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City Clerk's Office

ONTARIO HERITAGE TRUST

NOV 29 2017

RECEIVED

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER O.18 AND
718 YONGE STREET
CITY OF TORONTO, PROVINCE OF ONTARIO
NOTICE OF PASSING OF BY-LAW 1026-2017**

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. 1026-2017 to designate 718 Yonge Street (Toronto Centre-Rosedale, Ward 27) as being of cultural heritage value or interest.

Dated at Toronto this 27th day of November, 2017.

Ulli S. Watkiss
City Clerk

Authority: MM28.46, by Councillor Kristyn Wong-Tam, seconded by Councillor Mary-Margaret McMahon, as adopted by City of Toronto Council on April 26, 27 and 28, 2017

CITY OF TORONTO

BY-LAW 1026-2017

To designate the property at 718 Yonge Street as being of cultural heritage value or interest.

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

Whereas authority was granted by Council to designate the property at 718 Yonge Street as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 718 Yonge Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

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

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

The Council of the City of Toronto enacts:

1. The property at 718 Yonge Street more particularly described in Schedule B attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule B to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 718 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on October 4, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 718 YONGE STREET

The property at 718 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 category of contextual value.

Description

The property at 718 Yonge Street contains a two-storey commercial building dating to 1909 that was commissioned by the Yonge Street Realty Company headed by Frederick B. Robins, designed by Toronto architect, George R. Harper, and first occupied by a costumes store. It anchors the north end of the intact group of five commercial buildings at 710-718 Yonge Street that, following their identification as contributing heritage properties in the Historic Yonge Street Heritage Conservation District (HCD) Plan, were listed on the City of Toronto's Heritage Register in 2016. While the commercial building at 718 Yonge Street is currently overlaid with extensive signage, it was designed with the same features as the adjoining near-identical structures at 710-716 Yonge.

Statement of Significance

Contextually, the property at 718 Yonge Street has cultural heritage value for its contribution to the character of Yonge Street, south of Bloor Street, which is typified by the surviving buildings, both individual and in groups, which are historically linked to the metamorphosis of Yonge Street into Toronto's main commercial corridor. It contributes to Yonge Street's commercial main street character, which is expressed, in part, by mixed-use and commercial buildings that housed services, amenities and employment opportunities to support daily life in neighbouring residential areas, and which also provided cultural pursuits for the entire city. As such, it is physically, functionally, visually and historically linked to Yonge Street, south of Bloor Street.

Heritage Attributes

The heritage attributes of the commercial building at 718 Yonge Street are:

- The placement, setback and orientation of the building on the west side of Yonge Street, which is part of the historic row of building at 710-718 Yonge Street
- The scale, form and massing of the two-storey building with the flat roofline (the building has been overlaid)
- The Yonge Street (east) elevation where, above the first-floor storefront (which has been altered), the fenestration is currently concealed
- The pattern and rhythm of the window openings in the upper floor

SCHEDULE B

LEGAL DESCRIPTION

PIN 21109-0139 (LT)

PT LT 3, PL D3 TORONTO; PT 1, 63R1943; T/W CT396756
City of Toronto, Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)