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City Clerk's Office

ONTARIO HERITAGE TRUST

APR 22 2013

RECEIVED

Secretariat  
Francine Adamo  
North York Community Council  
North York Civic Centre  
5100 Yonge Street  
Toronto, Ontario M2N 5V7

Ulli S. Watkiss  
City Clerk

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IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER 0.18 AND  
174 OLD YONGE STREET  
(ST. JOHN'S RECTORY)  
CITY OF TORONTO, PROVINCE OF ONTARIO

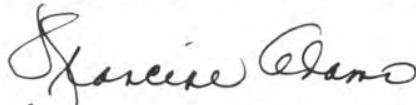
NOTICE OF PASSING OF BY-LAW

[REDACTED]  
[REDACTED]  
174 Old Yonge Street  
Toronto, Ontario  
M2P 1P9

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

Take notice that the Council of the City of Toronto has passed By-law 470-2013, being a by-law to designate the property at 174 Old Yonge Street (St. John's Rectory) as being of cultural heritage value or interest.

Dated at Toronto this 18th day of April, 2013.

  
62 City Clerk

Attach

cc: Acting Manager, Heritage Preservation Services, City Planning Division  
Jasmine Stein, Municipal Law Unit, Legal Division  
Deputy Chief Building Official and Director, Building Division, North York District  
Interested Persons

Authority: North York Community Council Item 11.3,  
as adopted by City of Toronto Council on December 11, 12 and 13, 2007

**CITY OF TORONTO**

**BY-LAW No. 470-2013**

**To designate the property at 174 Old Yonge Street (St. John's Rectory) 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 174 Old Yonge Street (St. John's Rectory) 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 174 Old 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 a notice of objection dated January 17, 2008 was served upon the Clerk of the municipality; and

Whereas the objector has withdrawn its objection; 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 174 Old 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 174 Old 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 April 4, 2013.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)



## **SCHEDULE "A"** **REASONS FOR DESIGNATION**

### Description

The property at 174 Old Yonge Street is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under three categories of design, associative and contextual value. Located on the west side of Old Yonge Street, north of York Mills Road, the two-storey house form building was completed in 1878 as the rectory of St. John's Anglican Church. The site is listed on the City of Toronto Inventory of Heritage Properties.

### Statement of Cultural Heritage Value

St. John's Rectory has associative value for its connection with St. John's Anglican Church. Parish records outline the history of the church and its rectory. The congregation was founded in the 1790s as the first mission outpost of St. James' Cathedral. Members met in private residences and a schoolhouse until 1817 when the original church was constructed on the hilltop overlooking Yonge Street (known as Old Yonge Street since 1835 when Yonge Street was straightened and realigned to the west). St. John's was the first Anglican church built outside the Town of York. The original building was replaced by the present church, which was completed in 1844 according to the designs of early Toronto architect, John Howard. The property now identified as 19 Don Ridge Road that contains St. John's Anglican Church and Cemetery is included on the City's heritage inventory.

In 1841, the congregation acquired the property now known as 174 Old Yonge Street from parishioner William Marsh, using the house form building on the site for the rectory. By the late 1860s, the structure was deemed uninhabitable and a series of rectors were housed in rented accommodation. The congregation raised funds to build a new rectory and, in early 1876, approved the plans of a "Mr. Fisher of Eglinton," a carpenter and lumber merchant. Construction proceeded under the supervision of contractor Joseph Pennock. Following the completion of the rectory in 1878, Canon Henry Bath Osler was the first clergyman to occupy the premises. The site of many social events associated with the church, the rectory was altered during the World War II era, after which the north part of the property was severed and sold.

The design value of St. John's Rectory relates to its appearance as a rare surviving house form building connected to the York Mills community as it developed in the 1800s. It remains an example of the residential buildings popularized in the 19<sup>th</sup> century that were identified by their modest scale and symmetry. In York Mills, with the relocation of the surviving mill cottages and the C. W. Jeffery's House, St. John's Rectory stands in its original location on Yonge Street before the roadway was realigned.

Contextually, the property at 174 Old Yonge Street contributes to the late 19<sup>th</sup> century character of York Mills. Located on Old Yonge Street, which predates the current Yonge Street as the major thoroughfare through the hamlet, St. John's Rectory is one of the few remaining buildings from the period when York Mills developed as a milling enterprise in York Township (later North York). The origins of the community date to 1804 when the first in a series of mills began operating along the west branch of the Don River. When a post office opened in the vicinity in 1836, the outlet was named "York Mills". Served by a stage coach running north on

Yonge Street, the area around present-day Yonge Street and York Mills Road attracted additional industries (a tannery and pottery), as well as hotels, stores, houses, a school and churches, the first of which was St. John's Anglican Church. A small group of properties in York Mills, illustrating a range of late 19<sup>th</sup> century building stock, is recognized on the City's heritage inventory. The Jolly Miller Tavern (1857) at 3885 Yonge Street and the C. W. Jeffreys House (the noted artist's house, dating to circa 1833) at 4111 Yonge Street are also designated under Part IV of the Ontario Heritage Act. St. John's Anglican Church and Rectory are surviving York Mills buildings of note that remain in their original locations.

#### Heritage Attributes

The heritage attributes of St. John's Rectory related to its design, associative and contextual value as a surviving example of a late 19<sup>th</sup> century house form building associated with St. John's Anglican Church that is an important feature on Old Yonge Street in York Mills are:

- Above a stone foundation, the scale, form and massing of the two-storey rectangular plan
- The frame construction with stucco cladding and wood trim
- The medium-pitched gable roof with extended eaves and, at the south end, a brick chimney
- The symmetrical organization of the three-bay principal (east) façade facing Old Yonge Street
- The central placement of the main entrance in a paneled surround with sidelights and a segmental-arched tripartite transom with leaded diamond glazing
- Protecting the entry, the open porch with a gable roof and a round-arched opening supported on slender paired wood piers
- Flanking and surmounting the entry, the segmental-arched window openings with voussoirs and lug sills, which retain the pattern of two-over-two sash windows typical of the late 19<sup>th</sup> century
- The continuation of the shape and detailing of the fenestration from the east façade to the side elevations (north and south)
- On the east façade south (left) of the entry, the addition of a small square window opening



**SCHEDULE "B"****LEGAL DESCRIPTION**

PIN 10103-0223 (LT)

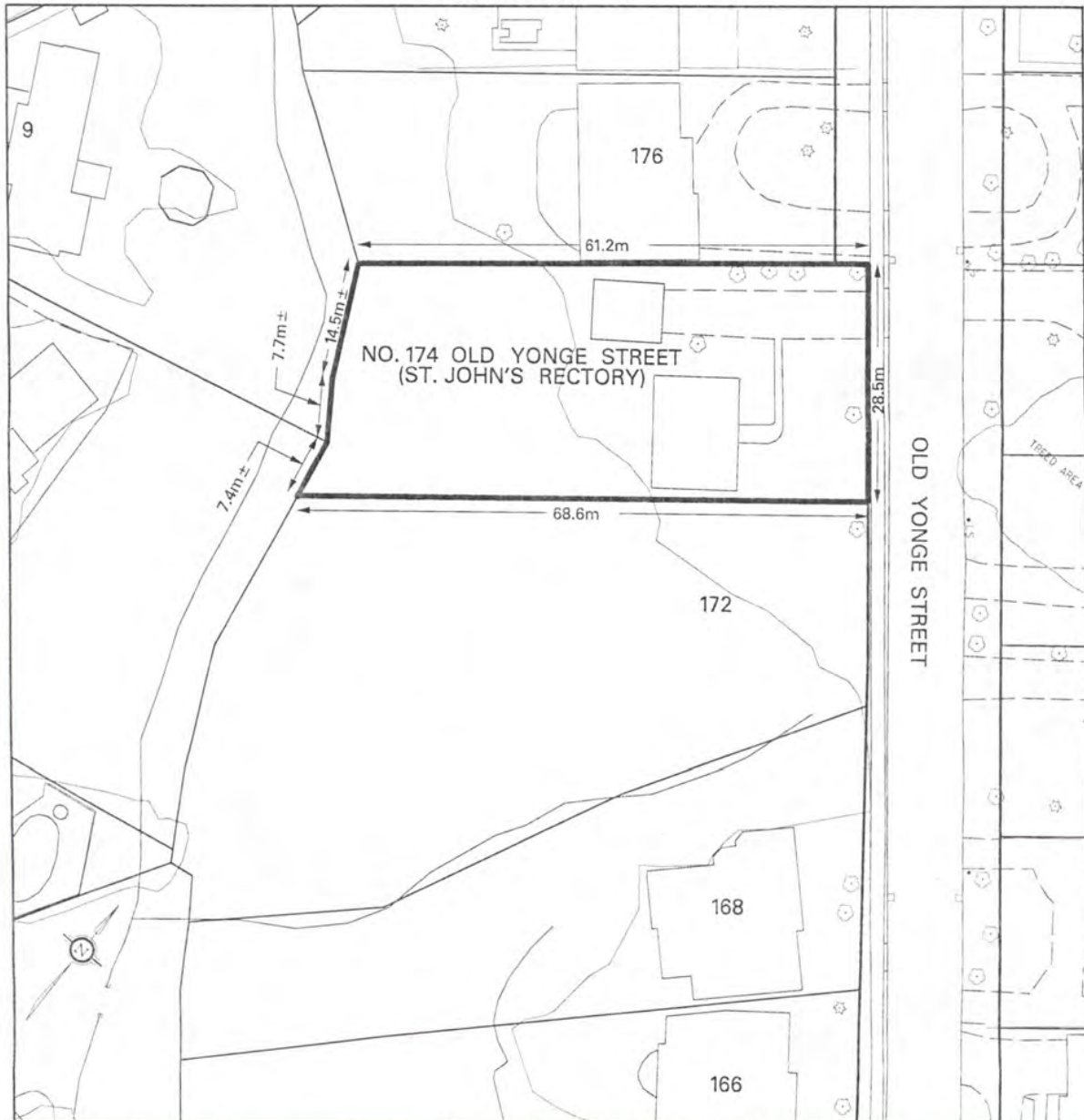
Part Lot 11, Concession 1, designated as PART 1 66R-24908

City of Toronto (former City of North York) 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-2012-072 dated June 20, 2012, as set out in Schedule "C".

## SCHEDULE "C"


**Toronto**

 TECHNICAL SERVICES DIVISION  
 SURVEY & UTILITY 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

CHECKED BY: JOHN HOUSE  
 PREPARED BY: DWAYNE PITT

WARD 25 - DON VALLEY WEST  
 DATE: JUNE 20, 2012

## PROPERTY INFORMATION SHEET

NO. 174 OLD YONGE STREET  
 (ST. JOHN'S RECTORY)

LAND DESIGNATED AS BEING OF  
 CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

SKETCH No. PS-2012-072