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Authority: Toronto and East York Community Council Item 35.11,
as adopted by City of Toronto Council on July 6, 7 and 8, 2010
Enacted by Council: August 27, 2010

CITY OF TORONTO

BY-LAW No. 1176-2010

To designate the property at 335 Yonge Street (Empress Hotel) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 335 Yonge Street (Empress Hotel) as being of cultural heritage 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 buildings and structures located thereon, to be 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 land and premises known as 335 Yonge Street and upon the Ontario Heritage Trust, a 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, 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 HEREBY ENACTS as follows:

1. The property at 335 Yonge Street, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, are 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 335 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, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 27th day of August, A.D. 2010.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION**Description

The property at 335 Yonge Street is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual value. Located on the southeast corner of Yonge Street and Gould Street, the Empress Hotel (1888) is a three-storey commercial building. The property was included on the City of Toronto Inventory of Heritage Properties in 1974.

Statement of Cultural Heritage Value

The Empress Hotel has design value as a well-crafted example of a late 19th century commercial building that blends elements of the popular Second Empire and Romanesque Revival styles of the era. The distinctive corner tower with a classically-detailed mansard roof from Second Empire styling is combined with the monumental round-arched openings that typify the Romanesque Revival style in a carefully crafted composition designed to enhance the presence of the building on Toronto's most prominent commercial street.

Contextually, the Empress Hotel is a local landmark on the southeast corner of Yonge Street and Gould Street, where it is the only surviving 19th century commercial building along the east side of Yonge Street in the block between Dundas Street East and Gould Street. With its position on a corner lot and visible tower, the Empress Hotel stands as a reminder of the grandeur of Yonge Street as it developed in the late 19th and early 20th centuries as Toronto's "main street".

Heritage Attributes

The heritage attributes of the property at 335 Yonge Street are:

- The scale, form and massing of the structure with the three-storey rectangular plan.
- The red brick cladding with brick and stone trim.
- The distinctive corner (northwest) tower with a mansard roof and classically-detailed dormers on the north and west faces.
- On the Yonge Street (west) and Gould Street (north) façades, the cornices (with brackets on the west elevation) and corbelled brickwork along the rooflines.
- The organization of the fenestration in the upper floors, where brick piers separate the round-arched openings on the west façade and the combination of round-arched, segmental-arched and flat-headed openings on the east elevation, many of which contain original wood sash windows.
- In the round-arched openings on the tower and west façade, the original wood windows with brick and stone detailing, mullions and decorative glass.
- On the north elevation, the decorative brick and stone detailing on the window openings, with brick string courses linking the window heads.
- The position of the building on a corner lot at Yonge Street and Gould Street.

SCHEDULE "B"

PIN 21101-0097 (LT)

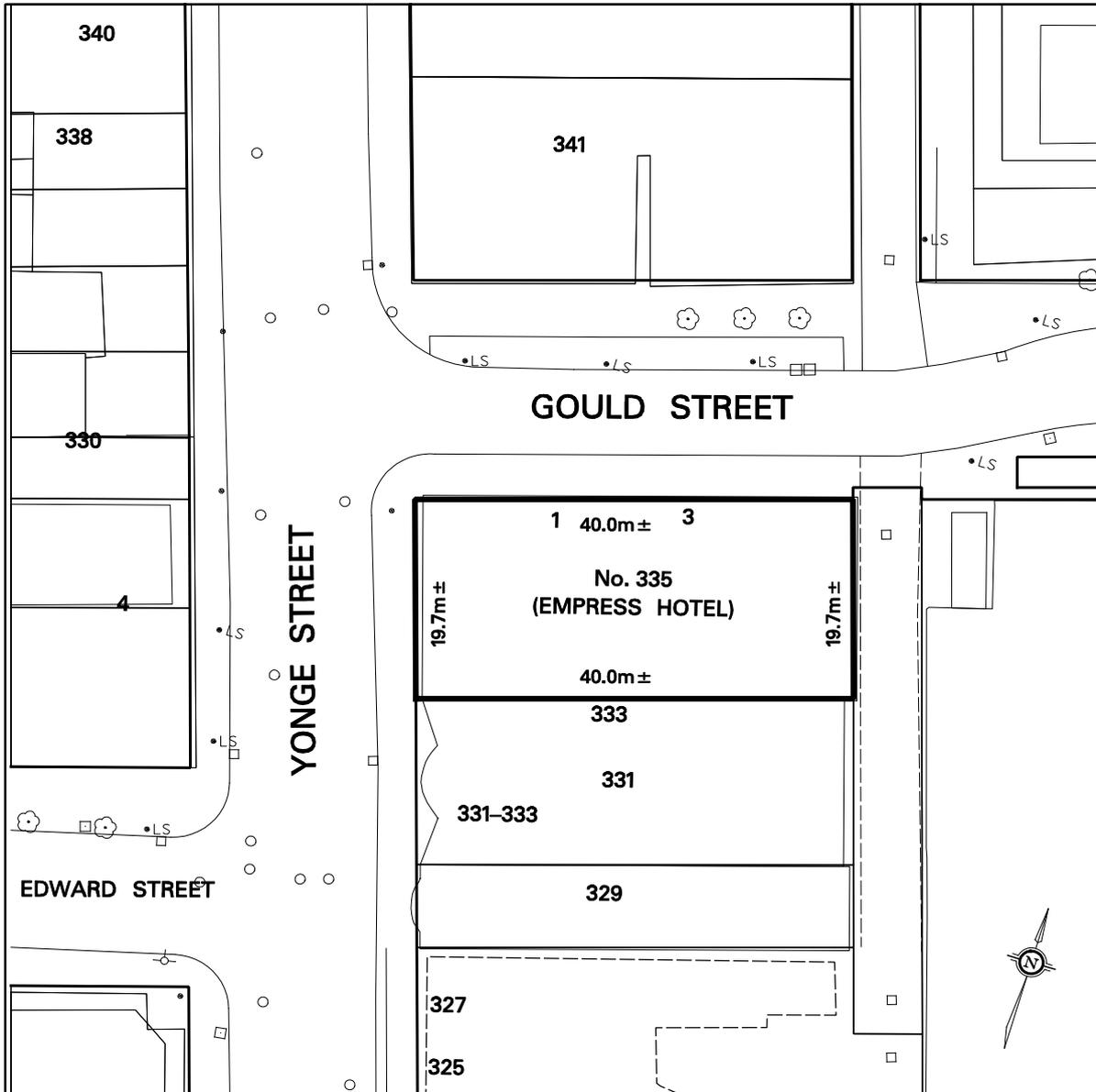
Lot 25 on the east side of Yong Street on Plan 22A, Toronto

City of Toronto, 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-2010-066 dated August 20, 2010, as set out in Schedule "C".

SCHEDULE "C"



Toronto
 TECHNICAL SERVICES DIVISION
 SURVEY & MAPPING SERVICES

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 27 - TORONTO CENTRE-ROSEDALE
 DATE: AUGUST 20, 2010

PROPERTY INFORMATION SHEET

NO. 335 YONGE STREET (EMPRESS HOTEL)
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

SKETCH No. PS-2010-066