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

NOTICE OF PASSING OF BY-LAW

To: 450 Yonge Holdings Inc.
81 Ronald Avenue
Toronto, Ontario
M6E 4M9
Attn: Heather Gilbert

Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 1997-0176 to designate 450 Yonge Street as being of architectural and historical value or interest.

Dated at Toronto this 1st day of May, 1997.



Sydney K. Baxter
City Clerk

No. 1997-0176. A BY-LAW

To designate the property at 450 Yonge Street as being of architectural and historical value or interest.

(Passed April 14, 1997.)

WHEREAS by Clause 5 of Neighbourhoods Committee Report No. 6, adopted by Council at its meeting held on April 14, 1997, authority was granted to designate the property at 450 Yonge Street as being of architectural and historical value or interest;

AND WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historic or architectural value or interest;

AND WHEREAS the Council of The Corporation of the City of Toronto has caused to be served upon the owners of the land and premises known as No. 450 Yonge Street and upon the Ontario Heritage Foundation Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*;

AND WHEREAS the reasons for designation are set out in Schedule "B" to this by-law;

AND WHEREAS no notice of objection to the proposed designation has been served upon the Clerk of the municipality;

THEREFORE the Council of The Corporation of the City of Toronto enacts as follows:

1. The property at 450 Yonge Street, more particularly described and shown on Schedule "A" to this by-law, is designated as being of architectural and historical 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 Schedules "A" and "C" 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 owner of the property at 450 Yonge Street and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

BARBARA HALL,
Mayor.

SYDNEY K. BAXTER
City Clerk.

Council Chamber,
Toronto, April 14, 1997.
(L.S.)

SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of Lots A and B according to Plan 159 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64).

The herein before described land being delineated by heavy outline on Plan SYE2842 dated April 9, 1997, as set out in Schedule "C".

SCHEDULE "B"

Heritage Property Report

Basic Building Data:

Address: 450 Yonge Street (northwest corner of Yonge and College Streets)

Ward: 6

Current Name: not applicable

Historical Name: Oddfellows Hall

Construction Date: 1892

Architect: Dick and Wickson

Contractor/Builder: none found

Additions/Alterations: 1931, ground floor altered for Canadian Bank of Commerce by Dominion Realty Company;
1996, window openings altered and metal cornice removed

Original Owner: Independent Order of Oddfellows (IOOF)

Original Use: commercial (stores, offices and lodge hall)

Current Use*: commercial (stores and offices)

Heritage Category: Neighbourhood Heritage Property (Category C)

Recording Date: October 1996

Recorder: HPD:KA

* this does not refer to permitted use(s) as defined in the Zoning By-law

Historical Background:

During the late 19th century, the area around the intersection of Yonge and College Streets was a predominantly residential neighbourhood north of the downtown core. College Street originated as College Avenue, a private

road leading west from a gate at Yonge Street to the University of Toronto campus. With the conveyance of College Street to the City in 1889, and the proximity of streetcar lines along Yonge, College, Carlton and Church Streets, a commercial node with low-scale buildings developed at the corner of Yonge and College.

The site of 450 Yonge Street, formerly occupied by the Toronto Kennel Club, was vacant in 1891. In October of that year, the Canadian Contract Record announced that "Messrs. Dick and Wickson, architects, are preparing plans for a new business building to be erected at the northwest corner of Yonge Street and College Avenue. The lower stories will be devoted to stores and offices, with Oddfellows Hall above." This was one of the last commissions completed by the firm prior to the untimely death of Norman B. Dick in 1895 (his partner, A. Frank Wickson practised alone for a decade before forming a new partnership with Alfred H. Gregg).

The property at 450 Yonge Street was owned and developed by the Independent Order of Oddfellows (IOOF), an international, self-governed, secret and benevolent society, operating under the lodge system. Like the better known Masonic Order, the Oddfellows developed signs of recognition, ritualist ceremonies and rites, and degrees of rank and station. While the order evidently dates to the Middle Ages, it was reconstituted in early 18th century England. The first North American lodge opened in the United States in 1819, becoming independent of the English order in 1842. The next year, a Canadian lodge was established in Montreal, followed by a Toronto chapter in 1846. Canada Lodge No. 49, founded in 1868 and the oldest surviving lodge in the City, commissioned the hall at 450 Yonge Street.

During its first year of operation, the Oddfellows Hall hosted the meetings of the Canada, Canton, Covenant and Metropolitan Degree Lodges, as well as the Hall, Board and General Relief Committees of the IOOF and the Nehoboth and Toronto Encampments. Original tenants elsewhere in the building included the Medical Inhalation Company and the Ontario School of Languages. The prominently located corner site attracted a variety of services, with doctors, tailors and dressmakers, as well as a dentist, druggist, music teacher, florist and barrister. Another original tenant, a branch of the Canadian Bank of Commerce (the Toronto bank founded by William McMaster and later amalgamated with the Imperial Bank), occupied the ground floor for over 100 years.

Architectural Description:

The Oddfellows Hall blends features associated with popular architectural styles of the late 19th century. Its medieval-inspired design combines towers, gables and stone details from the Gothic Revival style with dormers and roof shapes associated with Chateau designs. Rising 4 stories above a sandstone base, the building has red brick walls and brick, sandstone and metal trim. It extends 5 bays along Yonge Street and 10 bays on College Street.

On the Yonge Street (east) facade, octagonal towers rise 5 stories to mark the outer corners of the wall. The southernmost tower wraps around the corner of College Street. The towers have pierced parapets with corbelled machicolations, and narrow window openings recalling medieval fortifications. Between the towers, the east wall is organized vertically by brick piers and horizontally by cornices and band courses. The cornice and sign band that separates the first and second stories continues along the College Street facade. On Yonge Street, the entrance in the first storey was altered in 1931. The original flat-headed opening with a plain transom was replaced by an arched pediment and a tripartite fanlight with grillwork. In the lower 3 floors, flat-headed window openings contain sliding-sash windows and display stone sills and lintels, and brick quoins. The segmental-headed window openings in the fourth floor have stone keystones and contain stone tracery.

The pattern and detailing of the window openings continues on the College Street (south) facade. The wall is highlighted by a series of gabled wall dormers and, at the west end, a square tower with a hipped roof. The tower has a Flemish wall dormer containing a double window with tracery and a blind fanlight with carving. A second Flemish wall dormer has paired window openings within a stone ogee arch. A narrow chimney rises from this wall. In the first floor, a round-arched door opening has double wood doors, a fan transom and stone detailing.

The north wall abuts a contemporary low-rise office building. The west facade, separated from the neighbouring building by a narrow laneway, has segmental-headed window openings.

Significant interior features are the entrance hall off College Street with its paired wood doors and moulded cornice, the ground-floor elevator lobby, the elevator cage with an arched metal screen, the fourth-floor lodge room and, at the northeast corner of the building, a 4-storey light well topped by a skylight. The lodge room, located in the southwest corner of the fourth floor, has a moulded cornice with gilt-trimmed brackets and moulded ceiling beams.

Context:

The Oddfellows Hall at 450 Yonge Street is a prominent landmark on the northwest corner of Yonge and College Streets. Its neighbours to the west are the Upper Canada Bible Society at 14 College Street and the Canadian Order of Foresters Building at 22 College Street, both completed in 1910.

The presence of the former Eaton's College Street Store (now College Park) on the southwest corner of Yonge and College Streets, and the proximity of the Toronto Hydro Building at 14 Carlton Street and Maple Leaf Gardens at 438 Church Street, reflect the transformation of the area as a major commercial destination in the early 1930s. All of the above-noted properties are included on the City of Toronto Inventory of Heritage Properties.

Summary:

The property at 450 Yonge Street is identified for architectural and historical reasons. Completed in 1892, the building was commissioned by the Canada Lodge of the Independent Order of Oddfellows, the order's oldest surviving lodge in Toronto. It represents the work of Dick and Wickson, an important architectural firm in the late 1800s. With its towers, gables and mixture of brick and stone, the 4-storey building is a significant example of late-19th century design. The Oddfellows Hall is a prominent landmark on the northwest corner of Yonge and College Streets, reflecting the 19th-century character of the area.

Sources Consulted:

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Arthur, Eric. Toronto. No Mean City. 3rd ed. Revised by Stephen A. Otto. University of Toronto, 1986.

Assessment Rolls. City of Toronto. 1891 ff.

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"Commercial Buildings - Toronto, Ontario." Contract Record and Engineering Review (15 October 1930), 94.

"Contracts Awarded - Toronto, Ontario." Contract Record and Engineering Review (10 December 1930), 54.

"Contracts Awarded - Toronto, Ontario." Canadian Contract Record (31 October 1891), 2.

"Contracts Open - Toronto, Ontario." Canadian Contract Record (21 November 1891), 11.

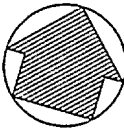

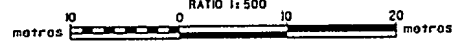
McHugh, Patricia. Toronto Architecture. A City Guide. 2nd ed. McClelland and Stewart, 1989.

Middleton, J. E. The Municipality of Toronto. Vol. II. Dominion Publishing Company, 1923.

"Obituary - Alexander Frank Wickson". Journal, Royal Architectural Institute of Canada (January 1937), 14.

SCHEDULE "C"

MAP AREA 50H-23

		GRENVILLE STREET	
		YONGE STREET	
LANE		Reg'd Plan 159	
		No. 460	
38.40		38.40	
		No. 450	
18.29		18.29	
		38.40	
COLLEGE STREET			
 PREMISES 450 YONGE STREET		CITY WORKS SERVICES CITY OF TORONTO	
<p>NOTE:</p> <p>THIS SKETCH IS NOT A PLAN OF SURVEY AND HAS BEEN COMPILED FROM SURVEY NOTES AND OFFICE RECORDS. IT SHALL NOT BE USED EXCEPT FOR THE PURPOSE INDICATED IN THE TITLE BLOCK.</p>		SKETCH TO ILLUSTRATE	
		LAND DESIGNATED AS BEING OF ARCHITECTURAL AND HISTORICAL VALUE OR INTEREST	
			
		Drawn <u>A.C.M.M.</u> Checked <u>W.J.M.</u> Date: April 9/97	
		W. Kowalenko-City Surveyor	
		FLE YI-H49	
		PLAN SYE2842	

SYE2842