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City Clerk's Office

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND**

381 YONGE STREET


CITY OF TORONTO, PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW 799-2019

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

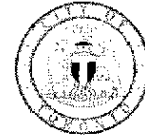
Take notice that the Council of the City of Toronto has passed By-law 799-2019 to designate 381 Yonge Street (Toronto Centre, Ward 13) as being of cultural heritage value or interest.

Dated at Toronto this 7th day of June, 2019.


Ulli S. Watkiss
City Clerk

ONTARIO HERITAGE TRUST
JUN 12 2019
RECEIVED

Authority: Toronto and East York Community Council
Item TE3.13, as adopted by City of Toronto Council on
February 26, 2019



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Ulli S. Watkiss, City Clerk

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2019-05-28

CITY OF TORONTO

BY-LAW 799-2019

To designate the property at 381 Yonge 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 381 Yonge 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 381 Yonge 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 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 no notice of objection was served upon the Clerk of the municipality; 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 381 Yonge 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 at 381 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 May 15, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

The property at 381 Yonge Street (Yonge Street Mission Building) is worthy of inclusion on the City of Toronto's Heritage Register and 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

The property at 381 Yonge Street contains the Yonge Street Mission, an institutional building located on the east side of Yonge Street south of Gerrard Street East.

Originally constructed in 1904, the Yonge Street Mission is a two-storey structure with a pitched roof including five skylights along the ridgeline. The principal (west) elevation was completely rebuilt to the designs of Mathers & Haldenby, architects, in 1953.

Statement of Cultural Heritage Value

The Yonge Street Mission Building has design value as a fine representative of a low-rise, mid-twentieth century institutional building whose Stripped Classicism is indicative of the work of the prominent Toronto architectural firm, Mathers & Haldenby. The style defines a transitional moment in Toronto architecture immediately following WWII that was expressed as a blending of Neo-Classicism and Modernism. At the Yonge Street Mission Building, traditional limestone cladding and details maintain a classical monumentality on the principal (west) elevation while the strong verticality of the openings and their minimalist detailing harken toward Modernist curtain wall construction and its associated aesthetic.

The property at 381 Yonge Street has historic value for its association with the history of the Yonge Street Mission founded in 1896 and the organization's operation at the subject location since 1904 (then owned by the Hon. Samuel Hume Blake), providing charitable services and social programs to vulnerable residents in Toronto. Since 1979, the Mission's Evergreen Centre has focused these efforts on the needs of street youth.

The current building is valued for its association with the architectural firm of Mathers & Haldenby, who designed many prominent mid-century structures across the city including the iconic Imperial Oil Building at 111 St. Clair Avenue West, which is recognized on the City's Heritage Register.

Situated on the east side of Yonge Street south of Gerrard Street East and abutting the corner property at 385-391 Yonge Street, the Yonge Street Mission has contextual value as it maintains the low-rise building character that defined the historic built form of the area from the mid-nineteenth century through the mid-twentieth century.

The Yonge Street Mission is also valued as a long-time local landmark institution on Yonge Street, south of Gerrard. This charitable organization has provided assistance to Toronto's most

vulnerable residents since its founding in 1896 and has operated continuously from 381 Yonge Street since 1904. The Yonge Street Mission is an important institution in the social history of the city that has been physically, functionally, visually and historically linked to its surroundings for the past 115 years.

Heritage Attributes

The heritage attributes of the Yonge Street Mission Building are:

- The setback, placement and orientation of the building on the east side of Yonge Street south of Gerrard Street East
- The scale, form and massing of the two-storey building with its flat roof behind a gabled parapet on the principal (west) elevation and pitched roof with five skylights over the auditorium (which are part of the Yonge Street Mission building's earlier 1904 design by the architectural firm, G. M. Miller & Co. and appear in the original architectural drawings).
- The principal (west) elevation with its Indiana limestone cladding
- The bracketed wood soffit at the roofline on the principal (west) elevation
- The arrangement of the fenestration on the upper floor of the principal (west) elevation with the three evenly-spaced rectangular openings with stone headers, surrounds and profiled mullions in a three-over-three-over-three pattern centrally and two-over-two-over-two near the north and south ends
- The carvings in their centred position in the limestone entablature on the principal (west) elevation including the lighthouse emblem, architectural lettering reading "Yonge Street Mission" and two equal-sided crosses

SCHEDULE B
LEGAL DESCRIPTION

381 Yonge Street, Toronto

PIN: 21101-0043 (LT)

PART OF LOT 34 E/S YONGE ST, PLAN 22A TORONTO AS IN OT46105; TORONTO
CITY OF TORONTO