 45th 46th 47th 48th 49th 50th 51st 52nd 53rd 54th 55th 56th 57th 58th 59th 60th 61st 62nd 63rd 64th 65th 66th 67th 68th 69th 70th 71st 72nd 73rd 74th 75th 76th 77th 78th 79th 80th 81st 82nd 83rd 84th 85th 86th 87th 88th 89th 90th 91st 92nd 93rd 94th 95th 96th 97th 98th 99th 100th
11467 st	Grant	1 Jan 1890	John Murphy, widow of John Murphy, Stephen Murphy, Elizabeth Mary Boyle wife of John Boyle, John A. Murphy, Michael Murphy, Mary Anne Murphy, Stephen and Michael Murphy the heirs at law of John Murphy deceased	Robert Kidney	2 ft	\$7500 Part of lot 12. 53 ft on west Church Street by 110 ft on south of Ann Street to lot to party of 2nd part his heirs assigns for ever. Bounded by part of 1st part (same for all) and adjacent

Image 5. Land Registry records for 1890 showing the lot location and dimensions (53ft on the west side of Church by 110ft on the south side of Ann [now Granby] Street) purchased by Robert Kidney from the surviving family and executors of Murphy's estate early that year. (Heritage Planning, 2021)



Images 6 and 7. City of Toronto building permits indicate that Robert Kidney was granted two permits on July. 30, 1890: one to construct a pair of brick dwellings at 79 and 81 Granby Street (right) and three, 3-storey buildings on Church Street which are today known as 414-418 Church (left) at a combined cost for all five buildings of \$16,000. (Heritage Planning, 2021)



Image 8. Goad's Atlas, revised for 1893, showing the semi-detached house form buildings at 79 and 81 Anne Street (now Granby) in place. (Ng)



Image 9. Archival photograph, 1980s, showing the subject properties (City of Toronto Archives)



Image 10. Current photograph looking southwest and showing the existing properties at 414-418 Church Street in the foreground that were built for owner Robert Kidney together with the adjacent dwellings at 79 and 81 Granby Street, at right. (Heritage Planning, 2021)



Image 11. Current photograph showing (right to left) the principal (north) elevations of 79 and 81 Granby Street (Heritage Planning, 2021)



Image 12. Current photograph showing the second- and attic- storeys of the subject properties. The shared roofline, attic storey form, arrangement, style and materials at the subject properties are all original. (Heritage Planning, 2021)



Image 13. Contextual view looking southeast and showing the full collection of surviving late-19th century buildings on Lot 12, with 79 and 81 Granby Street bookended by Robert Kidney's additional properties at 414-418 Church Street (designated), at left, and the listed Second-Empire dwelling at 77 Granby Street, at right. (Heritage Planning, 2021)



Image 14. Current image showing additional examples in the surviving collection of late-19th century house-form buildings on the Heritage Register within McGill-Granby Village, with the shared, round-arched entryways typical of the neighbourhood. (Google)

79 and 81 GRANBY STREET**Archival Sources**

- Abstract Index of Deeds, Plan 203, Lot 12
- Archival maps and atlases, <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>
- Archival Photographs, City of Toronto Archives (Series 841, Item 29 and Fonds 1465, Item 1)
- Assessment Rolls, St. James Ward, 1890-91 and Ward 3, Division 2, 1892 ff.
- Building Permits 188 and 189, July 30, 1890, City of Toronto Archives
- City of Toronto Directories, 1890-1910
- Underwriters' Survey Bureau Atlas, 1921 revised to 1943

Secondary Sources

Adam, G. Mercer, *History of Toronto and the County of York*, Volume 1, 1885
Blumenson, John, *Ontario Architecture*, 1990
GBCA Architects, *Heritage Impact Assessment for 412-418 Church Street* 2nd Revision, October 13, 2021
Hall, Mark W. *Cultural Heritage Evaluation Report: 79 and 81 Granby Street*, October 16, 2019
Lundell, Liz, *The Estates of Old Toronto*, 1997
Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, *A Guide to Canadian Architectural Styles*, 1992
McHugh, Patricia, and Alex Bozikovic, *Toronto Architecture: A City Guide*, revised ed., 2017

79 AND 81 GRANBY STREET
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)

ATTACHMENT 3

The properties at 79 and 81 Granby Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

Located on the south side of Granby Street, between Church and Yonge streets in the McGill-Granby Village community, the two semi-detached residential properties at 79 and 81 Granby Street were built together in 1891.

The properties were included together on the City of Toronto's Heritage Register on June 8, 2021.

Statement of Cultural Heritage Value

Physical and Design Value

The pair are valued as a representative example of semi-detached Victorian-era dwellings whose design is typical of the Bay-n-Gable style with their 2.5-storey form and massing organized vertically on the principal (north) elevation into two bays, the outer one surmounted by a steep gable containing wooden detailing with the wide bargeboards and scalloped shingling. Richardsonian Romanesque design influence is evident in the surviving round-arched brick window opening on the first floor at 81 Granby and the (currently missing) round-arched, red brick entryway spanning the main entrance to both properties.

Historical and Associative Value

The pair are also valued for their historic association with local merchant and real estate developer, Robert Kidney, who was responsible for their construction and was their original owner as well as the three adjacent, mixed-use buildings at 414-418 Church Street that are already included on the City's Heritage Register. All five properties were purchased by Kidney in 1890 and the existing group of brick structures were completed the following year.

Contextual Value

The properties at 79 and 81 Granby Street (standing between the adjacent Heritage Register properties at 414-418 Church Street to the east and 77 Granby Street to the west), together anchor the southwest corner of Church and Granby streets visually, physically and historically, where they embody a surviving collection of late-19th century buildings representative of an early period of land development in the Granby-McGill community.

Heritage Attributes

The Heritage Attributes of the properties at 79 and 81 Granby Street are:

- The setback, placement and orientation of the semi-detached buildings on their lot on the south side of Granby Street west of Church Street
- The scale, form and massing of the 2.5-storey rectangular plan
- The materials, with the red brick cladding (currently stuccoed at 79 Granby Street) and the brick, stone and wood detailing
- The mirrored gable roofline with its decorative shingling and wooden bargeboards in the gables on the principal (north) elevation
- The principal (north) elevation of the semi-detached buildings, which is vertically organized into two mirrored bays with centred main entrances and roof gables in the outer bays
- The organization of the window openings on the principal (north) elevation (N.B. the original round-arched opening seen at 81 Granby Street is currently flat-headed at 79 Granby Street and would be preferable if returned to its original state)
- The brick and stone detailing with the raised brick string courses at the first and second storeys the corbelled hood moulds above the second storey window openings (at 81 Granby Street) and all existing rough-hewn stone sills The organization of the main entrances, centred at the first-storey level (N.B. the shared, round-arched, brick entryway spanning the main entrances at 79-81 Granby Street has been replaced with a shared flat-headed opening and would be preferable if returned to its original state)