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City Clerk's Office

Secretariat  
City Hall, 2<sup>nd</sup> Floor, West  
100 Queen Street West  
Toronto, Ontario M5H 2N2

John D. Elvidge  
City Clerk

Tel: 416-394-8101  
Fax: 416-392-2980  
Email: [RegistrarCCO@toronto.ca](mailto:RegistrarCCO@toronto.ca)  
Web: [www.toronto.ca/council](http://www.toronto.ca/council)

**RECEIVED**  
2023/06/13  
(YYYY/MM/DD)  
Ontario Heritage Trust

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

**NOTICE OF PASSING OF DESIGNATION BY-LAW 439-2023**

Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, ON M5C 1J3  
[registrar@heritagetrust.on.ca](mailto:registrar@heritagetrust.on.ca)

TAKE NOTICE that Council for the City of Toronto passed Designation By-law 439-2023 on May 10, 11 and 12, 2023, which designates the lands, buildings and structures known municipally as 51 Yonge Street, under 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](mailto:hertpb@toronto.ca) within thirty days of June 13, 2023, which is July 13, 2023.

**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.

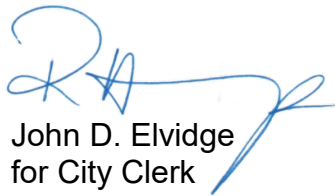
**Getting Additional Information:**

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](mailto:heritageplanning@toronto.ca).

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

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH2.16>

Dated at the City of Toronto on June 13, 2023.

A handwritten signature in blue ink, appearing to read 'John D. Elvidge', with a long horizontal flourish extending to the right.

John D. Elvidge  
for City Clerk

Authority: Planning and Housing Committee Item PH2.16,  
as adopted by City of Toronto Council on March 29, 30 and  
31, 2023  
City Council voted in favour of this by-law on May 12,  
2023



**CERTIFIED TRUE COPY**  
**John D. Elvidge, City Clerk**

Digitally signed document  
Use PDF reader to verify

2023-05-31

## **CITY OF TORONTO**

### **BY-LAW 439-2023**

#### **To designate the property at 51 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 51 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 51 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 51 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 51 Yonge Street, 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 May 15, 2023.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

## **SCHEDULE A**

### **STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION**

#### **51 YONGE STREET**

##### **Reasons for Designation**

The property at 51 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 all three categories of design, associative and contextual value.

##### **Description**

Located on the east side of Yonge Street, north of Wellington Street East, the property at 51 Yonge Street comprises a four-storey commercial building. The building is believed to date to c.1878-1879, although the underlying structure may date to 1847. Faced in limestone with a mansard roof and a cast iron storefront, the building demonstrates the Second Empire style.

##### **Statement of Cultural Heritage Value**

###### Design or Physical Value

The property is a fine representative example of a Second Empire-style commercial building. With a high degree of integrity confirmed by documentation from the 1890s, the building is faced in limestone on the upper storeys, with a cast iron storefront at ground level. Typical of the Second Empire style, the building has a mansard roof, which has a round-arched dormer window with a pediment, and two smaller flanking windows with limestone surrounds and flat roofs. Additional noteworthy features include limestone banding and pilasters with fluted capitals, keystone details, and a wooden frieze above the entry.

Originally developed in conjunction with the adjacent Bank of British North America in 1847, the property has direct associations with the theme of Toronto's early emergence as a commercial capital in the 1840s, at which time the area around Yonge and Wellington streets became a centre for financial institutions. The extant building is associated with the Commercial Travellers' Association of Canada, for which it served as headquarters from 1890 to 1956.

As a late-19th-century commercial building with intact architectural detailing, the property at 51 Yonge Street is important in maintaining and supporting the character of the surrounding area. The property remains as an important reflection of the 19th-century commercial streetscape that evolved around Yonge and Wellington streets. In particular, it has historic and visual links to the adjacent designated heritage property at 49 Yonge Street, the former Bank of British North America, with which it shares a general material palette and Second Empire-style architectural vocabulary. Together, the two buildings form a strong historic streetwall that anchors this side of the block.

## **Heritage Attributes**

### Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 51 Yonge Street as a representative example of a Second Empire-style commercial building:

- The scale, form, and massing of the property as a four-storey commercial building
- The building's underlying structure, which may date to 1847
- The building's material palette of limestone, cast iron, and wood
- The primary (west) elevation, with its symmetrical, three-bay composition
- The mansard roof, which features a round-arched dormer window with a pediment, and two smaller flanking windows with limestone surrounds and flat roofs
- Additional architectural details consistent with the Second Empire style, including a stone cornice with brackets, limestone banding and pilasters with fluted capitals, arched window openings, and keystones
- The ground-level cast iron storefront, which defines the entry and two glazed bays with fluted pilasters
- The entry with double doors recessed beneath a wooden frieze and a round-arched transom window

### Historical or Associative Value

The following heritage attributes contribute to the cultural heritage value of the property at 51 Yonge Street as being associated with Toronto's early emergence as a commercial capital, and with the Commercial Travellers' Association of Canada:

- The property's siting and orientation on the east side of Yonge Street, north of Wellington Street
- The scale, form, and massing of the property as a four-storey commercial building
- The building's underlying structure, which may date to 1847

### Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 51 Yonge Street as an important remnant of the 19th-century commercial streetscape around Yonge and Wellington streets:

- The property's siting and orientation on the east side of Yonge Street, north of Wellington Street
- The scale, form, and massing of the property as a four-storey commercial building
- The building's material palette of limestone, cast iron, and wood
- Second Empire design vocabulary, such as a mansard roof, arched windows, keystones, and brackets

**SCHEDULE B**  
**LEGAL DESCRIPTION**

PIN 21401-0020 (LT)  
PART OF TOWN LOT 1, N/S WELLINGTON STREET EAST  
PLAN OF TOWN OF YORK  
DESIGNATED AS PARTS 1 & 2, PLAN 66R-14485  
City of Toronto and Province of Ontario  
Land Titles Division of the Toronto Registry Office (No. 66)