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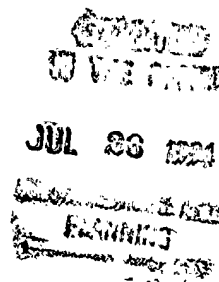
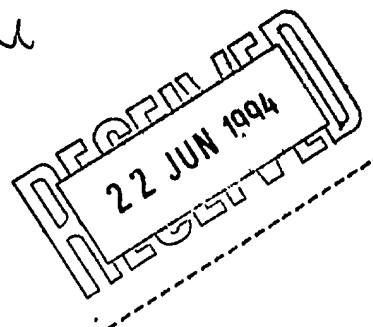
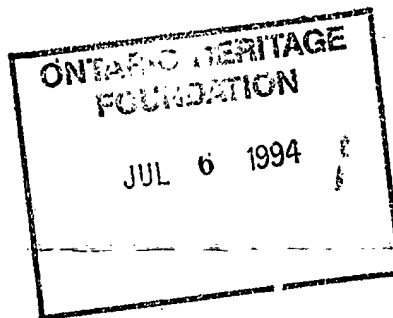
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*G Catharine*

IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990, CHAPTER O.18 AND  
99 JARVIS STREET  
CITY OF TORONTO, PROVINCE OF ONTARIO

NOTICE OF INTENTION TO DESIGNATE

To: 865692 Ontario Limited  
Attn: Christopher Ginther  
Tory Tory Deslauriers Binnington  
P.O. Box 270, IBM Tower  
Toronto-Dominion Centre  
Toronto, Ontario  
MSK 1N2



✓ Ontario Heritage Foundation

Take notice that the Council of the Corporation of the City of Toronto, on the 30th and 31st days of May, 1994 decided to designate the lands and buildings known as 99 Jarvis Street, Macfarlane's Hotel.

Short Statement of Reasons for the Proposed Designation

The property at 99 Jarvis Street is recommended for designation for architectural and historical reasons. The building was erected in 1898 for Mary Macfarlane by Toronto builder John McGlue, according to the design of the Toronto architect F. H. Herbert. Featuring elements of Edwardian Classicism, the 3 storey building has buff brick with decorative brick work, fine detailing, a projecting chimney with corbelling, prominent cornice and a brick parapet.

Macfarlane's Hotel, situated on the edge of the historic old Town of York, it is an important reminder of the social and architectural development of this City. This building contributes to the diverse architectural heritage of the Jarvis and King Street East neighbourhood.

The Toronto Historical Board's Heritage Property Report (Long Statement of Reasons for Designation) respecting the property is available for viewing at the City Clerk's Department at City Hall and the offices of the Toronto Historical Board.

Notice of the objection to the designation may be served on the Clerk within thirty days of the 21st day of June, 1994, setting out the reason(s) for the objection and all relevant facts.

Dated at Toronto this 21st day of June, 1994.

*Barbara G. Caplan*  
Barbara G. Caplan  
City Clerk

No. 1994-0598. A BY-LAW

*To designate the property at 99 Jarvis Street as  
being of architectural and historical value or interest.*

(Passed September 26, 1994.)

WHEREAS by Clause 6 of Neighbourhoods Committee Report No. 10, adopted by Council at its meeting held on August 29 and 30, 1994, authority was granted to designate the property at 99 Jarvis Street as being of architectural and historical value or interest;

AND WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historical or architectural value or interest;

AND WHEREAS the Council of The Corporation of the City of Toronto has caused to be served upon the owners of the land and premises known as No. 99 Jarvis Street and upon the Ontario Heritage Foundation Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks as required by the *Ontario Heritage Act*;

AND WHEREAS the reasons for designation are set out in Schedule "B" to this by-law;

AND WHEREAS no notice of objection to the proposed designation has been served upon the Clerk of the municipality;

THEREFORE the Council of The Corporation of the City of Toronto enacts as follows:

1. The property at 99 Jarvis Street, more particularly described and shown on Schedule "A" to this by-law, is being designated as being of architectural and historical 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 Schedules "A" and "C" 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 owner of the property at 99 Jarvis Street and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

JUNE ROWLANDS,  
*Mayor.*

BARBARA G. CAPLAN  
*City Clerk.*

Council Chamber,  
Toronto, September 26, 1994.  
(L.S.)

## SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of Town Lot 2 on the west side of George Street according to the Town of York Plan registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), the boundaries of the land being described as follows:

PREMISING that the westerly limit of the said Town Lot 2 has an astronomic bearing of North 16 degrees 54 minutes and 20 seconds West derived from the Ontario Co-ordinate System according to a Plan of survey by T. Merriman, O.L.S., dated April, 1972, and relating all bearings herein thereto;

COMMENCING at a point in the easterly limit of Jarvis Street being also the westerly limit of the said Town Lot 2 where it is intersected by the westerly production of the northerly face of the northerly wall of the old brick building standing on the lands immediately south of the herein described land, said point being distant 72.49 metres measured North 16 degrees 54 minutes and 20 seconds West therealong from the south-westerly corner of Town Lot 1, according to the said Town of York Plan;

THENCE continuing North 16 degrees 54 minutes and 20 seconds West along the said westerly limit of Town Lot 2 a distance of 21.60 metres more or less to a point therein distant 27.91 metres measured South 16 degrees 54 minutes and 20 seconds East therealong from its intersection with the southerly limit of Richmond Street East according to the said Town of York Plan;

THENCE North 73 degrees 12 minutes and 40 seconds East, 24.81 metres more or less to the westerly face of the westerly wall of the brick building standing in 1945 on the herein described lands at a point therein distant 0.18 metres measured South 16 degrees 54 minutes and 20 seconds East from the north-westerly corner of the said brick building;

THENCE North 16 degrees 54 minutes and 20 seconds West along the westerly face of the said westerly wall 0.18 metres to the north-westerly corner thereof;

THENCE North 72 degrees 44 minutes and 20 seconds East along the northerly face of the northerly wall of the said brick building 2.96 metres to the north-easterly corner thereof;

THENCE South 16 degrees 54 minutes and 20 seconds East along the easterly face of the easterly wall of the said brick building 0.12 metres to a point in the northerly face of the northerly wall of the said brick building;

THENCE North 73 degrees 03 minutes and 50 seconds East along the said northerly wall 12.97 metres to a point distant 27.83 metres measured southerly from the said southerly limit of Richmond Street East;

THENCE South 17 degrees 23 minutes and 40 seconds East 21.69 metres more or less to the northerly face of the northerly wall of the brick building standing immediately south of the herein described land;

THENCE South 73 degrees 11 minutes and 10 seconds West along the said northerly face of wall 40.92 metres more or less to the point of commencement.

The easterly limit of Jarvis Street as confirmed under the Boundaries Act by Plan BA-1750 registered on June 23, 1980, as CT417746.

The hereinbefore described land being delineated by heavy outline on Plan SYC2756 dated September 21, 1994, as set out in Schedule "C".

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SCHEDULE "B"

Property Research Summary

Address: 99 Jarvis Street

Ward: 07

Current Name: Not Applicable

Historical Name: Macfarlane's Hotel

Construction Date: 1898

Architect: F. H. Herbert

Contractor/Builder: John McGlue

Additions/  
Alterations: Alter hotel, main elevation, Wilfred Schlein, Architect, 1947; Build 1-storey and basement addition at the northeast elevation for tavern purposes, Wilfred Schlein, Architect, Varamae Construction Ltd., 1970; Make exterior alterations to north and south elevations, open three bricked in windows on north face, Martin M. Poizner, Architect, 1981; Make window openings and doorway on south elevation.

Original Owner: Mary Macfarlane

Original Use: Commercial (hotel)

Current Use: Vacant

Category:

Recording Date: April 26, 1994

Recorder: HPD:jc

History

Land Development:

The lands on which the property at 99 Jarvis Street stands were first described by Governor Simcoe's surveyors as Town of York, Lot 2. In 1797 the Crown granted the lot, on the west side of George Street, to Michael Tennery. At this time, it was situated on the western boundary of the Town of York. With the rapid growth of the town in the early part of the 19th Century and the construction of St. Lawrence Market (1844), St. James Cathedral (1849-53) and St. Lawrence Hall (1850) in the following decades, the property became enveloped in the downtown core.

There has been a hotel operating on this site since John Blair opened a his hotel/tavern in 1858-59. Blair's Hotel operated until its owners death in the early 1870's. In 1875, Malcolm Macfarlane took over the business and renamed the hotel Macfarlane's Hotel. Since the early 1860's, Macfarlane had operated a saloon on the southeast corner of Jarvis and Duchess Streets.

In 1898, after her husband's death, Mary Macfarlane rebuilt the hotel. The new Macfarlane's Hotel operated until 1927. Between 1928-1932 it was known as the Campbell Hotel. In 1934, the building became the Hotel Jarvis, and was operated under this name until the early 1980's.

## Architecture

### 99 Jarvis Street:

Macfarlane's Hotel was constructed for Mary Macfarlane in 1898, by Toronto builder John McGlue, according to the design of the Toronto architect F. H. Herbert. In 1949, alterations were made to the main elevation of the building by Toronto architect Wilfred Schlein. While not completely documented, it is likely that the ground storey of the main (west) elevation had its main doorway and window openings altered. In 1970, a one storey addition was constructed on the northeast elevation by Varamae Construction Ltd., according to the design of Wilfred Schlein. The building has undergone numerous interior alterations.

While the property at 99 Jarvis Street was constructed in the Late Victorian era, the building features elements associated with Edwardian Classicism. The 3-storey building, erected on a rectangular plan, was constructed in buff brick.

The main (west) elevation is five bays in width and remains relatively intact. The ground storey, featuring channelled brickwork, has a main entrance highlighted with metal mouldings. This doorway is flanked by flat-headed window openings and, to the south, by two narrow doorways. This storey is separated from the upper stories by a secondary cornice which is highlighted by decorative mouldings. Brick quoining extends from the secondary cornice to the main cornice level. A projecting chimney with corbelling rises between the window openings of the second and third bays (from the north), and bears a date marker.

The second storey contains five regularly spaced window openings with decorative surrounds. Each surround, featuring egg and dart mouldings, is supported on two corbels. At the lintel level, a cartouche bears the letter "M", likely a reference to its owners, the Macfarlanes. Each window opening is surmounted by a cornice window head. The third storey also contains five regularly spaced window openings. With stone sills, each flat-headed opening has radiating brick voussoirs. The cornice, with neo-classical swags, dentils and modillion blocks, is surmounted by a low brick parapet.

The north elevation contains regularly spaced flat-headed openings with stone sills. The south elevation has a centrally placed doorway, flanked by two pairs of flat-headed window openings with stone sills. The rear (east) elevation has two one-storey additions, and contains a variety irregularly spaced flat-headed and segmentally arched openings. A flat roof covers the various portions of the building.

### Context:

The building at 99 Jarvis Street is located on the east side of Jarvis Street, north of Adelaide Street East. Macfarlane's Hotel was erected on the site of the previous Macfarlane's Hotel (est. 1875). In quality of design, construction and detailing, the building reflects the architecturally significant King and Jarvis neighbourhood.

### Summary:

The property at 99 Jarvis Street, known historically as Macfarlane's Hotel, is identified for architectural and historical reasons. The property is representative of the transitional period between Victorian and Edwardian architectural styles.

While constructed in the late Victorian period, Macfarlane's Hotel displays architectural elements which would soon become associated with Edwardian Classicism. Consisting of three storeys and five bays, the buff brick building features decorative brickwork, fine detailing, a projecting chimney with corbelling, and a prominent cornice and parapet.

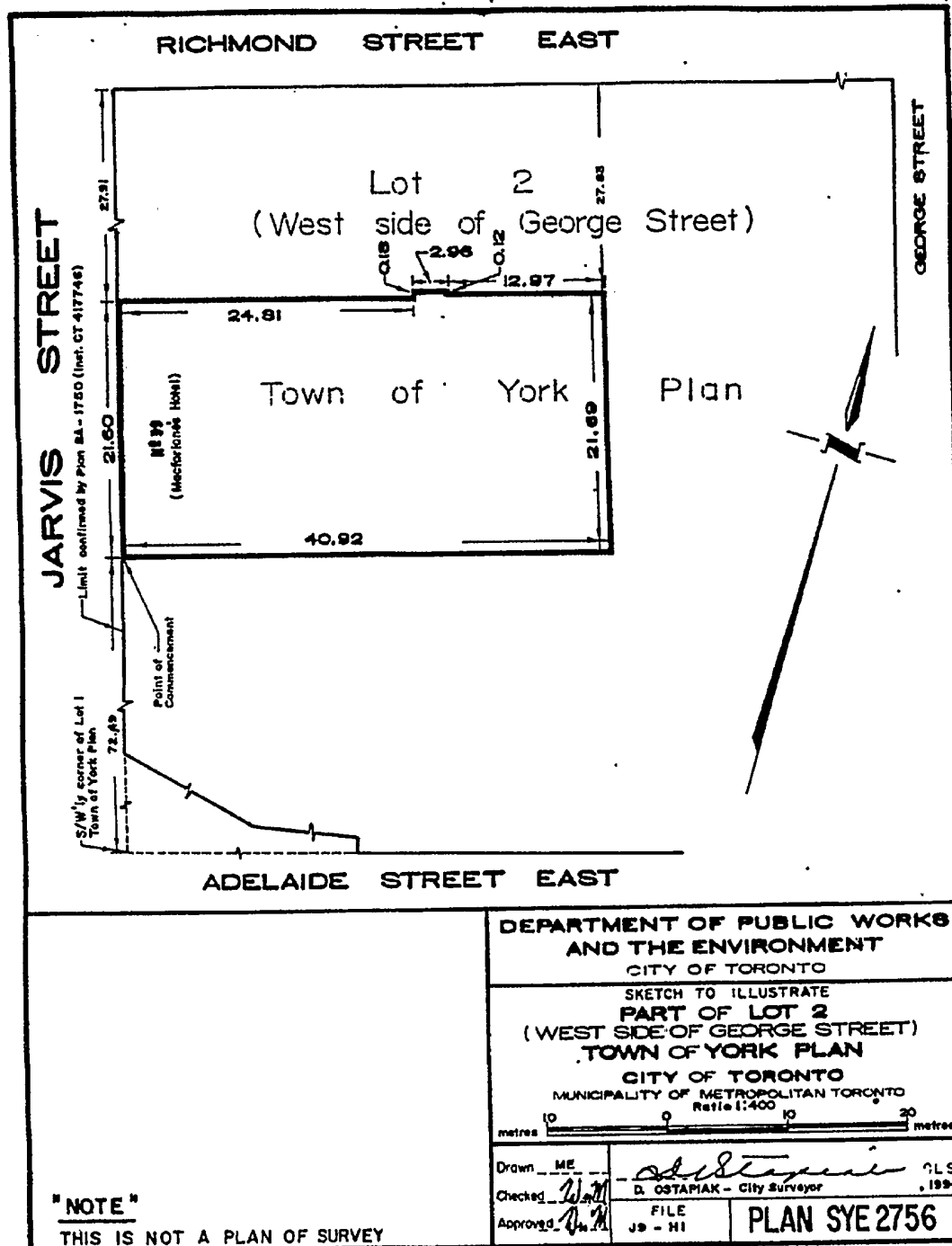
A hotel has operated almost continuously on this site for more than a century. While the current building is the second incarnation of the Macfarlane's first hotel, it is an important historical reminder of the social and architectural development of Toronto, situated on the edge of the historic old Town of York. Macfarlane's Hotel contributes to the diverse architectural heritage of the King Street East and Jarvis Street area.

Sources Consulted

- Arthur, Eric. Toronto, No Mean City. University of Toronto Press: Toronto, 1986.
- Assessment Rolls: 1874-77; 1896-1900
- City of Toronto Directories: 1834-1899
- Firth, Edith, ed. Town of York 1793-1815. University of Toronto Press: Toronto, 1962.
- Land Registry Office: Town of York, Part of Lot 2
- McHugh, Patricia. Toronto Architecture: A City Guide. McClelland and Stewart Inc., Toronto, 1989.
- Plan for the Enlargement of York, 1797

## SCHEDULE "C"

MAP AREA 510 - 22





**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990, CHAPTER 0.18 AND  
99 JARVIS STREET  
CITY OF TORONTO, PROVINCE OF ONTARIO**

**NOTICE OF PASSING OF BY-LAW**

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P.O. Box 270, IMB Tower  
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Toronto, Ontario  
M5K 1N2

✓ Ontario Heritage Foundation

Take notice that the Council of the Corporation of the City of Toronto has passed  
By-law No. 1994-0598 to designate 99 Jarvis Street (Macfarlane's Hotel) as being of architectural  
and historical value or interest.

Dated at Toronto this 4th day of October, 1994.



Barbara G. Caplan  
City Clerk