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RECEIVED
2023/10/14
(YYYY/MM/DD)
Ontario Heritage Trust

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
42 MAITLAND STREET (including the entrance address at 36 Maitland Street)
NOTICE OF PASSING OF DESIGNATION BY-LAW 804-2023**

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3
registrar@heritagetrust.on.ca

TAKE NOTICE that Council for the City of Toronto passed Designation By-law 804-2023 on September 6, 2023, which designates the lands, buildings and structures known municipally as 42 Maitland Street (including the entrance address at 36 Maitland 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.

The City Clerk did not receive any objections to the Notice of Intention to Designate the Property. Therefore, City Council did not consider any objections and passed the Designation By-law for the Property.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Take notice that an appeal of the Designation by-law for the Property by those persons permitted to appeal under section 29 of the Ontario Heritage Act may be made by filing a notice of appeal with 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 days of October 4, 2023, which is November 3, 2023.

A Notice of Appeal must:

- (1) set out the reasons for the objection to the designation by-law; and
- (2) set out the reasons in support of the objection to the designation by-law.

If you wish to appeal to the Ontario Land Tribunal (OLT), forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>.

Who Can File An Appeal:

Any persons who object to the designation by-law may refer the matter to the Ontario Land Tribunal.

Getting Additional Information:

A copy of the by-law and background information about the application is available for public inspection by contacting Heritage Planning staff at heritageplanning@toronto.ca.

Further information in respect of the Designation By-law is available from the City of Toronto at:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH5.11>

Dated at the City of Toronto on October 4, 2023.



John D. Elvidge
for City Clerk

Authority: Planning and Housing Committee Item PH5.11,
as adopted by City of Toronto Council on July 19 and 20,
2023

City Council voted in favour of this by-law on
September 6, 2023

Written approval of this by-law was given by Mayoral
Decision 12-2023 dated September 6, 2023

CITY OF TORONTO

BY-LAW 804-2023

To designate the property at 42 Maitland Street (including the entrance address at 36 Maitland Street) as being of cultural heritage value or interest.

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact By-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 42 Maitland Street (including the entrance address at 36 Maitland Street) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 42 Maitland Street (including the entrance address at 36 Maitland Street) and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act; and

Whereas the reasons for designation are set out in Schedule A to this By-law;

The Council of the City of Toronto enacts:

- 1.** The property at 42 Maitland Street (including the entrance address at 36 Maitland Street), more particularly described in Schedule B attached to this By-law, is designated as being of cultural heritage value or interest.
- 2.** The City Solicitor is authorized to cause a copy of this By-law to be registered against the property described in Schedule B to this By-law in the proper Land Registry Office.
- 3.** The City Clerk is authorized to cause a copy of this By-law to be served upon the owners of the property 42 Maitland Street (including the entrance address at 36 Maitland Street) at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on September 6, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 42 MAITLAND STREET (INCLUDING THE ENTRANCE ADDRESS AT 36 MAITLAND STREET)

Reasons for Designation

The property at 42 Maitland Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the criteria of design/physical, historical/associative and contextual values.

Description

The property, "The Maitlands", located at 42 Maitland Street comprises of two similar but not identical apartment buildings at 36 and 42 Maitland Street. "The Maitlands" was completed by Robert Bullen (1850-1921), a native of Devon, England who was a butcher and grocer for decades in the late 1800s and early 1900s went into the development and building business around 1907. The property is located mid-block on the north side of Maitland Street between Yonge and Church Streets. The easterly building at 42 Maitland Street was completed in 1911, and the westerly building at 36 Maitland Street was completed in 1912. The four-storey, buff-brick and stone finished buildings are Classical Revival-style in their design and distinguished by their classically detailed entrance porches. The "L-shaped" building at 36 Maitland links to the rectangular building at 42 Maitland Street to create a "U-shaped" complex.

The property at 42 Maitland (including the entrance address at 36 Maitland Street) was included the City's Heritage Register on March 15, 1974.

Statement of Cultural Heritage Value

Design and Physical Value

"The Maitlands" are representative of Classical Revival-style design adapted to an apartment house form. Characteristic of the style's formality, the main façades of each are symmetrical in arrangement and clad in quality, buff-coloured brick with stone window surrounds and other detailing.

The classical influences on the buildings are also pronounced with the entrance porches that feature Corinthian columns and elaborate entablature mouldings executed in pressed metal. Other classical attributes include the ornamental detailing of inset stone plaques and panels.

Extending the Classical Revival-style to the interior, each lobby contains stained and varnished woodwork featuring panelled wainscotting that lines the walls, a main staircase with wood balustrades, and other wood mouldings and casings. These simple but elegant finishes solidify the formal character of the building's design.

Historical or Associative Value

The subject properties yield information that contributes to an understanding of the Church-Wellesley Village. The properties reflect the historic transition of the Church-Wellesley Village neighbourhood in the first few decades of the twentieth century from an area of single-family residences - including some of the City's most substantial - to a zone containing a concentration of nearly 40 extant apartment houses between Bay, Bloor, Carlton and Sherbourne Streets. Due to the area's close proximity to downtown, it was one of the first areas of the city to be redeveloped during the pre-World War I era into an area dominated by apartment buildings, especially east of Yonge Street. The date of construction of "The Maitlands" coincides with the culmination of pre-World War I apartment house development in the City of Toronto, which peaked in 1911-12.

Contextual Value

The subject properties are visually linked to their surroundings and are part of a collection of pre-World War I era apartment buildings in the Church- Wellesley Village. The area between Yonge and Jarvis Streets was one of three distinct concentrations of apartment buildings in the area.

Between Jarvis and Yonge Street, Maitland Street retains a significant degree of late-nineteenth and early-twentieth century character to which the subject properties help to define, maintain, and support. Within this two-block stretch, Maitland Street is occupied by a total of nine apartment buildings dating from 1910 to 1930, including "The Maitlands". Six of these apartment buildings are between Yonge and Church Streets, while the other three properties are between Church and Jarvis Streets.

Further contributing to the historic character of the street are six designated structures which are located at 99-113 Maitland Street, between Church and Jarvis Streets: the semi-detached William J. Hill Houses at 99-101 (1888), two Patrick McBrine Houses at 103 (1872) and 105 (1871), the Society of Friends Meeting House at 111 (1911), and the Alexander Crombie House at 113 (1871). Diagonally across the street from "The Maitlands", in addition to the listed Biltmore Apartments, is a c.1859 house at 37 Maitland Street which was listed on the Heritage Register in 1974.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the value of the property at 42 Maitland Street (including 36 Maitland Street) as representative of Classical Revival-style design include:

- The form, scale and massing of each of the two buildings being four-storeys in height and the "L-shaped form of 36 Maitland Street and rectangular form of 42 Maitland Street, joined to create a "U-shaped" complex
- Their flat roofs; the classical, metal, roofline cornice on 36 Maitland Street

- Their masonry construction comprising unadorned brick side and rear walls and buff-coloured brick main façades
- Stone detailing on main façades comprising window and door casings, inset plaques and panels, and pilasters (on 36 Maitland Street) and stone lintels, keystones, and sills on the side and rear façades
- The fenestration comprising a mix of flat and segmental arched windows; bay windows on the side façades; the finishes of the central, second-storey porch doorway with leaded and stained-glass transom and sidelights and single door (36 Maitland Street); the finishes of the central, second-storey porch doorway with leaded and stained-glass transom light and French windows (42 Maitland Street)
- The front entrance porches with classical detailing including Corinthian columns, pilasters and entablatures
- The main central doorway assemblies with panelled bases and classical mouldings, sidelights and transom lights, leaded and bevelled glazing and "The Maitlands" stencilled lettering
- On the interior, each lobby contains stained and varnished woodwork of the main central doorway assemblies

Historical or Associative Value

Attributes that contribute to the value of the property at 42 Maitland Street (including 36 Maitland Street) for the contribution to yielding an understanding of the historical development of the area include:

- The buildings' form, scale and massing, and Classical Revival-style design which characterize them as pre-World War I era apartment buildings in the Church-Wellesley Village area

Contextual Value

Attributes that contribute to the contextual value of the property at 42 Maitland Street (including 36 Maitland Street) as visually linked to the surroundings and helping to define, maintain, and support the character of the area include:

- The buildings' setback, placement, and orientation on Maitland Street
- The buildings' form, scale, and massing; their brick and stone finish; and their Classical Revival-style design

SCHEDULE B
LEGAL DESCRIPTION

PIN 21106-0133 (LT)
ALL OF LOTS 2 & 3, PART OF LOTS 1 & 4
REGISTERED PLAN D67
AS IN CA736085
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)