

262-264 St. George Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: October 30, 2025

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Ward: 11 - University-Rosedale

SUMMARY

This report recommends that City Council state its intention to designate the properties at 262-264 St. George Street under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value according to the Statement of Significance, which includes a description of heritage attributes, found in Attachment 1.

The subject properties at 262-264 St. George Street are located on the west side of St. George Street between Dupont Street and Bernard Avenue in the Annex neighbourhood. A location map and current photographs of the subject properties are found in Attachment 2.

The properties at 262-264 St. George Street contain two 3-storey semi-detached properties within a house-form building constructed in 1893 and designed in the Annex style. The properties maintain and support the historic character of the Annex neighbourhood, which features an intermingling of the neighbourhood's earliest single family homes, that retain their architectural form and grandeur following the 1920s conversion to apartment houses and multi-tenant rooming houses to accommodate a rapidly growing population in the post-war era, alongside mid-century low- to high-rise apartment buildings.

262-264 St. George Street were listed on the City's Heritage Register on July 2, 1974.

Staff have determined that the subject properties at 262-264 St. George Street have cultural heritage value and meet 4 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.

A development application for Official Plan and Zoning By-law Amendment Application was made with the City for the subject properties. The proposed development is a 12-

storey residential building where the applicant proposes to integrate the subject properties into the base of the new construction through partial in-situ retention. The new construction will be set back behind the rebuilt roofline of the subject properties.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties to determine how a heritage property is proposed to be conserved. An HIA, prepared by Hobson Built Heritage dated May 18, 2025, has been submitted.

The properties are subject to a Prescribed Event. Clerks issued a complete application notice on June 16, 2025. The owner provided a waiver to extend the time period for Council to make a decision with no expiry date.

RECOMMENDATIONS

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

1. City Council state its intention to designate the properties at 262-264 St. George Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 262-264 St. George Street (Reasons for Designation) attached as Attachment 1, to the report, October 30, 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 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 262-264 St. George Street on the City of Toronto's Heritage Register on July 2, 1974.

The properties are located within the West Annex (Phase II) Heritage Conservation District (HCD) study area authorized by City Council in 2018.

<https://secure.toronto.ca/council/agenda-item.do?item=2018.PG25.4>

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.

[Provincial Planning Statement, 2024 \(ontario.ca\)](#)

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

City Planning is currently conducting a Heritage Conservation District study of the West Annex (Phase II) Study Area. The subject properties are located in the Study Area.

In June 2021, the Annex Residents Association (ARA) hired ASI Heritage Consultants to complete research and data collection required toward the completion of a future Heritage Conservation District study for the West Annex, as allowed for by a previously approved Section 37 agreement cost contribution. The subject properties were recommended for further heritage assessment within the West Annex Phase II: Historical Context Statement "West Annex Phase II: Historical Context Statement and Heritage Survey Project," ASI Heritage, December 2022.

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted on the properties at 262-264 St. George Street (see Attachment 3) and provides the rationale for the recommendation found in this report.

The properties at 262-264 St. George Street meet the following 4 out of 9 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 pair of semi-detached properties at 262-264 St. George Street have design and physical value for being an early representative example of the Annex style building constructed in 1893 within Simeon H. Janes' Annex subdivision. The Annex style, identified as a blend of the Richardsonian Romanesque and Queen Anne architectural styles, was coined to describe one of the most prevalent residential architectural styles found in the Annex neighbourhood. Defining features of the style include the asymmetrical and complex roofline including gables, roof dormers, sleeping porches, chimneys and turrets, each of which are present across the roofscape of the pair of semi-detached properties at 262-264 St. George Street. Further defining features of the style found at the subject properties include the material use of rusticated stone, red brick, clay, and wood, including: the sandstone foundation, stone brackets, sandstone sills, lintels, corner blocks and capitals; red brick laid in stretcher bond and raised brick aprons; clay tile shingles with their fish scale patterning and set within the gable; and the wooden balustrade with flanking, fluted pilasters on the sleeping porch, and the detailed wooden cornice moulding below the second and third storeys.

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

The subject properties have historical value for their role in the history and evolution of the Annex community, where they survive as a part of a collection of the house-form buildings directly associated with the late-19th century subdivision that contains the presence of diverse and unique building forms that housed its community of multi-generational residents from its inception as a neighbourhood as envisioned by Simeon H. Janes. The properties form one of the earliest structures built on the block between Dupont Street and Bernard Avenue, following Simeon H. Janes' subdivision of this portion of the Annex neighbourhood in 1886, which were designed to attract the wealthy elite. Due to shifts in demographics during the 1920s, whereby the city's elite that first established the area moved on to Rosedale and farther north from downtown as the city grew northward, the properties at 262-264 St. George Street survived through conversion from single-family dwellings into an apartment house, at 262 St. George Street, and a multi-tenant rooming house, at 264 St. George Street, contained within their original house-form envelope. This second wave of residents to the Annex neighbourhood included students, wartime workers and, increasingly, nearby immigrant communities. The properties contribute to an understanding of the evolution of housing in the Annex and demonstrates how the earliest built forms have been adapted to

evolve and grow within the community to accommodate its residents.

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

Contextually, the properties at 262-264 St. George Street are important in defining, maintaining, and supporting the overall historic character of the Annex neighbourhood, which encompasses the lands between Bathurst Street and Avenue Road and between Bloor Street West and Dupont Street. The subject properties contribute to the character of St. George Street which features an intermingling of the neighbourhood's earliest single family residences, which retain their grand architectural form following the conversion of use beginning in the 1920s to multi-tenant residential buildings, alongside mid-century low- to high-rise apartment buildings.

The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings

The properties are historically linked to their setting and surroundings in the Annex neighbourhood, where their scale and form reflect the late-nineteenth to early-twentieth century development of the area where the city's leading citizens occupied large-scale houses.

See Attachments 1, 2, and 3 of this report for the Statement of Significance; Location Map and Current Photograph; and Research, Evaluation & Visual Resources pertaining to the properties at 262-264 St. George Street, as all of these documents are integral to the recommendations made in this staff report.

Prescribed Event Status

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

A Prescribed Event is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act. The Prescribed Event is not the date a development application is deemed complete or when an application is made to the City. A Prescribed Event, including any prescribed exceptions, are defined under O. Reg 385/21.

If a new or subsequent Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application is submitted on the same property, the Prescribed Event date is reset to the new date the City Clerk issues notice to the public of the new or subsequent complete application.

As of January 1, 2023, should a property be subject to an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application that would trigger a Prescribed Event, the property must be listed in the heritage register prior to

the Prescribed Event occurring to designate a property under Section 29(1.2)1 of the Ontario Heritage Act. This requirement does not apply to a Prescribed Event that has occurred prior to January 1, 2023.

The City received an Official Plan and Zoning By-law Amendment Application on January 9, 2025 related to a proposed redevelopment which includes the properties at 262-264 St. George Street. The proposed development would retain and rebuild portions of the properties at 262-264 St. George Street and add the new construction of a 12-storey building. The application was deemed complete on June 16, 2025.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties to determine how a heritage property is proposed to be conserved. An HIA, prepared by Hobson Built Heritage dated May 18, 2025, has been submitted.

CONCLUSION

Staff have determined that the properties at 262-264 St. George Street meet 4 out of 9 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 properties merit designation and staff recommend that the Council support the designation of these properties to conserve their cultural heritage value.

The Statement of Significance: 262-264 St. George Street (Reasons for Designation) attached as Attachment 1 to this report comprise the Reasons for Designation, which is the Public Notice of Intention to Designate.

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SIGNATURE

Jason Thorne
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 – 262-264 St. George Street Statement of Significance (Reasons for Designation)

Attachment 2 – Location Map and Current Photograph

Attachment 3 – Research, Evaluation & Visual Resources

262-264 ST. GEORGE STREET
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)

ATTACHMENT 1

The properties comprising the Annex style house-form building at 262-264 St. George Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural value and meet Regulation 9/06, the provincial criteria prescribed for municipal designation.

Description

Located on the west side of St. George Street between Dupont Street and Bernard Avenue in the Annex neighbourhood, the two semi-detached properties at 262-264 St. George Street were constructed together in 1893 as a 3-storey brick and stone house-form building comprising of two single-family residences, which now contain multiple units.

The subject properties have been recognized on the City's Heritage Register since July 2, 1974, for their cultural heritage value.

Statement of Cultural Heritage Value

The pair of semi-detached properties at 262-264 St. George Street have design and physical value for being an early representative example of the Annex style building constructed in 1893 within Simeon H. Janes' Annex subdivision. The Annex style, identified as a blend of the Richardsonian Romanesque and Queen Anne architectural styles, was coined to describe one of the most prevalent residential architectural styles found in the Annex neighbourhood. Defining features of the style include the asymmetrical and complex roofline including gables, roof dormers, sleeping porches, chimneys and turrets, each of which are present across the roofscape of the pair of semi-detached properties at 262-264 St. George Street. Further defining features of the style found at the subject properties include the material use of rusticated stone, red brick, clay, and wood, including: the sandstone foundation, stone brackets, sandstone sills, lintels, corner blocks and capitals; red brick laid in stretcher bond and raised brick aprons; clay tile shingles with their fish scale patterning and set within the gable; and the wooden balustrade with flanking, fluted pilasters on the sleeping porch, and the detailed wooden cornice moulding below the second and third storeys.

The subject properties have historical value for their role in the history and evolution of the Annex community, where they survive as a part of a collection of the house-form buildings directly associated with the late-19th century subdivision that contains the presence of diverse and unique building forms that housed its community of multi-generational residents from its inception as a neighbourhood as envisioned by Simeon H. Janes. The properties form one of the earliest structures built on the block between Dupont Street and Bernard Avenue, following Simeon H. Janes' subdivision of this portion of the Annex neighbourhood in 1886, which were designed to attract the wealthy elite. Due to shifts in demographics during the 1920s, whereby the city's elite that first established the area moved on to Rosedale and farther north from downtown as the city grew northward, the properties at 262-264 St. George Street survived through

conversion from single-family dwellings into an apartment house, at 262 St. George Street, and a multi-tenant rooming house, at 264 St. George Street, contained within their original house-form envelope. This second wave of residents to the Annex neighbourhood included students, wartime workers and, increasingly, nearby immigrant communities. The properties contribute to an understanding of the evolution of housing in the Annex and demonstrates how the earliest built forms have been adapted to evolve and grow within the community to accommodate its residents.

Contextually, the properties at 262-264 St. George Street are important in defining, maintaining, and supporting the overall historic character of the Annex neighbourhood, which encompasses the lands between Bathurst Street and Avenue Road and between Bloor Street West and Dupont Street. The subject properties contribute to the character of St. George Street which features an intermingling of the neighbourhood's earliest single family residences, which retain their grand architectural form following the conversion of use beginning in the 1920s to multi-tenant residential buildings, alongside mid-century low- to high-rise apartment buildings.

The properties are historically linked to their setting and surroundings in the Annex neighbourhood, where their scale and form reflect the late-nineteenth to early-twentieth century development of the area where the city's leading citizens occupied large-scale houses.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the properties at 262-264 St. George Street as a representative example of the Annex style:

- The 3-storey scale, irregular form and massing of the semi-detached properties on their rectangular plans including the gables and openings on the flanking elevations
- The organisation of the two main (east) elevations with their arrangement of window and door openings, including a 2-storey projecting bay window and a stained glass window on the south elevation of 262 St. George Street
- The asymmetrical roofscape, including the main (east) front gable with sleeping porch roof gabled roof dormer with window opening on the south elevation at 262 St. George Street, a centred red brick chimney articulated with two bas-relief arches, and roof dormer window with conical roof and 2-storey corner turret capped with a conical roof containing four flat-headed window openings at 264 St. George Street
- The materiality with the red brick, sandstone, and wood; the clay tiles at 262 St. George Street; and the slate on the roof of the turret and the remnants of the slate on the east facing window dormer at 264 St. George Street
- The raised and recessed entrance at 262 St. George Street, including the paneled wooden door with transom, red brick columns with their stone caps supporting broad stone lintels, wooden railing, and stairs

Contextual Value

Attributes that contribute to the value of the properties at 262-264 St. George Street as helping to define, maintain, and support the historic early character of the Annex community:

- The 3-storey scale and red brick, stone, most of which is sandstone, and wood materiality
- The location of the properties within the concentration of late-nineteenth and early twentieth century residential structures and mid-century low- to high-rise apartment buildings in the Annex

Attributes that contribute to the value of the properties at 262-264 St. George Street as being historically linked to their surroundings:

- The setback, placement and orientation of the properties on St. George Street, north of Bernard Avenue

LOCATION MAP AND CURRENT PHOTOGRAPH
262-264 ST. GEORGE STREET

ATTACHMENT 2



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).

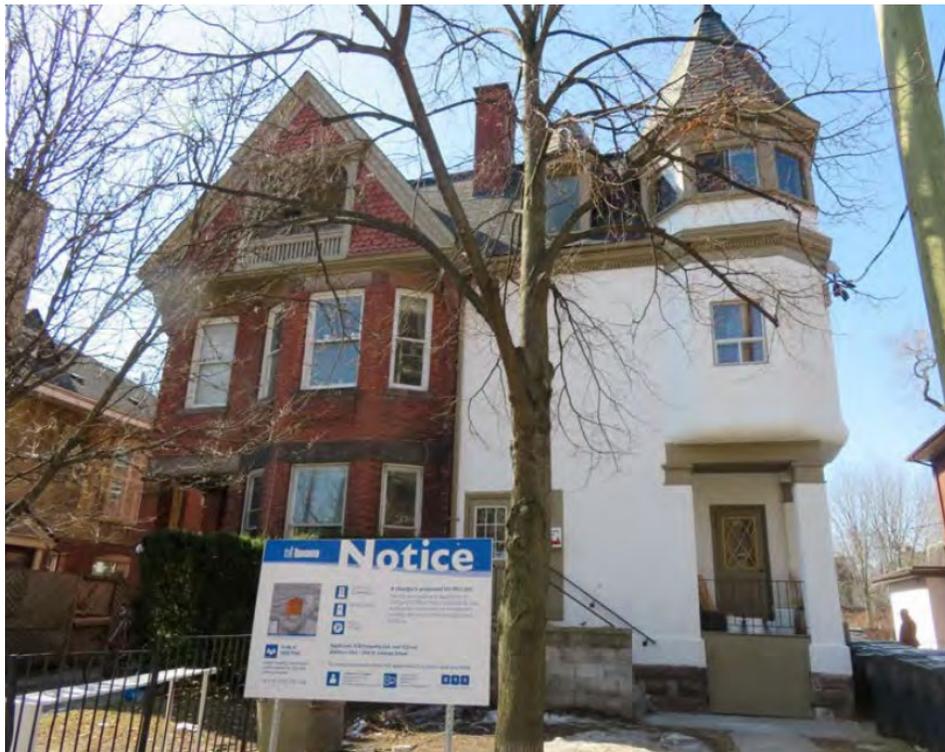


Figure 2. The main (east) façades of 262-264 St. George Street (Hobson Built Heritage, 2025).

262-264 ST. GEORGE 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.



Figure 3. The main (east) façades of 262-264 St. George Street (Hobson Built Heritage, 2025).

1. DESCRIPTION

262-264 ST. GEORGE STREET	
ADDRESS	262-264 St. George Street
WARD	Ward 11 - University-Rosedale
NEIGHBOURHOOD/COMMUNITY	Annex ¹
CONSTRUCTION DATE	1893
ORIGINAL USE	262: Residential (single family) 264: Residential (single family)
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	262: Residential (apartments) 264: Residential (dwelling rooms)
ARCHITECT/BUILDER/DESIGNER	Unknown

¹ As defined by City of Toronto Neighbourhoods map and profiles.

ADDITIONS/ALTERATIONS	See Section 3
LISTING DATE	July 2, 1974

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 properties at 262-264 St. George 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.

262-264 ST. GEORGE 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.	✓
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).

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.² 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 factors³, 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 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

² 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.

³ <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.

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.⁴

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.

Through research and evaluation of the subject properties at 262-264 St. George Street it is further acknowledged that prior to the advance of colonizing activities associated with Euro-Canadian settlement patterns, the Annex area, where the subject properties are located, was used and occupied by Indigenous groups. The area borders the southern edge of the Davenport Road, a corridor that follows the same path of the Gete-Onigaming trail. This trail was a portage route that followed the base of an escarpment and carried Indigenous peoples across the region. The escarpment was formed 10,000 years ago through the drainage of glacial Lake Iroquois. Taddle Creek, now long buried, also meandered through the Annex area, likely acting as a gathering place for various Indigenous peoples.⁵

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.

⁴ Mississaugas of the Credit, "The History of Mississaugas of the New Credit First Nation." n.d.

⁵ ASI, 3.

The Annex Neighbourhood

The Annex neighbourhood, bounded by Bathurst Street, Dupont Street, Avenue Road, and Bloor Street West, was annexed by the City of Toronto in 1887 and 1888.⁶ The annexation of these lands was spurred by real-estate developer Simeon Janes, whose "Toronto Annex" plan envisaged an upper-class neighbourhood for the area roughly bounded by Davenport Road, Avenue Road, Bloor Street West, and Spadina Road.

While properties in the Annex were parcelled into smaller lots and registered subdivision plans in the 1880s, development was limited to the northeast, which was working class, and to the southeast, where wealthy residents had large single-family residences constructed. Primarily constructed between 1886 and 1900, many of the homes in the southeast featured designs that blended elements of both the Queen Anne and Romanesque Revival styles (Figure 4). This style, first introduced in 1887 with E.J. Lennox's Lewis Luke House, would become known as the "Annex Style."⁷

While some development occurred to the north and west of Walmer Road in the 1890s, the area's first major period of development was between 1900 and 1913.⁸ Residences contained a generous setback from the road and streets that were lined with tree canopies. By the end of the nineteenth century, some of the city's leading citizens had relocated to the Annex, where they commissioned grand homes that remain Toronto architecture landmarks.

Beginning in the 1920s, many of the area's larger residences began to be converted into apartments and multi-tenant rooming houses, undergoing interior alterations while maintaining their outward appearance as grand single-family residences.⁹ This conversion was likely due to the Annex's proximity to the University of Toronto for use as residences, as well as shifts in demographics whereby the city's elite that first established the area moved on to Rosedale and farther north from downtown as the city grew northward. During the 1920s, many widows also began to rent out rooms to financially allow them to support and maintain their grand homes. In 1925, the Annex Ratepayers' Association (ARA) was formed in response to the changing demographic of the area and city pressures to add greater density. The ARA advocated for maintaining a low-scale residential neighbourhood, and to prevent institutional buildings and non-residential use from entering the affluent neighbourhood. Despite ARA's efforts, the financial crash of 1929 and resulting economic depression accelerated change within the social fabric of the neighbourhood, as families sought to offset expenses by taking in tenants.¹⁰

This residential conversion process started to rapidly increase in the 1950s through to the 1970s. During this time, particularly along St. George Street, Spadina Road and Walmer Road, large residential properties were demolished and replaced by mid-century apartment buildings. Large single-family homes were converted to various institutional uses. This has resulted in streetscapes that feature an intermingling of late-

6 ASI, 54.

7 Ibid, 60.

8 Ibid, 132.

9 Ibid, 83.

10 Ibid, 83.

nineteenth and early twentieth century residential structures with mid-century apartment buildings (Figure 5).¹¹ The community has formed through the collected lived experience of the Annex neighbourhood. The Annex has demonstrated for nearly a century how existing built forms can be adapted to evolve and grow within a community. Since the 1920s, apartment houses multi-tenant rooming houses have brought an economic mix and diversity into the neighbourhood.¹²

262-264 St. George Street (1893)

The properties at 262 and 264 St. George Street were constructed in 1893. The properties were a part of two building lots of an 1886 subdivision plan created by Simeon Janes, S.H. Janes & Co., that he would name "The Toronto Annex" (Figure 6). The plan was a portion of Lot 23, Concession 2 from the Bay, Township of York. Janes was a dry goods dealer and a lawyer as well as a developer and valued the location of the land being between Seaton Village to the west and the fast-growing town of Yorkville to the east (Figure 7).¹³ Janes and other developers marketed the lands as a place of affluence and grandeur that would appeal to the wealthy elite and compete with other emergent affluent neighbourhoods, like Rosedale. The developers advertised the location being in close proximity to the city centre with easy transportation to escape the "Big Smoke".¹⁴

Lot 23 was originally inherited by the Baldwin family between 1813 and 1817. The lands were later inherited by Robert Baldwin in 1844. The son of Robert Baldwin, William Willcocks Baldwin began to lay out different roads including Walmer and Spadina Roads, as a part of a development plan in 1874. Janes then purchased the southern sections of the Baldwin Estate, and by 1887 the "Toronto Annex" plans were approved by Toronto City Council, making it one of the earliest annexations of land for urban development in the City of Toronto.¹⁵

Between 1886 and 1889 residential construction started on the St. George Street lots. 262-264 St. George Street was constructed in 1893.¹⁶ The 1913 fire insurance plan shows the area fully populated (Figure 8). The 1894 city directory indicates that the first resident located at 262 St. George Street was Charles E. Lailey, and the first resident located at 264 St. George Street was his mother, Mrs. Maria Lailey. Mrs. Lailey was the widow of Thomas Lailey. Thomas Lailey established the company "T. Lailey & Co." in 1872, which specialized in the sale of manufacturing of clothing and dry goods. Charles Lailey was a Reeve and partner at T. Lailey & Co. Reverend James Ballantyne, a

11 ASI, 177.

12 Ibid, 116.

13 Ibid, 46.

14 Ibid, 176.

15 Ibid, 33.

16 Although fire insurance plans from 1889 and 1903 do not show the properties at 262-264 St. George Street as constructed, historical maps are not always accurate. City directories, which pertain to information from the previous year, indicate that Charles E. Lailey and Maria Lailey occupied the properties in 1894, hence the construction date being 1893.

professor of Religious History at Knox College, who was also a former Moderator of the Presbyterian Church, lived in 262 St. George Street for 16 years from 1905 to 1921.¹⁷

Up until the 1920s, both properties contained single occupant residents. After the 1920s, both properties were divided into upper and lower duplex spaces (Figure 9). The affluent families that first moved to the area, fulfilling Simeon Janes' vision of a well-to-do subdivision, played a vital role in establishing the image of the area as one of wealth and influence despite the span of economic classes that were coexisting. Their grand homes, located primarily in the southeast, imbued the area with a sense of grandeur.¹⁸ However, demographics of landowners and residents living in the Annex began to change. The dissolution was initiated first by the exodus of the wealthier residents from the neighbourhood. The new generation of residents were represented by students, wartime workers and, increasingly, nearby immigrant communities such as the Jewish families from the Spadina area as well as European immigrants displaced by the war.¹⁹ City directories from the subject properties illustrate a diverse mix of tenants. From the 1890s to the early 1920s directories indicate a presence of professionals as residents at the properties including a Reeve, a professor, a milliner, and a lecturer, along with several widows.²⁰ The residents at the properties after the early 1920s also reflect the transition of the properties from single residences to multi-tenanted properties. These residents included a clerk at the Canadian Bank of Commerce, a manager at Provincial Engineering Ltd., an employee at the Royal York Hotel, a hairdresser, a copywriter for Simpsons-Sears, students, and immigrants.²¹

ii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the properties which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

262-264 St. George Street (1893)

The pair of semi-detached dwellings at 262-264 St. George Street rises three storeys above a raised basement on a rectangular plan and designed in the Annex style. The asymmetrical roofline spanning the pair consists of a steep front-facing gable with sleeping balcony, a chimney, dormers, and a corner turret. The main (east) elevation fronts onto St. George Street with a small setback from the sidewalk and is located in between a 2-storey house-form building to the south and a 2.5-storey house-form building to the north (Figure 10 and Figure 11).

The Annex Style emerges as a blend of Richardsonian Romanesque and Queen Anne, incorporating elements of both. Buildings in this style were generally constructed between 1888 to 1899. Patricia McHugh, in *Toronto Architecture A City Guide*, describes it as blending, "...the rock-faced ashlar and solid appearance of

17 "Rev. Jas. Ballantyne Answers Last Call", Toronto Daily Star, December 21, 1921, ProQuest Historical Newspapers.

18 Burton and Morley, 7

19 ASI, 84.

20 Might's Greater Toronto City Directories: 1894, 1905, 1910, 1915, 1920.

21 Might's Greater Toronto City Directories: 1925, 1935, 1940, 1955, 1960, 1970, 1985.

Richardsonian Romanesque with the asymmetry and picturesque detail of Queen Anne".²² Characteristic features of the Richardsonian Romanesque, as reflected in the Annex Style, include broad arched openings, a massive appearance, rusticated masonry details and contrasting stonework. Characteristic features of the Queen Anne style, as reflected in the Annex Style, include an asymmetrical and complex form including an irregular plan, front gables, turrets, porches, and a decorative mix of materials, such as intricate shingle profiles. The style was coined to describe one of the most prevalent residential architectural styles found in the neighbourhood.²³

As evidenced in archival photos (Figure 12 and Figure 13), the pair of semi-detached properties at 262-264 St. George Street were designed with an eclectic mix of materials typical of the Annex style including brown sandstone, red brick, slate roofing, and clay tile shingle (Figure 14 and Figure 15). Built in 1893, the pair exemplify an early representative example of the Annex style house-form building constructed in the last decade of the nineteenth century located in Simeon H. Janes' early subdivision. Typically used for massive detached houses, the style was also employed for semi-detached homes, as at the subject properties, where a pair of semi-detached dwellings, together, maintain the large footprint and asymmetrical roofscape features of the grand, single-family residences in the neighbourhood.

The main (east) elevation of the subject properties is defined by an asymmetrical arrangement of openings, with offset recessed main entrances containing rectangular openings of stone piers and lintels, double height bay windows, flat headed window openings with roughcut sandstone sills and flat headed lintels above, and complex roofscape spanning the pair comprised of dormers, gables and turret that, together, form a picturesque and asymmetrical silhouette (Figure 16). The corner turret at 264 St. George is capped with a conical roof and finial and contains four flat-headed window openings. To the south of the turret is a roof dormer window with a similarly conical roof, and a prominent red brick chimney articulated with two bas-relief arches (Figure 17). Additional defining features of the Annex style include the rusticated raised sandstone foundation (Figure 18 and Figure 19), contrasting stonework including the brickwork laid in stretcher bond with raised brick apron detailing (Figure 20), the front gable clad in clay tile shingles in a fish scale pattern supported by stone brackets, the sleeping porch in the prominent roof gable at 262 St. George Street with its wooden framing including fluted pilasters and a balustrade, and denticulated cornice line separating the second and third storeys.

Alterations to the subject properties during the 20th century are consistent with their conversion from two single-family dwellings to multi-unit dwellings, which is typical of the adaptation of the area's late-19th century houses to meet changing demographics and economic needs. In 1921, 262 St. George Street was altered on the interior for new stairs on the ground floor at the vestibule to access all floors, which also added separate entries to each floor. During the 1950s, several building applications for 264 St. George Street were submitted to alter the basement entrance way for a pantry and to build an addition to the rear of the dwelling for a new basement entrance way. Alterations were also made for two family dwellings and multi-tenant house, and to erect

22 McHugh, 14.

23 ASI, 222.

a steel fire escape. In the 1970s, applications were submitted to add more individual units to the multi-tenant house. In the last forty years the main (east) elevation at 264 St. George Street has been clad in stucco and several alterations made to its openings. There are two entrances at 264 St. George Street, the recessed main entrance at the north end of the east elevation and an additional one replacing the former window opening at this location. Building Records and archival photos also indicate that there was a covered wooden porch with balcony above that has been removed (Figure 21).

Despite the aforementioned alterations, the subject pair of semi-detached properties are considered to retain their heritage integrity and understood together, remain legible as representative of the Annex architectural style.

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 2) shows the site of the subject properties at 262-264 St. George Street. The pair of semi-detached properties at 262-264 St. George Street are situated on the west side of St. George Street between Dupont Street and Bernard Avenue in the Annex neighbourhood, which is a residential area comprised of a collection of late nineteenth and early twentieth-century single-family residential structures interspersed with mid-century low- to high-rise apartment buildings (Figures 1 and 2). Similar to the rest of the neighbourhood, the properties contain a setback from the road with two trees contributing to the overall tree canopy of the area.

The area to the east and north of 262-264 St. George Street is defined by early-twentieth century apartment towers and late-nineteenth century semi-detached residences. While to the west, along Madison Avenue, there are large single detached residences constructed between 1885 and 1925. To the immediate north of the properties is a single detached residential structure constructed c1910. To the east, is the 10-storey Oak Royal Apartments, constructed in 1960. Immediately south of the properties, on the north-west corner of St. George Street and Bernard Avenue, is a single residence, now hotel, designed by Eden Smith and constructed in 1905. Nearby buildings designated under Part IV of the Ontario Heritage Act include: 234 St. George Street (1902), 226 St. George Street (1903-4), and 69-71 Spadina Road (1894).

Despite change to parts of this stretch of St. George Street in the 1950s and 1960s with the arrival of mid-rise apartment blocks, the late-Victorian and Edwardian character of the street is still embodied in this collection of grand house-form buildings that historically defined the Annex neighbourhood where the city's leading citizens occupied large-scale houses.

4. VISUAL RESOURCES

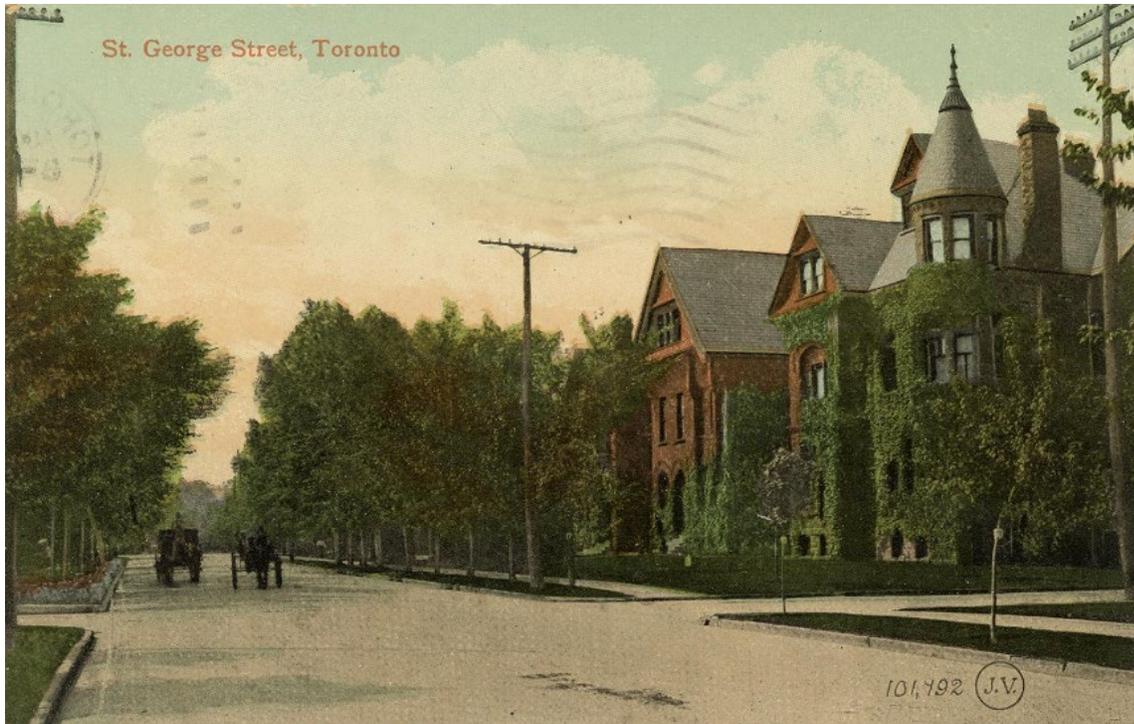


Figure 4. 1906 postcard of St. George Street (TPL).



Figure 5. St. George Street, looking south towards Bernard Avenue. The streetscape features an intermingling of late-nineteenth and early-twentieth century residential structures with mid-century apartment buildings. The turret of 264 St. George Street is indicated by the red arrow (Heritage Planning, 2025).

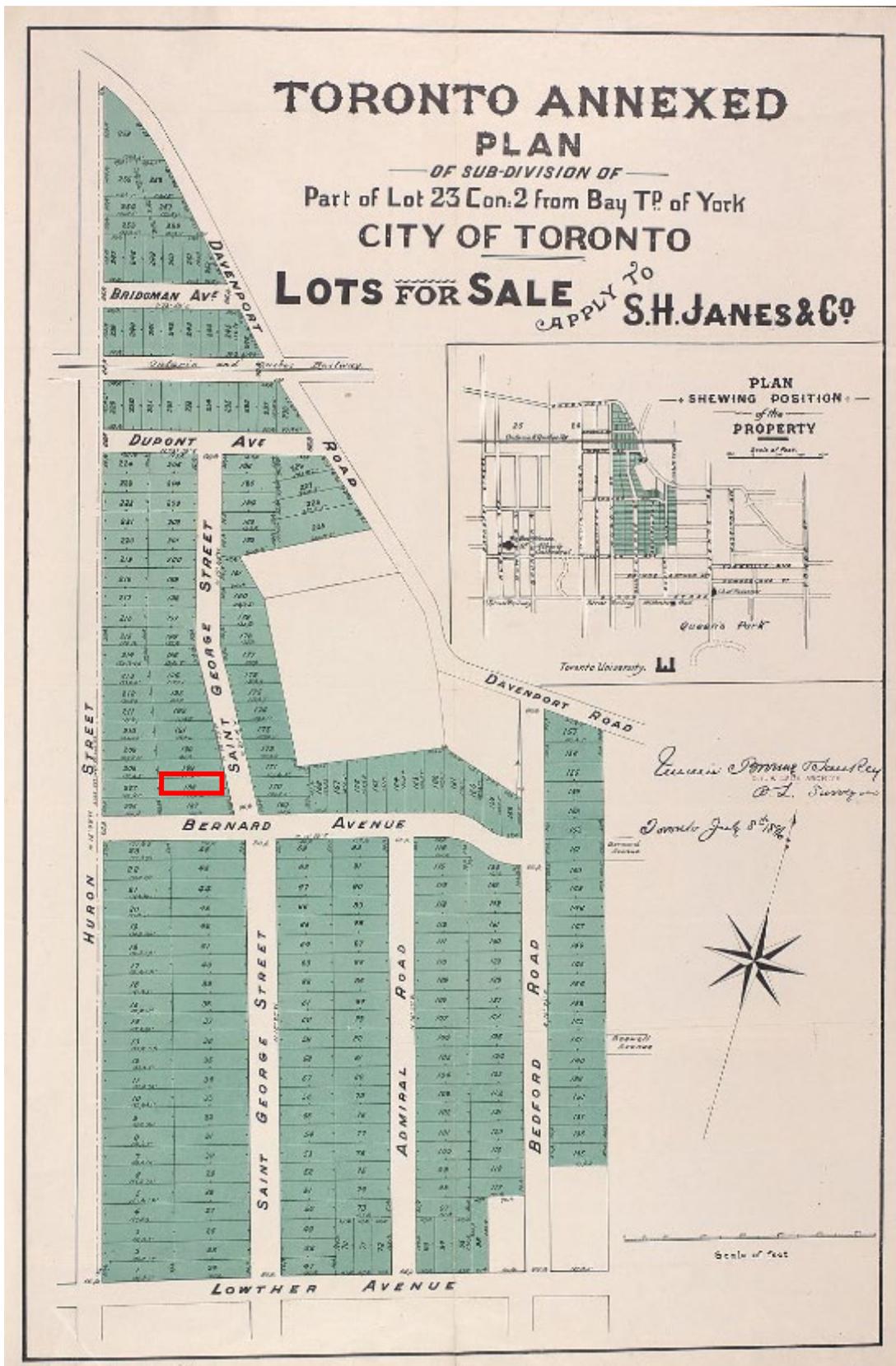


Figure 6. 1886 S.H. Janes & Co Toronto Annexed Plan, also known as "The Toronto Annex" (TPL). Approximate location of subject properties outlined in red (annotated by Heritage Planning).

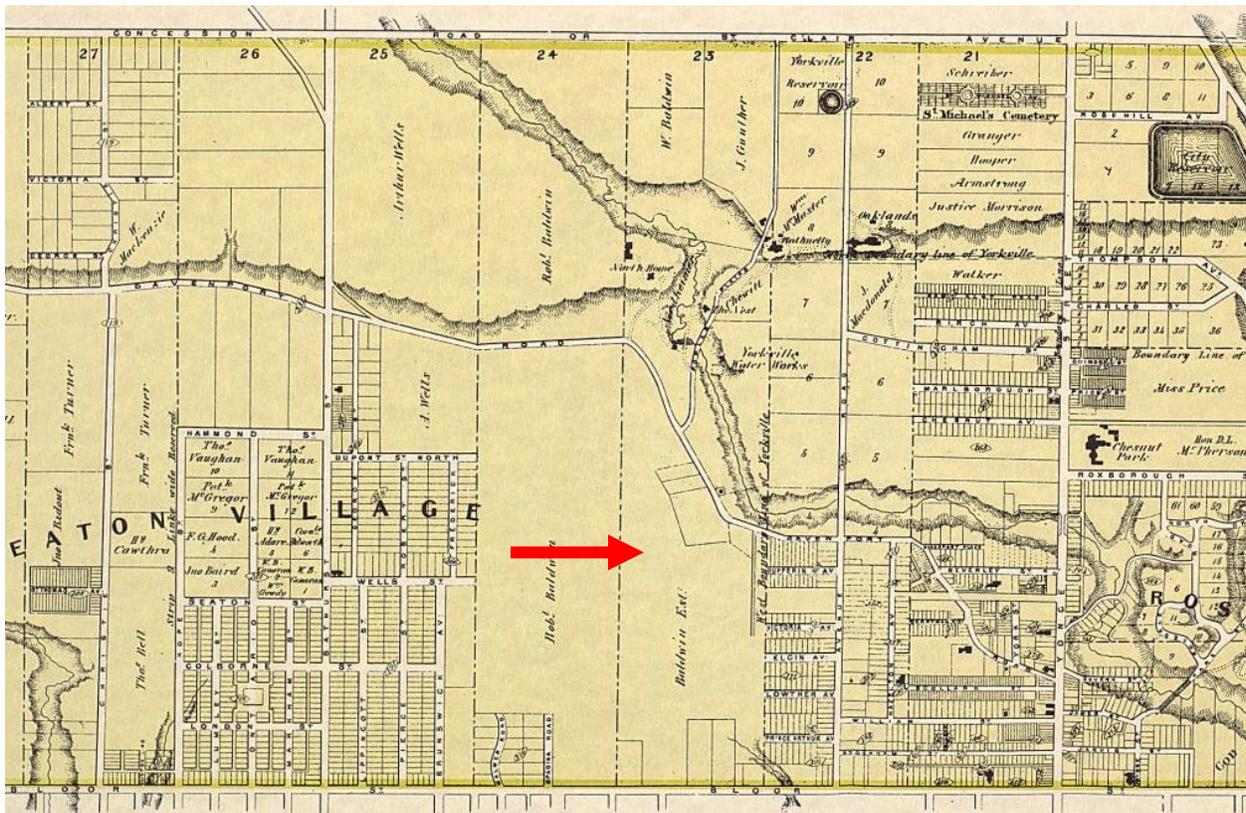


Figure 7. Excerpt from the 1878 Map of Yorkville and its Vicinity by Cotterell, showing the subject properties located between Seaton Village to the west and Yorkville to the east (TPL). Approximate location of subject properties denoted with red arrow (annotated by Heritage Planning).



Figure 8. Excerpt of the 1913 fire insurance plan (University of Toronto). Approximate location of the subject properties is outlined in red (annotated by Heritage Planning).

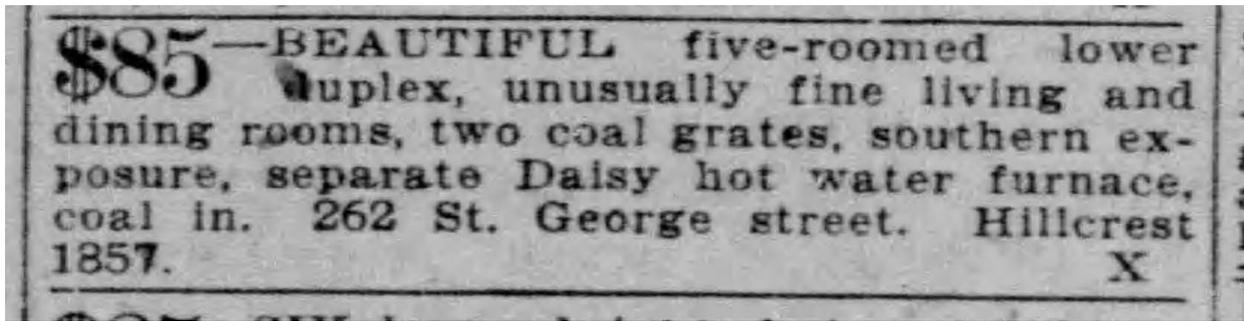


Figure 9. Excerpt from the Toronto Daily Star in 1923, showing a rental advertisement for a lower duplex unit at 262 St. George Street (ProQuest Historical Newspapers).



Figure 10. View south of 262 St. George Street showing setback from St. George Street, and 264 St. George Street connected at far right (north), partially obscured by foliage (Heritage Planning, 2025).



Figure 11. View north of 264 St. George Street showing the setback from St. George Street, and 262 St. George Street connected at far left (south) (Heritage Planning, 2025).



City of Toronto Archives, Fonds 492, Item 159

Figure 12. C.1960s archival image of 264 St. George Street composed of brown sandstone, red brick, slate roofing, and clay tile shingle (CTA).

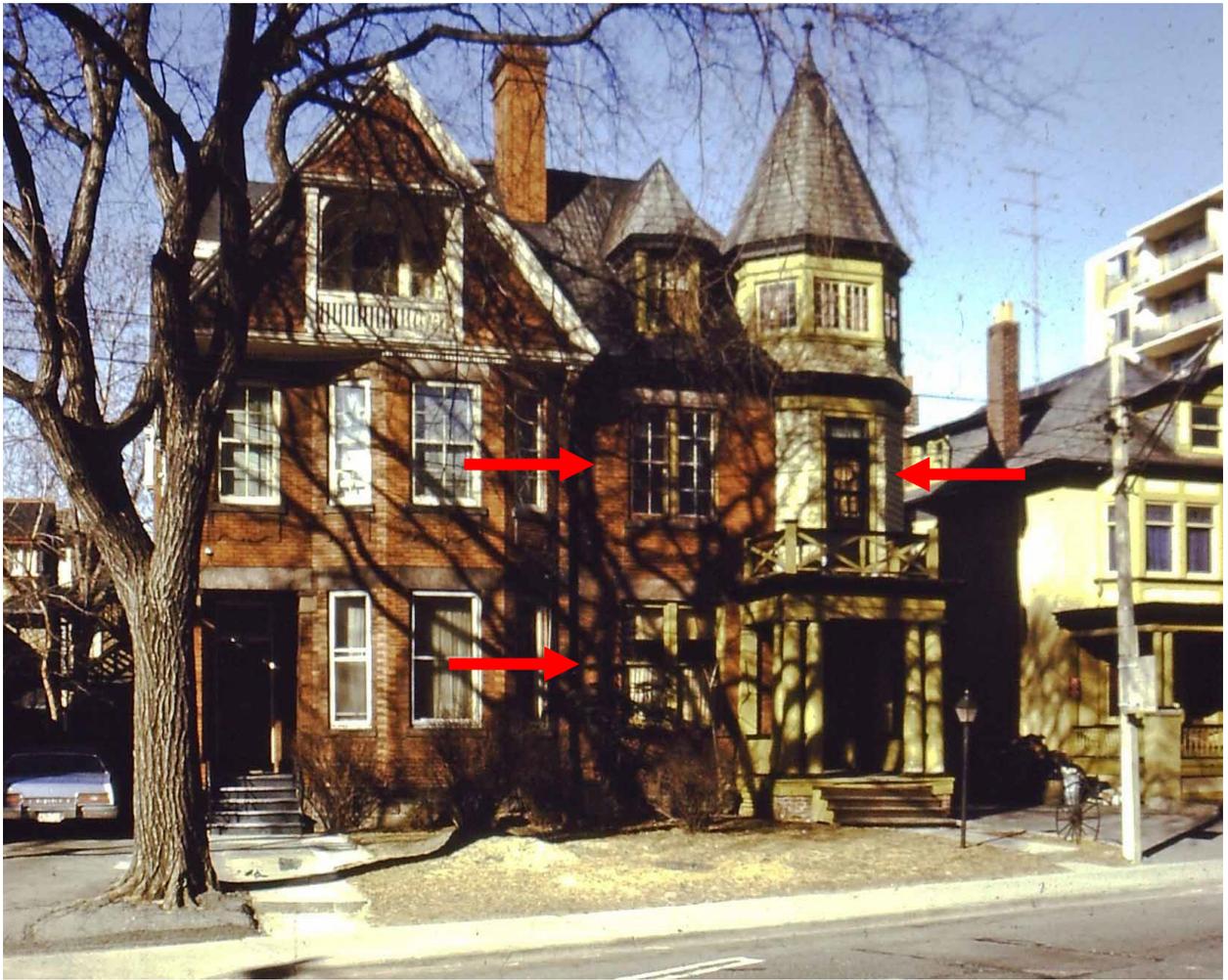


Figure 13. 1974 image showing previously existing window openings and door opening on the main (east) elevation of 264 St. George Street (CTA).



Figure 14. View of the east and south elevations of 262 St. George Street, showing the mixture of building materials that includes brown sandstone, red brick, and clay tile shingle (Heritage Planning, 2025).



Figure 15. View of 264 St. George Street showing its different material makeup which includes red brick, sandstone foundation, slate roofing, and stucco (Heritage Planning, 2025).



Figure 16. Detail of the front gable at the third storey level at 262 St. George Street containing a sleeping porch framed by a wooden shoulder arch and fluted pilasters with a balustrade (Heritage Planning, 2025).



Figure 17. View of the corner turret at 264 St. George Street capped with a conical roof and containing four flat-headed window openings. The roofline also contains a roof dormer window with a similarly conical roof, and a prominent red brick chimney articulated with two bas-relief arches (Heritage Planning, 2025).



Figure 18. View of the raised sandstone foundation at 262 St. George Street and recessed main entrance featuring red brick piers with sandstone lintels (Heritage Planning, 2025).



Figure 19. View of the raised sandstone foundation at 264 St. George Street (Heritage Planning, 2025).



Figure 20. Detail of the second storey of the main (east) elevation at 262 St. George Street, showing the red brick laid in stretcher bond with raised red brick apron detailing below each sandstone sill (Heritage Planning, 2025).

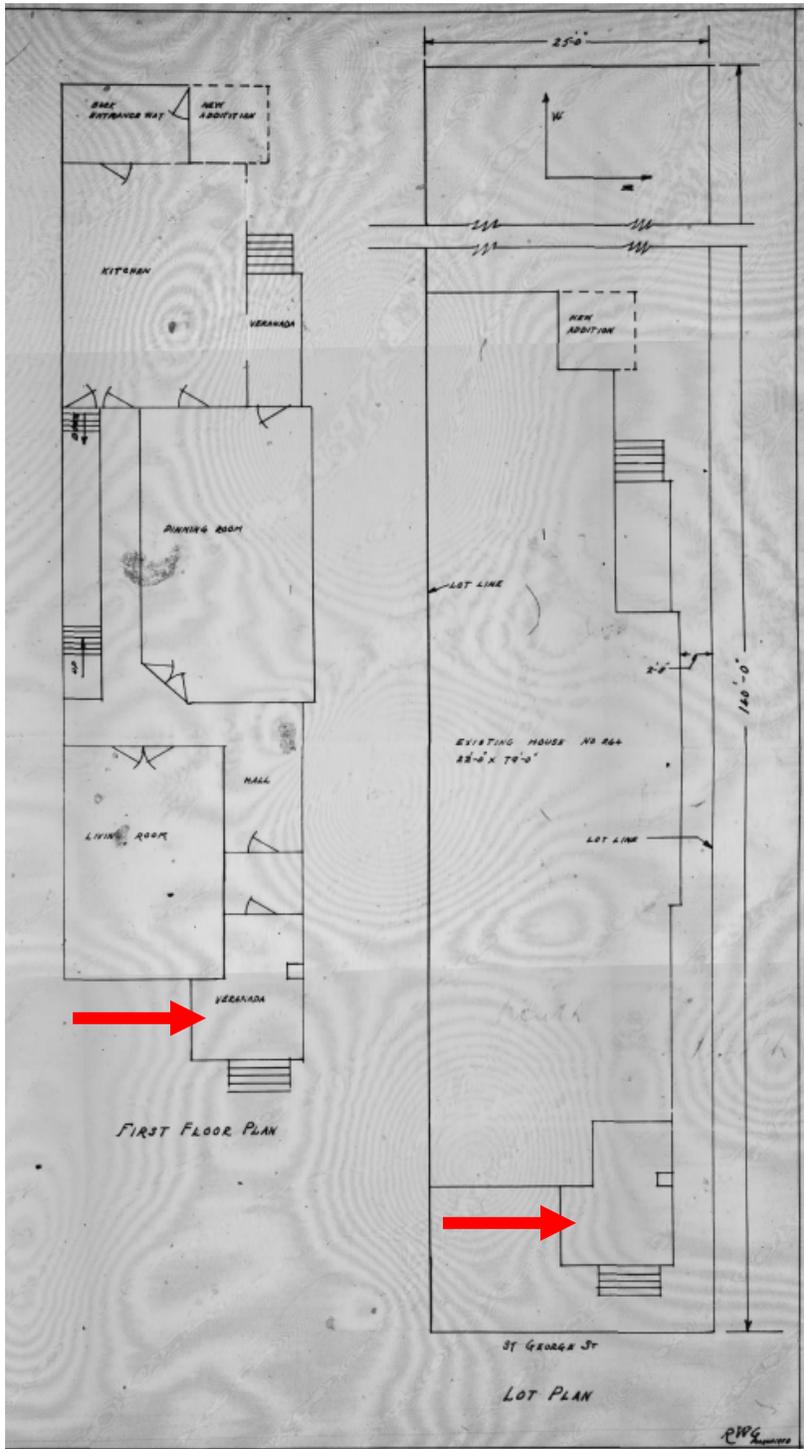


Figure 21. Excerpt from 1950 building application plan that shows previous presence of front balcony over central entrance (CTA).

5. LIST OF SOURCES

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- City of Toronto Archives (CTA), Atlas of the City of Toronto and Suburbs (Goad, Charles), 1903, 1913, 1924, 1934
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- University of Toronto - Fire Insurance Plans, 1880, 1889, 1909

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