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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
262-264 ST. GEORGE STREET**

NOTICE OF INTENTION TO DESIGNATE THE PROPERTY

ONTARIO HERITAGE TRUST
10 ADELAIDE STREET EAST
TORONTO, ONTARIO
M5H 1J3
registrar@heritagetrust.on.ca

RECEIVED
2025/12/22
(YYYY/MM/DD)
Ontario Heritage Trust

TAKE NOTICE that Council for the City of Toronto intends to designate the property, including the lands, buildings and structures thereon known municipally as 262-264 St. George Street under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, as a property of cultural heritage value or interest.

This notice is being served to the Owner of the Property, the Ontario Heritage Trust, and any Objectors and Interested Persons.

Reasons for Designation

The properties comprising the Annex style house-form building at 262-264 St. George Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural value and meet Regulation 9/06, the provincial criteria prescribed for municipal designation.

Description

Located on the west side of St. George Street between Dupont Street and Bernard Avenue in the Annex neighbourhood, the two semi-detached properties at 262-264 St. George Street were constructed together in 1893 as a 3-storey brick and stone house-form building comprising of two single-family residences, which now contain multiple units.

The subject properties have been recognized on the City's Heritage Register since July 2, 1974, for their cultural heritage value.

Statement of Cultural Heritage Value

The pair of semi-detached properties at 262-264 St. George Street have design and physical value for being an early representative example of the Annex style building

constructed in 1893 within Simeon H. Janes' Annex subdivision. The Annex style, identified as a blend of the Richardsonian Romanesque and Queen Anne architectural styles, was coined to describe one of the most prevalent residential architectural styles found in the Annex neighbourhood. Defining features of the style include the asymmetrical and complex roofline including gables, roof dormers, sleeping porches, chimneys and turrets, each of which are present across the roofscape of the pair of semi-detached properties at 262-264 St. George Street. Further defining features of the style found at the subject properties include the material use of rusticated stone, red brick, clay, and wood, including: the sandstone foundation, stone brackets, sandstone sills, lintels, corner blocks and capitals; red brick laid in stretcher bond and raised brick aprons; clay tile shingles with their fish scale patterning and set within the gable; and the wooden balustrade with flanking, fluted pilasters on the sleeping porch, and the detailed wooden cornice moulding below the second and third storeys.

The subject properties have historical value for their role in the history and evolution of the Annex community, where they survive as a part of a collection of the house-form buildings directly associated with the late-19th century subdivision that contains the presence of diverse and unique building forms that housed its community of multi-generational residents from its inception as a neighbourhood as envisioned by Simeon H. Janes. The properties form one of the earliest structures built on the block between Dupont Street and Bernard Avenue, following Simeon H. Janes' subdivision of this portion of the Annex neighbourhood in 1886, which were designed to attract the wealthy elite. Due to shifts in demographics during the 1920s, whereby the city's elite that first established the area moved on to Rosedale and farther north from downtown as the city grew northward, the properties at 262-264 St. George Street survived through conversion from single-family dwellings into an apartment house, at 262 St. George Street, and a multi-tenant rooming house, at 264 St. George Street, contained within their original house-form envelope. This second wave of residents to the Annex neighbourhood included students, wartime workers and, increasingly, nearby immigrant communities. The properties contribute to an understanding of the evolution of housing in the Annex and demonstrates how the earliest built forms have been adapted to evolve and grow within the community to accommodate its residents.

Contextually, the properties at 262-264 St. George Street are important in defining, maintaining, and supporting the overall historic character of the Annex neighbourhood, which encompasses the lands between Bathurst Street and Avenue Road and between Bloor Street West and Dupont Street. The subject properties contribute to the character of St. George Street which features an intermingling of the neighbourhood's earliest single family residences, which retain their grand architectural form following the conversion of use beginning in the 1920s to multi-tenant residential buildings, alongside mid-century low- to high-rise apartment buildings.

The properties are historically linked to their setting and surroundings in the Annex neighbourhood, where their scale and form reflect the late-nineteenth to early-twentieth century development of the area where the city's leading citizens occupied large-scale houses.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the properties at 262-264 St. George Street as a representative example of the Annex style:

- The 3-storey scale, irregular form and massing of the semi-detached properties on their rectangular plans including the gables and openings on the flanking elevations
- The organisation of the two main (east) elevations with their arrangement of window and door openings, including a 2-storey projecting bay window and a stained glass window on the south elevation of 262 St. George Street
- The asymmetrical roofscape, including the main (east) front gable with sleeping porch roof gabled roof dormer with window opening on the south elevation at 262 St. George Street, a centred red brick chimney articulated with two bas-relief arches, and roof dormer window with conical roof and 2-storey corner turret capped with a conical roof containing four flat-headed window openings at 264 St. George Street
- The materiality with the red brick, sandstone, and wood; the clay tiles at 262 St. George Street; and the slate on the roof of the turret and the remnants of the slate on the east facing window dormer at 264 St. George Street
- The raised and recessed entrance at 262 St. George Street, including the paneled wooden door with transom, red brick columns with their stone caps supporting broad stone lintels, wooden railing, and stairs

Contextual Value

Attributes that contribute to the value of the properties at 262-264 St. George Street as helping to define, maintain, and support the historic early character of the Annex community:

- The 3-storey scale and red brick, stone, most of which is sandstone, and wood materiality
- The location of the properties within the concentration of late-nineteenth and early twentieth century residential structures and mid-century low- to high-rise apartment buildings in the Annex

Attributes that contribute to the value of the properties at 262-264 St. George Street as being historically linked to their surroundings:

- The setback, placement and orientation of the properties on St. George Street, north of Bernard Avenue

Notice of Objection to the Notice of Intention to Designate

Notice of an objection to the Notice of Intention to Designate the Property may be served on the City Clerk, Attention: Registrar Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2.; Email:

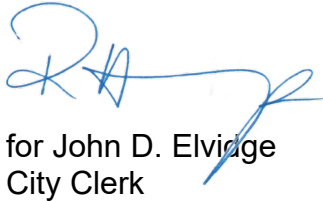
RegistrarCCO@toronto.ca within thirty (30) days of December 22, 2025, which is January 21, 2026. The notice of objection to the Notice of Intention to Designate the Property must set out the reason(s) for the objection and all relevant facts.

Getting Additional Information:

Further information in respect of the Notice of Intention to Designate the Property is available from the City of Toronto at:

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH26.13>.

Dated at the City of Toronto on December 22, 2025.



for John D. Elvidge
City Clerk