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City Clerk's Office

Secretariat
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

John D. Elvidge
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
1130, 1132 AND 1134 YONGE STREET**

NOTICE OF PASSING OF DESIGNATION BY-LAW 1081-2021

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3
registrar@heritagetrust.on.ca

RECEIVED
2022/01/14
(YYYY/MM/DD)
Ontario Heritage Trust

TAKE NOTICE that Council for the City of Toronto passed Designation By-law 1081-2021 on December 15, 16 and 17, 2021, which designates the lands, buildings and structures known municipally as 1130, 1132 and 1134 Yonge Street, Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, as a property of cultural heritage value or interest.

This notice is being served to the Owner of the Property, the Ontario Heritage Trust, and any Objectors and Interested Persons.

The City Clerk did not receive any objections to the Notice of Intention to Designate the Property. Therefore, City Council did not consider any objections and passed the Designation By-law for the Property.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Take notice that an appeal of the Designation by-law for the Property by those persons permitted to appeal under section 29 of the Ontario Heritage Act may be made by filing a notice of appeal with the City Clerk, Attention: Administrator, Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2.; Email: hertpb@toronto.ca within thirty days of January 14, 2022, which is February 14, 2022.

A Notice of Appeal must:

- (1) set out the reasons for the objection to the designation by-law; and
- (2) set out the reasons in support of the objection to the designation by-law.

If you wish to appeal to the Ontario Land Tribunal (OLT), forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>.

Who Can File An Appeal:

Any persons who object to the designation by-law may refer the matter to the Ontario Land Tribunal.

Getting Additional Information:

A copy of the by-law and background information about the application is available for public inspection by contacting Heritage Planning staff at heritageplanning@toronto.ca.

Further information in respect of the Designation By-law is available from the City of Toronto at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH26.8>

Dated at the City of Toronto on January 14, 2022.



 John D. Elvidge
City Clerk

Authority: Planning and Housing Committee
Item PH26.8, as adopted by City of Toronto
Council on October 1 and 4, 2021

CITY OF TORONTO

BY-LAW 1081-2021

To designate the property at 1130, 1132 and 1134 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 1130, 1132 and 1134 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 1130, 1132 and 1134 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 website 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 within the prescribed time under the Ontario Heritage Act; 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 1130, 1132 and 1134 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 1130, 1132 and 1134 Yonge Street at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website 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 December 17, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A
STATEMENT OF SIGNIFICANCE
REASONS FOR DESIGNATION

The properties at 1130, 1132 and 1134 Yonge Street are worthy of inclusion on the City of Toronto's Heritage Register and designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design and contextual value.

Description

Located on the west side of Yonge Street directly south of- and abutting- the property at 1140 Yonge Street and just south of Marlborough Avenue, the properties at 1130, 1132 and 1134 Yonge Street contain three 3-storey commercial main street row buildings with residential above and constructed together c.1894. The property at 1134 Yonge Street forms part of the current development site and application that also includes the abutting property at 1140 Yonge Street.

Statement of Cultural Heritage Value

Physical and Design Value

The three properties at 1130, 1132 and 1134 Yonge Street are a fine representative example of the late-19th century main street commercial row typology. The buildings' original recessed entrances and fenestration remain legible despite more recent storefront glazing at the ground-floor level. Existing original architectural detailing includes segmental-arched and round-arched brick banding and string-coursing at the second and third storeys, a deep and denticulated pressed metal cornice (currently missing at 1130 and 1132), and window openings containing stone sills and keystones.

Contextual Value

Contextually, the group of three commercial main street properties at 1130, 1132 and 1134 Yonge Street are visually, physically and historically linked to their surroundings as a fine-grained, mixed-use commercial and residential row representative of the early main street character and built form along this portion of Yonge Street dating to the late-19th century.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the properties at 1130, 1132 and 1134 Yonge Street being a fine representative example main street commercial row:

- The setback, placement and orientation of the buildings on their lots on the west side of Yonge Street south of Marlborough Avenue
- The scale, form and massing of the 3-storey plans

- The materials, with the red brick cladding (currently painted at 1134) and the brick and stone detailing
- The deep pressed metal cornice with its denticulation and parapet above on the principal (east) elevation (currently missing at 1130 and 1132)
- The principal (east) elevations of the three buildings, which are organized into two symmetrical bays at the second and third levels, and commercial storefronts with recessed entrances at ground level
- The segmental and round-arched window openings on the second and third storeys, respectively on the principal (east) elevations

Contextual Value

Attributes that contribute to the value of the properties at 1130, 1132 and 1134 Yonge Street as defining, supporting and maintain the historic character of the area and being historically, visually, functionally and physically linked to their setting:

- The placement, setback and orientation of the buildings, as a grouping of three identical main street commercial row buildings constructed together c.1894

SCHEDULE B
LEGAL DESCRIPTION

PIN 21193-0476 (LT)
LOT C, REGISTERED PLAN 157E

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

PIN 21193-0475 (LT)
LOT B, REGISTERED PLAN 157E

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

PIN 21193-0474 (LT)
LOT A, REGISTERED PLAN 157E

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