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

712 YONGE STREET

CITY OF TORONTO, PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW 944-2019

ONTARIO HERITAGE TRUST
10 ADELAIDE STREET EAST
TORONTO, ON M5C 1J3

ONTARIO HERITAGE TRUST

JUL 25 2019

RECEIVED

Take notice that the Council of the City of Toronto has passed By-law 944-2019 to designate 712 Yonge Street (Toronto Centre, Ward 13) as being of cultural heritage value or interest.

Dated at Toronto this 24th day of July, 2019.

Ulli S. Watkiss
City Clerk

Authority: Item CC2.6, as adopted by City of Toronto
Council on January 30 and 31, 2019



CITY OF TORONTO

BY-LAW 944-2019

CERTIFIED TRUE COPY
Ulli S. Watkiss, City Clerk

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Use PDF reader to verify

2019-07-04

To designate the property at 712 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 712 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 712 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 website 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 712 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 712 Yonge Street at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website 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 June 19, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 712 YONGE STREET

The property at 712 Yonge Street is worthy of 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 the category of contextual value.

Description

The property at 712 Yonge Street contains a two-storey commercial building dating to 1909 that was commissioned by the Yonge Street Realty Company headed by Frederick B. Robins and designed by Toronto architect, George R. Harper. It is found near the south end of the intact group of five commercial buildings at 710-718 Yonge Street that, following their identification as “contributing heritage properties” in the Historic Yonge Street Heritage Conservation District (HCD) Plan, were listed on the City of Toronto's Heritage Register in 2016. The northernmost unit of the group at 718 Yonge Street was individually designated under Part IV, Section 29 of the Ontario Heritage Act in October 2017 by By-law 1026-2017.

Statement of Significance

The property at 712 Yonge Street is valued for the design of the building as a representative example of a “Main Street Row” identified by the two-storey scale, the glazed storefront with residential or commercial units in the upper floor, and the Edwardian Classical styling popular for early 20th-century commercial structures. It shares its appearance with the adjoining buildings at 710, 714 and 716 Yonge Street, which were designed at the same time, along with the neighbouring structure at 718 Yonge Street (which is currently overclad).

Contextually, the property at 712 Yonge Street has cultural heritage value for its contribution to the character of Yonge Street, south of Bloor Street, which is typified by the surviving buildings, both individual and in groups, which are historically linked to the metamorphosis of Yonge Street into Toronto's main commercial corridor. It contributes to Yonge Street's commercial main street character, which is expressed, in part, by mixed-use and commercial buildings that housed services, amenities and employment opportunities to support daily life in neighbouring residential areas, and which also provided cultural pursuits for the entire city. As such, it is physically, functionally, visually and historically linked to Yonge Street, south of Bloor Street.

Heritage Attributes

The heritage attributes of the commercial building at 712 Yonge Street are:

- The placement, setback and orientation of the building on the west side of Yonge Street, which is part of the five-part row of contiguous buildings at 710-718 Yonge Street
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the corbelled brickwork (east)
- The materials, with the brick cladding (the brick has been painted) and the brick, stone and wood detailing
- The Yonge Street (east) elevation where, above the first-floor storefront (which has been altered), the trio of flat-headed window openings are separated by brick pilasters with coping and have stone sills and stone lintels incorporating rondels with floral motifs

SCHEDULE B
LEGAL DESCRIPTION

712 Yonge Street

PIN 21109-0230 (LT)

PART OF LOT 4 PLAN D3, PART 2 PLAN 66R30395; TOGETHER WITH AN EASEMENT
OVER PART OF LOTS 2,3 AND 4 PLAN D3, PARTS 5,6 AND 7 PLAN 66R30395 AS IN
CA397809; CITY OF TORONTO