

## **506 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 PH24.12) stating its intention to designate the property at 506 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 within the statutory timeline.

The subject property at 506 Jarvis Street is located on the west side of Jarvis Street, in between Gloucester Street to the north and Cawthra Square to the south, in the Church-Wellesley neighbourhood. 506 Jarvis Street was constructed circa 1889, designed by the architectural partnership of Langley & Burke in the Annex architectural style. Langley & Burke was one of Toronto's most prolific and sought-after architectural practices for designing ecclesiastical, government, and private residential projects between 1883 and 1892. The Annex architectural style was popular in Toronto from the 1880s up to 1900 and combined design elements of the Romanesque and the Queen Anne styles.

The property at 506 Jarvis Street has a direct association with the United Church of Canada that used the property as a home for retired United Church missionaries. Together with the adjacent heritage properties on the block, 506 Jarvis Street contributes to maintaining and supporting the character of the Upper Jarvis neighbourhood and the Cawthra Square - Jarvis Street - Gloucester Street block frontage, which is comprised of a collection of 19th century house form buildings that reflect the evolution of Upper Jarvis from a subdivision of private homes located on a landscaped avenue to a high-density residential and institutional arterial corridor within downtown Toronto.

The property at 506 Jarvis Street was first recognized for its cultural heritage value when it was listed on the City's Heritage Register 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 Act.

Staff have reviewed the objections raised on behalf of the owner and remain of the opinion that, despite these objections, the property at 506 Jarvis Street meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Act under 6 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 the 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 506 Jarvis Street under Part IV, Section 29 of the Ontario Heritage Act as set out in City Council Decision Item PH24.12 on October 8 and 9, 2025.
2. City Council authorize the City Solicitor to introduce the Bill in City Council designating the property at 506 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, "506, 510, and 512 Jarvis Street - Notice of Intention to Designate Properties under Part IV, Section 29 of the Ontario Heritage Act" (PH24.12) and stated its intention to designate the properties at 506, 510, and 512 Jarvis Street under Part IV, Section 29 of the Ontario Heritage Act.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH24.12>

## 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 on the property owners 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 owners within the required timeframe set out in the Ontario Heritage Act. The OHA requires that City Council consider and decide on an objection within 90 days from the end of the objection period. City Council must decide to withdraw, amend, or affirm its intention to designate. City Council has until February 8, 2026, 90 days from the date of the end of the objection period, to make a decision on this objection.

## COMMENTS

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Staff have reviewed the Notice of Objection received October 25, 2025, prepared by George Eichler, Eichler Estates. A copy of the Notice of Objection is included as Attachment 1 to this report. Throughout this letter, the objector outlines several reasons for their objection that focus on alterations to the building that have occurred since its construction circa 1889. It is the opinion of the objector that, due to the alterations, only part of the building should be designated. The objector does acknowledge that the property has cultural heritage value and states: "I believe the front exterior of the building has historical value and agree that any construction to be done in the future should maintain the façade. The façade of the building should be designated as historical, and any changes preserved."

Section 26(1) of the Ontario Heritage Act (the "OHA"), defines property to mean "real property and includes all buildings and structures thereon." It is not possible to designate a portion of a building on a property under Part IV, Section 29 of the OHA. Therefore, the objector's suggestion that only "the façade of the building should be designated" is not appropriate. A property must be considered and evaluated in its *entirety* before identifying heritage attributes that contribute to the property's cultural heritage value or interest. Once that heritage value is determined, the OHA and O. Reg 385/21 authorizes that the City may identify what physical features of a property are not heritage attributes. This is used by the City to describe extant structures such as a shed or garage that has no contribution to the property's heritage value. The applicant's request conflates potential alterations/demolition to the heritage property with its cultural heritage value.

The OHA prescribes the process of designation of a property under Part IV of the OHA. The OHA also prescribes criteria under Ontario Regulation 9/06 (or "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. Any future Planning Act applications are to be informed by the designation by-laws and cultural heritage value or interest determined under the OHA such that a determination can be made as to whether the level of intervention and conservation proposed for a

designated property is appropriate. To reach this understanding, it is necessary to first understand the cultural heritage value of a property prior to planning for change and considering interventions to the heritage property.

The sequential approach described above is consistent with the Standards and Guidelines for Historic Places in Canada and is also consistent with the intent of the Provincial Planning Statement (2024), which clarify that determination of the cultural heritage value should be undertaken prior to the application of heritage conservation policies to a particular planning application. The appropriateness of proposed interventions to a heritage property within the planning process are then determined through an alteration or demolition application under Section 33 and Section 34 of the OHA.

The objection letter details how several features of the building at 506 Jarvis Street have been replaced, renovated, or added within the last 30 years, such as the windows (glazing), wood shingles, the porch, the iron fence, and gas lamps.

The Ontario Heritage Toolkit (the "Toolkit") includes guidance materials published online by the Ministry of Citizenship and Multiculturalism as an aid to municipalities and others working with the OHA. 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 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 the alterations do not prohibit the existing heritage attributes from contributing to the cultural heritage value of the property at 506 Jarvis Street as a representative example of a detached house form designed in the Annex architectural style with a high degree of artistic merit, and for being demonstrative of the work of the architectural practice of Langley & Burke. The list of heritage attributes for the subject property is included in Attachment 2 to the Notice of Intention to Designate (and Attachment 2 to this report). The property retains the key character defining features that are associated with the Annex style, including but not limited to the red brick, sandstone, and terracotta cladding; the fine details depicting vegetal and organic motifs; and the low and grouped round-arched window openings.

The iron fence has been identified as a heritage attribute as it pertains to the subject property's contextual value. Namely, the iron fence reflects the historic residential character of Upper Jarvis Street which was celebrated for the breadth of the street with its sidewalks and ornamental fences. While most of the large front yards and their ornamental fences were removed when the street was widened in the early 1950s, those that remain or that have been restored reflect this earlier residential historic context. Any potential replacement, as may be required due to material degradation, of these fences with similar iron fences does not negate the value of the iron fence as it relates to the property's contextual value.

City staff encourage continued upgrades, improvements, maintenance, and operation of the property to ensure the heritage property can continue to be managed in the long term. The OHT does not require that attributes be original to the period of construction, but rather that the existing attributes convey the property's cultural heritage value. It is not uncommon for heritage attributes that may require replacement, rehabilitation or improvement over time (i.e. fencing). The OHA permit process, where appropriate, would facilitate their replacement, rehabilitation and/or improvement with like materials.

The glazing of the windows and gas lamps are not included as heritage attributes within the Notice of Intention to Designate. The heritage attributes in the designate by-law are related to the "window openings". The glazing of windows (glass panes) is to be understood separately from the window openings that comprise the shape of the arch, lintel, masonry features, and/or other elements that surround the internal glazing.

The objector is of the opinion that the "back of 506 Jarvis includes an addition from the 1950s that contains no historical value."

The Statement of Significance for 506 Jarvis Street includes an explanation for how the subject property's heritage value is related both to its initial period of construction, as well as its later association with the United Church of Canada, which operated the property as a home for Japanese Canadian men in 1944 and later as a home for retired missionaries until 1957. It was during this period that the rear addition was constructed, and the side porch was enlarged. For this association, the property was determined to meet criterion 4 under O. Reg. 9/06 with the following supporting heritage attribute:

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

The rear addition is not identified in the Notice of Intention to Designate as a heritage attribute. The side porch has been identified as an attribute because it pertains to the period of history during which the property was used by the United Church. The porch was designed by the architect Frederick Etherington in a manner that is consistent with and complementary to the architectural style of the subject property and has its own design value through its materiality and design features that contribute to the property's heritage value.

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 required by the OHA. In the opinion of City staff, the identified heritage attribute contributes to the property's direct association with the United Church of Canada and its operation as a home for retired United Church missionaries.

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 506 Jarvis Street meets 6 out of 9 of the criteria in O. Reg. 9/06, 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 506 Jarvis Street meets 6 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 - 506 Jarvis Street  
Attachment 2 - Statement of Significance (Reasons for Designation) 506 Jarvis Street  
Attachment 3 - Photographs

**506 JARVIS STREET  
LETTER OF OBJECTION**

**ATTACHMENT 1**

(Provided separately)

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

The property at 506 Jarvis Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural value and meets Regulation 9/06, the provincial criteria prescribed for municipal designation.

**Description**

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

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

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

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

**Historical and Associative Value**

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

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

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

### **Contextual Value**

Contextually, the property at 506 Jarvis Street is visually, functionally, and historically linked to the adjacent properties at 504, 510, 512 and 514 Jarvis Street, which together form a collection of 19th century housing occupying the full block frontage of Jarvis Street between Cawthra Square and Gloucester Street. Each property contains a detached house form structure designed in the Annex architectural style, with a generally consistent setback, scale, form and massing. Visually, the subject property is linked to these adjacent properties as well as nearby house form buildings representative of the historic residential context of Upper Jarvis from the late-19th century and is situated in an area with a concentration of properties built during the mid- to late Victorian period and that have been designated under Part IV of the Ontario Heritage Act.

The property at 506 Jarvis Street is important in maintaining and supporting the character of the Upper Jarvis neighbourhood and the Cawthra Square - Jarvis Street - Gloucester Street block frontage, comprised of a collection of 19th century house form buildings. Subsequent mid- to late- 20th century apartment buildings reflect the second wave of residential development that replaced many of the original house form buildings akin to the subject property. Collectively, these properties reflect the evolution of Upper Jarvis from a subdivision of private homes located on a landscaped avenue to a high-density residential and institutional arterial corridor within downtown Toronto.

### **Heritage Attributes**

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

The following heritage attributes contribute to the cultural heritage value of the property at 506 Jarvis Street as being a representative example of a detached house form designed in the Annex architectural style:

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

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

### **Historical and Associative Value**

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

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

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

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

### **Contextual Value**

The following heritage attributes contribute to the cultural heritage value of the property at 506 Jarvis Street being visually, functionally and historically linked to its surroundings and for maintaining and supporting the character of the area:

- The placement, setback and orientation of the structure on the west side of Jarvis Street between Cawthra Square and Gloucester Street
- The two-and-a-half storey scale of the primary (east) facades and the visible portions of the secondary (south) facade
- The wrought iron fence dividing the front yard from the sidewalk

