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JA

Jeffrey A. Abrams
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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1996 CHAPTER 0.18 AND
275-277 YONGE STREET
CITY OF TORONTO, PROVINCE OF ONTARIO**

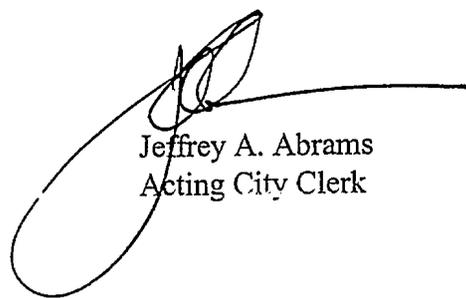
NOTICE OF PASSING OF BY-LAW

To: Karrum Properties Inc.
c/o Smith Lyons
40 King Street West
Suite 5800
Toronto, Ontario

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. 543-2001 to designate 275-277 Yonge Street as being of architectural and historical value or interest.

Dated at Toronto this 12th day of July, 2001.


Jeffrey A. Abrams
Acting City Clerk

File .


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Larissa
July 25/01

Authority: Downtown Community Council Report No. 5, Clause No. 40,
as adopted by City of Toronto Council on June 26, 27 and 28, 2001
Enacted by Council: June 28, 2001

CITY OF TORONTO

BY-LAW No. 543-2001

To designate the property at 275-277 Yonge Street (John Bugg Store) as being of architectural and historical value or interest.

WHEREAS authority was granted by Council to designate the property at 275-277 Yonge Street (John Bugg Store) 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 historical or architectural value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 275-277 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 "A" to this by-law; and

WHEREAS no notice of objection to the proposed designation was served upon the Clerk of the municipality.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 275-277 Yonge Street, more particularly described in Schedule "B" and shown on Schedule "C" attached 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 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 275-277 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*.

ENACTED AND PASSED this 28th day of June, A.D. 2001.

CASE OOTES,
Deputy Mayor

JEFFREY A. ABRAMS,
Acting City Clerk

(Corporate Seal)

SCHEDULE "A"
HERITAGE PROPERTY REPORT

1.0 INTRODUCTION

This report is the "Long Statement of Reasons for Designation" for the designation of the properties at 275 and 277 Yonge Street (John Bugg Stores) under Part IV of the *Ontario Heritage Act*. It contains the Heritage Property Profile, as well as sections on the Historical Occupancy, Architectural Description and Significance of the property. Sources, a Location Map and Photographs are included. The introduction, below, forms the "Short Statement of Reasons for Designation", intended for publication.

The properties at 275 and 277 Yonge Street are recommended for designation for architectural and historical reasons. John Bugg, a Toronto builder, lumber merchant, magistrate, councillor, and alderman, commissioned the pair of stores in 1868. Their construction is attributed to Robert Carroll and William Rogers, local builders.

The John Bugg Stores display the symmetry, brick construction and detailing associated with 19th century Georgian design. Each unit features a 2½-storey rectangular plan (with later additions to the rear) that is organized into two bays. A gable roof with bracketed eaves on the west end and classically-detailed dormers on the west and east slopes covers the buildings. A firebreak wall with two chimneys marks the south end of 275 Yonge Street. While the first-floor openings have been altered, portions of an earlier shopfront survive on 275 Yonge Street. In the second floor, the two stores are divided by a fluted pilaster that is repeated at the south end of 275 Yonge Street. Each unit displays a pair of segmental-arched window openings with sash windows, louvered shutters, and sills. The side (north and south) walls abut the neighbouring commercial buildings. The rear (east) wall is visible on 277 Yonge Street where a segmental-arched opening is located in the second floor. The buildings are extended by a two-storey gable-roofed addition with parging. A second addition, with brick construction and a gable roof, is attached to the east end of 275 Yonge Street.

The properties at 275 and 277 Yonge Street are located on the east side of the street, south of Dundas Square. The John Bugg Stores are significant as early surviving examples of the low-scale commercial buildings that are associated with the historical development of Yonge Street.

1.1 HERITAGE PROPERTY PROFILE

JOHN BUGG STORES

ADDRESS:	275 and 277 Yonge Street (east side of Yonge Street, south of Dundas Square) 27 (Toronto Centre-Rosedale)
WARD:	
NEIGHBOURHOOD/COMMUNITY:	Downtown
HISTORICAL NAME:	John Bugg Stores
CONSTRUCTION DATE:	1868
ORIGINAL OWNER:	John Bugg, lumber merchant
ORIGINAL USE:	Commercial (pair of stores)
CURRENT USE: *	Commercial (* <i>this does not refer to permitted use(s) defined by the Zoning By-law</i>)
ARCHITECT/BUILDER/CRAFTSMAN:	Robert Carroll, builder, and William Rogers, carpenter (attrib.)
ARCHITECTURAL STYLE:	Georgian
DESIGN/CONSTRUCTION:	Brick construction
ALTERATIONS:	Pre-1884, rear (east) addition; dates unknown, storefronts altered and rear (east) addition on #275
HERITAGE CATEGORY:	Category C
RECORDER:	Kathryn Anderson, Heritage Preservation Services
REPORT DATE:	January 2001

2.0 HISTORICAL OCCUPANCY AND SIGNIFICANCE:

2.1 PARK LOT 8

Following the founding of the Town of York in 1793, Lieutenant-Governor John Graves Simcoe authorized the division of the lands between present-day Queen and Bloor Streets and west of the Don River into a series of park lots that were awarded to the military and political elite. Captain George Player received park lot 8, located immediately east of Yonge Street (as surveyed in 1796).

Born in England, George Player (1736-1822) immigrated to New Jersey where he became a member of the Society of Friends, or Quakers. Player left the sect to join the British Army during the American Revolutionary War, earning the rank of captain. Moving to York in 1796, Player received substantial land holdings, including a 200-acre farm lot at the northeast corner of Yonge and Bloor Streets. The latter tract was subsequently conveyed to Sheriff William Botsford Jarvis as the site of the country estate and suburban neighbourhood, "Rosedale".

In 1790, Player transferred the south 40 acres of park lot 8 to Captain John McGill, owner of the adjoining (east) park lot 7. McGill served with Simcoe and the Queen's Rangers during the Revolutionary War. After his relocation to York in 1792, McGill was in charge of army provisions,

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3.2 ARCHITECT, BUILDER OR CRAFTSMAN

The plans for the John Bugg Stores are attributed to Robert Carroll, a Toronto builder, assisted by William Rogers, a local carpenter. Carroll and Rogers constructed the neighbouring stores at 267-269 Yonge Street for Bugg in 1866 (*Globe*, 3 November 1866, 2).

3.3 ARCHITECTURAL CHARACTER: DESIGN AND CONSTRUCTION

The John Bugg Stores feature two units with 2½-storey rectangular plans (with later additions to the rear) that are organized into two bays. A gable roof with bracketed eaves on the west end and classically-detailed dormers on the west and east slopes covers the buildings. A firebreak wall with two chimneys marks the south end of 275 Yonge Street. While the first-floor openings have been altered, portions of an earlier shopfront survive on 275 Yonge Street. In the second floor, the two stores are divided by a fluted pilaster that is repeated at the south end of 275 Yonge Street. Each unit displays a pair of segmental-arched window openings with sash windows, louvered shutters, and sills. The side (north and south) walls abut the neighbouring commercial buildings. The rear (east) wall is visible on 277 Yonge Street where a segmental-arched opening is located in the second floor. The buildings are extended by a two-storey gable-roofed addition with parging. A second addition, with brick construction and a gable roof, is attached to the east end of 275 Yonge Street.

3.4 ARCHITECTURAL SIGNIFICANCE

The John Bugg Stores are architecturally important as surviving examples of Georgian-styled commercial buildings in downtown Toronto. They are typical of the low-rise structures that lined Yonge Street as it developed in the mid-19th century.

4.0 CONTEXT

4.1 CONTEXT AND SETTING

The properties at 275 and 277 Yonge Street are located on the east side of the street, south of Dundas Square. The John Bugg Stores share their setback with the adjoining commercial buildings.

In the block between Shuter Street and Dundas Square, the George Pears Stores (1891) at 229 Yonge Street, John Northway Company Building (1928) at 236-242 Yonge Street, Art Metropole Building (1911) at 241 Yonge Street, John William Drummond Store (1868) at 253 Yonge Street, Chapman Brothers Jewellery (pre-1910) at 261 Yonge Street, and Childs Restaurant and Offices (1918) at 279-283 Yonge Street are listed on the City of Toronto Inventory of Heritage Properties. The Pantages Theatre (1920) at 263 Yonge Street is a city-wide landmark that is designated under the *Ontario Heritage Act*.

4.2 CONTEXTUAL SIGNIFICANCE

The properties at 275 and 277 Yonge Street are contextually important. The John Bugg Stores contribute through their built form to the historic appearance of Yonge Street as the location of low-scale commercial buildings rising two to three stories.

5.0 SUMMARY

The properties at 275 and 277 Yonge Street are historically significant as examples of mid-19th century commercial architecture commissioned by John Bugg, a Toronto businessman and politician. Architecturally, the John Bugg Stores are important surviving examples of Georgian-styled stores reflecting the development of Yonge Street with low-scale commercial buildings.

6.0 SOURCES

Abstract Index of Deeds, Plan 22A, Lot 13.

Assessment Rolls, St. James Ward, City of Toronto, 1865 ff.

Blumenson, John. Ontario Architecture. Toronto: Fitzhenry and Whiteside, 1990.

"Building in Toronto". *The Globe* (3 November 1866) 2.

City of Toronto Directories, 1860 ff.

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Subject: By-law: Designation of premises 275 and 277 Yonge Street (John Bugg Store)
under Part IV of the Ontario Heritage Act
(Ward 27 –Toronto Centre-Rosedale)
File: Y1-H53

SCHEDULE "B"

In the City of Toronto and Province of Ontario, being composed of part of Lot 13 on the east side of Yonge Street on Plan 22A registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), the boundaries being described as follows:

COMMENCING at a point in the easterly limit of Yonge Street where the same is intersected by the line of the southerly face of the southerly wall of the three storey brick building standing in July, 1950, upon the lands lying immediately to the north of the lands hereindescribed, the said point of intersection being distant 18.49 metres more or less, measured southerly along the said easterly limit of Yonge Street from the southerly limit of Dundas Square, formerly Wilton Avenue;

THENCE easterly along the said line of southerly face of wall representing in part the northerly limit of said Lot 13, a distance of 27.11 metres more or less, to the easterly extremity of the said line;

THENCE northerly and parallel to the said easterly limit of Yonge Street, 0.15 metres to the site of the line of the southerly face of the southerly wall of an old brick building formerly standing upon the rear part of the said lands lying immediately to the north of the lands hereindescribed;

THENCE easterly along the said site of the line of wall 11.10 metres more or less, to the point of intersection thereof with the westerly limit of a Lane in rear of said Lot 13, the last mentioned point of intersection being distant 18.39 metres more or less, measured southerly along the said westerly limit of the Lane from the said southerly limit of Dundas Square;

THENCE southerly along the said westerly limit of Lane 11.04 metres more or less, to the point of intersection thereof with the line of the northerly face of the northerly wall of an old one storey brick building standing at the date hereinbefore mentioned upon the lands lying immediately to the south of the said lands hereindescribed;

THENCE westerly along the line of the said northerly face of wall to and along the centre line of partition wall between the brick building standing at the date hereinbefore last mentioned upon the said lands hereindescribed and the next brick building to the south thereof in all a distance of 38.14 metres more or less to the easterly limit of Yonge Street aforesaid;

THENCE northerly along the last mentioned limit 10.80 metres more or less, to the point of commencement.

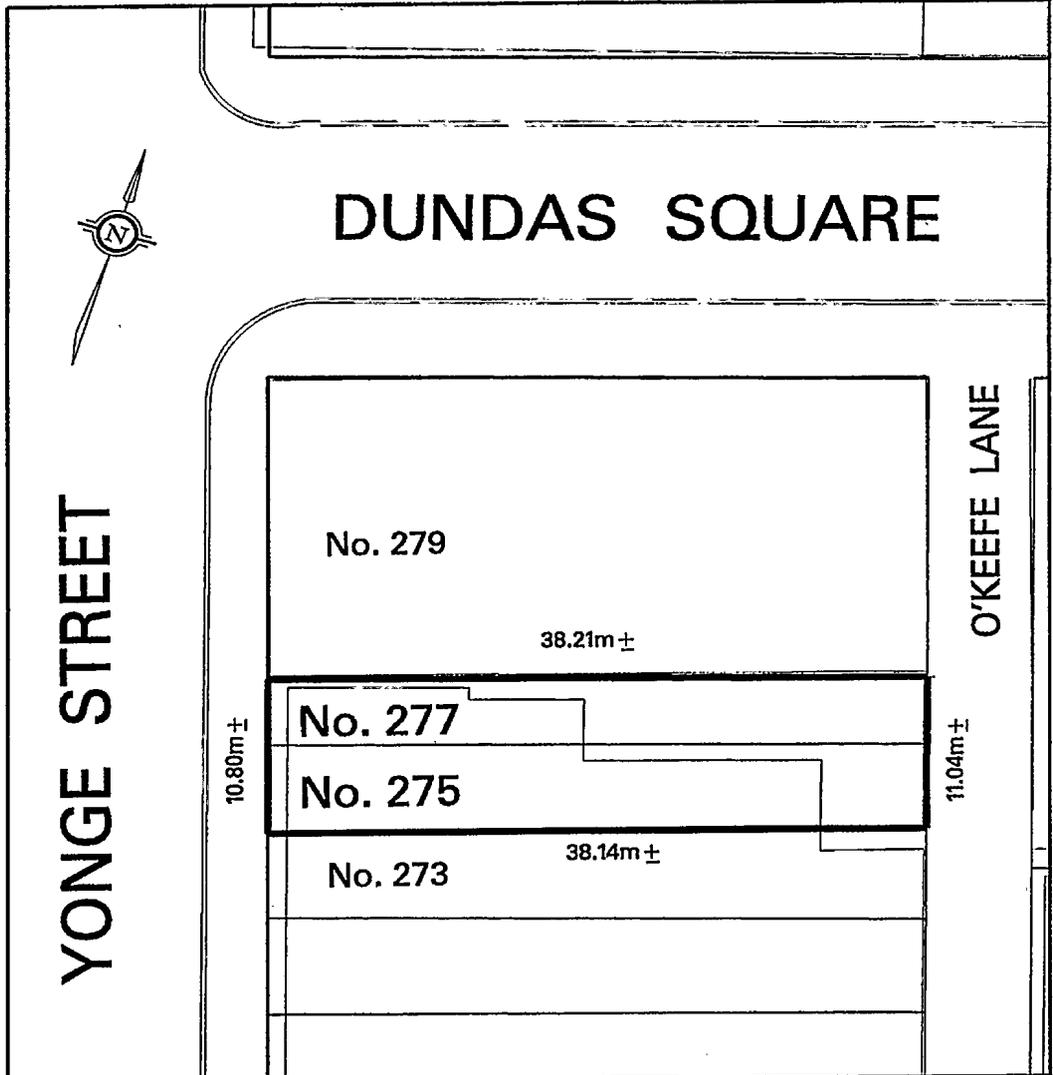
The easterly limit of Yonge Street as confirmed under the Boundaries Act by Plan BA-1091 (CT257509).

The said lands being most recently described in Instrument CA710875

(FIRSTLY).

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2001-040 dated June 20, 2001, as set out in Schedule "C".

SCHEDULE "C"



TORONTO

WORKS & EMERGENCY SERVICES
TECHNICAL SERVICES DIVISION
SURVEY & MAPPING

NOTE:
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.

PROPERTY INFORMATION SHEET

Nos. 275 AND 277 YONGE STREET
(JOHN BUGG STORE), LAND DESIGNATED
AS BEING OF ARCHITECTURAL AND
HISTORICAL VALUE AND INTEREST
(NOT TO SCALE)

WARD 27 TORONTO CENTRE-ROSEDALE
DATE: JUNE 20, 2001

SKETCH No. PS-2001-040