



## Heritage Impact Assessment

TORONTO ESTONIAN CULTURAL CENTRE

9 and 11 Madison Avenue, Toronto, ON

**DRAFT** - DATE ISSUED: March 12, 2018



14 Norwood Terrace, Toronto, ON, M4E 2G9

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The Estonian Centre has retained Kongats Architects to design an Estonian Cultural Centre occupying the properties at 9 and 11 Madison Avenue. As part of the City of Toronto's planning process since the development is located within and adjacent to a Heritage Conservation District a Heritage Impact Assessment (HIA) is required. Robyn Huether Architect Inc. (RHA) was retained by the Estonian Centre to complete the HIA.

The HIA is prepared as a study and assessment of the impact of the proposed development on the existing heritage resources. It has been prepared in accordance to the City of Toronto's Heritage Impact Statement Terms of Reference (Updated August 2011). (Refer to Appendix 1 for Terms of Reference)

The proposed development occupies 9 Madison Avenue, currently a surface parking lot and 11 Madison Avenue, a detached 2 ½ storey brick building. 9 Madison Ave is adjacent to and 11 Madison is within the boundaries of the West Annex Heritage Conservation District - Madison Avenue (HCD). 11 Madison Avenue has been noted as a contributing property to the HCD.

The proposed development on 9 Madison is a 3-storey mixed-use building that connects and wraps to the back of 11 Madison Avenue.

It is RHA Inc.'s opinion that the proposed development is sympathetic to the adjacent heritage resources. The proposed development is integrated well with the property at 11 Madison Avenue with minimal impact to the other adjacent heritage resources. The proposed development retains and restores 11 Madison, and responds to the existing context of the neighbourhood.

## 1.1 PROPERTY LOCATION

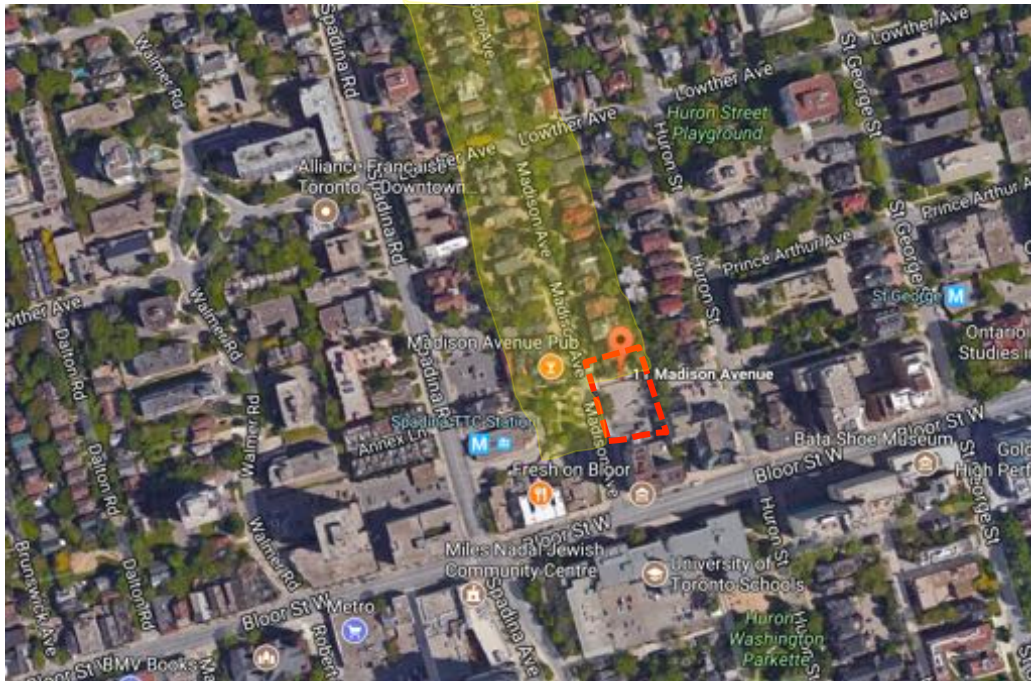


Figure 1, Aerial View – google maps

The development site is located at 9 and 11 Madison Avenue, one (1) building north of Bloor Street and on the east side of Madison Avenue, opposite Paul Martel Park. The site is indicated with a red dotted line in the aerial map above.

## 1.2 PROPERTY DESCRIPTION

The development site includes a green P surface parking lot and a detached 2 1/2-storey brick building. 9 Madison Avenue is adjacent to and 11 Madison is located within the West Annex Heritage Conservation District - Madison Avenue. The yellow shading in the aerial map above indicates the boundaries of the HCD.

11 Madison Avenue is identified as a contributing building to the HCD. The east and south property lines of 11 Madison Avenue are the southern boundaries of the HCD. As part of the HCD 11 Madison will be designated under Part V of the Ontario Heritage Act.

### Development Data:

Height in storeys:	3-storeys (plus mechanical penthouse)
Lot Area:	1,588.7 sq.m. (17,100.6 sq.ft.)
Gross Floor Area:	2,769 sq.m. (29,805 sq.ft.)
Use:	Mixed-Use

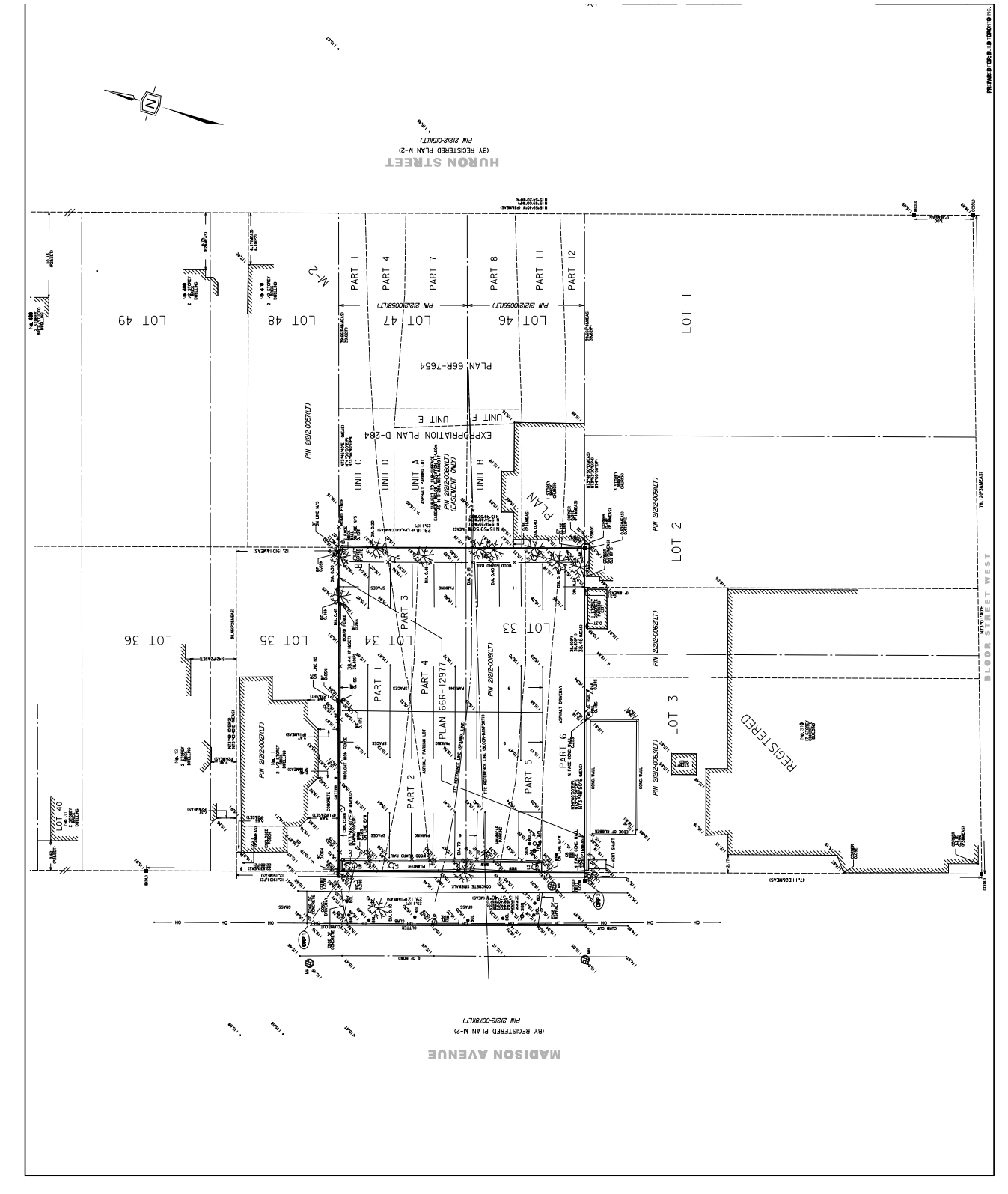


Figure 2, Legal Survey – Rouse Surveyors 2014

## 2.1 Contextual Historical Summary

Madison Avenue is located in Concession 2 in the earliest land grants of Lieutenant Governor John Graves Simcoe. The land grants were awarded to government officials and United Empire Loyalists. Simcoe's goal was to have the lands cleared and farmed to ensure a steady supply of food to the Town of York.

The subject properties are part of Concession 2, located within Lot 24 and annotated as the property of Robert Baldwin. Robert Baldwin was a one-time, co-premier of the United Canadas. And acquired the estate after the death of his father William Baldwin, physician, lawyer, politician and architect. A quote from the Toronto Historical Board Plaque at the top of Baldwin steps describes the Baldwin men.

*"...Both men were leading political figures whose drive for peaceful change brought major constitutional and administrative reform in government including the implementation of "responsible government" initiated by William Baldwin."*

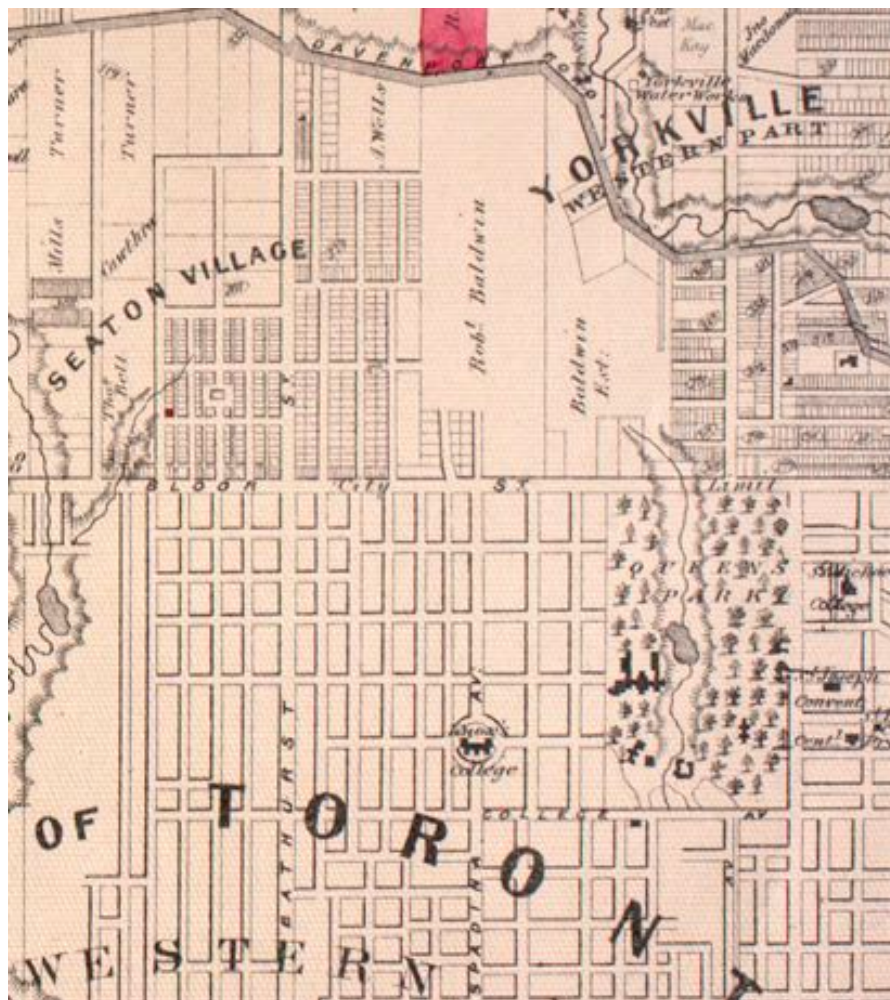


Figure 3, Partial of 1878 Township of York

Around 1858 following Robert Baldwin’s death, William Willcocks Baldwin began selling off parcels of the estate. In an 1884 Township of York Map as part of east half of Lot 24, Concession 2, the property formerly the Baldwin’s is indicated as the property of Mrs. Ross.

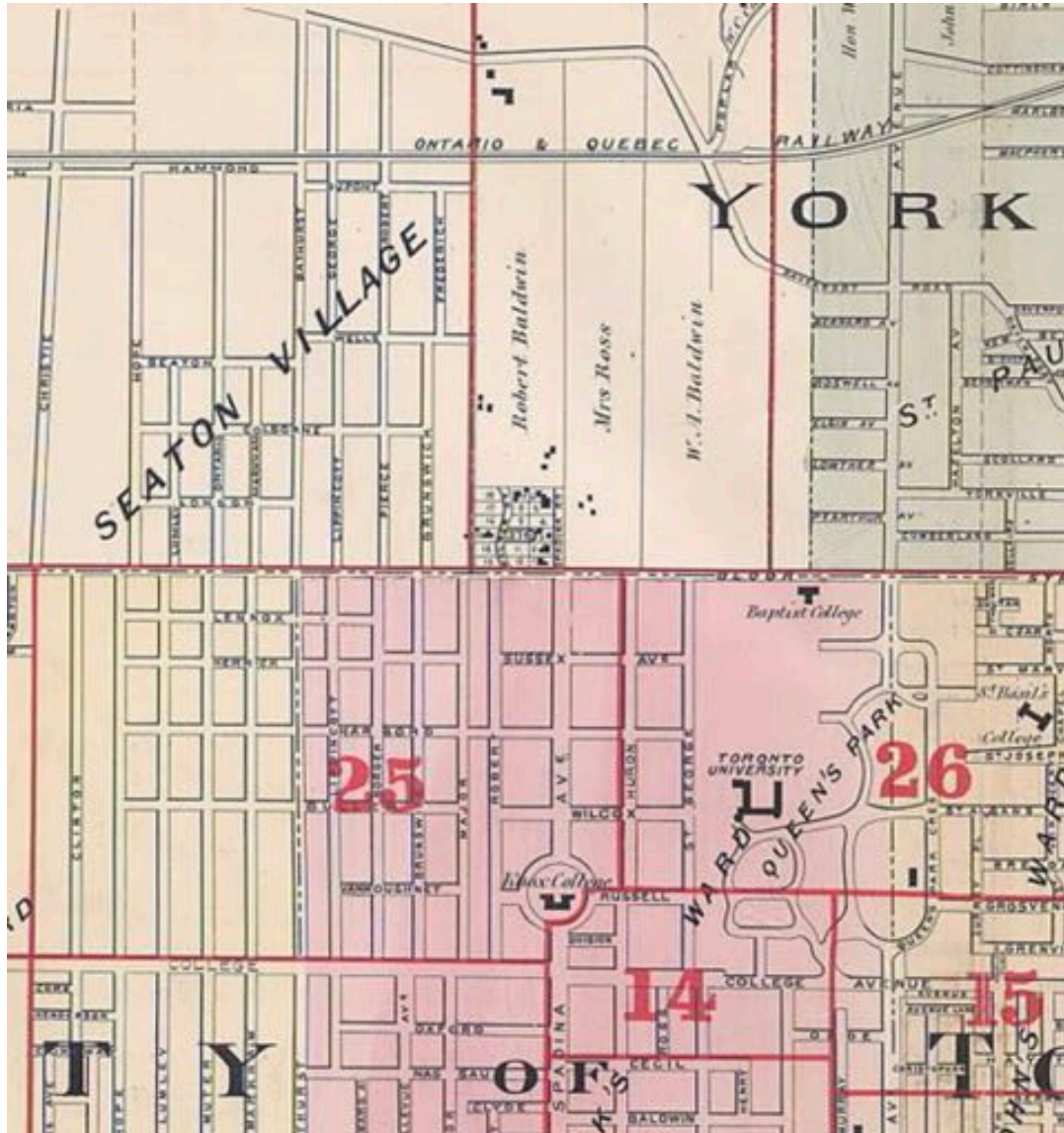


Figure 4, Partial of 1884 Township of York

However, according to the HCD, Section 5.2 Development, Simeon Janes purchased Lot 24 from the Baldwins and proceeded to lay out two (2) major parcels in the Toronto Annex for planned subdivisions that would have an architectural grandeur. Madison Avenue was within these parcels and today is one of the best-preserved examples of the result of the set of design codes, now known as the “Annex Style”<sup>1</sup>.

<sup>1</sup> Catherine Nasmith, *West Annex Heritage Conservation District*, 2015.

The subdivision plan, known as “Toronto Annex Plan of part of the East ½ of Lot No. 24 Con. 2 from Bay in the Township of York” created by Unwin, Browne & Sankey, P.L. Surveyors dated 1885 includes the subject properties as lots 33-35. Lots 33 and 34 later become 9 Madison Avenue and lot 35 becomes 11 Madison Avenue. According to the survey plan the lots are recorded to be 50’-0” wide by 126’-0” deep.

This subdivision was known as exclusionary zoning; only single-family homes were permitted to be built. Another unique restriction to the neighbourhood was the lack of lanes for horses and carriage storage.

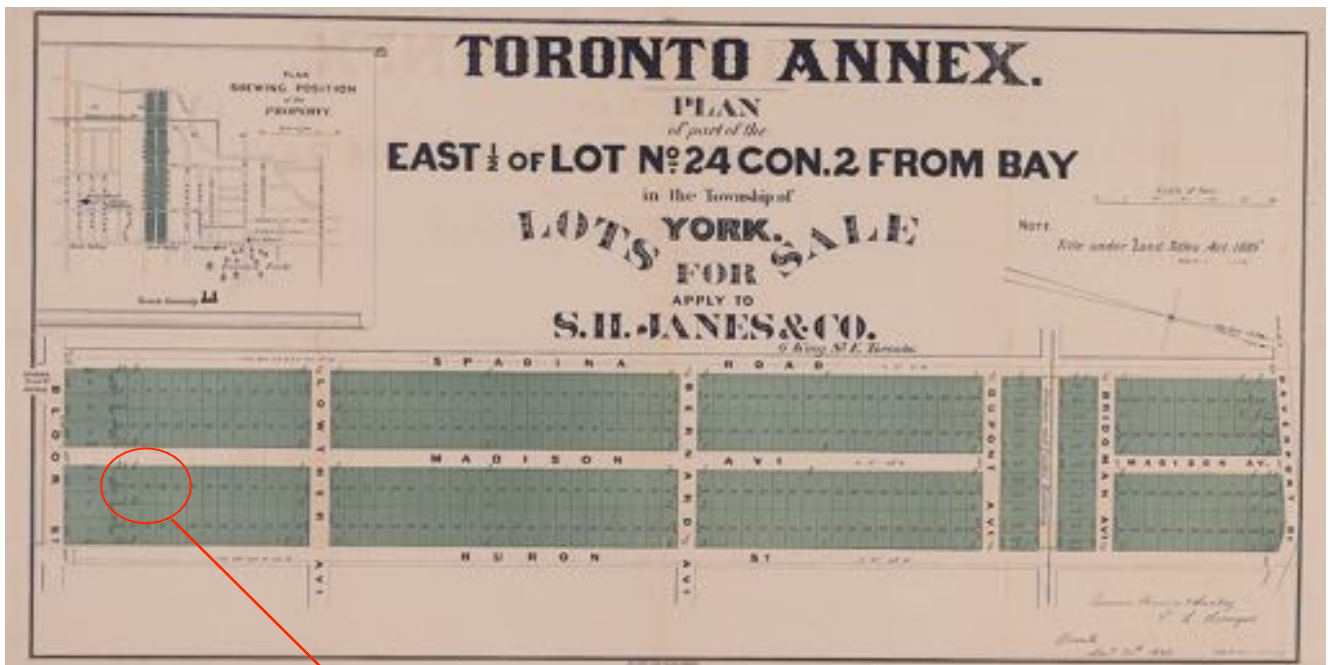


Figure 5, Toronto Annex Plan – Plan of Subdivision

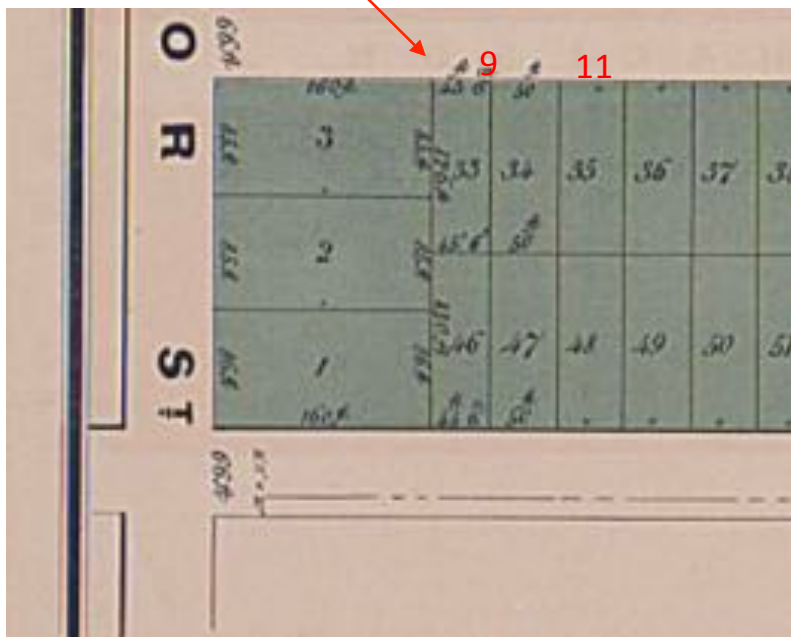


Figure 6, Partial Toronto Annex Plan – Plan of Subdivision



In 1890 the south blocks of Madison Avenue were the first to be developed due to their proximity to streetcar service. The houses at the south end tended to be grander, while the houses to the north were generally modest due to the lack of access to transit.

On Lot 35 (11 Madison Avenue) a brick building showing bays at the west and south elevations is noted. The original owner of 11 Madison was Rev. William Wallace, born not far from [Georgetown] at Galt, Ontario, son of a minister. He attended University of Toronto where he received his M.A. in 1882 and went on to receive his B.D. from Knox College, while already serving the Knox Georgetown congregation. Later he was called to serve at the new Bloor Street Church in Toronto, where he served for 30 years. (Bloor Street United Church)

Further development on lot 33 and 34 are noted on the 1893 Fire Insurance Plan. Lot 33 is developed with a single-family residence and lot 34 has a brick semi-detached building. The original owner of the former building at 9 Madison Avenue is identified as Elias Slaight, with a date attributed as 1893.

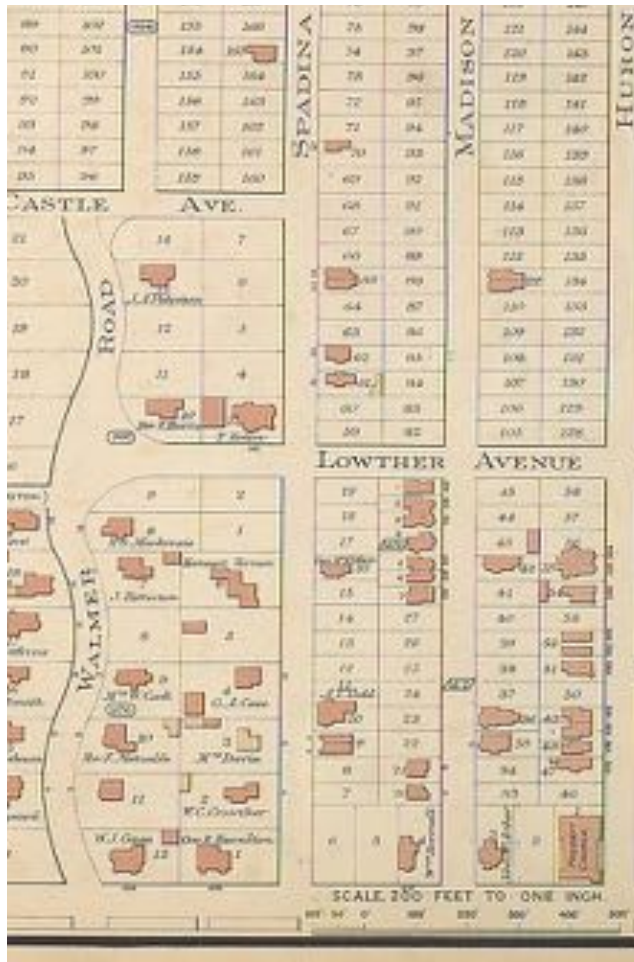


Figure 7, 1890 Goads Atlas – Fire Insurance Plan

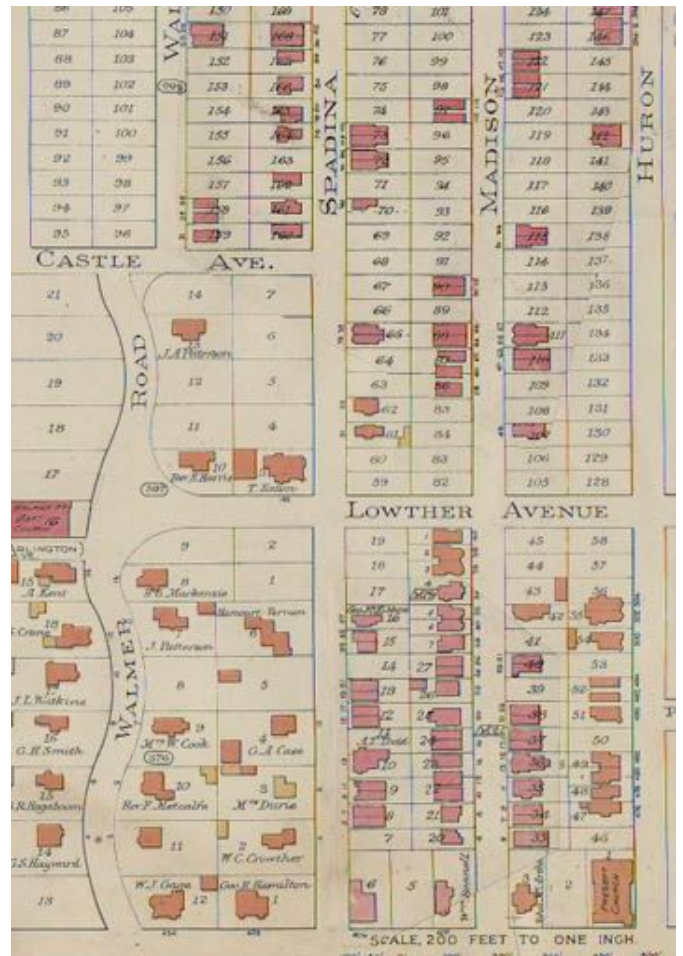


Figure 8, 1890 Goads Atlas – Fire Insurance Plan

The buildings at 5 to 9 Madison Avenue were demolished c1964 for the construction of the Bloor-Danforth-University Subway line.



Figure 12, 1964 Photograph showing Subway construction



Figure 13, 1964 Photograph showing Subway construction



Figure 14, 1975 Photograph showing Subway construction



Figure 13, 1975 Photograph showing Subway construction

## 2.2 Architectural

Since the buildings at 5 to 9 Madison were demolished and the site is currently a green P surface parking lot the following section will discuss the architecture of the remaining building at 11 Madison.

The primary dwelling was constructed in 1890 and appears on the 1890 Fire Insurance Plan. The HCD assumes the house construction was completed in 1891.

No changes are noted on the properties until 1932 when 11 Madison Avenue is annotated with two (2) additions, a single storey addition located at the rear of the building on the north side and a smaller addition at the rear of that addition.

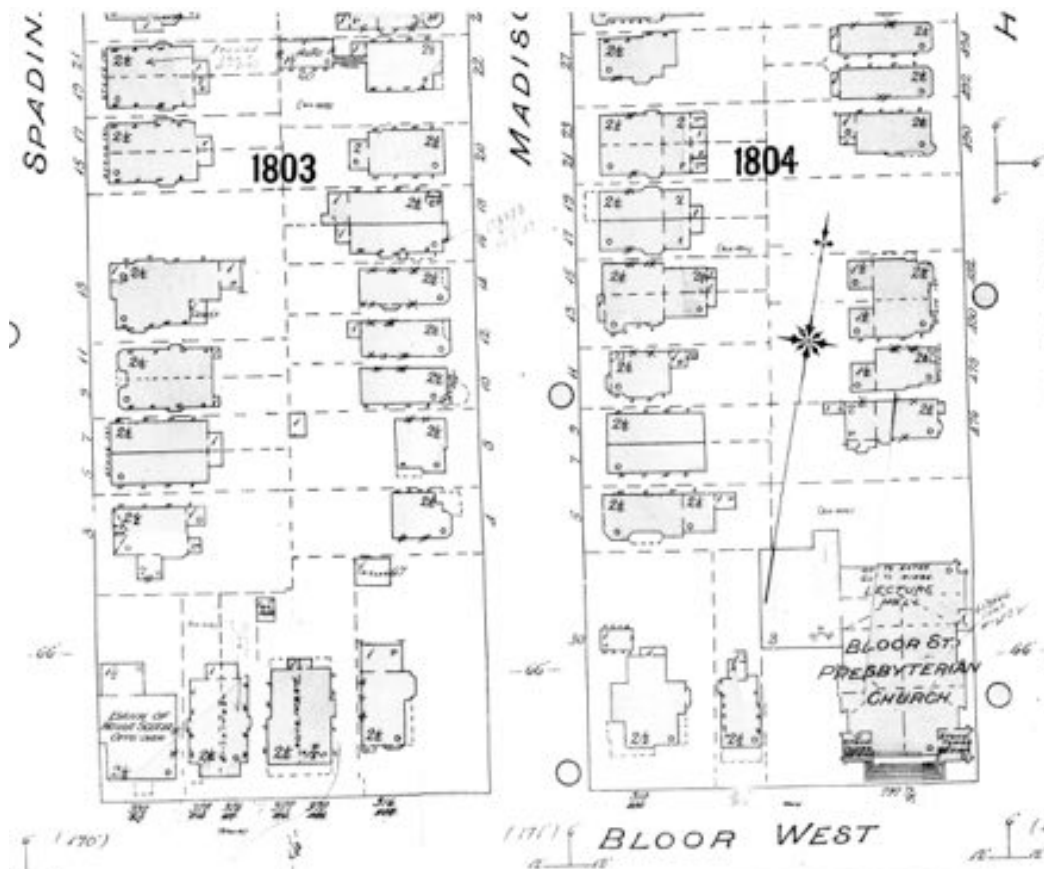


Figure 9, 1932 Goads Atlas – Fire Insurance Plan

By 1943 additions are shown at the rear of all properties and an auto garage is noted on the property of 11 Madison Avenue.

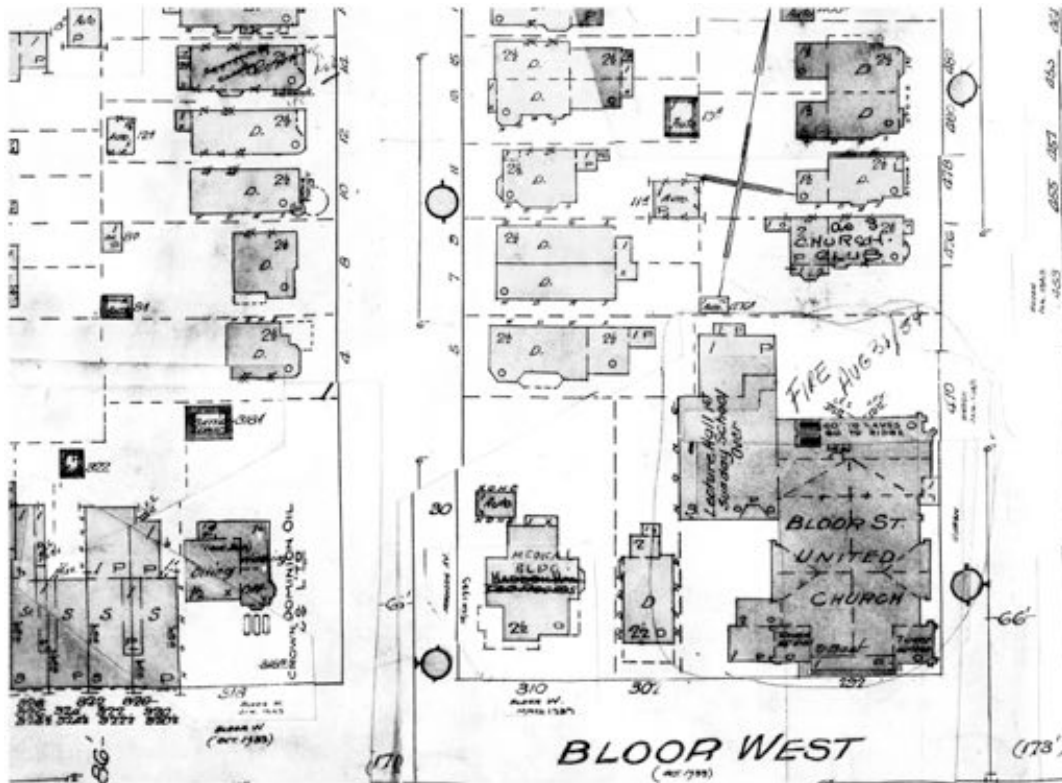


Figure 10, 1943 Goads Atlas – Fire Insurance Plan

The below 1963 photograph corresponds with the plan descriptions.



Figure 11, 1963 Photograph of the rear additions at 11 Madison Ave

The below photographs re-affirm the findings from the Fire Insurance plans. The rear addition was originally a one-storey and later extended to a two-storey prior to 1963. Also, seen in the house photograph an additional structure was added to the east, dating to 1963 and later demolished sometime after 1975.



*Figure 15, 1963 Photograph of 11 Madison Avenue after the demolition of 9 Madison Ave*



*Figure 16, 1963 Photograph of 11 Madison Avenue auto garage*

The garage was constructed between 1932 and 1943. The garage appears on the 1943 Fire Insurance plan, and has since been demolished.

The house at 11 Madison Avenue is referred to as a Bay 'n' Gable, Queen Anne style. It is a 2 ½-storey detached, side hall plan, painted red brick building with a 2 ½-storey high bay with a front facing gable.

It's height and front yard setbacks are similar to its neighbours. The below photograph taken in 1963 illustrates the relationship of 11 Madison to its neighbouring properties including 9 Madison Avenue.



*Figure 14, 1963 Photograph of 11 Madison Avenue*

The front porch appears to have been constructed between 1945 and 1963 and closed in sometime after 1975 and prior to 2007.

The style of the front porch is Edwardian in nature with the use of Doric columns. This style is employed throughout the Annex.

The photograph of 11 Madison on the previous page, figure 14, illustrates the similar nature of the two porches at 9 and 11 Madison Avenue.



*Figure 17, 1970 Photograph of 11 Madison Avenue*



*Figure 18, 1973 Photograph of 11 Madison Avenue*



*Figure 19, 1974 Photograph of 11 Madison Avenue*

The proposed development site includes two properties fronting Madison Avenue, one property houses one building dating to 1891, known as 11 Madison Avenue.

11 Madison is currently not listed in the City's Heritage Register or designated under the Ontario Heritage Act (OHA). However, it is within the HCD, which on September 30, 2015 was voted by City Council to be designated by by-law. The by-law is currently under appeal at the Ontario Municipal Board (OMB). 11 Madison Avenue will be designated under Part V of the OHA.

The HCD contributing statement for 11 Madison Avenue reads as follows,

*"This property contributes to the Toronto annex streetscape of the District with a house form building similar in height and front yard setback to its neighbours, and a front facing gable. The 2.5 storey detached building, with appearance of a side hall plan was constructed during the period of significance between 1885 and 1925 in a modified Bay'nGable Queen Anne style. It retains sufficient integrity to permit restoration. Features representative of Bay'n'Gable style include red brick, 2.5 storey high bay with a front facing gable. The porch is non-contributing."*<sup>2</sup>

9 Madison Avenue is located adjacent to the HCD. The infill building should be designed to be sympathetic to the guidelines and policies outlined in the HCD and in keeping with the Official Plan.

The HCD, section 8.8, infill buildings policy reads as follows,

*"As the primary goal of the HCD is to preserve and restore the heritage fabric of the area, and there are few gaps in the heritage fabric, few infill buildings are anticipated. In the rare, situation where infill occurs, new buildings in the district must be compatible in character, scale, spacing, rhythm on the street, setback, location, height, width, materials, proportion and placement of the window openings, height of roofs and eaves, locations of entrance doors, and respectful of the surrounding buildings. Gables facing the street are encouraged. New buildings should avoid mimicry of the historic style of adjacent properties. It is desirable to engage an architect to design infill buildings in the district."*<sup>3</sup>

*Excerpt from the Official Plan, section 3.1.2, Built Form*

*"Most of Toronto is already built with at least one generation of buildings. For the most part, future development will be built on infill and redevelopment sites and will need to fit in, respecting and improving the character of the surrounding area."*<sup>4</sup>

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<sup>2</sup> Ibid

<sup>3</sup> Ibid

<sup>4</sup> Toronto Official Plan, June 2015



The following section provides an overview of the found exterior and interior building conditions of 11 Madison Avenue. A separate Building Condition Assessment report completed in November 2017 by Robyn Huether Architect provides a more detailed description of the building condition.

#### 4.1 Exterior

The above grade wall assembly appears to be multi-wythe brick construction with plaster lath interior finish, where original material remains and drywall where new. The exterior brick has been painted. Every seventh course is a header cross. The brick is a typical Ontario size (2 7/16" x 8 5/8") with 1/4" wide mortar joints.

The below grade wall to water table height is a combination of rusticated stone and brick with a later addition of a painted parge coat on the exterior on all elevations but the west (front). The stone sizes vary in length, while the height is consistently around 8-8 1/2".

The original windows are painted wood double hung windows with new exterior single pane aluminum storms. Replacement windows are typically vinyl. Some of the original windows still have their counterweight systems. However, all original windows have been painted shut and are not operable. Window sizes vary in width (48", 28", 36 1/2"), ground floor window heights are 78 1/2".

The roof is wood frame construction with asphalt shingles. The gable ends have a decorative bargeboard finish and the soffits are tongue and groove painted wood.

The exterior of the building is in good to fair condition. The paint and parge coatings make it difficult to assess the condition of the brick, stone and mortar joints.

##### 4.1.1 MASONRY

The brick appears to be in fair condition.

The mortar joints condition is hard to determine, without removal of the paint. It is assumed that the masonry joints are in varying degrees of deterioration: open, recessed, cracked or missing. This varying degree of deterioration is commonly found with buildings of this age that have undergone basic maintenance.



Fig. 20, Masonry wall, (East Elevation)

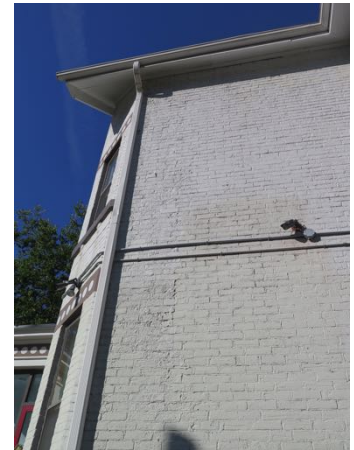


Fig. 21, Masonry wall (South Elevation)

In certain locations on the building, areas of brick appear to be missing their fired face. However, the full extent of the spalling or erosion could not be fully assessed because of the paint coating.

The majority of the stone foundation has been parged. An assumption could be made that the parging was applied to try and stop water infiltration into the building, however, there is no visible evidence in the interior to confirm that assumption. (Basement consists of finished spaces.)



Fig. 22, Above grade foundation wall, parged (South elevation)



Fig 23, Visible brick at water table line, at modified window (South elevation)

#### 4.1.2 WINDOWS AND DOORS



Fig. 24, Exterior of typical window with aluminum storm



Fig 25, Arched window with brick detailing (replacement window)

There is a mix of replacement and original windows throughout the property. The original painted wood double hung windows are in restorable condition, some are missing the counterweight systems and all are painted shut. A window-by-window assessment was not completed at this time.

The exterior of the windows are protected by aluminum storm windows that are fastened into the face of the wood frames. The storm windows appear to be poor quality and are not in keeping with the heritage character of the building. Based on photographic research the storms were added between 1963 and 1970.

On the north elevation there is a clear leaded glass window. This window may be original. A photo dated 1970, depicts a clear leaded glass window with a different pattern. It appears that the recorded window was located on the north elevation adjacent to the stair between the ground and second floors.



Fig 26, 1970s photograph of window (North elevation)



Fig 27, Existing Window (North elevation)

#### 4.1.3 WOODWORK

The woodwork of the soffits, and bargeboard appears to be in good condition. Painting is required and likely wood replacement will be required, where the wood has been exposed or joints have opened up. To fully understand the extent of the restoration a close up inspection is required. The wood would be reviewed for exposure, rot, cracking and brittleness.



*Fig 28, West elevation bargeboard and soffit*



*Fig 29, North elevation wood dormer and soffits*

#### 4.1.4 ROOF AND WATER MANAGEMENT SYSTEM

The asphalt shingles of the roof appear to be in good condition.

The k-style eaves troughs and square rainwater leaders are standard residential pre-finished aluminum. They are likely reaching the end of their life span and should be replaced. The joints are beginning to rust and some rainwater leaders are dented.



*Fig 30, Rainwater leader and eaves trough on southwest corner*

## 4.2 INTERIOR GENERAL DESCRIPTION

Robyn Huether Architect conducted the interior building inspection at 11 Madison Avenue on October 19, 2017. The interior visual review was conducted from the floor and no elevating devices were used for access to higher vantage points.

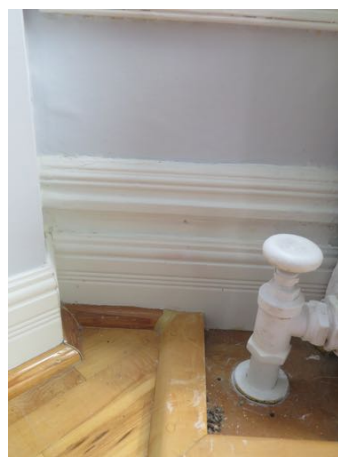
The interior walls are a combination of existing and new. The original walls, which are concentrated to the exterior walls and 3<sup>rd</sup> floor are plaster finish. New construction is stud wall with painted drywall.

The interior finishing details include tall baseboards in limited locations, 6" window and door casings with rosettes, a partial wood handrail, and decorative radiators.

The interior has been modified to accommodate a potential student residence use. The modification included, but is not limited to, opening up the ground floor, installing new structure for the new ground floor plan, construction of new walls, installation of a second floor kitchen, new washrooms, and closing in the front porch. The front door was relocated from the side plan location to a central location during one of the previous renovations.



*Fig 31, Original rosette at window casings*



*Fig 32, Original baseboard*



*Fig. 33, Decorative radiator*

The interior of the building is in good condition. There was no evidence of water infiltration and no significant cracking in the plaster walls was noted.

The proposed development is a 3-storey glazed curtain wall building with central courtyard, largely inhabiting the property at 9 Madison Avenue, and wrapping around the existing building at 11 Madison Avenue. The proposed development is mixed-use, the primary use is for the Toronto Estonian Cultural Centre.

The site is adjacent to Tartu College, an Estonian Studies Centre, to the south. The underground access to the Tartu College parking is directly beside the subject site. As well, there are two pending developments in close proximity to the subject site, one at 316 Bloor Street West, the southwest corner of Madison Avenue and the other at 300 Bloor Street West, directly behind. The 316 Bloor proposal is to construct a 42-storey mixed-use building and at 300 Bloor is to construct a 38-storey mixed-use building.

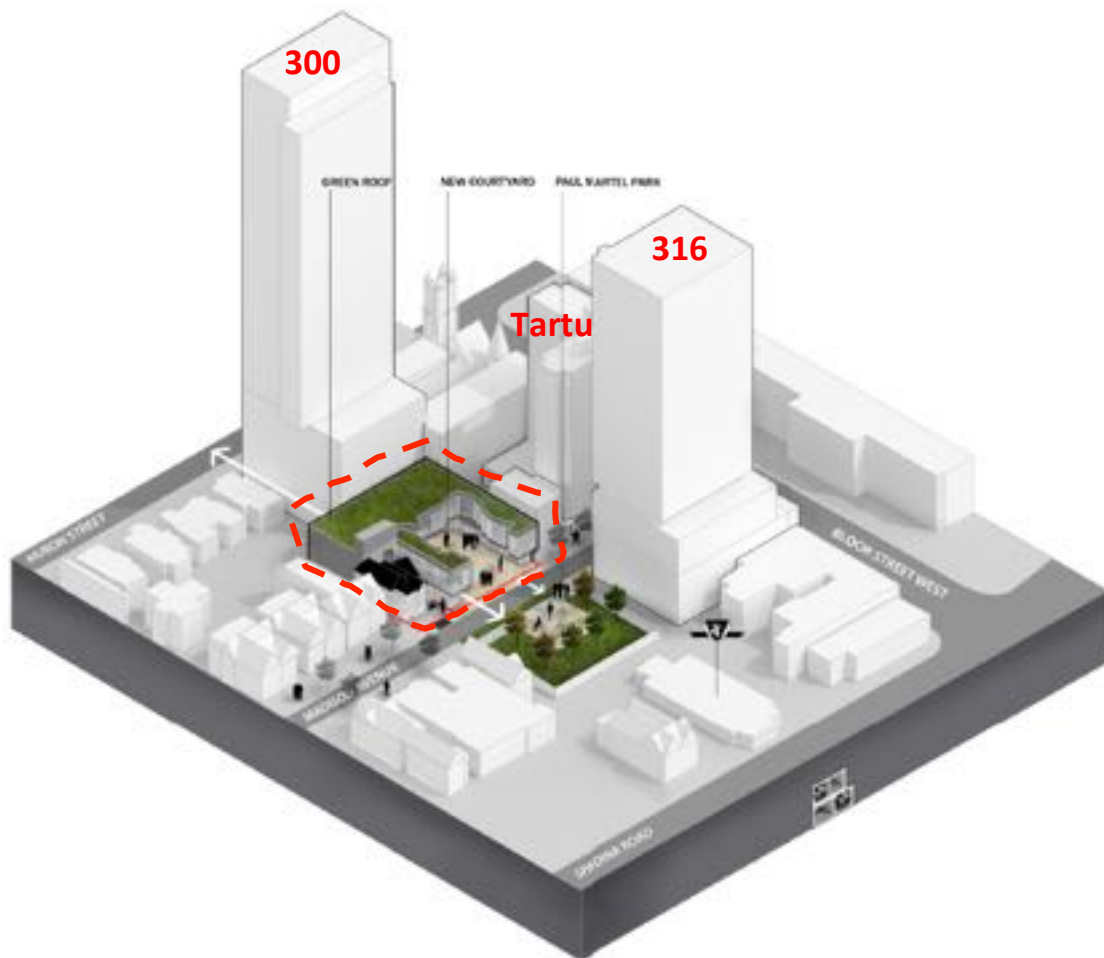


Figure 34, Site Axonometric (Subject site is indicated by the red dotted line)

## 6.1 Assessment of Design



Figure X, Front Elevation (Madison Ave)

The proposal comprises of a new 3-storey mixed-use building situated on 9 and 11 Madison Avenue. The largest portion of the new building is situated on 9 Madison.

Along Madison Avenue the proposed building is setback from the property line, at the ground floor ranging from 0.4m to 10m.

The setbacks of the proposed building are appropriate to the south side of the building. The new building is responding to the minimal setbacks found at Tartu and providing a screening for the underground parking access.

The setback from the front property line at the north section of the building at ground level is aligned with the front bay window of 11 Madison. The new building at grade is maintaining the existing setback of the existing neighbourhood. The second floor cantilever is to align with the existing porch street edge. The cantilever mass is a thin transparent volume, which will allow views through to the new building. The inset entrance, under the cantilever, references the porch condition repeatedly found along Madison.

There is no setback from the new building and the existing building at the rear with the new volume extending back to the rear property line. The existing 2-storey back addition at 11 Madison will be removed, and the back roof will be modified to provide 3<sup>rd</sup> floor access from the existing to the new building. This setback is appropriate, as the rear wall of the existing building has undergone a series of interventions, is not visible from the street and backs onto another property.

The new building connects to the existing building with a 1-storey glazed atrium. The connection is setback from the front elevations of both buildings, adjoining the existing building at the side bay leaving the southwest corner exposed. This gesture maintains the definition of the building corner and allows the side view of the existing building to be read. The interconnection provides a new access to the heritage resource not currently available.

The u-shape of the new building responds to the Paul Marten park across the street with the positioning of the central courtyard directly opposite and by continuing the pedestrian access from the park across Madison Avenue to Huron Street.

The height of the proposed building is maintained at 3-storeys with a mechanical penthouse located directly behind 11 Madison Avenue, projecting past the existing roofline by 4m. The 3-storey height sits lower than the existing peaks of the adjacent building, maintaining the existing height and eave lines of the street.

It should be noted that the lot size at 9 Madison Avenue is considerably larger than the typical lot size found on Madison Avenue. Efforts have been made in the design to respond to this condition. The new development although larger in mass than the typical building form of the street, the front façade is not a continuous wall. The front elevation is broken into sections that re-interprets and reflects the existing street massing with its building arms, inner courtyard façade and horizontal banding. The typical bay window typology has been re-interpreted into inform the texturing of the courtyard facades. The north and south building arms reflect similar massing to the buildings within the HCD. And the noted horizontal elements inform the horizontal banding of the building. Seen in the below figure, Figure XX.



Figure X, Diagram of front façade massing along Madison Ave



The materiality of the new build will consist of glazed curtain wall, and textured metal paneling. This material palette provides a contrast to the existing streetscape to the north and a transition to the concrete institutional structures to the south.

The material selection was selected to speak to the use of the building as a community centre. The selection is to promote the openness, and welcoming nature of the Estonian community and display the activity of the centre to further engage with the community. The openness is in contrast to the residential typology, which is more internalized. In response to the materiality of the district, limestone may be used within the landscaping to reflect the masonry used in building foundations and window lintels and sills.

## 6.2 Landscaping

Courtyard will be a combination of soft and hard landscaping and will provide an open and flexible space for public use. The design will respond to the Paul Marten park directly across Madison Avenue.

In addition to the courtyard the new development will have a green roof for patrons to experience.

## 6.2 Shadow Impacts

Shadows cast by this development are consistently present at 1pm in varying degrees on 11 Madison Avenue. The shadows cast do not impact other heritage resources.

Refer to Appendix 4 for the shadow studies for the proposed development.

## 6.3 Heritage Impact

The proposed development has been assessed according to the list of potential impacts provided in the City of Toronto's Heritage Impact Statement Terms of Reference.

### a. *Destruction of any, or part of any, significant heritage attributes or features*

The proposed development is retaining the heritage resource, except the non-contributing rear additions.

- b. *Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance.*

Further to item a, the proposed development is maintaining the existing height of the neighbourhood. The building setbacks provide a transition from the HCD to the southern portion of the street, which have shallower setbacks. The proposal mitigates the setback at the north end by proposing an inset front entrance that aligns with the front bay window of 11 Madison and proposes a design of a transparent volume on the 2<sup>nd</sup>-storey to provide some views to the heritage resource.

- c. *Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden.*

Although shadows are cast on 11 Madison Ave it will not alter the appearance of the resource.

- d. *Isolation of a heritage attribute from its surrounding environment, context or a significant relationship.*

The proposed development interconnects with the heritage resource making it a part of the proposed development and promoting its continued use. The heritage resources existing relationship to the north property and street is retained.

- e. *Direct or indirect obstruction of significant views or vistas within, from or of built and natural features.*

The view from the north, looking south is not obstructed. The obstructed view from the south, looking north is mitigated by the inset of the ground floor entrance and setback of the 2<sup>nd</sup> floor transparent cantilevered volume.

- f. *A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value.*

The change of use from surface parking to Estonian Cultural Centre and maintaining similar use at 11 Madison does not negate the heritage value of the existing resource or HCD.

- g. *Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources.*

There will be no land disturbances as a result of this development.

### 7.1 Conservation Plan

The Conservation Strategy for the proposed development is to restore the existing heritage resource, the specifics of the restoration will be determined for the Building Permit application and will be provided as a Conservation Plan report.

The Conservation Plan will describe the extent, approach and background to the restoration scope of work. The research and background information may include, but will not be limited to: paint analysis, on-site testing: such as paint removal from the masonry, review of historic photographs. The drawings and specifications that will accompany the Conservation Plan will be developed from the investigative work, conservation guidelines in the HCD and best practices for conservation, as outlined in the *Standards and Guidelines for the Conservation of Historic Places in Canada* by Parks Canada (2003).

The Conservation Plan will also address the design details of the new connections at the side and rear of the existing building. The details will be developed to have minimal physical and visual impact to the heritage resource.

### 7.2 Recording

Site recording is occurring as the proposed development is designed. The recording of the existing building includes elevation (existing and proposed), section and plan drawings, as well as, photo-documentation of the current state of the existing building. At the end of the restoration similar photo-documentation will be completed.

### 7.3 Consultation

There is ongoing consultation with all stakeholders.

A public meeting in October 2017 included the Annex Residents Association's Heritage Conservation District Advisory Committee. With the chair stating their support for the proposed development. Consultation with the committee will continue as required.

Further to the public meeting of October 2017 the project team met with the Annex Planning Committee to review the proposal and they were in support of the proposal in design and density.

The project team recognizes the development as a community project and plans to continue their consultation with the community as required and as the project progresses.

Based on our assessment the proposed project will have minimal impact on the pending West Annex Heritage Conservation District - Madison Avenue. The project minimizes the impact by maintaining the existing streetscape heights, breaking up the massing of the front elevation, and addressing the park across the street and the transition from residential to institutional use.

The proposed design retains and restores the existing building at 11 Madison Avenue, noted in the HCD as a contributing building. The building will be retained in its scale and massing minus the later rear additions that are not original to the building. Further description of the conservation work will be provided in a Conservation Plan and submitted at a later date with the Building Permit Application.

The project responds to the applicable City planning policies in respect to heritage and is sympathetic to the existing neighbourhood and surrounding heritage resources.

### 7.1 Final Remark

The information and data within this document represents RHAs best professional opinion based on the available information to RHA at the time of the report preparation. RHA is not liable to any other parties who may obtain this report and use it without the express written consent of RHA and the Client.



Robyn Huether, OAA CAHP MRAIC  
Robyn Huether Architect Inc.

### 7.2 Sources

Catherine Nasmith, *West Annex Heritage Conservation District Madison Avenue*, May 2015

Golder Associates, *Table of Current and Past Uses of the Phase One Property, 11 Madison Avenue, Toronto, ON*, April 2015

“Biography of Rev. William George Wallace” Knox Presbyterian Church Georgetown, accessed October 2017, [www.knoxgeorgetwon.ca](http://www.knoxgeorgetwon.ca)

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Township of York, Lot 24, Concession 2, 1878.

Goad’s Atlas of the City of Toronto: Fire Insurance Maps, 1884, 1890, 1893, 1899, 1903, 1910, 1913, 1924, 1932, 1943.

Plan of Subdivision “Toronto Annex Plan of part of the East ½ of Lot 24 No 24 Con 2 from the Bay in the Township of York”, 1885.

City of Toronto Assessment Rolls (1888 to 1932)

The Torontonians Society Blue Book and Club List, 1921.