

134 Carlton Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: August 25, 2025

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: Ward 13 - Toronto Centre

SUMMARY

This report recommends that City Council state its intention to designate the property at 134 Carlton Street under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance and description of heritage attributes found in Attachment 1.

The subject property at 134 Carlton Street is located between Homewood Avenue and Jarvis Street in the Cabbagetown-South St. James Town neighbourhood. A location map and current photograph of the heritage property is found in Attachment 2.

The "LaVerne Apartments" is a three-storey, flat-roof building that was commissioned in 1926 for Dr. Oscar A. McNichol and designed by the architectural firm of Baldwin and Green in the Neoclassical style. The property continues to serve as apartments.

Staff have determined that the property at 134 Carlton Street has cultural heritage value and meets three 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.

The property was listed on the City's Heritage Register on April 17, 2024.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 134 Carlton Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 134 Carlton Street (Reasons for Designation) attached as Attachment 1, to the report, August 25, 2025, from the Chief Planner and Executive Director, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property 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 listed the property at 134 Carlton Street on the City of Toronto's Heritage Register on April 17, 2024.

<https://secure.toronto.ca/council/agenda-item.do?item=2024.TE12.17>

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/>

COMMENTS

On January 1, 2023, amendments to the Ontario Heritage Act (the Act) through the More Homes Built Faster Act, 2022 (Bill 23) came into effect. The Act limits listing of a property to a period of two years. The listing of the subject property will expire on April 17, 2026.

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted on the property at 134 Carlton Street (see Attachment 3) and provides the rationale for the recommendation(s) found in this report.

The property at 134 Carlton Street meets the following three out of nine criteria:

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

The property has design and physical value for being a representative example of an early-20th century apartment building constructed in the Neoclassical style. Characteristic of the elegant and understated style, the building's main façade has a formal appearance being symmetrically arranged and detailed with a classical columned portico marking the main entrance. High-quality brick and cast stone materials distinguish the front of the building with ashlar masonry comprising quoins and the foundation. Bush hammered tooling of the cast stone evidences the care to detail in the finishes. Other classical flourishes such as the cartouche with building date, central

window casing, and classical roofline cornice and parapet add to the composition. Classical-style balusters within the parapet, and multi-pane windows originally contributed to the building's Neoclassical style design but have subsequently been lost.

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

Built for Dr. Oscar A. McNichol (1875-1955), the subject property yields information that contributes to an understanding of the Church - Wellesley Village. The property reflects the historic transition of the Church - Wellesley Village neighbourhood in the first few decades of the 20th century from an area of single-family residences - including some of the city's most substantial - to a zone containing a concentration of nearly 40 extant apartment houses between Bay, Bloor, Carlton and Sherbourne Streets. Due to the area's close proximity to downtown, it was one of the first areas of the city to be redeveloped into an area dominated by apartment buildings. This redevelopment also led to a transformation of the social demographics of the neighbourhood including the addition to the area of a large number of single, working-class residents - notably single, working women. When first occupied, the LeVerne Apartments was more than half occupied by single women reflecting this demographic shift.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area

The property is a surviving example of the early-20th-century apartment houses that maintain the character of Church-Wellesley Village neighbourhood. The area contains a concentration of early-20th-century apartment houses that include walk-up apartments leading to a distinct and notable grouping of nearly 40 such buildings between Bay, Bloor, Carlton and Sherbourne Streets. The buildings are six-storeys or less in height and generally three to four stories in height, like the LaVerne. Similarly, the LaVerne and the majority of these apartments were developed in the 1920s and early 1930s.

On Carlton Street, in the four short blocks between Church and Sherbourne Streets, the LaVerne Apartments is joined by two other historic apartment buildings which contribute to the concentration of early-20th century apartment buildings in the Church Wellesley Village area - the 1928 Sheldrake Apartments at 1 Homewood Avenue, and the 1929 apartment building at 92 Carlton Street. The properties front onto the designated landmark property, Allan Gardens park - first developed in 1860, and currently located within the Garden District Heritage Conservation District. Additionally, the former Frontenac Apartments (1931) is situated nearby at 300 Jarvis Street, across from Allan Gardens. Historically, the prominent Allan Gardens Apartments (1914 and demolished in 1993) at 121 Carlton Street stood across the street in what is now the northwest corner of Allan Gardens, contributing to the grouping of apartments buildings around Allan Gardens and its iconic Palm House (1910) and greenhouses.

CONCLUSION

Staff have determined that the property at 134 Carlton Street meets three out of nine criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. As such, the property merits designation and staff recommend that Council support the designation of this property to conserve its cultural heritage value.

The Statement of Significance: 134 Carlton Street - Statement of Significance (Reasons for Designation) attached as Attachment 1 to this report comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

Clint Robertson, Heritage Planner, Heritage Planning, Urban Design, City Planning
416-396-4946; Clint.Robertson@toronto.ca

Mary L. MacDonald, Senior Manager, Heritage Planning, Urban Design, City Planning
416-338-1079; Mary.MacDonald@toronto.ca

SIGNATURE

Jason Thorne
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 – 134 Carlton Street - Statement of Significance (Reasons for Designation)
Attachment 2 – Location Map and Current Photograph
Attachment 3 – Research, Evaluation & Visual Resources

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

The property at 134 Carlton Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical, historical/associative, and contextual value.

Description

The "LaVerne Apartments", located at 134 Carlton Street, is situated mid-block on the north side of Carlton Street between Homewood Avenue and Jarvis Street in the Church-Wellesley Village vicinity. The property occupies a location across from Allan Gardens. The three-storey, flat-roof building was constructed in 1926 and designed in the Neoclassical style. The property continues to serve as apartments.

Statement of Cultural Heritage Value

The property has design and physical value for being a representative example of an early-20th century apartment building constructed in the Neoclassical style. Characteristic of the elegant and understated style, the building's main façade has a formal appearance being symmetrically arranged and detailed with a classical columned portico marking the main entrance. High-quality brick and cast stone materials distinguish the front of the building with ashlar masonry comprising quoins and the foundation. Bush hammered tooling of the cast stone evidences the care to detail in the finishes. Other classical flourishes such as the cartouche with building date, central window casing, and classical roofline cornice and parapet add to the composition. Classical-style balusters within the parapet, and multi-pane windows originally contributed to the building's Neoclassical style design but have subsequently been lost.

Built for Dr. Oscar A. McNichol (1875-1955), the subject property yields information that contributes to an understanding of the Church - Wellesley Village. The property reflects the historic transition of the Church - Wellesley Village neighbourhood in the first few decades of the 20th century from an area of single-family residences - including some of the city's most substantial - to a zone containing a concentration of nearly 40 extant apartment houses between Bay, Bloor, Carlton and Sherbourne Streets. Due to the area's close proximity to downtown, it was one of the first areas of the city to be redeveloped into an area dominated by apartment buildings. This redevelopment also led to a transformation of the social demographics of the neighbourhood including the addition to the area of a large number of single, working-class residents - notably single, working women. When first occupied, the LeVerne Apartments was more than half occupied by single women reflecting this demographic shift.

The property is a surviving example of the of early-20th-century apartment house that maintains the character of Church-Wellesley Village neighbourhood. The area contains a concentration of early-20th-century apartment houses that include walk-up apartments

leading to a distinct and notable grouping of nearly 40 such buildings between Bay, Bloor, Carlton and Sherbourne Streets. The buildings are six-storeys or less in height and generally three to four stories in height, like the LaVerne. Similarly, the LaVerne and the majority of these apartments were developed in the 1920s and early 1930s.

On Carlton Street, in the four short blocks between Church and Sherbourne Streets, the LaVerne Apartments is joined by two other historic apartment buildings which contribute to the concentration of early-20th century apartment buildings in the Church Wellesley Village area - the 1928 Sheldrake Apartments at 1 Homewood Avenue, and the 1929 apartment building at 92 Carlton Street. The properties front onto the designated landmark property, Allan Gardens park - first developed in 1860, and currently located within the Garden District Heritage Conservation District. Additionally, the former Frontenac Apartments (1931) is situated nearby at 300 Jarvis Street, across from Allan Gardens. Historically, the prominent Allan Gardens Apartments (1914 and demolished in 1993) at 121 Carlton Street stood across the street in what is now the northwest corner of Allan Gardens, contributing to the grouping of apartments buildings around Allan Gardens and its iconic Palm House (1910) and greenhouses.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the value of the property at 134 Carlton Street as a representative example of the Neoclassical style:

- The three-storey, long, rectangular form, scale and massing of the building with a short façade
- The flat-roof form; cast-stone roofline cornice; brick parapet
- The exterior materials comprising facing brick for the main façade and construction brick cladding secondary facades; cast-stone detailing comprising the main façade detailing including portico, ashlar block quoins, cartouche, central window casing, stringcourses and windowsills
- The regular fenestration of the building comprising rectangular flat-headed windows throughout the building, symmetrically arranged on the main façade
- The central main entrance with portico with classical columns and entablature and wood door with multi-pane glazing

Historical and Associative Value

Attributes that contribute to the value of the property at 134 Carlton Street for its contribution to an understanding of the development history of the Church - Wellesley Village vicinity:

- The location on Maitland Street within the concentration of apartment buildings in the Church-Wellesley Village area
- The early twentieth-century apartment building typology

Contextual Value

Attributes that contribute to the contextual value of 134 Carlton Street as helping to define, maintain, and support the historic early-20th century character of its context include:

- The location on Carlton Street and fronting Allan Gardens
- The three-storey height and elevated front entrance
- masonry finish

LOCATION MAP AND CURRENT PHOTOGRAPH
134 CARLTON STREET

ATTACHMENT 2



This location map is for information purposes only; the exact boundaries of the property are not shown. (City of Toronto mapping)



South and west façades of 134 Carlton Street, 2024 (City of Toronto Heritage Planning)

RESEARCH, EVALUATION & VISUAL RESOURCES

ATTACHMENT 3

134 CARLTON STREET

In undertaking this research and evaluation, we 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.



134 Carlton Street, 2025 (City of Toronto Heritage Planning)

1. DESCRIPTION

134 CARLTON STREET - LAVERNE APARTMENTS	
ADDRESS	134 Carlton Street
WARD	Ward 13 Toronto Centre
NEIGHBOURHOOD/COMMUNITY	Cabbagetown-South St. James Town

CONSTRUCTION DATE	1926
ORIGINAL USE	Apartments
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Apartments
ARCHITECT	Baldwin and Green
ADDITIONS/ALTERATIONS	Roof parapet balustrades overclad and multi-pane windows removed
LISTING DATE	Listed on the City's Heritage Register on April 17, 2024.

2. ONTARIO REGULATION 9/06 CHECKLIST:

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The following checklist identifies the prescribed criteria met by the subject property at 134 Carlton 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.

134 CARLTON 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.	✓
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.	N/A
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 property. 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.

INDIGENOUS COMMUNITIES

For time immemorial, Toronto has been home to Indigenous peoples. Ojibway oral histories speak of Ice People, who lived at a time when ice covered the land.¹ Following the retreat of glaciers approximately 13,000 years ago, small groups of Indigenous peoples moved from place to place, hunting and gathering the food they needed according to the seasons. Over millennia, they adapted to dramatically changing environmental conditions, developing and acquiring new technologies as they did so. Waterways and the lake were vital sources of fresh water and nourishment, and shorelines and nearby areas were important sites for gathering, trading, hunting, fishing, and ceremonies. Long-distance trade moved valuable resources across the land.

After maize and squash were introduced to Southern Ontario, by approximately 500 CE, horticulture began to supplement food sources. By 1300 CE, villages focused on growing food became year-round settlements surrounded by crops. These villages were home to ancestors of the Huron-Wendat Nation, who would continue to occupy increasingly larger villages in the Toronto area and beyond. These villages were connected to well-established travel routes which were part of local and long-distance trail networks, including the Carrying Place trails on the Don, Rouge and Humber rivers that connected Lake Ontario to Georgian Bay. Beads made from seashells from the eastern seaboard were found at the Alexandra site in North York, which was a community of 800-1000 people in approximately 1350.

By 1600, the Wendat had formed a confederation of individual nations, and had concentrated most of their villages away from Lake Ontario, in the Georgian Bay area. Following contact with French explorers and missionaries in Southern Ontario in the early 1600s, European diseases decimated First Nations. Competition for furs to trade with Europeans and the desire to replenish numbers through absorption of captives, among other factors², contributed to the Beaver Wars, which after 1640, saw the Haudenosaunee Confederacy expand into Southern Ontario, dispersing the Wendat. Within the boundaries of today's Toronto, the Haudenosaunee Confederacy then

1 With thanks to Philip Cote for the reference to Benton-Banai, Edward, *The Mishomis book: The voice of the Ojibway* (Indian Country Press, 1985), p. 26.

2 <https://histindigenouspeoples.pressbooks.tru.ca/chapter/chapter-5-colonial-wars-looking-east>; Gary Warrick, "The Aboriginal Population of Ontario in Late Pre-history," in Munson and Jamieson, eds., *Before Ontario: The Archaeology of a Province* (McGill-Queen's University Press, 2013), p. 72.

occupied villages on the Carrying Place trails on the Humber and Rouge Rivers from approximately the 1660s to the 1680s.

In the late 1680s, the Haudenosaunee Confederacy chose to leave their village in the Toronto area and returned to their homelands in upstate New York. As evidenced by the 1701 Great Peace of Montreal, the 1701 Nanfan Treaty, and the Dish with One Spoon Treaty, the Haudenosaunee continued to have an interest in the resources of the area.

Anishinaabe people from the Lake Superior region then moved into the Toronto area. While the Wendat and Haudenosaunee people lived in year-round villages surrounded by crops, the Anishinaabe people continued to live primarily by seasonally moving across the land to hunt, fish and gather resources that were available at a specific time, including migrating birds and maple syrup. To the west of Toronto, the Anishinaabe people became known as the Mississaugas of the Credit. To the east, they became known as the Chippewas of Beausoleil, Georgina Island and Rama and the Mississaugas of Alderville, Curve Lake, Hiawatha, Scugog Island.³

In 1787, as the British began to prepare for an influx of colonists into the area following the American Revolution, the British Crown negotiated the Toronto Purchase with the Mississaugas of the Credit First Nation to obtain title to the land. The flawed and poorly documented agreement was invalidated, and Treaty 13 was negotiated in 1805 for lands now including much of the City of Toronto. In 1923, the Governments of Ontario and Canada signed the Williams Treaties for over 20,000 km², including portions of eastern Toronto, with seven First Nations of the Chippewa of Lake Simcoe (Beausoleil, Georgina Island and Rama) and the Mississauga of the north shore of Lake Ontario (Alderville, Curve Lake, Hiawatha and Scugog Island).

The Mississaugas, Chippewa, the Haudenosaunee, or the Wendat did not traditionally regard land as a commodity to be sold. Following the Toronto Purchase, the British government quickly set out to survey the land into lots which were either sold or granted into private ownership of settlers. In 2010, the Government of Canada settled the Toronto Purchase Claim with the Mississaugas of the Credit after agreeing that the Mississaugas were originally unfairly compensated. In 2018, the Williams Treaties First Nations settled litigation about land surrenders and harvesting rights with the Governments of Canada and Ontario.

The City of Toronto remains 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 also covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with seven Mississaugas and Chippewa First Nations.

³ Mississaugas of the Credit, "The History of Mississaugas of the New Credit First Nation." n.d.

134 Carlton Street Site History

The subject property was developed in 1926 by Dr Oscar A. McNichol (1875-1955)⁴, a general physician. Prior to 1926, the site had been the location of Dr. McNichol's residence which formed a streetscape of fine 19th-century houses - many substantial in nature - being located on one of Toronto's more spacious thoroughfares and between Jarvis and Sherbourne Streets two of the city's choicest streets in the 19th and early 20th centuries. Originally, the spacious house on the site was constructed c. 1869 for English-born, John Foggins (1811 - 1889)⁵ who acquired the site that year⁶ and who was simply listed in directories as a "gentleman". After a succession of owners McNichol acquiring the house in 1916⁷ and resided there for a decade. By the 1920s, however, this section of central Toronto was seeing rapid redevelopment with encroaching commercialization and the redevelopment of single-family residences into Toronto's most concentrated area of apartment houses.

Taking advantage of the occurring redevelopment boom, Dr. McNichol commissioned plans for the 35 unit building to replace his house, with Dr. McNichol then taking up residence one house to the west at 132 Carlton Street. Architectural plans and directories show that Dr. McNichol placed his new medical office in the suite at the southwest basement corner of the building with plans showing a dental office placed in the opposite front corner. He would name the apartment building the "LaVerne", evidently after his daughter Verne.

The building attracted mostly single working-class residents given that the majority of units were bachelor apartments with a small number of modest one-bedroom units at each end. Notably, the majority of the earliest occupants were women, illustrating the demographic shift to the area that such apartment buildings facilitated.

20th Century Apartment House Development in Church - Wellesley Village area

By 1880, the entire area between Queen and Bloor Streets had largely been infilled with development, with residential streets, such as Carlton Street, lined with single family houses in detached, semidetached and row house form. In the first few decades of the twentieth century the area transitioned from an area of single-family residences - including some of the city's most substantial - to a zone still containing a concentration of nearly 40 extant apartment houses between Bay, Bloor, Carlton, and Sherbourne Streets. Due to the area's close proximity to downtown, it was one of the first areas of the city redeveloped during the pre-World War I era into an area dominated by apartment buildings, especially east of Yonge Street.⁸ The subject property at 134 Carlton Street known as the " LaVerne Apartments" reflects this historic transition and development of the Church - Wellesley Village neighbourhood.

4 Ancestry.com. Canada, Find a Grave® Index - life dates for Dr. McNichol

5 Ancestry.com - life dates and birthplace for John Foggins

6 Ontario Land Registry Historical Book 607 for Plan D30 Pt Lots 1 and 2

7 ibid

8 E.R.A. Architecture

The Church-Wellesley Village vicinity contains a significant number of early-20th-century apartment houses leading to a distinct and notable concentration of nearly 40 such buildings between Bay, Bloor, Carlton and Sherbourne Streets. The buildings are six-storeys or less in height and generally three to four stories in height, like the LaVerne. Similarly, the majority of these apartments were developed in the 1920s and early 1930s. On Carlton Street, in the four short blocks between Church and Sherbourne Streets, the LaVerne Apartments is joined by two other historic apartment buildings which contribute to the concentration of early-20th century apartment buildings in the Church Wellesley Village area - the 1928 Sheldrake Apartments at 1 Homewood Avenue, and the 1929 apartment building at 92 Carlton Street. The properties front Allan Gardens, a designated heritage resource first developed in 1860. Additionally, the former Frontenac Apartments (1931) is situated nearby at 300 Jarvis Street, across from Allan Gardens. Historically, the prominent Allan Gardens Apartments (1914) at 121 Carlton Street stood across the street in what is now the northwest corner of Allan Gardens, contributing to the grouping of apartments buildings around Allan Gardens.

Development of the apartment building typology had been late to originate in Toronto with the first such building constructed only in 1899, and just eight buildings completed by 1907.⁹ Comparatively, apartments were long-established as a successful and prestigious housing form in the densely populated cities of Europe by the later part of the 1800s. In the USA, the first apartment houses had been constructed in Boston in 1857 and in New York in 1869.¹⁰ In Chicago, in 1883 alone, more than 1100 apartment houses were constructed, and by 1900 there were three times as many apartment dwellings constructed compared to houses.¹¹

The apartment buildings first constructed in Toronto and elsewhere in Canada after 1900 were initially targeted at the more affluent classes whose ability to pay higher rents would provide the greatest return on investment for this new housing model. Initially, there was some opposition to apartment buildings in Toronto because despite the affluent target market, apartments were perceived by some as perpetuating the impoverished situations of overcrowded tenement buildings.¹² Concern was expressed for lack of privacy, noise, unsanitary conditions, the destruction of family life, increase in divorce, the fostering of idle housewives and the impact on children who would lose their freedom to play nosily indoors and have easy access to outdoor space.¹³ However, the city's well-travelled upper classes were aware of apartment buildings in sophisticated centres such as Paris, London and New York and their interest spearheaded the local appetite for this alternative housing form. This awareness, as well as the city's burgeoning population growth especially in the first decade of the 1900s, combined to make development of the city's early apartment houses an attractive development proposition.¹⁴

9 Dennis, Richard

10 *ibid.*

11 *ibid.*

12 *ibid.*

13 *ibid.*

14 *ibid.*

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.

For the LaVerne Apartments, Dr. McNichol chose to commission a three-storey, long, rectangular, building with a short façade and Neoclassical style detailing to fit on his existing property.

Characteristic of the elegant and understated style, the building's main façade has a formal appearance being symmetrically arranged and detailed with a classical and columned portico marking the main entrance. High-quality facing brick and cast-stone materials distinguish the front of the building with ashlar masonry comprising quoins and the foundation. Other classical flourishes such as the cartouche with building date, central window casing, and classical roofline cornice and parapet add to the composition. When completed, classical balusters within the parapet - which have been subsequently overclad - added to the Neoclassical vocabulary of the design, as did the original multi-pane windows.

Like many buildings, higher-quality materials were used on the front of the building such as special facing brick and cast stone. Bush hammered tooling detail is seen in the cast stone used for the ashlar blocks. Meanwhile the secondary facades were clad with construction brick and were devoid of detailing, with windowsills utilizing pre-cast concrete materials. Interestingly, second-hand, salvaged brick was specified for use in non-visible areas.

The interior of the building comprised one-bedroom suites on each end of the building with bachelor suites in the middle. A lobby with front desk originally occupied the southwest corner of the building to the left of the entrance. Interior finishes were specified to be modest with the main staircase more elaborately finished with birch and maple woodwork.

Architect Lawrence Baldwin and engineer Gerald Green were in charge of the commission. The pair had a productive decade-long architectural practice and were responsible for over 30 residential, commercial and industrial buildings. Included in their portfolio is the 1930 Claridge Apartments at 1 Clarendon Avenue which was designated in 2008 under Part IV of the Ontario Heritage Act. Notably, Baldwin and Green chose to profile the building at an exhibit of Canadian architects at the 1930 Canadian National Exhibition where each firm could present just one of their works.¹⁵

iii. CONTEXT

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

¹⁵ "Canadian Architects Have Striking Display Among Graphic Arts", The Toronto Star July 5, 1930. P.32
134 Carlton Street - Notice of Intention to Designate

The Church-Wellesley Village contains a significant number of early-20th-century apartment houses leading to a distinct and notable concentration of nearly 40 such buildings between Bay, Bloor, Carlton and Sherbourne Streets.¹⁶ The buildings are six-storeys or less in height and generally three to four stories in height, like the LaVerne. Also, like the LaVerne, the majority of these apartments were developed in the 1920s and early 1930s. On Carlton Street, in the four short blocks between Church and Sherbourne Streets, the LaVerne Apartments is joined by two other historic apartment buildings which contribute to the concentration of early-20th century apartment buildings in the Church Wellesley Village area - the 1928 Sheldrake Apartments at 1 Homewood Avenue, and the 1929 apartment building at 92 Carlton Street.

4. VISUAL RESOURCES



Figure 1: oblique view from the southeast of the main (south) and east facades, 2024 (City of Toronto Heritage Planning)



Figure 2: partial view from the southeast of the east façade, 2024 (City of Toronto Heritage Planning)



Figure 3: view of the main façade detailing including cartouche with date, 2024 (City of Toronto Heritage Planning)



Figure 4: view of the west façade, 2024 (City of Toronto Heritage Planning)

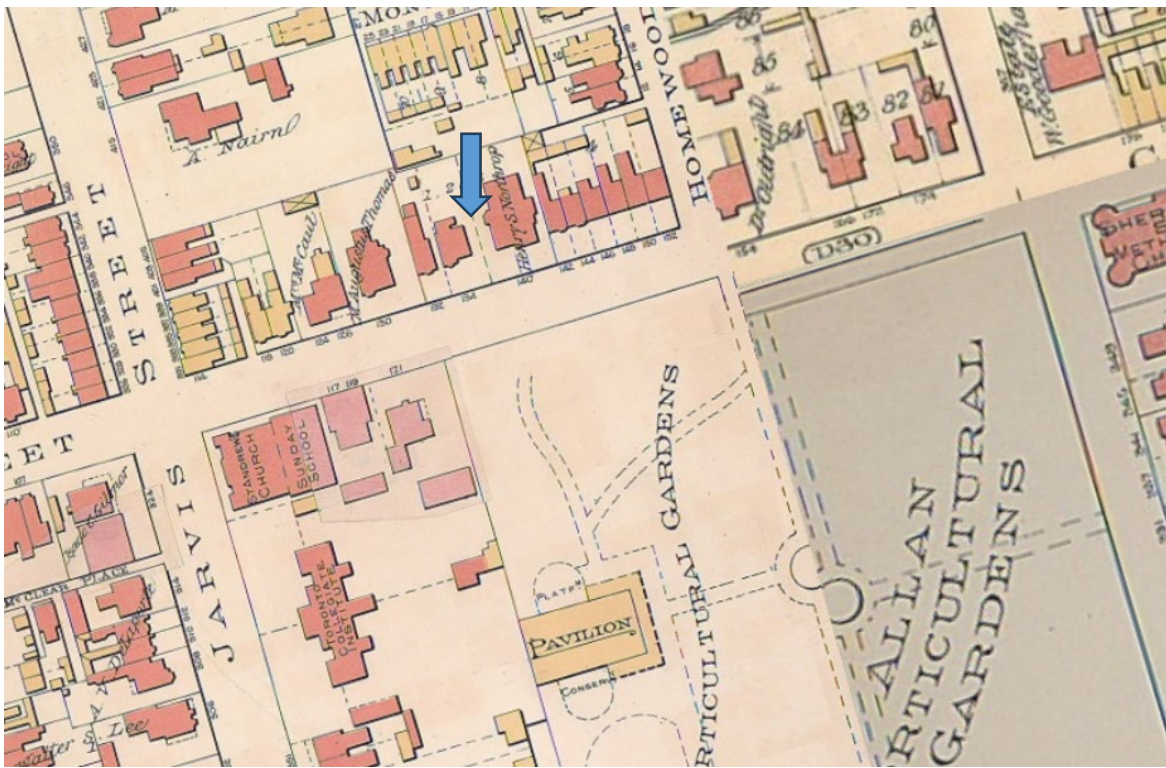


Figure 5: Atlas of the City of Toronto, 1889 (Chas. E. Goad Company) showing 134 Carlton Street (notated by blue arrow) and its historical context



City of Toronto Archives, Series 372, s0372_ss0058_it0519

Figure 6: historical context of 134 Carlton Street, showing Carlton Street looking west from Sherbourne Street, 1915 (City of Toronto Archives)



City of Toronto Archives, Fonds 444, Item 19

Figure 7: view from the southwest of the main (south) and west facades of 134 Carlton Street - Notice of Intention to Designate

134 Carlton Street, 1927 (City of Toronto Archives)



City of Toronto Archives, Fonds 444, Item 26
Figure 8: view from the southeast of the main (south) facade of 134 Carlton Street, 1927
(City of Toronto Archives)

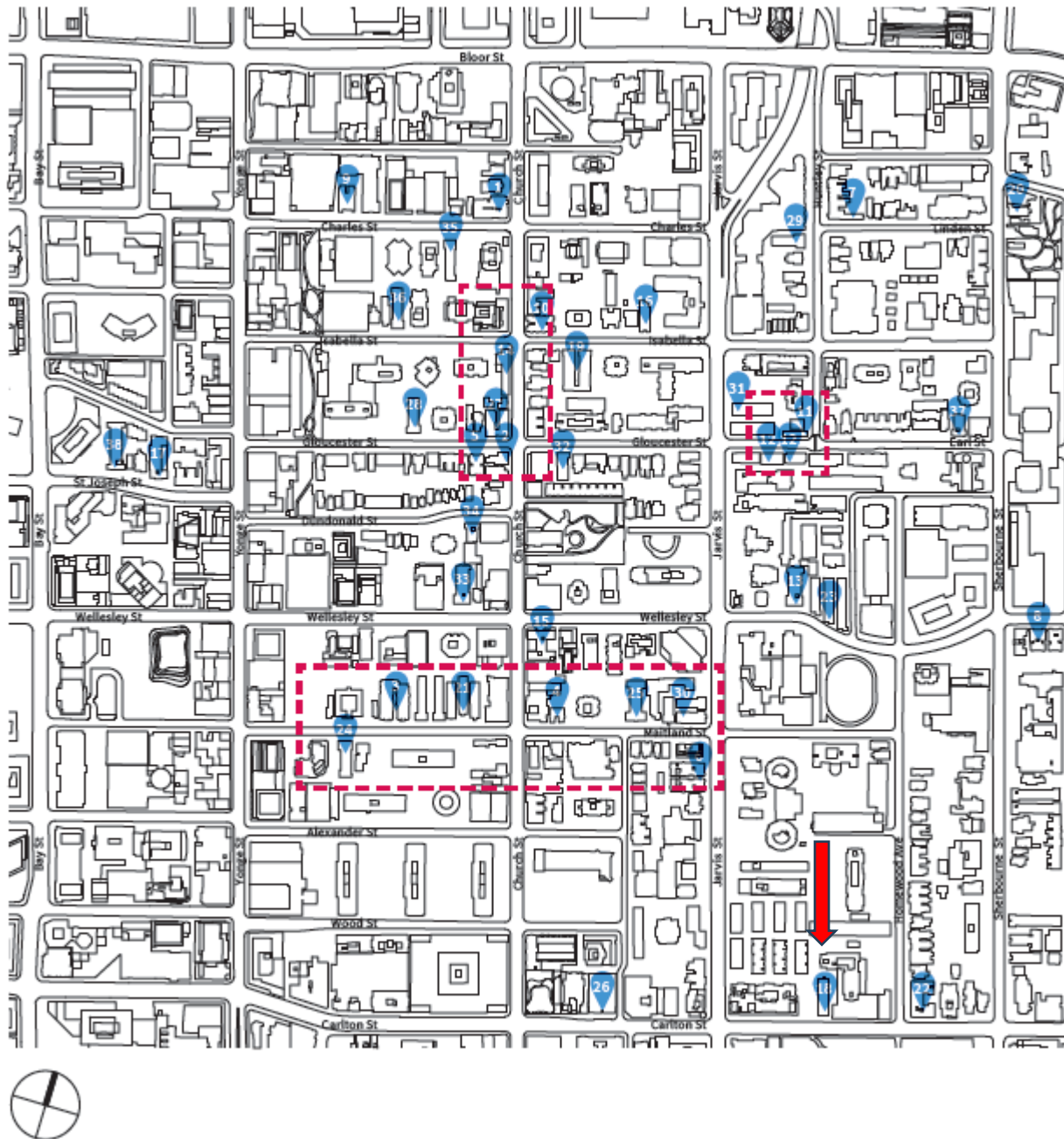


Figure 9: 134 Carlton Street (identified by red arrow) in context of other pre-World War Two apartment buildings in the Church - Wellesley Village area (annotated figure from "Toronto Building Typology Study: Church - Wellesley Village The Pre-War Apartment Building", E.R.A. Architecture, 2018).

5. LIST OF SOURCES

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