

506, 510, and 512 Jarvis Street - Notice of Intention to Designate Properties under Part IV, Section 29 of the Ontario Heritage Act

Date: August 22, 2025

To: Planning and Housing Committee

From: Chief Planner and Executive Director

Wards: Ward 13 - Toronto Centre

SUMMARY

This report recommends that City Council state its intention to designate the properties at 506, 510, and 512 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 of this report.

The subject properties at 506, 510, and 512 Jarvis Street are located on the west side of Jarvis Street, in between Gloucester Street to the north and Cawthra Square to the south, in the Church-Wellesley neighbourhood. Location maps and current photographs of the heritage properties are found in Attachment 4.

The properties contain three abutting detached house form buildings. 506 Jarvis Street was constructed circa 1889 and designed by the architectural partnership of Langley & Burke in the Annex architectural style. Langley & Burke were one of Toronto's most prolific and sought-after architectural practices for designing ecclesiastical, government, and private residential projects between 1883 and 1892. The Annex architectural style was popular in Toronto from the 1880s up to 1900 and combined design elements of the Romanesque and the Queen Anne styles. The property at 506 Jarvis Street has a direct association with the United Church of Canada that used the property as a home for retired United Church missionaries. The properties at 510 Jarvis Street and 512 Jarvis Street were constructed circa 1888 and 1890, respectively, and are both representative of the Annex architectural style as well.

Together, each property contributes to maintaining and supporting the character of the Upper Jarvis neighbourhood and the Cawthra Square - Jarvis Street - Gloucester Street block frontage, which is comprised of a collection of 19th century house form buildings that 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.

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

506, 510, and 512 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 506, 510, and 512 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

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

1. City Council state its intention to designate the property at 506 Jarvis Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 506 Jarvis Street (Reasons for Designation) attached as Attachment 1 to the report, August 22, 2025, from the Chief Planner and Executive Director, City Planning.
2. City Council state its intention to designate the property at 510 Jarvis Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 510 Jarvis Street (Reasons for Designation) attached as Attachment 2 to the report, August 22, 2025, from the Chief Planner and Executive Director, City Planning.

3. City Council state its intention to designate the property at 512 Jarvis Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 512 Jarvis Street (Reasons for Designation) attached as Attachment 3 to the report, August 22, 2025, from the Chief Planner and Executive Director, 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

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

City Council included the subject properties at 506, 510, and 512 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 inside 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>

On July 18, 2025, the Toronto Preservation Board adopted item PB34.3 recommending City Council state its intention to designate the properties located at 506, 510, and 512 Jarvis Street with an amendment requesting that the Senior Manager, Heritage Planning, Urban Design, City Planning consider the inclusion of leaded and stained glass in the subject properties' list of heritage attributes.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PB34.3>

POLICY AND REGULATION CONSIDERATIONS

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/2024-08/mmah-provincial-planning-statement-en-2024-08-19.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

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 strategy for Listed Properties includes the procurement of consultants to write heritage evaluation reports 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.

Following the July 18, 2025 meeting of the Toronto Preservation Board and their request to the Senior Manager, Heritage Planning, Heritage Planning staff, with the Consultant, reviewed the subject properties for the presence of leaded and stained glass windows to determine if these original features merit identification as a heritage attribute for the subject properties (Attachments 1, 2, and 3). City staff and the Consultant have determined that the majority of the original stained glass that was once visible from the public realm has been replaced with contemporary non-decorative glazing. No further action is required at this time, however, if in the future and upon the request of the property owner, Heritage Planning staff will examine in the interior of the building for any original highly decorative stained glass for their potential to contribute to its cultural heritage value or interest of the property.

Evaluation Analysis

The following evaluation analysis is based on the research and evaluations conducted by the Consultant on each of the properties at 506, 510, and 512 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.

506 Jarvis Street

The property at 506 Jarvis Street is determined to meet the following 6 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 a person who is significant to a community.
- **Criterion 6:** the property has historical or associative value because it demonstrates the work or ideas of an architect 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 visually, functionally and historically linked to its surroundings.

510 Jarvis Street

The property at 510 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 2:** the property has design value because it displays a high degree of artistic merit.
- **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 visually, functionally, and historically linked to its surroundings.

512 Jarvis Street

The property at 512 Jarvis Street is determined to meet the following 4 out of 9 criteria:

- **Criterion 1:** the property has design value or 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 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 visually, functionally, and historically linked to its 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 506, 510, and 512 Jarvis Street. All of these documents are integral to the recommendations made in this staff report.

CONCLUSION

Staff have reviewed the research and heritage evaluations prepared by the Consultant and agree with the determination that each of the properties at 506, 510 and 512 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 506, 510, and 512 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.

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SIGNATURE

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City Planning

ATTACHMENTS

Attachment 1 – Statement of Significance (Reasons for Designation) 506 Jarvis Street
Attachment 2 – Statement of Significance (Reasons for Designation) 510 Jarvis Street
Attachment 3 – Statement of Significance (Reasons for Designation) 512 Jarvis Street
Attachment 4 – Location Maps and Current Photographs
Attachment 5 – Research, Evaluation & Visual Resources

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

The property at 506 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 subject property at 506 Jarvis Street is located on the west side of Jarvis Street, north of Cawthra Square, within the Upper Jarvis neighbourhood. Constructed circa 1889 and renovated with an addition in 1950, the property contains a detached two-and-a-half storey house form designed by the architects Langley & Burke, with alterations designed by the architect Frederick Etherington to convert the structure into a home for retired United Church missionaries. The subject property was a single-family residence until it was sold in 1944 to the United Church of Canada, after which it operated as a hostel for Japanese-Canadian men, a home for retired United Church missionaries, and subsequently a lodging house. It was briefly used by the National Ballet School as a student residence, before returning to function as an apartment house.

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

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

The property at 506 Jarvis Street has design and physical value as it displays a high degree of artistic merit and is a representative example of the Annex architectural style as applied to a detached house form structure. The Annex architectural style was popular in Toronto from the 1880s up to 1900. The origins of the architectural style are often attributed to the architect E. J. Lennox, however it was employed by numerous practitioners, and was primarily if not exclusively applied to residential house form structures. The Annex architectural style combined elements of the Romanesque and Queen Anne architectural styles. Architectural features representative of the Annex architectural style, and that display a high degree of artistic merit, include the use of brick, sandstone and terra cotta cladding; fine details depicting vegetal and organic motifs; and low and grouped round-arched window openings.

Historical and Associative Value

The property at 506 Jarvis Street has historical and associative value as it reflects the work of the architects Langley & Burke. Comprised of the architects Henry Langley and his nephew, Edmund Burke, the studio was one of Toronto's most prolific and sought-after architectural practices for designing ecclesiastical, government, and private residential projects between 1883 and 1892, when Burke left to assume the practice of William George Storm's. Their residential commissions can be found in neighbourhoods including South Rosedale, the Annex, and Jarvis Street, and exhibit a proficiency in the Queen Anne style alongside the incorporation of new building technologies. 506 Jarvis

Street exhibits hallmarks of Langley & Burke including the incorporation of Queen Anne details on a substantial structure for residential use.

The property at 506 Jarvis Street has historical and associative value due to its direct association with the United Church of Canada and its operation as a home for retired United Church missionaries. The subject property was purchased by the United Church in 1944 and was first used to house Japanese-Canadian men before an addition was constructed in 1950. The property was subsequently used as a retirement home for missionaries and was operated by the Woman's Missionary Society which provided domestic and overseas support relating to the church's activities comprising nursing, education, and housing. The subject property remained within the United Church's ownership until 1957 at which time it was sold and converted to a lodging house.

Contextual Value

Contextually, the property at 506 Jarvis Street is visually, functionally, and historically linked to the adjacent properties at 504, 510, 512 and 514 Jarvis Street, which together form a collection of 19th century housing occupying the full block frontage of Jarvis Street between Cawthra Square and Gloucester Street. Each property contains a detached house form structure designed in the Annex architectural style, with a generally consistent setback, scale, form and massing. Visually, the subject property is linked to these adjacent properties as well as nearby house form buildings representative of the historic residential context of Upper Jarvis from the late-19th century 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 506 Jarvis Street is important in maintaining and supporting the character of the Upper Jarvis neighbourhood and the Cawthra Square - Jarvis Street - Gloucester Street block frontage, comprised of a collection of 19th century house form buildings. Subsequent mid- to late- 20th century apartment buildings reflect the second wave of residential development that replaced many of the original house form buildings akin to the subject property. 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 property at 506 Jarvis Street as being a representative example of a detached house form designed in the Annex architectural style:

- The scale, form and massing of the subject property, containing a detached two-and-a-half storey house form building set-back from the sidewalk
- The red brick, sandstone and terra cotta cladding and ornamentation
- The segmental-arched, round-arched and flat-headed window openings with stone sills, brick lintels and drip moulds, and brick pilasters

- The terra cotta details including string courses of organic motifs and dentils, and stone string courses
- The prominent roof comprised of a cross-gable roof above deep eaves with exposed rafter details, wood half cove shingles, and punctuated by brick chimneys

Historical and Associative Value

The following heritage attributes contribute to the cultural heritage value of the property at 506 Jarvis Street as being demonstrative of the work of the architectural practice of Langley & Burke:

- The scale, form and massing of the subject property, containing a detached two-and-a-half storey house form building set-back from the sidewalk
- The red brick, sandstone and terra cotta cladding and ornamentation
- The segmental-arched, round-arched, and flat-headed window openings with stone sills, brick lintels and drip moulds, and brick pilasters
- The terra cotta details including string courses of organic motifs and dentils, and stone string courses
- The prominent roof comprised of a cross-gable roof above deep eaves with exposed rafter details, wood half cove shingles, and punctuated by brick chimneys

Attributes that contribute to 506 Jarvis Street being associated with the United Church of Canada:

- The side hall entrance porch, with brick piers supporting wooden doric columns, arched wooden spandrels and hipped porch roof added to accommodate the United Church's use of the property.

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 506 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 structure on the west side of Jarvis Street between Cawthra Square and Gloucester Street
- The two-and-a-half storey scale of the primary (east) facades and the visible portions of the secondary (south) facade
- The wrought iron fence dividing the front yard from the sidewalk

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

The property at 510 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 subject property at 510 Jarvis Street is located on the west side of Jarvis Street, north of Cawthra Square, within the Upper Jarvis neighbourhood. Constructed circa 1888 and renovated with an addition in 1919 by the architect W. G. Hunt, the property contains a detached two-and-a-half storey house form structure, with a rear three-storey addition. The subject property was a single-family residence until 1919, when it was converted into an apartment house containing ten separate apartments, with a later five apartments added through interior renovations prior to 1981.

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

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

The property at 510 Jarvis Street has design and physical value as it displays a high degree of artistic merit and is a representative example of the Annex architectural style as applied to a detached house form structure. The Annex architectural style was popular in Toronto from the 1880s up to 1900. The origins of the architectural style are often attributed to the architect E. J. Lennox, however it was employed by numerous practitioners, and was primarily if not exclusively applied to residential house form structures. The Annex architectural style combined elements of the Romanesque and Queen Anne architectural styles. Architectural features representative of the Annex architectural style, and displaying a high degree of artistic merit, include the brick, sandstone and terra cotta cladding and details; vegetal and organic motifs; and low and grouped round-arched window openings.

Contextual Value

Contextually, the property at 510 Jarvis Street is visually, functionally, and historically linked to the adjacent properties at 504, 506, 512 and 514 Jarvis Street, which collectively form a collection of 19th century housing occupying the full block frontage of Jarvis Street between Cawthra Square and Gloucester Street. Each property contains a detached house form structure designed in the Annex architectural style, with a generally consistent setback, scale, form and massing, although 512 and 514 Jarvis Street are slightly smaller than the southern houses. Visually, the subject property is linked to these adjacent properties as well as nearby house form buildings representative of the historic residential context of Upper Jarvis from the late -19th century 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 510 Jarvis Street is important in maintaining and supporting the character of the Upper Jarvis neighbourhood and the Cawthra Square - Jarvis Street - Gloucester Street block frontage, comprised of a collection of 19th century house form buildings. Subsequent mid- to late- 20th century apartment buildings reflect the second wave of residential development that replaced many of the original house form buildings akin to the subject property. 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 property at 510 Jarvis Street being a representative example of a detached house designed in the Annex architectural style:

- The scale, form and massing of the subject property, containing a detached two-and-a-half storey house form building set-back from the sidewalk
- The red brick, sandstone and terra cotta cladding and ornamentation
- The round-arched and flat-headed window openings with stone sills, brick lintels and drip moulds, and brick pilasters
- The stone, wood and terra cotta details including spandrel panels, window lintels and sills
- The prominent roof comprised of a cross-gable roof, bargeboard, and exposed eaves, and punctuated by gabled dormer windows and brick chimneys with ornamental brick detailing
- The front porch on the primary (east) facade, with wooden columns atop brick piers and a second storey balcony
- The side porch on the secondary (south) facade, with wooden columns atop brick piers, wooden railings with spindles, and a second storey balcony

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 510 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 structure on the west side of Jarvis Street between Cawthra Square and Gloucester Street
- The two-and-a-half storey scale of the primary (east) facades and the visible portions of the secondary (south) facade, and the rear three-storey addition
- The wrought iron fence dividing the front yard from the sidewalk
- The landscaped front yard

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

The property at 512 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 subject property at 512 Jarvis Street is located on the west side of Jarvis Street, north of Cawthra Square, within the Upper Jarvis neighbourhood and in the east side of downtown Toronto. Constructed circa 1890, the property contains a detached two-and-a-half storey house form building designed in the Annex architectural style.

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

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

The property at 512 Jarvis Street has design and physical value as it displays a high degree of artistic merit and is a representative example of the Annex architectural style as applied to a detached house form structure. The Annex architectural style was popular in Toronto from the 1880s up to 1900. The origins of the architectural style are often attributed to the architect E. J. Lennox, however it was employed by numerous practitioners, and was primarily if not exclusively applied to residential house form structures. The Annex architectural style combined elements of the Romanesque and Queen Anne architectural styles. Architectural features representative of the Annex architectural style, and that display a high degree of artistic merit, include the brick cladding with brick and sandstone detailing; the deep eaves with exposed beams; the central front gable dormer with four smaller inset windows; and the window openings of varying sizes and scales.

Contextual Value

Contextually, the property at 512 Jarvis Street is visually, functionally, and historically linked to the adjacent properties at 504, 506, 510 and 514 Jarvis Street, which collectively form a collection of 19th century housing occupying the full block frontage of Jarvis Street between Cawthra Square and Gloucester Street. Each property contains a detached house form structure designed in the Annex architectural style, with a generally consistent setback, scale, form and massing, although 512 and 514 Jarvis Street are slightly smaller than the southern houses. Visually, the subject property is linked to these adjacent properties as well as nearby house form buildings representative of the historic residential context of Upper Jarvis from the late 19th century 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 512 Jarvis Street is important in maintaining and supporting the character of the Upper Jarvis neighbourhood and the Cawthra Square - Jarvis Street - Gloucester Street block frontage, comprised of a collection of 19th century house form buildings. Subsequent mid- to late- 20th century apartment buildings reflect the second wave of residential development that replaced many of the original house form buildings akin to the subject property. 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 512 Jarvis Street being a representative example of a detached house form designed in the Annex architectural style:

- The scale, form and massing of the subject property, containing a detached two-and-a-half storey house form building set-back from the sidewalk
- The red brick and sandstone cladding and ornamentation
- The round-arched and flat-headed window openings with stone sills, brick lintels and drip moulds
- The prominent gabled dormer window containing four windows set beneath a large pedimented gable and with dentil detailing
- The prominent roof comprised of a high-pitched hipped roof with cross-gable and shed dormer windows deep eaves with exposed rafter beams and punctuated by brick chimneys
- The flat-headed and round-arched window openings
- The front porch on the primary (east) facade, with wooden columns atop brick piers
- The primary (east) entrance set within a round-arched opening and with a fanlight transom window

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 512 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 structure on the west side of Jarvis Street between Cawthra Square and Gloucester Street
- The two-and-a-half storey scale of the primary (east) façade
- The wrought iron fence dividing the front yard from the sidewalk

LOCATION MAPS AND CURRENT PHOTOGRAPHS

506, 510, and 512 JARVIS STREET

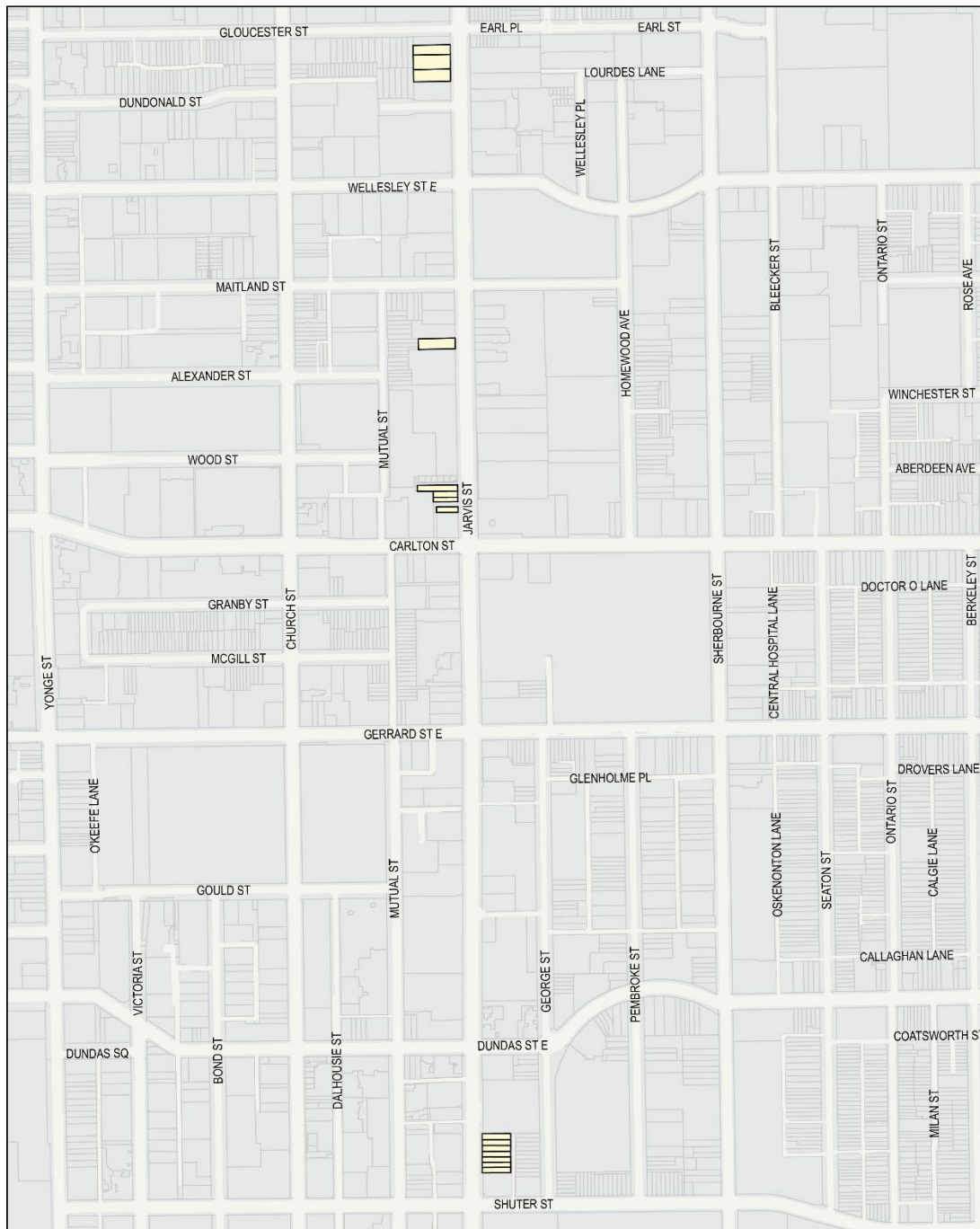
ATTACHMENT 4



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: 506, 510, and 512 Jarvis Street (Heritage Planning, 2025).



Jarvis Street Heritage Evaluations

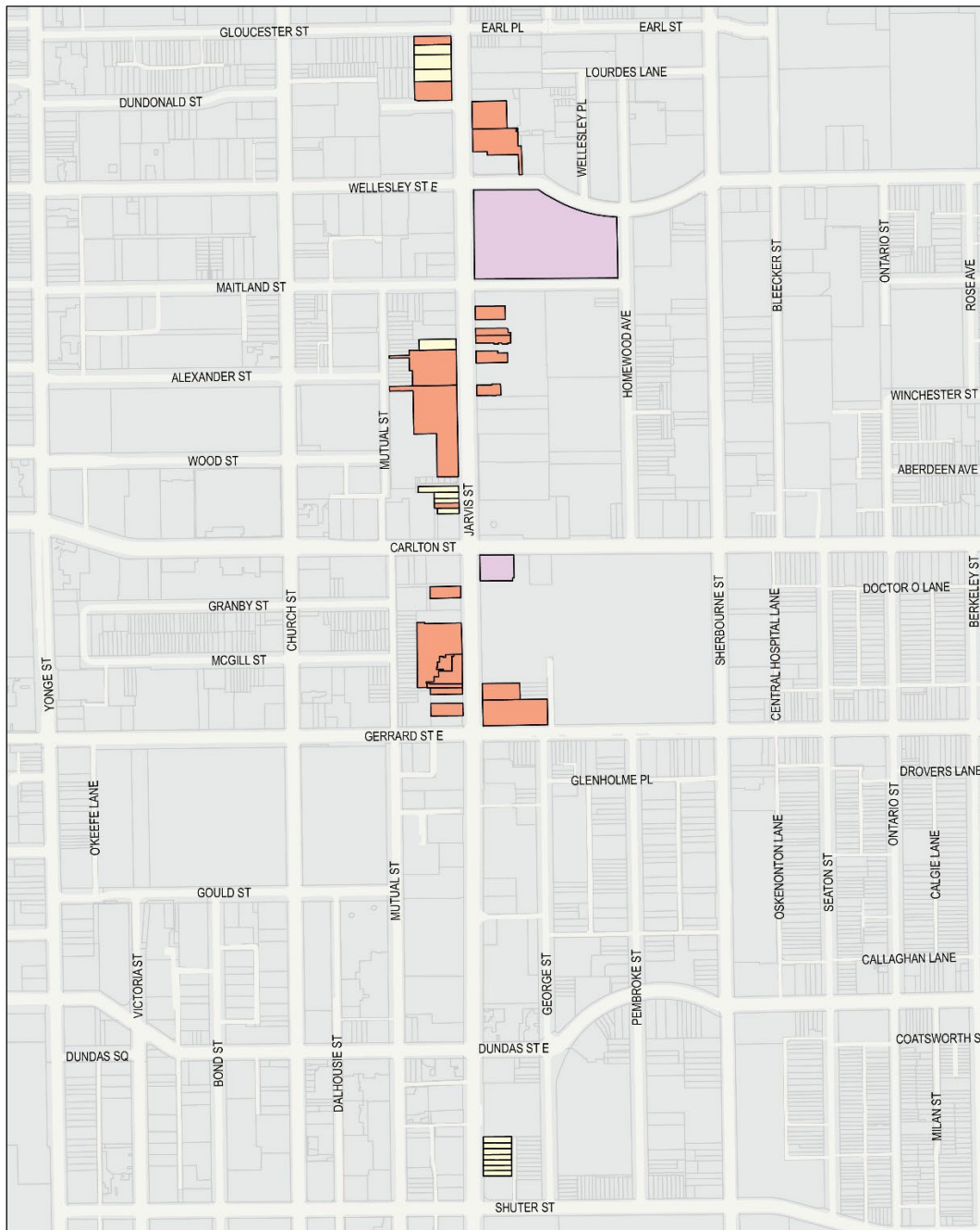
Subject Properties

■ 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 building 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).

RESEARCH, EVALUATION & VISUAL RESOURCES

ATTACHMENT 5

506, 510 AND 512 JARVIS STREET

In undertaking this research and evaluation,¹ 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. At left: 506 Jarvis Street. At centre: 510 Jarvis Street (partially obscured by tree foliage). At right: 512 Jarvis Street (Heritage Planning, 2025. See section 4 for additional photos).

1. DESCRIPTIONS

506 Jarvis Street	
ADDRESS	506 Jarvis Street
WARD	Ward 13 - Toronto Centre
NEIGHBOURHOOD/COMMUNITY	Church-Wellesley
CONSTRUCTION DATE	c.1889 (1950 addition)
ORIGINAL USE	Residential
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Residential

¹ 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.

ARCHITECT/BUILDER/DESIGNER	Langley & Burke (architect, 1888), Frederick Etherington (architect, 1950)
ADDITIONS/ALTERATIONS	See Section 3
LISTING DATE	June 20, 1973

510 Jarvis Street	
ADDRESS	510 Jarvis Street
WARD	Ward 13 - Toronto Centre
NEIGHBOURHOOD/COMMUNITY	Church-Wellesley
CONSTRUCTION DATE	c.1888 (1919 addition)
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

512 Jarvis Street	
ADDRESS	512 Jarvis Street
WARD	Ward 13 - Toronto Centre
NEIGHBOURHOOD/COMMUNITY	Church-Wellesley
CONSTRUCTION DATE	c.1890
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 506, 510, and 512 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.

506 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.	✓
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

510 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.	✓
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

512 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.	✓
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 Street²

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.³ The allocation of park lots as land grants was used by Simcoe and the colonial authorities to

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, research, and analysis 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).

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).⁴ 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.⁵ 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.⁶ 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.⁷

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

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.⁸ 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 6.⁹

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.¹⁰ 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.¹¹

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)."¹² 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.

¹² *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,¹³ 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.

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

506 Jarvis Street (c.1889)

The subject property at 506 Jarvis Street was constructed circa 1889 and designed by the architects Langley & Burke. The building permit lists the owner of the property at the time as J. H. McKinnon, and the proposed structure as being a two storey all-brick dwelling erected at a cost of \$6,000. Assessment records from 1889 list the owner as John Lake, and the property occupied by an unfinished house, however the building permit lists the owner of the property as J. H. McKinnon, and the proposed structure as being a two storey all-brick dwelling erected at a cost of \$6,000, suggesting Lake sold the unfinished house to MacKinnon, or an error in entry in the assessment records. The 1890 city directory lists John McKinnon as residing at 506 Jarvis Street and employed as a secretary at Northrup & Lyman Company, a wholesale manufacturer and dealer of patent medicines. The 1891 census lists John McKinnon as a wholesale druggist, residing at 506 Jarvis Street with his wife, Elizabeth, their two daughters Lillian and Laura, and Bessie Blair, employed as a “general servant”.

John McKinnon is again listed as residing at 506 Jarvis Street in the 1911 census, along with his second wife, Vada, daughter Laura and Kitty Sullivan, a live-in servant. John McKinnon resided at 506 Jarvis Street until his death on April 28, 1915; the property remained in the family's ownership, and in the 1917 city directories was listed as being occupied by Ella Beatty and Vada McKinnon. The land registry office shows the property as transferring to Vada Irene McKinnon after John's death, who subsequently sold 506 Jarvis Street to Ida S. Brooke and George H. G. Brooke for \$15,000 in 1917.

The Brooke family owned and resided in the property through the 1920s and 30s before selling it in 1944 to the United Church of Canada. A newspaper article from 1944 recounts a complaint filed by William Dennison, Member of Provincial Parliament for St. David and a resident of Jarvis Street, regarding the use of 506 Jarvis Street as a hostel for Canadian-Japanese men, and the “undesirable women” it attracted, a reference to women employed in sex work,¹⁴ a claim that was contradicted by a member of the committee overseeing operations of the hostel.

In July 1950 an application was submitted to the City of Toronto to permit alterations to the structure for a rest home, and to construct an exterior fire escape. The application was submitted by the architect Frederick E. Etherington, on behalf of the Woman's Missionary Society of the United Church of Canada, for the purposes of housing retired ministers with the United Church. The Woman's Missionary Society was established in 1925 to provide both domestic and overseas support, particularly relating to nursing, education, and housing. This included, as was the case at 506 Jarvis Street, the provision of housing for retired and senior United Church ministers. Through the 1950s the property is listed as being occupied by the Missionaries Residence; the exact number of residents is undisclosed.

In 1957 the United Church of Canada sold the property for \$45,000, and in October 1960 an application was received by the City by Eddie Louie on behalf of Mr. Mo Louie and Mrs. Mee Lai Louie to make alterations for the purposes of a lodging house. The Louies sold the house in 1964 to the National Ballet School, and shortly after an application was submitted by Armstrong and Molesworth Architects on behalf of the

¹⁴ At City Hall. The Globe and Mail, October 14, 1944. 3.

NBS to make alterations to a lodging house for school purposes, with the property being used as a residence for enrolled students. The school sold the property in 1980 to Whittington Properties and has since then been used as an apartment house under various owners.

510 Jarvis Street (c.1888)

The subject property at 510 Jarvis Street was constructed circa 1888 for Thomas B. Taylor, a member of the prominent Toronto Taylor family associated with pulp and paper milling in the Don Valley. Thomas Taylor was employed as the secretary-treasurer of the Ontario Brewing & Malting Company. The Ontario Brewing Company & Malting Company plant was located on King Street East, near the Don River; it was established in 1882 as the Queen City Malting Company before changing its name in 1889. The 1891 census shows Thomas Taylor residing at the subject property, along with his three sisters - Ellen, Florence, and Agnes - and his two nephews, both sons of Ellen. While listed as still residing at the property in the 1902 city directories, assessment records list the sale of 510 Jarvis Street by Taylor to Alexander Sangster and his wife, Isabella, in November of that year. The Sangsters resided at 510 Jarvis before leasing the property to Robert S. Chilton Jr. by 1909.

By 1911 the property had been converted to a boarding house as advertised in the *Globe and Mail* and listed as “The Inglewood,” offering “beautiful rooms in Exclusive Pension, excellent table”.¹⁵ The city directories do not identify the property under this name or as a multi-unit boarding house; however, directories from 1911 list a sole resident - Justus A. Laurie - as residing at the premises.

An application was received by the City of Toronto in 1919 seeking permission to convert 510 Jarvis Street from a single-family residence to an apartment house, owned by N. Gorman, Esquire and submitted by the architect W. G. Hunt. The 1920 city directories are the first to indicate the property was being used as a multi-unit apartment, containing ten apartments (two of which were double occupied). The rear addition, front porch and side porch were all added as part of this renovation. 510 Jarvis Street remained a multi-unit apartment house through the 20th century; the interior arrangement was at an unknown time modified to accommodate an additional five units, as a building permit to repair fire damage from 1981 identifies the property as containing 16 apartments.

512 Jarvis Street (c.1890)

The subject property at 512 Jarvis Street was constructed circa 1890 by the contractor and builder, Charles Rundle, for his own personal use. It was constructed concurrent with the adjacent property at 514 Jarvis Street, which is designated under Part IV of the Ontario Heritage Act in 1975 and was designed by the architect E. J. Lennox. A building permit filed in March 1889 for the erection of a two-storey plus attic brick dwelling on Jarvis Street south of Gloucester at a cost of \$8,000 preceded one filed two months earlier and attributed to E. J. Lennox at the adjacent property, both attributed to the builder Charles Rundle.

¹⁵ “Advertisement,” *Globe*, 27 May 1911.

The Rundle family resided at 514 Jarvis Street through the first decade of the 20th century, and either sold or leased out the subject property at 512 Jarvis Street first to Edward Gallows, a broker, and then to Charles Band, a prominent grain merchant and whose son was a significant and early collector of the works of the Group of Seven. Charles W. Band moved into 512 Jarvis Street in 1901, joined by his family including his son, Charles Shaw Band. Charles S. Band married Helen Huntington Warren in 1914, the daughter of the wealthy philanthropist Sarah Trumbull Van Lennep Warren. Sarah Warren was a founder of the Art Gallery of Toronto (later, the Art Gallery of Ontario), and Charles was likely connected to her and the Warren family through his friendships with members of the Group of Seven. Together, Charles and Helen would amass a significant collection of works by the Group of Seven and other 20th century Canadian painters; Charles would serve as the president of the Art Gallery of Ontario from 1945 to 1948, and from 1964 to 1965.

The Band family's tenure at 512 Jarvis Street ended by the onset of World War I, and in 1914 Charles W. Band sold the property for \$15,000 to William Forster, his wife Elizabeth, and two sons, Arthur and Gilbert. By the 1920s most of the larger homes in the Upper Jarvis neighbourhood had been purchased by institutions or converted to boarding or apartment houses. An application was filed with the City of Toronto in 1925 to permit the erection of three garages at the rear of 512 Jarvis Street and to convert the existing single-family dwelling into three apartments for Mrs. E. E. Forster by the architects J. Stanford & Sons; completed through 1926, by 1927 the property was home to Emily Forster and two tenants - Frederick Grasley and Henry Templett. Building permit records indicate that the front porch and second floor balcony were added at this time, and the pitch of the roof was altered to accommodate additional living space on the third floor.

Emily Forster continued to own and reside at 512 Jarvis Street through the first half of the 20th century; in 1953 the Forster estate sold the house for \$26,000 to Andrew Zajac. Building Records show a series of minor alterations during Zajac's ownership maintaining the property as a multi-unit dwelling, including the addition of one parking space and interior alterations permitting additional living spaces.

In December 1979 Andrew Zajac sold the property to Joseph Horrigan; an application from January of 1980 filed by P. Paglialunga & Associates on behalf of the Jesuit Fathers of Upper Canada sought approval to construct a basement walkout. The property was used as a home for Jesuit monks, with minor interior alterations undertaken. In 1997 the property was transferred from Joseph Horrigan to Richard "Ric" Tremaine who also purchased the adjacent 514 Jarvis Street, and in 1998 the subject property was operating as a bed & breakfast, one of a handful of B&Bs operating within the downtown east and upper Jarvis neighbourhoods.

In 2010 the subject property and adjacent 514 Jarvis Street were sold to Maya Records; an article from the time of listing quotes the seller, Ric Tremaine, as intent on having the two properties sold together in order to seek their continued conservation.¹⁶ Together, the two properties were operated as the "Music Mansion, providing accommodation,

¹⁶ "NEIGHBOURHOODS: Two mansions mark the tipping point of Jarvis", Nicki Thomas, Toronto Star, 2 May 2009.

studio recording space, and a restaurant meant to “cater to young musicians.”¹⁷ In 2015 the subject property was sold and converted to use as the Mary Sheffield House by the owners alongside Fred Victor, a long-standing Jarvis Street institution providing support for those experiencing or transitioning out of homelessness and into the shelter system. The property continues to operate as the Mary Sheffield House today, providing 25 housing units specifically for women 55 years of age and older leaving the shelter system.

The subject properties at 506, 510, and 512 Jarvis Street were all included in the City of Toronto’s inaugural listing of the Inventory of Heritage Properties in 1973.

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.

506, 510, and 512 Jarvis Street are all representative examples of the Annex architectural style as applied to detached house form buildings. The Annex architectural style is a style popularized in Toronto through the 1880s and 1890s and was employed for middle- and upper-middle class residences within the Annex, Parkdale, Upper Jarvis, Rathnelly, South Rosedale and Riverdale neighbourhoods. The style often incorporates materials associated with the Richardsonian Romanesque style - red brick and terra cotta, sandstone and rusticated stone - on the lower storeys, with low pitched or grouped arches and heavy stone lintels, with more whimsical features associated with the Queen Anne style, such as half cove shingles, cross gable roofs, and decorative flourishes, on the upper storeys.

506 Jarvis Street (c.1889)

The property at 506 Jarvis Street contains a detached two and a half storey house form building designed in the Annex Style, an architectural style that combines elements of the Richardsonian Romanesque and Queen Anne styles (Figure 11). The structure is primarily clad in brick with terra cotta features atop a stone foundation with a side entrance accessed by a covered porch (Figure 10). The building is setback from the sidewalk with a front yard, currently landscape with planter beds, lawn and a parking pad. A wrought iron fence encloses the property.

The side hall orientation of the structure relegates the primary entrance to the south facade, set within a covered porch which extends the south facade and that is accessed by a pathway from the sidewalk (Figure 13). The primary (east) facade is asymmetrical in design, featuring two bays - one occupied by a two-storey bay window set within the northern bay - both surmounted by a shingled gable end. Tinted terra cotta alongside the red brick and red shingles contribute to an overall monotone colour palette, accentuated by off-white wood elements and light grey stone detailing.

¹⁷ Ontario Municipal Board order, case no, PL 110387 issue date October 28, 2011.

The window openings within the two-storey bay window are segmental-arched in shape, with brick lintels and stone sills arranged as a string course running the length of the primary façade (Figure 12). The first storey window opening within the southern bay is arched, with a rectangular window set beneath an arched transom window, brick lintel with brick drip moulding, with brick pilasters on either side below Romanesque capitals (Figure 14). A smaller arched window is located directly above on the second storey. Wide terra cotta string course containing vegetal motifs with dentils runs the length of the facade, below the stone sill string course between the first and second storeys. The prominent cross gable end rests atop deep eaves with exposed rafter details and dentils and is clad in wood half cove shingles. The sloped roofline extends beyond the primary wall with exposed rafters. A central inset bay window with four flat-headed window openings protrudes from the gable end, with wooden pilasters and a simple denticulated pediment.

The porch extends from the side hall entrance up to and past the front facade. Brick piers support wooden doric columns that have been painted a clay-tint on the east facade, and smaller spindle-like columns on the south. Arched spandrels between the columns are detailed with slender spindles, a design motif that carries to the slender porch railings and spindles. The hipped porch roof is clad in asphalt shingles.

506 Jarvis Street is emblematic of the Annex style in its arrangement and ornamentation, on a large scale, spanning from the rusticated stone foundation to the denticulated wood window casings on the third storey, and has been minimally altered since its period of construction.

510 Jarvis Street (c.1888)

The subject property at 510 Jarvis Street contains a detached two and a half storey house form building designed in the Annex Style, an architectural style that combines elements of the Richardsonian Romanesque and Queen Anne styles (Figure 17). The structure is primarily clad in brick with stone and terra cotta details and is located on the west side of Jarvis Street, south of Gloucester Street (Figure 18). The structure is setback from the sidewalk with a front yard, currently landscape and enclosed with a wrought iron fence.

The front facade features an asymmetrical design, comprised of a prominent window bay set beneath a gabled roof, with the primary entrance to the side and set within a wood portico that serves as a second storey balcony. A two-storey porch on the south elevation provides access to a secondary entrance. Tinted terra cotta spandrel panels adorn the front facade, alongside carved brick and decorative lintels.

The primary (east) facade's two-storey bay window contains flat-headed window openings with plate glass transom panels in the windows on the second storey. The first storey windows were formerly adorned with stained glass transom panels, but these were replaced circa 2019 (stained glass panels of a similar style remain intact in the first storey windows of the protruding gable bay on the south façade of the building). Stone sills and lintels frame each window bay, while ornamental brick and terra cotta panels adorn the spandrels. The crowning third storey gable is highly ornamental, containing a central round arched window opening and delicate wood brackets supporting gable trim

and bargeboard (Figure 19). The hipped roof behind features at its peak a jerkin head dormer window with sunburst bargeboard and wood brackets.

The secondary bay on the primary (east) facade containing the primary entrance is defined by a sturdy wood porch, supported by brick piers with wood fluted doric columns, a heavy lintel and wooden porch railings on the second storey. The single front door is set within a rectangular opening bound by narrow sidelights.

The secondary (south) facade extends the length of the original structure and the 1919 addition, which is set behind a protruding gabled bay that marks the end of the original house form building. A covered porch extends from just behind the primary facade to the gabled bay, with fluted wooden columns atop brick piers akin to the front porch (Figure 20). Gabled dormer windows protrude from the roof, as does a decorative dormer near the front that is pierced by a brick chimney with inlaid terra cotta details. The 1919 addition at rear is rectangular in massing, clad in brick with stone sills and lintels and rectangular window openings. A driveway at the south elevation provides access to parking at the rear.

510 Jarvis Street is emblematic of the Annex Style, featuring rectangular window openings on the lower storeys with stone sills and lintels transitioning to more delicate architectural elements on the upper floors and a highly articulated roof line.

512 Jarvis Street (1890)

The subject at 512 Jarvis Street contains a detached two and a half storey house form building designed in the Annex Style, an architectural style that combines elements of the Richardsonian Romanesque and Queen Anne styles. The structure is primarily clad in brick with stone and terra cotta details and is located on the west side of Jarvis Street, south of Gloucester Street (Figure 22). The structure is setback from the sidewalk with a front yard that is extensively paved and dedicated to a wheelchair ramp providing access to the front door. A wrought iron fence encloses the front yard.

The front facade features an asymmetrical design, comprised on one side by a two-storey bay window and on the other with the primary entrance (Figure 23). A gabled dormer window protrudes at centre from the hipped roof, clad in slate shingles, and brick chimneys extend from the roofline on the north elevation of the structure.

The two-storey bay window contains flat-headed window openings on the first storey, with replacement multi-pane windows set within, and stone lintels and sills. The second storey windows have round arched openings, brick lintels with brick drip moulds and stone sills. What appears to have historically been terra cotta spandrel panels have at an unknown time been over-clad with a terra-cotta like material.

The primary entrance is set within a front porch supported by two wooden doric columns atop brick piers. The entrance opening features a single wooden door beneath a rectangular transom window. The second storey window above is a round arched opening with double-hung window and with a brick lintel with brick drip moulds. The hipped roof extends above deep eaves with wooden rafters. The prominent central

gabled dormer encloses four rectangular windows and has delicate denticulated detailing.

512 Jarvis Street is an example of the Annex Style, albeit with a more restrained application than the neighbouring house form buildings at 510 and 514 Jarvis Street. Features indicative of the style at 512 Jarvis Street include the flat-headed window openings on the lower storeys with stone sills and lintels transitioning to more delicate architectural elements on the upper floors including the round arched window openings, eaves with exposed brackets, and the gabled dormer protruding from the hipped roof with dentils.

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 506, 510, and 512 Jarvis Street.

The subject properties at 506, 510, and 512 Jarvis Street are located within the Upper Jarvis neighbourhood, on the west side of Jarvis Street between Cawthra Square and Gloucester Street. This block is notable for retaining the original late 19th century house form buildings that would have at one time defined the character and context of Jarvis Street, when it was a residential district. Adjacent properties include 504 Jarvis Street (designated, by-law 228-76) and 514 Jarvis Street (designated, by-law 476-75). On the east side of Jarvis Street, two of the larger mansions that have been preserved remain, notably 515 Jarvis Street (designated, by-laws 464-75 and 932-2002); and 519 Jarvis Street (designated, by-laws 412-00 and 908-2002).

The surrounding context of 506, 510, and 512 Jarvis Street reflects the area's initial development as an upscale residential district of single-family detached homes through the late 19th and into the early 20th century. The block frontage between Cawthra Square and Gloucester Street is a rare example of a preserved late-19th century streetscape on Jarvis Street, reflecting both the adaptability of these structures for accommodating new uses, as well as the efforts of property owners to retain and conserve these historic buildings. Adjacent multi-family apartment buildings constructed in the mid-20th century reflect the increased development that occurred following the construction of the Huntley Street Extension, however, do not detract from the immediate context of the subject property and those on the immediate block frontage.

4. VISUAL RESOURCES

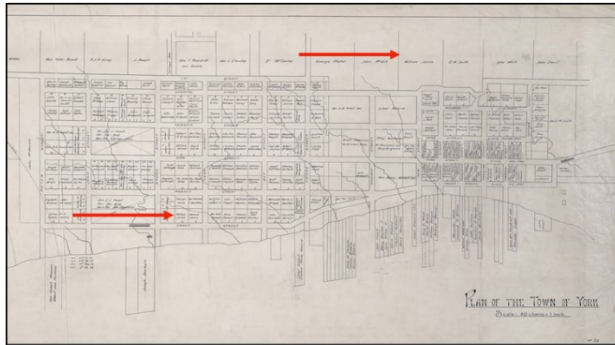


Figure 6. Plan of the Town of York W.C., June 1818 (Toronto Public Library). Properties belonging to William Jarvis shown with Park Lot 6 at the top and town lots below.



Figure 7. 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).

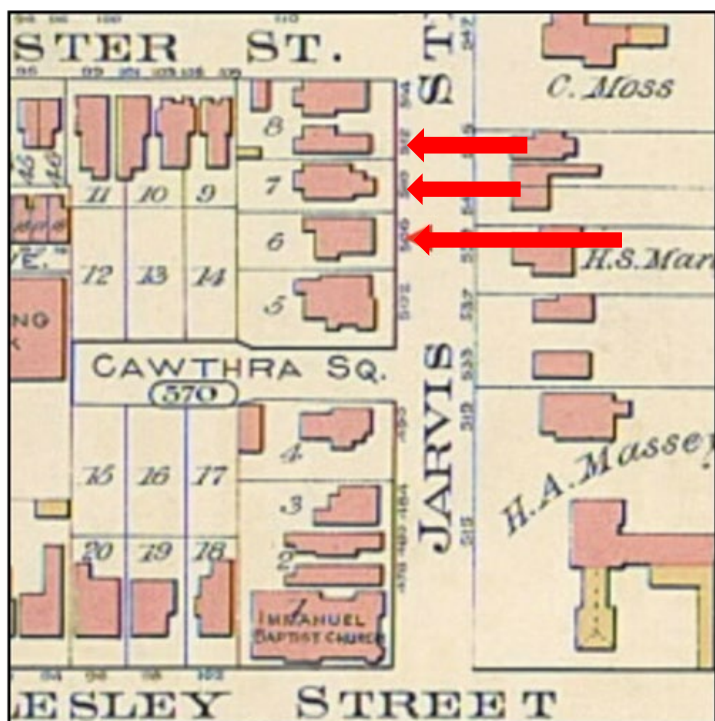


Figure 9. Goads Fire Insurance Atlas, 1890 (annotated with red arrows to indicate approximate location of subject properties).



Figure 10. 506 Jarvis Street, 1976 (Toronto Historical Board).



Figure 11. 506 Jarvis Street (Alex Corey Heritage Consulting, 2025).



Figure 12. Bay window detail at 506 Jarvis Street showing sandstone foundation sill coursing, and terracotta ornamentation (Alex Corey Heritage Consulting, 2025).



Figure 13. Side porch detail at 506 Jarvis Street showing hipped roof, wood spindles and brick and wood piers and columns (Alex Corey Heritage Consulting, 2025).



Figure 14. First storey window detail at 506 Jarvis Street showing brick pilasters with terra cotta capitals and beneath a terracotta string course (Alex Corey Heritage Consulting, 2025).

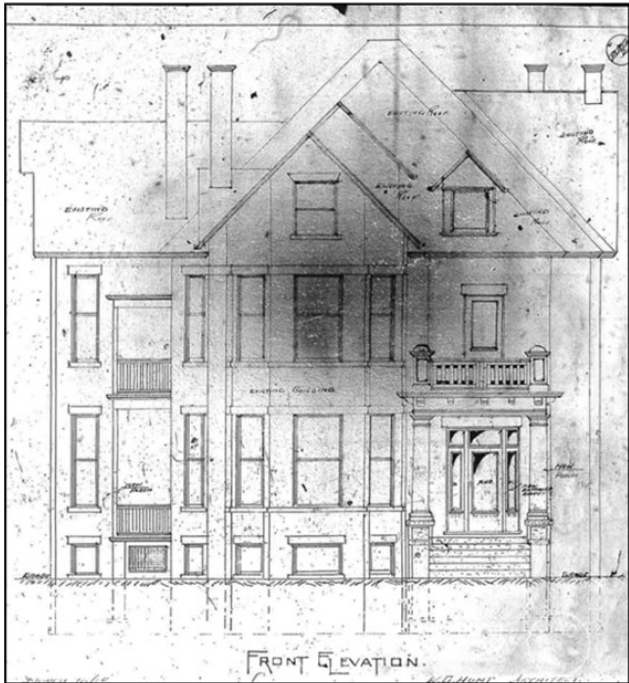


Figure 15. 510 Jarvis Street, front elevation, 1919 (Building Records).

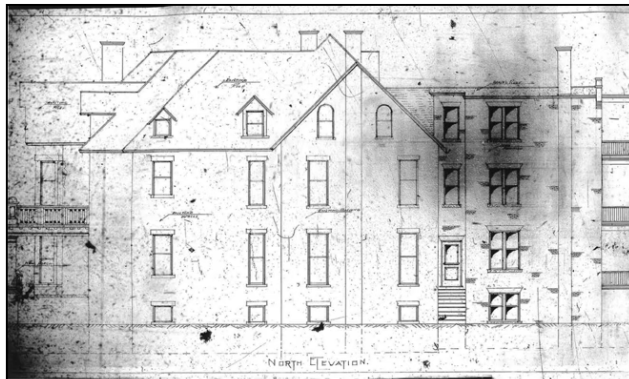


Figure 16. 510 Jarvis Street, north elevation, 1919 (Building Records).



Figure 17. 510 Jarvis Street, 1980 (Toronto Historical Board).



Figure 18. 510 Jarvis Street (Alex Corey Heritage Consulting, 2025).



Figure 19. Two-storey bay and gable detail at 510 Jarvis Street showing terracotta panels, sandstone lintels, and wood brackets and bargeboard (Alex Corey Heritage Consulting, 2025).



Figure 20. Secondary (south) facade of 510 Jarvis Street with apartment addition at rear (Alex Corey Heritage Consulting, 2025).

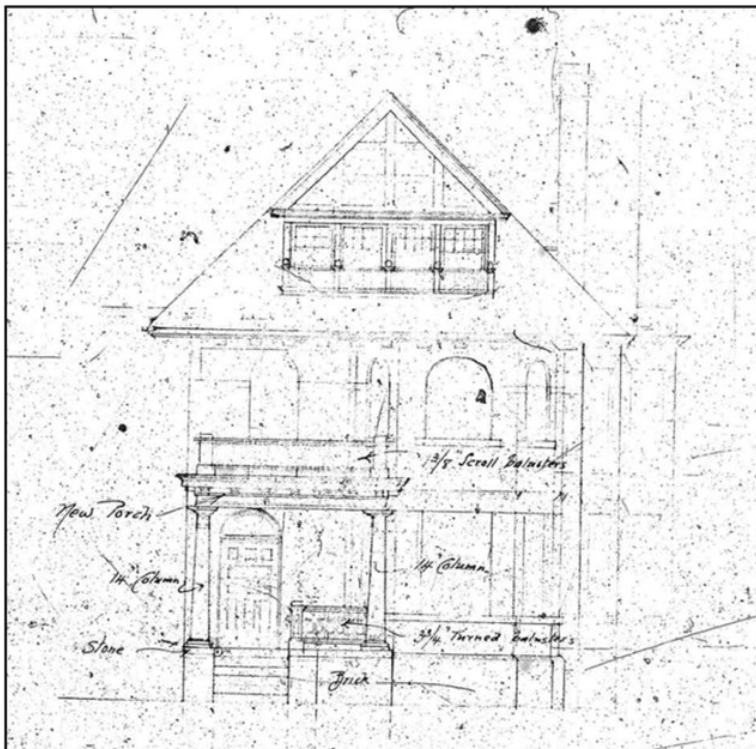


Figure 21. 512 Jarvis Street, east elevation, 1925 (Building Records).



Figure 22. Corner of Jarvis Street and Gloucester Street, looking southwest, 1972 (CTA; annotated by Alex Corey Heritage Consulting to highlight 512 Jarvis Street).



Figure 23. 512 Jarvis Street, primary (east) facade (Alex Corey Heritage Consulting, 2025).

5. LIST OF SOURCES

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