

## **510 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 510 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 510 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. 510 Jarvis Street was constructed circa 1888 and designed in the Annex architectural style, which was popular in Toronto from the 1880s up to 1900 and combined design elements of the Romanesque and the Queen Anne styles. Together with the adjacent heritage properties on the block, 510 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 510 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 make a decision 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 510 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, 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 affirms its decision to state its intention to designate the property at 510 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 510 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 to 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 make a decision 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 by February 8, 2026.

## 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 1888. 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: "Should any construction be done in the future, only the front façade of the building should be designated historical and 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 510 Jarvis Street have been replaced, renovated, or added within the last 30 years, such as the windows (glazing), front door, the side 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, City staff remain of the opinion that they are not prohibitive against the ability of the existing heritage attributes (as identified in the Statement of Significance in Attachment 2 to this report) to contribute to the cultural heritage value of the property at 510 Jarvis Street. 510 Jarvis Street was determined to have cultural heritage value for being a representative example of a detached house form designed in the Annex architectural style with a high degree of artistic merit, for maintaining and supporting the character of the Gloucester - Jarvis - Cawthra block, and for being visually, functionally, and historically linked to its surroundings. The property retains 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 carved brick and decorative lintels.

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 Jarvis 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.<sup>1</sup> 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.

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 designation by-law are related to the "window openings". The glazing of windows (glass panes) is to be

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<sup>1</sup> Alex Corey, "Jarvis Street, Shuter Street to Charles Street: Historic Context Statement," Alex Corey Heritage Consulting, April 2025. This source is available upon request.

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.

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 Toolkit 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 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 objector is of the opinion that the "addition in the back from 1919 has no historical value."

The Notice of Intention to Designate for 510 Jarvis Street includes several explanations for how the subject property's heritage value is related both to its initial period of construction as a single-detached house form, as well as its later adaptation into a multi-unit residence. Within the Notice of Intention to Designate, the rear addition is identified as part of an attribute that contributes to the cultural heritage value of the property at 510 Jarvis Street for being visually, functionally, and historically linked to its surroundings and for maintaining and supporting the character of the area. The heritage attribute is as follows (*emphasis added*):

"The two-and-a-half storey scale of the primary (east) facades and the visible portions of the secondary (south) façade, and the *rear three-storey addition*"

The Notice of Intention to Designate explains how the "command Jarvis Street had within upper-class Toronto lasted only a few decades; by 1920 the character and demographics were decidedly different from that in 1900. Those who owned *larger properties on Jarvis converted or re-purposed their properties* for income-generating uses in order to offset higher operating costs and increased taxes... These uses included *apartment houses*, boarding houses, and office space (*emphasis added*)." The Notice of Intention to Designate also explains how "Collectively, the remaining residential house form buildings along Jarvis Street contribute to an understanding of the *layered history* of this storied street, reflecting *both the period of prosperity during which they were constructed, as well as the subsequent decades where new uses took up home in old buildings* (*emphasis added*)."

The Notice of Intention to Designate details how in 1919, an application was received by the City of Toronto seeking permission to convert the subject property at 510 Jarvis Street from a single-detached residence into an apartment house. The rear addition, front porch, and side porch of the property were all added as part of this renovation which falls within the period of transition described above.

Within the analysis of the context of the property, the Notice of Intention to Designate explains how the block frontage between Cawthra Square and Gloucester Street, of which the subject property forms a part of, is a rare example of a preserved late-19th century streetscape on Jarvis Street that reflects both the adaptability of these

structures for accommodating new uses, as well as the efforts of property owners to retain and conserve these heritage buildings.

For the reasons explained above, the rear addition dating from 1919 was identified as a heritage attribute that supports the contextual value of the subject 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 required by the OHA. In the opinion of City staff, the identified heritage attribute contributes to the property's contextual value as a 19th century detached house form that reflects 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.

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. Having reviewed all of the objections raised in the letter of objection, staff remain of the opinion that the property at 510 Jarvis Street meets 4 out of the 9 criteria in O. Reg 9/06 based on its design/physical, 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 510 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, 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 - 510 Jarvis Street  
Attachment 2 - Original Statement of Significance (Reasons for Designation) 510 Jarvis Street  
Attachment 3 - Photographs

**510 JARVIS STREET  
LETTER OF OBJECTION**

**ATTACHMENT 1**

(Provided separately)

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

The property at 510 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 510 Jarvis Street is located on the west side of Jarvis Street, north of Cawthra Square, within the Upper Jarvis neighbourhood. Constructed circa 1888 and renovated with an addition in 1919 by the architect W. G. Hunt, the property contains a detached two-and-a-half storey house form structure, with a rear three-storey addition. The subject property was a single-detached residence until 1919, when it was converted into an apartment house containing ten separate apartments, with a later five apartments added through interior renovations prior to 1981.

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

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

The property at 510 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 displaying a high degree of artistic merit, include the brick, sandstone and terra cotta cladding and details; vegetal and organic motifs; and low and grouped round-arched window openings.

**Contextual Value**

Contextually, the property at 510 Jarvis Street is visually, functionally, and historically linked to the adjacent properties at 504, 506, 512 and 514 Jarvis Street, which collectively 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, although 512 and 514 Jarvis Street are slightly smaller than the southern houses. 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 510 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 510 Jarvis Street being a representative example of a detached house 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 round-arched and flat-headed window openings with stone sills, brick lintels and drip moulds, and brick pilasters
- The stone, wood and terra cotta details including spandrel panels, window lintels and sills
- The prominent roof comprised of a cross-gable roof, bargeboard, and exposed eaves, and punctuated by gabled dormer windows and brick chimneys with ornamental brick detailing
- The front porch on the primary (east) facade, with wooden columns atop brick piers and a second storey balcony
- The side porch on the secondary (south) facade, with wooden columns atop brick piers, wooden railings with spindles, and a second storey balcony

### **Contextual Value**

The following heritage attributes contribute to the cultural heritage value of the property at to 510 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, and the rear three-storey addition
- The wrought iron fence dividing the front yard from the sidewalk
- The landscaped front yard

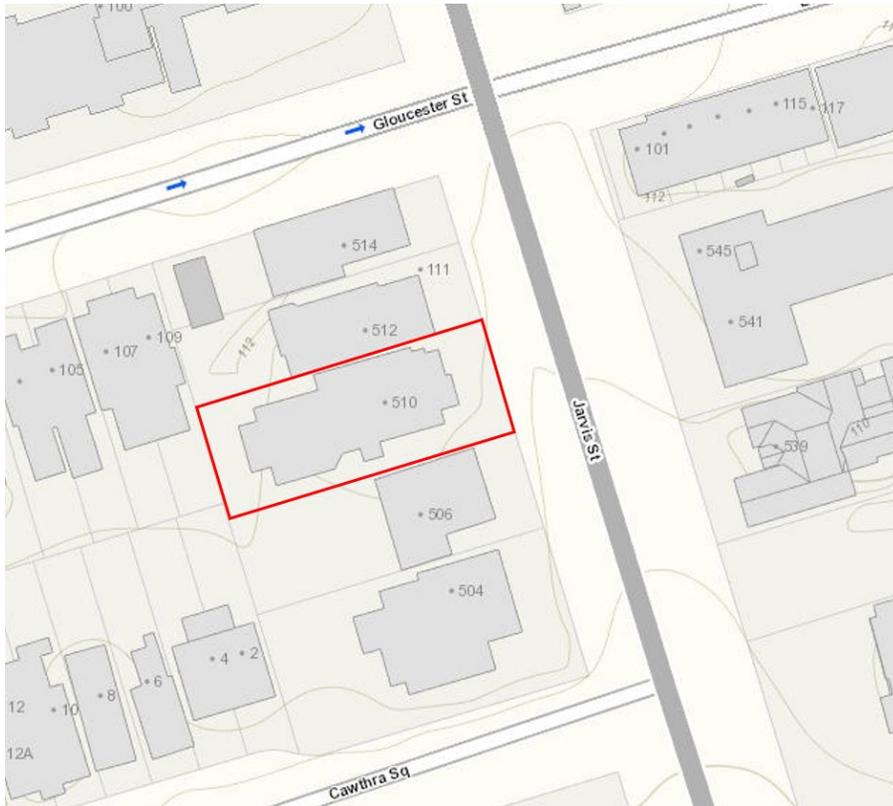


Figure 1. This location map is for information purposes only. The exact boundaries of the properties are not shown. The red outline marks the location of the subject site (City of Toronto iView Mapping, annotated by Heritage Planning, 2025).



Figure 2. 510 Jarvis Street (Alex Corey Heritage Consulting, 2025).