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City Clerk's Office

ONTARIO HERITAGE TRUST

DEC 30 2015

Ulli S. Watkiss
City Clerk

Secretariat
Rosalind Dyers
Toronto and East York Community Council
City Hall, 2nd Floor, West
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Toronto, Ontario M5H 2N2

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
720 YONGE STREET (ROBERT BARRON BUILDING)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW 1295-2015

Skymark Eglinton Capital Inc.
3625 Dufferin Street, Suite 500
Toronto, ON M3K 1N4
Attention: Brian Seath

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law No. 1295-2015 to designate 720 Yonge Street (Robert Barron Building) (Toronto Centre-Rosedale, Ward 27) as being of cultural heritage value or interest.

Dated at Toronto this 29th day of December, 2015


Ulli S. Watkiss
City Clerk

Authority: MM6.13, moved by Councillor Kristyn Wong-Tam, seconded by Councillor Josh Matlow, as adopted by City of Toronto Council on May 6, 7 and 8, 2015

CITY OF TORONTO

BY-LAW No. 1295-2015

To designate the property at 720 Yonge Street (Robert Barron Building) as being of cultural heritage value or interest.

Whereas authority was granted by Council to designate the property at 720 Yonge Street, with convenience addresses at 726 and 728 Yonge Street (Robert Barron Building) as being of cultural heritage value or interest; and

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

Whereas the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 720 Yonge Street and upon the Ontario Heritage Trust, a Notice of Intention to designate the property and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4. Notice requirements under the *Ontario Heritage Act*; and

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

Whereas no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto enacts:

1. The property at 720 Yonge Street more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 720 Yonge Street and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on December 10, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)

The property at 720 Yonge Street (specifically the three-storey building with convenience addresses at 726 and 728 Yonge Street) is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the three categories of design, associative and contextual values.

Description

Located on the southwest corner of Yonge Street and Charles Street West, the Robert Barron Building (1889) is a three-storey commercial building with a complementary south extension (1902). The property at 720 Yonge Street was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1974.

Statement of Significance

The property at 720 Yonge Street has cultural heritage value for the design of the Robert Barron Building as a well-crafted example of a late 19th century commercial edifice that displays elements of the popular styles of the era, which were seamlessly applied to the complementary south extension. The Robert Barron Building is particularly distinguished by the round-arched motifs and elaborate detailing associated with the Romanesque Revival style, as well as the chamfered northeast corner with the distinctive oriel window.

The property at 720 Yonge Street has value for its connection to the notable Toronto architect G. W. Gouinlock, who designed the 1889 building as one of his first projects as a solo architect and completed the 1902 south extension during his partnership with F. S. Baker. Although he accepted commissions for many of Toronto's landmark buildings, Gouinlock is recognized in particular for his work for the Canadian National Exhibition Association in the early 20th century when he reorganized the exhibition grounds and designed a collection of exhibition buildings, including many that are designated as National Historic Sites.

The property at 720 Yonge Street has associative value for its continuous ownership for over a century by two successive companies. Following its completion in 1889 and expansion in the early 20th century, the building housed the grocery business of Robert Barron, whose company retained the property until 1947. The next year, Carl and Jack Cole, co-founders of Coles Books, acquired the site where they operated an inaugural retail store and launched the famous "Coles Notes" series of reference books.

The associative value of the Robert Barron Building is also linked to its role in the historical development of Yonge Street as it evolved in the late 19th century. The building contributed to the second generation of commercial storefronts that were identified by their height, narrow frontages and distinctive architectural detailing, particularly in the upper stories to reflect their prominence on the street. During this period, the unveiling of Toronto's first department stores near the Queen Street intersection changed the role of Yonge Street, leading to its revitalization as the city's new "main street" and resulting in the introduction of new storefronts, including the Robert Barron Building.

Contextually, the Robert Barron Building is valued for its contribution to the character of Yonge Street, south of Bloor Street West, which is typified by the surviving buildings, both individual and in groups that began the metamorphosis of Yonge Street in the late 19th century as Toronto's main commercial corridor. The Robert Barron Building is an integral part of the blocks along Yonge Street north of College Street that include the Oddfellows' Hall (1892) at 450 Yonge Street, the Bank of Montreal Building (1887) at 496 Yonge Street, the Scottish Ontario and Manitoba Land Company Stores (1883) at 664-680 Yonge Street, the William Luke Buildings (1883) at 744 Yonge Street, and the intact group of commercial buildings adjoining the Yonge and Wellesley intersection, all of which are included on the City's Heritage Register.

The contextual value of the Robert Barron Building is also related to its historical and visual links to its surroundings on Yonge Street where it is a prominent local feature with its chamfered corner, distinctive decorative detailing and corner location.

Heritage Attributes

The heritage attributes of the Robert Barron Building at 720 Yonge Street (identified for conveniences purposes as 726 and 728 Yonge Street) are:

- The placement, setback and orientation of the building on the southwest corner of Yonge Street and Charles Street West where the principal elevation faces east
- The scale, form and massing of the three-storey building, where the adjoining 1889 and 1901 sections are covered by flat roofs, and the brick chimney on the north end
- The materials, with the brick cladding (currently painted) and the brick, stone and wood detailing, including the window trim (east and north) and the corbelled brickwork on the parapets above the cornice lines (east and north)
- The chamfered northeast corner, with the oriel window in the second floor and the round-arched window opening incorporating the blind arch in the third storey
- On the principal (east) elevation, the first-floor storefronts with the surviving cast iron columns
- On the east elevation above the first storey, the vertical division of the 1889 and 1902 units by brick piers with decorative detailing, and the horizontal division of the wall with corbelled brickwork and brick string and band courses
- The near identical fenestration on the east elevation of the 1889 and 1902 units, with the single monumental segmental-arched window openings in the second storey and the trio of flat-headed window openings with blind arches in the third floor, which have brick and stone detailing
- On the north elevation facing Charles Street West, the flat-headed window openings with brick and stone trim in the second and third floors, and the brick detailing on the wall
- The wood sash windows in the second- and third-storey openings on the east and north walls

SCHEDULE "B"
LEGAL DESCRIPTION

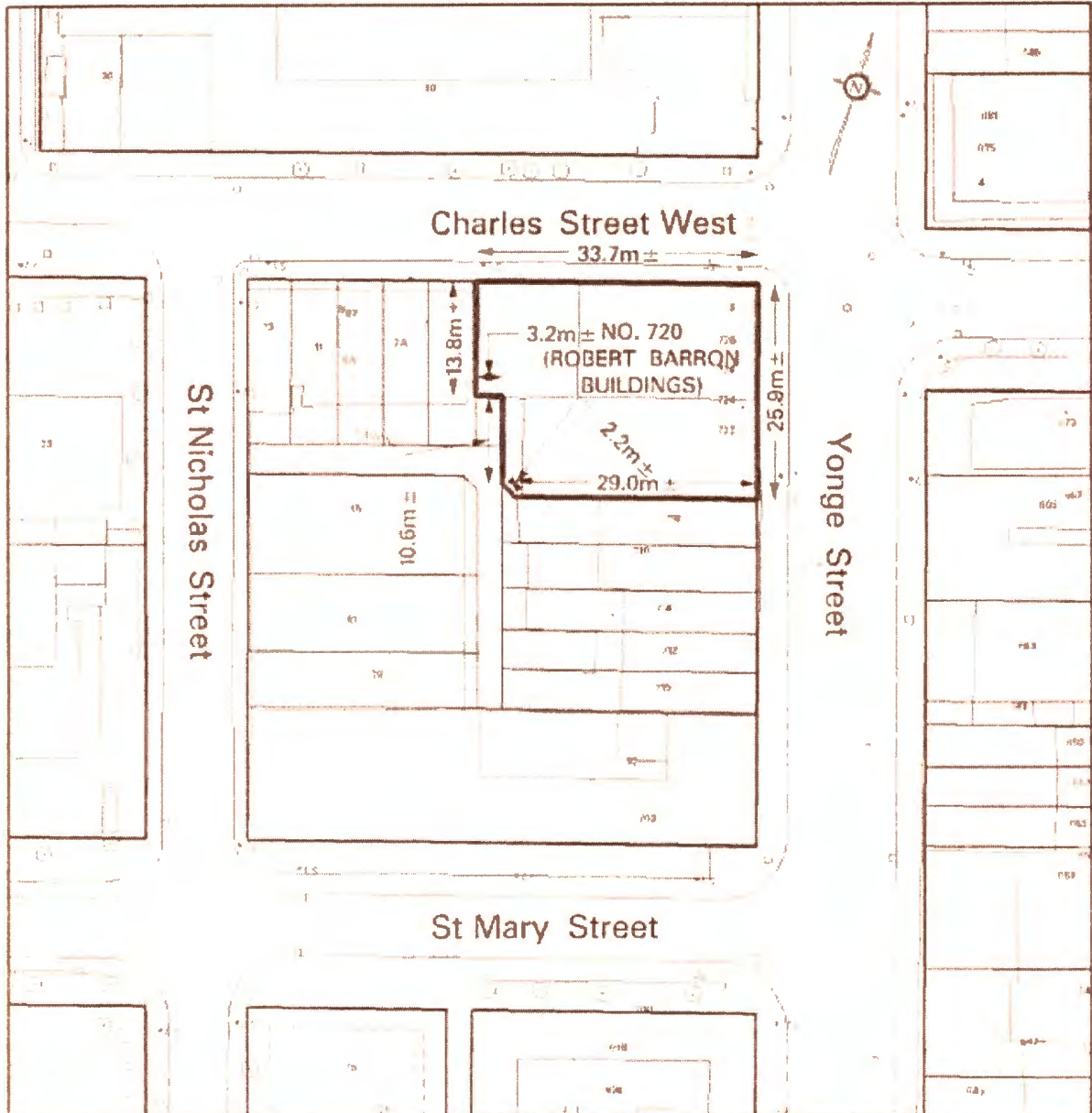
Part of PIN 21109-0140(LT)

Parts of Lots 1, 2 and 3 on Plan D-3 designated as PART 1 on Plan 64R-14920

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2015-135 dated October 30, 2015, as set out in Schedule "C".

SCHEDULE "C"



PROPERTY & CONSTRUCTION SERVICES
 500 BAY STREET, TORONTO, ONTARIO M5G 1S2
 416-392-3100

NOTE
 THIS SKETCH IS NOT
 A PLAN OF SURVEY
 AND HAS BEEN COMPILED
 FROM SURVEY NOTES AND
 OTHER SOURCES. IT SHALL
 NOT BE USED EXCEPT ON
 THE PURPOSE INDICATED
 IN THE TITLE BLOCK.

PROPERTY INFORMATION SHEET

**NO. 720 YONGE STREET
 (ROBERT BARRON BUILDINGS)
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST**

(NOT TO SCALE)

CHECKED BY JONAS HUISSER
 PREPARED BY OLIVIERE INT.

WARD 27 TORONTO CENTRE ROSEDALE
 DATE OCTOBER 30, 2015

SKETCH No. PS-2015-135