

## **336, 340, and 342-344 Jarvis Street - Notice of Intention to Designate Properties under Part IV, Section 29 of the Ontario Heritage Act**

**Date:** July 3, 2025

**To:** Toronto Preservation Board

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

**Wards:** Ward 13 - Toronto Centre

### **SUMMARY**

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This report recommends that City Council state its intention to designate the properties at 336, 340, and 342-344 Jarvis Street under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value according to the Statements of Significance, which include a description of heritage attributes for each property, found in Attachments 1, 2, and 3 to this report.

The subject properties at 336, 340, and 342-344 Jarvis Street are located on the west side of Jarvis Street, mid-block between Carlton Street to the south and Sirman Lane to the north, in the Church-Wellesley neighbourhood. Location maps and current photographs of the heritage properties are found in Attachment 4.

The properties are part of a collection of five abutting Victorian era house-form buildings, from 336 Jarvis Street to the south to 344 Jarvis Street to the north. The property at 336 Jarvis Street was constructed in 1863 in the Georgian Revival architectural style with later Second Empire Revival alterations. From 1890 to 1923, it was home to the artist and educator Frederic Bell-Smith. Beyond his well-regarded artistic output, Bell-Smith was also known for co-founding the Arts and Letters Club of Toronto (1908) and serving as president of the Ontario Society of Artists from 1905 to 1908. The property at 340 Jarvis Street was constructed c.1863 and forms one half of a present-day semi-detached house-form with 338 Jarvis Street (designated Part IV in 2007), both designed in the Georgian Revival style with subsequent Second Empire Revival alterations. 340 Jarvis Street housed the John Howard Society from 1956 to the early 1960s. The property at 342-344 Jarvis Street was constructed between 1873 to 1875 in the Italianate Revival style. The property at 342 Jarvis Street is associated with the Lesbian Organization of Toronto (LOOT) and Clementyne's; the time that these two organizations operated out of the subject property yields information that informs an understanding of Toronto's growing queer, feminist, and lesbian communities in the second half of the 20th century and into present day.

Collectively, the subject properties form a historic streetscape of 19th century house form buildings on the west side of Jarvis Street, north of Carlton Street, that reflect the character of the Upper Jarvis neighbourhood, which evolved from a subdivision of private homes on a landscaped avenue to a high density residential and arterial corridor within downtown Toronto.

All four subject properties were listed on the City's Heritage Register on June 20, 1973.

336, 340, and 342-344 Jarvis Street have been identified as candidates for designation through the City's implementation of Bill 23 amendments to the Ontario Heritage Act and the strategy for Listed Properties that must be either designated or removed from the Register by January 1, 2027.

Part of the strategy for the review of the Listed Properties on the Heritage Register includes the procurement of qualified heritage consultants to research, evaluate, and prepare heritage evaluation reports for a subset of Listed Properties prioritized for designation. For the purpose of this report, the City Planning Division retained Alex Corey Heritage Consulting (the Consultant) to research and evaluate a collection of 15 Listed house-form buildings fronting onto Jarvis Street (see 'Jarvis Street Heritage Evaluations' map in Attachment 4) and if one or more properties met the provincial criteria for individual designation under Section 29 of the Ontario Heritage Act, to then prepare heritage evaluation reports and recommendations for such properties as appropriate. The Consultant evaluated the properties subject of this report and determined that they meet or exceed the provincial criteria.

The Consultant's research of the subject properties is contained in Attachment 5 of this report. The research, analysis, and evaluations within Attachment 5 reflect the Consultant's professional expertise and opinions. Staff have reviewed the Consultant's research and heritage evaluations and concur with the Consultant's determination that the properties at 336, 340, and 342-344 Jarvis Street have cultural heritage value and each meet two or more of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

## **RECOMMENDATIONS**

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

1. City Council state its intention to designate the property at 336 Jarvis Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 336 Jarvis Street (Reasons for Designation) attached as Attachment 1 to the report (July 3, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. City Council state its intention to designate the property at 340 Jarvis Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 340 Jarvis Street (Reasons for Designation) attached as Attachment 2 to the report (July 3, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

3. City Council state its intention to designate the properties at 342-344 Jarvis Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 342-344 Jarvis Street (Reasons for Designation) attached as Attachment 3 to the report (July 3, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

4. If there are no objections to the designations, City Council authorize the City Solicitor to introduce the Bills in Council designating each of the properties under Part IV, Section 29 of the Ontario Heritage Act.

## **FINANCIAL IMPACT**

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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.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

## **DECISION HISTORY**

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City Council included the subject properties at 336, 340, and 342-344 Jarvis Street on the City of Toronto's Heritage Register on June 20, 1973.

On November 19, 2001, the "Waterfront Heritage and Culture Infrastructure Plan" was presented to the Economic Development and Parks Committee. The Plan identified Jarvis Street as one of seven cultural corridors in the City of Toronto. The Culture Section of the Economic Development, Culture and Tourism Division initiated a streetscape study for Jarvis Street as one element of a heritage plan for Jarvis Street. The intent of the streetscape study was to improve the public realm along Jarvis Street in a manner that would complement the area's existing built form and redevelopment, while recognizing the street as a cultural corridor with an emphasis on its historical significance.

<https://www.toronto.ca/legdocs/2001/agendas/committees/edp/edp011119/agenda.pdf>  
<https://www.toronto.ca/legdocs/2001/agendas/committees/edp/edp011119/it002.pdf>

On May 25, 26, and 27, 2009, City Council adopted the Jarvis Street Streetscape Improvements - Class Environmental Assessment Study that recommended authority be granted to the General Manager of Transportation Services to issue a Notice of Study Completion and to file the Environmental Study Report for the Jarvis Street

Streetscape Improvements Class Environmental Assessment Study in the public record for 30 days. The Municipal Class Environmental Assessment (EA) study was undertaken to develop streetscape improvement plans in conjunction with lane arrangement modifications on Jarvis Street, from Bloor Street East to Queen Street East, to enable improvements to the public realm along Jarvis Street.

<https://secure.toronto.ca/council/agenda-item.do?item=2009.PW24.15>

On May 22, 23, and 24, 2018, City Council adopted the Downtown Parks and Public Realm Plan. As part of the Plan, Jarvis Street is identified as a 'Great Street,' which is a primarily civic street that is emblematic of and enhances the unique characteristics of the Downtown area. Streets like Jarvis hold cultural and historical significance while also providing connections to the Core Circle and beyond. Twelve 'Great Streets' were identified in the Plan to be prioritised for public realm improvements, while reinforcing their identity and distinct characteristics, and highlighting their cultural heritage. The Downtown Parks and Public Realm Plan serves as the vision to guide future review and implementation of the Downtown Plan.

<https://secure.toronto.ca/council/agenda-item.do?item=2018.PG29.5>

On April 21, 2022, City Council adopted a motion to undertake a study of the Upper Jarvis area, generally located between Bloor Street East, Sherbourne Street, Wellesley Street East, and Church Street, to evaluate the implications of current development applications on the Neighbourhoods and Apartment Neighbourhoods designated lands within this area and to develop a planning framework, as appropriate, to assist in evaluating development proposals in the area. The study is still active and has involved several community consultation meetings. The subject properties of this report are not within the Study Area boundaries.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE32.42>

<https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/upper-jarvis-neighbourhood-study/>

On October 30, 2024, the Planning and Housing Committee received for information the item 2024.PH16.9 - Updates on Implementation of Bill 23 Amendments to the Ontario Heritage Act regarding phase two of the City's response to Bills 23 and 200. This report outlined the citywide prioritization framework developed to prioritize a subset of Listed Properties located within areas where growth is anticipated for designated under the Act and described the proactive strategy under development that will be used to monitor the Listed Properties that are deemed removed from the Register.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH16.9>

## **POLICY AND REGULATION CONSIDERATIONS**

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### **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 Planning Statement (2024) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

<https://www.ontario.ca/files/2024-10/mmah-provincial-planning-statement-en-2024-10-23.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 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>

## **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 of 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/>

## **Bill 23, the More Homes Built Faster Act and Bill 200, the Homeowner Protection Act**

Through Bill 23, the More Homes Built Faster Act, 2022 ("Bill 23") and again through Bill 200, the Homeowner Protection Act, 2024 ("Bill 200"), the Province of Ontario made amendments to the Ontario Heritage Act. These amendments have had implications for non-designated ("Listed Properties") included on the City's Heritage Register. Listed Properties may now only remain on the Register for two years. Properties that were listed prior to January 1, 2023, must be either designated or removed from the Register by January 1, 2027. Once removed, Council may not relist a property for five years. Further, Council is prohibited from designating a property that is subject to specified Planning Act applications once the Clerk has provided notice that the City has received a complete application.

The City is currently implementing the Bill 23 and Bill 200 changes to the Act and an update on implementation was provided to the Planning and Housing Committee at their October 30, 2024, meeting.

## **COMMENTS**

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The subject properties were identified as candidates for designation through the City's implementation of Bill 23 amendments to the Ontario Heritage Act and the strategy for Listed Properties that must be either designated or removed from the Register by

January 1, 2027. Part of the research and evaluation strategy for Listed Properties includes the procurement of qualified heritage consultants to write heritage evaluation reports for a subset of Listed Properties prioritized for Part IV designation.

Once retained by the City, a consultant is required to conduct research into the subject properties; use that research to evaluate the properties against the criteria prescribed in Ontario Regulation 9/06 for municipal designation under Part IV, Section 29 of the Ontario Heritage Act; and determine the cultural heritage value of the properties and provide their recommendations to Heritage Planning staff.

The retained Consultant researched, evaluated, and prepared heritage evaluations for a collection of 15 Listed house-form buildings fronting onto Jarvis Street, spanning from approximately Gloucester Street and Earl Place to the north and Shuter Street to the south. In addition, the retained Consultant researched and prepared a Historic Context Statement (HCS) that provides an overview of the history and development of a portion of Jarvis Street (between Charles Street and Shuter Street).

The Consultant conducted research for each subject property and evaluated each of their potential cultural heritage value in accordance with the criteria prescribed in Ontario Regulation 9/06. The research in the HCS informed part of the historical background for each of the heritage evaluations (see Attachment 5). The evaluations and recommendations of the Consultant for the subject properties are reflected in the Statements of Significance, found in Attachment 1, Attachment 2, and Attachment 3. The research conducted by the Consultant on the subject properties is contained in Attachment 5 of this report.

## Evaluation Analysis

The following evaluation analysis is based on the research and evaluations conducted by the Consultant on each of the properties at 336, 340, and 342-344 Jarvis Street (see Attachment 5). The research and heritage evaluations were reviewed by staff, who concur with the Consultant's determinations of cultural heritage value that provide the rationale for the recommendations found in this report.

### 336 Jarvis Street

The property at 336 Jarvis Street is determined to meet the following 4 out of 9 criteria:

- **Criterion 1:** the property has design value and physical value because it is a representative example of a style and type.
- **Criterion 4:** the property has historical value or associative value because it has direct associations with a person who is significant to a community.
- **Criterion 7:** the property has contextual value because it is important in maintaining and supporting the character of an area.
- **Criterion 8:** the property has contextual value because it is functionally and historically linked to its surroundings.

### 340 Jarvis Street

The property at 340 Jarvis Street is determined to meet the following 5 out of 9 criteria:

- **Criterion 1:** the property has design value and physical value because it is a representative example of a style and type.
- **Criterion 2:** the property has design value because it displays a high degree of artistic merit.
- **Criterion 4:** the property has historical value or associative value because it has direct associations with an organization that is significant to a community.
- **Criterion 7:** the property has contextual value because it is important in maintaining and supporting the character of an area.
- **Criterion 8:** the property has contextual value because it is functionally and historically linked to its surroundings.

### 342-344 Jarvis Street

The properties at 342-344 Jarvis Street are determined to meet the following 5 out of 9 criteria:

- **Criterion 1:** the properties have design value and physical value because they are representative examples of a style and type.
- **Criterion 4:** the properties have historical value or associative value because they have direct associations with a person and organizations that are significant to a community.
- **Criterion 5:** the properties have historical value or associative value because they yield, or have the potential to yield, information that contributes to an understanding of a community or culture.
- **Criterion 7:** the properties have contextual value because they are important in maintaining and supporting the character of an area.
- **Criterion 8:** the properties have contextual value because they are functionally and historically linked to their surroundings.

For more detailed explanations of how each criterion is met for each property, see Attachments 1, 2, and 3 of this report for the Statements of Significance; Attachment 4 for the Location Maps and Photographs, and Attachment 5 for the Research, Evaluation & Visual Resources pertaining to the properties at 336, 340, 342-344 Jarvis Street. All these documents are integral to the recommendations made in this staff report.

## CONCLUSION

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Staff have reviewed the research and heritage evaluations prepared by the Consultant and agree with the determination that each of the properties at 336, 340, and 342-344 Jarvis Street have cultural heritage value and each meet two or more of the criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. Therefore, each of the properties merit designation and staff recommend that Council support the designation of each of these properties to conserve their cultural heritage value

The Statements of Significance for 336, 340, and 342-344 Jarvis Street, attached as Attachments 1, 2, and 3 to this report, comprise the Reasons for Designation, which is the Public Notice of Intention to Designate.

## **CONTACT**

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## **SIGNATURE**

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Mary L. MacDonald, MA, CAHP  
Senior Manager, Heritage Planning  
Urban Design, City Planning

## **ATTACHMENTS**

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Attachment 1 – Statement of Significance (Reasons for Designation) 336 Jarvis Street  
Attachment 2 – Statement of Significance (Reasons for Designation) 340 Jarvis Street  
Attachment 3 – Statement of Significance (Reasons for Designation) 342-344 Jarvis Street  
Attachment 4 – Location Maps and Current Photographs  
Attachment 5 – Research, Evaluation & Visual Resources

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

The property at 336 Jarvis Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural value and meets Regulation 9/06, the provincial criteria prescribed for municipal designation.

**Description**

The property at 336 Jarvis Street is located on the west side of Jarvis Street, north of Carlton Street, within the Upper Jarvis neighbourhood. Constructed in 1863, the property contains a single-family dwelling that comprises the south end of a collection of five abutting Victorian era house-form buildings. 336 Jarvis Street contains a two-and-a-half storey structure with a raised parlour floor and was designed in the Georgian Revival architectural style with subsequent alterations in the Second Empire Revival architectural style. The subject property was constructed for single-family occupancy, however, was subsequently modified for a rooming house and later apartments.

The property was included on the Heritage Register in June 1973.

**Statement of Cultural Heritage Value****Design and Physical Value**

The property at 336 Jarvis Street has design and physical value as a representative example of the Second Empire Revival architectural style and was originally constructed in the Georgian Revival architectural style as one unit of an eight part rowhouse, which included 326 Jarvis Street to 334 Jarvis Street (demolished), and 338 and 340 Jarvis Street to the north. The Second Empire Revival architectural style was popular in Toronto through the 1860s and into the 1870s, and was applied to institutional and government buildings, detached villas, and rowhouses for those of moderate income, whereas the Georgian Revival architectural style was more common for rowhouses constructed through the 1850s and 1860s. Features representative of the Second Empire Revival architectural style include the mansard roof, and the use of classically derived ornamentation. Elements of the structure's original Georgian Revival architectural style include the flat-headed window openings, and the splayed stone lintels.

**Historical and Associative Value**

The property at 336 Jarvis Street has historical and associative value due to its direct association with the artist and educator Frederic Bell-Smith, who resided at the subject property from 1890 until his death in 1923. Frederic Bell-Smith's career and reputation in Toronto was established by the time he and his family moved into the house, however it would be during his tenure at the subject property that he developed an international reputation owing to his production of a series of paintings depicting the events surrounding the death of Prime Minister Sir John Sparrow David Thompson at Windsor Castle. Bell-Smith's rare invitation to paint Queen Victoria as part of the series

was a significant event and contributed to his prestige and reputation. Bell-Smith subsequently co-founded the Arts and Letters Club of Toronto (1908) and served as the president of the Ontario Society of Artists from 1905 to 1908. The lower level of 336 Jarvis Street served as his personal studio, where he hosted artists and students, and served as a gathering space for friends and admirers following his death in 1923. His personal artwork remained on display at the subject property following his death as it remained in the Bell-Smith family's ownership.

## **Contextual Value**

Contextually, the property at 336 Jarvis Street is functionally and historically linked to the adjacent properties at 338, 340, 342 and 344 Jarvis Street, which collectively form a collection of 19th century housing on the west side of Jarvis Street north of Carlton Street. A generally consistent setback and raised parlour floors, along with a common scale, form and massing, contribute to the block frontage's historic context. Visually, the subject property at 336 Jarvis Street is linked to 19th century housing within the block frontage of Jarvis Street between Carlton Street and Maitland Street and is situated in an area with a concentration of properties built during the mid- to late Victorian period and that have been designated under Part IV of the Ontario Heritage Act.

The property at 336 Jarvis Street is important in maintaining and supporting the character of the Upper Jarvis neighbourhood, comprised of a collection of 19th century house form buildings, the former Havergal College at 354 Jarvis Street, mid-to-late 20th and early 21st century multi-unit housing. Collectively, these properties reflect the evolution of Upper Jarvis from a subdivision of private homes located on a landscaped avenue to a high-density residential and institutional arterial corridor within downtown Toronto. The subject property marks the southernmost component of this collection north of Carlton Street and contains one of the earliest extant structures within the Upper Jarvis neighbourhood.

## **Heritage Attributes**

### **Design and Physical Value**

The following heritage attributes contribute to the cultural heritage value of the property at 336 Jarvis Street being a representative example of a house-form building designed in the Georgian Revival architectural style with later renovations in the Second Empire Revival style:

- The scale, form and massing of the subject property, containing a two-and-a-half storey house form building with a raised parlour floor set-back from the sidewalk
- The mansard roof, with protruding flat roofed pedimented dormer window above the entrance bay
- The yellow brick primary (east) facade with stone details
- The flat-headed window openings with splayed stone lintels
- The raised parlour floor and the partially above grade lower level, which historically provided access to the working spaces of the house

## **Contextual Value**

The following heritage attributes contribute to the cultural heritage value of the property at 336 Jarvis Street being visually, functionally and historically linked to its surroundings and for maintaining and supporting the character of the Upper Jarvis neighbourhood:

- The placement, setback and orientation of the structure on the west side of Jarvis Street north of Carlton Street
- The two-and-a-half storey scale of the primary (east) façade

**Note:** the existing stairs leading to the primary entrance are not identified as heritage attributes.

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

The property at 340 Jarvis Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural value and meets Regulation 9/06, the provincial criteria prescribed for municipal designation.

**Description**

The property at 340 Jarvis Street is located on the west side of Jarvis Street, north of Carlton Street, within the Upper Jarvis neighbourhood. Constructed around 1863, the property contains one side of a present-day semi-detached dwelling paired with 338 Jarvis Street. It is part of a collection of five abutting Victorian era house-form buildings from 336 Jarvis Street to the south, to 344 Jarvis Street to the north. It was originally one unit of an eight part rowhouse that included 326 to 334 Jarvis Street (demolished), 336 Jarvis Street and 338 Jarvis Street. 340 Jarvis Street contains a two-and-a-half storey structure with a raised parlour floor and was designed in the Georgian Revival architectural style with subsequent alterations in the Second Empire Revival architectural style. The subject property was constructed for single-family occupancy, however, was subsequently modified for a rooming house and later apartments.

The property was included on the Heritage Register in June 1973.

**Statement of Cultural Heritage Value****Design and Physical Value**

The property at 340 Jarvis Street has design and physical value as a representative example of the Second Empire Revival architectural style as applied to a house-form building typology that was originally constructed in the Georgian Revival architectural style. The Second Empire Revival architectural style was popular in Toronto through the 1860s and into the 1870s, and was applied to institutional and government buildings, detached villas, and rowhouses for those of moderate income, whereas the Georgian Revival architectural style was more common for rowhouses constructed through the 1850s and 1860s. Features representative of the Second Empire architectural style at 340 Jarvis Street include the mansard roof, the rounded bay windows, and the use of classically-derived ornamentation.

The property at 340 Jarvis Street displays a high degree of artistic merit through the fine detailing and features on the primary (west) facade, indicative of the Second Empire Revival architectural style as applied to the original Georgian Revival structure, including the mansard roof with dormer windows, raised lookout shared with 338 Jarvis Street, second story sunroom supported by slender wooden columns with brackets and Corinthian style capitals.

## **Historical and Associative Value**

The property at 340 Jarvis Street has historical and associative value due to its direct association with the John Howard Society, which operated within the building from around 1956 until the early 1960s. The John Howard Society was established in Toronto in 1929 to provide housing and employment services to formerly incarcerated men. With a surrounding area that featured a concentration of boarding houses spanning out to the Toronto Don Jail further afield, the location of 340 Jarvis Street situated the John Howard Society within proximity of the communities it serviced, and amid related social service providers. It was in immediate proximity of the Elizabeth Fry Society, which provided similar services for former female inmates, and operated at 344 Jarvis Street from 1953 to 1956.

## **Contextual Value**

Contextually, the property at 340 Jarvis Street is functionally and historically linked to the adjacent properties at 336, 338, 342 and 344 Jarvis Street, which collectively form a collection of 19th century housing on the west side of Jarvis Street north of Carlton Street. A generally consistent setback and raised parlour floors, along with a common scale, form and massing, contribute to the block frontage's historic context. Visually, the subject property at 340 Jarvis Street is linked to 19th century housing within the block frontage of Jarvis Street between Carlton Street and Maitland Street and is situated in an area with a concentration of properties built during the mid-to-late Victorian period and that have been designated under Part IV of the Ontario Heritage Act.

The property at 340 Jarvis Street is important in maintaining and supporting the character of the Upper Jarvis neighbourhood, comprised of a collection of 19th century house form buildings, the former Havergal College at 354 Jarvis Street, mid-to-late 20th and early 21st century multi-unit housing. Collectively, these properties reflect the evolution of Upper Jarvis from a subdivision of private homes located on a landscaped avenue to a high-density residential and institutional arterial corridor within downtown Toronto. The subject property marks the southernmost component of this collection north of Carlton Street, and contains one of the earliest extant structures within the Upper Jarvis neighbourhood

## **Heritage Attributes**

### **Design and Physical Value**

The following heritage attributes contribute to the cultural heritage value of the property at 340 Jarvis Street being a representative example of a semi-detached house-form designed in the Georgian Revival architectural style with later renovations in the Second Empire Revival style:

- The scale, form and massing of the subject property, containing a two-and-a-half storey house form building with a raised parlour floor set-back from the sidewalk
- The mansard roof with patterned slate cladding, with protruding central flat roofed pedimented dormer window and elaborate hipped dormers with pediments, brackets and sunburst detailing

- The red brick primary (east) facade with buff brick details, buff brick foundation, and buff brick quoins
- The round-arched window openings with buff brick lintels and stone keystones
- The raised parlour floor and the partially above grade lower level, which historically provided access to the working spaces of the house
- The wood entrance porch with Corinthian columns, wood tracery and brackets
- The round-arched primary entrance opening with transom window
- The second storey sunroom, with semi-circular headed windows, slender engaged mullions, and ornate diagonally set tongue-and-groove cladding

### **Contextual Value**

The following heritage attributes contribute to the cultural heritage value of the property at 340 Jarvis Street being visually, functionally and historically linked to its surroundings and for maintaining and supporting the character of the Upper Jarvis neighbourhood:

- The placement, setback and orientation of the structure on the west side of Jarvis Street north of Carlton Street
- The two-and-a-half storey scale of the primary (east) facade

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

The properties at 342-344 Jarvis Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural value and meet Regulation 9/06, the provincial criteria prescribed for municipal designation.

**Description**

The subject properties at 342 and 344 Jarvis Street are located on the west side of Jarvis Street, north of Carlton Street, within the Upper Jarvis neighbourhood. Constructed between 1873 and 1875, the properties contain a pair of semi-detached house form structures designed in the Italianate Revival architectural style. The structures are two-and-a-half stories with raised parlour floors, and were constructed for single-family occupancy, however, were later modified for rooming house, commercial and multi-unit use.

The properties were included on the Heritage Register in June 1973.

**Statement of Cultural Heritage Value****Design and Physical Value**

The properties at 342 and 344 Jarvis Street have design and physical value as representative examples of the Italianate Revival architectural style as applied to the semi-detached house-form building typology. The Italianate Revival architectural style was popular in Toronto through the 1860s and into the 1870s, and was applied primarily to commercial and industrial properties, and in some instances urban residential house form structures as is the case with 342 and 344 Jarvis Street. Features representative of the Italianate Revival architectural style include the planar primary (east) facade; the red and buff brick cladding with ornamental use of stone, terra cotta and wood architectural features; the round-arched window openings; and the low-pitched and side gable roofs.

**Historical and Associative**

The property at 342 Jarvis Street has historical and associative value due to its direct association with Clementyne's and later with the Lesbian Organization of Toronto (LOOT) in the mid 1970s to 1980. Founded as a women's cultural centre specifically oriented towards Toronto's growing feminist and lesbian communities, which had few formalized physical gathering spaces, Clementyne's brief but significant history at 342 Jarvis Street beginning in 1975 served as both a catalyst for ongoing organizing within the Toronto's lesbian community, and as a temporary gathering space. LOOT's subsequent use of the property to provide safe space, rental housing, and event space until 1980 as a primarily volunteer-run organization is a testament to the willpower of those behind the organization and the need for space to gather, socialize, and organize within Toronto's lesbian and feminist communities.

The property at 342 Jarvis Street has the potential to yield information that contributes to an understanding of Toronto's queer, feminist and lesbian community in the second half of the 20th century due to its direct association with LOOT and Clementyne's. Their tenure and use of the property during the 1970s and their ability to crowd-fund reflects the growing need and ability for these and similar groups to organize and secure space within the city at a time when significant prejudice existed against LGBTQ+ communities. The attempt of the local community association to force them to relocate to 519 Church Street, and LOOT and Clementyne's reluctance to do so, reflects prejudices of the period as well as the diversities within the LGBTQ+ community that existed during that time, and continue to exist today.

The property at 344 Jarvis Street has historic and associative value due to its direction association with the Elizabeth Fry Society. The Elizabeth Fry Society was founded in 1952 and established its first headquarters at 344 Jarvis Street the following year, in 1953, providing services and support of formerly incarcerated women as they re-integrated with society, many of whom would have lived or worked within the surrounding community. The Elizabeth Fry Society continued to operate within the adjacent community, later constructing their purpose-built offices on Wellesley Street East, east of Sherbourne Street.

### **Contextual Value**

Contextually, the properties at 342 and 344 Jarvis Street are functionally and historically linked to the adjacent properties at 336, 338 and 340 Jarvis Street, which collectively form a collection of 19th century housing on the west side of Jarvis Street north of Carlton Street. A generally consistent setback and raised parlour floors, along with a common scale, form and massing, contribute to the block frontage's historic context. Visually, the subject properties at 342 and 344 Jarvis Street are linked to 19th century housing within the block frontage of Jarvis Street between Carlton Street and Maitland Street and are situated in an area with a concentration of properties built during the mid-to-late Victorian period and that have been designated under Part IV of the Ontario Heritage Act.

The properties at 342 and 344 Jarvis Street are important in maintaining and supporting the character of the Upper Jarvis neighbourhood, comprised of a collection of 19th century house form buildings, the former Havergal College at 354 Jarvis Street, mid-to-late 20th and early 21st century multi-unit housing. Collectively, these properties reflect the evolution of Upper Jarvis from a subdivision of private homes located on a landscaped avenue to a high-density residential and institutional arterial corridor within downtown Toronto.

### **Heritage Attributes**

#### **Design and Physical Value**

The following heritage attributes contribute to the cultural heritage value of the properties at 342-344 Jarvis Street being representative examples of a pair of semi-detached houses designed in the Italianate Revival architectural style:

- The scale, form and massing of the subject properties, containing a pair of semi-detached two-and-a-half storey house form buildings with raised parlour floors set-back from the sidewalk
- The low-pitched roofs with central cross gable peak, punctuated by brick chimneys and set behind a simple cornice
- The buff and red brick primary (east) facades
- The terracotta, stone, and wood architectural features, including brackets, corbels, dentils, lintels, and sills
- The round-arch window openings with an emphasis on verticality in design
- The first storey bay windows with ornamental drip moulds, stone sills, and low-pitched bay window roof with ventilated eaves
- The raised parlour floor and the partially above grade lower level, which historically provided access to the working spaces of the house

### **Contextual Value**

The following heritage attributes contribute to the cultural heritage value of the properties at 342-344 Jarvis Street being visually, functionally and historically linked to its surroundings and for maintaining and supporting the character of the area:

- The placement, setback and orientation of the structures on the west side of Jarvis Street north of Carlton Street
- The two-and-a-half storey scale of the primary (east) facades

**Note:** the existing stairs leading to the primary entrance are not identified as heritage attributes.

**LOCATION MAPS AND CURRENT PHOTOGRAPHS  
336, 340, 342, and 344 JARVIS STREET**

**ATTACHMENT 4**



Figure 1. This location map is for information purposes only. The exact boundaries of the properties are not shown. The red outlines mark the locations of the subject sites (City of Toronto iView Mapping, annotated by Heritage Planning, 2025).

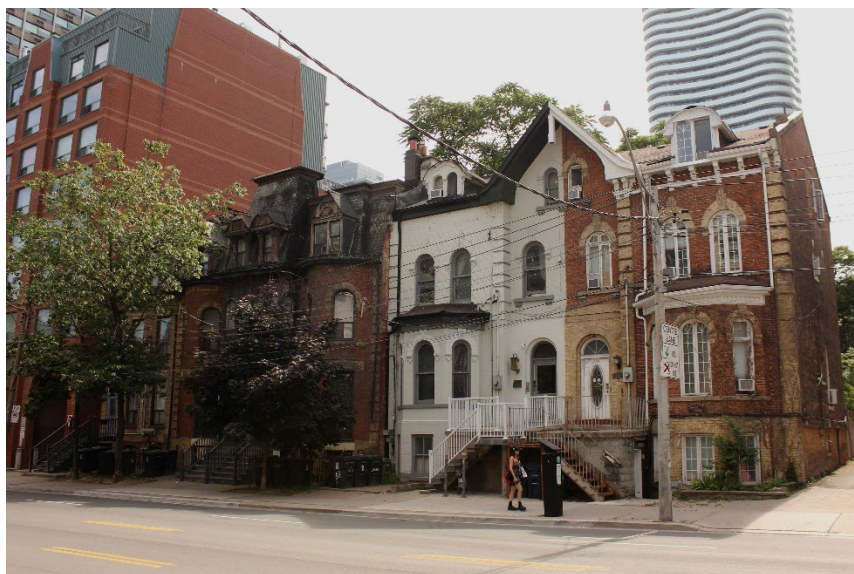
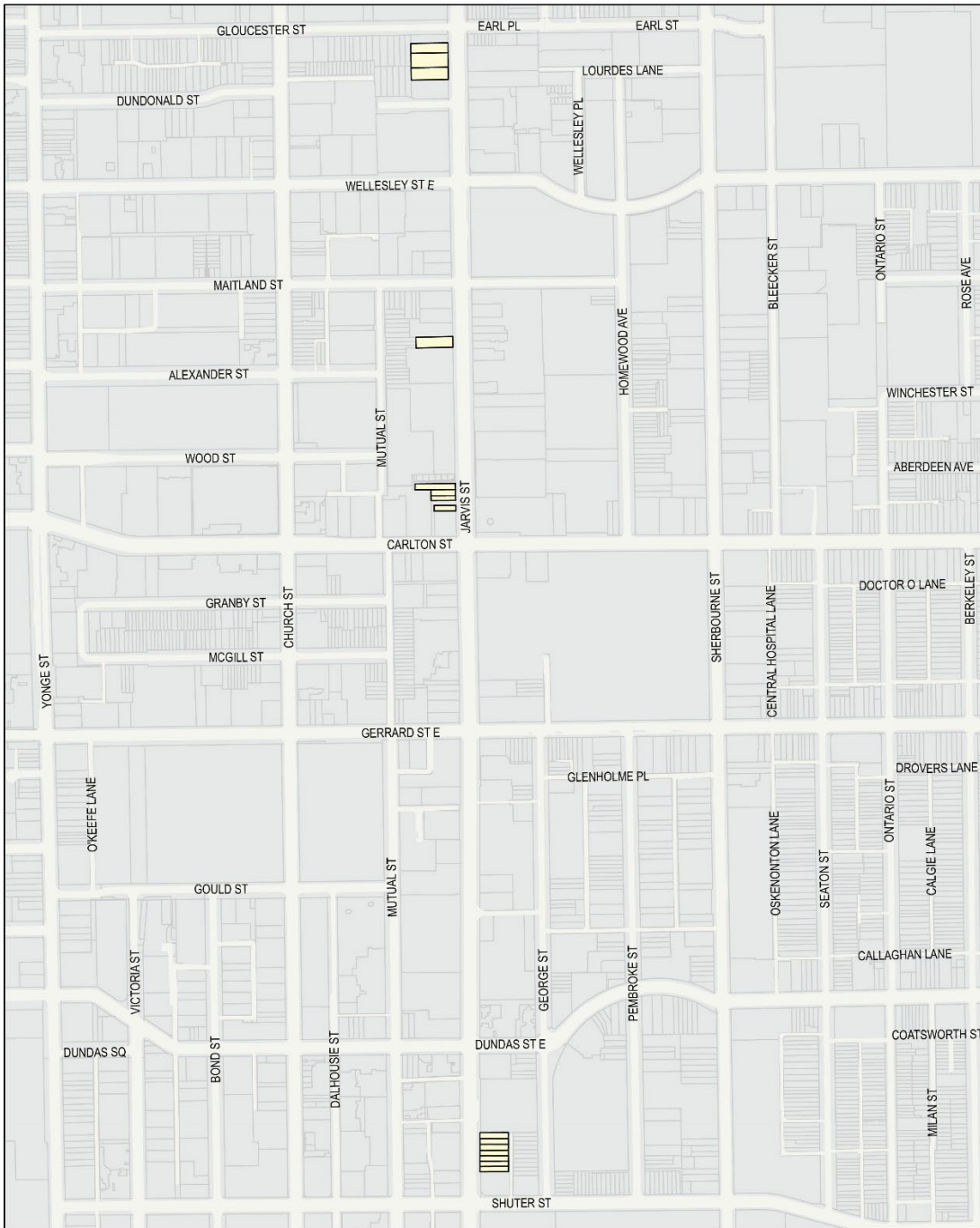


Figure 2. From left to right: 336, 340, 342, and 344 Jarvis Street (Heritage Planning, 2025).



## Jarvis Street Heritage Evaluations

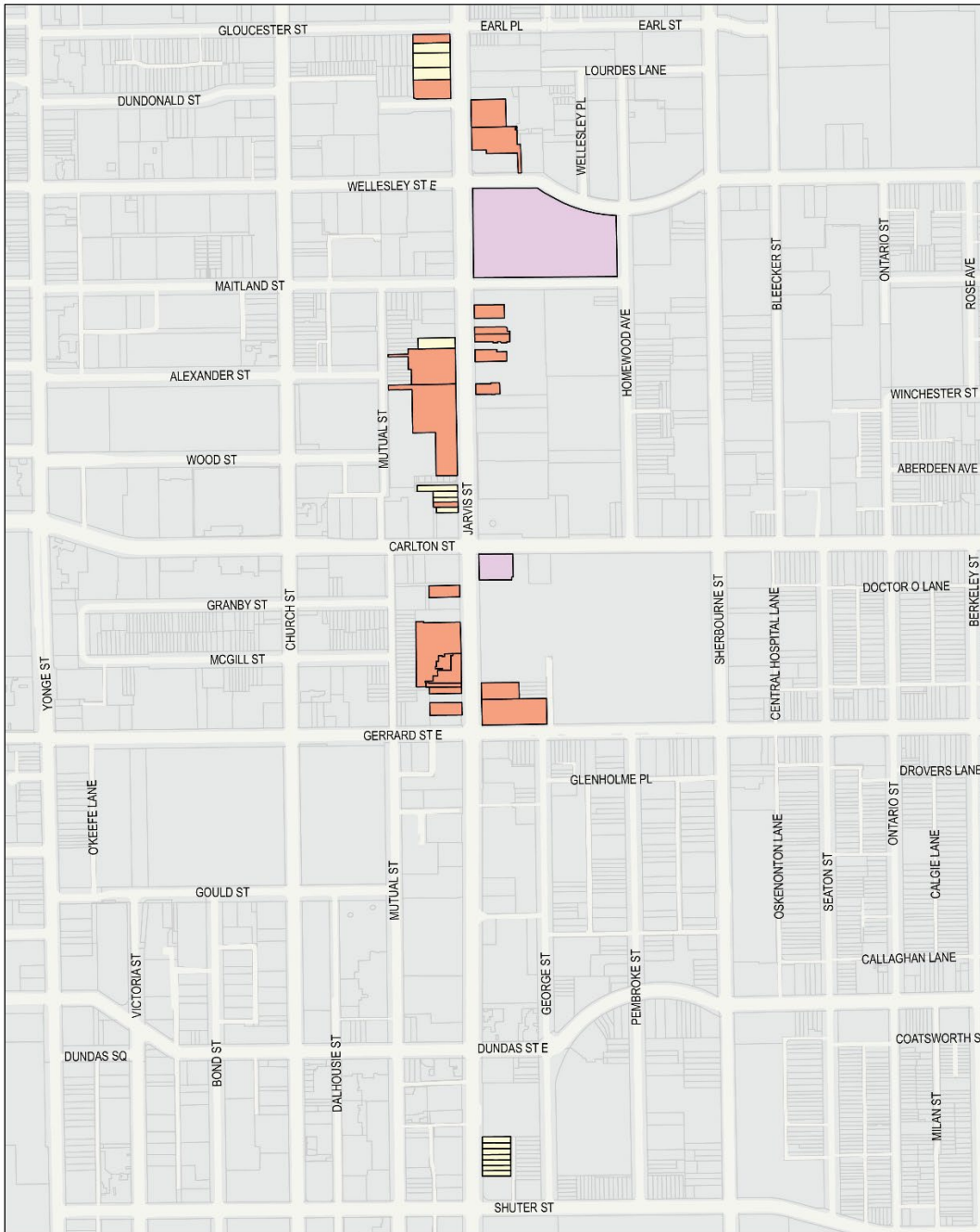
### Subject Properties

☐ Subject Properties Listed on Heritage Register



Not to Scale  
06/12/2025

Figure 3. Location map illustrating the 15 Listed house-form buildings that were evaluated by the Consultant, including the subject properties of this report. The complete list of properties evaluated by the Consultant include: 207, 209, 211, 213, 215, 217, 219, 336, 340, 342, 344, 410, 506, 510, and 512 Jarvis Street. This location map is for information purposes only. The exact boundaries of the properties are not shown (City Planning, 2025).



## Jarvis Street Heritage Evaluations Existing Heritage Properties on Jarvis Street

- Subject Properties Listed on Heritage Register
- Properties Listed on Heritage Register
- Designated Part IV Properties

Not to Scale  
 06/12/2025

Figure 4. Location map illustrating the existing heritage properties fronting onto Jarvis Street, between Shuter Street and Gloucester Street/Earl Place, including 15 Listed house-form properties that were evaluated by the Consultant. This location map is for information purposes only. The exact boundaries of the properties are not shown (City Planning, 2025).

**336, 340, and 342-344 JARVIS STREET**

In undertaking this research and evaluation,<sup>1</sup> City staff and the Consultant recognize that 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.

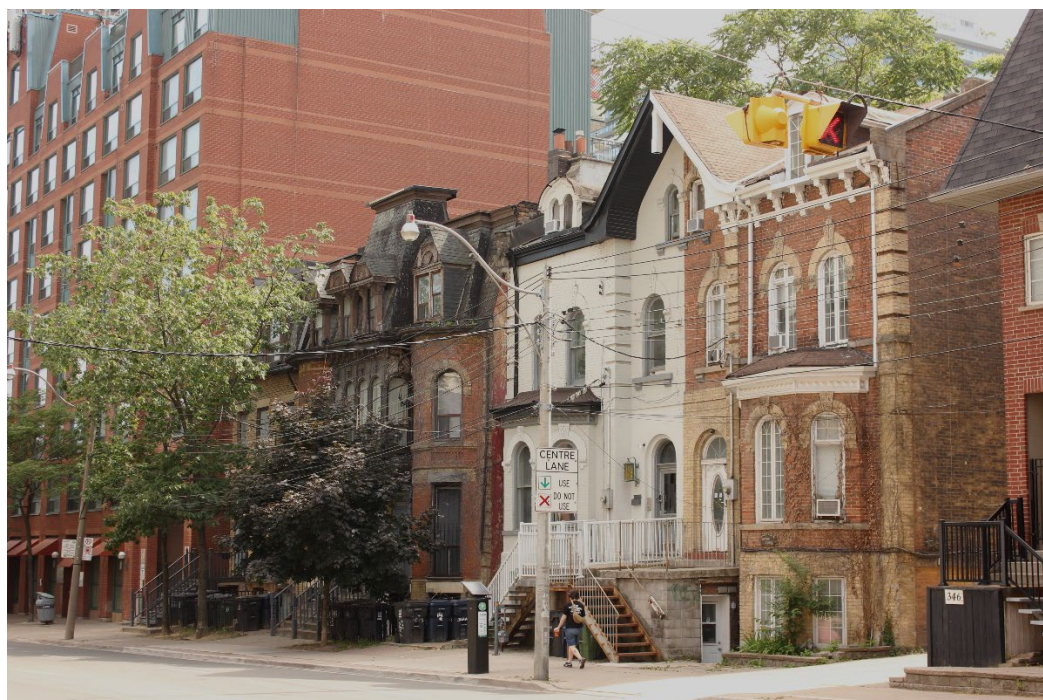


Figure 5. From left to right: 336, 340, 342, and 344 Jarvis Street (Heritage Planning, 2025).

**1. DESCRIPTIONS**

| <b>336 Jarvis Street - The Frederic Marlett Bell-Smith House</b> |                          |
|--|--------------------------|
| ADDRESS  | 336 Jarvis Street        |
| WARD   | Ward 13 - Toronto Centre |
| NEIGHBOURHOOD/COMMUNITY  | Church-Wellesley         |
| CONSTRUCTION DATE  | 1863                     |
| ORIGINAL USE   | Residential              |

<sup>1</sup> Alex Corey Heritage Consulting (the Consultant) is the author of the content found within Attachment 5. The research, analysis, and evaluations within this attachment reflect the Consultant's professional expertise and opinions. Heritage Planning Staff reviewed this research, analysis and evaluations to inform staff recommendations. Based on the research and evaluations found herein, Heritage Planning staff are in agreement with the Consultant's determination that the subject properties have cultural heritage value and merit designation under Part IV, Section 29 of the Ontario Heritage Act.

|  |               |
|--|---------------|
| CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law | Residential   |
| ARCHITECT/BUILDER/DESIGNER   | Unknown       |
| ADDITIONS/ALTERATIONS  | See Section 3 |
| LISTING DATE   | June 20, 1973 |

| <b>340 Jarvis Street</b>   |                          |
|--|--------------------------|
| ADDRESS  | 340 Jarvis Street        |
| WARD   | Ward 13 - Toronto Centre |
| NEIGHBOURHOOD/COMMUNITY  | Church-Wellesley         |
| CONSTRUCTION DATE  | 1871                     |
| ORIGINAL USE   | Residential              |
| CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law | Residential              |
| ARCHITECT/BUILDER/DESIGNER   | Unknown                  |
| ADDITIONS/ALTERATIONS  | See Section 3            |
| LISTING DATE   | June 20, 1973            |

| <b>342-344 Jarvis Street</b>   |                          |
|--|--------------------------|
| ADDRESS  | 342-344 Jarvis Street    |
| WARD   | Ward 13 - Toronto Centre |
| NEIGHBOURHOOD/COMMUNITY  | Church-Wellesley         |
| CONSTRUCTION DATE  | 1873-1875                |
| ORIGINAL USE   | Residential              |
| CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law | Residential              |
| ARCHITECT/BUILDER/DESIGNER   | Unknown                  |
| ADDITIONS/ALTERATIONS  | See Section 3            |
| LISTING DATE   | June 20, 1973            |

## **2. ONTARIO REGULATION 9/06 CHECKLIST: CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST**

The following checklists identify the prescribed criteria met by the subject properties at 336, 340, and 342-344 Jarvis Street for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Ontario Heritage Act if the property 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.

### 336 Jarvis Street

|    |  |     |
|----|--|-----|
| 1. | The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.                             | ✓   |
| 2. | The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.  | N/A |
| 3. | The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.  | N/A |
| 4. | The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. | ✓   |
| 5. | The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.                     | N/A |
| 6. | The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.   | N/A |
| 7. | The property has contextual value because it is important in defining, maintaining or supporting the character of an area.   | N/A |
| 8. | The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.   | ✓   |
| 9. | The property has contextual value because it is a landmark.  | N/A |

### 340 Jarvis Street

|    |  |     |
|----|--|-----|
| 1. | The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.                             | ✓   |
| 2. | The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.  | ✓   |
| 3. | The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.  | N/A |
| 4. | The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. | ✓   |
| 5. | The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.                     | N/A |
| 6. | The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.   | N/A |
| 7. | The property has contextual value because it is important in defining, maintaining or supporting the character of an area.   | ✓   |
| 8. | The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.   | ✓   |
| 9. | The property has contextual value because it is a landmark.  | N/A |

### 342-344 Jarvis Street

|    |  |     |
|----|--|-----|
| 1. | The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.                             | ✓   |
| 2. | The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.  | N/A |
| 3. | The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.  | N/A |
| 4. | The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community. | ✓   |
| 5. | The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.                     | ✓   |
| 6. | The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.   | N/A |
| 7. | The property has contextual value because it is important in defining, maintaining or supporting the character of an area.   | ✓   |
| 8. | The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.   | ✓   |
| 9. | The property has contextual value because it is a landmark.  | N/A |

### 3. RESEARCH

This section of the report describes the history, architecture and context of the properties. Visual resources related to the research are located in Section 4. Archival and contemporary sources for the research are found in Section 5 (List of Sources).

#### i. HISTORICAL INFORMATION

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.

#### History of Jarvis Street<sup>2</sup>

Present-day Jarvis Street bisects Park Lot 6, one of the original 32 park lots that were surveyed under Lieutenant Governor John Graves Simcoe in 1793, following the establishment of a permanent settlement by the British within the Bay of Toronto.<sup>3</sup> The allocation of park lots as land grants was used by Simcoe and the colonial authorities to

<sup>2</sup> This section is an abridged version of the Jarvis Street Historic Context Statement (HCS) prepared for City Planning by the Consultant, Alex Corey Heritage Consulting and the content reflects the professional work, research, and analysis of the Consultant. The full version of the Jarvis Street HCS is available upon request.

<sup>3</sup> Each of the 32 park lots contained 100 acres, roughly 660 feet wide by 6600 feet deep, and were located between Queen Street (Lot Street) and Bloor Street (the first concession road, later Tollgate Road).

incentivize settlement within the Town of York, primarily allocated to government and military officials moving to York from Newark (Niagara-on-the-Lake), American colonies, or England.

Park Lot 6 was granted to William Jarvis in 1796. William Jarvis (1756 - 1817) was a government and military official who played an important role in the establishment of Upper Canada and was one of the early settlers of the Toronto branch of the Jarvis family. Jarvis was born in 1756 in the town of Stamford, Connecticut and was a loyalist during the years leading up to and following the American Revolution (1765 - 1783).<sup>4</sup> Jarvis moved first to Newark, before relocating to the Town of York. There, Jarvis received both Park Lot 6, as well as town lots (Figure 6). It was within these town lots where he constructed a residence on Caroline Street.<sup>5</sup> It is known that Jarvis employed servants and had at least two people enslaved, and potentially six in total - actions at odds with the position and intention of his commander John Graves Simcoe, who sought to establish a province where slavery would be illegal.<sup>6</sup> Court records indicated Jarvis continued to hold enslaved people through 1811 and potentially up until his death in 1817. The Anti-Slavery Act of 1793 prohibited new enslavement within the province and the transportation of enslaved people into the province, but did not free those who were already enslaved, with records indicating enslavement existed within the Town of York through the first two decades of the 19th century.

Following William Jarvis' death in 1817, Park Lot 6 was inherited by his eldest son, Samuel Peters Jarvis (1792-1857), who would continue in his father's footsteps and play a role in the provincial government as Clerk of the Legislative Council of Upper Canada and Chief Superintendent of Indian Affairs for Upper Canada. Samuel Jarvis became a polarizing figure and was emblematic of the excesses and privilege afforded to the Family Compact and many of its members who sought to stymie representational government within Upper Canada.<sup>7</sup>

Samuel Jarvis' inheritance and modest provincial income were unable to support his aspirations of a genteel lifestyle. Following his appointment in 1837 as Chief Superintendent of Indian Affairs, Jarvis leveraged his position to siphon funds intended for Indigenous communities into his and his companions' coffers, actions that came to light in the 1840s and led to his removal from the post in 1845. Significantly in debt to the government and creditors, Samuel Jarvis was forced to sell his interest in Park Lot 6

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4 Jarvis enlisted in the Queen's Rangers under the leadership of John Graves Simcoe, seeing action during the war. The loss of the American colonies and subsequent hostilities towards loyalists saw the Jarvis family flee their home in Connecticut to England before William Jarvis' appointment as Provincial Secretary and Clerk of the Executive Council under the recommendation of his former commander, Simcoe.

5 Plan for the enlargement of York, as amended by Order of his Honour the President projected in Lots containing an acre more or less. Signed: D.W. Smith A.S.G. 10 June 1797: In council at York, June 10th, 1797, Peter Russell [ Endorsed title on verso ]: His Honor the Prest 10th June 1797 approval of the Town plot of York - addition

6 Jarvis Archives and Museum, "William Jarvis and Slavery", <https://jarvisarchives.ca/main/history/jarvis-who/william-jarvis-and-slavery/>

7 The Family Compact were a group of wealthy men and their families who controlled much of the political and economic landscape of Upper Canada (present-day Ontario) from the 1810s to 1840s.

and consolidate his assets.<sup>8</sup> No doubt with a significant reluctance, Samuel Jarvis hired John George Howard (1803 - 1890), the official surveyor and civil engineer for the City of Toronto, around 1846 to draft a plan of subdivision for Park Lot 6.<sup>9</sup>

Within Park Lot 6, Howard's subdivision plan looked to provide lots catering to a range of users: smaller lots for rows and townhouses intended to appeal to developers were located south of Gerrard Street, making way for larger and undivided lands to the north up to Bloor Street, intended for upper-class families looking to construct larger homes. Jarvis Street bisected Park Lot 6 running south from Bloor Street to Queen Street, where it turned into Nelson Street before terminating south of the St. Lawrence Market at Beard's Wharf (Figure 7).

Despite Jarvis' and Howard's attempts to create an appealing plan on paper, a lack of funds to begin construction stymied their efforts. In 1846 Jarvis appealed to William Cawthra for investment, receiving 4,000 pounds to facilitate subdivision south of Gerrard Street.<sup>10</sup> Cawthra would also purchase land north of Wellesley Street as a signal of the area's prestige; he was aided in this appeal to upper class investors in large part by the construction of St. Paul's Anglican Church near the top of Jarvis Street on Bloor Street in 1841. While investors began to purchase lots for both redevelopment and personal use following Cawthra's involvement, construction was slow to start and was primarily concentrated within the southern portions of Jarvis Street below Gerrard Street where smaller lots appealed to small-scale developers.

The presence of St. Paul's Church at the northern terminus of Jarvis Street was an important factor in convincing prospective buyers of the security of their investment along Jarvis Street, in addition to the early presence on the street of the Cawthras and other wealthy families. In 1871 the Toronto Collegiate Institute - an extension of the Home District Grammar School and later renamed Jarvis Collegiate - opened on Jarvis Street south of Carlton Street, on lands presently occupied by Allan Gardens. As illustrated in the 1878 Map of Toronto by Willing & Williamson, a number of religious institutions also moved onto Jarvis Street signaling increasing population within the area and incentivizing development, including the First Unitarian Church (demolished), Jarvis Street Baptist Church, and St. Andrew's Church. Public recreational facilities including the Mutual Street Skating Rink (demolished), Allen Gardens, and the Jarvis Street Lacrosse Grounds (demolished) added to the area's appeal. The paving of Jarvis Street with asphalt in the late 1870s, alongside institutional investments, marked a new era for the district and the development of Jarvis Street.<sup>11</sup>

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8 Austin Seton Thompson. *Jarvis Street: a story of triumph and tragedy*. Personal Library Publishers, Toronto, 1980. p. 124.

9 Howard was a native of England who immigrated to Canada in 1832 and would become an influential figure in the burgeoning city and province, responsible not only for establishing lot and road patterns within Toronto, but for the design of numerous buildings of importance, including the Canada Company Office (1834); Colborne Lodge (1837); the Bank of British North America (1856); and Provincial Lunatic Asylum (1860).

10 *Jarvis Street: a story of triumph and tragedy*, 118.

11 *Jarvis Street: a story of triumph and tragedy*, 139.

The paving of Jarvis Street made way for the extension and continuation of the grand public right of way planned by John Howard that was to define Jarvis as the premier residential district in Toronto. While not the exclusive domicile of Toronto's growing elite (Sherbourne Street, St. George Street and Queens Park all occupied similar roles), Jarvis was recognized for its outstanding public realm, specifically for "...the breadth of Jarvis Street, with its sidewalks and ornamental fences, and its great shade trees rising from grassy verges, that imported to it something of the distinction of the Champs Élysées in Paris (Figure 8)."<sup>12</sup> It is important to note, however, that this characterization did not extend the length of the street; already by the 1880s the southern portions of Jarvis below Dundas Street (then Wilton) contained boarding houses and townhouses that were subdivided for lodgers, indicating a stratification along the street that would only grow in the coming decades.

The latter decades of the 19th century saw the wealth of Toronto grow alongside that of its residents, many of whom sought to convey their new or inherited wealth through lavishly designed and expansive homes. This included some of the street's most grand residences - the Massey House (515 Jarvis Street, remodelled in 1882); the Chester Massey House (519 Jarvis Street, 1887); and the Johnston House (571 Jarvis Street, 1875), among others. Collectively, these homes represented a concentration of wealth along Jarvis Street that was notable within Toronto, however they do not represent the sole development that was taking place within the district. These larger properties were often surrounded by and within close proximity to homes of more moderate means, including semi-detached and row houses, a small number of which still exist (336 through 344 Jarvis Street, e.g.). Furthermore, the stratification of wealth was not just along the north-south arterial of Jarvis but could be found on the east-west streets as well, with larger houses fronting onto Jarvis Street close to smaller homes on the side streets including Mutual, George, Gloucester and Isabella Streets.

The turn of the 20th century and the entry of the Edwardian era saw an increase in suburban expansion, with more exclusive neighbourhoods catering to the burgeoning middle- and upper-middle class population being surveyed and marketed. Notably, this period was also marked by changes in domesticity and home economics. Labour was becoming more expensive as was the cost to maintain large homes and, coupled with decreasing family sizes, these changes led to the redundancy of many of the large houses that lined the upper parts of Jarvis Street. The increased homogeneity that planned garden suburbs offered, such as Rosedale, further appealed to Edwardian era Torontonians, while the growing adoption of the automobile both enabled settlement further afield from the financial centre, as did the expansion of Toronto's streetcar and public transit network.

The command Jarvis Street had within upper-class Toronto lasted only a few decades; by 1920 the character and demographics were decidedly different from that in 1900. Those who owned larger properties on Jarvis converted or re-purposed their properties for income-generating uses in order to offset higher operating costs and increased taxes arising from higher land values. These uses included apartment houses, boarding houses, and office space.

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<sup>12</sup> *Jarvis Street: a story of triumph and tragedy*, 162.

The subdivision of many of the semi-detached and row houses along Jarvis Street south of Gerrard Street was well under-way by the turn of the 20th century, catering to lodgers and boarders employed in the trades and manufacturing industries and within proximity of the harbour front, rail yards, warehouses and downtown offices. This would spread northwards towards Wellesley Street by the onset of World War I, both in the carving up of houses for multiple residents, and the arrival of institutions catering towards those in need of housing, care and support. This change in occupancy on a larger scale is reflected in the 1931 city directories; few single-family occupied homes remain along the street, with many converted to boarding houses or repurposed for commercial use (I.e. Ryan's Art Galleries at 515 Jarvis Street c.1928).

The immediate postwar period along Jarvis Street was inalterably shaped by the completion of the Clifton Road Extension in 1950, a major transit project that connected Jarvis Street to Mount Pleasant Road bisecting Rosedale and Moore Park in the process. The immediate impacts of the extension felt along Jarvis Street were within the public realm - the historically large and fenced front yards set back from tree-lined road verges were expropriated and cleared for additional traffic lanes, fundamentally changing the character of the street.

The other significant change along Jarvis Street during this period were the investments by different levels of government in the construction of institutional buildings along the street, particularly the southern portions of Jarvis Street that had developed a reputation for being the "tenderloin" of Toronto,<sup>13</sup> a reference to the infamous San Francisco neighbourhood renowned for crime and poverty. Notable projects intended to drive investment into the area while demolishing many of the rooming houses that were deemed undesirable included the Juvenile and Family Courthouse (311 Jarvis Street, 1955); the Moss Park Armoury (Queen and Jarvis Streets, 1966); the Metropolitan Toronto Police Headquarters (590 Jarvis Street, 1967); and the Toronto Royal Canadian Mounted Police Building (225 Jarvis Street, 1972).

By the late 1970s, the context of Jarvis Street had changed significantly from that at the turn of the 20th century, having evolved from a primarily residential district comprised of large mansions at the northern extent to subdivided row and townhouses to the south, to a high-density arterial road containing a mix of purpose-built apartment buildings, converted mansions and houses used for apartments, small businesses, and institutions. The much-admired public realm that afforded the street the moniker of Toronto's Champs Élysées was gone, replaced with traffic lanes and stunted front yards. Glimpses of the former grandeur of Jarvis Street's heyday remained however, and continue to persist - notably, the block frontage between Cawthra Square and Gloucester Street, and that between Carlton and Maitland Streets.

Collectively, the remaining residential house form buildings along Jarvis Street contribute to an understanding of the layered history of this storied street, reflecting both the period of prosperity during which they were constructed, as well as the subsequent decades where new uses took up home in old buildings. Standing alongside mid-century apartment towers, institutional buildings and contemporary condominium towers, they form an important part of Jarvis Street's historic and evolving context.

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13 Jarvis Street: a story of triumph and tragedy, p. 179.

### 336 Jarvis Street (1863)

The subject property at 336 Jarvis Street comprises the south end of a collection of five abutting Victorian house-form buildings comprising 336 Jarvis Street, 338-340 Jarvis Street, and 342-344 Jarvis Street, all in place prior to 1865 and the recording of the assessment roll (Figure 11). The original block comprised three additional dwellings to the south of the subject property and appears in the Toronto City Directories by 1871. By the 1873 City Directories the block comprised the municipal addresses from 326 Jarvis Street (at the north-west corner of Jarvis and Carlton) to 340 Jarvis Street. Early residents of this block included merchants, a teacher, and various labourers, along with domestic staff, and would have been fashionable middle and upper-middle class houses within the Upper Jarvis community.

According to assessment records, the subject property was remodeled in 1886. Photographs from the latter half of the 19th century show the Second Empire Revival detailing applied to the neighbouring properties at 338 and 340 Jarvis Street, however no primary resource depicting the property at 336 Jarvis Street and the renovations completed in the 1880s has been identified.

In 1890 the British-born artist and educator Frederic Bell-Smith (1846-1923) moved into 336 Jarvis Street with his wife, Annie Myra Dyde, and their one surviving son.<sup>14</sup> Bell-Smith was an accomplished painter and art teacher by this time, having served as the principal of the Parkdale Art School and the Toronto Art School (west branch) prior to embarking on a career dedicated to painting. Bell-Smith's artistic style was vaguely impressionist (*Lights of a City Street*, 1894, being one of his most accomplished depictions capturing the drum of activity at Yonge and King), however it would be his series of large historic paintings capturing the events surrounding the sudden passing of Prime Minister Sir John Sparrow David Thompson (1845-1894) at Windsor Castle in England that cemented his reputation as an accomplished Canadian painter.<sup>15</sup> It was during his visit to Windsor Castle that Bell-Smith was invited to paint Queen Victoria to capture her likeness to be displayed in these works, an honour that would remain with him through the rest of his life. The series of three works (*The Arrival of the Blenheim*, *The State Funeral at Halifax*, and *The Queen's Tribute to Canada*, all 1895) captured a distinct moment in time at the end of the Queen's rule, and a period of both strong imperialism and a development in Canadian identity.<sup>16</sup>

A newspaper article recounting his passing in 1923 asserted that Bell-Smith was "the only accredited recipient on this side of the Atlantic of the patronage of Royalty."<sup>17</sup> Bell-Smith's subject matter was heavily influenced by the Canadian landscape and experience during a period of growing patriotism and the development of a distinctly Canadian national identity. His subsequent forays with the Canadian Expeditionary Force during World War I and multiple excursions to capture the dramatic landscapes of the Rocky Mountains through the first decades of the 20th century reinforced his

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14 1891 Canada Census, Toronto, Ontario. Statistics Canada.

15 Dictionary of Canadian Biography

[https://www.biographi.ca/en/bio/bell\\_smith\\_frederic\\_marlett\\_15E.html](https://www.biographi.ca/en/bio/bell_smith_frederic_marlett_15E.html)

16 Painter Made his Reputation with Queen Victoria's Portrait. Toronto Star, Donald Jones, August 4, 1984, M3

17 Friends of Artist Pay Last Respects. The Globe June 27, 1923, pg. 14

reputation as one of the great Canadian painters. Bell-Smith was a founding member of the Arts and Letters Club of Toronto (1908),<sup>18</sup> and was a founder and president of the Ontario Society of Artists (founded 1872, president 1905-1908).

In early 1923 at the age of 77 Bell-Smith fell at his home at 336 Jarvis Street and passed away on June 23rd, 1923. The subject property served as both his personal residence and professional studio and a place of teaching and following his death it served as a gathering place for friends and admirers, with the service held at the nearby Sherbourne Street Methodist Church, of which he was a member.<sup>19</sup> Following his passing, the subject property remained in the Bell-Smith family with the work of Frederic Bell-Smith on display, as recounted in a posthumous article detailing the artistic legacy of the Bell-Smith family from 1928.<sup>20</sup>

The subject property remained a single-family residence through the mid-20th century after the Bell-Smith's residency. 336 Jarvis Street was included in the inaugural list of 490 entries on the City of Toronto's Inventory of Heritage Properties on June 20th, 1973, a testament to the association of the property with Bell-Smith and an acknowledgement of the subject property's early date of construction prior to confederation.

### **340 Jarvis Street (1871)**

The subject property at 340 Jarvis Street comprises one half of a dwelling paired with 338 Jarvis Street (Figure 19). It is part of a contemporary collection of five abutting Victorian house-form buildings from 336 Jarvis Street to 342-344 Jarvis Street – all in place prior to 1865 and the recording of the assessment roll. The original block comprised three additional dwellings to the south of 336 Jarvis Street and appears in the Toronto City Directories by 1871. By the 1873 City Directories the block comprised the municipal addresses from 326 Jarvis Street (at the north-west corner of Jarvis and Carlton) to 340 Jarvis Street. Early residents of this block included merchants, a teacher, and various labourers, along with domestic staff, and would have been fashionable middle and upper-middle class houses within the Upper Jarvis community.

According to assessment records, the subject property was remodeled in 1882 along with the adjacent property at 338 Jarvis Street. Photographs from the later part of the 19th century show the Second Empire Revival detailing applied to 338 and 340 Jarvis Street, along with steps leading up to the raised parlour floor entrance.

The changing demographic patterns of Jarvis Street through the early to mid-20th century saw a growing need for social service and welfare providers, with various institutional and charitable organizations establishing themselves within the neighbourhood in purpose-built or remodeled properties. Beginning with the arrival of Bernardo's at 538 Jarvis Street in 1922, this would continue through the post-war period. By 1956 340 Jarvis Street was occupied by a number of such organizations,

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18 McBurney, Margaret (2007). *The Great Adventure: 100 Years at The Arts & Letters Club*. Toronto: The Arts and Letters Club of Toronto.

19 Friends of Artist Pay Last Respects. *The Globe* June 27, 1923, pg. 14

20 Art and Artists, *The Globe*, November 14, 1928.

including the John Howard Society of Ontario, the Canadian Penal Association, the United Nations Association in Canada, and *Visites Interprovinciales*.<sup>21</sup>

The John Howard Society was established in Toronto in 1929 as the Citizens Service Association by Chief of Police Dennis Draper in an effort to provide housing and employment services to previously incarcerated men. The Association was renamed the John Howard Society (or JHS) - an eponym acknowledging the work of John Howard, an 18th century English nobleman and prison reform advocate - and established organizations across Canada. With a prevalence of boarding houses and social service providers along and surrounding Jarvis Street, 340 Jarvis Street was an opportune location for the JHS to connect with clients and those seeking assistance following incarceration. In addition to providing services the society was active in pushing for penal reforms. The John Howard Society and other social service providers vacated the property in the early 1960s, after which it was converted into a rooming house. The property was listed by the City of Toronto on the Inventory of Heritage Properties as part of the inaugural list on June 20th, 1973, along with the adjacent properties at 336 and 338 Jarvis Streets.

In 1980, an application was submitted by the new property owners to the Buildings and Development Committee seeking approval of an eating establishment on the first and basement floors of the property. The application for a commercial use was necessary due to the passage of By-law 20623 in 1959 which regulated land “use, bulk, height, spacing of and other matters” of buildings across the City of Toronto,<sup>22</sup> a comprehensive by-law which prohibited, among other uses, the erection or use of a property on Jarvis Street for a restaurant. The application to permit an eating establishment was opposed by Ward 6 Alderman Allan Sparrow,<sup>23</sup> and was most likely opposed by the North Jarvis Community Association, a group comprised of residents within the Upper Jarvis community who sought to retain the neighbourhood’s residential character and who had opposed the conversion of similar properties for non-residential uses, including the proposed conversion of 342 Jarvis Street for use as a feminist lesbian social club in 1975. The application had support, however, from the Toronto Historical Board, with note that the property had been vacant since 1975.<sup>24</sup>

On June 6, 1980, By-law 534-80 was passed to permit a restaurant at 340 Jarvis Street, limited to the first floor and basement, and without permissions to construct any additions, or install signage above 3.5 metres from grade. The Fireplace opened at 340 Jarvis Street soon after, offering Szechuan and Cantonese food, and was owned by Vincent Yam, who also owned the adjacent properties at 336 and 338 Jarvis Street. The Fireplace was in operation up until at least 2001, as listed in the City Directories, with signage appearing on Google Streetview for the restaurant until 2011. Following the closure of the Fireplace restaurant, the property currently appears to be used for residential purposes.

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21 Gunman Enters Building Housing Welfare Groups. The Globe and Mail, Sep 19, 1956, pg. 5.

22 City of Toronto By-law 20623, 1959-04-13.

23 Buildings and Development Committee Communications, File 1020. City of Toronto Archives.

24 The application had support, however, from the Toronto Historical Board, with note that the property had been vacant since 1975.

### **342-344 Jarvis Street (1873-1875)**

The subject properties located at 342 and 344 Jarvis Street contain a mirrored pair of semi-detached house form buildings that first appear in the assessment records in 1875, listed as two three-storey brick houses (Figure 24). 342 and 344 Jarvis Street appear in the 1875 city directories and were first home to Jon Garvin, manager of Aetna Life Assurance Company (342) and John Bain, of Ferguson, Bain & Myers. By the time of the 1881 census, the properties were home to the Ewart family (342) comprised of John, his wife Jessie and two sons, and the Somerville family (344) consistent of Andrew and Amanda, and their four children. No live-in domestic employees are listed on the census, suggesting the families were middle class but not of sufficient means to have full-time domestic help.

By the turn of the 20th century both 342 and 344 Jarvis Street remained single-family homes and ones that continued to attract middle- and upper-middle class families owing to their proximity to important social institutions and the wealthier residences of Upper Jarvis. The city directories of 1902 list two notable residents residing at 342 and 344 Jarvis Street; the caterer Harry Webb, and the preacher, developer and politician John Neilson Lake, respectively.

Harry Webb's death announcement of 1906 lists him as the President of the Harry Webb Company. Webb was lauded for being a prominent feature of Toronto's business community for over three decades; he was survived by a widow, but no children.<sup>25</sup> The Harry Webb Company was headquartered nearby at 447 Yonge Street (at Carlton) and had been in operation since at least the mid-19th century when it was established by Harry's father. An article from 1892 applauds the company as "Toronto's Popular Caterer", with dining rooms serving downtown workers at 66 and 68 Yonge Street.<sup>26</sup> As a decorative confectionary, the Webb Company - through the Ontario Wedding Cake Manufactory - prepared and delivered wedding cakes across Canada and into the United States. The company continued to operate after his death in 1906 and appears to have been shuttered by 1929 when its charter was surrendered.<sup>27</sup>

John Neilson Lake (1834 - 1925) was a methodist preacher, real estate speculator and temperance advocate who is credited with leading the expedition that founded the settlement of Saskatoon, Saskatchewan. Born in Ernestown, Ontario, Lake travelled as a methodist preacher in charge of congregations in Markham (1850) and Greenwood/Brougham (1865) prior to settling in Toronto. By 1881 Lake was appointed Commissioner of the Temperance Colonization Society of Toronto survey party and embarked on a mission serving both altruistic and financial purposes to establish a temperance colony in the burgeoning North-West Territories, having been acquired only a decade earlier by the Government of Canada from the Hudson's Bay Company, and who were offering what appeared to be lucrative land deals for real estate developers and colonialists.

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25 Death of Harry Webb. The Globe, November 14, 1906, p 14.

26 Harry Webb, Toronto's Popular Caterer. The Globe, September 10, 1892, 1.

27 Globe and Mail August 17, 1929. P. 25.

John Lake left city politics in 1882, investing \$8,000 of his own money into the venture and headed west to settle and found the community of Saskatoon.<sup>28</sup> With 3,100 registered colonists, Lake embarked on what was a grueling journey to the remote region, accessible only by horse-drawn carts on a 160-mile journey from the nearest railroad station at Moose Jaw. Upon arrival, the proposed townsite location was less than ideal; with no railway access, an unavailable and shallow river, and the perceived and real threat of rebellion, settlement trickled, and investment dried up, and the Temperance Colonization Society folded in 1891.<sup>29</sup> It wasn't until 1890 that the railway arrived, and a full decade later when the settlement of Saskatoon was incorporated as a village.

John Lake never resided full-time in the failed colony, and by 1885 appears to have moved on to other ventures. The city directories list him as the President of the American Watch Case Company, incorporated in 1885 and with offices at 509 and 515 King Street West. Lake's residence over the next 15 years is at various times listed as Brooklyn, New York and Hamilton, Ontario. The 1900 city directories list John Lake as employed in "Real Estate, Loans and Insurance", operating out of the North American Life Building and residing at the subject property of 344 Jarvis Street, residing there until 1905 when he sold the property and moved to a newly constructed detached home further up the street, at 410 Jarvis Street at Maitland.

After John Lake and Harry Webb's tenure, the subject properties remained in single family use, before being converted to apartment and boarding houses over the course of the first half of the 20th century. In 1953, 344 Jarvis Street was converted for use by the Elizabeth Fry Society, an organization established to provide support for women who were previously incarcerated and seeking to reintegrate with society. The Elizabeth Fry Society's Toronto Branch was founded one year earlier, in 1952, by a group of women from First Unitarian Church with the support of the parliamentarian Agnes MacPhail. It is likely that the Elizabeth Fry Society sought space at 344 Jarvis Street in part not only due to the proximity of the property to rooming houses and institutions providing services to their clients, but because of the proximity of the John Howard Society, providing the employment and resident placement services for formerly incarcerated men, at 340 Jarvis Street. The Elizabeth Fry Society's tenure at 344 Jarvis was significant if brief, and by 1956 the society had vacated office space within the building.

342 Jarvis Street was the subject of an application in 1960 for permission to construct a dwelling unit in the basement, and in 1963 an application to permit interior alterations to 344 Jarvis Street was made by the owner, David Silverstein. City Directories show both 342 and 244 Jarvis Street being used as apartment or boarding houses in the post-war period. By 1971, 342 Jarvis was being used as the Metro Youth Hostel, one of a handful of hostels established to serve a transient youth population, and students enrolled at local colleges and universities.

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28 John Lake's Doomed Temperance Colony. Donald Jones, Toronto Star, August 4, 1984, M3.

29 "History". City of Saskatoon. <https://www.saskatoon.ca/community-culture-heritage/saskatoon-history-archives/history>

Metro Youth Hostel vacated the premises in the early 1970s, and in 1974 a two-year lease was signed for the property by representatives of what would become Clementyne's, a restaurant turned venue for women's social and political organizing. A truly crowd-sourced initiative, the funds for Clementyne's were paid for by supporters, with memberships sold to maintain the group's exclusivity to women, with donations in cash, labour and materials accepted and solicited through fundraisers and mail-outs.

In 1975 an application was submitted by Chris Lawrence on behalf of Clementyne's to local Alderman Allan Sparrow seeking Sparrow's support for an exemption to the by-law prohibiting the operation of a "private club" on Jarvis Street. The letter details the purpose and operation of Clementyne's as a cultural and recreation club, and the organization as one that had committed to renovate the vacant property as part of a two-year lease agreement. The letter further states the purposes of the club to provide a space "...for women to come together; to talk; to relax; to express and share their creativity through music, poetry, prose and art."<sup>30</sup> A curt response from Sparrow sent a few days later directed Clementyne's to engage with the North Jarvis Community Association, and in June of that year a response from the association to Clementyne's refused to support the organization's intended use of the property, suggesting instead they look to locate within the former 48th Highlanders' Hall at 519 Church Street instead.<sup>31</sup>

The opening of Clementyne's was ultimately stymied by City Hall; initial assurances that a commercial establishment was permitted on Jarvis Street from the City were later retracted following a special council motion preventing the conversion of the property, and others, on Jarvis for commercial uses,<sup>32</sup> likely due to pressure from local residents and the North Jarvis Community Association which had opposed commercial uses on the street.

The failure to launch Clementyne's did not mark the end of feminist organizations at 342 Jarvis Street; a women's cultural centre was opened in the place, with rooms sublet for residential use to women. Significantly, in 1976 space was leased within the property by the newly formed Lesbian Organization of Toronto (LOOT), Toronto's first openly lesbian feminist group. LOOT was joined at 342 Jarvis Street by *The Other Woman*, a feminist publication, and the Three of Cups Women's Coffeehouse, an offshoot of Clementyne's which hosted occasional events for women in Toronto.<sup>33</sup>

The significance of having a physical space and presence for LOOT and related women's organizations cannot be understated at a time when local politics were dominated by men, and when many drinking and social establishments were gender-segregated or religiously and culturally associated. LOOT's space at 342 Jarvis Street was a safe space to confer, organize and socialize for women and lesbians in Toronto,

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30 City of Toronto Archives. Fonds 1062, File 27. April 25, 1975.

31 City of Toronto Archives. Fonds 1062, File 27. April 25, 1975.

32 "The Place We've Always Wanted to Go but Never Could Find": Finding Woman Space in Feminist Restaurants and Cafes in Ontario 1974-1982. Alexandra Ketchum, *Feminist Studies*, Vol. 44 No. 1 (2018) 126-152. Pg. 136.

33 Ross, Becki L. (1995) *The House that Jill Built: Lesbian Nation in Formation*, University of Toronto Press. 162.

with the intention of serving as an umbrella organization for the lesbian community. LOOT would continue to operate at 342 Jarvis Street until 1980, after which point the organization as a whole closed down due to a variety of reasons, not least of which included volunteer burn-out, fragmentation, loss of focus and a changing political climate.

Following the closure of LOOT, 342 Jarvis Street and 344 Jarvis Street continued to be leased out for both residential and commercial purposes to a variety of tenants. An application for 344 Jarvis Street in 1992 describes the property as an office building, with the proposed work undertaken to convert it into a rooming house for 11 lodgers. City Directories from the late 1990s show 342 Jarvis Street as a five-unit apartment house, with 344 Jarvis listed as "Jarvis House" with an unknown number of residents. Both properties continue to operate as multi-unit residential dwellings to the present day.

## **ii. 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.

### **336 Jarvis Street (1863)**

The property at 336 Jarvis Street contains a three-storey townhouse with raised basement designed in the Georgian Revival style and later modified with a mansard roof (Figure 15). The facade is clad in buff brick, a common material used at the time of construction and is organized into three bays with an off set, raised main entrance (Figure 16). The foundation is clad in red brick. At its north end, the building is attached to the properties at 338-344 Jarvis Street and abutted to the south by a contemporary condominium building.

The raised first storey features two flat-headed openings with vinyl windows, splayed stone lintels and wooden sills. The entrance is set within a rectangular opening, with a transom window below a splayed stone lintel, and is accessed by wooden stairs leading from the sidewalk. The second storey contains three flat-headed window openings with splayed lintels and wooden sills. The third storey mansard roof is clad in rectangular slate shingles, punctuated by a pedimented window set within a mansard dormer with fish scale shingles. A flat roofed pedimented dormer window is located in the southernmost (entrance) bay. The exposed foundation is clad in red brick, punctuated by two segmental-arched window openings that appear to be later additions or modifications owing to the splayed buff brick lintels above. An entrance to the lower storey is located beneath the front porch and accessed from the sidewalk through a well.

In 1985 an application was submitted to permit a rear addition and renovations to the structure to convert the house into three separate units, with drawings by Sam Tom Architect.

### **340 Jarvis Street (1871)**

The subject property at 340 Jarvis Street contains a house form building that was previously part of an eight-unit Georgian Revival block, with 338 and 340 Jarvis Street later remodeled in the Second Empire Revival style (Figure 19). It comprises the northern half of a mirrored pair, the other half of which was included on the Heritage Register and designated under Part IV of the Ontario Heritage Act in 2007 (by-law 1034-2007).

The building is primarily clad in red brick, featuring buff brick accents and wood details. A two-storey rounded bay extends from the raised lower level to the cornice; a mansard roof with slate shingle cladding features a pedimented jerkin head dormer window above the two-storey bay, and a smaller pedimented jerkin head dormer above the entrance bay. A raised lookout is shared with the neighbouring property at 338 Jarvis Street. The raised lower storey is clad in buff brick, with flat-headed window openings featuring stone sills and a painted parged stone foundation. An entrance well provides access to the lower storey set beneath the front porch.

A second storey sunroom is supported by slender wooden columns that frame the primary entrance and provide cover for the front porch (Figures 20 and 22). Intricately detailed brackets, Corinthian style capitals and a drop pendent provide ornamentation. A pair of slender round-arched window openings on the second storey look into the sunroom, with chevron wooden detailing in the spandrels below brackets supporting the deep eaves at the cornice line. This element extends to and is shared with the neighbouring property at 338 Jarvis Street.

The primary entrance is set within an arched opening, with a transom window above a rectangular door. Buff brick has been used to accentuate the entrance opening, with stairs leading to the front porch from the sidewalk. The first storey curved bay window openings are flat-headed, with stone sills and lintels and a buff brick course at the lintel level below sawtooth spandrel detailing (Figure 21). The smaller second storey round-arched window openings feature buff brick sills and buff brick lintels with stone keystones. Both of the third storey dormer windows feature wooden detailing, including fan detailing within the dormer gables. The slate shingle roof features rectangular and diamond shingles.

### **342-344 Jarvis Street (1873-1875)**

The subject properties at 342 and 344 Jarvis Street contain a pair of two-and-a-half storey semi-detached dwellings designed in the Italianate Revival style (Figure 24). The buildings are primarily clad in red and buff brick (note: 342 Jarvis Street has been painted), with stone, terra cotta and wooden elements. The principal (east) elevations of the mirrored properties are organized into two bays each, with centered projecting bay windows in the outer bays at the first-floor level, and the main entrances located in the inner bays where they are centered under a shared pointed gable at the roofline. Brick quoining demarcates the outer edges of the front façade and extends down from either end of the central gable, framing the entrances bays of both properties (Figure 26).

342 Jarvis Street's brick cladding has been painted in its entirety (Figure 27). The primary entrance is set within an arched opening, with a round-arched transom window

above a rectangular door opening. Three round-arched window openings set within the first storey bay window surmount flat-headed window openings in the lower storey, with brick lintels and stone sills. Terra cotta key stones crown each window opening on the first storey, and the bay is capped with a low-pitched roof. The second storey window openings are round arched with a continuous stone course at sill level and brick lintels with terra cotta keystones and drip moulds. What appear to be wood hung sashes are set within the window openings. The third-floor gable-end window opening is round-arched, with a brick lintel and terra cotta keystone, and a stone lintel that extends below the adjacent window for 344 Jarvis Street. A third storey round-arched dormer window protrudes from the side gable roof, with two fixed pane inset round-arched windows. A painted brick chimney rises on the southern wall near the roof peak, and a simple drop pendent extends from the gable peak.

344 Jarvis Street features a mix of both red and buff brick, with buff brick reserved for detailing. The primary entrance is set within a round-arched and recessed opening, with a simple fanlight transom window above a rectangular door. The first storey bay window features three round-arched window openings, with buff brick lintels, terra cotta keystones, and drip moulds (Figure 25). A stone sill extends below all three window openings, with a low-pitched roof atop the bay, and dentils below the eaves. The second storey window openings are all round-arched, with similar lintels and sills as the first storey. Wooden brackets with a horizontal wood member connecting them support the deep eaves below the roofline, and a single round-arched window opening at the third storey abuts a similar opening at 342 Jarvis Street. A round-arched dormer window protrudes from the side gable roof at the third storey, with replacement flat-arched window openings set within.

A concrete block porch with metal and vinyl railings was added at an unknown date providing access to the front entrances and to cover the lower-level entrance wells. Buff brick clads the lower level of 344 Jarvis Street, with stone foundation walls below.

The Italianate Revival architectural style is a classical based style, common in the second half of the 19th century for urban and suburban residences. Architectural motifs reflective of this style include arched window openings; the use of ornamental brackets, corbels and dentils; a raised first storey or parlour floor, with access to the lower storey; flat, low-pitched and side gable roofs; the use of polychrome brick for decorative effect; and an emphasis on verticality in the design and composition. 342 and 344 Jarvis Street illustrate the application of the Italianate Revival style to an urban semi-detached building type, and retain key features related to this style and the period of construction.

### **iii. CONTEXT**

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

The City of Toronto Property Data Map attached (Attachment 4) shows the site of the properties at 336, 340, and 342-344 Jarvis Street.

The surrounding streetscape and neighbourhood of the subject properties is comprised of a collection of residential and institutional buildings constructed between the mid- to late-19th century up to the present day. This includes a large number of properties on the Heritage Register, historic properties not included on the Heritage Register, and structures reflective of the major periods of development that define the character and context of Upper Jarvis Street. The properties at 336, 340, and 342-344 Jarvis Street contribute to and maintain a consistent setback and street wall from 336 Jarvis Street to the condominium townhouse development at 346 Jarvis Street and 350 Jarvis Street, creating a well-defined and pedestrian-scaled streetscape.

Contemporary condominiums are located immediately across from and adjacent to 336, 340, and 342-344 Jarvis Street in both stacked townhouse and apartment building types. Adjacent to the subject properties is the historic semi-detached house form building at 338 Jarvis Street (designated Part IV), and the former Havergal Ladies College building (later the National Ballet School of Canada, George Martel Miller, 1898; designated Part IV) at 354 Jarvis Street. The prevailing character of Upper Jarvis is comprised of an integration of 19th century house-form buildings alongside mid-20th century apartment buildings and contemporary condominiums. The properties at 336, 340, and 342-344 Jarvis Street form part of this context and are important in defining and maintaining that character at the southernmost extent of the neighbourhood.

#### 4. VISUAL RESOURCES

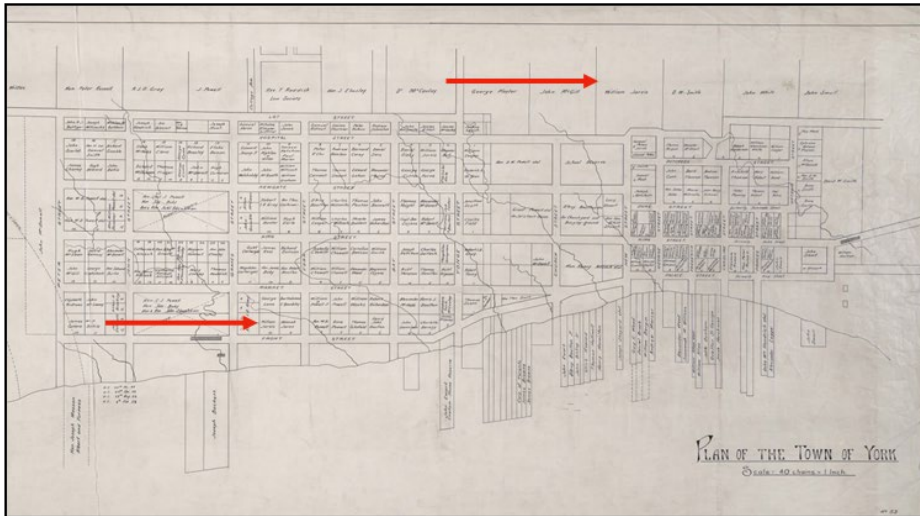


Figure 6. Plan of the Town of York W.C., June 1818 (Toronto Public Library). Properties belonging to William Jarvis shown with Park Lot 6 at the top and town lots below.



Figure 7. At left: Topographical Plan of the City and Liberties of Toronto by James Cane Tophl Engr, 1842. Hazelwood House is shown set in the middle of Park Lot 6. At right: Topographical Plan of the City of Toronto by Sandford Fleming, 1851. The subdivision of Park Lot 6 is shown with Jarvis Street at centre (Toronto Public Library).



Figure 8. Jarvis Street looking north from about Dundas Street East, 1890 (Toronto Public Library).

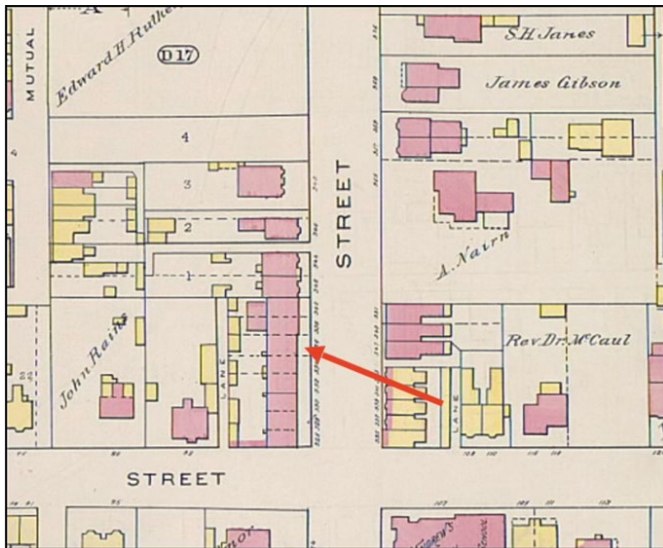


Figure 9. Goads Fire Insurance Atlas, 1884. Red arrow indicates approximate location of subject properties.



Figure 10. Jarvis Street, looking south towards Carlton Street, c.1890 (CTA).

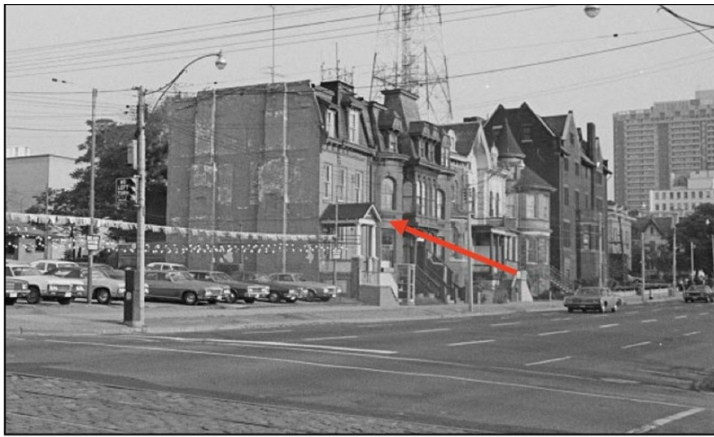


Figure 11. Corner of Jarvis Street and Carlton Street, looking northwest, 1972 (CTA; annotated by Alex Corey Heritage Consulting to indicate location of subject properties with red arrow).

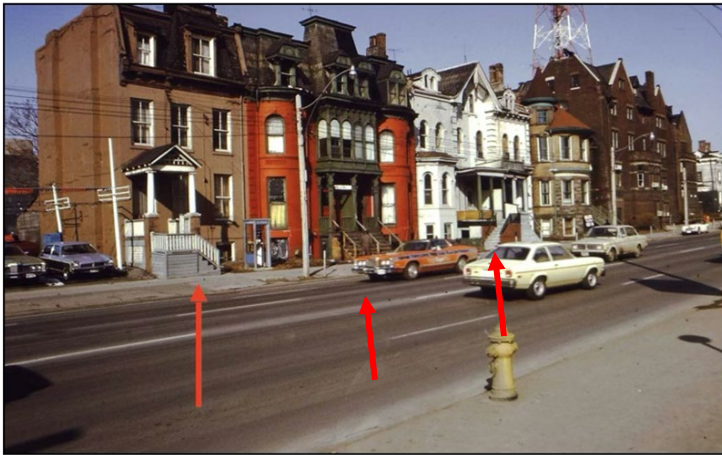


Figure 12. 336-354 Jarvis Street, 1975 (Toronto Historical Board; annotated with red arrows showing location of subject properties).



Figure 13. Artist's home: Frederick Bell-Smith lived in this house at 336 Jarvis Street, 1982 (TPL).

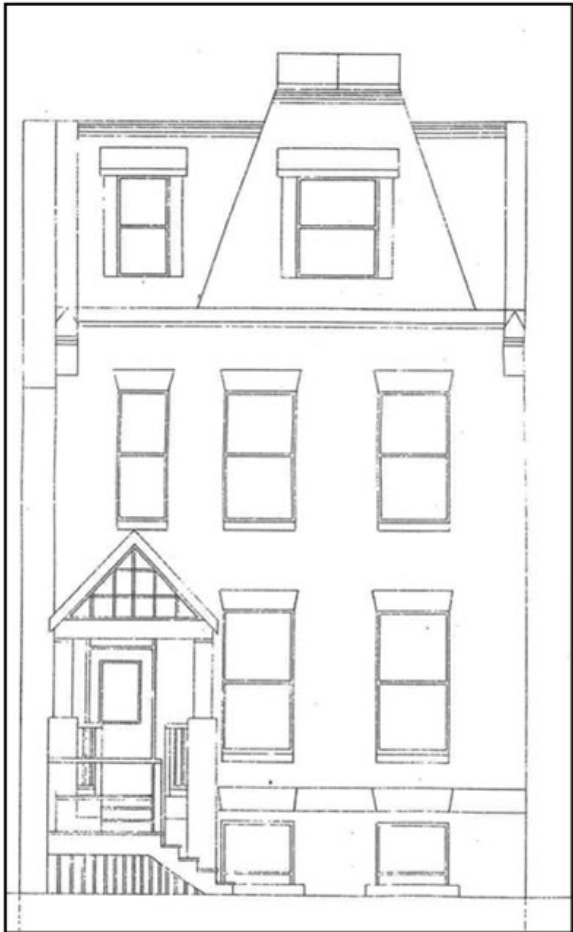


Figure 14. East elevation of 336 Jarvis Street, 1986 (Building Records).



Figure 15. 336 Jarvis Street (Alex Corey Heritage Consulting, 2025).



Figure 16. Detail of the primary (east) facade of 336 Jarvis Street (Alex Corey Heritage Consulting, 2025).

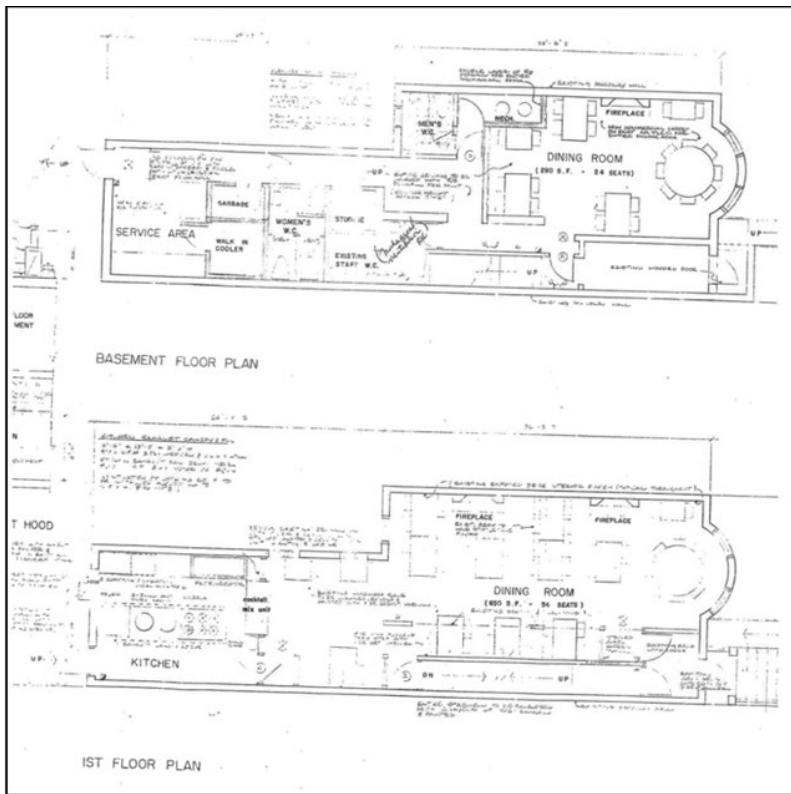


Figure 17. Interior renovation floorplans for the Fireplace Restaurant, 1980 (Building Records).



Figure 18. 338-340 Jarvis Street (Alex Corey Heritage Consulting, 2025).



Figure 19. Detail of the primary entrances to 338 and 340 Jarvis Street, showing the second storey sunroom and columns (Alex Corey Heritage Consulting, 2025).



Figure 20. Two-storey bay window detail at 340 Jarvis Street (Alex Corey Heritage Consulting, 2025).

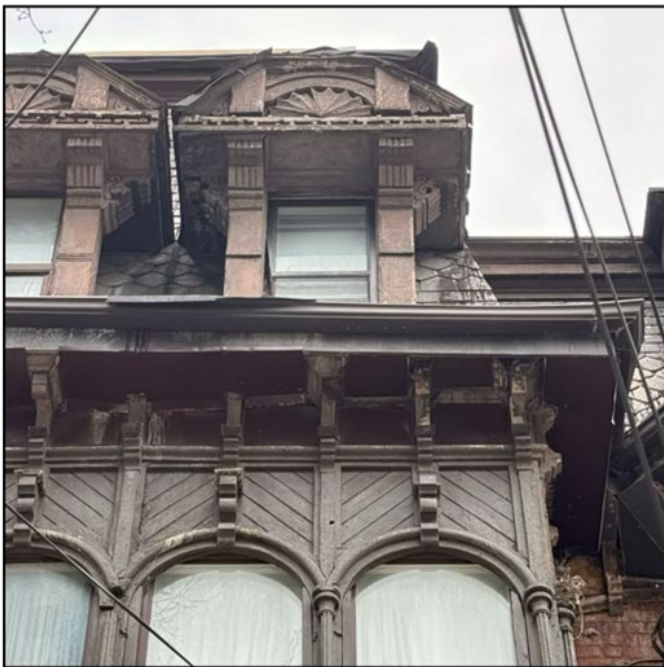


Figure 21. Dormer window with sunburst detail and spandrel panels on second store sunroom (Alex Corey Heritage Consulting, 2025).



Figure 22. 342-344 Jarvis Street (Alex Corey Heritage Consulting, 2025).



Figure 23. First storey bay window on 344 Jarvis Street (Alex Corey Heritage Consulting, 2025).



Figure 24. 344 Jarvis Street, showing primary facade configuration with bay window, brackets, and quoins (Alex Corey Heritage Consulting, 2025).



Figure 25. Primary (west) face of 342 Jarvis Street showing ornamentation that has been painted over (Alex Corey Heritage Consulting, 2025).

## 5. LIST OF SOURCES

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