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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
109 GEORGE STREET (with an entrance address at 117 GEORGE STREET)**

NOTICE OF PASSING OF DESIGNATION BY-LAW 1100-2021

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

RECEIVED
2025/07/22
(YYYY/MM/DD)
Ontario Heritage Trust

TAKE NOTICE that Council for the City of Toronto passed Designation By-law 1100-2021 on December 15, 16 and 17, 2021, which designates the lands, buildings and structures known municipally as 109 George Street (with an entrance address at 117 George 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.TE27.9>

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



 John D. Elvidge
City Clerk

Authority: Toronto and East York Community Council
Item TE27.9, adopted as amended, by City of Toronto
Council on October 1 and 4, 2021

CITY OF TORONTO

BY-LAW 1100-2021

To designate the property at 109 George Street (with an entrance address at 117 George 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 109 George Street (with an entrance address at 117 George 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 109 George Street (with an entrance address at 117 George 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 109 George Street (with an entrance address at 117 George 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 109 George Street (with an entrance address at 117 George 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****109 GEORGE STREET: FRANKEL BUILDING****Reasons for Designation**

The property at 109 George 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 George Street south of Richmond Street East, the property at 109 George Street contains a complex of three interconnected industrial/office structures built between 1915 and 1950. The property was identified for its cultural heritage value through the King-Parliament Secondary Plan Review (2019) and listed on the City's Heritage Register in December 2020.

Statement of Cultural Heritage Value

The property at 109 George Street (with entrance address at 117) has cultural heritage value as a representative early 20th-century example of the warehouse / factory typology, which is evident in the design of the two-three storey, mixed-use industrial and office complex where the original red brick warehouse structure (1915) is setback on the lot and attached to the rear of the 1926 building fronting onto George Street and containing the original primary entrance at the south end of the west elevation. Typical of late-19th and early-20th century warehouse / factory type buildings identified in the King-Parliament area, Classical detailing here includes brick cladding, the principal (west) street-facing elevation embellished with stone trim and classical-style surround on the primary entrance, first-floor stone cornice, and diamond and lozenge detailing at the second and third storeys.

The property is also valued for its association with Frankel Brothers Ltd, a successful scrap metal processing company established owned by German-Jewish philanthropist and entrepreneur Leo Frankel along with his brothers, Maurice and Sigmund. Initially used as a storage yard for the company, the family commissioned the 1915 rear portion of the current complex plus the 1926 portion fronting onto George Street, both of which the successful company rented out to various industrial and commercial tenants over the course of their 45-year ownership at the site.

The property at 109 George Street has historic and associative value for its role within the growth and land development of the old Town of York plan. The ten original city blocks are currently understood as part of the King-Parliament area, which includes some of Toronto's oldest neighbourhoods and commercial and industrial areas.

The complex is valued for its association with the prominent local architectural firm of Chapman & Oxley, who constructed the three-storey red brick structure fronting George Street in 1926. Aside from numerous other industrial commissions completed in the downtown core at the time, the Chapman & Oxley firm is also distinguished for its defining architectural contributions to the Canadian National Exhibition including the Pure Food Building (1921-22), the Ontario Government Building (1926), The Prince's Gate (1927) and the Electrical and Engineering Building (1928-1929). Since 2011, the property is also valued for its association with current tenant, Moriyama & Teshima Architects, a Toronto-based Canadian architecture firm established in 1970 with a world-wise reputation for excellence in design and responsible for minor enhancements to the openings on the primary (west) elevation at George Street including the horizontal brise-soleil at the ground-storey.

Contextually, the property has cultural heritage value as it maintains and supports the historic character of the King-Parliament area. Situated on the east side of George Street south of Richmond Street East, it is an important contributor as it maintains the early 20th century character with its two-three storey scale, industrial use and period details. Its substantial footprint and warehouse / factory typology typify the late-19th to early-20th century built form evolution and character of the area.

Constructed in three stages (1915 with 1926 and 1950 additions), the property at 109-117 George Street is visually and historically linked to its surroundings as a representative example of an industrial warehouse building, with form, massing and stylistic details characteristic of the early twentieth century. The property is physically, functionally, visually and historically linked to the historic, industrial character of the King-Parliament area along with other surviving low-scale, warehouse / factory type buildings of the period that weren't subsequently lost to industrial decline and urban renewal in the second half of the 20th century.

Heritage Attributes

Design or Physical Value

- The three-storey scale, rectangular-form and massing of the 1915 and 1926 portions of the complex
- The materials, with the red brick cladding, and the brick, stone and metal detailing
- The flat roofline of the 1915 and 1926 buildings
- On all four elevations of the original 1915 structure, the vertical raised brick articulation on the north and south elevations expressing a giant colonnade of pilasters between the bays of window openings
- On the 1926 building fronting George Street, the principal (west) elevation with its off-set main entrance at the south end with its stone surround and cornice surmounting the ground-storey openings with their horizontal brise-soleil
- The diamond and lozenge-shaped detailing at the second and third storey levels on the principal (west) elevation

Contextual Value

Attributes that contribute to the value of the property at 109 George Street (with entrance address at 117) as being historically, visually, functionally and physically linked to its setting:

- The placement, setback and orientation of the original 1915 building on the east side of George Street south of Richmond Street East
- The placement, setback and orientation of the 1926 addition, which fronts George Street and serves as the main entrance to the complex, with the 1915 structure attached at the rear (east) end

Note: the two-storey, 1950 addition at the southeastern-most portion of the complex is not a heritage attribute.

SCHEDULE B
LEGAL DESCRIPTION

PIN 21094-0014 (LT)

PART OF TOWN LOT 6, S/S DUCHESS ST, PLAN OF TOWN OF YORK, PREMISE THAT THE BUILDINGS AND FENCES HEREINAFTER MENTIONED ARE THOSE EXISTING ON THE PROPERTY ON THE 8TH DAY OF JANUARY 1927, THEN - COMMENCING AT A POINT IN THE EASTERLY LIMIT OF GEORGE ST WHERE THE SAME WOULD BE INTERSECTED BY THE WESTERLY PRODUCTION OF THE SOUTHERLY FACE OF THE SOUTHERLY WALL OF THE ONE STOREY BRICK BLACKSMITH SHOP STANDING UPON THE ADJOINING LANDS TO THE NORTH OF THE LANDS HEREIN DESCRIBED, THE SAID POINT BEING DISTANT 99 FT 1/2 INCH SOUTHERLY FROM THE INTERSECTION OF THE SAID LIMIT OF GEORGE ST WITH THE SOUTHERLY LIMIT OF DUCHESS ST; THENCE SOUTHERLY ALONG THE SAID LIMIT OF GEORGE ST, 100 FT 2 1/4 INCHES TO THE PRODUCTION WESTERLY OF THE SOUTHERLY FACE OF THE SOUTHERLY WALL OF THE THREE STOREY BRICK BUILDING AND APPURTENANT COVERED WAY STANDING UPON THE SOUTHWESTERLY POINT OF THESE LANDS; THENCE EASTERLY TO AND ALONG THE LAST MENTIONED FACE OF WALL AND ALONG THE LINE OF FENCE RUNNING EASTERLY THEREFROM IN ALL A DISTANCE OF 104 FT 9 1/4 INCHES TO THE POINT WHERE THE SAID FENCE MAKES AN ANGLE, THE SAID POINT BEING DISTANT 199 FT 8 1/2 INCHES SOUTHERLY FROM THE SAID LIMIT OF DUCHESS ST MEASURED ON A COURSE PARALLEL TO THE SAID LIMIT OF GEORGE ST; THENCE SOUTHERLY AND PARALLEL TO THE SAID LIMIT OF GEORGE ST 4 INCHES TO A LINE OF FENCE; THENCE EASTERLY ALONG THE LINE OF THE LAST MENTIONED FENCE, 96 FT TO A POINT IN THE WESTERLY FACE OF THE WESTERLY WALL OF A CORRUGATED METAL SHED STANDING UPON THE LANDS ADJOINING TO THE E OF THESE LANDS, WHICH LAST NAMED POINT IS DISTANT 199 FT 3 1/2 INCHES MEASURED SOUTHERLY ON A COURSE PARALLEL TO THE SAID LIMIT OF GEORGE ST FROM THE SAID LIMIT OF DUCHESS ST; THENCE NORTHERLY ALONG THE LAST MENTIONED FACE OF WALL TO AND ALONG THE EASTERLY FACE OF THE EASTERLY WALL OF THE THREE STOREY BRICK BUILDING STANDING UPON THE EASTERLY POINT OF THESE LANDS IN ALL A DISTANCE OF 104 FT 5 1/2 INCHES TO THE N EASTERLY ANGLE OF THE LAST MENTIONED BUILDING WHICH ANGLE IS DISTANT 94 FT 10 INCHES MEASURED SOUTHERLY ON A COURSE PARALLEL TO THE SAID LIMIT OF GEORGE ST FROM THE SAID SOUTHERLY LIMIT OF DUCHESS ST AND IS DISTANT ALSO 200 FT 6 INCHES EASTERLY FROM THE SAID LIMIT OF GEORGE ST MEASURED ON A COURSE PARALLEL TO THE SAID LIMIT OF DUCHESS ST; THENCE WESTERLY ALONG THE NORTHERLY FACE OF THE NORTHERLY WALL OF THE LAST MENTIONED BUILDING 99 FT 7 INCHES TO THE NORTHWESTERLY ANGLE OF THE SAME WHICH LAST MENTIONED ANGLE IS DISTANT 93 FT 4 INCHES SOUTHERLY FROM THE SAID LIMIT OF DUCHESS ST MEASURED ON A COURSE OF THE SAID LIMIT OF GEORGE ST; THENCE SOUTHERLY ALONG THE WESTERLY FACE OF THE WESTERLY WALL OF THE LAST MENTIONED BUILDING 7 FT TO THE NORTHERLY FACE OF THE NORTHERLY WALL OF THE THREE STOREY BRICK BUILDING STANDING UPON THE N WESTERLY POINT OF THESE LANDS; THENCE WESTERLY ALONG THE NORTHERLY FACE OF THE LAST MENTIONED WALL, BEING TO AND ALONG THE

SOUTHERLY FACE OF THE SOUTHERLY WALL OF THE ONE STOREY BRICK
BLACKSMITH SHOP HEREINBEFORE MENTIONED AND THE PRODUCTION OF THE
SAME IN ALL A DISTANCE OF 100 FT 11 INCHES MORE OR LESS TO THE POINT OF
COMMENCEMENT

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