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City Clerk's Office

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND**

367 YONGE STREET

CITY OF TORONTO, PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW 798-2019

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 798-2019 to designate 367 Yonge Street (Toronto Centre, Ward 13) as being of cultural heritage value or interest.

Dated at Toronto this 7th day of June, 2019.


Ulli S. Watkiss
City Clerk

ONTARIO HERITAGE TRUST
JUN 12 2019
RECEIVED

Authority: Toronto and East York Community Council
Item TE3.13, as adopted by City of Toronto Council on
February 26, 2019



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Ulli S. Watkiss, City Clerk

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2019-05-28

CITY OF TORONTO

BY-LAW 798-2019

To designate the property at 367 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 367 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 lands and premises known as 367 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 367 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 367 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 May 15, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

The property at 367 Yonge Street is worthy of inclusion on the City of Toronto's Heritage Register and 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 categories of design, associative and contextual value.

Description

The property at 367 Yonge Street contains a three-storey building with retail at the ground floor and residential above. The building was constructed by 1869 of solid brick construction with brick cladding (currently covered with stucco on the west elevation). The property is located on the east side of Yonge Street between Gould Street and Gerrard Street East.

Statement of Cultural Heritage Value

The property at 367 Yonge Street has design value as a representative example of a mid-nineteenth century commercial and residential building that blends elements of the Georgian and Greek Revival styles. The principal (west) elevation's symmetrically-arranged, flat-headed openings with their segmental-arched headers surmounted by scroll corbels and stone sills below are further enlivened by a corbelled brick Greek key pattern frieze below the decorative wood-bracketed roofline.

The building has historic value as it is associated with the earliest development of this portion of Yonge Street in the mid-nineteenth century. Along with the two attached buildings directly north of the subject property, this three-storey group represents the tallest and earliest solid brick construction on this block of Yonge Street that otherwise contained only one or two-storey wood frame buildings before 1870.

Situated on the east side of Yonge Street, between Gould Street and Gerrard Street East and directly adjacent to the Richard S. Williams Block at 363-365 Yonge Street, the property at 367 Yonge Street has contextual value as it maintains the low-rise commercial and residential building character that defined the historic built form of the area in the second half of the nineteenth century. It is physically, functionally, visually and historically linked to its surroundings.

Heritage Attributes

The heritage attributes of the property at 367 Yonge Street are:

- The setback, placement and orientation of the building on the east side of Yonge Street between Gould Street and Gerrard Street East
- The scale, form and massing of the three-storey commercial and residential building built on a rectangular plan with a pitched roof and brick chimney with its corbelled brick crown at the north end

- The principal (west) elevation with its buff brick, stone and wood cladding
- The bracketed wood fascia and soffit at the roofline and decorative corbelled brick frieze directly below
- The symmetrical arrangement of flat-headed openings on the second and third floors of the principal (west) elevation
- The stone detailing including the window sills and segmental-arched headers above the second and third floor openings with their scroll-shaped corbel brackets
- On the principal (west) elevation, the pattern of divisions of windows with a transom light in the first floor window, and for the second and third floor windows, as shown in the original architect's drawings, the double-hung sash featuring two lights over one

Note: the stucco currently covering the brick cladding on the principal (west) elevation is not considered a heritage attribute

SCHEDULE B

LEGAL DESCRIPTION

367 Yonge Street, Toronto

PIN: 21101-0048 (LT)

PART OF LOT 31 E/S YONGE ST, LOT 32 E/S YONGE ST PL 22A TORONTO
AS IN CA761626; TORONTO
CITY OF TORONTO