

## **344 Jarvis Street - Proposed Designation By-Law under Part IV, Section 29 of the Ontario Heritage Act - Consideration of Objection**

**Date:** January 5, 2026

**To:** Planning and Housing Committee

**From:** Chief Planner and Executive Director, City Planning

**Wards:** Ward 13 - Toronto Centre

### **SUMMARY**

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This report recommends that City Council affirm its decision of October 8 and 9, 2025 (Item PH24.11) stating its intention to designate the property at 344 Jarvis Street under Part IV, Section 29 of the Ontario Heritage Act (OHA). The City has received an objection to the notice of intention to designate on behalf of the property owner(s) within the statutory timeline.

The property at 344 Jarvis Street is located on the west side of Jarvis Street, mid-block between Carlton Street to the south and Sirman Lane to the north, in the Church-Wellesley neighbourhood. The property is the northernmost property in a collection of five abutting Victorian era house-form buildings that starts at 336 Jarvis Street to the south. Within this collection the subject property forms part of a historic streetscape of 19th century house-form buildings on the west side of Jarvis Street, north of Carlton Street. This streetscape reflects the character of the Upper Jarvis neighbourhood, which evolved from a subdivision of private homes on a landscaped avenue to a high density residential and arterial corridor within downtown Toronto.

The property at 344 Jarvis Street contains one half of a pair of semi-detached house form dwellings, the other half being 342 Jarvis Street. 342 and 344 Jarvis Street were constructed together between 1873 and 1875 and cohesively designed in the Italianate architectural style.

The property at 344 Jarvis Street, along with its pair at 342 Jarvis Street, was first recognized for its cultural heritage value when it was listed on the City's inaugural Inventory of Heritage Properties on June 20, 1973.

City Council has until February 8, 2026, 90 days from the date of the end of the objection period, to decide on this objection as per the timeline under the OHA.

Heritage Planning Staff received advice from the retained heritage consultant in response to the objection. Staff have reviewed the objections raised on behalf of the property owner(s) with the City's retained heritage consultant, and remain of the opinion that despite these objections, the property at 344 Jarvis Street meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Act under 4 of 9 criteria for its design/physical, historical/associative, and contextual values.

As the property has cultural heritage value or interest and meets the prescribed criteria pursuant to Part IV, Section 29 of the Ontario Heritage Act, staff are of the opinion that this property should be designated. Designation enables City Council to review proposed alterations for the property, enforce heritage property standards and maintenance, and refuse demolition.

## **RECOMMENDATIONS**

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

1. City Council affirm its decision to state its intention to designate the property at 344 Jarvis Street under Part IV, Section 29 of the Ontario Heritage Act as set out in City Council Decision Item PH24.11 on October 8 and 9, 2025.
2. City Council authorize the City Solicitor to introduce the Bill in City Council designating the property at 344 Jarvis Street under Part IV, Section 29 of the Ontario Heritage Act.

## **FINANCIAL IMPACT**

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City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

## **DECISION HISTORY**

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At its October 8 and 9, 2025 meeting, City Council adopted a report from the Chief Planner and Executive Director, "336, 340, and 342-344 Jarvis Street - Notice of Intention to Designate Properties under Part IV, Section 29 of the Ontario Heritage Act" (PH24.11) and stated its intention to designate the properties at 336, 340, and 342-344 Jarvis Street under Part IV, Section 29 of the Ontario Heritage Act.  
<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH24.11>

## BACKGROUND

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City Council stated its intention to designate the subject property under Part IV, Section 29 of the Ontario Heritage Act. A Notice of Intention to Designate was served to the property owner(s) and the Ontario Heritage Trust and was published in accordance with the Ontario Heritage Act. The objection period ended on November 10, 2025.

The City Clerk received a Notice of Objection on behalf of the property owner(s) within the required timeframe set out in the Ontario Heritage Act. The OHA requires that City Council consider and make a decision on an objection within 90 days from the end of the objection period. City Council may decide to withdraw, amend, or affirm its intention to designate.

## COMMENTS

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Staff have reviewed the Notice of Objection dated November 4, 2025, prepared by Metcalfe, Blainey & Burns LLP. A copy of the Notice of Objection is included as Attachment 1 to this report. Within this letter the objector outlines several reasons for their objection that dispute the design/physical value of the property, the associative value, the contextual value, and the designation process itself. Given the numerous points of objection raised in the letter, City staff have grouped the report comments within numerical sub-headings for the purpose of clarity (no hierarchy or priority is indicated through this numbering).

### 1) Objections relating to design value

The objector is of the opinion that the property at 344 Jarvis Street is not a "rare nor distinctive" example of the Italianate architectural style because the "Italianate details cited (arched windows, buff-brick trim) are common across many streets in Toronto such as Jarvis and Sherbourne Streets..."

In response, it appears that the objector misunderstood the meaning of criterion 1 under Ontario Regulation 9/06 of the Ontario Heritage Act by assuming a property must be "rare or distinctive".

For the City to satisfy criterion 1, a property should be "a rare, unique, representative, or early example of a style, type, expression, material, or construction method." Therefore, there are multiple ways that a property may demonstrate an architectural style: by being a rare example and/or a unique example and/or a representative example, and/or an early example. As it relates to this proposed designation, rarity is not a necessary determinant for a property to meet criterion 1, and rarity is not the determinant that is identified for 344 Jarvis Street in the Notice of Intention to Designate. The Statement of Significance for 344 Jarvis Street (included in Attachment 3 to the original Notice and Attachment 2 to this report) identifies the property as having design and physical value and meeting criterion 1 under O. Reg 9/06 because it is a *representative* example of the Italianate architectural style, as applied to the semi-detached house-form building type.

With respect to understanding what is meant by 'representative', section 5.6.1 of the Ontario Heritage Toolkit (or "Toolkit") explains that to be representative, a property should serve as an example of a particular style. The Toolkit is published online by the ministry as a series of guidance documents for municipalities and others working with the Ontario Heritage Act (or "OHA") and to help conserve Ontario's heritage. The Statement of Significance (Reasons for Designation) details how the "Italianate architectural style was popular in Toronto through the 1860s and into the 1870s", a date range that aligns with the construction date range of the subject property. The Statement of Significance also identifies the features of the property that are representative of the Italianate architectural style, including but not limited to its "planar primary (east) façade; the red and buff brick cladding with ornamental use of stone, terra cotta and wood architectural features; the round-arched window openings; and the low-pitched and side gable roofs."

Attachment 5 to the Report (dated August 22, 2025) from the Chief Planner and Executive Director, "336, 340, and 342-344 Jarvis Street - Notice of Intention to Designate Properties under Part IV, Section 29 of the Ontario Heritage Act" (PH24.11) (the "Analysis Report") includes the research, evaluation, and visual resources to support the Statement of Significance. Attachment 5 includes additional information on the connection between the subject property and the Italianate style:

"The Italianate architectural style is a classical based style, common in the second half of the 19th century for urban and suburban residences. Architectural motifs reflective of this style include arched window openings; the use of ornamental brackets, corbels and dentils; a raised first storey or parlour floor, with access to the lower storey; flat, low-pitched and side gable roofs; the use of polychrome brick for decorative effect; and an emphasis on verticality in the design and composition. 342 and 344 Jarvis Street illustrate the application of the Italianate style to an urban semi-detached building type, and retain key features related to this style and the period of construction."

The objector's statement that similar design features can be found in surrounding buildings is not a relevant part of the analysis against the fact that 1) these features are present at 344 Jarvis Street, 2) they are representative of the Italianate architectural style, and therefore 3) they contribute to the property's ability to serve as a representative example of the Italianate architectural style. These features have subsequently been identified as heritage attributes within the Statement of Significance. In the opinion of staff, the property's design and physical value is a representative example of the Italianate architectural style as applied to the semi-detached house-form building typology.

## **2) Alterations**

The objector is of the opinion that due to alterations made to the property throughout the 20th century, the "integrity of original materials and workmanship has been lost; only the general massing remains." The objection letter lists the alterations as follows: "non-original porch structures, access staircase, A/C units, new shingles on the roof, ...etc."

With respect to assessing a property's history of alterations and their impact on its integrity, Section 5.3 of the Toolkit states that a heritage property does not need to be in its original condition in order to qualify for designation; few historic buildings survive without alterations between their date of construction and today. The integrity of a building is a question of whether the existing heritage attributes continue to represent or support the cultural heritage value or interest of the property.

After reviewing the list of alterations included in the objection letter, staff remain of the opinion that these alterations do not diminish the property's integrity to continue to express its cultural heritage value through its existing heritage attributes of the property at 344 Jarvis Street as being a representative example of the Italianate architectural style as applied to a semi-detached house form. As described above, the property retains the features that are associated with the Italianate style as described in the Statement of Significance and list of heritage attributes, including but not limited to the red and buff brick cladding with ornamental use of stone, terra cotta and wood architectural features; the round-arch window openings; and the low-pitched and side gable roofs.

Furthermore, the "access staircase" mentioned in the objection letter is explicitly excluded as a heritage attribute within the Statement of Significance for the property.

The identification of heritage attributes and the explanation of how they contribute to a property's cultural heritage value is part of the required contents of a Notice of Intention to Designate, as prescribed under Sections 29 and O. Reg 385/21 of the OHA. In the opinion of staff, the identified existing heritage attributes contribute to the property being a representative example of the Italianate architectural style, as applied to a semi-detached house form.

### **3) Associative value**

The objector is of the opinion that the associative values identified in the Notice of Intention to Designate have been incorrectly applied to the subject property at 344 Jarvis Street. The objector claims that the property's association with the Elizabeth Fry Society "is brief, undocumented, and incidental."

Attachment 5 to the Analysis Report includes the history and facts related to the property which are the basis for determining historical or associative value of criteria 4, 5, or 6 according to O. Reg. 9/06. Within Attachment 5, the connection between the subject property and the Elizabeth Fry Society is explained and documented.

The official website for the Toronto Branch of the Elizabeth Fry Society (<https://efrytoronto.org/about/#our-history>) provides information on the history of their organization that developed from a one-room office in 1952 where:

"...a group of women from the First Unitarian Church Toronto met to discuss prison reform...resulting in the founding of the Elizabeth Fry Society, Toronto Branch incorporating as a non-profit in 1952. From a one-room office on Jarvis Street, the agency has grown into its current location which provides counselling, support programs and transitional housing."

On October 6, 1953 an article was run in *The Globe and Mail* announcing a "dream came true for the Toronto branch of the Elizabeth Fry Society with the official opening of the first office in Canada at 344 Jarvis Street, yesterday." The article notes that while Elizabeth Fry groups existed in Vancouver, Ottawa, Kelowna, Nanaimo, Kamloops, and Kingston, the Toronto branch was the first to establish an actual office. This citation was included in Attachment 5 to the Analysis Report, Section 5, which identifies the sources consulted to support the research and evaluation of the Notice of Intention to Designate. Primary sources from the time of opening of the Toronto Branch's office at 344 Jarvis Street confirm the Society's operations at 344 Jarvis Street, and that those operations coincided with a formative and historically significant event in the organization's history as the first office established by the Society within Canada. Having been featured in a major newspaper and referenced on the Society's website, the associative value of this office space with the subject property is documented and the objector's claim to the contrary is without merit.

#### **4) Clarification relating to criterion 5**

The objector is of the opinion that criterion 5 of O. Reg 9/06 has been misapplied to the subject property at 344 Jarvis Street, "as the evidence referenced actually concerns 342 Jarvis Street..."

The Notice of Intention to Designate does not state that 344 Jarvis Street meets criterion 5, which refers to a property having "historical or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture."

While the Statement of Significance does identify both properties at 342 and 344 Jarvis Street as having associative value, the content of the Statement of Significance (Reasons for Designation) clearly identifies which criteria under O. Reg. 9/06 applies to which property.

The property at 342 Jarvis Street was determined to meet criteria 4 and 5 under O. Reg. 9/06 of the OHA, as described in the Notice of Intention to Designate with the following statements:

"The property at 342 Jarvis Street has historical and associative value due to its direct association with Clementyne's and later with the Lesbian Organization of Toronto (LOOT) in the mid 1970s to 1980." (criterion 4)

"The property at 342 Jarvis Street has the potential to yield information that contributes to an understanding of Toronto's queer, feminist and lesbian community in the second half of the 20th century due to its direct association with LOOT and Clementyne's." (criterion 5)

The property at 344 Jarvis Street, the subject property, was determined to meet criterion 4 under O. Reg. 9/06 of the OHA, as described in the Notice with the following statement:

"The property at 344 Jarvis Street has historic and associative value due to its direction association with the Elizabeth Fry Society."

The Notice of Intention to Designate does not attribute criterion 5 to the property at 344 Jarvis Street. Therefore, the objector's statement that criterion 5 has been misapplied to the property at 344 Jarvis Street is not consistent with the Notice of Intention to Designate. Furthermore, it is staff's opinion that this is not a result of the Notice having "blurred" the two properties at 342 and 344 Jarvis Street as the objection letter claims, but, respectfully, is a circumstance of the objector having misunderstood the evaluation of the criteria prescribed under O. Reg 9/06 as applied to the subject property at 344 Jarvis Street.

### **5) Evaluation of semi-detached house-form typology**

The objection letter expresses the concern that the Notice "evaluates 342 and 344 Jarvis Street jointly, conflating the distinct physical and historical conditions of each, contrary to the individual assessment required by the Ontario Heritage Act and O. Reg. 9/06, especially the report designates the pair jointly but attributes almost all associative merit to 342."

With respect to the evaluation of heritage properties, Paragraph 3 of Section 3(1) of O. Reg 385/21 requires the designation by-law to explain how a property has been evaluated against each of applicable criteria as described in paragraphs 1 to 9 in subsection 1(2) of O. Reg 9/06 to determine the cultural heritage value or interest. Both properties subject to the Notice, 342 Jarvis Street and 344 Jarvis Street, were each evaluated against each of the criteria under O. Reg 9/06 to determine their individual cultural heritage value or interest. Through the evaluation of the properties and the information documented in the research presented in Attachment 5 to the Analysis Report it was determined that the property at 342 Jarvis Street meets 5 of 9 prescribed criteria and the property at 344 Jarvis Street meets 4 of 9 prescribed criteria. O. Reg 9/06 only requires that each property meets 2 or more prescribed criteria.

In accordance with Section 29(4) of the OHA, a Statement of Significance was included in Attachment 3 to the Notice of Intention to Designate and explains the cultural heritage value or interest of each property, including the identification of which criteria are met for which property and explanations for how each criterion is met by each property. Additionally, the Notice includes the identification of specific heritage attributes that support the cultural heritage value or interest of each property, as required for a Section 29 designation by-law. All statutory evaluation processes and Notice content requirements have been met.

By nature of the semi-detached house-form typology, the cultural heritage values of the properties at 342 and 344 Jarvis Street are related. The two properties share stylistic similarities because they share a building that was designed and constructed cohesively as one whole. This analysis approach demonstrates an understanding of the shared characteristics that result from this particular building type. Furthermore, as abutting property parcels, the two properties were both affected by the historical development trends along this section of Jarvis Street (as explained in Section 3, Attachment 5 to the Notice) and they exist within the same contemporary context at present because the

building contained between them is physically connected and has been since its construction circa 1873-75. Where differences in the design or individual property histories exist, they are noted within the Notice and are further reflected in the variation of historical/associative criteria prescribed to each property, as discussed above.

## **6) Contextual value**

The objector is of the opinion that the property no longer "defines, maintains or supports the character of Upper Jarvis Street under O. Reg. 9/06, clauses (sic) 7 and 8" because the "contextual relationship has been lost through surrounding development and alterations to the property itself."

In the opinion of staff, the objection letter conflates the two criteria (7 and 8) under O. Reg. 9/06. Criterion 7 applies to a property that has contextual value "because it is important in defining, maintaining or supporting the character of an area." Criterion 8 is a separate criterion against which a property is evaluated and is merited if the property is found to be "physically, functionally, visually or historically linked to its surroundings."

Section 5.6.3 of the Toolkit provides direction on how to evaluate a property against criteria 7. As it pertains to a property's ability to support the character of an area, a property must be "in an area that has a definable character and the property contributes in some way to the character of an area." Character is defined in the Toolkit as "the combination of physical elements that together provide a place with a distinctive sense of identity." The Notice identifies that the character of Upper Jarvis Street is "comprised of a collection of 19th century house form buildings, [including] the former Havergal College at 354 Jarvis Street and, more recently, mid- to late-20th and early 21st century multi-unit housing."

As concerns criterion 7, the Notice of Intention to Designate states that, "collectively these properties reflect the evolution of Upper Jarvis from a subdivision of private homes located on a landscaped avenue to a high-density residential and institutional arterial corridor within downtown Toronto." As concerns criterion 8, the Notice of Intention to Designate states that the property at 344 Jarvis Street is "functionally and historically" connected to the row of five properties from 336 Jarvis Street to 344 Jarvis Street that form "a collection of 19th century housing on the west side of Jarvis Street north of Carlton Street" and share a "generally consistent setback and raised parlour floors, along with a common scale, form and massing, contribute to the block frontage's historic context." The properties at 336, 338, 340, and 342 Jarvis Street are immediately adjacent to the subject property and are read as such when viewed from the public realm. 344 Jarvis Street is important in supporting the area's evolved urban character as a reflection of the late 19th century era of residential subdivision an important period in the evolution of development patterns along Jarvis Street and in the area.

## **7) Photographic and archival documentation**

The objection letter expresses the concern that "no photographic or archival documentation substantiates the specific claims made for the Property," and that the Notice "appears to rely on secondary summaries from the 1970s rather than a contemporary field assessment of the current building fabric."

The Research, Evaluation and Visual Sources to support the designation of the property at 344 Jarvis Street are contained in Attachment 5 to the Analysis Report pertaining to the Statement of Significance (Attachment 3) for the property at 344 Jarvis Street. Section 3.i of Attachment 5 details the history and facts related to the property which are the basis for determining historical or associative value of Criteria 4, 5, or 6 according to O. Reg 9/06 Criteria. Section 3.ii of Attachment 5 provides an architectural description and analysis related to the property that establishes the basis for determining design or physical value of Criteria 1, 2, or 3 according to O. Reg. 9/06 Criteria. Section 3.iii of Attachment 5 provides contextual information and analysis related to the property that establishes the basis for determining contextual value of Criteria 7, 8, or 9 according to O. Reg. 9/06 Criteria. Section 4 of Attachment 5 includes the Visual Resources to support the Statement of Significance, including historic maps and plans from 1818, 1842, and 1884; an archival photograph of the subject property from c.1890 that illustrates how similar in appearance the property at 344 Jarvis Street is today as it was over 130 years ago; and archival photographs of the property from the 1970s. Section 5 of Attachment 5 includes the list of sources to support the research and evaluation of the property at 344 Jarvis Street. The list of sources includes archival documentation from the City of Toronto Directories, the City of Toronto Building Records, and a series of Charles E. Goad's Atlases of the City of Toronto and Suburbs, dating from 1880 to 1924. The photographic and archival documentation is supported by several secondary sources specific to the subject property dating from 1950, 1953, 1956, 1958, 1980, 2012, 2014, 2016, 2017, and 2021 and include archival newspaper articles, research reports and studies, academic publications, and journal articles.

Given this list of both photographic and archival sources included in the Analysis Report to support the designation, including a wide range of creation and publication dates, the objector's claim that there is "no photographic or archival documentation" is not supported by the Analysis Report adopted by City Council to substantiate the cultural heritage values identified in the Notice of Intention to Designate for the subject property.

With respect to the point on contemporary field assessment, Section 4 of the Analysis Report also includes contemporary photos of the subject property taken in 2025 by the Consultant who was engaged by the City to conduct research and evaluation of the property under O. Reg. 9/06 of the OHA. These photographs are included as Figures 22, 23, and 24 within the Notice and reflect the Consultant's field assessment from that time. In addition to the Consultant's field assessment, City staff conducted a site visit to the property in June 2025 to corroborate the visual evidence supplied by the Consultant. Evidence of the City staff site visit is included as Figure 5 within the Notice. Field assessments and site visits, represented in the Notice through contemporary photographs, are evaluated alongside archival photographs of the property and are given equal consideration in order to understand the property's evolution and how its existing heritage attributes support its cultural heritage value.

## **8) Report Timeline and consultation**

The objector claims that the designation process is being rushed through because of Provincial changes to the OHA, namely Bill 23, and that proper consultation with the property owner was not observed as a result.

The notification process for the designation of properties by municipalities is prescribed in Section 29 of the OHA. As mentioned above, Council stated its intention to designate the property at 344 Jarvis Street under Part IV, Section 29 of the OHA and notice of Council's intention to Designate was served on the property owner(s) and the Trust and was published in accordance with the OHA. All statutory notice requirements have been met.

In addition to the process set out in Section 29, the City of Toronto provided additional non-statutory notice to property owners via a letter dated June 3, 2025, from the Senior Manager, Heritage Planning, prior to issuing the statutory notice, as a courtesy. The contents of the letter informed the property owner about the identification of the property at 344 Jarvis Street as a priority candidate for municipal designation under Part IV, provided a high level summary of its cultural heritage value, explained the meaning of Part IV designation and the designation process (or "next steps"), and invited the property owner to reach out to the Heritage Project Manager and Registrar for any questions and/or points of clarification. The information provided to the property owner in the June 3, 2025 letter significantly exceeds the requirements prescribed in Section 29 of the OHA.

With respect to the claim that the designation process for the property at 344 Jarvis Street was "rushed," the City had established a phased implementation to review legacy listed properties on the heritage register, known as the Heritage Register Review, in response to the legislative changes to the OHA introduced through Provincial amendments, including Bill 23 establishing provincial deadlines and time limits. The Province extended the deadline for legacy listed properties until January 1, 2027. The first phase of the project launched in 2023. An update on the implementation of the project was provided to the Planning and Housing Committee at their October 30, 2024, meeting.

The identification of 344 Jarvis Street as a priority candidate for designation was a cumulative result of the considered, phased approach of reviewing comparable register practices in other jurisdictions, analysing existing Heritage Register data, and conducting engagement and consultation. Furthermore, City Council included 344 Jarvis Street on the City of Toronto's Heritage Register in 1973, when the property was first identified to have cultural heritage value over 50 years ago. Therefore, the City is completing its heritage register review in a phased and appropriate manner that has no bearing on the property's merit for designation. The subject property will be deemed removed from the Heritage Register on January 1, 2027, should the City not designate the property under the OHA.

## **9) Other matters not related to cultural heritage value**

The objector claims that heritage designation would impose financial strain on the property owner(s) by impacting the real estate value of the property, increase mortgage and financing costs, increase maintenance costs, and restrict potential future development of the property.

None of these unsubstantiated claims are relevant considerations to the determination of the cultural heritage value of a property for designation. The OHA prescribes the

process of designation of a property under Part IV of the OHA. The OHA also prescribes criteria under O. Reg 9/06 required to be evaluated to determine whether a property has cultural heritage value or interest and therefore should be recommended for designation under the OHA. The evaluation criteria set out in Ontario Regulation 9/06 form a test against which properties must be assessed. Zoning By-laws, Planning Act applications, municipal maintenance and occupancy by-laws, and real estate property values or financing do not determine the cultural heritage value or interest of a heritage property, nor are they included in the criteria for the evaluation or determination of cultural heritage value.

A property may be designated under Section 29 of the OHA if it meets two or more of the provincial criteria prescribed under Ontario Regulation 9/06 for determining whether it is of cultural heritage value or interest. Staff remain of the opinion that the property at 344 Jarvis Street meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the OHA, based on its design/physical, historical/associative, and contextual values.

Should Council affirm its intention to designate, the City Solicitor will introduce a designating by-law to Council under Section 29 of the OHA. Once City Council has passed a designating by-law, notice has been provided, and the by-law has been published in accordance with the OHA, an appeal may be made to the Ontario Land Tribunal in accordance with the OHA. The Ontario Land Tribunal Decision is binding.

## **CONCLUSION**

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The property at 344 Jarvis Street meets 4 of 9 criteria under Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for its design/physical, historical/associative, and contextual values. As such, and despite the Notice of Objection, this property should be designated as set out in Council Decision PH24.11 on October 8 and 9, 2025.

## **CONTACT**

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## **SIGNATURE**

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Jason Thorne  
Chief Planner and Executive Director  
City Planning

## **ATTACHMENTS**

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Attachment 1 - Letter of Objection - 344 Jarvis Street

Attachment 2 - Statement of Significance (Reasons for Designation) 342-344 Jarvis Street

Attachment 3 - Photographs

**LETTER OF OBJECTION - 334 JARVIS STREET**  
(Provided separately)

**ATTACHMENT 1**

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

The properties at 342-344 Jarvis Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural value and meet Regulation 9/06, the provincial criteria prescribed for municipal designation.

**Description**

The subject properties at 342 and 344 Jarvis Street are located on the west side of Jarvis Street, north of Carlton Street, within the Upper Jarvis neighbourhood. Constructed between 1873 and 1875, the properties contain a pair of semi-detached house form structures designed in the Italianate architectural style. The structures are two-and-a-half stories with raised parlour floors, and were constructed for single-family occupancy, however, were later modified for rooming house, commercial and multi-unit use.

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

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

The properties at 342 and 344 Jarvis Street have design and physical value as representative examples of the Italianate architectural style as applied to the semi-detached house-form building typology. The Italianate architectural style was popular in Toronto through the 1860s and into the 1870s, and was applied primarily to commercial and industrial properties, and in some instances urban residential house form structures as is the case with 342 and 344 Jarvis Street. Features representative of the Italianate architectural style include the planar primary (east) facade; the red and buff brick cladding with ornamental use of stone, terra cotta and wood architectural features; the round-arched window openings; and the low-pitched and side gable roofs.

**Historical and Associative**

The property at 342 Jarvis Street has historical and associative value due to its direct association with Clementyne's and later with the Lesbian Organization of Toronto (LOOT) in the mid 1970s to 1980. Founded as a women's cultural centre specifically oriented towards Toronto's growing feminist and lesbian communities, which had few formalized physical gathering spaces, Clementyne's brief but significant history at 342 Jarvis Street beginning in 1975 served as both a catalyst for ongoing organizing within the Toronto's lesbian community, and as a temporary gathering space. LOOT's subsequent use of the property to provide safe space, rental housing, and event space until 1980 as a primarily volunteer-run organization is a testament to the willpower of those behind the organization and the need for space to gather, socialize, and organize within Toronto's lesbian and feminist communities.

The property at 342 Jarvis Street has the potential to yield information that contributes to an understanding of Toronto's queer, feminist and lesbian community in the second half of the 20th century due to its direct association with LOOT and Clementyne's. Their tenure and use of the property during the 1970s and their ability to crowd-fund reflects the growing need and ability for these and similar groups to organize and secure space within the city at a time when significant prejudice existed against LGBTQ+ communities. The attempt of the local community association to force them to relocate to 519 Church Street, and LOOT and Clementyne's reluctance to do so, reflects prejudices of the period as well as the diversities within the LGBTQ+ community that existed during that time, and continue to exist today.

The property at 344 Jarvis Street has historic and associative value due to its direction association with the Elizabeth Fry Society. The Elizabeth Fry Society was founded in 1952 and established its first headquarters at 344 Jarvis Street the following year, in 1953, providing services and support of formerly incarcerated women as they re-integrated with society, many of whom would have lived or worked within the surrounding community. The Elizabeth Fry Society continued to operate within the adjacent community, later constructing their purpose-built offices on Wellesley Street East, east of Sherbourne Street.

### **Contextual Value**

Contextually, the properties at 342 and 344 Jarvis Street are functionally and historically linked to the adjacent properties at 336, 338 and 340 Jarvis Street, which collectively form a collection of 19th century housing on the west side of Jarvis Street north of Carlton Street. A generally consistent setback and raised parlour floors, along with a common scale, form and massing, contribute to the block frontage's historic context. Visually, the subject properties at 342 and 344 Jarvis Street are linked to 19th century housing within the block frontage of Jarvis Street between Carlton Street and Maitland Street and are situated in an area with a concentration of properties built during the mid-to late Victorian period and that have been designated under Part IV of the Ontario Heritage Act.

The properties at 342 and 344 Jarvis Street are important in maintaining and supporting the character of the Upper Jarvis neighbourhood, comprised of a collection of 19th century house form buildings, the former Havergal College at 354 Jarvis Street, mid-to-late 20th and early 21st century multi-unit housing. Collectively, these properties reflect the evolution of Upper Jarvis from a subdivision of private homes located on a landscaped avenue to a high-density residential and institutional arterial corridor within downtown Toronto.

### **Heritage Attributes**

#### **Design and Physical Value**

The following heritage attributes contribute to the cultural heritage value of the properties at 342-344 Jarvis Street being representative examples of a pair of semi-detached houses designed in the Italianate architectural style:

- The scale, form and massing of the subject properties, containing a pair of semi-detached two-and-a-half storey house form buildings with raised parlour floors set-back from the sidewalk
- The low-pitched roofs with central cross gable peak, punctuated by brick chimneys and set behind a simple cornice
- The buff and red brick primary (east) facades
- The terracotta, stone, and wood architectural features, including brackets, corbels, dentils, lintels, and sills
- The round-arch window openings with an emphasis on verticality in design
- The first storey bay windows with ornamental drip moulds, stone sills, and low-pitched bay window roof with ventilated eaves
- The raised parlour floor and the partially above grade lower level, which historically provided access to the working spaces of the house

### **Contextual Value**

The following heritage attributes contribute to the cultural heritage value of the properties at 342-344 Jarvis Street being visually, functionally and historically linked to its surroundings and for maintaining and supporting the character of the area:

- The placement, setback and orientation of the structures on the west side of Jarvis Street north of Carlton Street
- The two-and-a-half storey scale of the primary (east) facades

**Note:** the existing stairs leading to the primary entrance are not identified as heritage attributes.



Figure 1. This location map is for information purposes only. The exact boundary of the property is not shown. The red outline marks the location of the subject site (City of Toronto iView Mapping, annotated by Heritage Planning, 2025).

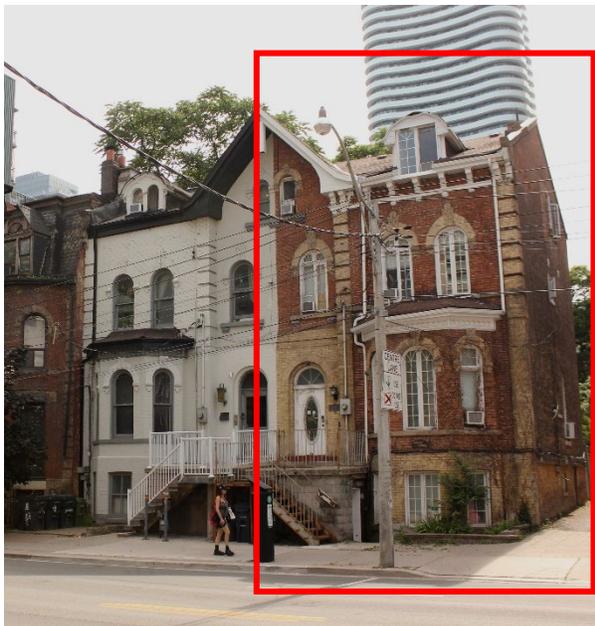


Figure 2. 342 and 344 Jarvis Street; 344 Jarvis Street is outlined in red (Heritage Planning, 2025).