

346 Yonge Street, 7 Elm Street, 13 Elm Street, and 34 – 52 River Street - Inclusion on the Heritage Register

Date: March 5, 2024

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: University-Rosedale - Ward 11; Toronto Centre - Ward 13

SUMMARY

This report recommends that City Council include thirteen properties on the City of Toronto's Heritage Register for their cultural heritage value and interest. The thirteen properties recommended for inclusion on the Heritage Register include three properties on Elm Street between Yonge and Bay streets, and ten properties on River Street north of Queen Street East.

The three properties located along Elm Street extending eastward to Yonge Street include two Confederation-era, Georgian Revival style house-form buildings, and one mixed-use Second Empire style building, all of which support a unique and evolved streetscape in what was once the historically significant St. John's Ward (also known as "The Ward").

The second group of ten properties are located on River Street, north of Queen Street East and south of Regent Park, and include eight Bay-and-Gable style, semi-detached house-form buildings and two Romanesque Revival style, semi-detached house-form buildings which were retained through community activism in the development of Trefann Court that marked the end of urban renewal projects in the 1970s in the area.

The thirteen properties being recommended for inclusion on the Register are as follows:
346 Yonge Street (including entrance addresses 1, 3, and 5 Elm Street),

University-Rosedale – Ward 11

7 Elm Street, University-Rosedale - Ward 11

13 Elm Street, University-Rosedale - Ward 11

34 River Street, Toronto Centre - Ward 13

36 River Street, Toronto Centre - Ward 13

38 River Street, Toronto Centre - Ward 13

40 River Street, Toronto Centre - Ward 13

42 River Street, Toronto Centre - Ward 13

44 River Street, Toronto Centre - Ward 13
46 River Street, Toronto Centre - Ward 13
48 River Street, Toronto Centre - Ward 13
50 River Street, Toronto Centre - Ward 13
52 River Street, Toronto Centre - Ward 13

The subject properties recommended for inclusion on the City's Heritage Register have been researched and evaluated by staff using the criteria prescribed in Ontario Regulation 9/06 and meet one or more of the provincial criteria for determining cultural heritage value or interest and are believed to be of cultural heritage value or interest.

On January 1, 2023, amendments to the Ontario Heritage Act through the More Homes Built Faster Act, 2022 (Bill 23) came into effect. Under the Ontario Heritage Act, as amended, a municipal heritage register may include properties for a period of two years that have not been designated but Council believes to be of "cultural heritage value or interest", and that meet one or more of the provincial criteria for determining whether they are of cultural heritage value or interest.

The Ontario Heritage Act also states that should a property be subject to an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application, properties must be listed on the heritage register prior to Part IV designation and before the occurrence of a prescribed event. 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.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies. Heritage Impact Assessments (HIA) are required for development applications that affect listed properties. Following further research and evaluation, staff may recommend designation of the property under Part IV of the Ontario Heritage Act and seek appropriate conservation.

RECOMMENDATIONS

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

1. City Council include the following thirteen properties on the City of Toronto's Heritage Register in accordance with the Listing Statements (Reasons for Inclusion) attached as Attachments 2-9 to the report, March 5, 2024, from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning:

346 Yonge Street (including entrance addresses 1, 3, and 5 Elm Street),
University-Rosedale – Ward 11
7 Elm Street, University-Rosedale - Ward 11

13 Elm Street, University-Rosedale - Ward 11
34 River Street, Toronto Centre - Ward 13
36 River Street, Toronto Centre - Ward 13
38 River Street, Toronto Centre - Ward 13
40 River Street, Toronto Centre - Ward 13
42 River Street, Toronto Centre - Ward 13
44 River Street, Toronto Centre - Ward 13
46 River Street, Toronto Centre - Ward 13
48 River Street, Toronto Centre - Ward 13
50 River Street, Toronto Centre - Ward 13
52 River Street, Toronto Centre - Ward 13

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

On September 6, 2017, Toronto and East York Community Council considered a status update on the Yonge and Gerrard Focus Area Review. The Yonge and Gerrard Focus Area Review was intended to review the area planning framework and the existing and planned built form context for the area approximately bounded by: Bay, Elm, Yonge and Gerrard, (the "Focus Area"). The Focus Area review considered land use and built form issues within the block and along the south side of Elm Street with additional studies to include a heritage survey.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.59>

BACKGROUND

Provincial Plans and Policies

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

Further, the policies and definitions of the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

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

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

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, 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 nine provincial criteria for determining whether it is of cultural heritage value or interest. <https://www.ontario.ca/laws/regulation/060009>

As of July 1, 2021, Section 29(1.2) of the Ontario Heritage Act restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days of a "Prescribed Event".

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 Prescribed Event is not the date a development application is deemed complete or when an application is made to the City. A Prescribed Event, including any prescribed exceptions, are defined under O. Reg. 385/21.

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.

On January 1, 2023, the Province's proposed amendments to the Ontario Heritage Act through the More Homes Built Faster Act, 2022 (Bill 23) came into effect. Bill 23 makes listing a prerequisite to designation under the Ontario Heritage Act, should a property be subject to a development application.

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It 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 or archaeological potential. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

COMMENTS

Identifying properties of cultural heritage value or interest is an essential part of a municipality's role in heritage conservation. Including non-designated properties in the municipal register is a means to identify properties that the City believes to have cultural heritage value or interest.

The thirteen properties recommended for inclusion on the Heritage Register include three properties on the south side of Elm Street, near its eastern terminus at Yonge Street, and ten properties on River Street, north of Queen Street East.

Since the mid-19th century, Elm Street has continued to provide an understanding of the built form of Toronto's first immigrant neighbourhood, St. John's Ward (also known as "The Ward"). In response to the Yonge and Gerrard Focus Area Review study direction, Heritage Planning staff conducted an initial survey of the study area in February 2018 to understand the existing Elm Street heritage condition and to identify any additional cultural heritage resources. The results of that scan include the two Confederation-era, Georgian Revival style house-form buildings and one mixed-use Second Empire style building extending westward on Elm Street from its Yonge Street frontage that are contained in this report.

The property at 346 Yonge Street (including entrance addresses 1, 3, and 5 Elm Street) has been identified as being of cultural heritage value for the Second Empire style buildings located at 1, 3, and 5 Elm Street; however, the east elevation of the building fronting onto Yonge Street is not considered a heritage feature as it lacks integrity.

In January 2022, the property at 7 Elm Street was nominated for inclusion on the City's Heritage Register by a member of the public.

The subject properties on River Street include a contiguous collection of eight bay-and-gable style, semi-detached house-form buildings and two Romanesque Revival style, semi-detached house-form buildings, all located along the west side of River Street north of Queen Street East. The properties were identified following a heritage nomination, including a Cultural Heritage Evaluation Report (CHER), which was submitted for the property at 40 River Street by the property owner. The CHER noted that, with other properties in what became known as Trefann Court, an area bounded by Shuter Street to the north, Queen Street East to the south, River Street to the east and Parliament Street to the west, the homes at 34-52 River Street were proposed to be demolished in the early 1960s as part of "urban renewal." Resistance from local residents successfully reversed that proposal, and involvement of residents resulted in a new plan to keep many of the existing homes, and to add new homes that compliment them. As a result, the residential properties at 34-52 River Street were retained and integrated into the redevelopment plans.

Inclusion of (non-designated) properties on the City's Heritage Register

Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give Council at least 60 days' notice of their intention to demolish or remove a structure on the property. Properties that are listed on the City's Heritage Register are flagged for review by Heritage Planning staff once a demolition permit has been submitted and owners must follow established Notice requirements under the Ontario Heritage Act following this action.

Although inclusion on the Heritage Register as a listed property provides interim protection from demolition, it does not preclude an owner's ability to make exterior and interior alterations in the case when demolition or a development application is not involved. Listing does not trigger maintenance requirements over and above existing property standards and it does not restrict altering, removing or adding any features on the property. It does not allow the City to withhold a building permit for non-demolition related alterations and it does not preclude a property from undergoing renovation.

A municipality is not required to consult with property owners or the public before including non-designated properties on the municipal register under the Act. The City's current practice, developed prior to Bill 23 amendments to the Act coming into effect, notifies property owners and invites them to attend the Toronto Preservation Board meeting to discuss the recommendation of a property's inclusion on the City's Heritage Register. There is also an opportunity for owners and the public to share concerns (in person or writing) when Community Council or Planning and Housing Committee considers a heritage related matter.

Short descriptive listings are prepared using a method by which properties are identified and recommended for inclusion on the Heritage Register. This approach to listing provides sufficient information to meet the requirements of Section 27 of the Act to list a non-designated property on the Heritage Register.

Brief statements, named "Reasons for Inclusion", are prepared for all recommended properties explaining why the property is believed to have cultural heritage value and how it meets one or more of the provincial criteria under O. Reg 9/06 providing a preliminary evaluation of the cultural heritage value or interest of the property. The description may include features of the property that may warrant conservation should the property be subject to development and/or further evaluated and determined to merit designation under Part IV of the Act. Location map and photographs are included in each Reasons for Inclusion.

Through Bill 108 and Bill 23, amendments were made to the Ontario Heritage Act to establish a process whereby owners can object to a property's listing on the Heritage Register and, should they do so, a subsequent decision on the listing must be made by the municipality. Owners can object to listings at any time. Chapter 103 of the Toronto Municipal Code establishes the process for Council consideration of objections to properties included on the Heritage Register.

CONCLUSION

Following research and evaluation of the thirteen subject properties at 346 Yonge Street, 7 Elm Street, 13 Elm Street, and 34 – 52 River Street according to Ontario Regulation 9/06, it has been determined that the properties meet one or more provincial criteria and merit inclusion on the City's Heritage Register. The Listing Statements (Reasons for Inclusion) are presented in Attachments 1-8.

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ATTACHMENTS

Attachment 1 – Contextual Photos
Attachment 2 – 346 Yonge Street (including entrance address 1, 3 and 5 Elm Street) - Listing Statement (Reasons for Inclusion)
Attachment 3 – 7 Elm Street - Listing Statement (Reasons for Inclusion)
Attachment 4 – 13 Elm Street - Listing Statement (Reasons for Inclusion)
Attachment 5 – 34 and 36 River Street - Listing Statement (Reasons for Inclusion)
Attachment 6 – 38 and 40 River Street- Listing Statement (Reasons for Inclusion)
Attachment 7 – 42 and 44 River Street - Listing Statement (Reasons for Inclusion)
Attachment 8 – 46 and 48 River Street - Listing Statement (Reasons for Inclusion)
Attachment 9 – 50 and 52 River Street - Listing Statement (Reasons for Inclusion)



Context of 346 Yonge Street (including entrance addresses 1, 3, and 5 Elm Street), Heritage Planning, 2024



Streetscape formed by 34 to 52 River Steet, Heritage Planning, 2024



Streetscape formed by 34 to 52 River Steet, Heritage Planning, 2024

**346 YONGE STREET
(INCLUDING ENTRANCE ADDRESSES
AT 1, 3 AND 5 ELM STREET)**

ATTACHMENT 2

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the property at 346 Yonge Street (including entrance addresses at 1, 3 and 5 Elm Street) and believe that the property has cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the southwest corner of Yonge and Elm streets and extending westward on Elm Street in the Yonge-Bay Corridor neighbourhood, the property at 346 Yonge Street contains a 2-and-a-half storey mixed use commercial and residential building along Elm Street, making up 1, 3, and 5 Elm Street, that was constructed to the rear of the property at 346 Yonge Street, and a 2-and-a-half storey commercial storefront on Yonge Street.

The property at 346 Yonge Street has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

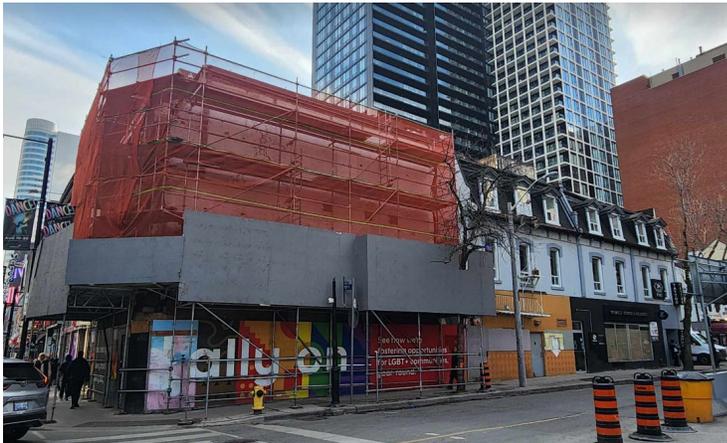
The property at 346 Yonge Street has design value as an example of a Second Empire style mixed use building, with commercial uses at grade and residential uses above. Constructed pre-1889, the portion of the property fronting Elm Street retains original details, notably the defining mansard roof with its steep pitch and gabled dormer windows, the projecting cornice below the roofline supported by decorative wooden brackets, and the brick hood moulding detailing above the second storey windows.

Contextually, the property at 346 Yonge Street is physically, functionally, visually, and historically linked to its surroundings. The subject property is part of a significant collection of diverse 19th-century buildings representative of an early period of land development on this block of Elm Street between Yonge and Bay streets within the city's historically significant St. John's Ward ("The Ward"), and that contribute to the unique quality of Elm Street today. The mixed-use nature of the subject property as commercial and residential space reflects the proximity to commercial character of Yonge Street.

The Yonge Street frontage of the property (east elevation) has lost its ability to communicate its cultural heritage value due to significant alterations.



The north elevation of 346 Yonge Street showing 1, 3, and 5 Elm Street. Heritage Planning, 2024



346 Yonge Street including entrance addresses at 1, 3, and 5 Elm Street at right. Heritage Planning, 2024



346 Yonge Street (including entrance address 1, 3 and 5 Elm Street) is indicated in red. Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the property at 7 Elm Street and believe that the property has cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the south side of Elm Street between Yonge and Bay streets in the Yonge-Bay Corridor neighbourhood, the property at 7 Elm Street contains two semi-detached 2-storey buildings originally constructed as houses, and later converted to commercial uses.

The subject property at 7 Elm Street has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

Constructed in 1868, the property at 7 Elm Street has design value as a remaining example of Confederation-era, masonry house-form building designed in the Georgian Revival style. Originally constructed as two semi-detached cottages, the properties at 7 and 9 Elm Street were merged into a single property when the building was converted in 1959 to Barberian's Steak House, a long-time landmark restaurant in the city. A storefront was then added to the street level of 7 Elm Street. The property that was formerly 9 Elm Street has maintained its residential form.

Contextually, the subject property at 7 Elm Street is physically, functionally, visually, and historically linked to its surroundings. The subject property is part of a significant collection of diverse 19th-century buildings representative of an early period of land development on this block of Elm Street between Yonge and Bay streets within the city's historically significant St. John's Ward ("The Ward"), and that contribute to the unique quality of Elm Street today.



7 Elm Street, Heritage Planning, 2024.



7 Elm Street (indicated in red).

Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the property at 13 Elm Street and believe that the property has cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

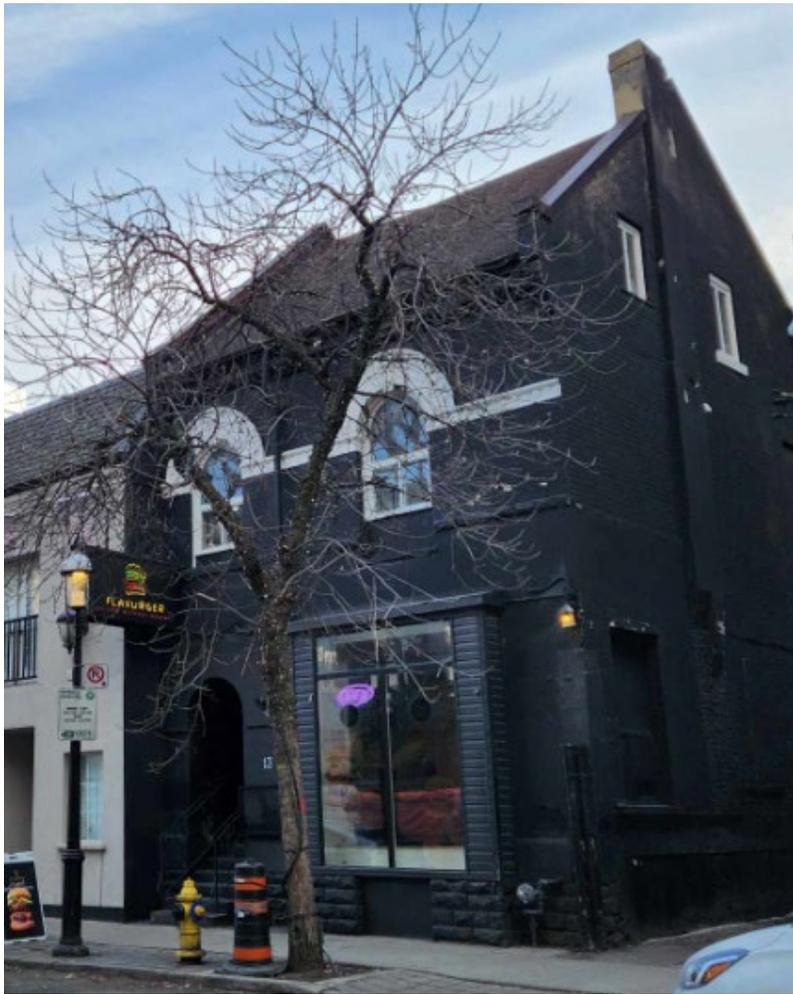
Listing Statement:

Description: Located on the south side of Elm Street between Yonge and Bay streets in the Yonge-Bay Corridor neighbourhood, the property at 13 Elm Street contains a 2-and-a-half storey house-form building.

The property at 13 Elm Street is considered to have cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The property at 13 Elm Street has design value as a representative example of a Georgian Revival style house-form building. Constructed pre-1880, the property retains original details, notably the decorative brick cornice, the semi-circular windows on the upper level with voussoirs and decorative keystones, and a stone stringcourse running horizontally across the primary (north) elevation. The storefront at street level was likely added post-1920, reflecting the transition of Elm Street from a residential to mixed use streetscape.

Contextually, the property at 13 Elm Street is physically, functionally, visually, and historically linked to its surroundings. The subject property is part of a significant collection of diverse 19th-century buildings representative of an early period of land development on this block of Elm Street between Yonge and Bay streets within the city's historically significant St. John's Ward ("The Ward"), and that contribute to the unique quality of Elm Street today.



13 Elm Street, Heritage Planning, 2024



13 Elm Street (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the properties at 34 and 36 River Street and believe that the properties have cultural heritage value or interest and meet at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject properties may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the northwest corner of River Street and Wascana Avenue in the Regent Park neighbourhood, the subject properties at 34 and 36 River Street comprise a pair of 2-and-a-half storey, bay-and-gable house-form buildings with brick exteriors.

The properties at 34 and 36 River Street are considered to have cultural heritage value as they meet the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The subject properties hold design value as a pair of Bay-and-Gable semi-detached, house-form buildings. Constructed circa 1890, the properties retain original details, notably the decorative bargeboards with brackets and the decorative terracotta tiles used throughout the front (east) elevation, including a single stringcourse across the pair of properties and as keystones above the windows. In addition, the subject properties demonstrate associative value through their connection to the Trefann Court development and the community's successful effort to retain many of the area's existing homes. Trefann Court represents one of the earliest participatory planning processes in the City of Toronto.

Contextually, the properties are also important in maintaining and supporting the character of the Trefann Court neighbourhood, comprised of a mix of post-modern infill housing alongside late Victorian era houses. Together, the subject properties at 34-36 River Street, along with the adjacent properties at 38-52 River Street, stand today as a remnant collection of late-19th century semi-detached dwellings along the west side of River Street in the Trefann Court neighbourhood, where they reflect the area's earliest period of residential subdivision and development.



34 and 36 River Street, Heritage Planning, 2024



34 and 36 River Street (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the properties at 38 and 40 River Street and believe that the properties have cultural heritage value or interest and meet at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject properties may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the west side of River Street north of Wascana Avenue in the Regent Park neighbourhood, the subject properties at 38 and 40 River Street comprise a pair of house-form buildings designed in the Romanesque Revival style.

The subject properties at 38 and 40 River Street are considered to have cultural heritage value as they meet the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The subject properties hold design value as a pair of semi-detached, house-form buildings designed in the Romanesque Revival style. Constructed in 1891, the properties retain original details, notably the rusticated stone first floor, tapestry brick spandrels and panels, and arched windows and entry openings. In addition, the subject properties demonstrate associative value through their connection to the Trefann Court development and the community's successful effort to retain many of the area's existing homes. Trefann Court represents one of the earliest participatory planning processes in the City of Toronto.

Contextually, the properties are also important in maintaining and supporting the character of the Trefann Court neighbourhood, comprised of a mix of post-modern infill housing alongside late Victorian era houses. Together, the subject properties at 38-40 River Street, along with the adjacent properties at 34-36 and 42-52 River Street, stand today as a remnant collection of late-19th century semi-detached dwellings along the west side of River Street in the Trefann Court neighbourhood, where they reflect the area's earliest period of residential subdivision and development.



38 and 40 River Street, Heritage Planning, 2024



38 and 40 River Street (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.

Listing Statement (Reasons for Inclusion)

Staff have completed research and evaluation for the properties at 42 and 44 River Street and have determined that the properties are believed to have cultural heritage value or interest and meet at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject properties may meet additional criteria which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the west side of River Street north of Wascana Avenue in the Regent Park neighbourhood, the subject properties at 42 and 44 River Street comprise a pair of 2-and-a-half storey bay-and-gable house-form buildings.

The subject properties at 42 and 44 River Street have cultural heritage value as they meet the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

Constructed pre-1889, the subject properties comprise a pair of Bay-and-Gable semi-detached house-form buildings that demonstrate associative value through their connection to the Trefann Court development and the community's successful effort to retain many of the area's existing homes. Trefann Court represents one of the earliest participatory planning processes in the City of Toronto.

Contextually, the properties are also important in maintaining and supporting the character of the Trefann Court neighbourhood, comprised of a mix of post-modern infill housing alongside late Victorian era houses. Together, the subject properties at 42-44 River Street, along with the adjacent properties at 34-40 and 46-52 River Street, stand today as a remnant collection of late-19th century semi-detached dwellings along the west side of River Street in the Trefann Court neighbourhood, where they reflect the area's earliest period of residential subdivision and development.



42 and 44 River Street, Heritage Planning, 2024



42 and 44 River Street (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.

Listing Statement (Reasons for Inclusion)

Staff have completed research and evaluation for the properties at 46 and 48 River Street and have determined that the properties are believed to have cultural heritage value or interest and meet at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject properties may meet additional criteria which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the west side of River Street north of Wascana Avenue in the Regent Park neighbourhood, the subject properties at 46 and 48 River Street comprise a pair of 2-and-a-half storey bay-and-gable house-form buildings with brick exteriors.

The subject properties at 46 and 48 River Street have cultural heritage value as they meet the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The subject properties at 46-48 River Street were constructed pre-1889 and comprise a pair of Bay-and-Gable semi-detached house-form buildings that demonstrate associative value through their connection to the Trefann Court development and the community's successful effort to retain many of the area's existing homes. Trefann Court represents one of the earliest participatory planning processes in the City of Toronto.

Contextually, the properties are also important in maintaining and supporting the character of the Trefann Court neighbourhood, comprised of a mix of post-modern infill housing alongside late Victorian era houses. Together, the subject properties at 46 and 48 River Street, along with the adjacent properties at 34-44 and 50-52 River Street, stand today as a remnant collection of late-19th century semi-detached dwellings along the west side of River Street in the Trefann Court neighbourhood, where they reflect the area's earliest period of residential subdivision and development.



46 and 48 River Street, Heritage Planning, 2024



46 and 48 River Street (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.

Listing Statement (Reasons for Inclusion)

Staff have completed research and evaluation for the properties at 50 and 52 River Street and have determined that the properties are believed to have cultural heritage value or interest and meet at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject properties may meet additional criteria which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the west side of River Street north of Wascana Avenue in the Regent Park neighbourhood, the subject properties at 50 and 52 River Street comprise a pair of 2-and-a-half storey bay-and-gable house-form buildings with brick exteriors.

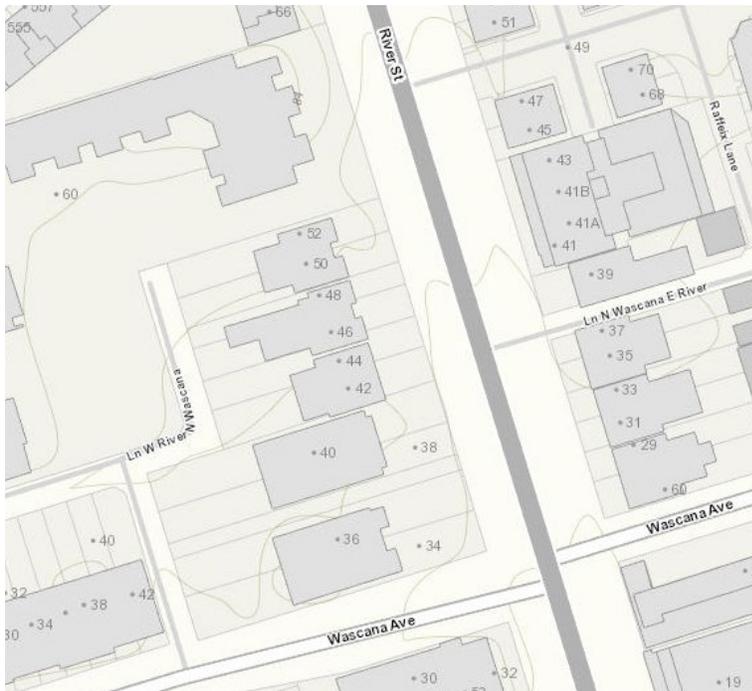
The subject properties at 50 and 52 River Street have cultural heritage value as they meet the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The subject properties hold design value as a pair of Bay-and-Gable semi-detached, house-form buildings. Constructed pre-1889, the properties retain original details, notably the two-storey projecting double bay, the stone lintels, and decorative bargeboard. In addition, the subject properties demonstrate associative value through their connection to the Trefann Court development and the community's successful effort to retain many of the area's existing homes. Trefann Court represents one of the earliest participatory planning processes in the City of Toronto.

Contextually, the properties are also important in maintaining and supporting the character of the Trefann Court neighbourhood, comprised of a mix of post-modern infill housing alongside late Victorian era houses. Together, the subject properties at 50 and 52 River Street, along with the adjacent properties at 34-48 River Street, stand today as a remnant collection of late-19th century semi-detached dwellings along the west side of River Street in the Trefann Court neighbourhood, where they reflect the area's earliest period of residential subdivision and development.



50 and 52 River Street, Heritage Planning, 2024



50 and 52 River Street (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.