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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
752 YONGE STREET**

NOTICE OF PASSING OF DESIGNATION BY-LAW 621-2025

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

RECEIVED
2025/07/17
(YYYY/MM/DD)
Ontario Heritage Trust

TAKE NOTICE that Council for the City of Toronto passed Designation By-law 621-2025 on June 26, 2025, which designates the lands, buildings and structures known municipally as 752 Yonge Street (including entrance addresses at 752 and 754 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 Proposed Amendment to the Designation By-Law. Therefore, City Council did not consider any objections and passed the 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: Registrar Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2.; Email: RegistrarCCO@toronto.ca within thirty days of July 17, 2025, which is August 18, 2025.

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.

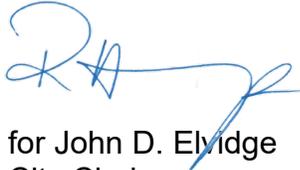
Getting Additional Information:

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:

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH20.3>.

Dated at the City of Toronto on July 17, 2025.

A handwritten signature in blue ink, appearing to read 'John D. Elyidge', is written over a faint, illegible printed name.

for John D. Elyidge
City Clerk

Authority: Planning and Housing Committee Item PH20.3,
as adopted by City of Toronto Council on April 23 and 24,
2025

City Council voted in favour of this by-law on June 26,
2025

Written approval of this by-law was given by Mayoral
Decision 10-2025 dated June 26, 2025

CITY OF TORONTO

BY-LAW 621-2025

To designate the property at 752 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 752 Yonge Street (including entrance addresses at 752 and 754 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 752 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 752 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 752 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 June 26, 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 752 Yonge Street

Reasons for Designation

The property at 752 Yonge Street (including entrance addresses at 752 and 754 Yonge Street) is located on the west side of Yonge Street, mid-block between Charles Street West and Bloor Street West. It contains a three-storey mixed-use brick building constructed in 1912 in the Edwardian Classicism architectural style. The building retains its historic scale, form and massing as a main street commercial row building fronting onto Yonge Street, where it is part of a cohesive grouping of built heritage resources that contribute to a distinct sense of place representing Toronto's late nineteenth to early twentieth century architecture - a period when Yonge Street's main street character was established and flourished.

The property was included on the Heritage Register in March 2016.

Description

Statement of Cultural Heritage Value

Design or Physical Value

The property at 752 Yonge Street has design and physical value as a representative example of a main street commercial row building type constructed in 1890 and designed in the Edwardian Classicism architectural style. The use of the Edwardian style is evident in its flat roof with rectangular plan, symmetrical composition of varied bay widths each flanked with decorative brickwork including brick pilasters and ashlar lintels, decorative square billet brickwork that delineates the third floor from the parapet, and the central stepped up and sloping central gable parapet with finials. The building's low-rise and fine grained built form with storefront at grade is representative of its typology.

Situated on the west side of Yonge Street, mid-block between Bloor Street West and Charles Street West, the subject property maintains and supports the historic commercial main street character of Yonge Street, south of Bloor Street, particularly through its connection with the adjacent low-rise properties at 750, and 756-758 Yonge Street that together form a historic streetwall. The design and material palette of the building are reflective of the predominant architectural styles and features that define historic Yonge Street.

Contextually, the property at 752 Yonge Street (including entrance addresses at 752 and 754 Yonge Street) is functionally, visually, physically, and historically linked to Yonge Street, often considered Toronto's "Main Street," as a mixed-use main street commercial row building from the early twentieth century that has consistently provided services, amenities, and employment opportunities to the neighbouring residential areas for over one hundred years.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 752 Yonge Street as a representative example of a main street commercial row building designed in the Edwardian Classicism style:

- The placement, setback, and orientation of the building on the west side of Yonge Street, mid-block between Bloor Street West and Charles Street West
- The scale, form, and massing of the three-storey building within a rectangular shaped plan
- The flat roofline
- The brick cladding
- The architectural details that are representative of the Edwardian Classicism architectural style, including:
 - Simple symmetrical composition with varied bay widths
 - Ashlar sill course, ashlar lintels, and brick pilasters on second and third floors
 - Decorative square billet brickwork that delineates the third floor from the parapet
 - Parapet with stepped up central gable, pilasters, and finials

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 752 Yonge Street as supporting and maintaining the historic character of this portion of Yonge Street, and as being functionally, visually, physically, and historically linked to its surroundings:

- The placement, setback, and orientation of the commercial building on the west side of Yonge Street, mid-block between Charles Street West and Bloor Street West
- The brick cladding on the building's east elevation facing Yonge Street, which is consistent with the brick detailing found in the historic buildings on this portion of Yonge Street
- The scale of the building, which is consistent with the three-storey height and rhythm of narrow storefronts of the adjacent properties, which together form a historic streetwall

SCHEDULE B
LEGAL DESCRIPTION

PIN 21109-0149 (LT)

PART OF PARK LOT 9, CONCESSION 1 FROM THE BAY

GEOGRAPHIC TOWNSHIP OF YORK

AS IN CT858690

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (66)