

## **207, 209, 211, 213, 215, 217, and 219 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 207, 209, 211, 213, 215, 217, and 219 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 in Attachments 1 and 2 to this report.

The subject properties at 207, 209, 211, 213, 215, 217, and 219 Jarvis Street are located on the east side of Jarvis Street, near the northeast corner of Jarvis Street and Shuter Street, in the Moss Park neighbourhood. Location maps and current photographs of the heritage properties are found in Attachment 3.

The properties contain two contiguous, multi-unit residential buildings. Constructed in 1863, 215-219 Jarvis Street is a three-storey terrace comprised of three identical dwellings designed in the Italianate Revival style. The property is a rare surviving example of the terrace building type designed for the middle-class within the City of Toronto. The properties at 207-213 Jarvis Street contain a residential block comprised of four townhouses constructed in 1879 and designed in the Second Empire Revival style. Collectively, the subject properties represent part of the initial subdivision of Park Lot 6 around 1846, which created Jarvis Street to the designs of John Howard. John George Howard (1803 - 1890), the official surveyor and civil engineer for the City of Toronto, designed a plan that called for narrow lots at the southern portions of the Jarvis Street subdivision, which catered to middle-class development, in contrast to the larger lots reserved for grand residences to the north. Together the properties form a historic, mid-nineteenth century streetwall on the east side of Jarvis Street and are the only buildings contemporaneous to that period remaining within the immediate streetscape context.

All seven subject properties were listed on the City of Toronto's Heritage Register on November 21, 1977.

207, 209, 211, 213, 215, 217, and 219 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 3) 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 4 of this report. The research, analysis, and evaluations within Attachment 4 reflect the Consultant's professional expertise and opinions. Staff have reviewed the Consultant's research and heritage evaluations and concur with the determination that the properties at 207, 209, 211, 213, 215, 217, and 219 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 properties at 207, 209, 211, and 213 Jarvis Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 207, 209, 211, and 213 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 properties at 215, 217, and 219 Jarvis Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 215, 217, and 219 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. 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 207, 209, 211, 213, 215, 217, and 219 on the City of Toronto's Heritage Register on November 21, 1977.

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 designation 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 4). The evaluations and recommendations of the Consultant for the subject properties are reflected in the Statements of Significance, found in Attachment 1 and Attachment 2. The research conducted by the Consultant on the subject properties is contained in Attachment 4 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 207, 209, 211, 213, 215, 217, and 219 Jarvis Street (see Attachment 4). 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.

### **207, 209, 211, and 213 Jarvis Street**

The properties at 207, 209, 211, and 213 Jarvis Street meet the following 2 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 8:** the properties have contextual value because they are functionally, historically, and physically linked to their surroundings.

### **215, 217, and 219 Jarvis Street**

The properties at 215, 217, and 219 Jarvis Street meet the following 3 out of 9 criteria:

- **Criterion 1:** the properties have design value and physical value because they are representative examples of a style and rare examples of a type.
- **Criterion 2:** the properties have design value because they display a high degree of artistic merit.
- **Criterion 8:** the properties have contextual value because they are functionally, historically, and physically linked to their surroundings.

For more detailed explanations of how each criterion is met for each property, see Attachments 1 and 2 of this report for the Statements of Significance, Attachment 3 for the Location Maps and Photographs and Attachment 4 for the Research, Evaluation & Visual Resources pertaining to the properties at 207, 209, 211, 213, 215, 217, and 219 Jarvis Street. All of 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 207, 209, 211, 213, 215, 217, and 219 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 207, 209, 211, 213, 215, 217 and 219 Jarvis Street, attached as Attachments 1 and 2 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) 207, 209, 211, and 213 Jarvis Street

Attachment 2 – Statement of Significance (Reasons for Designation) 215, 217, and 219 Jarvis Street

Attachment 3 – Location Maps and Current Photographs

Attachment 4 – Research, Evaluation & Visual Resources

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

The properties at 207, 209, 211, and 213 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 properties at 207, 209, 211 and 213 Jarvis Street are located on the east side of Jarvis Street, north of Shuter Street, within the Moss Park neighbourhood. Constructed in 1879, the properties contain a residential block comprised of four townhouses, each two-and-a-half storeys and designed in the Second Empire Revival architectural style. Each property was constructed for single-family occupancy but were subsequently modified for rooming houses. In 1977 they were renovated to contain individual apartment units and designed by Zeidler Partnership Architects along with the adjacent row houses at 215, 217 and 219 Jarvis Street.

The properties were included on the Heritage Register in November 1977.

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

The properties at 207, 209, 211 and 213 Jarvis Street have design and physical value as representative examples of the Second Empire Revival style as applied to the townhouse building typology. This architectural style was popular in Toronto through the 1860s and into the 1870s, and was applied to institutional and government buildings, detached villas, and more modest housing, as is the case at 207, 209, 211 and 213 Jarvis Street. Features representative of this architectural style include the mansard roofs; the overall symmetrical composition of the grouping (partially obscured due to the demolition of 203 and 205 Jarvis Street); and the use of classically derived ornamentation.

**Contextual Value**

Contextually, the properties at 207, 209, 211 and 213 Jarvis Street are functionally and historically linked to the adjacent properties at 215, 217 and 219 Jarvis Street, a grouping of three properties that comprise a terrace, constructed circa 1863, and which have a similar setback as the subject properties. Collectively, the grouping of properties was part of the 1977 redevelopment designed by Zeidler Partnership Architects during a period when similar historic properties within the downtown east side were being restored and incorporated into affordable and multi-family housing, at which time the subject properties and those to the north were extensively renovated to contain apartments and office spaces.

Situated on the east side of Jarvis Street north of Shuter Street, the subject properties - alongside those at 215, 217 and 219 Jarvis Street - represent the southernmost

remaining properties that were part of the initial subdivision of Park Lot 6 to the designs of John Howard and initiated by William Jarvis, and are physically linked to the plan of subdivision which called for narrow lots for the southern portions of the subdivision (Jarvis Street), with larger and undefined building lots for the northern portions.

## **Heritage Attributes**

### **Design and Physical Value**

The following heritage attributes contribute to the cultural heritage value of the properties at 207, 209, 211 and 213 Jarvis Street as being representative examples of townhouses designed in the Second Empire Revival style:

- The scale, form, and massing of the subject properties, containing four separate units that collectively form a cohesive whole
- The overall symmetrical composition of the primary (west) façade with a central pier bound by wings on either side
- The mansard roof, articulated to reflect the variations in setback of the primary (west) façade
- The buff brick primary (west) façade with stone detailing
- One- and two-storey bay windows
- The round-arched window openings with hoodmoulds
- The semi-circular dormer windows punctuating the mansard roof
- The separate entrances to each unit, alternating between those with sidelights and those without

### **Contextual Value**

The following heritage attributes contribute to the cultural heritage value of the properties at 207, 209, 211, and 213 as being functionally, historically, and physically linked to their surroundings:

- The placement, setback, and orientation of the structures on the east side of Jarvis Street north of Shuter Street
- The two-and-a-half-storey scale of the primary (west) façades, which reflect their original single-occupancy
- The original lot frontage as reflected in the vertical divisions of each unit separating the grouping into four distinct components and indicative of the initial plan of subdivision

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

The properties at 215, 217 and 219 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 properties at 215, 217 and 219 Jarvis Street are located on the east side of Jarvis Street, north of Shuter Street, within the Moss Park neighbourhood. Constructed circa 1863, the properties comprise a terrace of three identical dwellings, each three storeys with raised parlour floors, and designed in the Italianate Revival architectural style. Each property was constructed for single-family occupancy, however, were subsequently modified for rooming houses. In 1977 they were renovated to contain individual apartment units to designs by Zeidler Partnership Architects along with the adjacent rowhouses at 207, 209, 211 and 213 Jarvis Street.

The properties were included on the Heritage Register in November 1977.

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

The properties at 215, 217 and 219 Jarvis Street have design and physical value as representative examples of the Italianate Revival architectural style as applied to the terrace building typology; the properties are also rare surviving examples of this type in Toronto. This architectural style was popular in Toronto through the 1850s and into the 1860s, and was applied to institutional and government buildings, commercial buildings, and housing for those of moderate incomes, as is the case at 215, 217 and 219 Jarvis Street. Features representative of this architectural style included the flat roofs behind simple cornices; the use of classically derived and highly detailed ornamentation; the raised parlour floors; and the segmental-arched window openings.

The properties at 215, 217 and 219 Jarvis Street display artistic merit through the design of the primary (west) façades with highly- detailed and vibrantly coloured two storey bay windows, and the contrasting use of red brick with buff stone and brick lintels and dentils. The property at 219 Jarvis Street retains an entrance canopy supported by large, fluted brackets which further contributes to the artistic merit and design value of this property.

**Contextual Value**

Contextually, the properties at 215, 217 and 219 Jarvis Street are functionally and historically linked to the adjacent properties at 207, 209, 211 and 213 Jarvis Street, a grouping of four townhouses constructed circa 1879 and which have a similar setback as the subject properties. Collectively, the grouping of properties was part of the 1977 redevelopment designed by Zeidler Partnership Architects during a period when similar

historic properties within the downtown east side were being restored and incorporated into affordable and multi-family housing, at which time the subject properties and those to the south were extensively renovated to contain apartments and office spaces.

Situated on the east side of Jarvis Street north of Shuter Street, the subject properties - alongside those at 207, 209, 211 and 213 Jarvis Street - represent the southernmost remaining properties that were part of the initial subdivision of Park Lot 6 to the designs of John Howard and initiated by William Jarvis, and are physically linked to the plan of subdivision which called for narrow lots for the southern portions of the subdivision (Jarvis Street), with larger and undefined building lots for the northern portions.

## **Heritage Attributes**

### **Design and Physical Value**

The following heritage attributes contribute to the cultural heritage value of the properties at 215, 217, and 219 Jarvis Street as being representative examples of a terrace building type designed in the Italianate Revival style and for displaying a high degree of artistic merit:

- The scale, form, and massing of the subject properties, containing three separate units repeating a shared design
- The low-pitched roofs, separated by protruding buff brick part walls and chimneys and behind simple cornices with buff brick dentils
- The red brick primary (west) façades with buff stone and brick details
- The segmental-arched window openings with buff stone keystones and lintels
- The two-storey bay windows with segmental-arched window openings, wood pilasters, metals roofs with standing seams, and carved wood details painted in vibrant colours
- Entrance canopy at 219 Jarvis Street
- The offset principal separate entrances to each unit, located at raised parlour floors

### **Contextual Value**

The following heritage attributes contribute to the cultural heritage value of the properties at 215, 217, and 219 Jarvis Street as being functionally, historically, and physically linked to their surroundings:

- The placement, setback, and orientation of the structures on the east side of Jarvis Street north of Shuter Street
- The three-storey scale of the primary (west) façades, which reflect their original single-occupancy
- The original lot frontage as reflected in the vertical divisions of each unit separating the grouping into three distinct components and indicative of the initial plan of subdivision

**LOCATION MAPS AND CURRENT PHOTOGRAPHS**  
**207, 209, 211, 213, 215, 217, and 219 JARVIS STREET**

**ATTACHMENT 3**



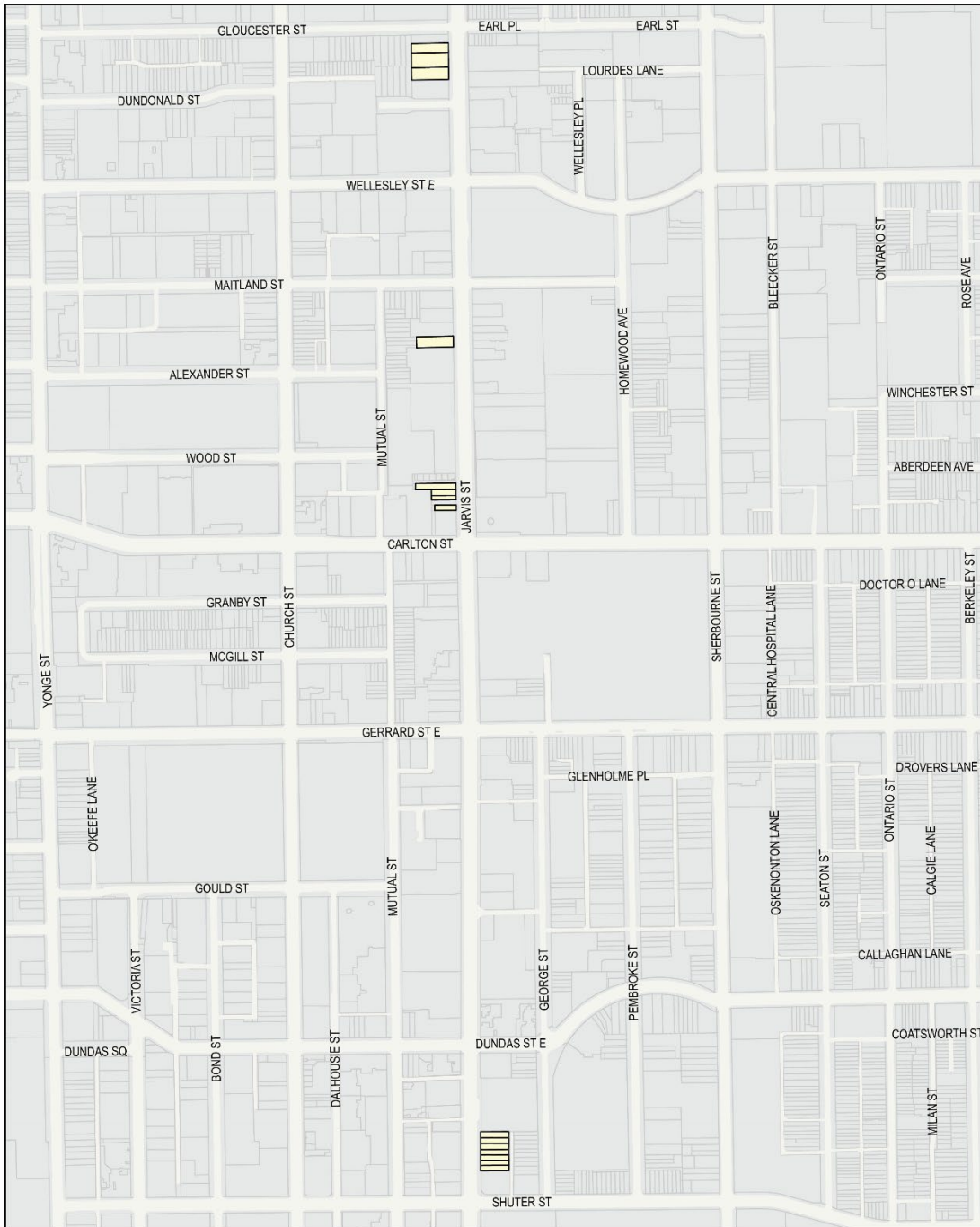
Figure 1. This location map is for information purposes only. The exact boundaries of the properties are not shown. The red outlines mark the locations of the subject sites (City of Toronto iView Mapping, annotated by Heritage Planning, 2025).



Figure 2. From right to left: 207, 209, 211, and 213 Jarvis Street (Heritage Planning, 2025).



Figure 3. From right to left: 215, 217, and 219 Jarvis Street (Heritage Planning, 2025).



## Jarvis Street Heritage Evaluations

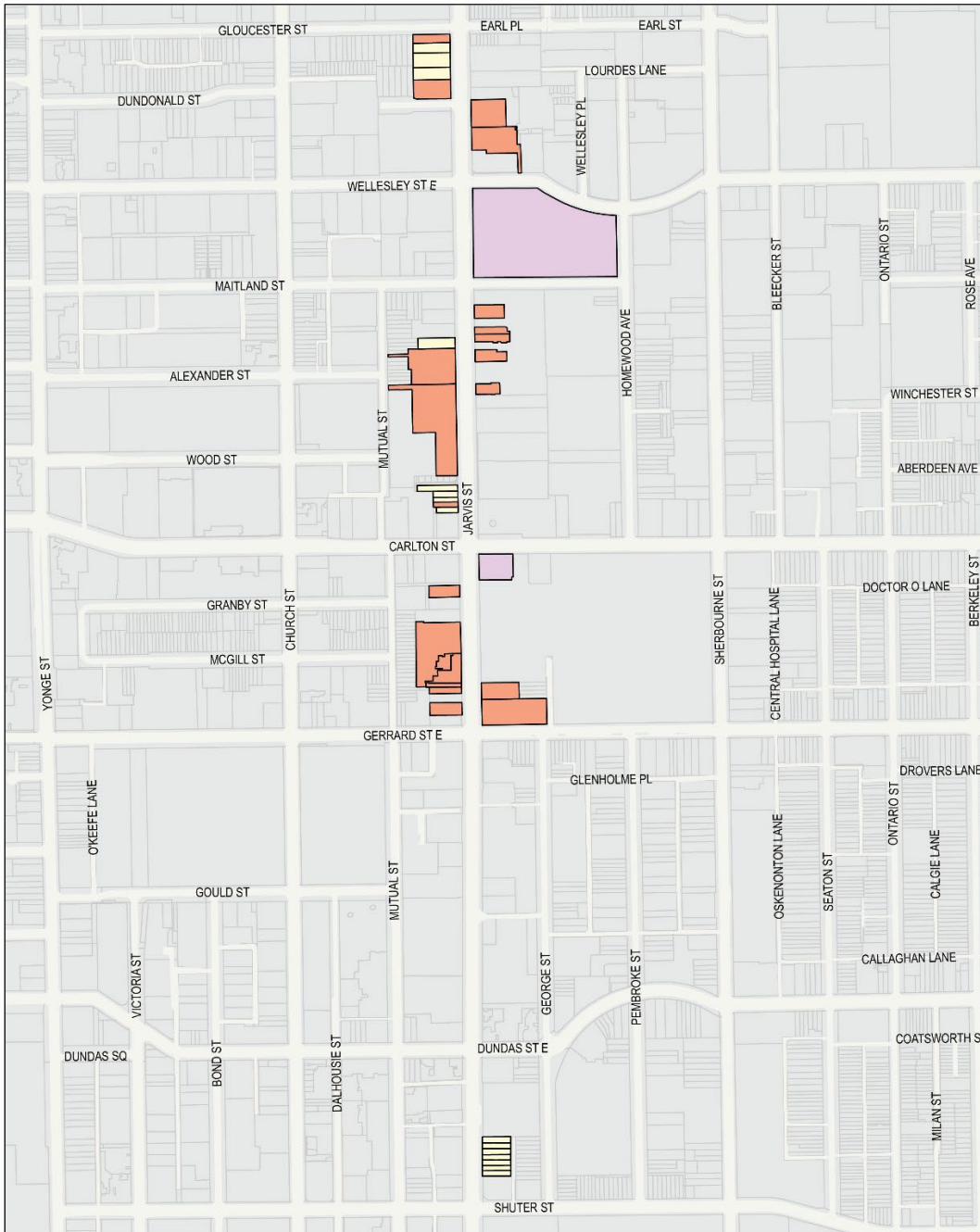
### Subject Properties

☐ Subject Properties Listed on Heritage Register



Not to Scale  
06/12/2025

Figure 4. 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 5. 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).

**207, 209, 211, 213, 215, 217, and 219 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 6. From right to left: 207, 209, 211, 213, 215, 217, and 219 Jarvis Street (Heritage Planning, 2025).

**1. DESCRIPTIONS**

<b>207, 209, 211, and 213 Jarvis Street</b>	
ADDRESS	207, 209, 211, 213 Jarvis Street

<sup>1</sup> Alex Corey Heritage Consulting (the Consultant) is the author of the content found within Attachment 4. 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.

WARD	Ward 13 - Toronto Centre
NEIGHBOURHOOD/COMMUNITY	Moss Park
CONSTRUCTION DATE	1879
ORIGINAL USE	Residential
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Residential
ARCHITECT/BUILDER/DESIGNER	Charles Chamberlain (builder)
ADDITIONS/ALTERATIONS	See Section 3
LISTING DATE	November 21, 1977

<b>215, 217, and 219 Jarvis Street</b>	
ADDRESS	215, 217, and 219 Jarvis Street
WARD	Ward 13 - Toronto Centre
NEIGHBOURHOOD/COMMUNITY	Moss Park
CONSTRUCTION DATE	1863
ORIGINAL USE	Residential
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Residential
ARCHITECT/BUILDER/DESIGNER	Thomas Snarr (builder)
ADDITIONS/ALTERATIONS	See Section 3
LISTING DATE	November 21, 1977

## 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 207, 209, 211, 213, 215, 217, and 219 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.

### 207, 209, 211, and 213 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.	N/A
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

### 215, 217 and 219 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.	N/A
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

### 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 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 7). 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.

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2 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 and opinions of the Consultant. The full version of the Jarvis Street HCS is available upon request.

3 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).

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/>

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 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 8).

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.

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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.

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.

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>

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 9)."<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

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<sup>11</sup> *Jarvis Street: a story of triumph and tragedy*, 139.

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

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.

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).

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

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.

### **207, 209, 211, and 213 Jarvis Street (1879)**

207 through 213 Jarvis Street first appear in the City of Toronto Directories of 1879 as "Six houses building", indicating their status as under construction, and their historic addresses as 171 through 181 Jarvis Street. The city directories of the following year show the dwellings not only complete but fully occupied, including by a doctor (171), builder (173), dry goods merchant (179) and a widow (181).

The census records from 1881 provide further insight to the families and residents of the newly constructed dwellings: 171 Jarvis was home to two doctors, their wives and one child; 173 Jarvis was home to Reverend Joseph Wild, a congregationalist minister, his wife, three children and one servant. 175 Jarvis was home to a retired couple with two children, as well as a widow with two children of her own. 177 Jarvis was home to the Mossman family with their three children, 179 Jarvis was home to Frederick Laws, a naval commander, his wife, three children, a housemaid, cook and nurse, and 181 Jarvis was home to a couple with two children.

The properties immediately to the south of the subject block (167 and 169 Jarvis Street) were developed around the same time and contained the Homeopathic Hospital and Free Dispensary (167 Jarvis), and a private residence. By 1891 the demographics of this area were beginning to shift as wealthier residents moved northward, and working-class residents took up occupancy. The 1891 Census is a stark contrast to that from a decade earlier; while a few families remained, residents of 171 through 181 Jarvis were primarily lodgers and employed in a variety of professions, including merchants, bookkeepers, upholsterers, domestics, and plumbers.

At the start of 20th century, the context and character of the area was firmly entrenched as a neighbourhood primarily comprised of boarding houses, interspersed with private residences. By 1950, the former homeopathic hospital at the northeast corner of Jarvis and Shuter and the adjoining residence had been demolished; by 1955 the Regent Service Station had been constructed in their place, and by 1960 the two southernmost

buildings that formed part of the original block (203 and 205 Jarvis Street) had been demolished, establishing the subject block in the form as it appears today.

Newspaper articles from the post-war period identify the block as rooming houses, further supported by the city directories. In 1977 the first set of comprehensive plans were filed with the City of Toronto to redevelop 207 through 219 Jarvis Street.<sup>14</sup> 207 through 213 Jarvis Street are listed as three-storey lodging houses, with the proposed redevelopment by Zeidler Partnership Architects to convert each structure into five-unit apartment houses (Figure 16). The proposal included third floor additions at the rear of each property, and parking spaces backing onto the laneway. Zeidler Partnership Architects, founded by the German born Canadian architect Eberhard Zeidler (1926-2022), was in its infancy at the time, establishing a reputation in Toronto for human-scaled, technologically-forward projects including the Toronto Eaton Centre (1974-81, with Bregmann + Hamann), and was contemporary with other notable post-war housing initiatives such as Barton Myers Dundas-Sherbourne Housing scheme (1973-76), which retained historic building stock while incorporating infill development.<sup>15</sup>

### **215, 217, and 219 Jarvis Street (1863)**

The subject properties at 215, 217 and 219 Jarvis Street were constructed c.1863, appearing in the assessment records of that year as three vacant dwellings owned by the builder Thomas Snarr. Snarr is listed in the 1854 City Directories as a builder, residing nearby at 168 George Street. The subject properties appear in the 1864 City Directories as 181, 183 and 187 Jarvis Street, and were first inhabited by Erwin Walker and John Walker (both in the dry goods business) as well as William Henderson, a grocer. Through the late 19th century, the properties were home to a variety of upper middle-class families with periods of vacancy, up until the 1890s as more working-class residents took up occupancy.

The 1891 census paints a picture of the demographics and occupancy of these properties that is reflective of the broader neighbourhood's evolving context; 217 Jarvis was home to seven lodgers, all being men in the late teens through 30s and one married couple, who were employed in dry goods, wholesale and manufacturing industries. Even in cases where a family occupied the house, such as the Finnigan family at 219 Jarvis Street, rooms were let to young men seeking accommodation within proximity of the employment within the urban core.<sup>16</sup> As larger Victorian-era dwellings became more expensive to maintain for the average middle-class family, many sought to generate income by taking on lodgers, coinciding with a period of marked population growth in the City of Toronto.

The first half of the 20th century marked a period of gradual decline in the building stock within the lower Jarvis Street neighbourhood, particularly south of Gerrard, with most

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<sup>14</sup> July 18, 1977, Zeidler Plan, Toronto Building Records.

<sup>15</sup> On June 10th, 1977 the Toronto Historical Board recommended approval of the Zeidler Partnership plan, accompanied by a letter from Zeidler noting that the scope of the proposed exterior renovation work was dependent upon funding from the Ontario Heritage Foundation. A decision from the Committee of Adjustment later that year determined that the alterations retained the historical significance of the subject properties and permitted the requested minor variances.

<sup>16</sup> Census Records 1891.

being used as rooming houses or left vacant and subject to vandalism and unauthorized occupation. A newspaper article from February 1956 recounts three fires being set in the then-vacant 215 Jarvis Street, owned by Inglewood Construction Company and believed to have been used as a “flop house”.<sup>17</sup> Similar newspaper articles reporting on a carbon monoxide leak and a fire through the 1950s to 1970s within the row of properties from 207 to 219 Jarvis Street paint a picture of a block in a period of decline, as deteriorating building stock provided limited options for the neighbourhood’s residents and those experiencing homelessness and poverty had few options, and many landlords lacked the resources or were absent in providing adequate support and housing.

In 1977 the first set of comprehensive plans were filed with the City of Toronto to redevelop 207 through 219 Jarvis Street.<sup>18</sup> 215 through 219 Jarvis Street are listed as three-storey lodging houses, with the proposed redevelopment by Zeidler Partnership Architects to convert the structures into two-, three- and four-unit apartment houses with office space. The proposal included the construction of parking spaces at the rear of the property. Zeidler Partnership Architects, founded by the German born Canadian architect Eberhard Zeidler (1926-2022), was in its infancy at the time, establishing a reputation in Toronto for human-scaled, technologically-forward projects including the Toronto Eaton Centre (1974-81, with Bregmann + Hamann), and was contemporary with other notable post-war housing initiatives such as Barton Myers Dundas-Sherbourne Housing scheme (1973-76), which retained historic building stock while incorporating infill development.

In November of 1977 the subject properties at 207-219 Jarvis Street were included on the City of Toronto’s Heritage Register, concurrent with the redevelopment from boarding houses to apartment houses.

## **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.

### **207, 209, 211, and 213 Jarvis Street (1879)**

The properties at 207, 209, 211 and 213 Jarvis Street contain a residential block comprised of four townhouses, originally constructed as single-family homes and converted into apartments in the early 20th century (Figure 19). The block was constructed c.1879 and features stylistic and physical elements indicative of that time period and of residential construction in Toronto during the mid to late-19th century. Stylistically the block is an excellent example of the Second Empire Revival style in Toronto, applied to a middle-class townhouse building type.

The overall composition of the block is symmetrical, featuring a central bay bound by three bays on either side. The otherwise planar façade is punctuated with projecting bay

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17 "Discover 3 Fires in Vacant House." *Globe and Mail*, Feb. 1, 1956.

18 July 18, 1977, Zeidler Plan, Toronto Building Records.

windows on the first storey, and a slight protrusion of the central three bays demarcated by red brick quoins.<sup>19</sup> The building is clad in buff brick, featuring stone lintels and sills on the first and second floors (except for two lintels set within the central bay, which are brick), and red brick foundations (Figure 22). The use of red brick continues to a dentil course set below the mansard roof, except for the central bay and the bay immediately to its south, which have yellow brick dentils. The mansard roof is clad in rectangular slate shingles, with a five-row course of hexagonal shingles in the middle. The protrusion of the central three bays continues to the mansard roof.

The size, placement and style of the window and entrance openings is reflective of the Second Empire Revival and other classically derived revival styles of the time period. The first storey windows set within the projecting bay windows feature rectangular sashes set within shoulder flat-arch openings with stone sills and stone lintels; the five entrances alternate between classically derived rectangular openings and ones with side lights, and feature stone lintels and keystones (Figure 20). The second storey windows are rectangular sashes, some of which are hung while others are fixed single-pane, with arched transoms and round-arched stone lintels with prominent keystones and stone sills. The southernmost bay (207 Jarvis) features a grouping of three windows above the first storey bay window, while the northernmost bay (211 Jarvis) features an extension of the bay window to the second storey, with brackets supporting the cornice above. The third storey mansard roof features six pedimented dormer windows, set within classical arched frames with wooden keystone details and fluted casings. A larger central bay dormer window is more elaborate, with two inset fixed windows with segmental arch openings, and a wooden laurel set within the pediment and brackets (Figure 21).

A flat roofed porch was added between 1972 and the 1977 Zeidler Partnership renovation, replacing an earlier porch with second storey balustrade and extending along the central three bays featuring wooden circular doric columns (except for the central battered column) surmounting red brick pedestals. The rear of the block, visible from Walnut Hall Place, features two storey “tails” clad in brick (painted), with mansard roofs on the second floor. Porches have been added for the second storey, with third storey porches extending over the tails.

### **215, 217, and 219 Jarvis Street (1863)**

The properties comprise a terrace of three identical dwellings constructed in 1863 in the Italianate Revival architectural style and are a rare example of the terrace building type designed for the middle-class within the City of Toronto (Figure 23). Each dwelling of the terrace is comprised of two bays and extend three full storeys. The exterior is clad in red brick, a material that was less commonly used during the period of construction when buff brick prevailed. A low-pitched side gable roof extends the length of the block, punctuated by brick party walls and chimneys. A course of buff brick dentils crowns the third storey below the roofline. The foundation and lower storey features dressed stone blocks, with fieldstone foundation walls below. Entrances to the lower storey have been excavated providing street access, with stairs leading to the first storey above.

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<sup>19</sup> The red brick quoins on the southern bay were replaced at an unknown time.

The planar facades of each townhouse are punctuated by elaborately detailed two-storey projecting bay windows, supported by fluted brackets extending from the stone foundation (Figure 25). These bay windows, constructed of wood with pressed metal, feature spindles, columns, rosettes, and dentils that are further accentuated through the use of a contrasting colour program in deep red, stone grey and yellow. Each bay features an elaborate classical decorative program comprising egg and dart cornices, sunburst and geometric details within the frieze, and scrollwork in the window spandrels. What appears to be copper has been used to crown each bay window at the second storey. The remaining windows on the second and third storeys feature segmental-arched window openings with stone lintels and prominent keystones, and stone sills.

The front entrances adjacent to the first storey bay windows feature segmental-arched openings, with single entry doors, side lights and transom windows (Figure 24). What appears to be an original door casing exists at 219 Jarvis Street, featuring simple columns supporting fluted brackets that support an awning providing cover to the front door.

The concrete stairs leading from the sidewalk to the front entrances, along with the metal railings, are a later addition. The rear of the block, visible from Walnut Hall Place, features two storey “tails” clad in brick (painted) extending from 217 and 219 Jarvis Street; no extension was built from 213 Jarvis Street. The tail extending from 219 Jarvis Street has been chamfered at the second storey, and both tails feature roof decks extending from the third storey.

### **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 3) shows the site of the properties at 207, 209, 211, 213, 215, 217, and 219 Jarvis Street.

The streetscape and neighbourhood surrounding the subject properties at 207, 209, 211, 213, 215, 217, and 219 Jarvis Street is an evolved urban context, comprised of buildings constructed between the latter half of the 19th century up to the present day. This includes 207-213 Jarvis Street, constructed as a townhouse block in 1879, and 215-219 Jarvis Street, constructed as a terrace in 1863, alongside modern-day condominium and apartment towers. The subject terrace and townhouse block are the only buildings built contemporaneous to one another remaining within the surrounding context.

To the south is the Moss Park Armoury, the Moss Park Arena and municipal park, and the John Innes Community Recreation Centre. The subject properties are located adjacent to the Garden District Heritage Conservation District, which contains residential buildings contemporary with 207, 209, 211 and 213 Jarvis Street. Residential properties constructed in the mid- to late-19th century can be found to the west, on Shuter and Mutual Streets, and on the north side Shuter Street east of Jarvis Street.

However, these properties alongside the subject properties exist within an evolved context no longer reflective of their original 19th century residential character.

#### 4. VISUAL RESOURCES

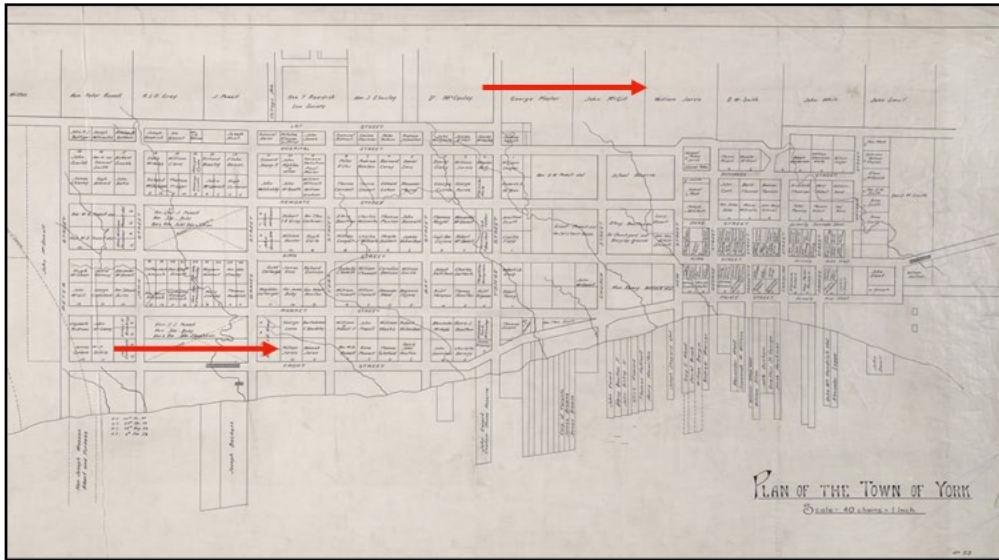


Figure 7. Plan of the Town of York W.C., June 1818 (Toronto Public Library). Properties belonging to William Jarvis shown with Park Lot 6 at the top and town lots below.



Figure 8. 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 9. Jarvis Street looking north from about Dundas Street East, 1890 (Toronto Public Library).

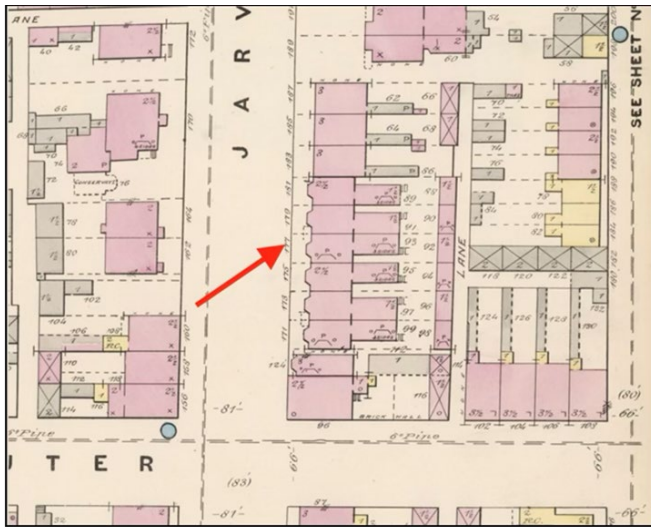


Figure 10. Goad's Fire Insurance Atlas, c.1880. Subject properties indicated by red arrow.



Figure 11. Corner of Jarvis Street and Shuter Street, looking northeast, showing a Texaco gas station at right, 1972 (CTA). Subject properties indicated by red arrows.



Figure 12. 207-213 Jarvis Street, 1976 (Toronto Historical Board).



Figure 13. 215-219 Jarvis Street, 1976 (Toronto Historical Board).



Figure 14. 207-219 Jarvis Street, 1976 (Toronto Historical Board; annotated by Alex Corey Heritage Consulting).



Figure 15. 207-213 Jarvis Street, 1980 (Toronto Historical Board).

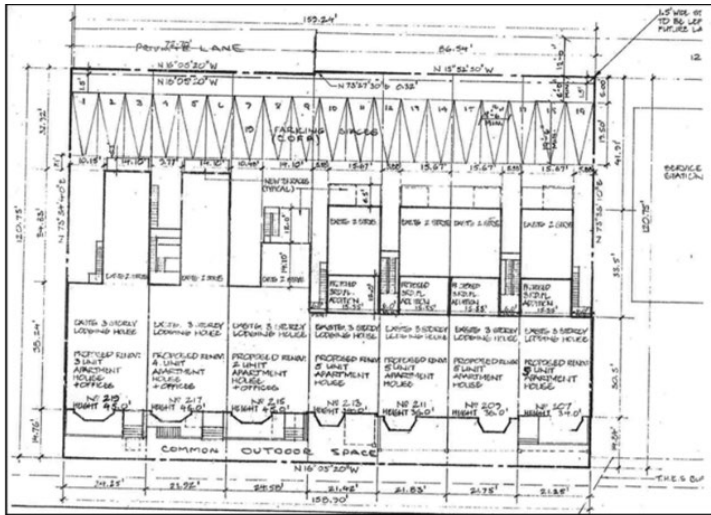


Figure 16. Zeidler Partnership Plan, 1977 (Building Records).



Figure 17. Jarvis Street, north of Shuter Street, subject properties, east side, 1979 (CTA).



Figure 18. 215-219 Jarvis Street, 1980 (Toronto Historical Board).



Figure 19. 207, 209, 211, and 213 Jarvis Street (Alex Corey Heritage Consulting, 2025).

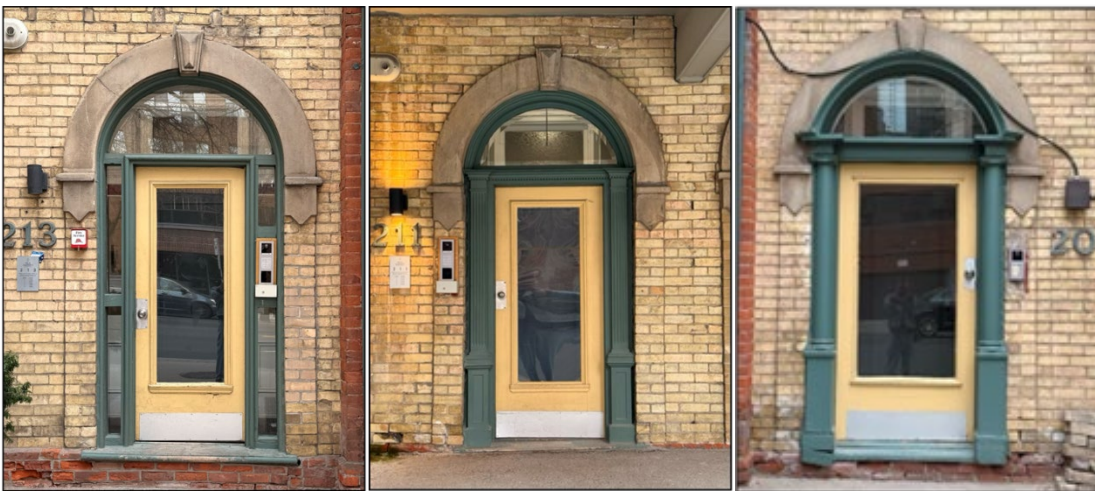


Figure 20. From left to right: entrance to 213 Jarvis Street, showing configuration with sidelites; entrance to 211 Jarvis Street, showing configuration with fluted pilasters; entrance to 209 Jarvis Street, showing configuration with engaged Doric columns (Alex Corey Heritage Consulting, 2025)



Figure 21. Central double window pedimented dormer detail (Alex Corey Heritage Consulting, 2025).



Figure 22. Foundation details at 209 Jarvis Street showing red brick above stone foundation and bricked-in lower level window opening (Alex Corey Heritage Consulting, 2025).



Figure 23. 215, 217, and 219 Jarvis Street (Alex Corey Heritage Consulting, 2025).



Figure 24. Entrance detail to 215 Jarvis Street (Alex Corey Heritage Consulting, 2025).



Figure 25. Two-storey bay window detail at 213 Jarvis Street (Alex Corey Heritage Consulting, 2025).

## 5. LIST OF SOURCES

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