

33 and 37 Maitland Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: June 30, 2023

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: Ward 13 - Toronto Centre

SUMMARY

This report recommends that City Council state its intention to designate the properties at 33 and 37 Maitland Street under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value.

The subject properties are adjacent to each other and are located mid-block on the south side of Maitland Street between Yonge Street and Church Street in the Church - Wellesley Village. 33 Maitland Street, known as "The Biltmore Apartments," is a three-storey apartment building designed with a brick exterior and Arts and Crafts influences. City Council recently included the property on the Heritage Register on February 7, 2023. The property immediately to the east at 37 Maitland Street is an 1858 house in the style of a Georgian-style villa with Italianate influences. The two-storey house is finished in red brick with buff brick detailing. The property was included on the City of Toronto's Heritage Inventory (now the Heritage Register) in 1974.

Staff have completed the Research and Evaluation Report for the properties at 33 and 37 Maitland Street and determined that each property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act on the basis of the design/physical, historical/associative, and contextual values of each property. As such, each property is a significant built heritage resource.

On September 14, 2022, the City received Official Plan and Zoning By-law Amendment applications and a Site Plan Control application to permit the redevelopment of the subject site. The proposal is for a 49-storey residential building that incorporates the existing building at 37 Maitland Street and demolishes the three-storey apartment building at 33 Maitland Street. The new development is proposed to include 429 dwelling units, including 36 rental replacement units to offset the lost of units at 33 Maitland Street (The Biltmore Apartments). The Official Plan and Zoning By-law Amendment Applications are currently the subject of an appeal to the Ontario Land Tribunal.

A Heritage Impact Assessment (HIA) completed by GBCA Architecture dated November 24, 2022 was submitted to support the application.

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 Planning Act applications that would trigger a "Prescribed Event." Section 29(1.2) of the Ontario Heritage Act 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.

The City Clerk issued a complete application notice on December 30, 2022. The property owner has provided a waiver to extend the 90-day timeline to August 30, 2023. Council must make a decision at its July 19-21, 2023, meeting to provide sufficient time for the City Clerk to issue a notice of intention to designate before the waiver expires.

On November 28, 2022, the More Homes Built Faster Act, 2022 (Bill 23) received Royal Assent. Schedule 6 of the More Homes Built Faster Act which amended the Ontario Heritage Act and came into effect on January 1, 2023. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria. Both of these two properties each meets three criteria relating to design/physical, historical/associative, and contextual values.

RECOMMENDATIONS

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

1. City Council state its intention to designate the properties at 33 Maitland Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 33 Maitland Street (Reasons for Designation) attached as Attachment 3, to the report, June 30, 2023, from the Chief Planner and Executive Director, City Planning.
2. City Council state its intention to designate the properties at 37 Maitland Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 37 Maitland Street (Reasons for Designation) attached as Attachment 4, to the report, June 30, 2023, 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

City Council included the property at 33 Maitland Street on the City of Toronto's Heritage Register on February 7, 2023

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH1.4>

City Council included the property at 37 Maitland Street on the City of Toronto's Heritage Register in 1974.

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://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

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 two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

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

On November 28, 2022, the More Homes Built Faster Act, 2022 (Bill 23) received Royal Assent. Schedule 6 of the More Homes Built Faster Act amended various sections of the Ontario Heritage Act. A majority of the key changes to the Act came into effect on January 1, 2023.

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 3.1.6 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 3.1.6.4 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 3.1.6.6 encourages the adaptive re-use of heritage properties while Policy 3.1.6.26 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

The subject properties are located across the street from "The Maitlands" apartment buildings which were listed on the Heritage Register since 1974, and which are subject to a proposed designation under Part IV, Section 29 of the Ontario Heritage Act as well as a Site Plan Approval, Official Plan Amendment and Rezoning applications

On September 14, 2022, the City received an Official Plan Amendment and Zoning By-law Amendment application related to the proposed redevelopment of the subject property. The proposal is for a 49-storey residential building that retains the front portion of the building at 37 Maitland Street and the demolition of the apartment building at 33 Maitland Street.

33 and 37 Maitland Street

Research and Evaluation according to Ontario Regulation 9/06

While the research and evaluation of the properties referenced above is, in staff's determination, sufficient to support the designation of the properties at 33 and 37 Maitland Street, it should be noted that new and additional relevant information on the subject property further expanding on its cultural heritage value following community input and additional access to archival records may be incorporated in the final version of a Part IV designation by-law.



Left - 33 Maitland Street;



Right - 37 Maitland Street

1. DESCRIPTION

33 Maitland Street (The Biltmore Apartments) and 37 Maitland Street	
ADDRESS	33 and 37 Maitland Street
WARD	Ward 13- Toronto Centre
LEGAL DESCRIPTION	33 Maitland St. - Plan 34; Lot 33, Pt Lot 34 37 Maitland St. - Plan 34; Lots 35 & 36
NEIGHBOURHOOD/COMMUNITY	Church - Wellesley Village
HISTORICAL NAME	33 Maitland Street - Biltmore Apartments 37 Maitland Street - George Residence
CONSTRUCTION DATE	33 Maitland Street: 1927-28 37 Maitland Street: 1858
ORIGINAL OWNER	33 Maitland Street: Allan Neely and Alexander McConnell (Grenada Apartments Limited) 37 Maitland Street: Samuel George
ORIGINAL USE	33 Maitland Street: Apartments 37 Maitland Street: Residence
CURRENT USE*	33 Maitland Street: Apartments 37 Maitland Street: Offices
ARCHITECT/BUILDER/DESIGNER	33 Maitland Street: Herbert Charles Roberts 37 Maitland Street: Unknown

DESIGN/CONSTRUCTION/MATERIALS	33 Maitland St.: Brick and mill construction 37 Maitland St.: Brick and mill construction
ARCHITECTURAL STYLE	33 Maitland Street: Arts and Crafts 37 Maitland St.: Georgian Revival / Italianate
ADDITIONS/ALTERATIONS	33 Maitland St.: Lobby addition c.1950s-60s 37 Maitland Street: see Section 2
CRITERIA	33 Maitland Street: Design / Physical; Historical / Associative; Contextual 37 Maitland Street: Design / Physical; Historical / Associative; Contextual
HERITAGE STATUS	33 Maitland Street: Listed 2023 37 Maitland Street: Listed 1974
RECORDER	Clint Robertson
REPORT DATE	June, 2023

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the properties at 33 and 37 Maitland Street and applies evaluation criteria as set out in Ontario Regulation 9/06 to determine whether it merits designation under Part IV, Section 29 of the Act. A property may be designated under Section 29 of the Act if it meets two 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.
1793	George Playter, a United Empire Loyalist, is awarded a 100-acre plot known as Plan 8, which contains the future site of the subject property.
1850s	Initial development of Maitland Street occurs.
1858	The house at 37 Maitland Street is constructed in the later part of the year.
1859-1872	37 Maitland Street is occupied by first owner Samuel George.
Early 1860s	Three wood-frame houses are developed on the property that would become 33 Maitland Street.

1928	The Biltmore Apartments is completed and ready for occupancy by April.
1946-1962	37 Maitland Street is a rooming house, known as Franklin Lodge in late 1950s and early 1960s.
1962	The front and side verandahs on the house at 37 Maitland Street are removed.
1962- late 1970s	37 Maitland Street is converted to office space for use by architect Herbert Agnew.
c.1964-65	A front lobby addition is made to the apartment building at 33 Maitland Street.
c. 1975-77	The addition furthest to the south is added to 37 Maitland Street.

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

Early Development of Maitland Street

The property comprising 33 and 37 Maitland Street, was granted in 1793 to George Playter (1736-1822), a United Empire Loyalist, who was rewarded with the land from the Crown as Park Lot 8, a narrow 100-acre lot stretching along the east side of Yonge Street between Queen and Bloor Streets.¹ Although nearby Yonge Street was constructed as a strategic military and commercial route between the Town of York (later Toronto) and Georgian Bay in 1795-96, development along and adjacent to Yonge Street remained sparse from the city core northward into the second half of the nineteenth century. On intersecting Maitland Street, development was not initiated until the early to mid-1850s.² By 1856, directories show a half-dozen properties on the south side of the subject block which tripled in number by the early 1860s. Meanwhile the north side of the street remaining largely undeveloped into the early 1870s.

At the time that 37 Maitland Street was constructed in later 1858, the 1858 Boulton map of Toronto shows that the area from College to Bloor Streets and adjacent to Yonge and Jarvis Streets was a sparsely developed suburban area largely comprising single-family detached residences, some villas, and several larger estates. In that era, the affluent began to favour building substantial suburban residences outside of the city core, with the property at 37 Maitland Street recalling such development. At the time, period maps show that Maitland Street itself contained another substantial suburban property at the northwest intersection with Church Street, while nearby Wellesley and Jarvis Streets were lined with villas and estates.

20th Century Apartment House Development in Church - Wellesley Village area

By 1880, the entire area between Queen and Bloor Streets had largely been infilled with development, with residential streets, such as Maitland Street, lined with single family houses in detached, semidetached and row house form. In the first few decades of the

¹ Lundell, 49.

² Boulton Atlas of Toronto, 1858

twentieth century the area transitioned from an area of single-family residences - including some of the city's most substantial - to a zone still containing a concentration of nearly 40 extant apartment houses between Bay, Bloor, Carlton, and Sherbourne Streets. Due to the area's close proximity to downtown, it was one of the first areas of the city redeveloped during the pre-World War I era into an area dominated by apartment buildings, especially east of Yonge Street.³ The subject property at 33 Maitland Street known as "The Biltmore Apartments" reflects this historic transition and development of the Church - Wellesley Village neighbourhood.

Development of the apartment building typology had been late to originate in Toronto with the first such building constructed only in 1899, and just eight buildings completed by 1907.⁴ Comparatively, apartments were long-established as a successful and prestigious housing form in the densely populated cities of Europe by the later part of the 1800s. In the USA, the first apartment houses had been constructed in Boston in 1857 and in New York in 1869.⁵ In Chicago, in 1883 alone, more than 1100 apartment houses were constructed, and by 1900 there were three times as many apartment dwellings constructed compared to houses.⁶

The apartment buildings first constructed in Toronto and elsewhere in Canada after 1900 were initially targeted at the more affluent classes whose ability to pay higher rents would provide the greatest return on investment for this new housing model. Initially, there was some opposition to apartment buildings in Toronto because despite the affluent target market, apartments were perceived by some as perpetuating the impoverished situations of overcrowded tenement buildings.⁷ Concern was expressed for lack of privacy, noise, unsanitary conditions, the destruction of family life, increase in divorce, the fostering of idle housewives and the impact on children who would lose their freedom to play nosily indoors and have easy access to outdoor space.⁸ However, the city's well-travelled upper classes were aware of apartment buildings in sophisticated centres such as Paris, London and New York and their interest spearheaded the local appetite for this alternative housing form. This awareness, as well as the city's burgeoning population growth especially in the first decade of the 1900s, combined to make development of the city's early apartment houses an attractive development proposition.⁹

33 Maitland Street

The Biltmore Apartments, costing \$90,000, were under construction in January 1928¹⁰ and completed by April that year for Alexander McConnell and Allan Neely who had

3 E.R.A. Architecture

4 Dennis, Richard

5 *ibid.*

6 *ibid.*

7 *ibid.*

8 *ibid.*

9 *ibid.*

10 Engineering and Contract Record, January 18 (pg. 52) and January 25 (pg.64), 1928

formed the Grenada Apartments Limited company.¹¹ Directories show that Neely was a partner in the real estate firm of Neely and Sanderson, while McConnell was an inspector with the city's Public Works Department. The apartments redeveloped property which appear in directories and on fire insurance maps as three wood-frame houses that dated from the early 1860s.

English-born architect Herbert Charles Roberts (1888 - 1949) was in charge of the commission for the Biltmore Apartments.¹² Between 1912 when Roberts joined the Ontario Association of Architects and 1931 Roberts claimed to have designed and supervised over 200 works.¹³ Roberts was especially active in the Church - Wellesley Village area in the late 1920s and early 1930s designing the Palomar Apartments (1928) at 214 Wellesley Street, the Crystal Gardens Apartments (1928-29) at 110 Maitland Street, the Crown Hotel (1928) at 335 Jarvis Street, all of which are extant.¹⁴ Additionally, Roberts had designed the Star Mansion Apartments (1930-31) at 61-63 Charles Street¹⁵ which were demolished in 2021. His most impressive work was the Art Deco-style Mayfair Mansion Apartments (1931) at 394 Avenue Road,¹⁶ which was listed on the City of Toronto's Heritage Register in 1984.

Directories show that the earliest occupants of the building were an equal mix of men and women. The five-minute walk to the nearby Eaton's Department store at College and Yonge streets, opened in 1930, was a selling point of the building in period rental advertisements,¹⁷ presumably as both a place to work as well as a place to shop. The property's 10-minute walk to downtown was also highlighted in early ads and no doubt has always been a key feature of the building.

The property was promoted as being modern in its amenities with Frigidaire appliances, Murphy beds large dressing rooms, and ample daylight in each of the 1 and 2 room suites.¹⁸ The "Biltmore" name conjured up connotations of luxury referencing the famous Gilded Age estate of the Vanderbilt's (1895), and the more contemporary and luxurious Biltmore hotels in Los Angeles (1923), and in Miami's Coral Gables neighbourhood (1926). Such amenities and location targeted young professionals and other middle-class tenants.

11 Land Registry Office (66 & 64) Book 249, pg. 217

12 Biographical Dictionary of Architects in Canada - listing for Herbert Charles Roberts

13 ibid.

14 ibid.

15 ibid.

16 ibid.

17 Classified ad, Toronto Star, August 22, 1931, p. 26

18 Classified ad, Toronto Star, April 12, pg. 41

37 Maitland Street

The house at 37 Maitland Street was built in 1858 for Samuel George (1792-1874)¹⁹, an Englishman, simply listed at the time as a "Gentleman".²⁰ At the same time, George also owned the next house to the east, a frame residence also built 1858. In April of the following year, George married Leonora Owens (1812-1905), a Kingston, Ontario native,²¹ and was also occupying the subject house that spring. Directories show that the Georges occupied the house until 1872 when they moved five houses further east on Maitland Street, a residence occupied by Leonora until her death in 1905.

Subsequently, commission and grain merchant William Galbraith, occupied the house for about 25 years beginning in 1872.²² In the 1880s Galbraith was the President of the Toronto Board of trade and was also at one time a director of the Federal Bank and a Justice of the Peace.²³

After a succession of residents, directories show that by 1944 the property was occupied by Teresa Edwards a widow who converted her home to a rooming house in 1946 following World War II. The property remained a rooming house until about 1962 and was known as the Franklin Lodge in the late 1950s and early 1960s. Beginning in 1962, the house became a commercial property as the office of architect Herbert Agnew.

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

33 Maitland Street

The Biltmore Apartments feature a T-shaped plan with short façade and long rear form, with most of the building extending back from the street to the rear of the lot. The 37-unit building was designed with Arts and Crafts movement finishes adapted to a small-scale apartment building of the early 20th century. Characteristic of Arts and Crafts design, the building features front gables which contained half-timbered finishes and open eaves with exposed rafters (both subsequently covered) and retains its reddish-brown Don Valley brick facades differentiated with buff-brick lintels and upper-storey window surrounds, and stone quoins, bands and sills.

19 Ancestry.ca - listing for Samuel George, Toronto Trust Cemeteries 1826-1989

20 The 1858 Boulton Map presented at the Upper Canada Provincial Exhibition in September 1858 did not show the house.

However, the 1859 Directory (pub. June 1859) shows that the house - formerly addressed as 31 Maitland Street - is occupied by Samuel George. 1858 Assessment Rolls 1513 & 1514 shows George owning two properties on the south side of Maitland Street each valued at \$96. The 1860 Rolls (#1045 & #1046) more specifically show George residing at 31 Maitland Street with the property still valued at \$96, and still in ownership of 33 Maitland Street

21 Ancestry.ca - listing for Lenora George, Toronto Trust Cemeteries 1826-1989 and Ontario marriage records 1826-1938

22 City directories

23 The Globe, Aug. 18, 1905, p. 10

Such apartment buildings were constructed in a traditional, period revival style of architecture to imbue a sense of domesticity into the design, and to blend into established neighbourhoods, making their development less obtrusive and less objectionable to area residents. Notably, the quoins and polychromatic brickwork reference the adjacent historic house at 37 Maitland Street and may have been an effort to complement its neighbour.

Within the building, the foyer features black and white terrazzo flooring while the walls and the interior corridors are simply finished in stucco and rounded arch openings typical of the era. Original plans show each unit containing a living room, dressing closet, kitchenette and bathroom.

Until at least 2009, metal roofing to emulate Spanish tiles covered the roof, adding to its picturesque appearance. In addition to the cladding of the gables, the main façade's upper storey was similarly clad obscuring the rough-cast stucco finish of the third storey. Other modifications include the addition of a small, exterior white-brick and decorative concrete block front entrance lobby dating to 1965.²⁴

37 Maitland Street

The house at 37 Maitland Street is a Georgian-style villa with Italianate-style influences. The house is characteristically Georgian in form with its symmetrical front façade, its rectangular form, and its low hipped roof with chimneys symmetrically placed at the ends. While red brick was used in Italianate architecture, its use here, rather than a more characteristic Italianate material, such as stucco, conveys a carryover of Georgian taste. The quoins at the corners are also carryover Georgian features. Elements of the Italianate style are the polychromatic brick detailing which differentiates the quoins and windows hood in buff brick rather than the primary reddish orange brick. Other Italianate influences include long main floor windows (originally to the floor), the flat central portion of the roof, segmental arched upper-storey window openings, and the glazed and panelled double doors of the primary entrance. Originally when the ground floor openings extended to the floor these French windows (also called French doors) would have strengthened the Italianate appearance of the house. Thresholds of these doorways remain to recall the presence of these doorways though they have now been converted to windows. Delicate, lightweight, front and (west) side verandahs would have contributed to a picturesque villa appearance.

Extensions on the side and rear of the house are finished with compatible detailing and matching materials to that of the main portion of the structure. The small side entrance porch with distinctive, curved-slope roof further contributes to, and individualizes the design.

It is probably that the portion of the rear extension closest to the main portion of the house is original given that such a house would have required service quarters, such as this, which were usually placed at the rear of a house and given that its finishes match that of the main portion of the house. It is evident that changes to the fenestration have occurred, however. A further extension to the south was likely an early addition given

²⁴ City of Toronto Building Records Permit #86369, 1965

that its brickwork is slightly different in colour, but predates 1880 when it shows up on a fire insurance map showing the property. A further extension to the south, also differentiated by its brickwork dates from 1975-77 and was added by architect Herbert Agnew when his offices occupied the house.²⁵ The side entrance extension is possibly an early addition also, as ghost marks on the brickwork of the main façade show a verandah roof sheltered the middle, ground floor opening, indicating its use as a doorway historically - likely the main doorway.

The ghost marks indicate that a lightweight verandah that did not structurally tie into the house was situated in the centre of the façade. During the early to mid 1800s lightweight, Regency-style verandahs with metal roofs -usually with bell cast eaves and decorative iron supports -graced many entrances and it's likely that such a structure was present here, furthering the picturesque appearance of the house. Holes in the front foundation which have been filled also indicate the historic presence of a deck or platform fronting the house.

Further ghost marks on the west façade indicate the presence of an additional such verandah extending from the side entrance addition to the front of the building. Building record permit drawings from 1962 show the verandahs in existence but proposed for demolition when other changes were made to convert the property to commercial offices.²⁶

iv. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

Between Jarvis and Yonge Street, Maitland Street retains a significant degree of late-nineteenth and early-twentieth century character. Within this two-block stretch, Maitland Street is occupied by a total of nine apartment buildings dating from 1910 to 1930, including the subject property. Six of these apartment buildings are between Yonge and Church Streets, while the other three properties are between Church and Jarvis Streets. Of these, The Maitlands apartment buildings at 36 and 42 Maitland Street, were listed on Toronto's Heritage Register in 1973 and are currently being considered for Part IV designation following a report to the Toronto Preservation Board on June 12, 2023.

Further contributing to the historic character of the street are six designated properties which are located at 99-113 Maitland Street, between Church and Jarvis Streets: the semi-detached William J. Hill Houses at #99-101(1888), two Patrick McBrine Houses at #103 (1872) and #105 (1871), the Society of Friends Meeting House at #111 (1911), and the Alexander Crombie House at #113 (1871).

The Biltmore Apartments like all of the other historic apartment buildings on Maitland Street between Yonge and Jarvis Street that are on the City's Heritage Register, is of masonry (brick) finish and three storeys in height, aligning with the others, which are

²⁵ City of Toronto Building Records Permit #060708, 1975

²⁶ City of Toronto Building Records Permit #69881, 1962

two to four storeys high. A study of Pre-War era apartment buildings in the Church - Wellesley Village area completed in 2018 confirms this continuity of character. It notes that the area between Yonge and Jarvis Streets was one of three distinct concentrations of apartment buildings in the area, "where the experience of moving through those spaces is directly shaped by a built environment characterized by pre-war apartment buildings."²⁷

While there are other surviving historic detached residences and villas on nearby blocks and streets, the house at 37 Maitland Street is the last remaining of this property type within the block of Maitland Street between Yonge and Church streets. Accordingly, it serves to recall and symbolize the historic eras and development history of the area when such residential development characterized the area prior to its domination by apartments buildings.

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

The following evaluation applies Ontario Regulation 9/06 made under the Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Act, and the City of Toronto is also required to use these criteria when assessing properties for inclusion on the City of Toronto's Heritage Register. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Act if it meets two 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.

33 MAITLAND STREET

DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
1. is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2. displays high degree of craftsmanship or artistic merit	NA
3. demonstrates high degree of scientific or technical achievement	NA

Is a rare, unique, representative or early example of a style, type, expression, material or construction method

The building is stylistically representative of Arts and Crafts movement design adapted to a small-scale apartment building of the early 20th century. Characteristic of Arts and Crafts design, the 37-unit building features front gables which contained half-timbered finishes and open eaves with exposed rafters (both subsequently covered). Its Don Valley, reddish-brown brick, facades differentiated with buff-brick lintels and upper-storey window surrounds, and stone quoins, bands and sills.

²⁷ E.R.A. Architecture

Such apartment buildings were constructed in a traditional, period revival style of architecture to imbue a sense of domesticity into the design, and to blend into established neighbourhoods, making their development less obtrusive and less objectionable to area residents. Notably, the quoins and polychromatic brickwork reference the adjacent historic house at 37 Maitland Street and may have been an effort to complement its neighbour.

HISTORICAL OR ASSOCIATIVE VALUE

The property has historical value or associative value because it	
4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NA
5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	✓
6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NA

Yields, or has the potential to yield, information that contributes to an understanding of a community or culture

The property at 33 Maitland Street contributes to an understanding of the social and developmental history of the area north of the city core in the early Twentieth century, when the area consisting of largely of detached residences, small villas and substantial suburban properties was significantly redeveloped c. 1910-30 as a zone concentrated with apartment buildings. What had been developed as an affluent suburban area saw an influx of middle- and working-class residents seeking accommodations to rent rather than to own in close proximity to downtown.

CONTEXTUAL VALUE

The property has contextual value because it is	
7. important in defining, maintaining or supporting the character of an area.	✓
8. physically, functionally, visually or historically linked to its surroundings.	NA
9. a landmark.	NA

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

Maitland Street retains a significant degree of late-nineteenth and early-twentieth century character. Within a two-block stretch, Maitland Street is occupied by a total of nine apartment buildings dating from 1910 to 1930, including the subject property. All of the buildings are two to four storeys in height of masonry finish. The subject property is integral to this collection of historic buildings in defining, maintaining and supporting the character of the area between Jarvis and Yonge Street. The building contributes to one of the three distinct concentrations of such buildings in the area. Six of these apartment buildings on Maitland Street are between Yonge and Church Streets, while the other three properties are between Church and Jarvis Streets. Of these, The Biltmore Apartments at 33 Maitland Street, and The Maitlands apartment buildings at 36 and 42 Maitland Street, are the City's Heritage Register.

Further contributing to the historic character of the street are six designated structures which are located at 99-113 Maitland Street, between Church and Jarvis Streets: the semi-detached William J. Hill Houses at #99-101(1888), two Patrick McBrine Houses at #103 (1872) and #105 (1871), the Society of Friends Meeting House at #111 (1911), and the Alexander Crombie House at #113 (1871).

37 MAITLAND STREET

DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
1. is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2. displays high degree of craftsmanship or artistic merit	NA
3. demonstrates high degree of scientific or technical achievement	NA

Is a rare, unique, representative or early example of a style, type, expression, material or construction method

The property is a rare example in Toronto of a Georgian -style villa with Italianate influences dating from 1858. Few residences of the period and in the style exist in the Church-Wellesley or downtown areas of the city. Characteristic of the Georgian style, the property displays a formal but understated symmetrical, red brick façade as well as a low hipped roof with tall symmetrical chimneys at each end. Italianate influences include long main floor windows, the flat central portion of the roof, segmental arched and curved window openings, and the glazed and panelled double doors. The polychromatic buff-brick detailing comprising quoins and lintels is also characteristic of Italianate design. Extensions on the side and rear of the house are finished with compatible detailing and matching materials to that of the main portion of the structure. A small side entrance porch with distinctive, curved-slope roof further contributes to, and individualizes the design. Historically, front and west elevation verandahs as well as ground level French windows (doors) to the floor would have helped to comprise a picturesque villa appearance.

HISTORICAL OR ASSOCIATIVE VALUE

The property has historical value or associative value because it	
4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	NA
5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	✓
6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NA

Yields, or has the potential to yield, information that contributes to an understanding of a community or culture

The property at 37 Maitland Street contributes to an understanding of the social and developmental history of the area north of the city core in the mid-nineteenth century, when the sparsely-populated area consisted largely of detached residences and small villas, such as the subject property. In that era, the affluent began to favour building suburban residences outside of the city core, with the subject property recalling such development. Accordingly, the first owner of the house, Samuel George, is simply listed in period references as a "gentleman". The property survives as the only such property on Maitland Street and thereby provides tangible insight into the physical and demographic character of the area in the mid-nineteenth century.

CONTEXTUAL VALUE

The property has contextual value because it is	
7. important in defining, maintaining or supporting the character of an area.	✓
8. physically, functionally, visually or historically linked to its surroundings.	NA
9. a landmark.	NA

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

The subject property is important in maintaining and supporting the historic character of Maitland Street. Between Yonge and Jarvis streets, Maitland Street has significant heritage character containing six designated structures - five of which are houses - which are located at 99-113 Maitland Street, between Church and Jarvis Streets: the semi-detached William J. Hill Houses at #99-101(1888), two Patrick McBrine Houses at #103 (1872) and #105 (1871), the Society of Friends Meeting House at #111 (1911), and the Alexander Crombie House at #113 (1871). The subject property contributes to this collection of historic properties on Maitland Street.

Further contributing to Maitland Street's significant late-nineteenth and early-twentieth century character are nine apartment buildings dating from 1910 to 1930. Six of these apartment buildings are between Yonge and Church Streets, while the other three properties are between Church and Jarvis Streets. Of these, The Biltmore apartments at 33 Maitland Street, and The Maitlands apartment buildings at 36 and 42 Maitland Street, and were listed on Toronto's Heritage Register in 2023 and 1973 respectively.

CONCLUSION

Staff have completed the Research and Evaluation Report for the properties at 33 and 37 Maitland Street and determined that each property meets 4 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Act. As such, the property should be designated.

The Statements of Significance (Attachment 3) for each property at 33 and 37 Maitland Street comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning
Tel: 416-338-1079 Fax: 416-392-1973
E-mail: Mary.MacDonald@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – 33 Maitland Street Statement of Significance (Reasons for Designation)
Attachment 4 – 37 Maitland Street Statement of Significance (Reasons for Designation)

MAPS AND PHOTOGRAPHS: 33 and 37 Maitland Street ATTACHMENT 1

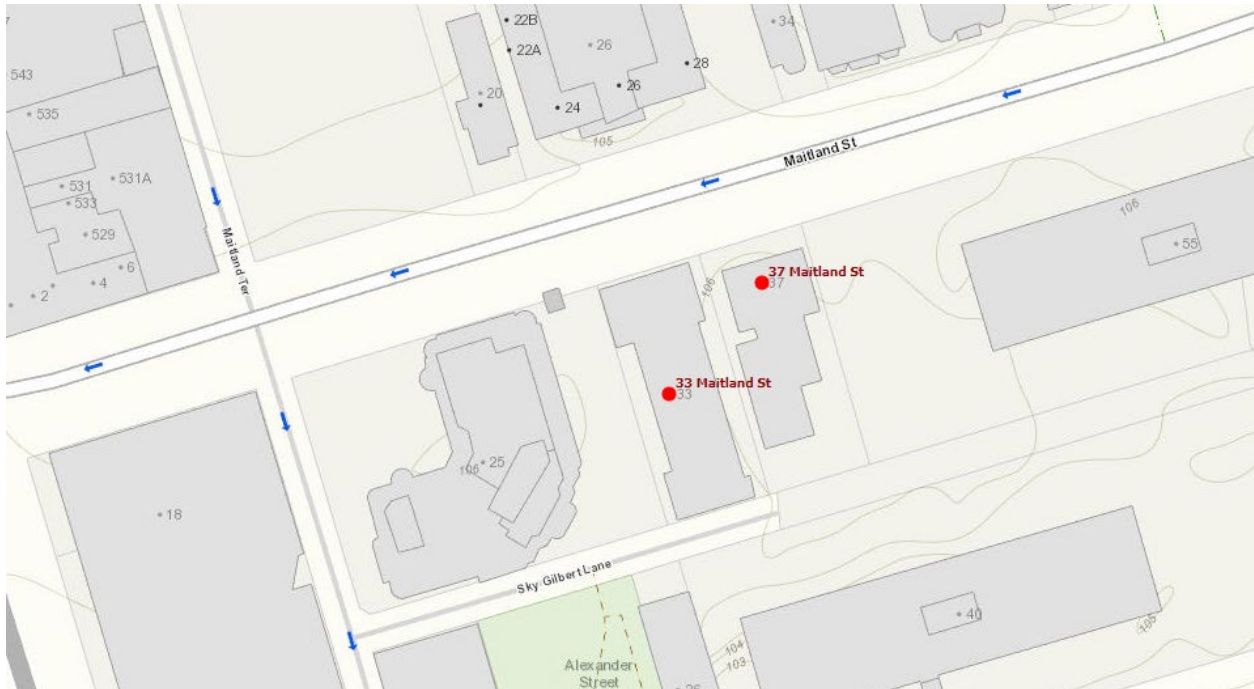


Figure 1: Location of 33 and 37 Maitland Street. Note: This location map is for information purposes only; the exact boundaries of the property are not shown.



Figure 2: Excerpt from 1858 Boulton Atlas; the approximate location of the subject properties are indicated by the red arrows (Toronto Public Library Digital Collection, annotation by Heritage Planning).



Figure 3: Excerpt from 1880 Goads Atlas; the approximate location of the subject properties is indicated by the red arrows (Toronto Public Library Digital Collection, annotation by Heritage Planning).

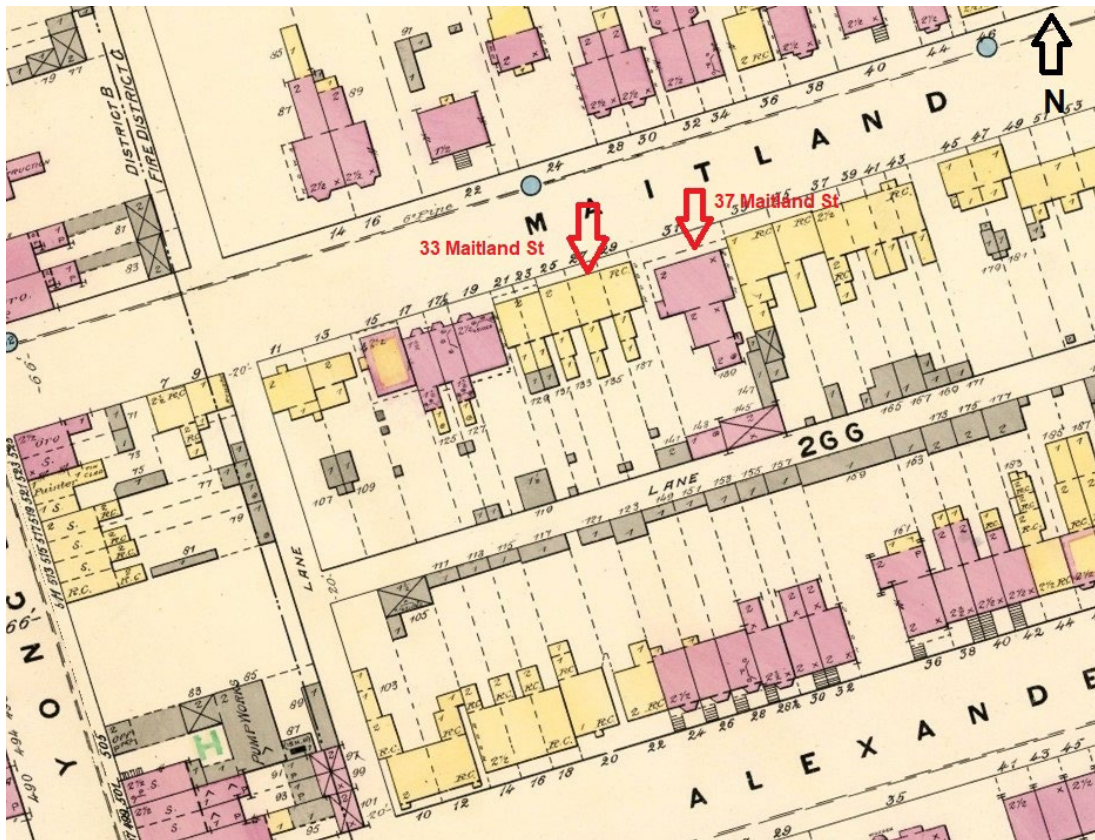


Figure 3: Excerpt from 1924 Goads Atlas; the approximate location of the subject properties is indicated by the red arrows. (Toronto Public Library Digital Collection, annotation by Heritage Planning).



Figure 4: Maitland Street apartment grouping and subject property identified in Toronto Building Typology Study: Church –Wellesley Village: The Pre-War Apartment Building, ERA Architecture, 2018. Each concentration of apartment buildings is shown with red outline; the map was annotated by Heritage Planning to show 33 Maitland Street, indicated by the red arrow.

33 Maitland Street



Figure 5: Front (north) elevation of 33 Maitland Street, 2023 (City of Toronto Heritage Planning)



Figure 6: West elevation of 33 Maitland Street, 2023 (City of Toronto Heritage Planning)



Figure 7: Rear (south) elevation of 33 Maitland Street, 2022 (GBCA Architecture Heritage Impact Assessment)



Figure 8: Interior view of foyer and ground floor corridors of 33 Maitland Street, 2023 (City of Toronto Heritage Planning)



Figure 9: Contextual view from northwest showing 33 Maitland Street (right) and 37 Maitland Street (left), October 2020 (Google Maps)

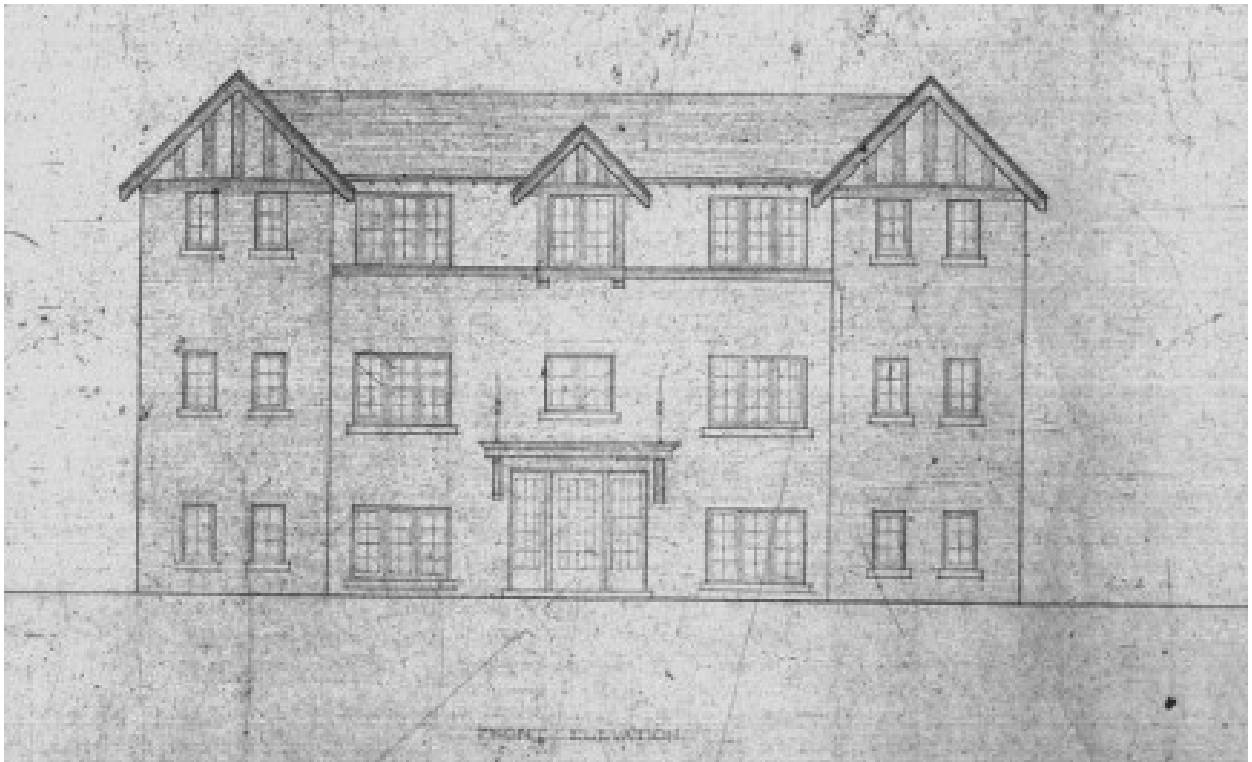


Figure 10: Original architectural drawing of 33 Maitland Street (City of Toronto Building Records, Permit #4504, December 6, 1927)



Figure 11: Historic view from the west showing 33 Maitland Street and subsequently demolished adjacent homes, c. 1971-84 (City of Toronto Archives - Fonds 1526, File 61, Item 69)



Figure 12: View showing original half-timbered gables, open eaves with exposed rafters, stucco-clad third storey, and metal Spanish tile roofing, 2009 (Google Maps)

37 Maitland Street



Figure 14: Main (north) elevation of 37 Maitland Street, 2023 (City of Toronto Heritage Planning)



Figure 15: East elevation of 37 Maitland Street, 2023 (City of Toronto Heritage Planning)



Figure 16: East elevation of 37 Maitland Street, 2023 (City of Toronto Heritage Planning)



Figure 17: East elevation of 37 Maitland Street, 2022 (GBCA Architecture Heritage Impact Assessment)



Figure 18: West elevation of 37 Maitland Street, 2023 (City of Toronto Heritage Planning)



Figure 19: South elevations of 37 Maitland Street, 2023 (City of Toronto Heritage Planning)



Figure 20: Contextual view of 37 Maitland Street from northeast, 2022 (GBCA Architecture Heritage Impact Assessment)



Figure 13: North (main) and west elevations of 37 Maitland Street, 1976 (City of Toronto Archives - Fonds 1163, File 260)

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**STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

The property at 33 Maitland Street, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural value and meets Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical, historical/ associative and contextual value.

Description

The property at 33 Maitland Street is located in Toronto's Church-Wellesley neighbourhood, on the south side of Maitland Street, mid-block between Yonge and Church Streets. It contains a two-storey apartment building inspired by Art and Crafts movement design and was completed in 1928. The property continues to serve as a multi-residential function.

Statement of Cultural Heritage Value

The building is stylistically representative of Arts and Crafts movement design adapted to a small-scale apartment building of the early 20th century. Characteristic of Arts and Crafts design, the 37-unit building features front gables which contained half-timbered finishes and open eaves with exposed rafters (both subsequently covered). Its Don Valley, reddish-brown brick, facades differentiated with buff-brick lintels and upper-storey window surrounds, and stone quoins, bands and sills.

Such apartment buildings were constructed in a traditional or period revival style of architecture to imbue a sense of domesticity into the design, and to blend into established neighbourhoods, making their development less obtrusive and less objectionable to area residents. Notably, the quoins and polychromatic brickwork reference the adjacent historic house at 37 Maitland Street and may have been an effort to complement its neighbour.

The property at 33 Maitland Street also contributes to an understanding of the social and developmental history of the area north of the city core in the early twentieth century, when the area consisting of largely of detached residences, villas and substantial suburban properties was significantly redeveloped c. 1910-30 as a zone concentrated with apartment buildings. What had been developed as an affluent suburban area saw an influx of middle and working class residents seeking accommodations to rent rather than to own in close proximity to downtown.

Maitland Street retains a significant degree of late-nineteenth and early-twentieth century character. Within a two-block stretch, Maitland Street is occupied by a total of nine apartment buildings dating from 1910 to 1930, including the subject property. All of the buildings are two to four storeys in height of masonry finish. The subject property is integral to this collection of historic buildings in defining, maintaining and supporting the character of the area between Jarvis and Yonge Street. The building contributes to one of the three distinct concentrations of such buildings in the area. Six of these apartment

buildings on Maitland Street are between Yonge and Church Streets, while the other three properties are between Church and Jarvis Streets. Of these, The Biltmore apartments at 33 Maitland Street, and The Maitlands apartment buildings at 36 and 42 Maitland Street, were listed on Toronto's Heritage Register in 2023 and 1973 respectively.

Further contributing to the historic character of the street are six designated structures which are located at 99-113 Maitland Street, between Church and Jarvis Streets: the semi-detached William J. Hill Houses at #99-101(1888), two Patrick McBrine Houses at #103 (1872) and #105 (1871), the Society of Friends Meeting House at #111 (1911), and the Alexander Crombie House at #113 (1871).

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the property at 33 Maitland Street being a stylistically representative example of Arts and Crafts:

- The three-storey, T-shaped form, scale and massing of the building with a short façade and long rear extension
- The front facing roof profiles comprising a side gable roof with front-facing cross gables; the flat roof profile of the rear extension
- The exterior materials of the primary façades comprising the reddish-brown brick cladding differentiated with buff-brick lintels and upper-storey window surrounds, and stone quoins, bands and sills; the reddish brown brick finish of the side and rear facades
- The regular fenestration of the building comprising rectangular flat-headed windows throughout the building, and symmetrically arranged on the main façade

Historic and Associative Value

Attributes that contribute to the value of the property at 33 Maitland Street for contributing to yielding an understanding of the social and developmental history of the area:

- The location on Maitland Street within the concentration of apartment buildings in the Church-Wellesley Village area
- The early twentieth-century apartment building typology

Contextual Value

Attributes that contribute to the contextual value of the property at 33 Maitland Street as defining, supporting and maintaining the historic visual and residential character of Maitland Street:

- The location on Maitland Street, between Yonge and Jarvis Streets, creating a concentration of historic apartment buildings and other listed and designated properties recognized by the City of Toronto
- The complimentary three-storey height and masonry finish
- The traditional stylistic architectural finish

**STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

The property at 37 Maitland Street, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural value and meets Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical, historical/ associative and contextual value.

Description

The property at 37 Maitland Street is located in Toronto's Church-Wellesley neighbourhood, on the south side of Maitland Street, mid-block between Yonge and Church Streets. It contains a two-storey Georgian-style building with Italianate influences that was constructed as a residence in 1858. The property now serves as commercial offices.

Statement of Cultural Heritage Value

The property is a rare example in Toronto of a Georgian-style villa with Italianate influences dating from 1858. Few residences of the period and in the style exist in the Church-Wellesley or downtown areas of the city. Characteristic of the Georgian style, the property displays a formal but understated symmetrical, red brick façade as well as a low hipped roof with tall symmetrical chimneys at each end. Italianate influences include long main floor windows, the flat central portion of the roof, segmental arched and curved window openings, and the glazed and panelled double doors. The polychromatic buff-brick detailing comprising quoins and lintels is also characteristic of Italianate design. Extensions on the side and rear of the house are finished with compatible detailing and matching materials to that of the main portion of the structure. A small side entrance porch with distinctive, curved-slope roof further contributes to, and individualizes the design. Historically, front and west elevation verandahs as well as ground level French windows (doors) to the floor would have helped to comprise a picturesque villa appearance.

The property at 37 Maitland Street also contributes to an understanding of the social and developmental history of the area north of the city core in the mid-Nineteenth century, when the sparsely populated area consisted largely of detached residences and small villas, such as the subject property. In that era, the affluent began to favour building suburban residences outside of the city core, with the subject property recalling such development. Accordingly, the English-born first owner of the house, Samuel George (1792-1874), is simply listed in period references as a "gentleman". The property survives as the only such property on Maitland Street and thereby provides tangible insight into the physical and demographic character of the area in the mid-nineteenth century.

Additionally, the property is important in maintaining and supporting the historic character of Maitland Street. Between Yonge and Jarvis streets, Maitland Street has

significant heritage character containing six designated structures - five of which are houses - which are located at 99-113 Maitland Street, between Church and Jarvis Streets: the semi-detached William J. Hill Houses at #99-101(1888), two Patrick McBrine Houses at #103 (1872) and #105 (1871), the Society of Friends Meeting House at #111 (1911), and the Alexander Crombie House at #113 (1871). The subject property contributes to this collection of historic properties on Maitland Street.

Further contributing to Maitland Street's significant late-nineteenth and early-twentieth century character are nine apartment buildings dating from 1910 to 1930. Six of these apartment buildings are between Yonge and Church Streets, while the other three properties are between Church and Jarvis Streets. Of these, The Biltmore Apartments at 33 Maitland Street, and The Maitlands apartment buildings at 36 and 42 Maitland Street, were listed on Toronto's Heritage Register in 2023 and 1973 respectively.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the property at 37 Maitland Street as being a rare example of Georgian-style design, with Italianate influences:

- The two-storey, rectangular form, scale and massing of the main portion of the buildings; the one-storey porch extension on the side; and the two-storey, rectangular, gabled-roof rear extension
- The roof profiles comprising a low, hipped roof on the main portion of the building with flat central portion, and the two, tall, symmetrical chimneys at each end; the curved slope roof of the side porch; and the gable roof of the rear extension
- The exterior materials comprising polychromatic brickwork with reddish orange brick being the main material and with buff-coloured brick comprising the quoins, window lintels, and band; sandstone window sills, and the reddish beige brick cladding of the later rear extension
- The regular fenestration of the building comprising square, segmental-arched and round headed windows and being symmetrically arranged on the main façade, with long main-level, front façade windows to the floor
- The panelled and glazed porch-entrance double doors

Historic and Associative Value

Attributes that contribute to the value of the property at 37 Maitland Street for contributing to yielding an understanding of the social and developmental history of the area:

- The location on the south side of Maitland Street, north of the city's historic core
- The villa character, with Georgian-style design incorporating Italianate influences

Contextual Value

Attributes that contribute to the contextual value of the property at 37 Maitland Street as defining, supporting and maintaining the historic visual and residential character of Maitland Street:

- The location on Maitland Street, between Yonge and Jarvis Streets, creating a concentration of historic apartment buildings and other listed and designated properties recognized by the City of Toronto
- The building's placement on Maitland Street with similar setback and orientation to the street as the other historic buildings on the street
- The two-story plan
- Historic Georgian-style design with Italianate influence
- The brick construction