TORONTO

REPORT FOR ACTION

70 Gerrard Street East - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: October 28, 2026
To: Toronto Preservation Board
From: Senior Manager, Heritage Planning, Urban Design, City Planning
Wards: 13 - Toronto Centre

SUMMARY

This report recommends that City Council state its intention to designate the property at 70 Gerrard Street East under Part IV, Section 29 of the Ontario Heritage 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 70 Gerrard Street East is located on the north side of Gerrard Street East, at the northeast corner of Church Street, within the Downtown Yonge East neighbourhood of downtown Toronto.

A location map and current photograph of the heritage property are included in Attachment 2.

Constructed c. 1845 and substantially altered in 1886 according to plans by Langley & Burke, the property historically known as the Dr. James Elliot Graham House contains a remodelled Queen Anne Revival style, two-and-a-half-storey detached house-form building, which was originally designed in the Georgian style. Following its long tenure as a private residence, the subject property has since the 1970s been home to a series of commercial and institutional establishments and organizations, including Egerton's Restaurant, The Edge music venue, and Under 21/Covenant House. The property forms part of a group of surviving mid- to late-19-century house-form buildings around the intersection of Church Street and Gerrard Street East, in the east section of downtown Toronto.

The subject property at 70 Gerrard Street East was listed on the City of Toronto's Heritage Register on March 15, 1974.

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 Ontario Heritage Act and its ongoing prioritization strategy for listed

properties that must be designated or removed from the Heritage Register by January 1, 2027.

Part of the 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 70 Gerrard Street East. 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 70 Gerrard Street East has cultural heritage value and meets six 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 70 Gerrard Street East under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 70 Gerrard Street East (Reasons for Designation) attached as Attachment 1, to the report, October 28, 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 70 Gerrard Street East on the City of Toronto's Heritage Register on March 15, 1974.

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:
https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/

COMMENTS

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted by the Consultant on the property at 70 Gerrard Street East (Attachment 3). The research and heritage evaluation was reviewed by staff, who concur with the Consultant's determinations of cultural heritage value that provides the rationale for the recommendations found in this report.

The property at 70 Gerrard Street East meets the following six out of nine criteria:

- **Criterion 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.
- **Criterion 2:** The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.
- **Criterion 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.
- **Criterion 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.
- **Criterion 7:** The property has contextual value because it is important in defining, maintaining or supporting the character of an area.
- **Criterion 8:** The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

For more detailed explanations of how each criterion is met, see Attachments 1-3 of this report for the Statement of Significance; Location Map and Current Photograph; and Research, Evaluation & Visual Resources pertaining to the property at 70 Gerrard Street East, as 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 70 Gerrard Street East has cultural heritage value and meets six 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: 70 Gerrard Street East (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

Adrian Gamble, Heritage Planner, Heritage Planning, Urban Design, City Planning 416-338-5623; Adrian.Gamble@toronto.ca

SIGNATURE

Mary L. MacDonald, MA,CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

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

70 GERRARD STREET EAST **ATTACHMENT 1**

DR. JAMES ELLIOT GRAHAM HOUSE

STATEMENT OF SIGNIFICANCE

(REASONS FOR DESIGNATION)

The property at 70 Gerrard Street East is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation.

Description

The subject property at 70 Gerrard Street East is located at the northeast corner of Gerrard Street East and Church Street, within the Downtown Yonge East neighbourhood of downtown Toronto. Constructed circa 1845 and substantially altered in 1886, the property contains a two-and-a-half-storey detached house-form building, originally built in the Georgian style and remodelled in the Queen Anne Revival style. The property forms part of a group of surviving mid- to late-nineteenth-century house-form buildings around the intersection of Church and Gerrard Streets, in the east section of downtown Toronto.

Statement of Cultural Heritage Value

Design and Physical Value

The property at 70 Gerrard Street East has design and physical value as a representative example of a mid-19th-century detached house-form building designed in the Georgian style and remodelled in the Queen Anne Revival style. Popular in Ontario in the closing decades of the 19th century, the Queen Anne Revival style was classically rooted but more ornamental and freer in its use of decoration than the Georgian and later Edwardian styles, and is characterized by picturesque, irregular massing, varied rooflines, projecting bays and dormers, and the use of varied materials and ornament. The style lent itself readily to the updating of earlier, plainer houses, allowing a restrained Georgian dwelling to be given a fashionable and richly modelled appearance. At 70 Gerrard Street East, the 1886 remodelling of the earlier circa 1845 Georgian house retained the underlying two-and-a-half-storey form while overlaying it with a more varied roofline and massing, projecting bay windows, dormer windows, bargeboard, and brackets.

The property also has design and physical value for the high degree of craftsmanship and artistic merit displayed in its exterior detailing. The projecting bay windows, pedimented and gabled dormers, ornamental bargeboard, dentillated cornice, decorative brick spandrel panels, and the turned and bracketed woodwork of the entrance demonstrate the skilled brickwork and carpentry associated with fine domestic architecture of the period, and the skillful application of ornamentation by the architectural practice of Langley & Burke.

Historical and Associative Value

The property at 70 Gerrard Street East has historical and associative value through its long association with Dr. James Elliot Graham (1847–1899), a prominent Canadian physician, researcher, and teacher of the late 19th century, who owned and lived at the property from 1875 until its sale in 1890, after which he continued to reside at and conduct the bulk of his medical practice from the house until 1895. Graham made significant contributions to clinical research and medical pedagogy in Canada while residing at 70 Gerrard Street East, was elected president of the American Dermatological Association in 1888, served as Professor of clinical medicine at the University of Toronto, and held the presidencies of the Toronto Medical Society, the Toronto Pathological Society, the Ontario Medical Association, and the Canadian Medical Association.

The property also has associative value through its later use, from 1978 to 1981, as The Edge, an influential live-music venue in the development of Toronto's underground punk and new-wave scene. Programmed by Gary Topp and Gary Cormier, the venue hosted a wide range of international and local performers and formed part of the emergence of Toronto's late-20th-century live-music culture.

The property has further associative value through its role, from the early 1980s, as the first Toronto Under 21 Centre of Covenant House and, subsequently, as Mary's Home operated by the Society of Saint Vincent de Paul. Covenant House was established in New York City in 1972 to serve the city's homeless youth and arrived in Toronto in 1982 with 70 Gerrard Street East serving as the organization's intake centre and medical facility before moving nearby to 20 Gerrard Street East. Afterwards, the building was used for similar purposes as Mary's Home and continues to provide services to vulnerable members of the community. These uses reflect the long-standing character of the downtown east section of Toronto as a centre for religious and secular institutions serving vulnerable and lower-income members of the community.

Finally, the property has associative value as a work of the Toronto architectural firm of Langley & Burke, one of the leading architectural practices in the city in the late 19th century, which designed the 1886 remodelling of the house into its present Queen Anne Revival form. Langley & Burke operated from 1883 to 1892, producing numerous ecclesiastical and residential commissions. Their expertise and proclivity with the Queen Anne Revival style, as seen at 70 Gerrard Street East, is reflected in the commissions they executed in and around Jarvis Street and the Annex in the late 19th century, one example being the J.H. McKinnon House (1888) at 506 Jarvis Street.

Contextual Value

The property at 70 Gerrard Street East has contextual value as it is important in defining, maintaining, and supporting the historic character of the Church and Gerrard Streets area. The subject property forms part of a collection of mid- to late-19th-century house-form buildings around the intersection of Church and Gerrard Streets that together maintain a fine-grained, pedestrian-scaled, streetscape characteristic of the 19th-century neighbourhood. Anchoring the northeast corner of Church and Gerrard, the property supports this historic character amid the taller, later development that has replaced much of the surrounding fabric.

The property also has contextual value as it is physically, visually, and historically linked to its surroundings. It stands among a group of surviving mid- to late-19th-century house-form buildings in the immediate area, including 66 Gerrard Street East (1855), 74 Gerrard Street East (1885), 76 and 78 Gerrard Street East (1858), 322 Church Street (1847) and 418 Church Street (1891).

Heritage Attributes

Design and Physical Value

Attributes that contribute to the property at 70 Gerrard Street East being a representative example of a mid-19th-century detached house-form building designed in the Georgian style and remodelled in the Queen Anne Revival style, and to its craftsmanship and artistic merit, include:

- The scale, form, and massing of the two-and-a-half-storey detached house-form building
- The red brick cladding with buff brick pilasters on the primary (south) façade facing Gerrard Street East and the secondary (west) façade facing Church Street
- The hipped roof with its pedimented cross-gable dormer in the central bay of the primary (south) façade, flanked by pedimented gabled dormers
- The dentillated cornice wrapping the roofline
- The ornamental bargeboard trim within the cross-gable dormer on the primary (south) façade and the arched window opening it shades
- The projecting bay windows on the second storey of the primary (south) façade, with their decorative panels
- The raised central entrance of the primary (south) façade, with its double entrance opening with inset wood frame and narrow sidelights, and the bracketed wooden entrance awning with turned columns and wooden railings
- The rectangular window openings with splayed stone lintels and stone sills on the first floor of the primary (south) façade
- On the secondary façade facing Church Street, the two-and-a-half-storey gabled bay window with its stone lintel courses, stone sills and decorative brick spandrel panels, and the gabled upper-storey window with its pediment, ornamental bargeboard, and arched opening
- The visible stone foundations

Historical and Associative Value

Attributes that contribute to the historical and associative value of the property at 70 Gerrard Street East, through its associations with Dr. James Elliot Graham and the architectural firm of Langley & Burke, include:

- The scale, form, and massing of the building, which remains legible as a house-form building constructed circa 1845 and remodelled in 1886 with a rear addition to accommodate Dr. Graham's personal residence alongside his medical practice

- The Queen Anne Revival architectural detailing, including the ornamental woodwork and the bay and oriel windows, reflective of the work and expertise of Langley & Burke with the style

Contextual Value

Attributes that contribute to the contextual value of the property at 70 Gerrard Street East as defining, maintaining and supporting the historic character of the area and being visually and historically linked to its surroundings include:

- The placement and siting of the building anchoring the northeast corner of Church Street and Gerrard Street East
- The orientation of the primary (south) façade toward Gerrard Street East
- The scale, form, and massing of the house-form building in relation to the surrounding mid- to late-19th-century house-form buildings of the Church and Gerrard Streets area

LOCATION MAP AND CURRENT PHOTOGRAPH ATTACHMENT 2

70 GERRARD STREET EAST

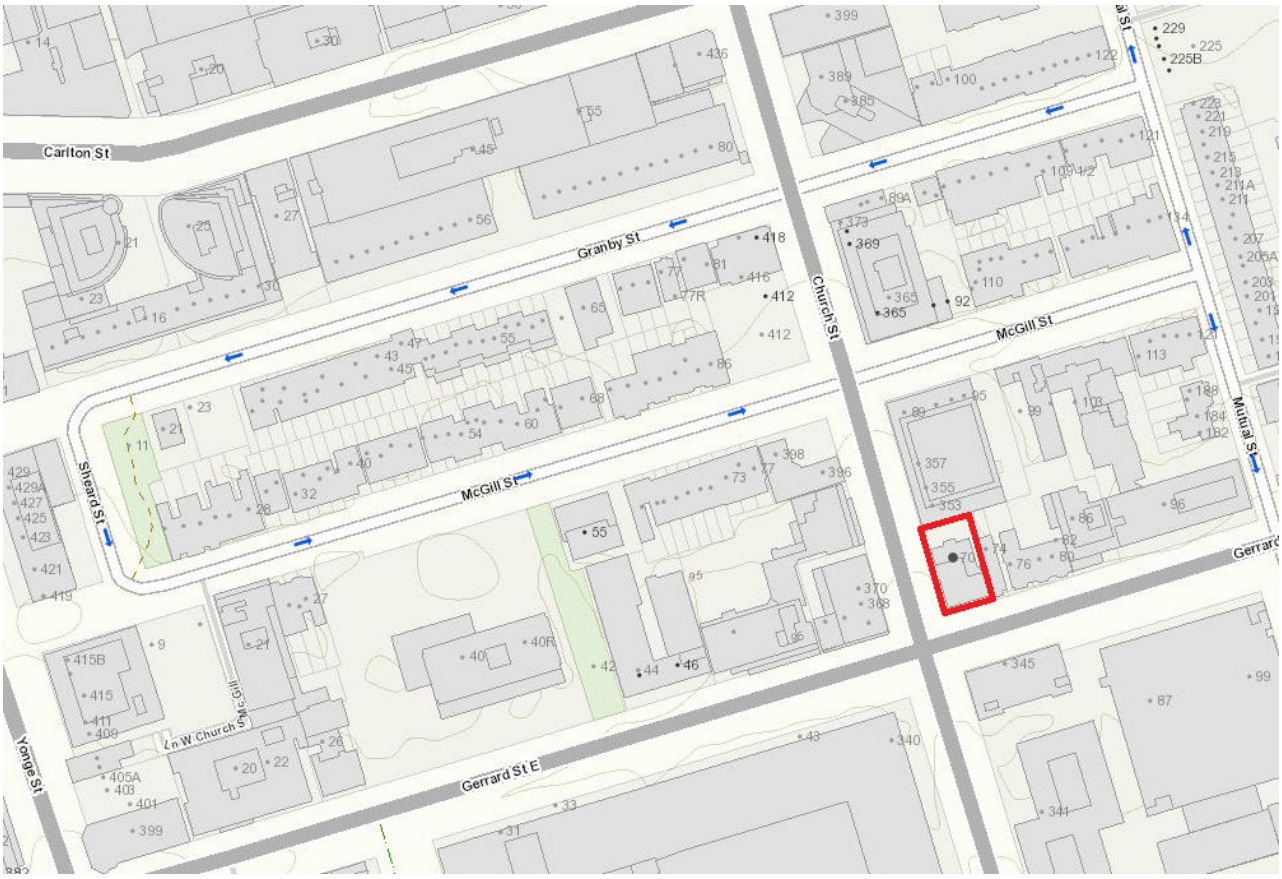


Figure 1. This location map is for information purposes only. The exact boundaries of the property are not shown. The red outline depicts the location of the subject property (City of Toronto iView Mapping, 2026).



Figure 2. 70 Gerrard Street East, primary (south) façade (Alex Corey, September 2026).

RESEARCH, EVALUATION & VISUAL RESOURCES **ATTACHMENT 3**

70 GERRARD STREET EAST

DR. JAMES ELLIOT GRAHAM HOUSE

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. 70 Gerrard Street East, primary (south) façade (Alex Corey, September 2026).

1. DESCRIPTION

70 GERRARD STREET EAST (DR. JAMES ELLIOT GRAHAM HOUSE)	
ADDRESS	70 Gerrard Street East
WARD	13 - Toronto Centre
NEIGHBOURHOOD/COMMUNITY	Downtown Yonge East
CONSTRUCTION DATE	c. 1845
ORIGINAL USE	Residential

CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Institutional/Residential
ARCHITECT/BUILDER/DESIGNER	Langley & Burke (1886 alterations)
ADDITIONS/ALTERATIONS	Major alterations by Langley & Burke (fenestration, roof, side/rear additions, 1886)
LISTING DATE	March 15, 1974

2. ONTARIO REGULATION 9/06 CHECKLIST:

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The following checklist identifies the prescribed criteria met by the subject property at 70 Gerrard Street East 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.

70 GERRARD STREET EAST (DR. JAMES ELLIOT GRAHAM HOUSE)

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.	✓
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.	✓
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.	N/A
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.	✓
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	N/A

3. RESEARCH

This section of the report describes the history, architecture and context of the property. Visual resources related to the research are located in Section 4. Archival and contemporary sources for the research are found in Section 5 (List of Sources).

Indigenous Communities

For time immemorial, Toronto has been home to Indigenous peoples. Ojibway oral histories speak of Ice People, who lived at a time when ice covered the land.[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 factors[2], 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.

---

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.

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 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 km^2, 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.

Park Lot 7

In 1793, Park Lot 7 was granted to the British military officer Captain John McGill (1752-1834). McGill had previously served under John Graves Simcoe in the American Revolutionary War, after which he settled in Upper Canada before arriving in York (Toronto) where he was appointed to the Legislative Council in 1797 and as Lieutenant

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

of the County of York in 1805.[4] In 1803, McGill constructed a house on Park Lot 7 looking south to Queen Street East, south of present-day Shuter Street.

McGill died in 1834, and, owing to his lack of a direct heir, his estate was inherited by his nephew, Peter McCutcheon, on the condition that he would assume the surname McGill. McCutcheon was at that time a merchant newly appointed to the position of President of the Bank of Montreal; it was from his seat in Montreal that he proceeded to sell-off the lands still held within Park Lot 7. In 1836, a Plan of Subdivision was filed encompassing land from Lot Street (Queen Street East) to Gerrard Street East and from Yonge to Jarvis Street, maintaining McGill Cottage and Garden on the land occupied today by Metropolitan United Church, and establishing the contemporary street pattern.

70 Gerrard Street East

In 1845, Peter McGill sold Lot 18 within Plan 22A comprising the northeast corner of Church Street and Gerrard Street East to John Attlay Smith.[5] In 1846, John Attlay Smith is listed in the city directory as a dry goods merchant residing at the northeast corner of Church and Gerrard. Smith's store is listed at 81 King Street East, which formed the western edge of Victoria Row designed by the architect John Howard and built in 1843. In 1849, McGill sold Lot 19 immediately to the east to Mr. Smith as well.

By 1861, John Smith appears to have ceased running a dry goods store and is shown in the census as a gentleman, 68 years old, residing in a two-and-a-half-storey brick house with his wife Eliza Dignan, two school-aged sons (F.D. and Edwin A.) and three servants. The Smith family continued to reside at 70 Gerrard Street East until 1871, when John passed away. Eliza sold lots 18 and 19 in 1875 to Dr. James Elliot Graham.

Dr. James Elliot Graham (1847-1899)

Dr. James Elliot Graham was a Canadian physician, researcher, and teacher who made significant advancements in the field of clinical research, medical pedagogy, and the professionalization of private research and consulting within his field. Graham was born in Richview, Ontario and educated at Upper Canada College and the Toronto School of Medicine before receiving an MB and MD from the University of Toronto. He pursued his interest in the field of medicine internationally, with time spent in Brooklyn, New York followed by Germany, Vienna, and London, where he became a licentiate of the Royal College of Physicians, before returning to Toronto in 1872. His classmate at the Toronto School of Medicine, Sir William Osler, remained a close friend for the next thirty years.[6]

Upon return, Dr. Graham first appears in the city directories at 336 Yonge Street, south of Elm Street.[7] In 1873, he married Mary Jane Aikins, daughter of the politician James Cox Aikins who sat in cabinet for Sir John A. Macdonald following Confederation and was serving as Secretary of State for Macdonald at the time of their wedding.[8] In 1875, Dr. Graham purchased the subject property at 70 Gerrard Street East, and

4 Mealing, "McGill, John."
5 Ontario Land Registry Office, Plan 22A, Lots 18 and 19.
6 Roland, "Graham, James Elliot."
7 Toronto City Directory, 1873–74.
8 "Aikins (Eakins), James Cox."

subsequently opened a medical practice in the house which he maintained as his private residence. It was around the same time that Dr. Graham joined the medical staff at the Toronto General Hospital (then located at Gerrard Street East and Sackville Street) and assumed a teaching position at the Toronto School of Medicine.

Graham transitioned from private practice to consultancy around 1880, pursuing a range of interests in service of Toronto's and North America's growing medical fields. Graham served important positions with the Toronto Medical Society, the Toronto Pathological Society, the Ontario Medical Association, and the Canadian Medical Association, as well as serving two terms on the senate of the University of Toronto. In 1888, he was elected president of the American Dermatological Association, and from 1887, was Professor of clinical medicine at the university.

In 1885, Dr. Graham commissioned the architectural practice of Langley & Burke to design alterations and an addition to 70 Gerrard Street East. He had in the late 1870s sold off portions of Lot 19, and had the same firm design a townhouse at 74 Gerrard Street East, which he leased to doctors. The 1886 alterations (Figures 6 & 7) converted the Georgian house into a more fashionable Queen Anne Revival home; the primary (south) façade was improved with three large bay windows on the second floor, a revised roof profile with dormer windows and a pedimented gable, and a more ornate primary entrance. On the west façade and rear they added a gabled bay and addition, permitting additional living space and private quarters. The redesign provided for a drawing room, waiting room, and surgery on the first floor, alongside a formal dining room, with three bedrooms and a nursery on the second, and a basement kitchen.

Dr. Graham's health began to deteriorate in the early 1880s due to diabetes, which he managed while maintaining a successful consulting medical practice; in 1887, he established the Ontario Medical Library Association, which merged with the Toronto Academy of Medicine in 1907. In 1890, Graham sold 70 and 74 Gerrard Street East to William Proudfoot Caven, however continued to reside at 70 Gerrard Street East until at least 1895.[9] In 1899, Graham contracted pneumonia, exacerbating his pre-existing diabetes, and subsequently died while in Muskoka in July of that year. City directories show that Dr. Graham was residing at 134 Bloor Street East at the time of his death.

Ownership of 70 Gerrard Street East remained with William P. Caven until 1922, before being sold to Albert S. Rogers. By 1970, city directories indicate that the property had been subdivided into three apartments, and by 1974 was converted into a restaurant and bar.

Langley & Burke, Architects

Henry Langley (1836-1907) was one of Toronto's most prolific and successful architects. In addition to his architectural output, Langley was committed to advancing the cause of the architectural profession as he participated in the founding of the Canadian Institute of Architects in 1876, the establishment of the Architectural Guild of Toronto in 1887, and the formation of the Ontario Association of Architects in 1889.

9 The Globe (Toronto), 3 September 1892, 14.

Henry Langley was a partner in three significant practices: Langley & Langley; Langley, Langley & Burke; and Langley & Burke, whose collective works spread across Ontario. The firm of Langley, Langley & Burke was one of the most highly regarded and influential architectural partnerships of High Victorian Toronto. They were well-known for their ecclesiastical work as well as several important public commissions. The firm was composed of Henry Langley (1836-1907), his brother, Edward Langley, a builder, and their nephew Edmund Burke (1850-1919). Edmund Burke was born in Toronto and apprenticed with Gundry and Langley in the late-1860s and formed partnerships with his uncles Henry and Edward Langley in the 1870s and 80s. The firm of Langley, Langley & Burke lasted from 1873 to 1883 when Edward moved to California and afterward continued as the firm of Langley & Burke.

Burke and Langley together were prolific in designing dozens of important ecclesiastical works in Ontario during their 1873-1892 practice. Their work included landmark Toronto churches such as the Jarvis Street Baptist Church (1874-75), Sherbourne Street Methodist Church (1886-87), and Trinity Methodist Church (1887-89) as well as a broad array of significant residential, commercial, and institutional buildings.

Burke was known for his versatility and application of new building technologies, particularly his precedential use of shingled cladding that later became widely used in several suburban districts, like the Annex. In several of their commissions, Langley & Burke were heavily influenced by British architect Richard Norman Shaw, who popularized the Queen Anne Revival style. This style was reflected in other homes that arose in the vicinity of Jarvis Street, establishing their approach to prominent residential commissions in the late 19th century.

Burke left the firm Langley & Burke in 1892 to take over the practice of William George Storm after his death. A short time later in 1894, he partnered with Horwood to form the firm of Burke and Horwood. An architect whose hundreds of commissions extended across Canada, Burke was the subject of a monograph in 1995, Redefining Canadian Architecture: Toronto Architect Edmund Burke, by Angela Carr. Burke is remembered for the instrumental role he played in founding regulatory organizations in Canada, which led to legal recognition of professional status for Canada's architects by codifying standards of practice and education.

Egerton’s Restaurant and The Edge

In 1974, the subject property opened as Egerton’s Restaurant, a popular student restaurant and coffee shop named for Egerton Ryerson, who at the time was purported to have lived at 70 Gerrard Street East, however no primary sources support such a claim. Egerton’s was on the periphery of Yorkville’s folk music scene, lacking the size and concentration of similar nearby venues to become a fixture on the scene, but through proximity to Ryerson University (now TMU) became a popular student hangout.

As the coffee house culture diminished, Egerton’s owners, including manager Ron Chapman, saw an opportunity to re-orient the venue with a focus on underground music and tapped Gary Topp and Gary Cormier, known as The Garys, to book musical acts. The Garys were well-known in the Toronto music scene, having launched the New Yorker Theatre on Yonge Street (now the CAA Theatre), and booked shows at the

Horseshoe Tavern.[10] In 1978, they were invited to revitalize Egerton's, relaunching the venue, which they playfully renamed as The Edge, on December 31st, 1978, with a show by Martha and the Muffins.

From 1978 until its closure in 1981, The Edge was a fixture of Toronto's burgeoning underground music scene. The venue was "…an exploding black box inside a colonial historic building. Sometimes the vibe was chilled by free jazz, folk legends, or blues artists, but the dominant sound was a mix of crunch post-punk and British new wave."[11] The venue was known for booking both international and local acts, hosting Nico, Joan Jett, Simple Minds, Sun Ra, The B-52s, XTC, Rough Trade, and The Police in an intimate 200-person capacity venue (Figure 11).

By 1981, The Edge was running into financial challenges, unable to balance the wear and tear of a live music venue at night with an operating restaurant during the day and hosted its final show in June 1981.

Although short-lived, The Edge fits within a trajectory of live music venues in Toronto as underground punk, rock, and new wave acts moved from small restaurants and clubs to larger venues, including The Diamond Club (1984); Lee's Palace (1985); and Massey Hall. The Edge was a reflection of Toronto's growing diversity and increasing prominence in the international music scene, attracting an audience that was "…a mix of in-the-know Queen Street types, queer art-school kids, and people who came from all over Southern Ontario to see bands that often played nowhere else in the region."[12]

Under 21/Covenant House

In the early 1980s, 70 Gerrard Street East was sold to the Roman Catholic Church to serve as the first Toronto Under 21 Centre, an initiative of Covenant House. Under 21 was founded by Father Bruce Ritter, a New York City Franciscan friar who established a ministry in the city's Lower East Side in 1968 to serve the city's homeless youth and teens. Branded as Covenant House in 1972, the ministry provided group homes and counselling aimed at getting youth off the streets and out of the drug and sex trade.[13]

Covenant House and the Under 21 Centres that it ran steadily grew in popularity with the charismatic Father Ritter at the helm, expanding in New York City, other states, Central America, and Canada.

Gerald Emmett Cardinal Carter, Archbishop of Toronto from 1978 to 1990, saw a need in Toronto to provide refuge for the city's homeless youth and petitioned for funds from the church and community to bring Covenant House to Toronto. The funds raised were used to purchase and extensively renovate the subject property at 70 Gerrard Street East as an intake centre and medical facility, with a 30-bed residence at 179 Gerrard

10 Benson, "Then & Now: The Edge."
11 Ibid.
12 Ibid.
13 Wooster, "When Founders Fall."

Street East.[14] ShareLife, a Catholic fundraising organization, committed to providing $1.5 million per year to support the new program in Toronto.[15]

In December 1989, Father Ritter was accused of sexual impropriety and resigned under pressure from the leadership of Covenant House in February 1990. No criminal charges were laid; however, an independent investigation commissioned by the Covenant House board of directors confirmed the allegations.[16]

70 Gerrard Street East continued to operate as Covenant House until the mid-1990s; in 1994, the charity purchased the Woman's Christian Temperance Union and Willard Hall at 20 Gerrard Street East to expand their intake, residential, and educational programs. 70 Gerrard Street East was transferred to the Society of St Vincent de Paul, a Roman Catholic charitable organization founded in 1833 with roots in Toronto dating to 1850.

The Society reorganized 70 Gerrard Street East as Mary's Home, opening in 1996 as a women's shelter providing long-term housing, an emergency dorm, and Out of the Cold programming. Mary's Home has since transitioned solely into an emergency shelter and continues to provide critical services to vulnerable women in the community.[17]

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 70 Gerrard Street East contains a two-and-a-half-storey detached house form building constructed circa 1845 with significant alterations and additions in 1886 lending it its present-day appearance (Figure 14). The primary (south) façade fronting on Gerrard Street East is organized into three bays and clad in red brick with buff brick pilasters. The central bay contains the primary raised entrance, with brick stairs leading to a rectangular opening with inset wood door frame containing a double entrance door bound by narrow sidelights. The entrance is protected by a wooden awning with shed-style roof clad in asphalt shingles, painted wooden railings and banisters, and turned columns featuring wooden brackets supporting the awning. A decorative wooden balconet protrudes from the awning and supports the second-floor bay window above. Rectangular window openings with splayed stone lintels bound the primary entrance in either bay on the first floor. The second storey features protruding bay windows with decorative panels dating to the 1886 Langley & Burke alterations.

The hipped roof features a pedimented cross-gable dormer in the central bay, with pedimented gabled dormer windows on either side. A dentillated cornice wraps the roofline, with bargeboard trim ornamenting the cross-gable dormer and shading an arched window opening.

14 "Our 40-Year Story," Covenant House Toronto.

15 Nethercott, "Archdiocese Reaches Out to Troubled Youth in the City."

16 Wooster, "When Founders Fall."

17 "Residential & Emergency Housing," Society of Saint Vincent de Paul, Toronto.

The secondary (west) façade (Figure 16) is clad in red brick with buff brick pilasters dividing the façade into three bays, and visible stone foundations. The front (southern) two bays contain rectangular window openings with stone splayed lintels and stone sills, with a pedimented gable dormer crowning the southernmost bay. The northern bay features a two-and-a-half-storey gabled bay window, with stone lintel courses, stone sills, and decorative brick spandrel panels on the second storey. The gabled third-storey window features an elaborate pediment supported by wooden brackets with ornamental bargeboard and an oriel window opening.

To the rear, a simple two-storey flat roofed two bay extension extends to the north, with a contemporary brick single-storey addition/wall in front. Two rectangular window openings with splayed stone lintels and stone sills are visible on the second storey.

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 70 Gerrard Street East.

The subject property is located on the north side of Gerrard Street East at the northeast corner of Church Street, within the Downtown Yonge East neighbourhood. The land was subdivided from Park Lot 7 – the former estate of Captain John McGill – under the 1836 Plan of Subdivision and formed part of a residential district laid out in the mid-19th century and built up through the second half of the century with a mix of row, semi-detached, and detached houses, together with churches, schools, and other institutions.

The detached house-form structure located at 70 Gerrard Street East forms part of a collection of mid- to late- 19th century house-form buildings around the intersection of Church and Gerrard, including 66 Gerrard Street East (1855, listed); 74 Gerrard Street East (1885, Part IV designated); 76 & 78 Gerrard Street East (1858, Part IV designated); 322 Church Street (1847, Part IV designated); and 418 Church Street (1891, Part IV designated). Collectively, these properties maintain a fine-grained, pedestrian-scaled streetscape that characterized the 19-century neighbourhood, with 70 Gerrard Street East anchoring the northeast corner of Church and Gerrard amid the taller, later development that replaced much of the surrounding historic fabric (Figure 15).

Since the mid-20th century, Toronto's downtown east end has been home to vulnerable and lower-income communities, along with associated social services including Covenant House. The long-term presence and operation of secular and religious social service organizations, many of which reside within repurposed historic buildings including 20 and 70 Gerrard Street East, has been an important neighbourhood staple, reflecting the present-day diversity and fabric of the broader community.

4. VISUAL RESOURCES

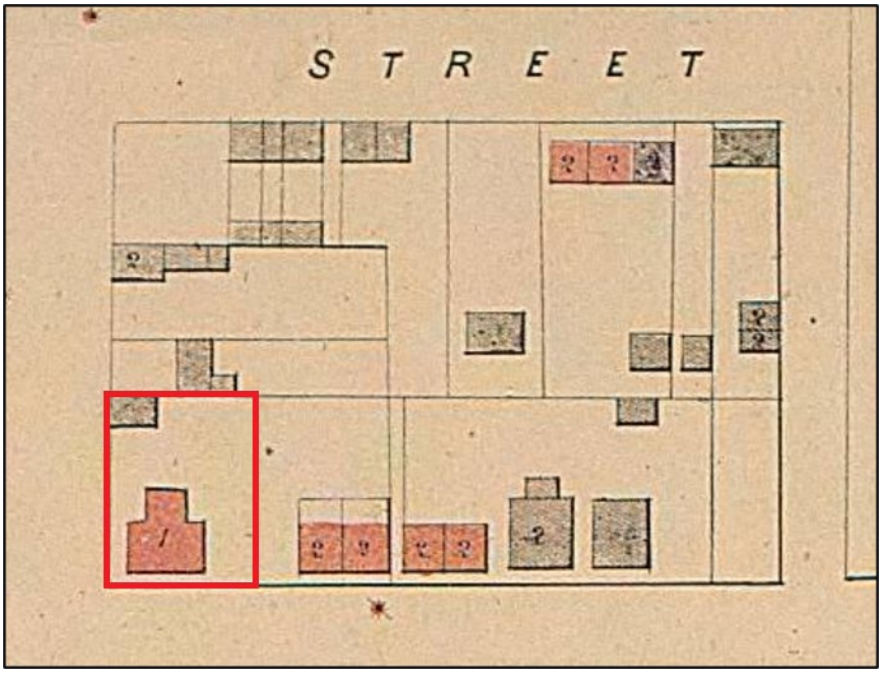


Figure 4. 70 Gerrard Street East (in red). Boulton Atlas of the City of Toronto and its Vicinity, 1858.

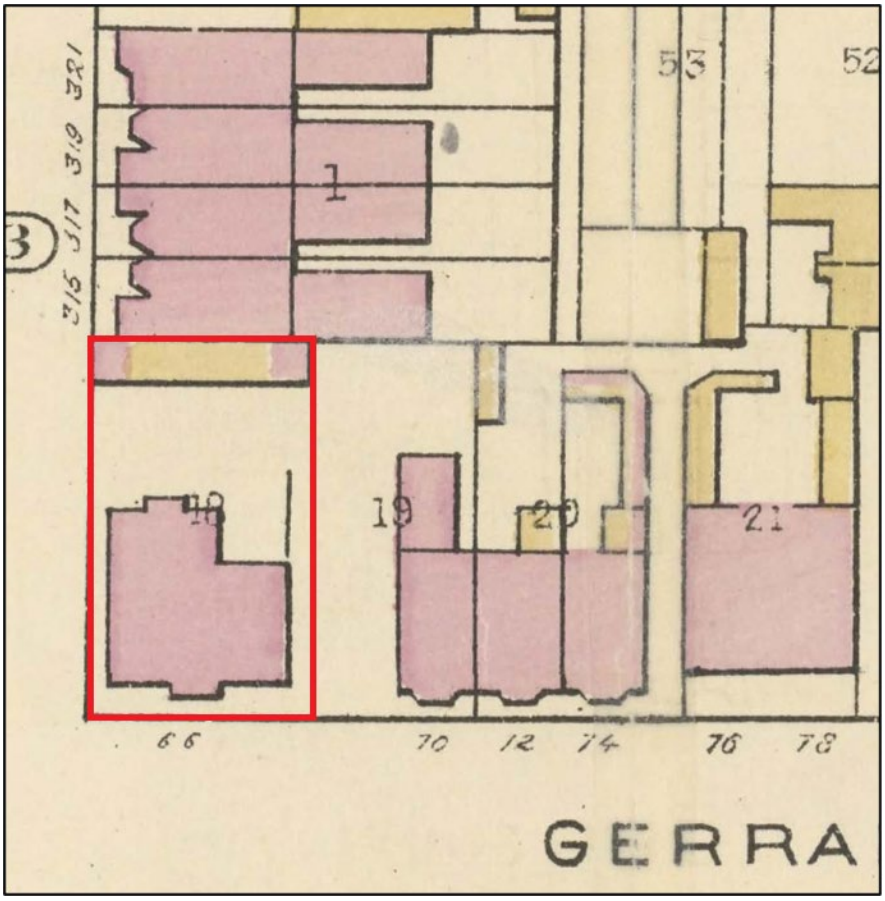


Figure 5. 70 Gerrard Street East (in red). Goad's Atlas, 1884.

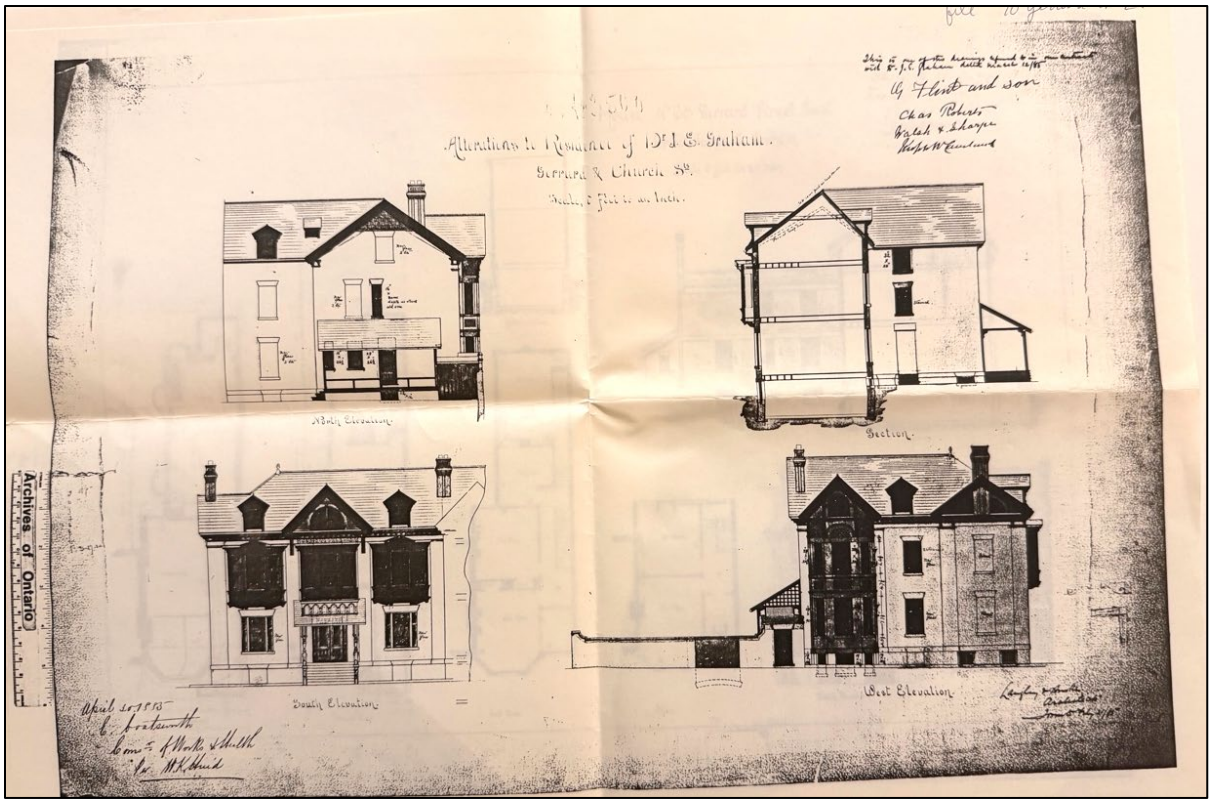


Figure 6. Elevation Drawings for Alterations to 70 Gerrard Street East, Langley & Burke, 1885. Heritage Planning Records.

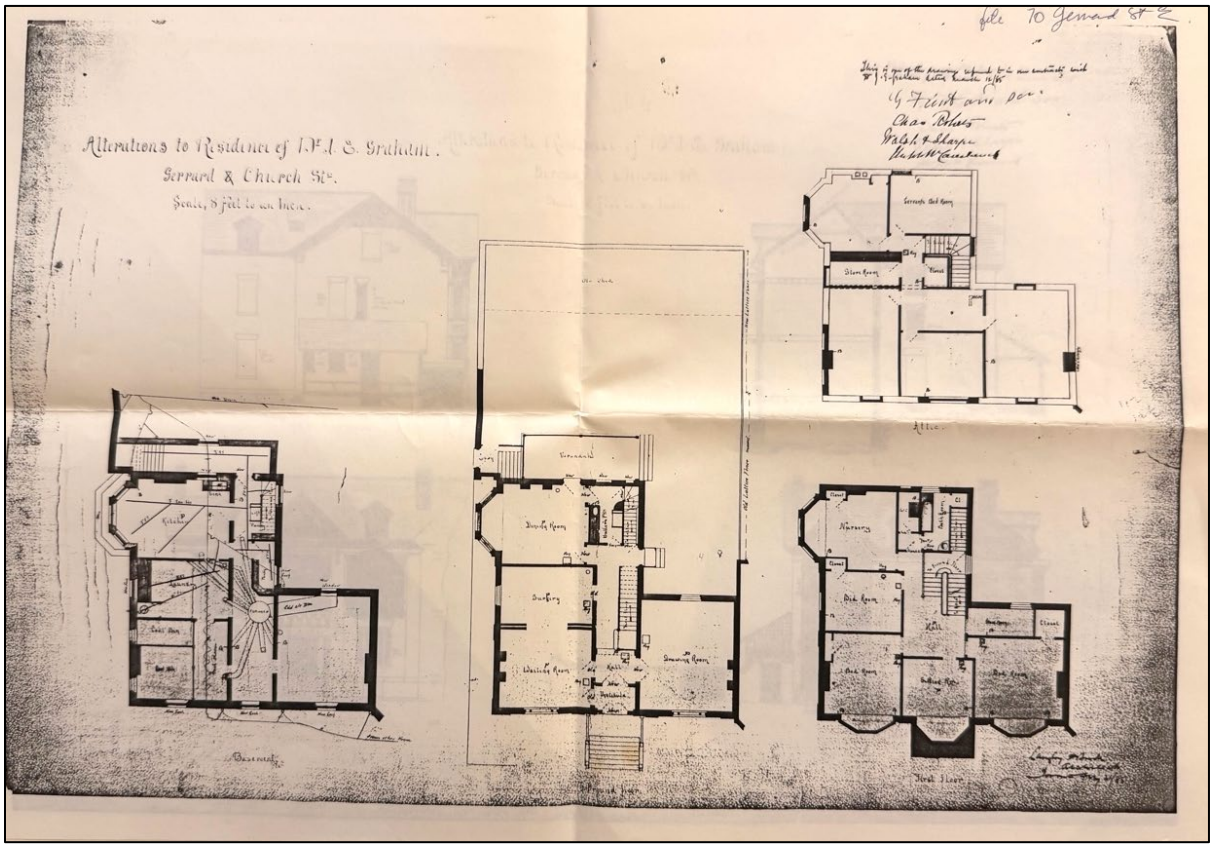


Figure 7. Elevation Drawings for Alterations to 70 Gerrard Street East, Langley & Burke, 1885. Heritage Planning Records.

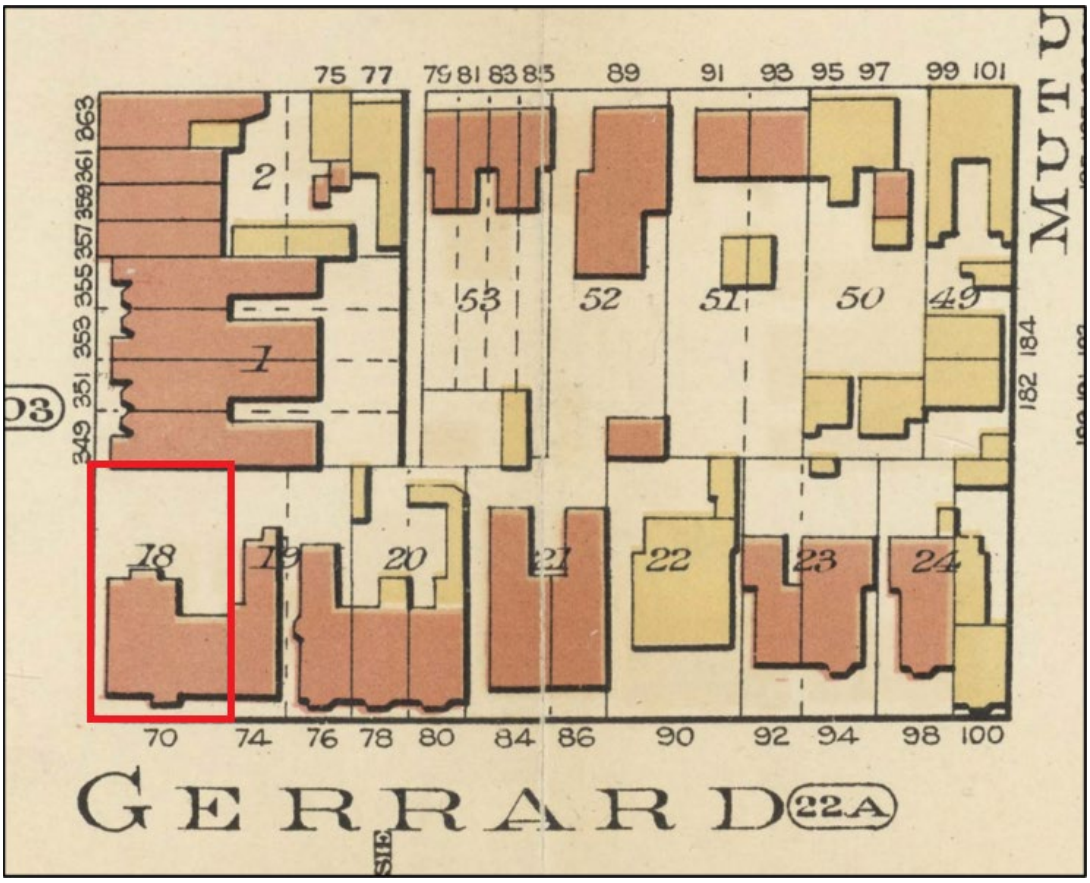


Figure 8. 70 Gerrard Street East (in red), Goad's Atlas 1890.

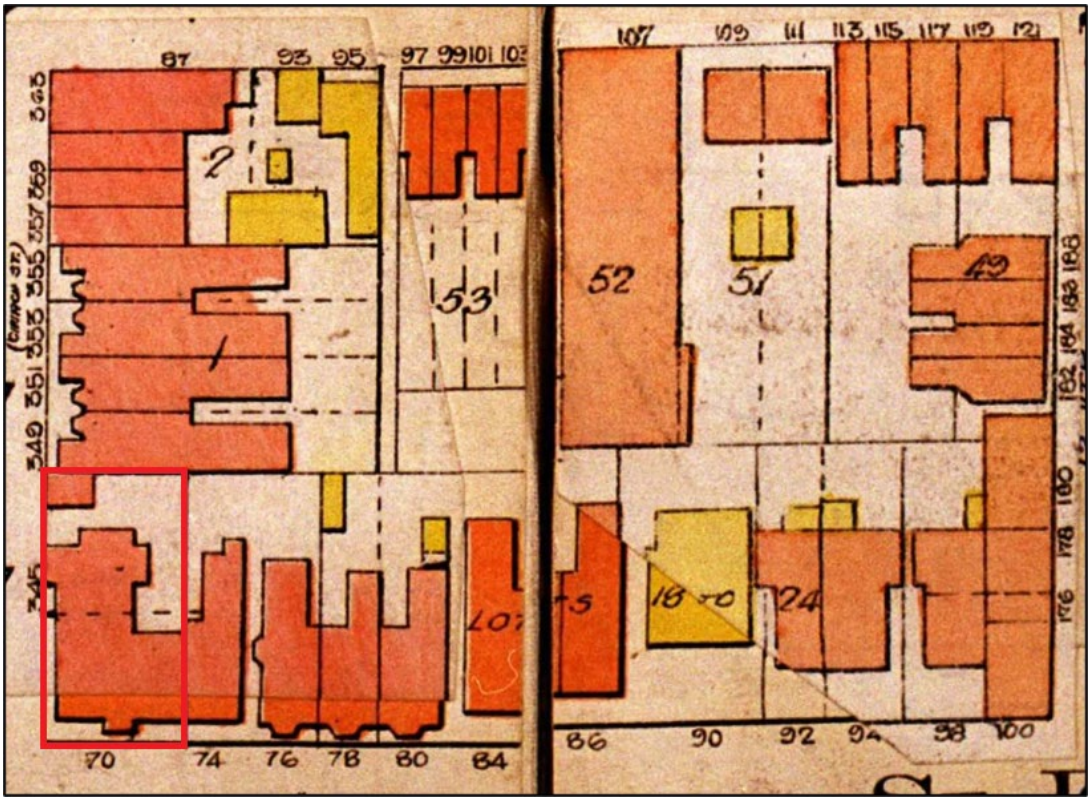


Figure 9. 70 Gerrard Street East (in red), Goad's Atlas, 1924.



Figure 10. Northeast corner of Gerrard Street East and Church Street, 1970s. Toronto Historical Board.


Figure 11. The Police at 70 Gerrard Street East as The Edge, 1979. Then and Now.

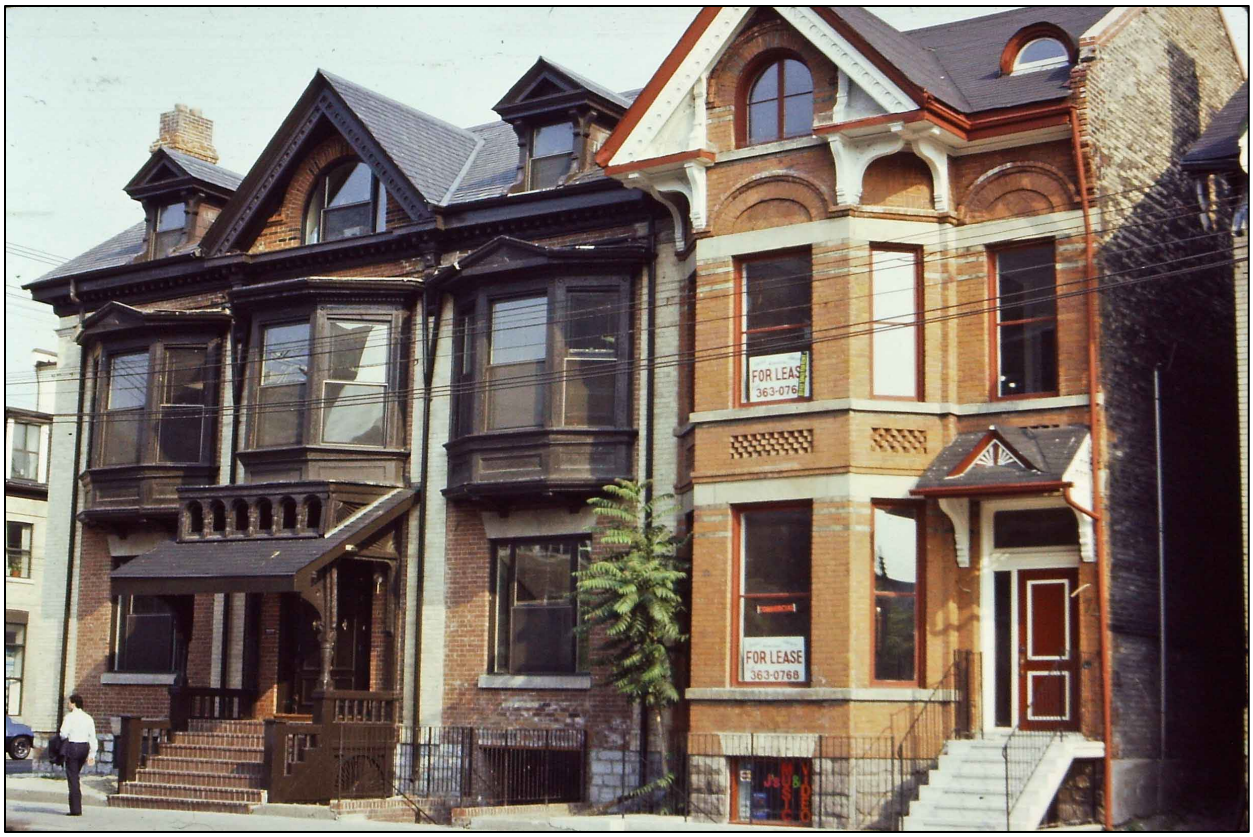


Figure 12. 70 and 74 Gerrard Street East, 1982. Toronto Historical Board.

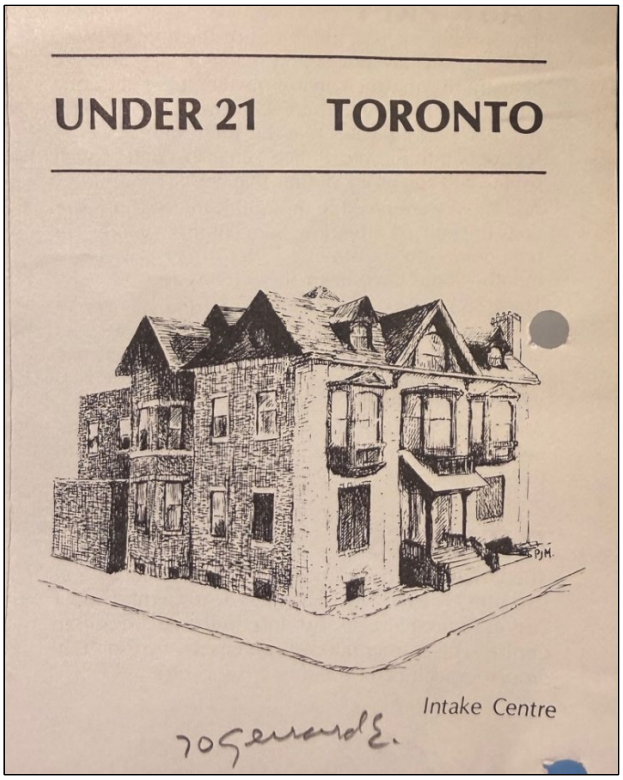


Figure 13. Under 21 Toronto Brochure Cover showing 70 Gerrard Street East. Heritage Planning Records. N.D.



Figure 14. 70 Gerrard Street East, Primary (south) façade (Alex Corey, September 2026).



Figure 15. Northeast corner of Church and Gerrard, looking east with 70 Gerrard Street East in the foreground (Alex Corey, September 2026).



Figure 16. 70 Gerrard Street East, secondary (west) façade (Alex Corey, September 2026).



Figure 17. 70 Gerrard Street East, secondary and rear façade (Alex Corey, September 2026).

5. LIST OF SOURCES

ARCHIVAL SOURCES

- Boulton Atlas of the City of Toronto and its Vicinity. 1858.
- Census of Canada, 1861.
- The Globe (Toronto). 3 September 1892.
- Goad, Charles E. Atlas of the City of Toronto. Toronto, 1884, 1890, and 1924.
- Heritage Planning Records. City of Toronto.
- Langley & Burke. Elevation Drawings for Alterations to 70 Gerrard Street East. 1885. Heritage Planning Records, City of Toronto.
- Nethercott, Timothy. “Archdiocese Reaches Out to Troubled Youth in the City.” The Varsity, 6 November 1981.
- Ontario Land Registry Office. Plan 22A, Lots 18 and 19.
- Toronto City Directory. Toronto, 1846, 1861, 1873–74, and 1970.
- Toronto Historical Board. Image Library.

SECONDARY SOURCES

- Benson, Denise. “Then & Now: The Edge.” Then and Now Toronto, 27 October 2014. Originally published in The Grid, 2 November 2012.
- Burley, David G. “Aikins (Eakins), James Cox” . Dictionary of Canadian Biography, vol. 13. University of Toronto/Université Laval, 2003–.
- Carr, Angela. Redefining Canadian Architecture: Toronto Architect Edmund Burke. McGill-Queens University Press, 1995.
- Covenant House Toronto. “Our 40-Year Story.”
- Mealing, S. R. “McGill, John.” Dictionary of Canadian Biography, vol. 6. University of Toronto/Université Laval, 2003–.
- Roland, Charles G. “Graham, James Elliot.” Dictionary of Canadian Biography, vol. 12. University of Toronto/Université Laval, 2003–.
- Society of Saint Vincent de Paul, Toronto Central Council. “Residential & Emergency Housing.”
- Wooster, Martin Morse. “When Founders Fall.” Philanthropy Roundtable, 1 April 2005.