

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

Date: May 26, 2023

To: Toronto Preservation Board

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

Wards: Ward 13 - Toronto Centre

SUMMARY

This report recommends that City Council state its intention to designate the property at 42 Maitland Street (including the entrance address at 36 Maitland Street) under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

The subject property is located mid-block on the north side of Maitland Street between Yonge and Church Streets in the Church - Wellesley Village. The property at 42 Maitland Street, named "The Maitlands", comprises two similar, but not identical walk-up apartment houses that were built a year apart.

Both four-storey apartment buildings are Classical Revival-style in design. The easterly building at 42 Maitland Street was constructed in 1910-11. The westerly building at 36 Maitland Street was constructed in 1911-12 with a more elaborate and slightly larger design. A three-story extension was added to its rectangular form linking it to the earlier easterly building, thereby creating a "U-shaped" complex. Characteristic of the style's formality is the symmetrical arrangement of the principal elevations with quality, buff-coloured brick and stone window surrounds. The date of construction of "The Maitlands" coincides with the culmination of pre-World War I apartment house development in Toronto, which peaked in 1911-12.

The property at 42 Maitland Street was listed on the City's Heritage Inventory in 1974.

Staff have completed research and evaluation and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act on the basis of the design/physical, historical/associative, and contextual values of the property.

On December 29, 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 61-storey residential building that maintains the main

façades of each building and portions of the other façades. The application is currently under review.

A Heritage Impact Assessment (HIA) completed by LHC Heritage Planning & Archaeology Inc. dated December 2022 was submitted to support the application. An HIA is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved.

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 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.

The City Clerk issued a complete application notice on March 23, 2023. The property owner has provided a waiver to extend the 90-day timeline to August 31, 2023. Council must make a decision at its July 19-21, 2023, meeting.

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. The property meets four criteria relating to design/physical, historical/associative, and contextual values.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 42 Maitland Street (including the entrance address at 36 Maitland Street) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 42 Maitland Street (Reasons for Designation) attached as Attachment 3, to the report, May 26, 2023, from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. 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 subject property at 42 Maitland (including the entrance address at 36 Maitland Street) on the City of Toronto's Heritage Register on March 15, 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 including Section 29 that 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

City Council included the property at 42 Maitland Street on the City of Toronto's Heritage Register in 1974.

The subject property is across the street from two properties which are also listed on the Heritage Register - a c.1859 Residence at 37 Maitland Street and the 1928 Biltmore Apartments at 33 Maitland Street.

On December 29, 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 61-storey residential building that maintains the main façades of each building, and portions of the other façades.

42 Maitland Street

Research and Evaluation according to Ontario Regulation 9/06

While the research and evaluation of the property referenced above is, in staff's determination, sufficient to support the designation of the property at 42 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.



1. DESCRIPTION

42 Maitland Street - "The Maitlands"	
ADDRESS	42 Maitland Street (including entrance address of 36 Maitland Street)
WARD	13 (Toronto Centre)
LEGAL DESCRIPTION	Plan D67, Lots 1-4
NEIGHBOURHOOD/COMMUNITY	Church - Wellesley
HISTORICAL NAME	The Maitlands
CONSTRUCTION DATE	1910-1911 (42 Maitland Street); 1911-12 (36 Maitland Street)

ORIGINAL OWNER	Robert Henry Bullen
ORIGINAL USE	Apartment Buildings
CURRENT USE*	Apartment Buildings
ARCHITECT/BUILDER/DESIGNER	Robert Henry Bullen (Builder)
DESIGN/CONSTRUCTION/MATERIALS	Masonry - Brick and Stone
ARCHITECTURAL STYLE	Classical Revival
ADDITIONS/ALTERATIONS	Cornice removed from 42 Maitland Street
CRITERIA	Design/ Physical; Historical / Associative; Contextual
HERITAGE STATUS	Listed on Heritage Register March 15, 1974
RECORDER	Clint Robertson
REPORT DATE	May 23, 2023

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property at 42 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 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.
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	Development of Maitland Street is initiated
1869	The property at 36 Maitland Street is first developed with a single-family dwelling
1872	The property at 42 Maitland Street is first developed with two single-family dwellings
1910	Robert Bullen purchases the subject property; on April 4 Bullen takes out a building permit to construct 42 Maitland Street
1911	Robert Bullen takes out a building permit June 13 to construct

	36 Maitland Street
1951	The property leaves Bullen family ownership when it is sold by Ellen Bullen, the daughter-in-law of Robert Bullen
1974	The subject property is listed on the City's Heritage Register (March 15)

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.

The property at 42 Maitland Street, and the surrounding area, 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 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 with the north side of the street remaining largely undeveloped into the early 1870s.

Directories also show that the subject properties were initially developed as residences in 1869 and in 1872 for 36 and 42 Maitland Street respectively. At 36 Maitland Street, the site originally contained two properties both built in 1869: a wood frame house originally addressed as #36 and a brick house at #38.³ W.H. Williams, an organ manufacturer, originally lived at #36 while W.J Smith, a carpenter, occupied #38. James Acheson, a retiree, occupied the brick residence at 42 Maitland Street (originally known as #40) for 20 years.⁴

In 1910 Robert Henry Bullen (1850-1921)⁵ a native of Devon, England,⁶ purchased the subject properties to construct "The Maitlands" apartment buildings.⁷ Bullen, who was a butcher and grocer for decades in the late 1800s and early 1900s, went into the development and building business around 1907.⁸ In addition to "The Maitlands", Bullen also developed buildings such as a modest, \$3,000, two-storey, 1909 apartment house

1 Lundell, 49.

2 Boulton Atlas of Toronto, 1858

3 Goad's Atlas of Toronto, 1880

4 Toronto City Directories

5 Ancestry.ca - Canada, Find a Grave index

6 Ancestry.ca - Archives of Ontario, Canada Marriages 1826-1938

7 Land Registry Office (66 & 64) (80), "Book No. 613, Plan D54 to D67," Instrument No. 27456 T.; 26088 T.; 28881 T.; 40854 R.

8 City Directories for "Robert Bullen" 1885-1912

on Queen Street,⁹ to the grand, 85-unit, Edwardian Classical-style Athelma Apartments (1912-1961) at 78 Grosvenor Street, designed by architects Mallory & Thatcher.¹⁰

Upon purchasing the subject property, Bullen took out a building permit on April 4, 1910 to construct the building at 42 Maitland Street with an estimated cost of \$6,000. On April 13, 1911 a second permit was taken out to construct 36 Maitland Street for an estimated cost of \$35,000.¹¹

The subject properties reflect the historic transition of the Church - Wellesley Village neighbourhood in the first few decades of the twentieth century from an area of single-family residences - including some of the city's most substantial - to a zone 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.¹²

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 1907.¹³ 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 1869.¹⁴ 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.¹⁵

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.¹⁶ 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.¹⁷ 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

9 Engineering and Contract Record July 7, 1909

10 Engineering and Contract Record November 27, 1912

11 City of Toronto Building Permit No. 19579; City of Toronto Building Permit No. 26321.

12 E.R.A. Architecture

13 Dennis, Richard

14 *ibid.*

15 *ibid.*

16 *ibid.*

17 *ibid.*

1900s, combined to make development of the city's early apartment houses an attractive development proposition.¹⁸

By 1910, when Bullen took out his first building permit, directories show that the entire city contained just three dozen apartment houses, including purpose-built and non-purpose built structures. According to directories, by the time that "The Maitlands" second building was completed in 1912, it would join 91 other apartment buildings in Toronto. The date of construction of "The Maitlands" thus coincides with the culmination of pre-World War I apartment house development, which peaked in 1911-12.¹⁹ Subsequently in 1912, the city imposed a ban on new apartment building construction which restricted new construction into the 1940s, albeit with frequent exemptions.²⁰

The properties remained in the Bullen family until 1951 when Ellen Bullen, the widow of Robert's son William,²¹ sold them.²²

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 and 3 according to O. Reg. 9/06 Criteria.

The two apartment buildings located at 36 and 42 Maitland Street, each and collectively known as "The Maitlands", are similar but not identical apartment houses built a year apart, and completed in 1912 and 1911 respectively. While both are detailed with similar finishes and display a similar form, the later building at 36 Maitland Street is slightly larger and more elaborate than the earlier building to the east at 42 Maitland Street. This difference is reflected in the building permits' estimated cost for each building, with the earlier easterly building's estimated value being \$6,000 while the later westerly building was valued a \$35,000. While constructed a year apart, and being slightly larger and more elaborate, the difference in cost is notable. The development of the later, westerly building also included a three-story extension to its rectangular form to link to the earlier easterly building, thereby creating a "U-shaped" complex.

Despite the slight variations, both buildings represent Classical Revival-style design adapted to an apartment house form. Characteristic of the style's formality, the main façades of each are symmetrical in arrangement and clad in quality, buff-coloured brick with stone window surrounds and other detailing.

The classical influences on the buildings are most pronounced with the entrance porches which feature Corinthian columns and elaborate cornice mouldings executed in pressed metal. Other classical attributes include the ornamental detailing comprising inset stone plaques and panels. On 36 Maitland Street, the plaques and panels are more elaborate, containing relief ornamentation with the façade also lined with pilasters

¹⁸ *ibid.*

¹⁹ E.R.A. Architecture

²⁰ Dennis, Richard

²¹ Ancestry.ca - 1911 Census William and Ellen Bullen

²² Land Registry Office (66 & 64) (80), "Book No. 615A, Plan 67," Instrument No. 74200 EP.

while this extra detail is absent from the easterly building. On both buildings the main doorway assemblies feature sidelights and transom lights with panelled bases, decorative mouldings, leaded glazing and "The Maitlands" stencilled lettering within the transom lights. The building at 36 Maitland Street also retains its classical metal roofline cornice which has been removed on the easterly building. Other notable exterior features include stained and leaded glass central windows which align with the upper-floor corridors. Each building is four-storeys in height with a flat roof and long rectangular form. Typical of mid-block buildings on narrow lots, the side and rear façades are unadorned.

The interiors of the buildings have been altered to some degree, but many original interior features remain, particularly within the suites and public areas. Extending the Classical Revival-style to the interior, each lobby contains stained and varnished woodwork comprised of panelled wainscoting that lines the walls, a main staircase with wood balustrades, and other wood mouldings and casings. These simple but elegant finishes solidify the formal character of the building's design. Within the suites, original features have largely been retained including layout, wood mouldings, casings, doors and fireplaces in some suites with their original chimneypieces and hardware.

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 properties. 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" and the Biltmore Apartments, at 33 Maitland Street, were listed on Toronto's Heritage Register in 1973 and 2023 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). Diagonally across the street from "The Maitlands", in addition to the listed Biltmore Apartments, is a c.1859 house at 37 Maitland Street which was listed on the Heritage Register in 1974.

"The Maitlands", like all of the other historic apartment buildings and listed or designated properties on Maitland Street between Yonge and Jarvis Street, are of masonry (brick) construction and two to four-storeys in height. 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."²³

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.

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

Representative example of a style

"The Maitlands" buildings are representative of Classical Revival-style design adapted to an apartment house form. Characteristic of the style's formality, the main façades of each are symmetrical in arrangement and clad in quality, buff-coloured brick with stone window surrounds and other detailing.

The classical influences on the buildings are most pronounced with the entrance porches which feature Corinthian columns and elaborate entablature mouldings executed in pressed metal. Other classical attributes include the ornamental detailing comprising inset stone plaques and panels.

Extending the Classical Revival-style to the interior of the buildings, each lobby contains stained and varnished woodwork of the main central doorway assemblies. These simple but elegant finishes solidify the formal character of the building's design.

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	✓

²³ E.R.A. Architecture

6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	NA
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Yields information that contributes to an understanding of a community or culture

The subject properties yield information that contributes to an understanding of the Church - Wellesley Village. The properties reflect the historic transition of the Church - Wellesley Village neighbourhood in the first few decades of the twentieth century from an area of single-family residences - including some of the city's most substantial - to a zone 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 to be redeveloped during the pre-World War One era into an area dominated by apartment buildings, especially east of Yonge Street. The date of construction of "The Maitlands" aligns with the culmination of pre-World War I apartment house development in the City, which peaked 1911-12.

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.	✓
9. a landmark.	NA

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

Between Jarvis and Yonge Street, Maitland Street retains a significant degree of late-nineteenth and early-twentieth century character to which the subject properties help to define, maintain, and support. Within this two-block stretch, Maitland Street is occupied by a total of nine apartment buildings dating from 1910 to 1930, including "The Maitlands". 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" and the Biltmore Apartments, at 33 Maitland Street, were listed on Toronto's Heritage Register in 1973 and 2023 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). Diagonally across the street from "The Maitlands", in addition to the listed Biltmore Apartments, is a c.1859 house at 37 Maitland Street which was listed on the Heritage Register in 1974.

Physically, functionally, visually or historically linked to its surroundings

The subject properties are visually linked to their surroundings. Like "The Maitlands", all of the historic apartment buildings located on Maitland Street between Yonge and Jarvis Street on the City's Heritage Register are of masonry (brick) construction and two to

four-storeys in height. A study of Pre-War era apartment buildings done of the Church - Wellesley Village area 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."

CONCLUSION

Staff have completed the Research and Evaluation Report for the property at 42 Maitland Street and determined that the property meets four out of nine 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 Statement of Significance (Attachment 3) 42 Maitland Street, comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation)



Figure 1: Map showing the location of the subject property at 42 Maitland Street. This location map is for information purposes only; the exact boundaries of the properties are not shown (City of Toronto Mapping).



Figure 2: 1913 Goad's Historical Atlas showing the newly constructed buildings at 36 and 42 Maitland Street

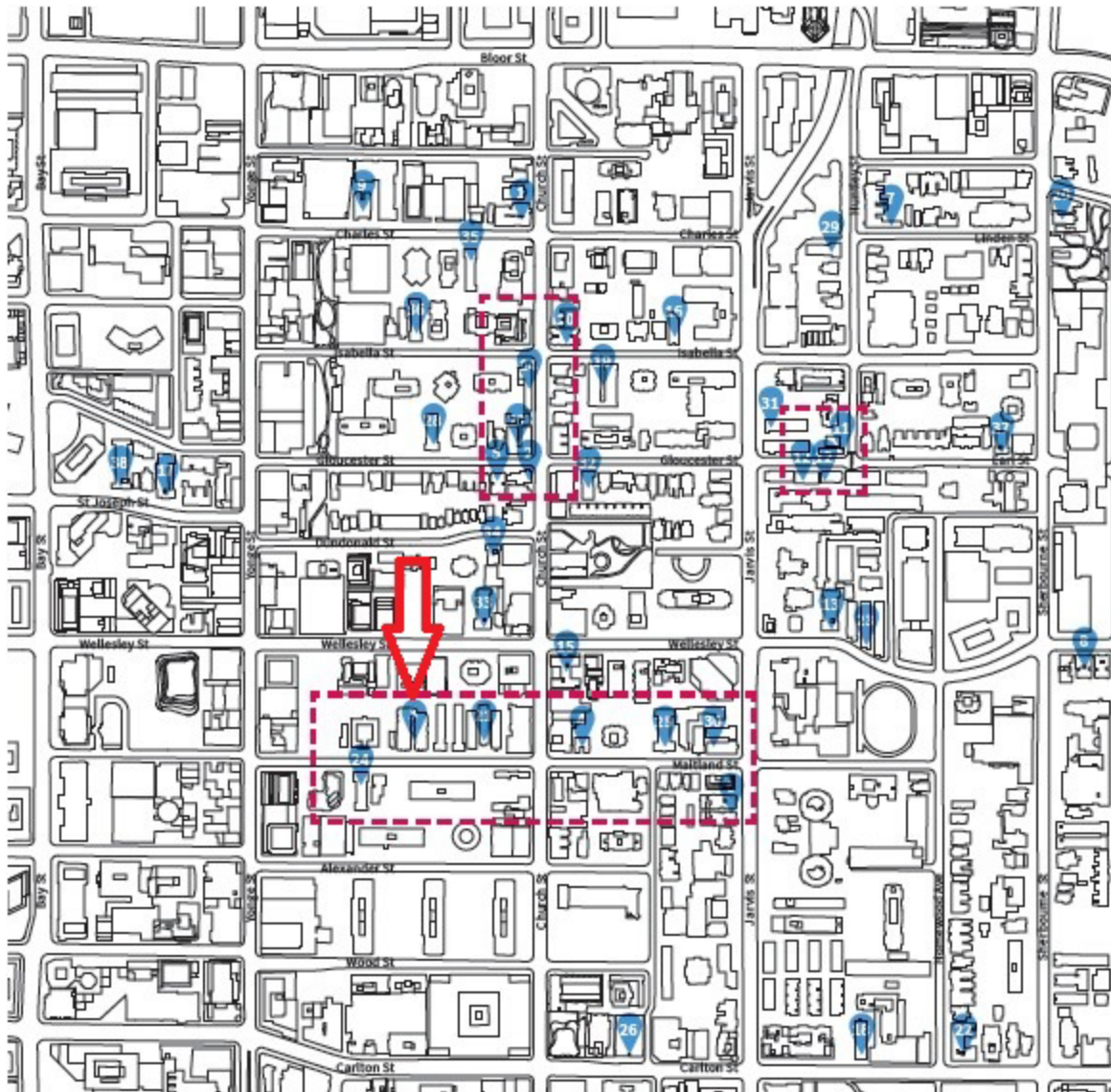


Figure 3: 36 and 42 Maitland Street (identified by red arrow) in context of other pre-World War Two apartment buildings in the Church - Wellesley Village area (annotated figure from "Toronto Building Typology Study: Church - Wellesley Village The Pre-War Apartment Building", E.R.A. Architecture, 2018).



Figure 4: The Maitlands, 1974 (Heritage Impact Assessment, LHC Planning and Architecture, December 22, 2022 from original at City of Toronto Archives, 42 Maitland Street, Fonds 2043, series 2523, File 848)



Figure 5: South (main) façade of 36 Maitland Street, 2023 (Heritage Planning)



Figure 6: South (main) façade of 42 Maitland Street, 2023 (Heritage Planning)



Figure 7: South (main) façades of 36 and 42 Maitland Street, 2023 (Heritage Planning)



Figure 8: East façade of 42 Maitland Street, 2023 (Heritage Planning)



Figure 9: North (rear) façades of 36 (right) and 42 Maitland Street (left), 2023 (Heritage Planning)



Figure 10: West façade of 36 Maitland Street, viewed from the north, 2023 (Heritage Planning)



Figure 11: West façade of 36 Maitland Street, viewed from the south, 2023 (Heritage Planning)



Figure 12: Front entrance to 36 Maitland Street, 2023 (Heritage Planning)



Figure 13: Front entrance to 42 Maitland Street, 2023 (Heritage Planning)



Figure 14: Main staircase and lobby of 42 Maitland Street, 2022 (Heritage Impact Assessment, LHC Planning and Architecture, December 22, 2022)

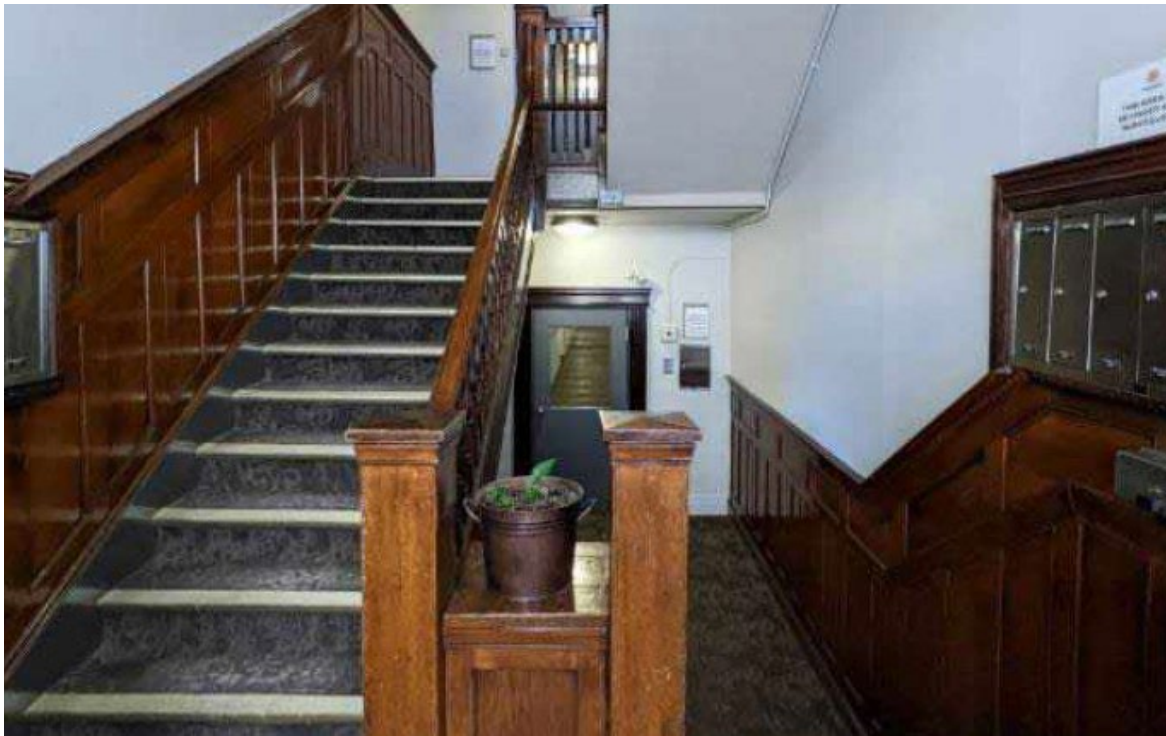


Figure 15: Main staircase and lobby of 36 Maitland Street, 2022 (Heritage Impact Assessment, LHC Planning and Architecture, December 22, 2022)



Figure 16: 36 and 42 Maitland Street in context, in the foreground on right, (Heritage Planning) 2023



Figure 17: 36 and 42 Maitland Street in context, in the distance, 2023 (Heritage Planning)



Figure 18: Robert Bullen's 1912 Athelma Apartments on 78 Grosvenor Street from Engineering and Contract Record, November 27, 1912, Vol. 26, #48) (included in the Heritage Impact Assessment, LHC December 22, 2022)

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

The property at 42 Maitland Street is 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 the criteria of design/physical, historical/associative and contextual values.

Description

The property, "The Maitlands", located at 42 Maitland Street comprises of two similar but not identical apartment buildings at 36 and 42 Maitland Street. "The Maitlands" was completed by Robert Bullen (1850-1921), a native of Devon, England who was a butcher and grocer for decades in the late 1800s and early 1900s went into the development and building business around 1907. The property is located mid-block on the north side of Maitland Street between Yonge and Church Streets. The easterly building at 42 Maitland Street was completed in 1911, and the westerly building at 36 Maitland street was completed in 1912. The four-storey, buff-brick and stone finished buildings are Classical Revival-style in their design and distinguished by their classically detailed entrance porches. The "L-shaped" building at 36 Maitland links to the rectangular building at 42 Maitland Street to create a "U-shaped" complex.

The property at 42 Maitland (including the entrance address at 36 Maitland Street) was included the City's Heritage Register on March 15, 1974.

Statement of Cultural Heritage Value

Design and Physical Value

"The Maitlands" are representative of Classical Revival-style design adapted to an apartment house form. Characteristic of the style's formality, the main façades of each are symmetrical in arrangement and clad in quality, buff-coloured brick with stone window surrounds and other detailing.

The classical influences on the buildings are also pronounced with the entrance porches that feature Corinthian columns and elaborate entablature mouldings executed in pressed metal. Other classical attributes include the ornamental detailing of inset stone plaques and panels.

Extending the Classical Revival-style to the interior, each lobby contains stained and varnished woodwork featuring panelled wainscoting that lines the walls, a main staircase with wood balustrades, and other wood mouldings and casings. These simple but elegant finishes solidify the formal character of the building's design.

Historical or Associative Value

The subject properties yield information that contributes to an understanding of the Church - Wellesley Village. The properties reflect the historic transition of the Church - Wellesley Village neighbourhood in the first few decades of the twentieth century from an area of single-family residences - including some of the city's most substantial - to a zone 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 to be redeveloped during the pre-World War I era into an area dominated by apartment buildings, especially east of Yonge Street. The date of construction of "The Maitlands" coincides with the culmination of pre-World War I apartment house development in the City of Toronto, which peaked in 1911-12.

Contextual Value

The subject properties are visually linked to their surroundings and are part of a collection of pre-World War I era apartment buildings in the Church- Wellesley Village. The area between Yonge and Jarvis Streets was one of three distinct concentrations of apartment buildings in the area.

Between Jarvis and Yonge Street, Maitland Street retains a significant degree of late-nineteenth and early-twentieth century character to which the subject properties help to define, maintain, and support. Within this two-block stretch, Maitland Street is occupied by a total of nine apartment buildings dating from 1910 to 1930, including "The Maitlands". Six of these apartment buildings are between Yonge and Church Streets, while the other three properties are between Church and Jarvis Streets.

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). Diagonally across the street from "The Maitlands", in addition to the listed Biltmore Apartments, is a c.1859 house at 37 Maitland Street which was listed on the Heritage Register in 1974.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the value of the property at 42 Maitland Street (including 36 Maitland Street) as representative of Classical Revival-style design include:

- The form, scale and massing of each of the two buildings being four-storeys in height and the "L-shaped form of 36 Maitland Street and rectangular form of 42 Maitland Street, joined to create a "U-shaped" complex
- Their flat roofs; the classical, metal, roofline cornice on 36 Maitland Street
- Their masonry construction comprising unadorned brick side and rear walls and buff-coloured brick main façades

- Stone detailing on main façades comprising window and door casings, inset plaques and panels, and pilasters (on 36 Maitland Street) and stone lintels, keystones, and sills on the side and rear façades
- The fenestration comprising a mix of flat and segmental arched windows; bay windows on the side façades; the finishes of the central, second-storey porch doorway with leaded and stained-glass transom and sidelights and single door (36 Maitland Street); the finishes of the central, second-storey porch doorway with leaded and stained-glass transom light and French windows (42 Maitland Street)
- The front entrance porches with classical detailing including Corinthian columns, pilasters and entablatures
- The main central doorway assemblies with panelled bases and classical mouldings, sidelights and transom lights, leaded and bevelled glazing and "The Maitlands" stencilled lettering
- On the interior, each lobby contains stained and varnished woodwork of the main central doorway assemblies.

Historical or Associative Value

Attributes that contribute to the value of the property at 42 Maitland Street (including 36 Maitland Street) for the contribution to yielding an understanding of the historical development of the area include:

- The buildings' form, scale and massing, and Classical Revival-style design which characterize them as pre-World War I era apartment buildings in the Church - Wellesley Village area

Contextual Value

Attributes that contribute to the contextual value of the property at 42 Maitland Street (including 36 Maitland Street) as visually linked to the surroundings and helping to define, maintain, and support the character of the area include:

- The buildings' setback, placement, and orientation on Maitland Street
- The buildings' form, scale, and massing; their brick and stone finish; and their Classical Revival-style design