

4150 Yonge Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: May 15, 2026

To: Toronto Preservation Board

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

Ward: Ward 8 - Eglinton-Lawrence

SUMMARY

This report recommends that City Council state its intention to designate the property at 4150 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act ("the Act") for its cultural heritage value according to the Statement of Significance which includes a description of heritage attributes found in Attachment 1.

The subject property at 4150 Yonge Street, known historically as the John Street Workers Cottages, is located on the west side of Yonge Street north of Wilson Avenue in the Bedford Park-Nortown neighbourhood of North York. It contains two semi-detached (originally detached), single-storey residential structures, fronting onto an office park with frontage along Yonge Street. A location map and current photograph of the heritage property are included in Attachment 2.

The property is comprised of two single-storey Ontario Cottage style house form buildings with cedar shingle roofs and stucco exteriors. Relocated to their present location in the 1980s, the cottages were originally known as 22 and 26 John Street (no longer extant) and were part of a trio of mid-nineteenth century workers cottages that once fronted onto a residential streetscape. Built in 1860 by local carpenter Robert Gray, the John Street Workers Cottages historically housed a mix of tradespeople and millworkers, along with their families, up until the redevelopment of the area in the late 20th century. Following their relocation and rehabilitation in the 1980s, the two remaining cottages were conjoined and converted into an upscale restaurant - Auberge de Pommier - which has served the adjacent office park and surrounding area for forty years. The subject property stands as a prominent physical remnant of the former village of York Mills.

The subject property at 4150 Yonge Street was listed on the City of Toronto's Heritage Register on September 27, 2006.

This property is one of eighteen pre-1870 listed properties citywide which have been identified as candidates for designation through the City's implementation of Bill 23 amendments to the Act and its ongoing prioritization strategy for listed properties. Properties listed on the City's Heritage Register prior to January 1, 2023 will be deemed removed from the Heritage Register unless they are designated by January 1, 2027.

Part of the City's strategy for the review of 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. City Planning retained the services of Alex Corey Heritage Consulting (the Consultant) to research and evaluate a citywide group of eighteen pre-1870 listed properties which includes the subject property at 4150 Yonge Street. The Consultant evaluated the subject property and determined that it meets the provincial criteria.

The Consultant's research on the subject property is included in Attachment 3 of this report. The research, analysis, and evaluation contained within Attachment 3 reflect the Consultant's professional expertise and opinion. Staff have independently reviewed the Consultant's research and heritage evaluation and concur with the determination that the property at 4150 Yonge Street has cultural heritage value and meets two 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 Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council state its intention to designate the property at 4150 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 4150 Yonge Street (Reasons for Designation) attached as Attachment 1 to the report (May 15, 2026) from the Senior Manager, Heritage Planning, Urban Design, 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

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 property at 4150 Yonge Street on the City of Toronto's Heritage Register on September 27, 2006.

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 subsets 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 after January 1, 2027. <https://secure.toronto.ca/council/agenda-item.do?item=2024.PH16.9>

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:

COMMENTS

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted on the property at 4150 Yonge Street (see Attachment 3) and provides the rationale for the recommendations found in this report.

The property at 4150 Yonge Street meets the following two out of nine criteria:

- **Criterion 1:** the property has design and physical value because it is a representative example of a style and type.
- **Criterion 5:** the property has historical value or associative value because it yields, or has the potential to yield, information that contributes to and understanding of a community or culture.

For more detailed explanations of how each criterion is met for the property, see Attachments 1, 2 and 3 of this report for the Statement of Significance; Location Map and Photograph; and Research, Evaluation & Visual Resources pertaining to the property at 4150 Yonge Street, as all of these documents are integral to the recommendations made in this staff report.

CONCLUSION

Staff have independently reviewed the research and heritage evaluations prepared by the Consultant and agree with the determination that the property at 4150 Yonge Street has cultural heritage value and meets two of the nine criteria as outlined by Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. Therefore, the property merits designation and staff recommend that Council designate this property.

The Statement of Significance: 4150 Yonge Street (Reasons for Designation) included as Attachment 1 to this report comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

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SIGNATURE

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ATTACHMENTS

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

4150 YONGE STREET
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)

ATTACHMENT 1

The property at 4150 Yonge Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets Regulation 9/06, the provincial criteria for municipal designation.

Description

The subject property at 4150 Yonge Street is located on the west side of Yonge Street, north of Wilson Avenue, within the York Mills neighbourhood of North York. Constructed circa 1860, the property contains a pair of single-storey vernacular Ontario Cottage style workers cottages that were relocated to their present location between 1985 and 1987. The subject buildings were residential until their relocation, and have since 1987 operated as a restaurant, featuring a contemporary addition at the rear and are today connected by a single-storey link.

Statement of Cultural Heritage Value

Design and Physical Value

The property at 4150 Yonge Street has design and physical value as the two workers cottages are representative examples of the vernacular Ontario Cottage style within the community of York Mills. The Ontario Cottage style was a Regency-inspired vernacular style prevalent throughout Southern Ontario in the nineteenth century. At its simplest form, the style is comprised of a single-storey, hipped- or side-gable roof house with a symmetrical front façade comprising a single door flanked by windows. The cladding material (brick, stone, or wood board), and the extent of ornamentation, reflected both local conditions and materials, and the economic means of the builder and/or inhabitant. Both workers cottages located on the subject property maintaining their single-storey massing, symmetrical front façade, and side-gable roof. The 1985-1987 relocation and rehabilitation of both structures restored period-appropriate features and elements of the design, including the roughcast cladding, wood window and door trim work, shutters, cedar shake roof, and stone foundation.

Historical and Associative Value

The property at 4150 Yonge Street has historical and associative value as it has direct associations with the Hogg family of York Mills, being two of the three workers cottages that were constructed on the Hogg's Hollow Subdivision Plan that was filed by John and William Hogg in 1856. While the plan of subdivision was ultimately not successful, it represented a period of development and vision on the part of the Hogg family for the growth of York Mills, and the two remaining workers cottages are representative of the optimism and development of York Mills in the mid-nineteenth century.

The preservation of the two cottages as part of the office park project in the 1980s undertaken by Cadillac Fairview and London Life, including their rehabilitation for commercial use, was a significant development at the time and evidence of their value

to the community of York Mills and North York as they reflect the neighbourhood's milling and industrial history, as well as serve as reminders of the working class history and residents that lived in York Mills from the nineteenth and through the twentieth century.

Heritage Attributes

Design and Physical Value

Attributes that contribute to 4150 Yonge Street being a representative example of the vernacular Ontario Cottage style:

- The scale, form, and massing of the subject buildings, containing two formerly detached single-storey house form buildings located west of Yonge Street on the south side of a private road
- The low-pitched side-gable roofs with cedar shake shingles, each with a brick chimney protruding from the western side of their roof peaks
- The symmetrical arrangement of the front façades, comprised of two two-over-two wood frame windows on either side of a simple single front door
- The wood front doors at centre, both set within simple wood door frames and below rectangular transom windows
- The roughcast stucco cladding on both structures and on all visible facades
- The exposed stone foundations
- The deep side-gable overhangs on the north and south facades
- The "ell" extension extending from the rear (south) of the former 26 John Street, with covered porch and a shed roof extending from a cross gable roof punctured by two brick chimneys
- The east façade of the former 26 John Street facing towards Yonge Street, with a single off-centre six-over-six hung wood window within a wooden window frame
- The west façade of the former 22 John Street, with returned eaves and roughcast cladding
- The "ell" extension extending from the rear (south) of the former 22 John Street, with cross gable roof punctured by a brick chimney at the roof peak

* The stone addition extending from the rear of both houses and the link connecting the two front facades are not identified as heritage attributes

LOCATION MAP AND CURRENT PHOTOGRAPH
4150 YONGE STREET

ATTACHMENT 2

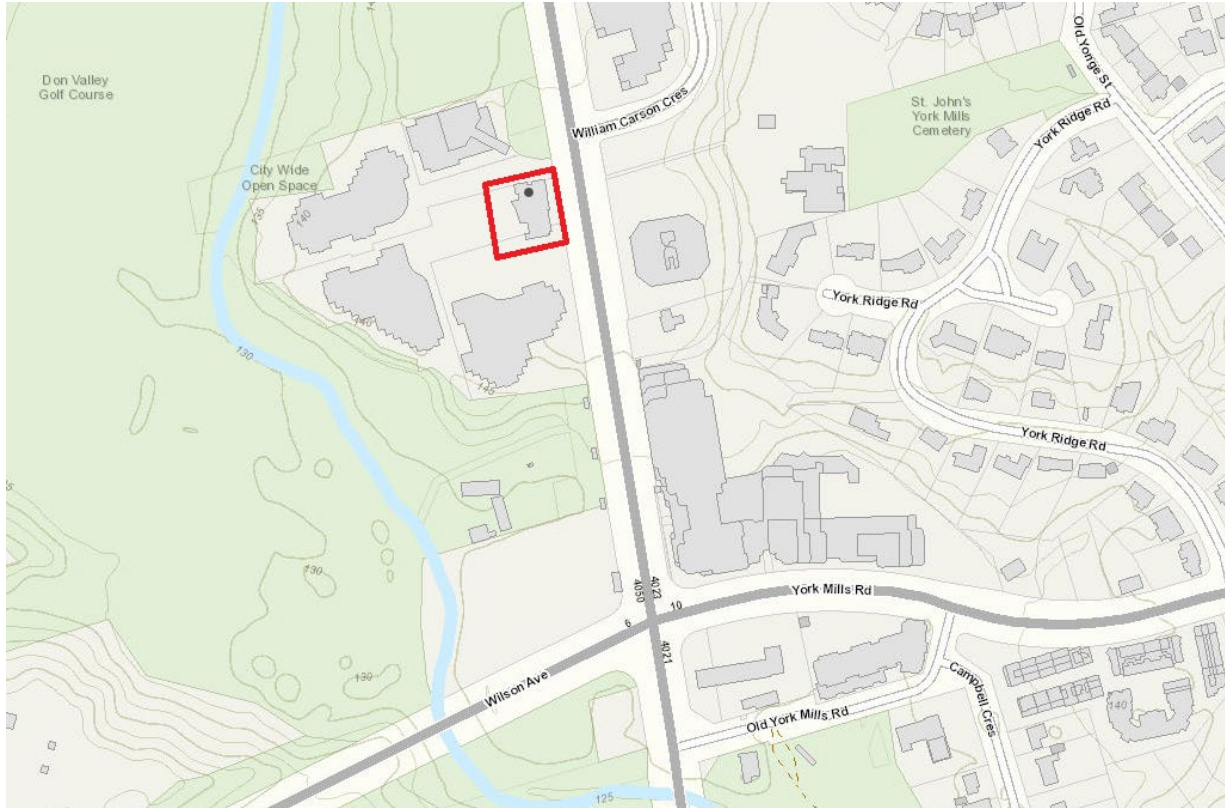


Figure 1. This location map is for information purposes only. The exact boundaries of the property are not shown. The red outline depicts the location of the subject property (City of Toronto iView Mapping, 2025).



Figure 2. 4150 Yonge Street, north façade (Alex Corey, January 2026).

**RESEARCH, EVALUATION &
VISUAL RESOURCES
4150 YONGE STREET**

ATTACHMENT 3

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. 4150 Yonge Street, north façade (Alex Corey, January 2026).

1. DESCRIPTION

4150 YONGE STREET (John Street Worker's Cottages)	
ADDRESS	4150 Yonge Street
WARD	8 - Eglinton-Lawrence
NEIGHBOURHOOD/COMMUNITY	York Mills
CONSTRUCTION DATE	c. 1860
ORIGINAL USE	Residential
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Commercial (Restaurant)
ARCHITECT/BUILDER/DESIGNER	Robert Gray
ADDITIONS/ALTERATIONS	1983 - relocation and conversion into a single commercial space (restaurant)
LISTING DATE	September 27, 2006

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 4150 Yonge 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.

4150 Yonge 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.	N/A
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 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.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 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

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.

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.

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.

York Mills

The historic village of York Mills was established on a western branch of the Don River where it was crossed by Yonge Street, an early colonial settlement route that was laid out by John Graves Simcoe following the establishment of the Town of York on the shores of Lake Ontario to the south. Yonge Street roughly followed a route that was shown to Simcoe by Indigenous peoples who had used the route as a portage trail connecting Lake Ontario with Lake Simcoe. Construction of Yonge Street began in 1794 north from Eglinton to the Holland Marshes, and in 1796 extended south to Bloor Street.

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

The first mill constructed in York Mills was built in 1804, followed by two more around 1817, and 1844, respectively. Various names were used to refer to the unincorporated community prior to a post office being established in 1836 and named York Mills.⁴

Early settlers in York Mills were primarily British Empire Loyalists who emigrated to Upper Canada following the American Revolutionary War, and Scottish immigrants. The local economy revolved around the three mill sites which processed local lumber and grain for market, taking advantage of the natural watercourse as well as the strategic route south to market along Yonge Street. Related businesses and institutions including blacksmiths, coopers, a tavern, school, and churches provided essential services to the local and surrounding community.

The largest and first church within the community was St. John's York Mills Anglican Church, the first outpost of St. James Anglican Church. The York Mills Anglican congregation began practicing in 1797 in the home of Seneca Ketchum, a Loyalist and prominent settler in York Mills whose family emigrated from New York State. St John's York Mill's first church was completed in 1817, with the present-day church building constructed in 1844. The Anglican church was later joined by nearby Baptist and Presbyterian churches, both with smaller congregations, and neither of which remain standing today.

The community of York Mills remained small despite its strategic location along Yonge Street and along the western branch of the Don River; in 1870 its recorded population only stood at 100, with its mills remaining the primary local economic activity. The village character prevailed into the twentieth century, with gradual development occurring as the City of Toronto expanded northwards; in 1922 the Town of North York was carved out from the northern portion of York Township, comprising primarily agricultural land interspersed with small villages and settlements, including York Mills. Suburban development increased in the post-war period, spurred by government incentives for single family housing construction, the expansion of car ownership and highways, and public transportation. The Borough of North York was established in 1967 followed by the City of North York in 1979, and in 1998 amalgamation saw the community of York Mills incorporated into the City of Toronto.

Today, the former village of York Mills is an established residential neighbourhood characterized by post-war suburban housing and commercial development along Yonge Street. While much of the historic village character has been lost, a select few properties from the nineteenth century remain, complemented by the unique and varied topography that attracted settlement and supported the community's early development and economic activity.

The Hogg Family

The Hogg family's presence within York Township and the present-day community of York Mills dates to the arrival of James Hogg (1797-1839), a Scottish immigrant who

⁴ Hart, *Pioneering in North York*, 145.

moved to the area in 1824 and purchased Millford Mills and adjacent farmland from Thomas Arnold the same year, straddling the western branch of the Don River.⁵

Owing to the poor quality of the soil at the bottom of the valley where Yonge Street crosses the Don River and the steep grade, an alternative route was coursed west off Yonge when the route was first laid out in 1790, encircling the community, which is today known as Old Yonge Street. In 1835, the road was straightened, and Hogg took full advantage, soon after constructing the York Mills Hotel on Yonge Street just south of York Mills, from whence the community derived its name following the installation of a post office in the hotel in 1836.

In 1856, the hotel caught fire and burnt down, at which time the present-day brick building known as the Jolly Miller was constructed by John and William Hogg, sons of James. In the same year, the Hogg Family filed plans of subdivision for a portion of their land holdings on the west side of Yonge Street, envisioning a new community called “Hogg’s Hollow,” a combination of their family name with the Old English term “hollow” that was used to describe a valley, often with a watercourse running through.

Perhaps optimistic that the highly-anticipated railway linking Toronto with Lake Nipissing and the Great Lakes would track alongside Yonge Street, the aspirations for significant development of the burgeoning community were dampened when routes were announced and directed elsewhere, not only dashing any hopes of rapid growth, but also re-directing traffic that would have passed by carriage or stagecoach through York Mills to other communities.

Undeterred, the Hogg Family continued to reside within York Mills which saw moderate economic activity in the latter half of the nineteenth century; grist and sawmills continued to provide employment and supported various local trades. The family retained a foothold in York Mills into the twentieth century and are commemorated today both in the name of the Hogg’s Hollow neighbourhood, and the continued presence of several structures constructed by members of the Hogg Family.

John Street Workers Cottages

The subject property at 4150 Yonge Street contains two of the three known buildings constructed shortly after the Hogg’s Hollow Subdivision Plan was filed by John and William Hogg in 1856. The Plan of Subdivision encompassed lands west of Yonge Street and north of present-day Wilson Avenue, and included two roads running west off Yonge Street, one of which was John Street.

Secondary sources date the construction of three workers cottages, comprising 22, 26 and 30 John Street, to 1860 by a local carpenter named Robert Gray. Sources suggest that number 30 was built of frame with stucco cladding, while numbers 22 and 26 were mud brick with stucco cladding.⁶ The three cottages were likely first home to workers employed in one of the local mills; the extent of construction within the 1856 Hogg’s

5 North York Historical Society, “The Hogg Family,” accessed September 24, 2005. <https://nyhs.ca/local-history-articles/the-hogg-family/>

6 Byers et al., *Rural Routes*, 4.

Hollow Subdivision is at the present time unknown as maps from the time do not depict residential structures. Slow population growth within York Mills through the last half of the twentieth century suggest that development was sparse, and the subdivision did not perform as well as intended.

The John Street Workers Cottages, located on the north side of John Street west of Yonge, remained residential for over a century. City directories begin to list the cottages and their inhabitants in the post-war period, and in 1960 indicate their occupants were tenants employed in freight handling, sales, and office jobs.⁷ By the post-war period, John Street was well developed comprising a collection of single-family homes, alongside Carson Crescent immediately to the north.

The redevelopment of the subject property began in the early 1980s, with construction of a new office park underway by 1985 comprising three six-storey office buildings which were completed by 1989. Advertised as “a city office in a country setting,”⁸ the development was completed by Cadillac Fairview and London Life, and from conception incorporated the two workers cottages as remnants of the site’s historic connection to the village of York Mills.

Auberge de Pommier

In 1987, the fine dining French restaurant Auberge de Pommier opened within the former 22 and 26 John Street following their relocation to their current site as part of a larger redevelopment. The restaurant was opened by Peter Oliver, a renowned restaurateur who would establish numerous fine dining establishments under the banner of Oliver & Bonacini (O&B) alongside his business partner, Michael Bonacini. Auberge de Pommier was absorbed into the O&B banner in 1997 and continues to operate out of the subject property today.

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.

The subject property at 4150 Yonge Street contains two rehabilitated workers cottages relocated from their original siting on the north side of John Street to their present-day location on the south side of William Carson Crescent.

Both structures are single-storey Ontario Cottage style house form buildings, with side gable roofs clad in cedar shingles and single brick chimneys protruding from their respective roof peaks. The Ontario Cottage style was a Regency-inspired vernacular style prevalent throughout Southern Ontario in the nineteenth century. At its simplest form, the style is comprised of a single-storey, hipped- or side-gable roof house with a symmetrical front façade comprising a single door flanked by windows. The cladding material (brick, stone, or wood board), and the extent of ornamentation, reflected both

⁷ City of Toronto Directories.

⁸ Toronto Star, September 3, 1985.

local conditions and materials, and the economic means of the builder and/or inhabitant. Both cottages are clad in stucco, with exposed stone foundations. The primary (north) facades are symmetrical and identical, comprising a central front door set beneath a simple multi-pane transom window and bound by two square window openings containing six-over-six hung windows in each with simple wood window casings and shutters.

Extending from the rear of both cottages are single-storey cross-gable roof wings with cedar shingles; the wing on the western cottage has been enclosed by contemporary additions, while the wing on the eastern cottage has its eastern façade exposed to Yonge Street and contains a covered porch with the roof supported by simple columns.

A contemporary addition dating to 1987 extends from the rear of both cottages, clad in stone and concrete with a flat roof on the east and a curved roof on the west over the dining room. A link connecting the two cottages was added at the same time, providing a central entrance to the restaurant and featuring a cedar shingle gable roof, stucco cladding, and French doors set beneath a transom window and between two multi-pane windows.

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.

The City of Toronto Property Data Map attached (Attachment 2) shows the site of the property at 4150 Yonge Street.

The subject property at 4150 Yonge Street containing two workers cottages is located north of York Mills Road/Wilson Avenue within the York Mills community. The property contains three six-storey office buildings constructed in 1987, alongside the Evangel Temple Toronto built at the same time. Adjacent properties include mid-rise office buildings built in the latter half of the twentieth century, and condominiums. To the immediate west of the subject property is the municipally-owned Don Valley Golf Course, an 18-hole golf course designed by Howard Watson and opened by Metro Toronto in 1956 on lands abutting the western branch of the Don River.

Few structures relating to the early settler and village history of York Mills exist within the immediate vicinity. Recognized heritage properties within the broader context include:

- The C.W. Jeffreys House, 4111 Yonge Street
- St John's York Mills Anglican Church, 19 Don Ridge Drive

The extant topography of York Mills and the valley of Hogg's Hollow remain a significant visual reminder of the former settlement that existed here, the historic local economy connected to milling and the presence of the Don River.

4. VISUAL RESOURCES

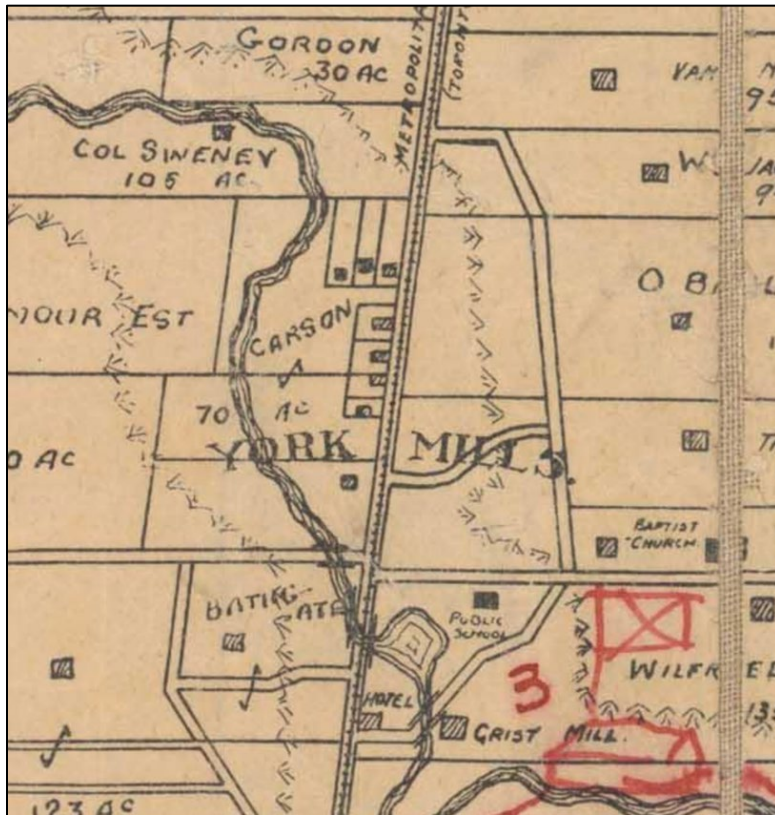


Figure 4. Detail of the community of York Mills, Tremaine's Map of the County of York Canada West, 1860. University of Toronto Map and Data Library. The location of the John Street Workers Cottages is indicated by arrow.



Figure 5. John Street Workers Cottages, c. 1970s, Toronto Historical Board.



Figure 6. 22 John Street, east facade, 1977. Toronto Historical Board.



Figure 7. 26 John Street, 1980. Toronto Historical Board.



Figure 8. Aerial Photograph of Yonge and York Mills, 1977. The subject property is indicated by arrow.



Figure 9. Aerial Photograph of Yonge and York Mills, 1987. The subject property is indicated by arrow.



Figure 10. Workers Cottage formerly at 26 John Street, now the eastern cottage of the two (Alex Corey, September 2025).



Figure 11. Workers Cottage formerly at 22 John Street, now the western cottage of the two (Alex Corey, September 2025).



Figure 12. East facade of the former 26 John Street, seen from Yonge Street (Alex Corey, September 2025).



Figure 13. Primary (north) facade of the former 22 John Street (Alex Corey, September 2025).



Figure 14. Infill construction connecting the former 22 and 26 John Street (Alex Corey, September 2025).

5. LIST OF SOURCES

ARCHIVAL SOURCES

- City of Toronto Archives. Aerial Photographs
- City of Toronto Directories. Toronto Public Library
- Toronto Historical Board Records

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