

191, 193, 195, 199 College Street and 74 and 76 Henry Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: February 17, 2023

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: Ward 11 - University-Rosedale

SUMMARY

This report recommends that City Council state its intention to designate the properties at 191-199 College Street (including entrance address at 197 College Street), and 74-76 Henry Street under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value.

The subject properties are located on the southwest corner of College and Henry streets and comprise part of a collection of surviving representative examples of late 19th-century semi-detached house form buildings with detailing from the Victorian period. They support and maintain the historical character of College Street and the residential neighbourhood that developed on the south side of the street across from the University of Toronto campus, as well as the transition that occurred as College Street evolved into the present-day commercial thoroughfare.

At the February 16th meeting of Toronto Preservation Board, Heritage Planning staff were requested to provide a revised Attachment 6 directly to the March 29, 2023 City Council meeting as it relates to PB3.1. This report includes the revised Attachment 6.

On April 24, 2018, City Council listed several properties on College Street (including the subject properties at 191, 193, 195, and 199 College Street) on the Heritage Register. The College Street properties were originally identified for their cultural heritage value and interest in the College Street Study, which was undertaken by the City's Planning Division beginning in 2013 and through community engagement in co-ordination with the development of the College Street Urban Design Guidelines (University Avenue to Bathurst Street) with the Official Plan and the Site and Area Specific Policy (SASP) adopted by Council in May 2017. The subject properties at 74-76 Henry Street are outside the boundary of SASP 533 and are not on the Heritage Register.

Staff have completed the Research and Evaluation Report for the properties at 191-199 College Street and 74-76 Henry Street and determined that the properties meet Ontario

Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act regarding design/physical and contextual value. As such, the properties are significant built heritage resources.

In May and August 2022, the City received Official Plan Amendment, Site Plan Control and Zoning By-law Amendment applications related to the proposed redevelopment of the subject properties. The proposal would add a 31-storey tower atop a seven-storey podium, and the proposal includes partial retention and restoration of the subject properties in-situ.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved. Designation also enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance. A revised HIA, dated May 4, 2022, completed by ERA Architects Inc. was submitted to support the application, replacing an earlier version dated April 29, 2022.

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.

A "Prescribed Event" is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act.

The City Clerk issued a complete application notice on August 26, 2022. The property owner provided a waiver to extend the 90-day timeline established under Bill 108 until April 14, 2023. Council must make its decision at its March 29-31 meeting to provide sufficient time for the City Clerk to issue a notice of the 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 amended prescribed event requirements under Section 29(1.2) of the Ontario Heritage Act and came into effect on January 1, 2023.

As of January 1, 2023, should a property be subject to an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application that would trigger a Prescribed Event, the property must be listed in the heritage register prior to the Prescribed Event occurring to designate a property. This requirement does not apply to this Prescribed Event, including the properties located at 74 and 76 Henry Street, since it occurred prior to January 1, 2023.

The application currently under review was deemed complete prior to Bill 23 changes to the Ontario Heritage Act coming into force, however, the Part IV designation must be in compliance with the Province's amended O. Reg. 9/06 under the Ontario Heritage Act, which is in effect as of January 1, 2023. The revised regulation establishes nine provincial criteria for determining whether a property is of cultural heritage value or interest. A property may be designated under Part IV, 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.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 191 College Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 191 College Street (Reasons for Designation) attached as Attachment 3, to the report, February 17, 2023, from the Chief Planner and Executive Director, City Planning.
2. City Council state its intention to designate the property at 193 College Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 193-195 College Street (Reasons for Designation) attached as Attachment 4, to the report, February 17, 2023, from the Chief Planner and Executive Director, City Planning.
3. City Council state its intention to designate the property at 195 College Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 193-195 College Street (Reasons for Designation) attached as Attachment 4, to the report, February 17, 2023, from the Chief Planner and Executive Director, City Planning.
4. City Council state its intention to designate the property at 199 College Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 199 College Street (Reasons for Designation) attached as Attachment 5, to the report, February 17, 2023, from the Chief Planner and Executive Director, City Planning.
5. City Council state its intention to designate the property at 74 Henry Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 74-76 Henry Street (Reasons for Designation) attached as Attachment 6, to the report, February 17, 2023, from the Chief Planner and Executive Director, City Planning.
6. City Council state its intention to designate the property at 76 Henry Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 74-76 Henry Street (Reasons for Designation) attached as Attachment 6, to the report, February 17, 2023, from the Chief Planner and Executive Director, City Planning.

7. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating these properties 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

At its meeting of May 24, 2017, City Council adopted the College Street Study Official Plan Amendment Final Report and the recommendation for Heritage Preservation Services to identify potential heritage resources within the study area.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE24.3>

On April 24, 2018, City Council listed several properties on College Street (including the subject properties at 191, 193, 195, and 199 College Street) on the Heritage Register.

<https://secure.toronto.ca/council/agenda-item.do?item=2018.TE31.18>

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>

The Ontario Heritage Toolkit provides guidance on designating properties of municipal significance, including direction on the purpose of designating heritage properties and information about how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for the conservation of heritage properties within the land use planning system. Guidance from the Province related to the implementation of Bill 108 and Bill 23 Amendments has yet to be released.

http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

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. 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

In 2013, the City Planning Division undertook a study, including a heritage survey, for the lands along College Street generally between McCaul Street and Bathurst Street. As a result of the study, City Council adopted Official Plan Amendment 379 (Site and Area Specific Policy 533 (SASP 533)) on May 24, 2017 and directed the Senior Manager, Heritage Preservation Services to report on the possibility for inclusion on the City's Heritage Register of the potential heritage resources identified through that work. The subject properties at 191-199 College Street are within Character Area F in SASP 533 which was brought into force by a LPAT decision in 2020. The 24 properties along College Street, including 191-199 College Street, were included on the Heritage Register in 2018. The subject properties at 191-199 College Street are also subject to SASP 202. The subject properties at 74-76 Henry Street are outside the boundary of SASP 533. The properties at 74-76 Henry Street are not on the Heritage Register.

On January 1, 2023, the Province's proposed amendments to the Ontario Heritage Act (the Act) through the More Homes Built Faster Act, 2022 (Bill 23) came into effect.

On July 1, 2021, O. Reg 385/21 under the Ontario Heritage Act came into effect which defines what constitutes a prescribed event under the Ontario Heritage Act.

The date the City Clerk provides notice to the public of the complete application is the Prescribed Event. The Prescribed Event is not the date a development application is deemed complete or when an application is made to the City.

If a new or subsequent Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application is submitted on the same property, the Prescribed Event date is reset to the new date the City Clerk issues notice to the public of the new or subsequent complete application. From the date of Prescribed Event occurring, the City has 90 days to issue a Notice of Intention to Designate that property or otherwise be prohibited from designating that property under Section 29 of the Act, subject to limited exceptions."

As of January 1, 2023, listing is a prerequisite to designation should a property be subject to a development application for a Prescribed Event.

In May and August 2022, the City received Official Plan Amendment, Site Plan Control and Zoning By-law Amendment applications related to the proposed redevelopment of the subject properties. The proposal would add a 31-storey mixed-use building containing nearly 500 purpose-built rental units, including Affordable units. The tower portion of the development would rise above a seven-storey podium, and the proposal includes partial retention and restoration of the subject properties in-situ.

191, 193, 195, 199 College Street and 74, 76 Henry 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 191-199 College Street and 74-76 Henry Street, it should be noted that new and additional relevant information on the subject properties further expanding on their 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.



View of the subject properties at 191-199 College Street looking southeast (Heritage Planning 2023)



View of the subject properties at 74-76 Henry Street looking northwest, with 191 College Street visible at the right of the photograph (Heritage Planning 2023)

1. DESCRIPTION

| | |
|-----------------------------------|--|
| 191, 193, 195, 199 College Street | |
| ADDRESS | 191, 193, 195, 199 College Street |
| WARD | Ward 11 - University-Rosedale |
| LEGAL DESCRIPTION | 191 College Street: PLAN 552 LOTS 1 & 2 193 College Street: PLAN 552 LOT 3 195 College Street: PLAN 552 LOT 4 199 College Street (including entrance address 197 College Street): PLAN 552 LOTS 5 & 6 |
| NEIGHBOURHOOD/COMMUNITY | Kensington-Chinatown ¹ |
| HISTORICAL NAME | 281-291 College Street (until 1890) |
| CONSTRUCTION DATE | c.1886-1887 |
| ORIGINAL OWNER | Unknown |
| ORIGINAL USE | Residential |
| CURRENT USE* | Mixed-Use/Commercial *This does not refer to permitted use(s) as defined by the Zoning By-law |
| ARCHITECT/BUILDER/DESIGNER | Unknown |
| DESIGN/CONSTRUCTION/MATERIALS | Brick |

¹ As defined by City of Toronto Neighbourhoods map and profiles

| | |
|-----------------------|---|
| ARCHITECTURAL STYLE | See Section 2 |
| ADDITIONS/ALTERATIONS | See Section 2 |
| CRITERIA | Design/Physical, Contextual |
| HERITAGE STATUS | Listed (2018) |
| RECORDER | Heritage Planning: Kathryn Anderson (2018 listing report), Megan Albinger, Emma Doedens, Clint Robertson (2023) |
| REPORT DATE | January 2023 |

| | |
|-------------------------------|---|
| 74-76 Henry Street | |
| ADDRESS | 74, 76 Henry Street |
| WARD | Ward 11 - University-Rosedale |
| LEGAL DESCRIPTION | 74 Henry Street: PLAN 552 LOT 8 76 Henry Street: PLAN 552 LOT 7 |
| NEIGHBOURHOOD/COMMUNITY | Kensington-Chinatown ² |
| HISTORICAL NAME | N/A |
| CONSTRUCTION DATE | c.1886 |
| ORIGINAL OWNER | Unknown |
| ORIGINAL USE | Residential |
| CURRENT USE* | Residential *This does not refer to permitted use(s) as defined by the Zoning By-law |
| ARCHITECT/BUILDER/DESIGNER | Unknown |
| DESIGN/CONSTRUCTION/MATERIALS | Brick |
| ARCHITECTURAL STYLE | See Section 2 |
| ADDITIONS/ALTERATIONS | See Section 2 |
| CRITERIA | Design/Physical, Contextual |
| HERITAGE STATUS | NOL |
| RECORDER | Heritage Planning: Megan Albinger, Emma Doedens, Clint Robertson |
| REPORT DATE | January 2023 |

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the properties at 191-199 College Street and 74-76 Henry Street, and applies evaluation criteria as set out in Ontario Regulation 9/06 to determine whether they merit 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 Attachments 3-6.

2 As defined by City of Toronto Neighbourhoods map and profiles

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 | Park Lot 13, north of Lot Street and bound by current McCaul, Beverley and Bloor streets is granted to Charles Willcocks. |
| 1796 | Park Lot 13 is re-granted to Robert I.D. Gray, the first solicitor general Upper Canada. |
| 1808 | The estate of Robert Gray sells Park Lot 13 to D'Arcy Boulton Jr., who establishes his residence, The Grange, south of today's Dundas Street. |
| c.1832 | Four lodges are constructed to control access to the private road leading to King's College (founded 1827). One of the lodges is adjacent to the future site of the subject properties. |
| c.1886-1887 | The subject properties at 191-199 College Street are constructed, first appearing in the 1887 and 1888 City Directories (as 281-291 College Street). |
| 1920s | City Directories show an increase in members of the Jewish Community moving into the area, including as occupants of the subject properties. |
| 1949 | The Royal Canadian Institute (RCI) applies for a building permit to convert 189-191 College Street into their offices. The RCI first appears as an occupant of 191 College Street in the City Directories in 1951. |
| 1950s | Properties on College Street east of Spadina begin to be subdivided into multiple apartment units and rooming houses, including 197 College Street. |
| 1960s-1970s | The house form buildings on College Street near Henry Street begin to be converted for commercial purposes. |
| 2018 | City Council includes the subject properties at 191, 193, 195, and 199 College Street on the City of Toronto's Heritage Register |
| 2022 | The City received Site Plan Control, Official Plan Amendment, and Zoning By-law Amendment applications related to proposed redevelopment of the subject properties. |

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.

College Street

The properties at 191-199 College Street and 74-76 Henry Street occupy a grouping of adjacent lots on the south side of College Street between Henry Street and a public laneway to the west. They are located within downtown Toronto, immediately south of the University of Toronto's main campus (Figures 1-2).

This portion of College Street originated as part of the series of 100-acre "Park Lots" that were laid out in the area between present-day Queen and Bloor streets following the founding of Toronto as the Town of York (1793). Granted to associates of the government and military officials, the Park Lots were intended as the location of country estates. During the 19th century, the allotments were subdivided for residential development along streets that were extensions of the grid pattern established in the Old Town neighbourhood.

College Street appeared in the early 1800s as a private access road for King's College (forerunner to today's University of Toronto), and was known as the "College Avenue". The lands adjoining College Street between McCaul Street and Spadina Avenue were developed in the late 19th century with detached and semi-detached house form buildings that were served by low-rise commercial edifices, usually found at street intersections. By the mid-19th century, College Street was extended westward as part of the development of the Baldwin Estate, crossing Spadina Avenue and continuing to Bathurst Street. Unlike the predominantly residential character that developed east of Bathurst, the portion of College Street west of Bathurst was built up with mainly commercial buildings interspersed with institutional buildings, including the landmark Church of Saint Stephen-in-the-Fields (rebuilt 1865). In 1880, the expansion of the streetcar route along College Street increased access to the residential subdivisions adjoining the thoroughfare, which were populated predominantly by settlers from the British Isles at this time.

After 1900, the composition of the area shifted, with an influx of Jewish immigrants from Eastern Europe to the area. Concurrently with the development of Kensington Market on the west side of Spadina Avenue, a small community developed south of the subject properties along Baldwin Street near Henry Street, with the establishment of several Jewish businesses and a synagogue.³

Also at this time, the large warehouse buildings associated with Toronto's development as an industrial centre, as well as the city's "tall building" boom, began to appear throughout the downtown core, including College Street on both sides of Spadina Avenue. Throughout the remainder of the 20th century, College Street between McCaul

³ Today this area is known as Baldwin Village. The building at 23 Henry Street, currently occupied by the Russian Orthodox Church, was originally constructed in c.1922 by notable architect Benjamin Brown, as the Beth Jacob Synagogue (also called the Henry Street Shul). Important commercial tenants along this stretch of Baldwin Street include the United Welfare Clothing Centre, which operated out of 55 Baldwin Street for over 10 years beginning in 1930, and Mandel's Creamery, which opened at 29 Baldwin Street in c.1924 where it manufactured and sold wholesale dairy products for approximately 40 years. A window sign in Yiddish advertising fresh butter, cheese, cream, and eggs that was believed to date from the 1940s outlasted the family business by several decades, but was eventually removed in 2015.

and Bathurst streets continued to evolve with the conversion of former residences into commercial and mixed-use buildings and the introduction of new edifices, including some post-World War II office buildings designed in the Modernist style. On a social level, the post-war period also saw the outmigration of the Jewish community as people began relocating to neighbourhoods in the north part of the city in the 1950s, and the businesses they supported either moved or closed shop.⁴

Today, this portion of College Street remains one of Toronto's main commercial thoroughfares, serving the University of Toronto community and the established surrounding residential neighbourhoods to the south and west, including the Grange, Harbord Village and Kensington Market.

191-199 College Street, 74-76 Henry Street

The subject properties are within Block 15 of Park Lot 13, which is bounded by Beverley Street on the west, Henry Street on the east, College Street on the north, and Cecil Street on the south. In 1796, Park Lot 13 was granted to Robert I.D. Gray, the first solicitor general of Upper Canada.⁵ Upon his death, Gray's estate sold the property to D'Arcy Boulton Jr., who established his residence, The Grange, south of today's Dundas Street. The Grange, now part of the Art Gallery of Ontario, was built in 1817 and is the oldest surviving brick house in the city. In general, development in Park Lot 13 was concentrated to its southern half, with a large portion of the northern half set aside for King's College, founded in 1827.

Visible on the 1858 Boulton Atlas is a shaded gray structure labeled "lodge", located within the College Avenue right of way and adjacent to the future site of the subject properties (Figure 3). According to J. Ross Robertson's *Landmarks of Toronto*, this was one of four buildings constructed in c.1832 that controlled access to the private college road. The small structure and wooden gate were demolished by the late 19th century.⁶ By 1884, subdivision plans had been registered on the subject properties dividing them into lots, but only three pairs of semi-detached dwellings had been constructed on Henry Street north of Cecil Street; the south side of College Street between McCaul Street and the laneway west of Henry Street also remained undeveloped (Figure 4). By 1889, all lots on the block were fully built out (Figure 5).

191 College Street

The property at 191 College Street was constructed c.1886-87 as a semi-detached residential building whose first occupants were Mary Mitchell and her husband J. E. Mitchell, of Mitchell, Miller and Co. (a storage company), and Edward Moore, who was a

4 Spurr, p.GT2.

5 The Lot was first granted to Charles Willcocks, but after several years passed without him setting foot in the country, the Crown granted the Lot to Gray.

6 An article in *The Globe* published in 1880 makes reference to the Property Committee ordering the removal of "a house built on the roadway in the College Avenue near Beverley", likely referring to this lodge.

money broker.⁷ Throughout the late 19th century and into the early 20th century, the occupants of this property never remained longer than five years. The Toronto School of Languages was the first long-term tenant (circa 1915-1925), and also the first instance of the property's transition from a residential function to a commercial one. After the Toronto School of Languages, the property reverted to residential use.

In 1945, the Royal Canadian Institute (RCI) purchased the pair of semi-detached buildings at 189 and 191 College Street. For several decades, the RCI was located at 198 College Street (across the street from the subject properties) on the University of Toronto campus, with whom the RCI maintained a close relationship. In the late 1940s, the construction of the Wallberg Memorial Building necessitated the demolition of their building and the RCI temporarily relocated while work was done to consolidate the two properties at 189 and 191 College Street. The location allowed their headquarters to remain in proximity to the University, and they moved into the newly renovated space in 1952, staying for approximately thirty-six years until 1986 (Figure 8). The Royal Canadian Institute was formed in Toronto in 1849 by Sir Sandford Fleming, Kivas Tully, and Frederic William Tully along with other engineers, surveyors, and entrepreneurs who likewise pursued the exchange of scientific ideas. Several men who held prominent positions at the University of Toronto also served terms as president of the RCI and are referenced through the honorific naming of university buildings and even some streets in the area, reinforcing the relationship of the two institutions.⁸

The mandate of the RCI was to "encourage the advancement of the Physical Sciences, Arts and Manufactures", and to promote the purposes of Science to the general interests of society.⁹ In 1850, the RCI opened its membership to anyone whose studies or personal interests aligned with this pursuit. The members of the RCI regularly wrote and presented papers on these subjects, some of which were eventually printed in their own journal publications: the *Canadian Journal* (1852-1878), renamed *Proceedings* (1879-1890), and then *Transactions* (1890-1969). The RCI's journals were the first domestic scientific journals to be distributed on an international scale, and as such they were consulted and shared within the larger scientific community.¹⁰ In 1879, the publications and discussions of the RCI began to promote Sandford Fleming's concept of standard time and a universal prime meridian. Fleming's promotion of this idea originated in his experiences as an engineer involved with the proliferation of railways across North America, including the Intercolonial Railway and the transcontinental

7 In 1886, College Street was divided as College Avenue to the east, and College Street to the west. The division line was an unnamed laneway that ran north south between Henry and Beverly Streets. The subject properties' historic addresses were 281, 283, 285, 287, 289, and 291 College Avenue. In 1890, those addresses become 189, 191, 193, 195, 197, and 199 College Street respectively.

8 Beverley Street is named after Sir John Beverley Robinson, the first chancellor of Trinity College (and RCI president from 1853-55), and McCaul Street is named after Dr John McCaul, first president of the University of Toronto (RCI president from 1862-64). The Croft Chapter House is named for Henry Holmes Croft (president 1866-68), who was a chemistry professor at the University. Sir Daniel Wilson was a professor of history and English, and served as president twice: 1859-61 and 1878-81; he has a student residence building named after him. The McLennan Physical Laboratories Building is named for Sir John Cunningham McLennan (president 1916-1917), head of the physics department in the early 20th-century.

9 RCIScience

10 Ibid.

railways to British Columbia that aimed to bring them into confederation.¹¹ Fleming realized that these rail systems required a unified time in order for travel schedules to function.¹² His ideas were eventually adopted by the Washington International Time Conference in 1884.

In 1885, RCI opened the first Museum of Natural History and Archaeology in Ontario; the collections of this museum were eventually donated to the Royal Ontario Museum in 1924. The RCI is also associated with the establishment of the Algonquin Provincial Park in 1893, the forming of which they strongly supported. In addition to their scientific publications and collections, in 1914 the RCI expanded their mandate to include public education and began to offer free, public lectures¹³ in association with the University of Toronto, whose campus often hosted the events.¹⁴

Today RCI is known as RCIScience, with its offices located on the university campus, and continues to be a platform for public engagement with leading scientists to foster and expand science dialogue in communities across Canada for close to 175 years.¹⁵

193-195 College Street

The buildings at 193-195 College Street were constructed in the same period as 191 College Street, circa 1886-87. The early occupant history of 193-195 College Street follows a similar pattern to 191 College with a steady changeover of residents approximately every five years. By the early 1900s these properties were housing multiple individuals, although the number of occupants continued to fluctuate.¹⁶

Between the years of 1907 and 1912, Rebecca (alternatively Rivka) Landsberg and her husband, Abraham, lived at 195 College Street. Abraham worked as a tailor, and Rebecca was a prominent figure within the local Jewish community known for her philanthropic efforts to support its members. Landsberg was born in Belarus on December 21, 1863, and immigrated to Toronto with her husband and children c.1893. Landsberg was involved in several charitable organizations throughout the years, such as co-founding the Toronto Hebrew Ladies' Aid Society in 1899. While living at 195 College Street, Landsberg co-founded the Jewish Day Nursery in 1909, to provide a Jewish childcare option for working mothers who would otherwise have to place their children at Christian centres. Also in 1909, Landsberg was heavily involved in the realization of the Jewish Children's Home, an orphanage on Simcoe Street. Although Landsberg died in 1917, her efforts to establish Jewish-specific facilities provided vital support for subsequent Jewish immigrants to the area throughout the 1920s and 30s.¹⁷

11 Creet

12 Ibid.

13 These lectures continued into the 1980s as a broadcast series called *Speaking of Science*.

14 Heindenreich

15 RCIScience

16 For example, the 1905 City Directory lists three occupants for 193 College Street including an artist and a dressmaker, and one of the occupants of 195 College Street included the Panphysion Institute.

17 Her efforts went largely unnoticed beyond her community. However, upon her death in 1917 her casket was brought into the sanctuary of the McCaul Street Synagogue. In Orthodox practice, this honour was typically bestowed upon scholars or exceptionally righteous individuals, which illustrates how much her charity work was appreciated by the Jewish community.

It was not until the 1960s that official apartment numbers appear in relation to 193 College, and a commercial tenant (University Tailors Shop) is introduced. At this time, 195 College had fully transitioned into a rooming house. The adaption of these properties from semi-detached residences into multi-unit and mixed-use spaces aligns with the larger historical development trends experienced along College Street.

197-199 College Street

The buildings at 197-199 College Street were constructed in the same period as 191-195 College Street, circa 1886-87. Like the neighbouring properties, they originally functioned as semi-detached residences. By 1955, these properties had experienced a significant change in use and occupancy, becoming the most subdivided of the subject properties on College Street with seven units each, including commercial space on the ground floors with apartments above.

74-76 Henry Street

The properties at 74-76 Henry Street first appear in the 1887 City Directory; the first occupants are Victor Armstrong at number 74 and Henry Wade at number 76. Armstrong was a clerk for the Canadian Bank of Commerce, and Wade was the Secretary for the Agricultural and Arts Association. Henry Wade was born in the Town of Port Hope in 1846, and later studied at Victoria College in Cobourg. Throughout his productive career, Wade held prominent positions in numerous livestock associations, often simultaneously. These positions included President of the Dairyman's Association of Eastern Ontario, Secretary of the Dominion Shorthorn Breeders' Association, Vice-President of the Ontario Dominion Cattle Breeder's Association, and Secretary-Treasurer of the Canadian Horse Breeders' Association – among others. As a result of his widespread involvement, Wade was very well-known and well-respected amongst the livestock communities and organizations in Canada as well as in the United States.¹⁸ On a few occasions, Wade boarded out rooms in 76 Henry Street to family members who held clerk positions in some of the associations with which he was involved.¹⁹ Henry Wade lived at 76 Henry Street for ten years until he became the Registrar of Live Stock and began boarding at 145 Beverley Street.

After Wade's departure, 74-76 Henry Street experienced a steady turnover of occupants,²⁰ but both properties continued to function as single-family residences into the 1930s. Nearby buildings on Henry Street started to be subdivided as early as the 1920s, but the subject properties do not have multiple occupants listed until the mid-1930s. This trend is consolidated by 1950, at which point there are several tenants listed at both addresses. The surnames of occupants of 74-76 Henry Street also reflect the demographic trends of the community, including the increase of Jewish families in through the early 20th-century.

¹⁸ *The Globe*, 25 December 1906, 5.

¹⁹ Wade's son, Francis Wade, boarded at 76 Henry Street in 1887 and worked as a clerk for the Agricultural and Arts Association; similarly in 1895, a Gerald Wade boarded at 76 Henry and worked as a clerk for the Dominion Shorthorn Breeders' Association.

²⁰ Victor Armstrong remains at 74 Henry Street until early 1910s.

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.

191-199 College Street

The properties at 191-199 College Street are a grouping of three pairs of 2-1/2-storey semi-detached house form buildings. The buildings were constructed together c.1886-1887, and are representative examples of the Bay-and-Gable style, a Victorian-era style that was influenced by other popular architectural styles of the time, including the Italianate and Gothic Revival styles. They are slightly set back from the property line, which has provided space for the current restaurant tenants to have picnic tables (193-199 College Street), and a raised patio (191 College Street) along College Street.

The trio of semi-detached pairs exhibit the same symmetrical composition, with each half of the pair mirroring the other. Each building features a rough-faced cut stone base on the north elevation, raising the height of the ground floor above street level. In the centre, each pair of entrances is accessed by a wide, short stairway, all three of which appear to have been altered. Characteristic of the Bay-and-Gable style, a full height bay flanks either side of the central portion, topped by a steep cross gable. A front-facing gabled dormer featuring a pair of window openings is positioned in the centre of the combined elevation, unifying the façades of the mirrored halves.

Each of the buildings has undergone minor alterations since their initial construction, but they all retain a high degree of integrity, and remain as a largely intact collection of late-19th century house form buildings. In addition, the interiors have been modified several times to accommodate the needs of the occupants, with more frequent alterations occurring after the conversion of each property to commercial use.

191 College Street (Figures 9-15) retains its original red brick cladding and has been functionally converted into one building by combining the interior spaces. The flat-headed window openings feature brick detailing including voussoirs, label moulding connected by a projecting string course, and stone sills, although the window sash themselves have been replaced with modern glazing units. There is decorative woodwork on the gables, including brackets and a decorative wood screen at the peak, and the gabled dormer also features wood brackets. Visual site inspection determined that the original wood spindlework may survive, concealed behind some newer trim boards.

The east elevation of 191 College Street, facing Henry Street (Figure 12), features a full height bay with a gabled roof situated between the front portion of the building, which has a gabled roof with a ridgeline parallel to College Street, and the rear portion of the building, which also has a gabled roof but with a ridgeline perpendicular to College Street. The decorative brickwork and string course above the window openings has been carried around to the east elevation, as has the decorative woodwork on the gable. However, instead of a window opening in the upper portion of the bay, it features a diamond-shaped terracotta medallion (Figure 13). A window in the stone base of the side bay appears to have been infilled and parged over, and all three openings in the

rear portion of the building appear to have been modified. The rear elevation has a variety of window openings, penetrations for HVAC equipment, and a balcony/fire escape structure at each of the upper levels.

Significant interior alterations for 191 College Street date to 1949-1951, when the residential property was converted to offices for the Royal Canadian Institute, and 1986, when the building was converted from offices to a food/restaurant establishment.

The primary elevations of 193-195 College Street have been covered with stucco, but the original brick is still visible on the side and rear elevations (Figures 15-20). As a result, the brick detailing on the north elevations is not visible. The gables and gabled dormer feature decorative woodwork, including brackets and carved wood screens at the peak, but some elements are missing (for example, the lower rail on the spindlework of the east gable). The window openings on the first and second floors feature coloured leaded glass transoms, although all of the window units and doors themselves have been replaced. The masonry of the stone base has been painted and storefront awnings have been installed above the window openings on the bays.

193 and 195 College Street have remained as separate properties. In 1952, a building permit was approved to convert the interior of 195 College Street into four apartment units, and in 1987, the property was converted into a take-out eating establishment. Alterations to 193 College appear to have been more limited in scope.

The semi-detached buildings at 199 College Street are in a similar condition as the neighbouring properties to the east. The primary, west, and south elevations have been covered with stucco, but the original brick is still visible on the east side elevation. As a result, the brick detailing that would be expected to be present on the north (and possibly west) elevation is not visible (Figures 21-24). The gables and front-facing gabled dormer feature decorative wood brackets. A visual site inspection determined that the wood spindlework and eave decoration (as seen on 193-195 College Street) may be present, but concealed behind the existing vertically-oriented siding boards. The window openings on the second floor feature leaded glass transoms, although all of the window units and doors themselves have been replaced. Storefront awnings have been installed above the window openings on the bays and signage for the commercial tenants has been installed spanning the full width between the bays above the entrances, which partially obscures the window openings on the second floor. None of the leaded glass transoms remain in the first floor window openings.

In the early 1970s, openings were cut into the demising wall between the pair of semi-detached properties, combining the interior of the upper floors. In 1979, several alterations were made to the openings on the east elevation and a rear addition was constructed on the east half of the property. Structural alterations were also made to remove the party wall on the ground floor.

74-76 Henry Street

The properties at 74-76 Henry Street are a pair of 2-1/2-storey semi-detached house form buildings dating to c.1886. They are representative examples of the Bay-and-Gable style, which incorporated architectural detailing from popular styles of the

Victorian era, including Italianate and Gothic Revival. Both are constructed in red brick, although the masonry on 76 Henry Street has been painted (Figures 25-28).

The buildings exhibit the same symmetrical composition with each half of the pair mirroring the other. Each building features a raised brick base. A full height bay topped by a steep cross gable flanks either side of the central portion. In the centre, a pair of raised entrances are accessed by a shared concrete stairway and porch.²¹ A front-facing gabled dormer featuring half timbering and a spindlework frieze above a pair of window openings is also positioned in the centre of the primary elevation, unifying the façade. The outer gables of both properties also feature decorative woodwork, with eave brackets, gable screens and spindlework.

The flat-headed window openings feature brick detailing, including voussoirs, label moulding connected by a projecting string course, and stone sills, although the window sash themselves have been replaced with modern glazing units. However, coloured leaded glass transoms above all the window openings and the front entrance of 74 Henry appear to be original.

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.

191-199 College Street and 74-76 Henry Street are situated on the south side of College Street, and are part of a consistent row of architecturally-similar buildings flanking both sides of Henry Street between McCaul and Beverly streets (Figures 29-31). A commercial laneway dating to the mid-19th century also runs directly west of 199 College Street. The subject properties are part of a neighbourhood of house form buildings that were constructed in the late-19th century as road access and public transportation to the area west of King's College (today's University of Toronto) was improved.

The block of Henry Street north of Cecil Street contains a consistent row of late-19th century residential house form buildings (Figure 32), many of which feature distinctive polychrome brickwork details. In the late 1950s, a row of these buildings on the east side of Henry Street across from numbers 74-76 Henry Street were demolished for a parking lot, which remained undeveloped until the Ronald McDonald House complex was constructed in 2011. Although the building has a much larger footprint than the adjacent properties on Henry Street, it is constructed with a similar height and material palette of red brick as the surrounding 19th-century house form buildings.

The City of Toronto's Heritage Register includes numerous properties near the subject site that were added as a result of the College Street Study in 2018. Immediately adjacent in the next block to the east are a row of semi-detached Bay-and-Gable style house form buildings dating from 1886-87, including 177-179, 181-183, and 185-187 College Street. Further to the east in the same block are two Modernist buildings at 167

²¹ The previous wooden porches were removed in 2022.

College Street (1949) and 175 College Street (1964). West of the subject properties, 211 College Street (the southwest corner of College and Beverley Street) includes three matching walk-up apartment buildings dating from 1927. Across from the subject properties on the north side of College Street is the Wallberg Memorial Building (184-200 College Street), part of the University of Toronto. This building was designed by Page & Steele Architects and was completed in 1949, sharing a lot with the listed property known as Pendarvis/Cumberland House (constructed 1860, added to the City's Inventory of Heritage Properties in 1973).

The subject properties are also located to the north of the 1978 redevelopment project Beverly Place (Hydro Block). In the early 1970s, a series of late-19th century house form buildings along Baldwin, Henry and Cecil streets were demolished for a proposed Toronto Hydro transformer station. Local residents and heritage activists joined forces to protest the plans in one of the first successful combinations of citizen activism and heritage preservation in Toronto, and as a result, six semi-detached house form buildings on Beverley Street were retained. They were subsequently listed on the Heritage Register in 2007.

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.

191 COLLEGE 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 | N/A |
| 3. demonstrates high degree of scientific or technical achievement | N/A |

Representative example of a style, type, expression, material or construction method.

The property at 191 College Street has design value as a surviving example of a late-19th century semi-detached house form typology on College Street, west of McCaul Street, whose design is typical of the Bay-and-Gable style with its 2-1/2-storey form and massing organized as a mirrored pair of two buildings, each with two vertically-oriented bays on the primary elevation. The Bay-and-Gable style draws from popular architectural styles of the Victorian era, including the Italianate and Gothic Revival,

which are evident in the surviving decorative brickwork and cross gables with wood detailing. 191 College Street anchors the east end of a trio of semi-detached house form buildings that were constructed together, and is further distinguished by the architectural detailing of its east elevation, facing Henry Street.

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 | ✓ |
| 5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture | N/A |
| 6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community | N/A |

Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community

The property at 191 College Street holds a direct association with the Royal Canadian Institute, who occupied the building for over thirty years beginning in the 1950s. The RCI was founded in 1849 and has been a significant leader in promoting scientific discourse within Canada and internationally, through publications, lectures and events for both the academic community and the general public. Since the early 20th century, the RCI has maintained a close relationship with the University of Toronto, including the physical location of their headquarters.

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. | N/A |

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

Contextually, the property at 191 College Street is valued for its role in defining, supporting and maintaining the historical character of College Street, west of McCaul Street, which originally developed as a residential neighbourhood. With the property's later conversion for mixed commercial and residential uses, the semi-detached house form buildings reflect the ongoing evolution of the thoroughfare, which has been shaped in part by the close proximity to the University of Toronto.

Physically, functionally, visually or historically linked to its surroundings

The buildings at 191 College Street are historically, visually and physically linked to their setting in the block on the south side of the street where they are part of a series of complementary late-19th century house form buildings adjoining both sides of the intersection with Henry Street.

193 and 195 COLLEGE 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 | N/A |
| 3. demonstrates high degree of scientific or technical achievement | N/A |

Representative example of a style, type, expression, material or construction method.

The properties at 193 and 195 College Street have design value as a surviving example of a pair of late-19th century semi-detached house form buildings on College Street, west of McCaul Street, whose design is typical of the Bay-and-Gable style with their 2-1/2-storey form and massing organized as a mirrored pair of two buildings, each with two vertically-oriented bays on the primary elevations. The Bay-and-Gable style draws from popular architectural styles of the Victorian era, including the Italianate and Gothic Revival, which are evident in the cross gables with surviving decorative wood detailing. 193-195 College Street are placed in the centre of a trio of semi-detached house form buildings that were constructed together.

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 | N/A |
| 5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture | N/A |
| 6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community | N/A |

CONTEXTUAL VALUE

| 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. | N/A |

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

Contextually, the properties at 193 and 195 College Street are valued for their role in defining, supporting and maintaining the historical character of College Street, west of McCaul Street, which originally developed as a residential neighbourhood. With their later conversion for mixed commercial and residential uses, the buildings reflect the ongoing evolution of the thoroughfare, which has been shaped in part by the close proximity to the University of Toronto.

Physically, functionally, visually or historically linked to its surroundings

The buildings at 193 and 195 College Street are historically, visually and physically linked to their setting in the block on the south side of the street where they are part of a series of complementary late-19th century house form buildings adjoining both sides of the intersection with Henry Street.

199 COLLEGE 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 | N/A |
| 3. demonstrates high degree of scientific or technical achievement | N/A |

Representative example of a style, type, expression, material or construction method.

The property at 199 College Street has design value as a surviving example of a late-19th century house form typology on College Street, west of McCaul Street, whose design is typical of the Bay-and-Gable style with its 2-1/2-storey form and massing organized as a mirrored pair of two buildings, each with two vertically-oriented bays on the primary elevation. The Bay-and-Gable style draws from popular architectural styles of the Victorian era, including the Italianate and Gothic Revival, which are evident in the cross gables with surviving decorative wood detailing. 199 College Street anchors the west end of a trio of semi-detached house form buildings that were constructed together.

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 | N/A |
| 5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture | N/A |
| 6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community | N/A |

CONTEXTUAL VALUE

| 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. | N/A |

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

Contextually, the property at 199 College Street is valued for its role in defining, supporting and maintaining the historical character of College Street, west of McCaul Street, which originally developed as a residential neighbourhood. With the property's later conversion for mixed commercial and residential uses, the buildings reflect the ongoing evolution of the thoroughfare, which has been shaped in part by the close proximity to the University of Toronto.

Physically, functionally, visually or historically linked to its surroundings

The buildings at 199 College Street are historically, visually and physically linked to their setting in the block on the south side of the street where they are part of a series of complementary late-19th century house form buildings adjoining both sides of the intersection with Henry Street.

74-76 HENRY 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 | N/A |
| 3. demonstrates high degree of scientific or technical achievement | N/A |

Representative example of a style, type, expression, material or construction method.

The properties at 74-76 Henry Street have design value as a surviving example of a pair of late-19th century house form buildings on Henry Street, south of College Street, whose design is typical of the Bay-and-Gable style with their 2-1/2-storey form and massing organized as a mirrored pair of two buildings, each with two vertically-oriented bays on the primary elevations. The Bay-and-Gable style draws from popular architectural styles of the Victorian era, including the Italianate and Gothic Revival, which are evident in the cross gables with surviving decorative wood detailing.

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 | N/A |
| 5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture | N/A |
| 6. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community | N/A |

CONTEXTUAL VALUE

| | |
|---|-----|
| 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. | N/A |

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

Contextually, the properties at 74-76 Henry Street are valued for their role in defining, supporting and maintaining the historical character of College Street, west of McCaul Street, which originally developed as a residential neighbourhood.

Physically, functionally, visually or historically linked to its surroundings

The semi-detached buildings at 74-76 Henry Street are historically, visually and physically linked to their setting in the block on the west side of Henry Street where they are part of a series of complementary late-19th century house form buildings.

CONCLUSION

Located at the southwest corner of College Street and Henry Street, the subject properties at 191-199 College Street and 74-76 Henry Street are valued as surviving representative examples of late-19th century, semi-detached house form buildings constructed in the Bay-and-Gable style.

All of the subject properties were constructed c.1886-1887, and they maintain the scale, form, and massing of the historic character of the area, which originally developed as a residential neighbourhood before College Street evolved into a more commercial thoroughfare.

Staff have completed the Research and Evaluation Report for the properties at 191-199 College Street and 74-76 Henry Street and determined that all of the subject properties meet at least 3 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 properties merit designation under the Ontario Heritage Act.

The Statements of Significance (Attachment 3-6) for the subject properties comprise the Reasons for Designation, which is the Public Notice of Intention to Designate.

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ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation): 191 College Street
Attachment 4 – Statement of Significance (Reasons for Designation): 193-195 College Street
Attachment 5 – Statement of Significance (Reasons for Designation): 199 College Street
Attachment 6 – Statement of Significance (Reasons for Designation): 74-76 Henry Street

191-199 COLLEGE STREET, 74-76 HENRY STREET



Figure 1: Map showing the location of the subject properties outlined in red at 191, 193, 195, 199 College Street and 74-76 Henry Street on the southwest corner of College and Henry streets. This location map is for information purposes only; the exact boundaries of the properties are not shown (City of Toronto Mapping).



Figure 2. Aerial View (base image 2021) showing the location of the subject properties on the southwest corner of College and Henry streets. The approximate boundary of all included properties is outlined in red (City of Toronto Mapping).

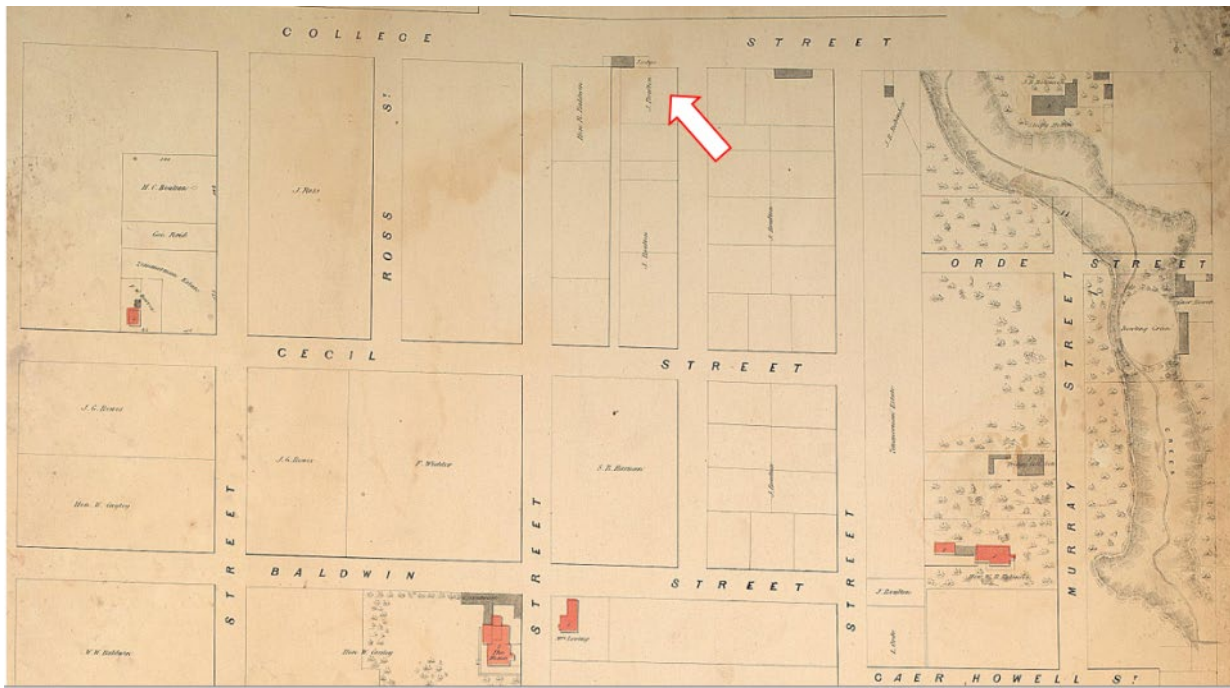


Figure 3: Excerpt from 1858 Boulton Atlas, indicating J. Boulton as the owner of the subject properties and the lodge on College Street. The approximate location of the subject properties is indicated by the arrow (Toronto Public Library Digital Collection, via Ng, annotation by Heritage Planning).

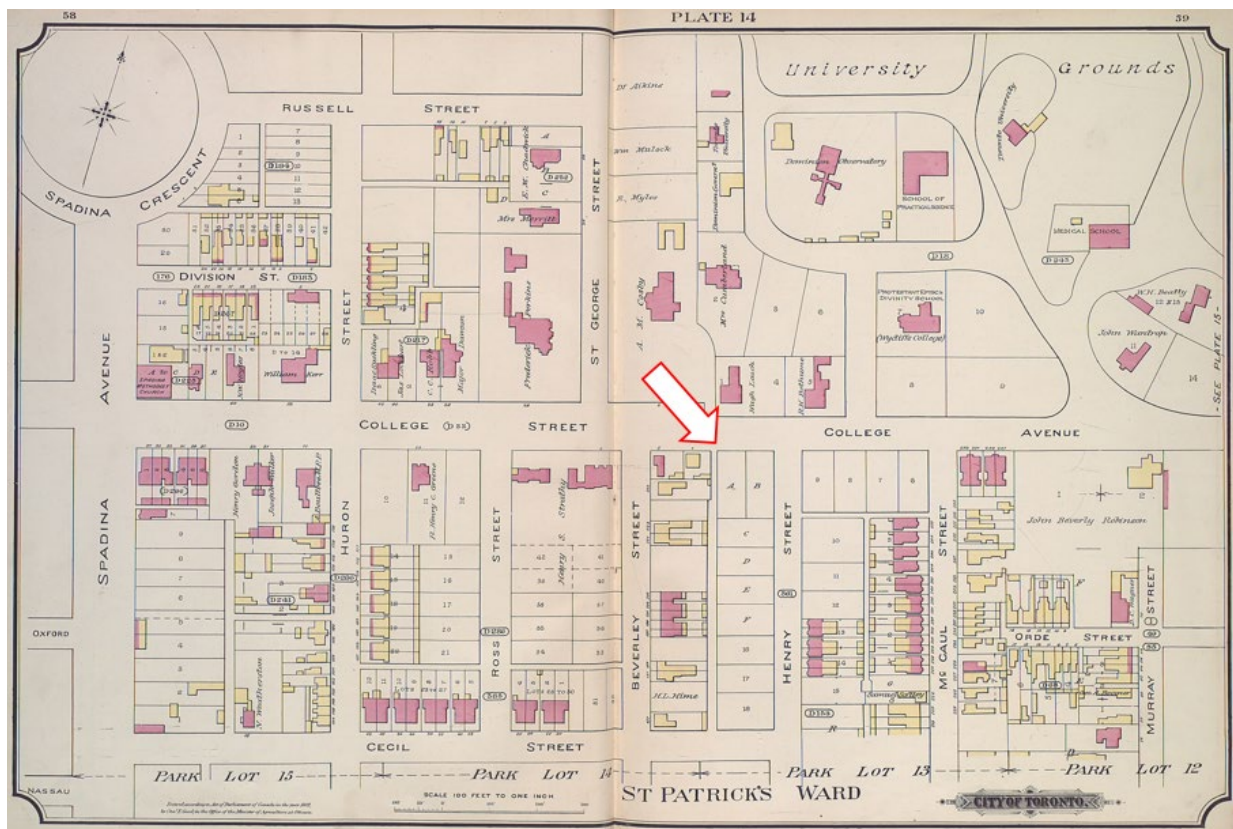


Figure 4: Plate 14 from the 1884 Goad Atlas, showing that the subject properties had not yet been developed. The approximate location of the subject properties is indicated by the arrow.

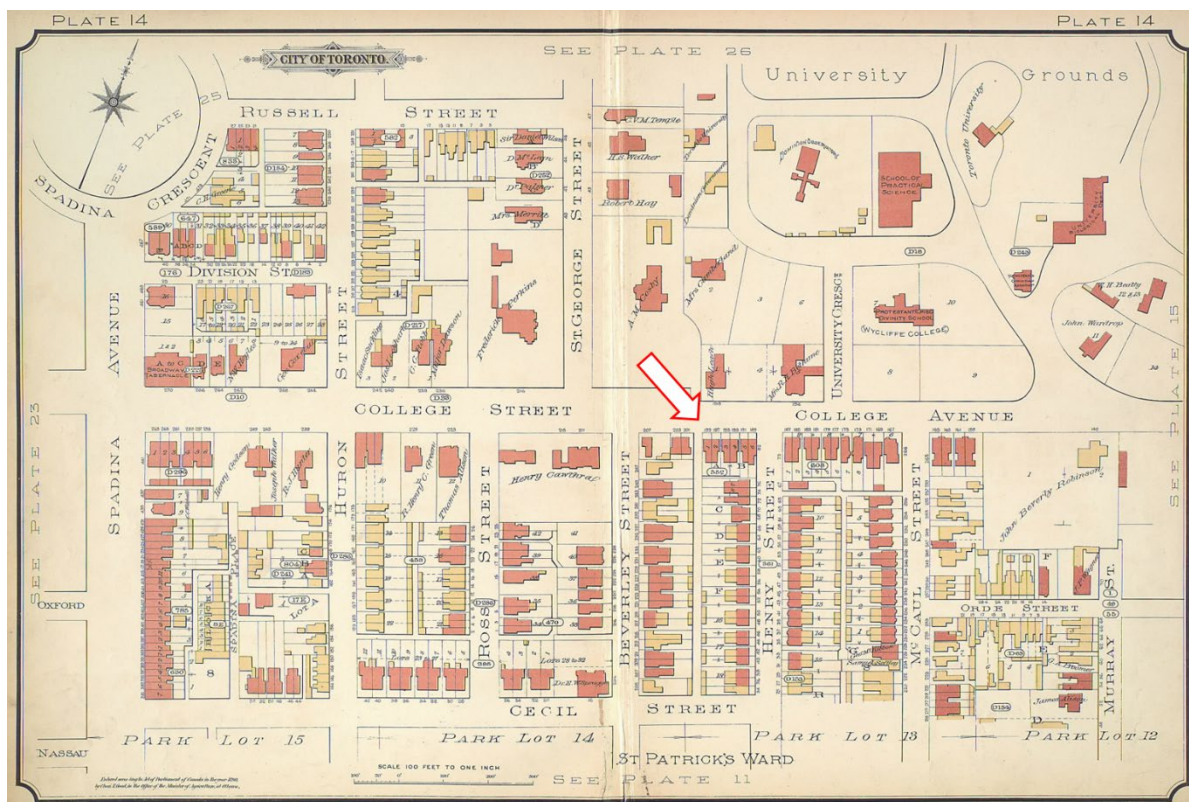


Figure 5: Plate 14 from the 1890 Goad Atlas, showing the dramatic increase in the area's development compared to 6 years prior. The subject properties, constructed c.1886-1887 appear on the map. The approximate location of the subject properties is indicated by the arrow.



Figure 6: Archival image from c.1933 of the University of Toronto campus. The location of the subject properties is indicated by the arrow (Toronto Public Library).



Figure 7: 1960 aerial photograph of the area, illustrating the commercialization of College Street and the demolition of several properties on Henry Street for a parking lot (City of Toronto Archives).



City of Toronto Archives, Fonds 2032, Series 841, File 43, Item 2

Figure 8: Archival image from 1972, showing the property at 191 College Street (with partial view of 193-195 College Street). The Royal Canadian Institute owned the corner property for several decades (City of Toronto Archives).



City of Toronto Archives, Fonds 2032, Series 841, File 65, Item 9

Figure 9: Archival image from 1972 looking south on Henry Street from College Street (City of Toronto Archives).



City of Toronto Archives, Series 1465, File 179, Item 53

Figure 10: Archival image from 1993 looking north on Henry Street towards College Street and the Wallberg Memorial Building, part of the University of Toronto campus. The east elevation of 191 College Street is partially visible on the right of the photograph (City of Toronto Archives).



Figure 11: Principal (north) elevation of 191 College Street (Heritage Planning, 2022).



Figure 12: Secondary (east) elevation of 191 College Street (Heritage Planning, 2022).



Figure 13: Detail of east gable, 191 College Street (Heritage Planning, 2023).



Figure 14: Side (west) elevation of 191 College Street as viewed from College Street and (Heritage Planning, 2022).



Figure 15: Rear (south) elevation of 191-195 College Street as viewed from Henry Street (Heritage Planning, 2023).



Figure 16: Principal (north) elevations of 193-195 College Street (Heritage Planning, 2022).



Figures 17, 18: Side (east and west) elevations of 193-195 College Street as viewed from College Street (Heritage Planning, 2022).



Figure 19: Gable woodwork detail, 195 College Street (Heritage Planning, 2022).



Figure 20: Dormer woodwork detail, 193-195 College Street (Heritage Planning, 2022).



Figure 21: Principal (north) elevation of 199 College Street (Heritage Planning, 2022).



Figure 22: Side (west) elevation of 199 College Street (Heritage Planning, 2022).



Figure 23: Side (east) elevation of 199 College Street, as viewed from College Street (Heritage Planning, 2022).



Figure 24: Rear (south) elevation of 199 College Street (Heritage Planning, 2022).

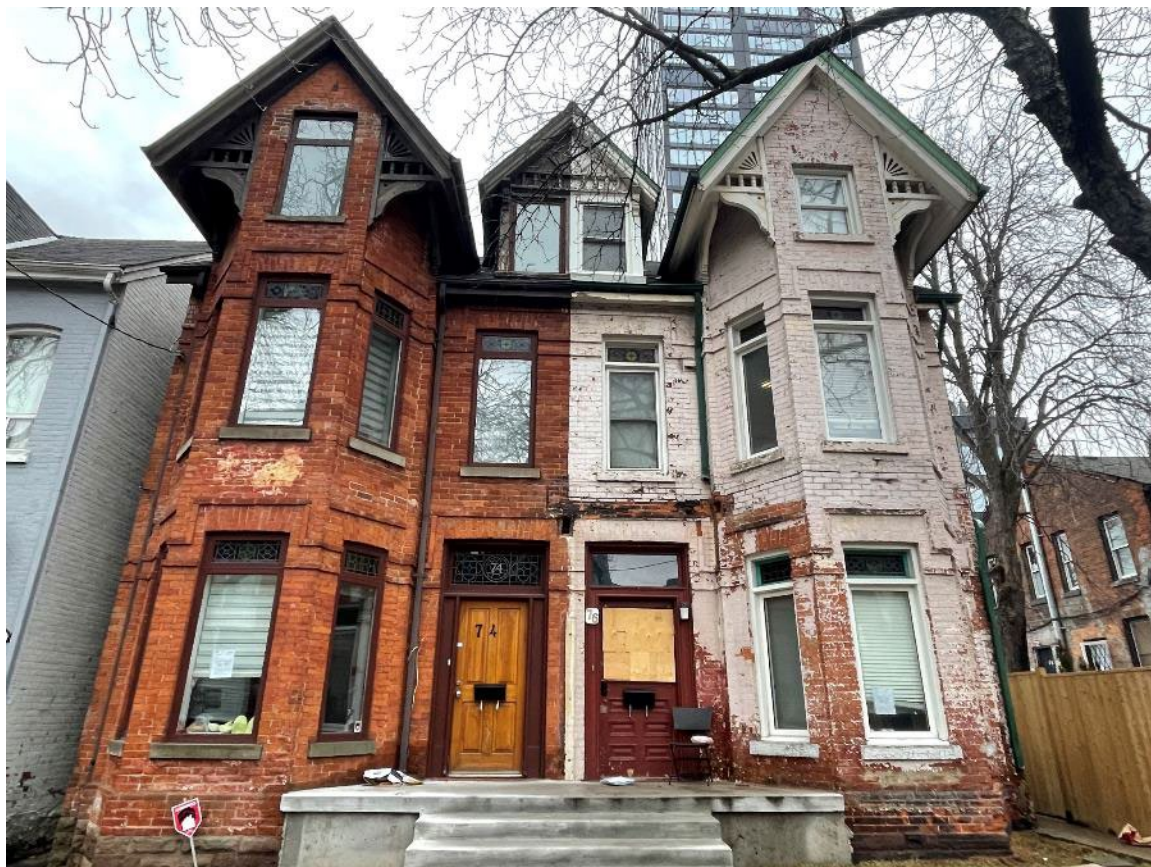


Figure 25: Principal (east) elevations of 74-76 Henry Street (Heritage Planning, 2022).



Figures 26, 27: Side (south (L) and north (R)) elevations of 74-76 Henry Street as viewed from Henry Street (Heritage Planning, 2022).



Figure 28: Rear (west) elevations of 74-76 Henry Street, as viewed from the laneway between Henry and Beverley streets (Heritage Planning, 2022).



City of Toronto Archives, Series 1465, File 97, Item 11

Figure 29: Archival photograph from c.1998 (looking southeast) showing the row of Bay-and-Gable house form buildings on the south side of College Street, flanking Henry Street (City of Toronto Archives).



Figure 30: View of 191-199 College Street from the northwest (Heritage Planning, 2023).



Figure 31: View west along College Street, from east of McCaul Street (Heritage Planning 2023).



Figure 32: View of the west side of Henry Street, south of College Street, showing the consistent row of late-19th century house form buildings. 74 Henry is visible on the right side of the photograph (Heritage Planning, 2023).

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

The property at 191 College Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical and contextual value.

Description

Located on the southwest corner of Beverley Street, the property at 191 College Street contains a pair of semi-detached house form buildings that were first constructed in c.1886-1887 and later converted for mixed residential and commercial uses.

The property at 191 College Street was identified for its potential cultural heritage value in the College Street Official Plan Amendment adopted by the City of Toronto in 2017, and listed on the Heritage Register in 2018.

Statement of Cultural Heritage Value

The property at 191 College Street has design value as a surviving example of a late-19th century semi-detached house form typology on College Street, west of McCaul Street, whose design is typical of the Bay-and-Gable style with its 2-1/2-storey form and massing organized as a mirrored pair of two buildings, each with two vertically-oriented bays on the primary elevation. The Bay-and-Gable style draws from popular architectural styles of the Victorian era, including the Italianate and Gothic Revival, which are evident in the surviving decorative brickwork and cross gables with wood detailing. 191 College Street anchors the east end of a trio of semi-detached house form buildings that were constructed together, and is further distinguished by the architectural detailing of its east elevation, facing Henry Street.

The property at 191 College Street holds a direct association with the Royal Canadian Institute, who occupied the building for over thirty years beginning in the 1950s. The RCI was founded in 1849 and has been a significant leader in promoting scientific discourse within Canada and internationally, through publications, lectures and events for both the academic community and the general public. Since the early 20th century, the RCI has maintained a close relationship with the University of Toronto, including the physical location of their headquarters.

Contextually, the property at 191 College Street is valued for its role in defining, supporting and maintaining the historical character of College Street, west of McCaul Street, which originally developed as a residential neighbourhood. With the property's later conversion for mixed commercial and residential uses, the semi-detached house form buildings reflect the ongoing evolution of the thoroughfare, which has been shaped in part by the close proximity to the University of Toronto.

The buildings at 191 College Street are historically, visually and physically linked to their setting in the block on the south side of the street where they are part of a series of complementary late-19th century house form buildings adjoining both sides of the intersection with Henry Street.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 191 College Street as a representative example of semi-detached house form buildings in the Bay-and-Gable style from the late-19th century:

- The setback, placement and orientation of the buildings on the southwest corner of College Street and Henry Street
- The scale, form and massing of the 2½-storey buildings on raised bases
- The gable roofs, with the front portion having a ridgeline parallel to College Street and the rear portion having a ridgeline perpendicular to College Street
- The materials, with the red brick cladding and wood, brick and stone detailing
- The rough-faced cut-stone bases on the street-facing elevations
- The principal (north) elevations, which are organized as mirror images of each other and comprise:
 - Raised entrances flanked by full height angled bays with cross gables that feature wood detailing (partially covered) including decorative gable screens, spindlework friezes and eave brackets
 - A single gabled dormer with a decorative spindlework frieze and brackets on the north roof slope fronting College Street
 - Flat-headed window openings, with stone sills and brick voussoirs, label mouldings, and band courses
- The secondary (east) elevation facing Henry Street, which features:
 - A full-height angled bay with a cross gabled roof, wood eave brackets and a diamond-shaped terracotta medallion comprising four tiles with a floral motif
 - Flat-headed window openings and brick detailing that matches the north elevation
- The west side elevation, which is viewed from College Street

Historical and Associative Value

The following heritage attributes contribute to the cultural heritage value of the property at 191 College Street for its association with the Royal Canadian Institute:

- The placement, setback and orientation of the buildings on the south side of College Street, across from the University of Toronto's main campus

Contextual Value

The following heritage attribute contributes to the cultural heritage value of the property at 191 College Street as defining, supporting and maintaining the historic character of the area and being historically, visually, functionally and physically linked to its setting:

- The placement, setback and orientation of the buildings on the south side of College Street, where they are part of a contiguous row of similar properties flanking both sides of Henry Street
- The scale, form and massing of the 2½-storey property
- The property's material palette, consisting of brick with wood and stone detailing
- The subject property's architectural detailing in the Bay-and-Gable style, one of the predominant styles of residential buildings in the immediate neighbourhood

Note: No heritage attributes are identified on the rear (south) elevation

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

The properties at 193 and 195 College Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical and contextual value.

Description

Located on the south side of the street between Henry and Beverley streets, the properties at 193 and 195 College Street contain a pair of semi-detached house form buildings that were first constructed in c.1886-1887 and later converted for mixed residential and commercial uses.

The properties at 193 and 195 College Street were identified for their potential cultural heritage value in the College Street Study Official Plan Amendment adopted by the City of Toronto in 2017, and listed on the Heritage Register in 2018.

Statement of Cultural Heritage Value

The properties at 193 and 195 College Street have design value as a surviving example of a pair of late-19th century semi-detached house form buildings on College Street, west of McCaul Street, whose design is typical of the Bay-and-Gable style with their 2-1/2-storey form and massing organized as a mirrored pair of two buildings, each with two vertically-oriented bays on the primary elevations. The Bay-and-Gable style draws from popular architectural styles of the Victorian era, including the Italianate and Gothic Revival, which are evident in the cross gables with surviving decorative wood detailing. 193-195 College Street are placed in the centre of a trio of semi-detached house form buildings that were constructed together.

Contextually, the properties at 193 and 195 College Street are valued for their role in defining, supporting and maintaining the historical character of College Street, west of McCaul Street, which originally developed as a residential neighbourhood. With their later conversion for mixed commercial and residential uses, the buildings reflect the ongoing evolution of the thoroughfare, which has been shaped in part by the close proximity to the University of Toronto.

The buildings at 193 and 195 College Street are historically, visually and physically linked to their setting in the block on the south side of the street where they are part of a series of complementary late-19th century house form buildings adjoining both sides of the intersection with Henry Street.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the properties at 193-195 College Street as representative examples of semi-detached house form buildings in the Bay-and-Gable style from the late-19th century:

- The setback, placement and orientation of the buildings on the south side of the street, west of Henry Street
- The scale, form and massing of the 2½-storey buildings on raised bases
- The gable roofs, with the front portion having a ridgeline parallel to College Street
- The materials, with the brick cladding and wood, brick and stone detailing (the brick masonry on the north elevation has been covered with stucco)
- The rough-faced cut-stone bases on the street-facing (north) elevations
- The principal (north) elevations, which are organized as mirror images of each other and comprise:
 - Raised entrances flanked by full height rectangular bays with cross gables that feature wood detailing including decorative gable screens, spindlework friezes, and eave brackets
 - A single gabled dormer with half-timbering, a decorative spindlework frieze and brackets on the north roof slope fronting College Street
 - Flat-headed window openings, with leaded glass transoms
- The west and east side elevations, which are viewed from College Street

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the properties at 193 and 195 College Street as defining, supporting and maintaining the historic character of the area and being historically, visually, functionally and physically linked to their setting:

- The placement, setback and orientation of the buildings on the south side of College Street, where they are part of a contiguous row of similar properties flanking both sides of Henry Street
- The scale, form and massing of the 2½-storey properties
- The properties' material palette, consisting of brick with wood and stone detailing
- The subject properties' architectural detailing in the Bay-and-Gable style, one of the predominant styles of residential buildings in the immediate neighbourhood

Note: No heritage attributes are identified on the rear (south) elevations

(ENTRANCE ADDRESS AT 197 COLLEGE STREET)**STATEMENT OF SIGNIFICANCE****(REASONS FOR DESIGNATION)**

The property at 199 College Street (including entrance address at 197 College Street) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical and contextual value.

Description

Located on the south side of the street between Henry and Beverley streets, the property at 199 College Street contains a pair of semi-detached house form buildings that were first constructed in c.1886-1887 and later converted for mixed residential and commercial uses.

The property at 199 College Street was identified for its potential cultural heritage value in the College Street Study Official Plan Amendment adopted by the City of Toronto in 2017, and listed on the Heritage Register in 2018.

Statement of Cultural Heritage Value

The property at 199 College Street has design value as a surviving example of a late-19th century house form typology on College Street, west of McCaul Street, whose design is typical of the Bay-and-Gable style with its 2-1/2-storey form and massing organized as a mirrored pair of two buildings, each with two vertically-oriented bays on the primary elevation. The Bay-and-Gable style draws from popular architectural styles of the Victorian era, including the Italianate and Gothic Revival, which are evident in the cross gables with surviving decorative wood detailing. 199 College Street anchors the west end of a trio of semi-detached house form buildings that were constructed together.

Contextually, the property at 199 College Street is valued for its role in defining, supporting and maintaining the historical character of College Street, west of McCaul Street, which originally developed as a residential neighbourhood. With the property's later conversion for mixed commercial and residential uses, the buildings reflect the ongoing evolution of the thoroughfare, which has been shaped in part by the close proximity to the University of Toronto.

The buildings at 199 College Street are historically, visually and physically linked to their setting in the block on the south side of the street where they are part of a series of complementary late-19th century house form buildings adjoining both sides of the intersection with Henry Street.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 199 College Street as a representative example of semi-detached house form buildings in the Bay-and-Gable style from the late-19th century:

- The setback, placement and orientation of the buildings on the south side of the street, west of Henry Street
- The scale, form and massing of the 2½-storey buildings on raised bases
- The gable roofs, with the front portion having a ridgeline parallel to College Street and the rear portion having a ridgeline perpendicular to College Street
- The materials, with the brick cladding and wood, brick and stone detailing (the brick masonry and detailing on the north, west, and south elevations has been covered with stucco)
- The rough-faced cut-stone bases on the street-facing (north) elevations
- The principal (north) elevations, which are organized as mirror images of each other and comprise:
 - Raised entrances flanked by full height angled bays with cross gables that feature wood detailing including decorative eave brackets (additional detailing, including gable screens and spindlework friezes may be concealed)
 - A single gabled dormer with brackets on the north roof slope fronting College Street (additional detailing may be concealed)
 - Flat-headed window openings, with leaded glass transoms (transoms are only present on the second storey)
- The west elevation, viewed from the public laneway between Henry and Beverley street, including:
 - The oriel window on the first floor of the rear portion of the building
- The east elevation, which is viewed from College Street

Contextual Value

The following heritage attribute contributes to the cultural heritage value of the property at 199 College Street as defining, supporting and maintaining the historic character of the area and being historically, visually, functionally and physically linked to its setting:

- The placement, setback and orientation of the buildings on the south side of College Street, where they are part of a contiguous row of similar properties flanking both sides of Henry Street
- The scale, form and massing of the 2½-storey property
- The property's material palette, consisting of brick with wood and stone detailing
- The subject property's architectural detailing in the Bay-and-Gable style, one of the predominant styles of residential buildings in the immediate neighbourhood

Note: No heritage attributes are identified on the rear (south) elevations

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

The properties at 74-76 Henry Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical and contextual value.

Description

Located on the west side of the street between Cecil and College streets, the properties at 74-76 Henry Street comprise a pair of semi-detached house form buildings that were first recorded in 1887 in the City Directory.

Statement of Cultural Heritage Value

The properties at 74-76 Henry Street have design value as a surviving example of a pair of late-19th century house form buildings on Henry Street, south of College Street, whose design is typical of the Bay-and-Gable style with their 2-1/2-storey form and massing organized as a mirrored pair of two buildings, each with two vertically-oriented bays on the primary elevations. The Bay-and-Gable style draws from popular architectural styles of the Victorian era, including the Italianate and Gothic Revival, which are evident in the cross gables with surviving decorative wood detailing.

Contextually, the properties at 74-76 Henry Street are valued for their role in defining, supporting and maintaining the historical character of College Street, west of McCaul Street, which originally developed as a residential neighbourhood.

The semi-detached buildings at 74-76 Henry Street are historically, visually and physically linked to their setting in the block on the west side of Henry Street where they are part of a series of complementary late-19th century house form buildings.

Heritage Attributes**Design and Physical Value**

The following heritage attributes contribute to the cultural heritage value of the properties at 74-76 Henry Street as representative examples of semi-detached house form buildings in the Bay-and-Gable style from the late-19th century:

- The setback, placement and orientation of the buildings on the west side of Henry street, south of College Street
- The scale, form and massing of the 2½-storey buildings on raised bases
- The gable roof on the front portion of the buildings, with the ridgeline parallel to Henry Street
- The materials, with the red brick cladding and wood, brick and stone detailing (the masonry on 76 Henry has been painted)

- The rough-faced cut-stone bases on the street-facing elevations
- The principal (east) elevations, which are organized as mirror images of each other and comprise:
 - Raised entrances flanked by full height angled bays with cross gables that feature wood detailing including decorative gable screens, spindlework friezes and eave brackets
 - A single gabled dormer with half timbering, a decorative spindlework frieze and brackets on the east roof slope fronting Henry Street
 - Flat-headed window openings, with stone sills, brick voussoirs, label mouldings, and band courses, and leaded glass transoms
 - Front entrances with wood frames and transoms (the transom of 74 Henry Street is leaded glass)
- The north and south side elevations, which are viewed from Henry Street

Contextual Value

The following heritage attribute contributes to the cultural heritage value of the properties at 74-76 Henry Street as defining, supporting and maintaining the historic character of the area and being historically, visually, functionally and physically linked to their setting:

- The placement, setback and orientation of the buildings on the west side of Henry Street between Cecil and College streets
- The scale, form and massing of the 2½-storey properties
- The properties' material palette, consisting of brick with wood and stone detailing
- The subject properties' architectural detailing in the Bay-and-Gable style, one of the predominant styles of residential buildings in the immediate neighbourhood