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JAN 09 2015

Ulli S. Watkiss
City Clerk

RECEIVED

Secretariat

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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
2388 YONGE STREET (ENTRANCE ADDRESS FOR 2384 YONGE STREET)
POSTAL STATION K

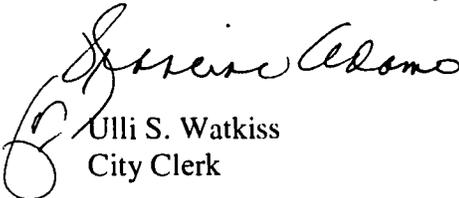
NOTICE OF PASSING OF BY-LAW

[REDACTED]

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

Take notice that on December 11, 2014, the Toronto City Council has passed By-law No. 58-2015 to designate the property known municipally as 2388 Yonge Street, with an entry address of 2384 Yonge Street (Postal Station K), as being of cultural heritage value or interest.

Dated at Toronto this 8th day of January, 2015.



Ulli S. Watkiss
City Clerk

Copy to: Interested Persons
Mary L. MacDonald, Acting Manager, Heritage Preservation Services
Jasmine Stein, Municipal Law Unit, Legal Division
Director, Community Planning, North York District
Deputy Chief Building Official & Director, Building Division-North York

Authority: North York Community Council Item 33.8,
as adopted by City of Toronto Council on July 8, 9, 10 and 11, 2014

CITY OF TORONTO

BY-LAW No. 58-2015

To designate the property known municipally as 2388 Yonge Street, with an entry address of 2384 Yonge Street (Postal Station K), 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 2388 Yonge Street, (entry address 2384 Yonge Street), (Postal Station K), as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 2388 Yonge Street (entry address 2394 Yonge Street) and upon the Ontario Heritage Trust, Notice of Intention to designate the property and caused the Notice of Intention to be posted on the City's web site 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 the reasons for designation are set out in Schedule "A" to this by-law; and

Whereas no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto enacts:

1. The property at 2388 Yonge Street (entry address 2384 Yonge Street), more particularly described in Schedule "B" and shown on Schedule "C" 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 2388 Yonge Street and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site 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 11, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)

Description

The property at 2384 Yonge Street is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage values, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values.

Located on the southwest corner of Yonge Street and Montgomery Avenue in North Toronto, the property was listed on the City of Toronto Inventory of Heritage Properties in 1974.

Statement of Cultural Heritage Value

The property at 2384 Yonge Street is historically significant beyond its setting in North Toronto as the historical location of the famous uprising at Montgomery's Tavern, a pivotal event that was the culmination of the Rebellion of 1837 and changed the course of politics in Canada. From his headquarters at the tavern, newspaper editor and politician William Lyon Mackenzie led a group of rebels in an audacious attempt to overthrow the provincial government. While the rebels were suppressed in a confrontation that resulted in the destruction of the tavern by government troops, as a direct result of these events responsible government was established in Canada. This historical location of Montgomery's Tavern was declared a National Historic Site by the federal government in 1925 and commemorated with a historical plaque.

The building known as Postal Station "K" has value as a rare example of a postal facility in Toronto with Modern Classical features incorporating Canadian iconography. Presiding over the east façade on Yonge Street, four panels with stylized sculptures depict different modes of mail delivery in Canada. The Royal cypher of King Edward VIII placed above the main entrance is unique, forever linking this building with the monarch who was never crowned, choosing instead to abdicate the throne of England.

Postal Station "K" has significance as the most recognized commission of Murray Brown, the Toronto architect who was among the practitioners chosen by the Chief Architect's Branch of the federal Public Works Department to design small-scaled public works during the Great Depression of the 1930s. Brown began his career with the commission for the first municipal building for the Township of North York, and was known in Toronto and across Canada for the movie theatres he designed for the Famous Players and Capital chains.

Contextually, the property at 2384 Yonge Street is valued because it is visually and historically linked to its surroundings at Yonge Street and Montgomery Avenue in North Toronto where it is part of a small but significant enclave of public buildings that anchors this intersection in the heart of North Toronto. On the opposite corner, Police Station #12 and, behind it, Fire Hall #28, were built following the annexation of the area by the City of Toronto and placed on the historic location of North Toronto's town hall. The pair are complemented in scale by Postal Station "K", commissioned by the federal government for a site of national importance.

With its location at an important intersection, its National Historic Site status, and the distinctive appearance of Postal Station "K", the property at 2384 Yonge Street has cultural heritage value as a local landmark in North Toronto.

Heritage Attributes

The heritage attributes of the property at 2384 Yonge Street are:

- The building historically known as Postal Station "K"
- The scale, form and massing on a two-storey rectangular plan beneath a flat roofline with coping
- The materials, with stone cladding and stone, metal and tile trim
- On the principal (east) façade, the symmetrical organization with a central entrance in the first floor
- The detailing on the east entry, which is set in a stone surround, flanked by incised obelisks that terminate in a sculpted lion and unicorn, and surmounted by the Royal cypher of Edward VIII
- On the east façade, the pair of incised panels with sculptures portraying postal delivery in Canada, and the inscription "Dominion Public Building" that is incised in the stone beneath the roofline
- The fenestration on the east façade and side elevations (north and south), with tall flat-headed openings in the first storey and smaller versions in the upper floor
- The secondary entrances in the first storey of the side elevations (north and south)
- On the interior, the panelled and beamed ceiling in the main-floor post office, and the stairwells inside the north and south entrances with pattern terrazzo floors on the landings and stainless steel stair railings
- The placement, setting and orientation of the building on the west side of Yonge Street
- In the northeast corner of the property, the flagpole that rises from the stone cairn to which is affixed the bilingual federal plaque commemorating the property as a National Historic Site, with the boundaries of this recognition extending five metres around the plaque

SCHEDULE "B"
LEGAL DESCRIPTION

PIN 21171-0169 (LT)

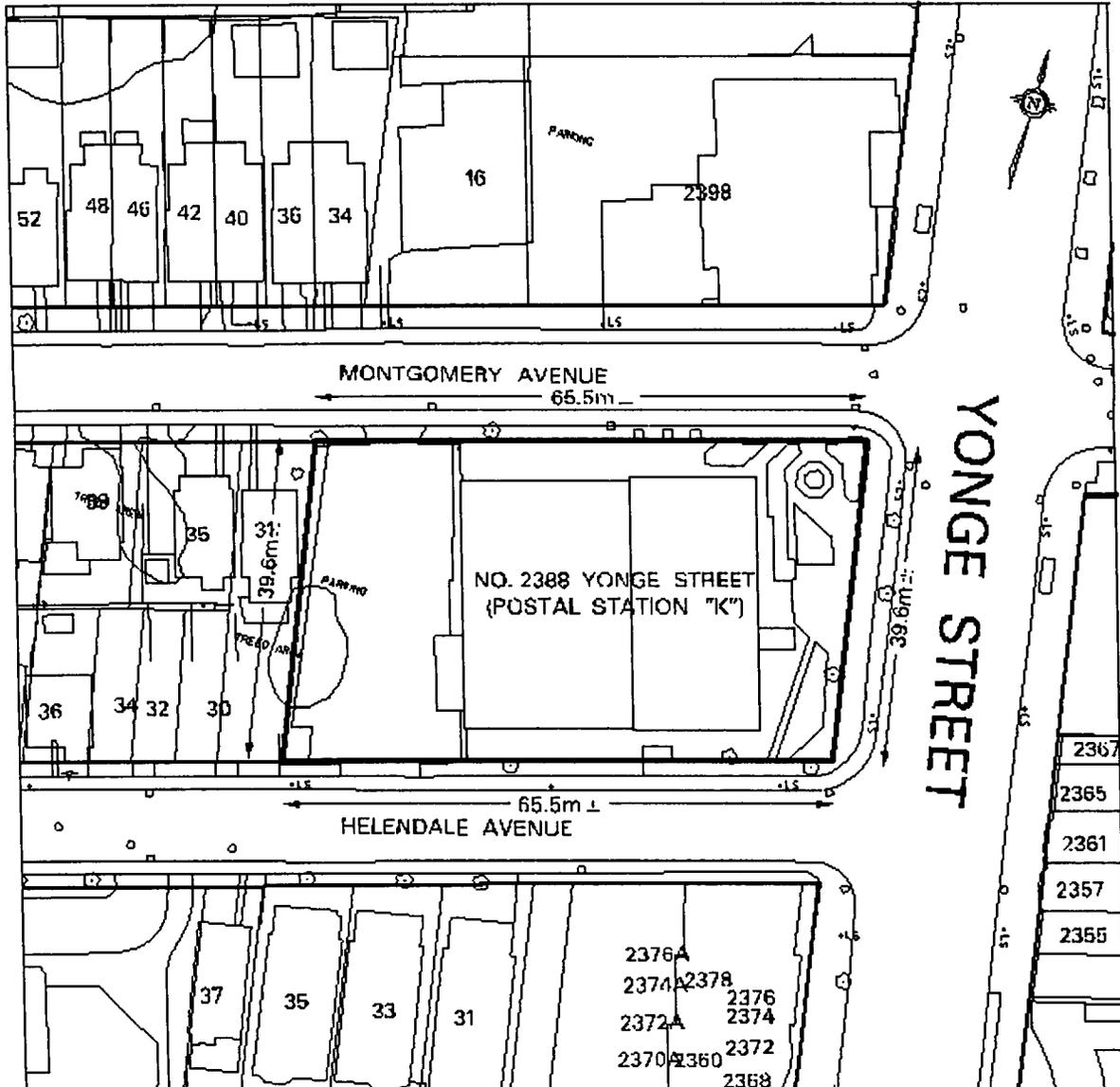
PT LT 5 PL 334 NORTH TORONTO AS IN TN8955 EXCEPT PT 3 63R1436

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2013-016 dated March 5, 2013, as set out in Schedule "C".

SCHEDULE "C"



MUNICIPAL ENGINEERING DIVISION
SURVEY & UTILITY MAPS

NOTE:
THIS DRAWING IS NOT
A PLAN OF SURVEY
AND DOES NOT CONSTITUTE
FROM SURVEY NOTES AND
OTHER RECORDS. THIS
NOT BE USED EXCEPT FOR
THE PURPOSES INDICATED
IN THE TITLE BLOCK

DRAWN BY: JOHN LEUNG
PREPARED BY: CHRYSTLE P.

WARD 10 EGLIN ON LAWN
DATE: MARCH 25, 2013

PROPERTY INFORMATION SHEET

NO. 2388 YONGE STREET (POSTAL STATION "K")
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST

1:100 TO SCALE

SKETCH No. PS-2013-016