

**EGLINTON WEST AREA
NORTH SIDE**

- 270 and 272 Eglinton Avenue West
- 280-294 Eglinton Avenue West
- 300 and 302 Eglinton Avenue West
- 1041 Avenue Road (306 Eglinton Avenue West)
- 368 Eglinton Avenue West
- 430 Eglinton Avenue West
- 444 Eglinton Avenue West
- 450 and 454 Eglinton Avenue West
- 456 Eglinton Avenue West
- 460 Eglinton Avenue West
- 468 Eglinton Avenue West
- 498-504 Eglinton Avenue West
- 506 Eglinton Avenue West
- 516 and 518 Eglinton Avenue West
- 524 and 526 Eglinton Avenue West

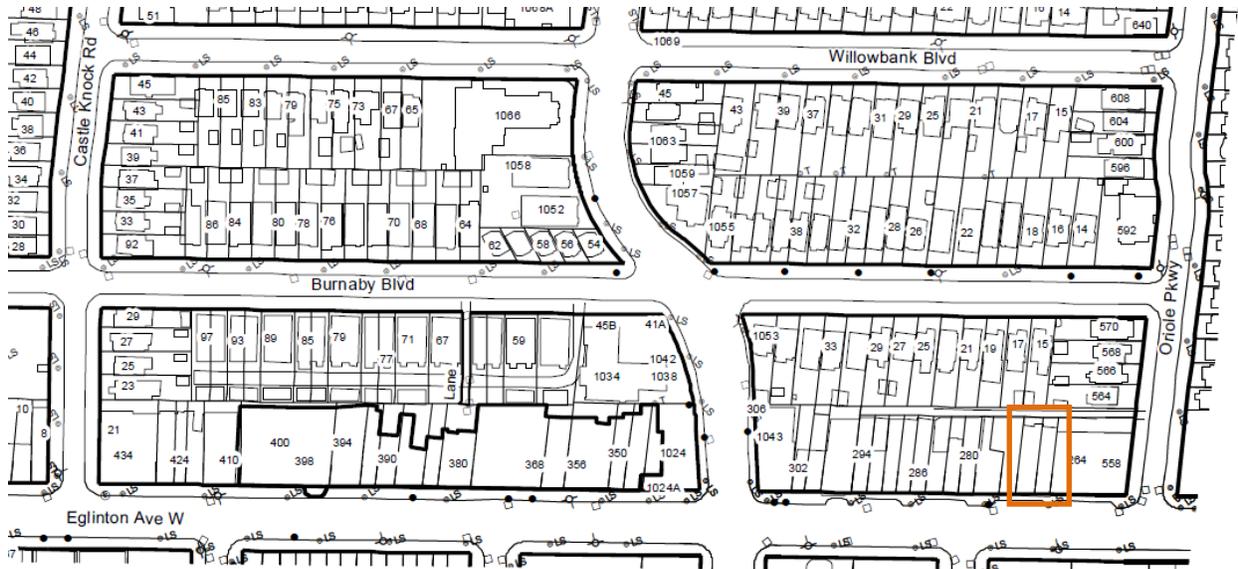
**RECOMMENDED LISTING
MIDTOWN IN FOCUS - EGLINTON AVENUE WEST**



-  EGLINTON WEST AREA, NORTH SIDE
-  EGLINTON WEST AREA, SOUTH SIDE

NOT TO SCALE 

LOCATION MAP AND PHOTOGRAPH 270 AND 272 EGLINTON AVENUE WEST



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 270 and 272 Eglinton Avenue West are outlined.



270 and 272 Eglinton Avenue West (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 270 AND 272 EGLINTON AVENUE WEST REASONS FOR INCLUSION)

The properties at 270 and 272 Eglinton Avenue West (including the entrance address at 270B Eglinton Avenue West) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The properties at 270 and 272 Eglinton Avenue West are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Eglinton Avenue West, west of Yonge Street, in North Toronto.

Located on the north side of the street between Oriole Parkway and Avenue Road, the properties at 270 and 272 Eglinton Avenue West contain a pair of three-storey commercial buildings dating to 1932 according to the City Directory.

Statement of Significance

The properties at 270 and 272 Eglinton Avenue West have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Blocks," identified by the three-storey scale, the glazed commercial storefronts with apartments in the upper floors, and the elaborate Classical Revival styling typical of those dating to the interwar era in North Toronto. The buildings are further distinguished by the stone-trimmed round-arched arcades.

Contextually, the properties at 270 and 272 Eglinton Avenue West are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare west of Yonge Street as a prominent "Main Street" in North Toronto. The buildings at 270 and 272 Eglinton Avenue West are historically, visually and physically linked to their setting on the north side of the street in the block between Oriole Parkway and Avenue Road.

Heritage Attributes

The heritage attributes of the buildings at 270 and 272 Eglinton Avenue West are:

- The setback, placement and orientation of the buildings on the north side of Eglinton Avenue West between Oriole Parkway and Avenue Road

- The scale, form and massing of the pair of three-storey buildings with the rectangular-shaped plans
- The flat rooflines with the cornices on the south elevations
- The materials, with the buff brick cladding and the brick and stone detailing
- The principal (south) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), the piers with the classical detailing
- In the upper stories on the south elevations, the two-storey round-arched arcades with the classical detailing that contain pairs of flat-headed window openings with stone labels and sills

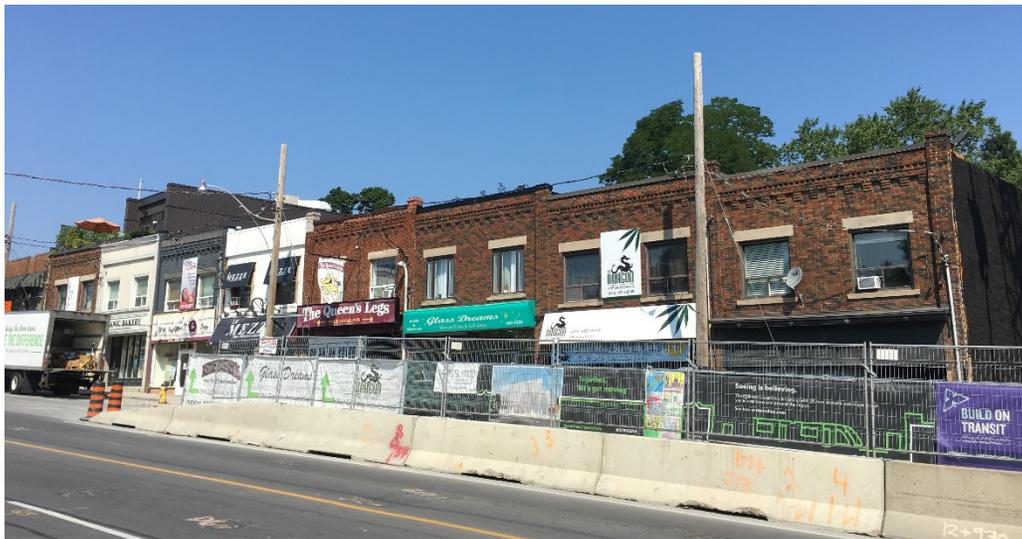
Note: the east and west side elevations adjoin the neighbouring buildings. The rear (north) elevations are not identified as heritage attributes.

LOCATION MAP AND PHOTOGRAPH

280-294 EGLINTON AVENUE WEST



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 280-294 Eglinton Avenue West are outlined.



280-294 Eglinton Avenue West (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 280-294 EGLINTON AVENUE WEST REASONS FOR INCLUSION)

The properties at 280-294 Eglinton Avenue West (including the entrance address at 290A Eglinton Avenue West) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The properties at 280-294 Eglinton Avenue West are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Eglinton Avenue West, west of Yonge Street, in North Toronto.

Located on the north side of the street between Oriole Parkway and Avenue Road, the properties at 280-294 Eglinton Avenue West contain a row of eight two-storey commercial buildings dating to 1929 according to the City Directory.

Statement of Significance

The properties at 280-294 Eglinton Avenue West have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era in North Toronto.

Contextually, the properties at 280-294 Eglinton Avenue West are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare west of Yonge Street as a prominent "Main Street" in North Toronto. The buildings at 280-294 Eglinton Avenue West are historically, visually and physically linked to their setting on the north side of the street as part of a contiguous row of commercial buildings with a shared setback in the block between Oriole Parkway and Avenue Road.

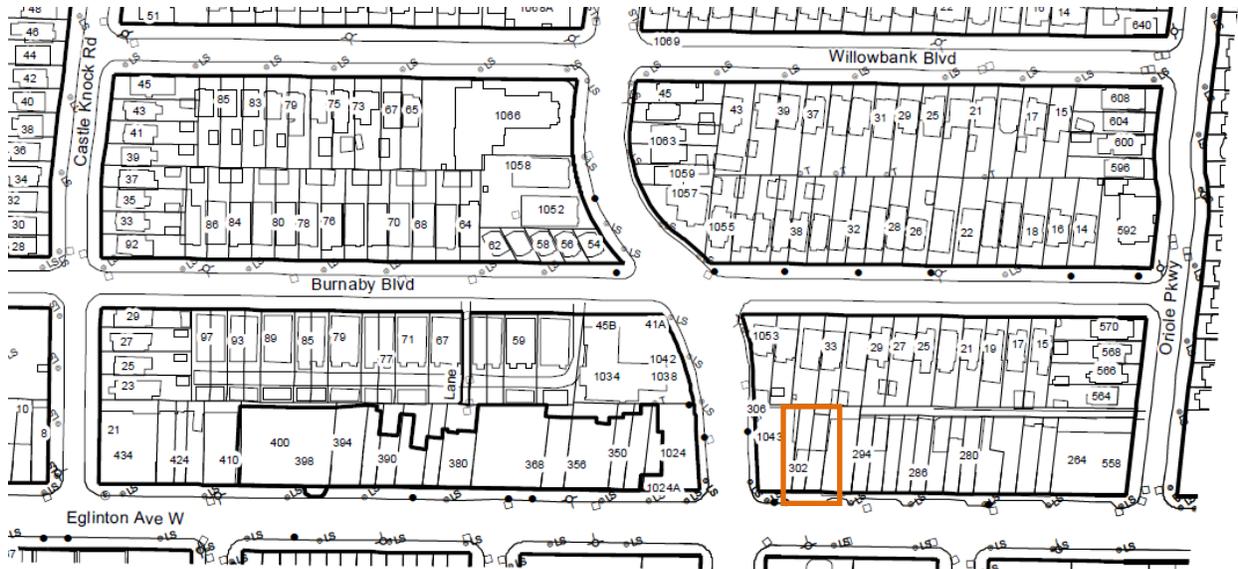
Heritage Attributes

The heritage attributes of the commercial buildings at 280-294 Eglinton Avenue West are:

- The setback, placement and orientation of the buildings on the north side of the street between Oriole Parkway and Avenue Road where they are part of a contiguous row
- The scale, form and massing of the pair of two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the piers and corbelled brickwork on the south elevations
- The materials, with the mottled red brick cladding and the brick and stone detailing (the exteriors on 288, 290 and 292 Eglinton have been painted)
- The principal (south) elevations on Eglinton Avenue West where, above the first (ground) floor storefronts and entrances (which have been altered), the pair of flat-headed window openings with stone labels and sills in the second storey of each building

Note: the east and west side elevations adjoin the neighbouring buildings. The rear (north) elevations are not identified as heritage attributes.

LOCATION MAP AND PHOTOGRAPH 300 AND 302 EGLINTON AVENUE WEST



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 300 and 302 Eglinton Avenue West are outlined.



300 and 302 Eglinton Avenue West (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 300 AND 302 EGLINTON AVENUE WEST REASONS FOR INCLUSION)

The properties at 300 and 302 Eglinton Avenue West are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The properties at 300 and 302 Eglinton Avenue West are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Eglinton Avenue West, west of Yonge Street, in North Toronto.

Located on the north side of the street between Oriole Parkway and Avenue Road, the properties at 300 and 302 Eglinton Avenue West contain a pair of two-storey commercial buildings dating to 1929 according to the City Directory.

Statement of Significance

The properties at 300 and 302 Eglinton Avenue West have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era in North Toronto.

Contextually, the properties at 300 and 302 Eglinton Avenue West are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare west of Yonge Street as a prominent "Main Street" in North Toronto. The buildings at 300 and 302 Eglinton Avenue West are historically, visually and physically linked to their setting on the north side of the street as part of a contiguous row of commercial buildings with a shared setback in the block between Oriole Parkway and Avenue Road.

Heritage Attributes

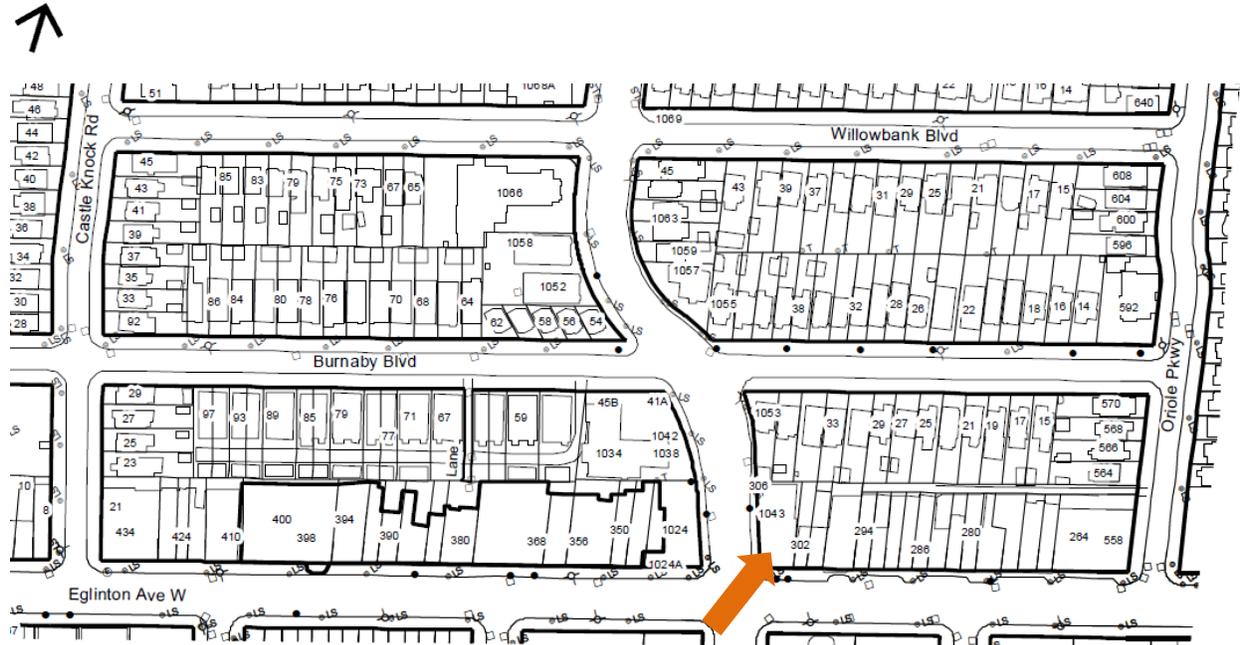
The heritage attributes of the commercial buildings at 300 and 302 Eglinton Avenue West are:

- The setback, placement and orientation of the buildings on the north side of the street between Oriole Parkway and Avenue Road where they are part of a contiguous row
- The scale, form and massing of the pair of two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the piers and corbelled brickwork on the south elevations
- The materials, with the red brick cladding and the brick and stone detailing (the exterior of 302 Eglinton has been painted)
- The principal (south) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), the pair of segmental-arched window openings with brick and stone detailing in the second storey of each building

Note: the east and west side elevations adjoin the neighbouring buildings. The rear (north) elevations are not identified as heritage attributes.

LOCATION MAP AND PHOTOGRAPH

1041 AVENUE ROAD (306 EGLINTON AVENUE WEST)



This location map is for information purposes only; the exact boundaries of the property are not shown. The **arrow** marks the location of 1041 Avenue Road (including 1043, 1045, 1047 Avenue Road and 306 Eglinton Avenue West).



1041 Avenue Rd (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1041 AVENUE ROAD (REASONS FOR INCLUSION)

The property at 1041 Avenue Road (including the entrance addresses at 1043, 1045 and 1047 Avenue Road and 306 Eglinton Avenue West) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with community, individuals and architects.

Description

The property at 1041 Avenue Road is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including the properties on Eglinton Avenue West, west of Yonge Street, in North Toronto.

Located on the northeast corner of Eglinton Avenue West, the property at 1041 Avenue Road contains a two-storey commercial building that was first recorded in the City Directory in 1929.

Statement of Significance

The property at 1041 Avenue Road has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the entrance surround, cornices, and parapets typical of those dating to the interwar era in North Toronto.

Contextually, the property at 1041 Avenue Road is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare west of Yonge Street as a prominent "Main Street" in North Toronto. The building at 1041 Avenue Road is historically, visually and physically linked to its setting anchoring the northeast corner of Eglinton Avenue West at the west end of a contiguous row of commercial buildings with a shared setback in the block between Oriole Parkway and Avenue Road.

Heritage Attributes

The heritage attributes of the commercial building at 1041 Avenue Road are:

- The setback, placement and orientation of the building on the northeast corner of Avenue Road and Eglinton Avenue West where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the parapets and cornices on the south and west elevations
- The materials, with the brick cladding (which has been covered with stucco)
- On the west elevation on Avenue Road, the main entrance with the stone surround, which is placed in the north bay of the first (ground) floor
- On the west elevation on Avenue Road and the south elevation on Eglinton Avenue West, above the first-floor storefronts and entrances (which have been altered), the symmetrically-placed flat-headed window openings in the second storey

Note: the north and east elevations adjoin the neighbouring buildings.

LOCATION MAP AND PHOTOGRAPH

368 EGLINTON AVENUE WEST



This location map is for information purposes only; the exact boundaries of the property are not shown. The **arrow** marks the location of 368 Eglinton Avenue West.



368 Eglinton Avenue West (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 368 EGLINTON AVENUE WEST (REASONS FOR INCLUSION)

The property at 368 Eglinton Avenue West (including the entrance addresses at 372, 374, 376 and 378 Eglinton Avenue West) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with community, individuals and architects.

Description

The property at 368 Eglinton Avenue West is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including the properties on Eglinton Avenue West, west of Yonge Street, in North Toronto.

Located on the north side of Eglinton Avenue West between Avenue Road and Castle Knock Road, the property at 368 Eglinton Avenue West contains a two-storey commercial building dating to the interwar era.

Statement of Significance

The property at 368 Eglinton Avenue West has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the simplified Modernist detailing with the horizontal lines and lack of ornamentation typical of those dating to the interwar era in North Toronto.

Contextually, the property at 368 Eglinton Avenue West is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare west of Yonge Street as a prominent "Main Street" in North Toronto. The building at 368 Eglinton Avenue West is historically, visually and physically linked to its setting on the north side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the block between Avenue Road and Castle Knock Road.

Heritage Attributes

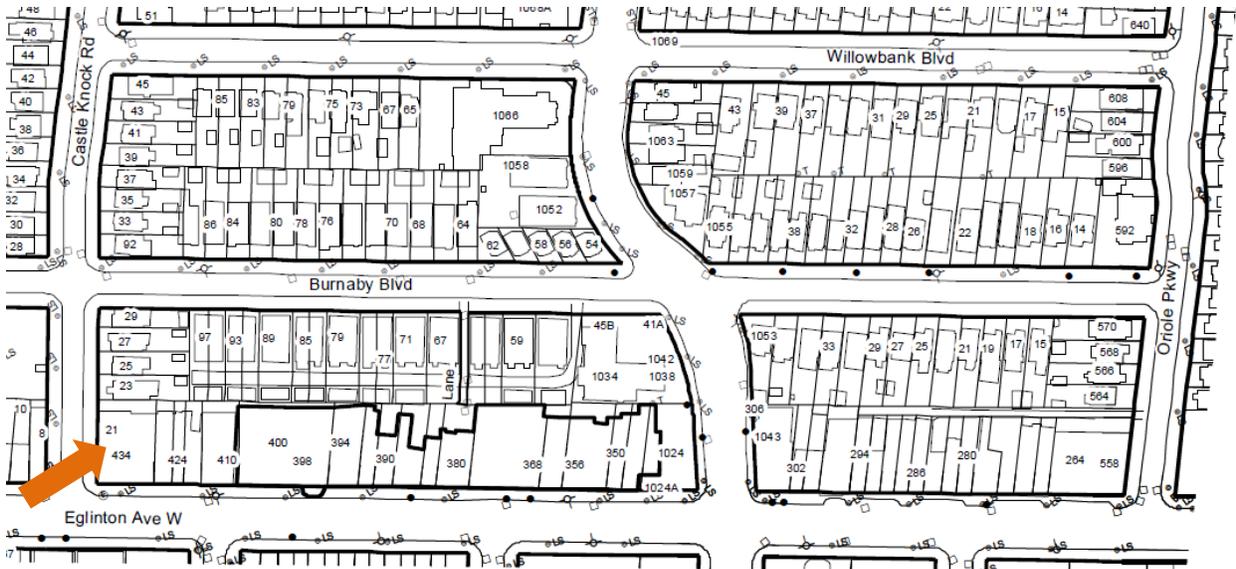
The heritage attributes of the building at 368 Eglinton Avenue West are:

- The setback, placement and orientation of the building on the north side of Eglinton Avenue West between Avenue Road and Castle Knock Road where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The hipped roof with the stone coping along the south roofline
- The materials, with the buff brick cladding and the brick and stone detailing, including the stone band course linking the second-storey window heads
- The south elevation on Eglinton Avenue West where, above the first (ground) floor storefronts and entrances (which have been altered), the flat-headed openings in the second storey, including the diminutive flat-headed opening at the east end

Note: the east and west side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (north) elevation.

LOCATION MAP AND PHOTOGRAPH

430 EGLINTON AVENUE WEST



This location map is for information purposes only; the exact boundaries of the property are not shown. The **arrow** marks the location of 430 Eglinton Avenue West (including 434 and 438 Eglinton Avenue West and 21 Castle Knock Road).



430 Eglinton Avenue West (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 430 EGLINTON AVENUE WEST (REASONS FOR INCLUSION)

The property at 430 Eglinton Avenue West (including the entrance addresses at 434 and 438 Eglinton Avenue West and 21 Castle Knock Road) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with community, individuals and architects.

Description

The property at 430 Eglinton Avenue West is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including the properties on Eglinton Avenue West, west of Yonge Street, in North Toronto.

Located on the northeast corner of Eglinton Avenue West and Castle Knock Road, the property at 430 Eglinton Avenue West contains a two-storey commercial building that was first recorded in the City Directory in 1939.

Statement of Significance

The property at 430 Eglinton Avenue West has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the simplified Modernist detailing with the horizontal lines and lack of ornamentation typical of those dating to the interwar era in North Toronto. It is distinguished by the chamfered southwest corner and the stone cornice with the geometrical detailing.

Contextually, the property at 430 Eglinton Avenue West is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare west of Yonge Street as a prominent "Main Street" in North Toronto. The building at 430 Eglinton Avenue West is historically, visually and physically linked to its setting anchoring the northeast corner of Castle Knock Road.

Heritage Attributes

The heritage attributes of the building at 430 Eglinton Avenue West are:

- The setback, placement and orientation of the building on the northeast corner of Eglinton Avenue West and Castle Knock Road
- The scale, form and massing of the two-storey building with the rectangular-shaped plan and the chamfered southwest corner
- The flat roofline with the cornices on the south and west elevations
- The materials, with the buff brick cladding and detailing
- On the south elevation on Eglinton Avenue West and the west elevation on Castle Knock Road, above the first (ground) floor storefronts and entrances (which have been altered), the symmetrically-placed flat-headed window openings with the brick flat arches and stone sills in the second storey

Note: the east side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (north) elevation.

LOCATION MAP AND PHOTOGRAPH

444 EGLINTON AVENUE WEST



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 444 Eglinton Avenue West (including 10 Castle Knock Road).



444 Eglinton Avenue West (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 444 EGLINTON AVENUE WEST (REASONS FOR INCLUSION)

The property at 444 Eglinton Avenue West (including the entrance address at 10 Castle Knock Road) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with community, individuals and architects.

Description

The property at 444 Eglinton Avenue West is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including the properties on Eglinton Avenue West, west of Yonge Street, in North Toronto.

Located on the northwest corner of Eglinton Avenue West and Castle Knock Road, the property at 444 Eglinton Avenue West contains a two-storey commercial building that was first recorded in the City Directory in 1939.

Statement of Significance

The property at 444 Eglinton Avenue West has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the simplified Modernist detailing with the horizontal lines and lack of ornamentation typical of those dating to the interwar era in North Toronto. It is distinguished by gridwork of stone piers and band courses (now partially concealed by paint) on the elevations overlooking Eglinton Avenue West and Castle Knock Road.

Contextually, the property at 444 Eglinton Avenue West is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare west of Yonge Street as a prominent "Main Street" in North Toronto. The building at 444 Eglinton Avenue West is historically, visually and physically linked to its setting anchoring the northwest corner of Castle Knock Road at the east end of a contiguous row of commercial buildings with a shared setback in the block between Castle Knock Road and Heddington Avenue.

Heritage Attributes

The heritage attributes of the building at 444 Eglinton Avenue West are:

- The setback, placement and orientation of the building on the northwest corner of Eglinton Avenue West and Castle Knock Road where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the stone coping along the south and east elevations
- The materials, with the red brick cladding and the stone detailing (part of the exterior has been painted)
- The south elevation on Eglinton Avenue West and the west elevation on Castle Knock Road where, above the first (ground) floor storefronts and entrances (which have been altered), the second storey has symmetrically-placed flat-headed window openings that are organized by the gridwork of stone piers and band courses

Note: the west side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (north) elevation.

LOCATION MAP AND PHOTOGRAPH

450 AND 454 EGLINTON AVENUE WEST



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 450 and 454 Eglinton Avenue West are outlined.



450 and 454 Eglinton Avenue West (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 450 AND 454 EGLINTON AVENUE WEST REASONS FOR INCLUSION)

The properties at 450 and 454 Eglinton Avenue West (including the entrance addresses at 448 and 454A Eglinton Avenue West) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The properties at 450 and 454 Eglinton Avenue West are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Eglinton Avenue West, west of Yonge Street, in North Toronto.

Located on the north side of the street between Castle Knock Road and Heddington Avenue, the properties at 450 and 454 Eglinton Avenue West contain a pair of two-storey commercial buildings dating to the late 1930s according to the City Directory.

Statement of Significance

The properties at 450 and 454 Eglinton Avenue West have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing typical of those dating to the interwar era in North Toronto. The buildings are particularly distinguished by the decorative stone motifs separated by robust piers.

Contextually, the properties at 450 and 454 Eglinton Avenue West are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare west of Yonge Street as a prominent "Main Street" in North Toronto. The buildings at 450 and 454 Eglinton Avenue West are historically, visually and physically linked to their setting on the north side of the street as part of a contiguous row of commercial buildings with a shared setback in the block between Castle Knock Road and Heddington Avenue.

Heritage Attributes

The heritage attributes of the commercial buildings at 450 and 454 Eglinton Avenue West are:

- The setback, placement and orientation of the buildings on the north side of the street between Castle Knock Road and Heddington Avenue where they are part of a contiguous row
- The scale, form and massing of the pair of two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the stone band course and the decorative stone motifs separated by the brick piers on the south elevations
- The materials, with the buff brick cladding and the brick and stone detailing (the exterior of 450 Eglinton has been painted)
- On the principal (south) elevations, above the first (ground) floor storefronts and entrances (which have been altered), the trio of flat-headed window openings with brick detailing in the second storey of each building

Note: the east and west side elevations adjoin the neighbouring buildings. The rear (north) elevations are not identified as heritage attributes.

STATEMENT OF SIGNIFICANCE: 456 Eglinton Avenue West REASONS FOR INCLUSION)

The property at 456 Eglinton Avenue West (including the entrance address at 458 Eglinton Avenue West) is worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The property at 456 Eglinton Avenue West is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Eglinton Avenue West, west of Yonge Street, in North Toronto.

Located on the north side of the street between Castle Knock Road and Heddington Avenue, the property at 456 Eglinton Avenue West contains a pair of two-storey commercial buildings dating to 1934 according to the City Directory.

Statement of Significance

The property at 456 Eglinton Avenue West has cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing typical of those dating to the interwar era in North Toronto. The buildings feature gable roofs with cornices along the south rooflines.

Contextually, the property at 456 Eglinton Avenue West is valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare west of Yonge Street as a prominent "Main Street" in North Toronto. The buildings at 456 Eglinton Avenue West are historically, visually and physically linked to their setting on the north side of the street as part of a contiguous row of commercial buildings with a shared setback in the block between Castle Knock Road and Heddington Avenue.

Heritage Attributes

The heritage attributes of the buildings at 456 Eglinton Avenue West are:

- The setback, placement and orientation of the buildings on the north side of the street between Castle Knock Road and Heddington Avenue where they are part of a contiguous row
- The scale, form and massing of the pair of two-storey buildings with the rectangular-shaped plans
- The gabled rooflines with the cornices on the south elevations
- The materials, with the brick cladding and detailing (the brickwork on the east building has been painted, and the west building with the entrance address of 458 Eglinton has been covered with stucco)
- The principal (south) elevations, which are designed as mirror images and separated by piers, with the flat-headed window openings in the second storey above the first (ground) floor storefronts and entrances (which have been altered)

Note: the east and west side elevations adjoin the neighbouring buildings. The rear (north) elevations are not identified as heritage attributes.

LOCATION MAP AND PHOTOGRAPH

460 EGLINTON AVENUE WEST



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 460 Eglinton Avenue West (including 462 Eglinton Avenue West).



460 Eglinton Avenue West (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 460 EGLINTON AVENUE WEST (REASONS FOR INCLUSION)

The property at 460 Eglinton Avenue West (including the entrance address at 462 Eglinton Avenue West) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with community, individuals and architects.

Description

The property at 460 Eglinton Avenue West is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including the properties on Eglinton Avenue West, west of Yonge Street, in North Toronto.

Located on the north side of the street between Castle Knock Road and Heddington Avenue, the property at 460 Eglinton Avenue West contains a two-storey commercial building that was first recorded in the City Directory in 1936.

Statement of Significance

The property at 460 Eglinton Avenue West has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing typical of those dating to the interwar era in North Toronto. The building is distinguished by its breadth and the corbelled brickwork along the south roofline.

Contextually, the property at 460 Eglinton Avenue West is valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare west of Yonge Street as a prominent "Main Street" in North Toronto. The building at 460 Eglinton Avenue West is historically, visually and physically linked to its setting on the north side of the street as part of a contiguous row of commercial buildings with a shared setback in the block between Castle Knock Road and Heddington Avenue.

Heritage Attributes

The heritage attributes of the commercial building at 460 Eglinton Avenue West are:

- The setback, placement and orientation of the building on the north side of the street between Castle Knock Road and Heddington Avenue where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the corbelled brick along the south elevation
- The materials, with the brick cladding and detailing (the exterior has been painted)
- On the south elevation on Eglinton Avenue West above the first (ground) floor storefronts and entrances (which have been altered), the trio of symmetrically-placed flat-headed window openings

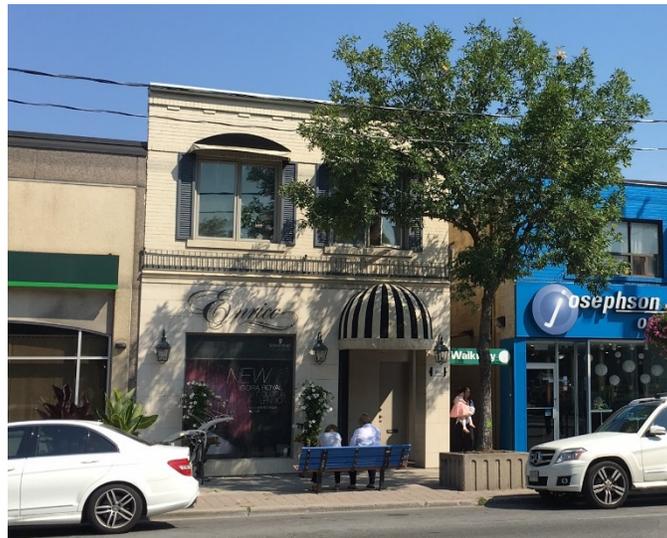
Note: the east and west side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (north) elevation.

LOCATION MAP AND PHOTOGRAPH

468 EGLINTON AVENUE WEST



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 468 Eglinton Avenue West.



468 Eglinton Avenue West (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 468 EGLINTON AVENUE WEST (REASONS FOR INCLUSION)

The property at 468 Eglinton Avenue West is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with community, individuals and architects.

Description

The property at 468 Eglinton Avenue West is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including the properties on Eglinton Avenue West, west of Yonge Street, in North Toronto.

Located on the north side of the street between Castle Knock Road and Heddington Avenue, the property at 468 Eglinton Avenue West contains a two-storey commercial building that was first recorded in the City Directory in 1936.

Statement of Significance

The property at 456 Eglinton Avenue West has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era in North Toronto.

Contextually, the property at 456 Eglinton Avenue West is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare west of Yonge Street as a prominent "Main Street" in North Toronto. The building at 456 Eglinton Avenue West is historically, visually and physically linked to its setting on the north side of the street as part of a contiguous row of commercial buildings with a shared setback in the block between Castle Knock Road and Heddington Avenue.

Heritage Attributes

The heritage attributes of the commercial building at 468 Eglinton Avenue West are:

- The setback, placement and orientation of the building on the north side of the street between Castle Knock Road and Heddington Avenue where it is part of a contiguous row

- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the corbelled brick along the south elevation
- The materials, with the brick cladding and detailing (the exterior has been painted)
- On the principal (south) elevation, in the second storey above the first (ground) floor storefront and entrances (which have been altered), the pair of symmetrically-placed oversized segmental-arched window openings and the band course connecting the window heads

Note: the west side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (north) elevation and the east elevation, which is viewed from Eglinton Avenue West.

LOCATION MAP AND PHOTOGRAPH

498-504 EGLINTON AVENUE WEST



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 498 -504 Eglinton Avenue West are outlined.



498-504 Eglinton Avenue West (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 498-504 EGLINTON AVENUE WEST REASONS FOR INCLUSION)

The properties at 498-504 Eglinton Avenue West (including the entrance addresses at 498A, 500A, 502A and 502B Eglinton Avenue West) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The properties at 498-504 Eglinton Avenue West are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Eglinton Avenue West, west of Yonge Street, in North Toronto.

Located on the north side of the street between Castle Knock Road and Heddington Avenue, the properties at 498-504 Eglinton Avenue West contain a row of four two-storey commercial buildings, with the west part of the block completed in 1934 according to the City Directory.

Statement of Significance

The properties at 498-504 Eglinton Avenue West have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing typical of those dating to the interwar era in North Toronto. The buildings feature gable roofs with cornices along the south rooflines.

Contextually, the property at 456 Eglinton Avenue West is valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare west of Yonge Street as a prominent "Main Street" in North Toronto. The buildings at 456 Eglinton Avenue West are historically, visually and physically linked to their setting on the north side of the street as part of a contiguous row of commercial buildings with a shared setback in the block between Castle Knock Road and Heddington Avenue.

Heritage Attributes

The heritage attributes of the commercial buildings at 498-504 Eglinton Avenue West are:

- The setback, placement and orientation of the buildings on the north side of the street between Castle Knock Road and Heddington Avenue where they are part of a contiguous row
- The scale, form and massing of the pair of two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the corbelled brickwork on the south elevations
- The materials, with the buff brick cladding and the brick and stone detailing (the exteriors of 502 and 504 Eglinton have been painted)
- On the principal (south) elevations on Eglinton Avenue West, above the first (ground) floor storefronts and entrances (which have been altered), the single and double flat-headed window openings with continuous brick labels and stone sills in the second storey of each building

Note: the east and west side elevations adjoin the neighbouring buildings. The rear (north) elevations are not identified as heritage attributes.

LOCATION MAP AND PHOTOGRAPH

506 EGLINTON AVENUE WEST



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 506 Eglinton Avenue West (including 508 and 510 Eglinton Avenue West).



506 Eglinton Avenue West (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 506 EGLINTON AVENUE WEST REASONS FOR INCLUSION)

The property at 506 Eglinton Avenue West (including the entrance addresses at 508 and 510 Eglinton Avenue West) is worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The property at 506 Eglinton Avenue West is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Eglinton Avenue West, west of Yonge Street, in North Toronto.

Located on the north side of the street between Castle Knock Road and Heddington Avenue, the property at 506 Eglinton Avenue West contains a pair of two-storey commercial buildings dating to 1934 according to the City Directory.

Statement of Significance

The property at 506 Eglinton Avenue West has cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the distinctive Spanish Revival styling popular during the interwar era in North Toronto. The buildings are distinguished by characteristic tiled roof, as well as the towers with stepped parapets that separate and flank the two buildings and contribute to their high visibility on the street.

Contextually, the property at 506 Eglinton Avenue West is valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare west of Yonge Street as a prominent "Main Street" in North Toronto. The buildings at 506 Eglinton Avenue West are historically, visually and physically linked to their setting on the north side of the street as part of a contiguous row of commercial buildings with a shared setback in the block between Castle Knock Road and Heddington Avenue.

Heritage Attributes

The heritage attributes of the commercial buildings at 506 Eglinton Avenue West are:

- The setback, placement and orientation of the buildings on the north side of the street between Castle Knock Road and Heddington Avenue where they are part of a contiguous row
- The scale, form and massing of the pair of two-storey buildings with the rectangular-shaped plans
- The rooflines, with the tiled sections above the corbelled brickwork on the south elevations
- The materials, with the brick cladding and detailing (the exteriors have been painted)
- The principal (south) elevations, which are organized by the projecting brick bays with the stepped parapets, with the decorative brickwork and flat-headed window openings in the second stories

Note: the east and west side elevations adjoin the neighbouring structure. The rear (north) elevations are not identified as heritage attributes.

LOCATION MAP AND PHOTOGRAPH

516 AND 518 EGLINTON AVENUE WEST



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 516 Eglinton Avenue West (including 516 A Eglinton Avenue West) and 518 Eglinton Avenue West (including 5 Heddington Avenue) are outlined.



516 and 518 Eglinton Avenue West (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 516 AND 518 EGLINTON AVENUE WEST REASONS FOR INCLUSION)

The properties at 516 and 518 Eglinton Avenue West (including the entrance addresses at 516A Eglinton Avenue West and 5 Heddington Avenue) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The properties at 516 and 518 Eglinton Avenue West are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Eglinton Avenue West, west of Yonge Street, in North Toronto.

Located on the northeast corner of Heddington Avenue, the properties at 516 and 518 Eglinton Avenue West contain a pair of two-storey commercial buildings dating to 1934 according to the City Directory.

Statement of Significance

The properties at 516 and 518 Eglinton Avenue West have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era in North Toronto.

Contextually, the properties at 516 and 518 Eglinton Avenue West are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare west of Yonge Street as a prominent "Main Street" in North Toronto. The buildings at 516 and 518 Eglinton Avenue West are historically, visually and physically linked to their setting anchoring the northeast corner of Heddington Avenue at the west end of the contiguous row of commercial buildings with a shared setback in the block between Castle Knock Road and Heddington Avenue.

Heritage Attributes

The heritage attributes of the buildings at 516 and 518 Eglinton Avenue West are:

- The setback, placement and orientation of the buildings on the northeast corner of Eglinton and Heddington avenues where they are part of a contiguous row
- The scale, form and massing of the pair of two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the corbelled brickwork and piers on the south elevations
- The materials, with the brick cladding (with red brickwork on 516 Eglinton and buff brickwork on 518 Eglinton) and the brick and stone detailing
- The principal (south) elevations on Eglinton Avenue West, which are designed as mirror images, with the flat-headed window openings with stone labels and sills in the second storey above the first (ground) floor storefronts and entrances (which have been altered)
- On the west side elevation of the building at 518 Eglinton facing Heddington Avenue, the symmetrically-placed openings

Note: the east side elevation of the building at 516 Eglinton adjoins the neighbouring structure. The rear (north) elevations and the single-storey north wing are not identified as heritage attributes.

STATEMENT OF SIGNIFICANCE: 524 AND 526 EGLINTON AVENUE WEST REASONS FOR INCLUSION)

The properties at 524 and 526 Eglinton Avenue West (including the entrance address at 2 Heddington Avenue) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The properties at 524 and 526 Eglinton Avenue West are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Eglinton Avenue West, west of Yonge Street, in North Toronto.

Located on the northwest corner of Heddington Avenue, the properties at 524 and 526 Eglinton Avenue West contain a pair of two-storey commercial buildings dating to 1934 according to the City Directory.

Statement of Significance

The properties at 524 and 526 Eglinton Avenue West have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era in North Toronto.

Contextually, the properties at 524 and 526 Eglinton Avenue West are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare west of Yonge Street as a prominent "Main Street" in North Toronto. The buildings at 524 and 526 Eglinton Avenue West are historically, visually and physically linked to their setting anchoring the northwest corner of Heddington Avenue at the east end of a contiguous row of commercial buildings with a shared setback in the block between Heddington Avenue and Castlewood Road.

Heritage Attributes

The heritage attributes of the buildings at 524 and 526 Eglinton Avenue West are:

- The setback, placement and orientation of the buildings on the northwest corner of Eglinton and Heddington avenues where it is part of a contiguous row

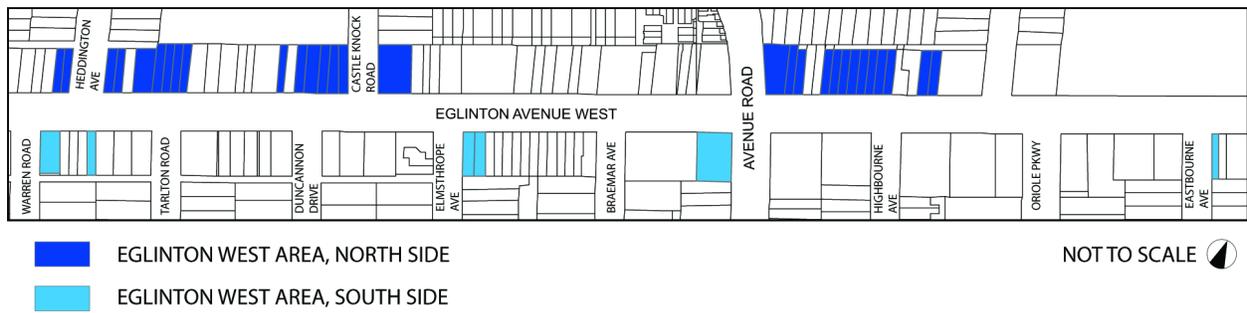
- The scale, form and massing of the pair of two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the corbelled brickwork and piers on the south elevations
- The materials, with the red brick cladding and detailing
- The principal (south) elevations on Eglinton Avenue West where, above the first (ground) floor storefronts and entrances (which have been altered), the second storey has pairs of flat-headed window openings with the quoins and the brick band course connecting the window heads
- On the east side elevation of the building at 524 Eglinton facing Heddington Avenue, the piers, band course, and window openings and detailing, which are repeated from the principal (south) elevation

Note: the west side elevation adjoins the neighbouring structure. The rear (north) elevations are not identified as heritage attributes.

EGLINTON WEST AREA SOUTH SIDE

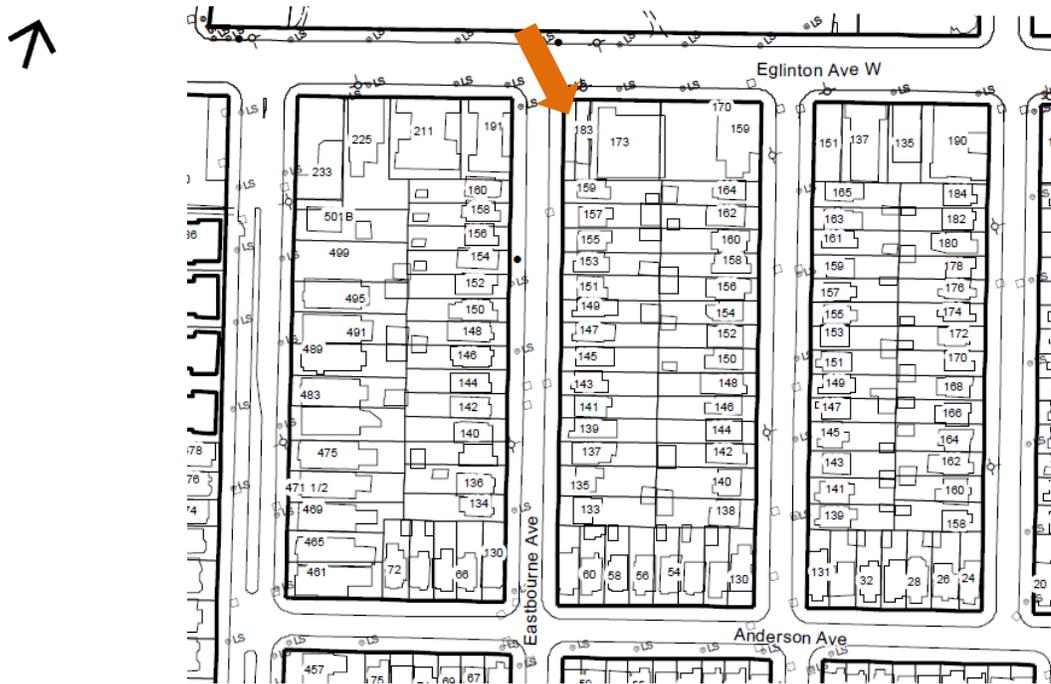
185 Eglinton Avenue West
313 Eglinton Avenue West
379 and 381 Eglinton Avenue West
523 Eglinton Avenue West
533 Eglinton Avenue West

RECOMMENDED LISTING MIDTOWN IN FOCUS - EGLINTON AVENUE WEST



LOCATION MAP AND PHOTOGRAPH

185 EGLINTON AVENUE WEST



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 185 Eglinton Avenue West (including 163 Eastbourne Avenue).



185 Eglinton Avenue West (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 185 EGLINTON AVENUE WEST (REASONS FOR INCLUSION)

The property at 185 Eglinton Avenue West (including the entrance address at 163 Eastbourne Avenue) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with community, individuals and architects.

Description

The property at 185 Eglinton Avenue West is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including the properties on Eglinton Avenue West, west of Yonge Street, in North Toronto.

Located on the southeast corner of Eastbourne Avenue, the property at 185 Eglinton Avenue West contains a two-storey commercial building that was first recorded in the City Directory in 1929.

Statement of Significance

The property at 185 Eglinton Avenue West has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the brick band course typical of those dating to the interwar era in North Toronto.

Contextually, the property at 185 Eglinton Avenue West is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare west of Yonge Street as a prominent "Main Street" in North Toronto. The building at 185 Eglinton Avenue West is historically, visually and physically linked to its setting anchoring the southeast corner of Eastbourne Avenue at the west end of a contiguous row of commercial buildings with a shared setback in the block between Lascelles Boulevard and Eastbourne Avenue.

Heritage Attributes

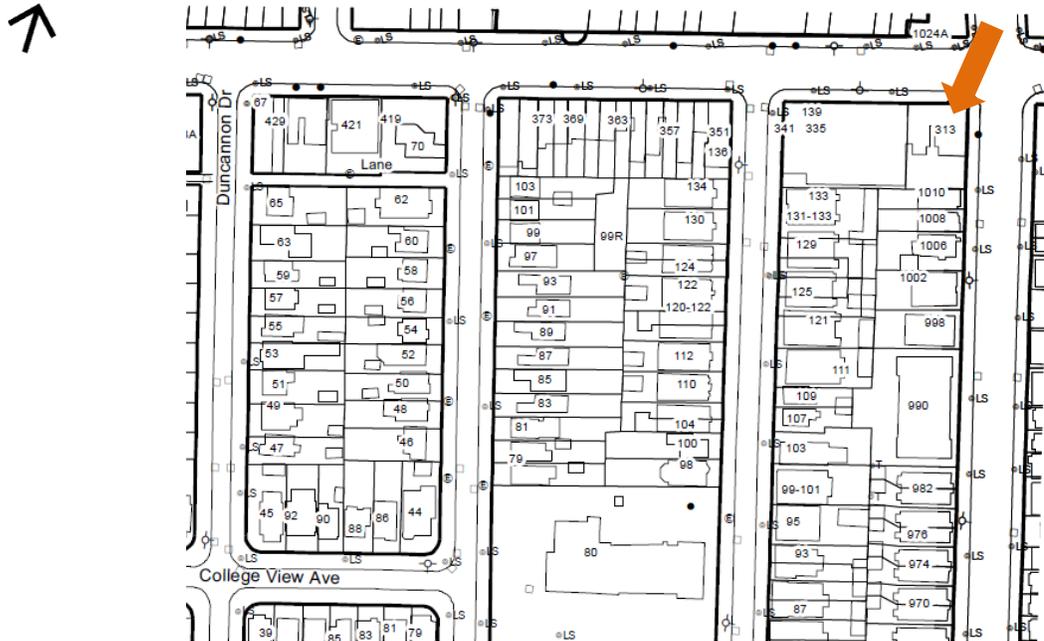
The heritage attributes of the commercial building at 185 Eglinton Avenue West are:

- The setback, placement and orientation of the building anchoring the southeast corner of Eglinton Avenue West and Eastbourne Avenue where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The roofline with the brick detailing along the north and west elevations (the roofline has been altered)
- The materials, with the brown brick cladding and the brick and stone detailing
- On the principal (north) elevation above the first (ground) floor storefronts and entrances (which have been altered), the pair of flat-headed window openings with the brick flat arches and the stone cornerstones and sills in the second storey (the opening in the west bay is currently concealed by signage)
- On the west elevation on Eastbourne Avenue, the symmetrically-placed openings in both stories where the brick and stone detailing is repeated from the north elevation

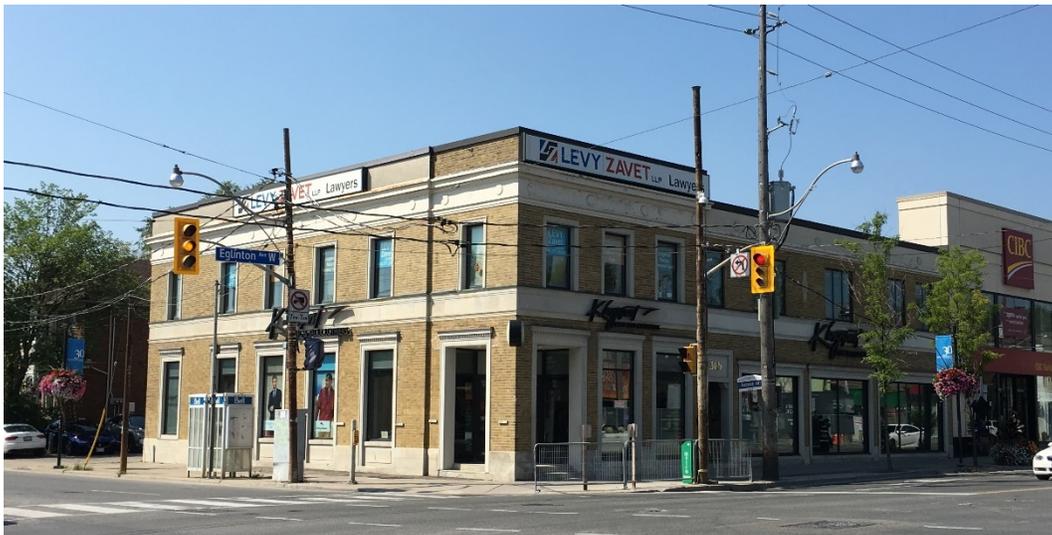
Note: the east side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (south) elevation.

LOCATION MAP AND PHOTOGRAPH

313 EGLINTON AVENUE WEST



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 313 Eglinton Avenue West (including 315, 317, 319, 321 and 323 Eglinton Avenue West).



313 Eglinton Avenue West (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 313 EGLINTON AVENUE WEST (REASONS FOR INCLUSION)

The property at 313 Eglinton Avenue West (including the entrance addresses at 315, 317, 319, 321 and 323 Eglinton Avenue West) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with community, individuals and architects.

Description

The property at 313 Eglinton Avenue West is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including the properties on Eglinton Avenue West, west of Yonge Street, North Toronto.

Located on the southwest corner of Avenue Road, the property at 313 Eglinton Avenue West contains a two-storey commercial building that was completed for the Bank of Toronto in 1937 according to the designs of the architectural firm of Blackwell and Blackwell.

Statement of Significance

The property at 313 Eglinton Avenue West has cultural heritage value for the design of the building as a well-crafted bank branch in a visible "Main Street" location with features of the Classical Revival style popular for public and commercial buildings during the interwar era. The building is particularly distinguished by the stone detailing on the elevations facing Eglinton Avenue West and Avenue Road.

Contextually, the property at 313 Eglinton Avenue West is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare west of Yonge Street as a prominent "Main Street" in North Toronto. The building at 313 Eglinton Avenue West is historically, visually and physically linked to its setting anchoring the southwest corner of Avenue Road.

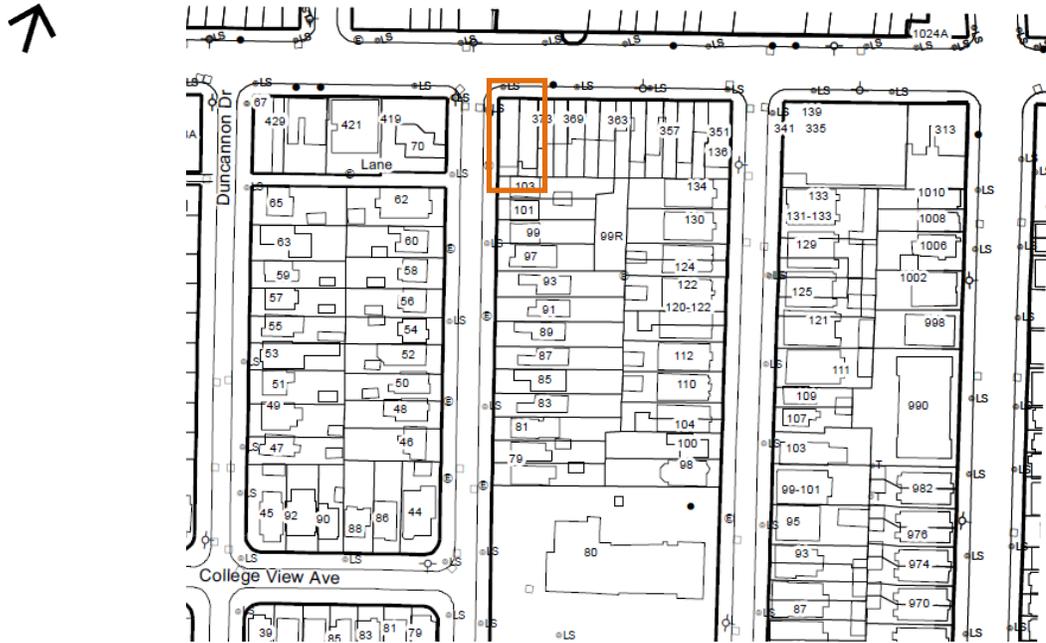
Heritage Attributes

The heritage attributes of the commercial building at 313 Eglinton Avenue West are:

- The setback, placement and orientation of the building on the southwest corner of Avenue Road
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The roofline with the stone cornices and parapet
- The materials, with the buff brick cladding and the brick and stone detailing, including the cornice dividing the stories
- On the north elevation on Eglinton Avenue West, the east elevation on Avenue Road and the south elevation that is viewed from Avenue Road, the flat-headed door and window openings with the stone surrounds in the first and second stories (some of the openings in the first or ground floor have been lowered)

Note: the west side elevation adjoins the neighbouring building.

LOCATION MAP AND PHOTOGRAPH 379 AND 381 EGLINTON AVENUE WEST



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 379 and 381 Eglinton Avenue West are outlined.



379-381 Eglinton Avenue West (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 379 AND 381 EGLINTON AVENUE WEST REASONS FOR INCLUSION)

The properties at 379 and 381 Eglinton Avenue West are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with the community, individuals and architects.

Description

The properties at 379 and 381 Eglinton Avenue West are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Eglinton Avenue West, west of Yonge Street, in North Toronto.

Located on the southeast corner of Elmsthorpe Avenue, the properties at 379 and 381 Eglinton Avenue West contain a pair of two-storey commercial buildings dating to 1936 according to the City Directory.

Statement of Significance

The properties at 379 and 381 Eglinton Avenue West have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the simplified Modernist detailing with the horizontal lines and lack of ornamentation typical of those dating to the interwar era in North Toronto.

Contextually, the properties at 379 and 381 Eglinton Avenue West are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare west of Yonge Street as a prominent "Main Street" in North Toronto. The buildings at 379 and 381 Eglinton Avenue West are historically, visually and physically linked to their setting anchoring the southeast corner of Elmsthorpe Avenue at the west end of a contiguous row of commercial buildings with a shared setback in the block between Braemar and Elmsthorpe avenues.

Heritage Attributes

The heritage attributes of the buildings at 379 and 381 Eglinton Avenue West are:

- The setback, placement and orientation of the buildings on the southeast corner of Eglinton and Elmsthorpe avenues where they are part of a contiguous row
- The scale, form and massing of the pair of two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the corbelled brickwork and piers on the south elevations
- The materials, with the buff brick cladding and the brick and stone detailing (the exterior of 381 Eglinton has been painted)
- The principal (north) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), the pairs of flat-headed window openings with the brick and stone detailing in the second storey
- On the west side elevation of the building at 381 Eglinton, the stone band course and, in the second storey, the flat-headed window openings

Note: the east side elevation of the building at 379 Eglinton adjoins the neighbouring structure. The rear (north) elevations are not identified as heritage attributes.

LOCATION MAP AND PHOTOGRAPH

523A EGLINTON AVENUE WEST



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 523A Eglington Avenue West.



523A Eglington Avenue West (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 523A EGLINTON AVENUE WEST (REASONS FOR INCLUSION)

The property at 523A Eglinton Avenue West (including the entrance address at 523 Eglinton Avenue West) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with community, individuals and architects.

Description

The property at 523A Eglinton Avenue West is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including the properties on Eglinton Avenue West, west of Yonge Street, in North Toronto.

Located on the south side of the street between Tarlton and Warren roads, the property at 523A Eglinton Avenue West contains a two-storey commercial building that was first recorded in the City Directory in 1932.

Statement of Significance

The property at 523A Eglinton Avenue West has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the simplified Modernist detailing with the horizontal lines and lack of ornamentation typical of those dating to the interwar era in North Toronto. It is distinguished by the two-tone brickwork.

Contextually, the property at 523A Eglinton Avenue West is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare west of Yonge Street as a prominent "Main Street" in North Toronto. The building at 523A Eglinton Avenue West is historically, visually and physically linked to its setting on the south side of the street as part of a contiguous row of commercial buildings with a shared setback in the block between Tarlton Road and Warren Road.

Heritage Attributes

The heritage attributes of the commercial building at 523A Eglinton Avenue West are:

- The setback, placement and orientation of the building on the south side of the street between Tarlton and Warren roads where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the stone band course on the north elevation
- The materials, with the mottled brown brick cladding and the brick and stone detailing
- On the principal (north) elevation, above the first (ground) floor storefront and entrances (which has been altered), the pair of tripartite flat-headed window openings with the brick flat arches and the continuous stone sills in the second storey

Note: the east and west side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (south) elevation.

LOCATION MAP AND PHOTOGRAPH

533 EGLINTON AVENUE WEST



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 533 Eglinton Avenue West (including 533 1/2 and 535 Eglinton Avenue West).



533 Eglinton Avenue West (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 533 EGLINTON AVENUE WEST (REASONS FOR INCLUSION)

The property at 533 Eglinton Avenue West (including the entrance addresses at 533½ and 535 Eglinton Avenue West) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with community, individuals and architects.

Description

The property at 533 Eglinton Avenue West is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including the properties on Eglinton Avenue West, west of Yonge Street, in North Toronto.

Located on the southeast corner of Warren Road, the property at 533 Eglinton Avenue West contains a two-storey commercial building that was first recorded in the City Directory in the 1950s.

Statement of Significance

The property at 533 Eglinton Avenue West has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the simplified Modernist detailing with the horizontal lines and lack of ornamentation typical of those dating to the post-World War II era in North Toronto. The building is distinguished by the stone detailing, with the motifs on the north elevation and the surrounds on the oversized openings, including the corner window.

Contextually, the property at 533 Eglinton Avenue West is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare west of Yonge Street as a prominent "Main Street" in North Toronto. The building at 533 Eglinton Avenue West is historically, visually and physically linked to its setting anchoring the southeast corner of Warren Road at the west end of a contiguous row of commercial buildings with a shared setback in the block between Tarlton and Warren roads.

Heritage Attributes

The heritage attributes of the commercial building at 533 Eglinton Avenue West are:

- The setback, placement and orientation of the building on the southeast corner of Eglinton Avenue West and Warren Road where it anchors the west end of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the coping on the north elevation
- The materials, with the red brick cladding and the brick and stone detailing
- On the principal (north) elevation on Eglinton Avenue West, above the first (ground) floor storefronts and entrances (which have been altered), the trio of flat-headed window openings that are set in stone surrounds and extend around the northwest corner, and the stone panels on the east end of the wall
- The west side elevation facing Warren Road with the flat-headed window openings with the brick labels and the stone sills

Note: the east side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (north) elevation.