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City Clerk's Office

ONTARIO HERITAGE TRUST

**Secretariat**  
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North York Community Council  
North York Civic Centre  
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Toronto, Ontario M2N 5V7

**Ulli S. Watkiss**  
City Clerk

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DEC 17 2019

RECEIVED

**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER O.18 AND  
CITY OF TORONTO, PROVINCE OF ONTARIO  
50 EGLINTON AVENUE WEST**

**NOTICE OF PASSING OF BY-LAW**

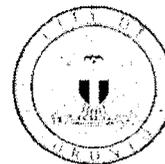
Ontario Heritage Trust  
10 Adelaide Street East  
Toronto, Ontario  
M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law 1641-2019 to designate the property at 50 Eglinton Avenue West (Eglinton-Lawrence - Ward 8) as being of cultural heritage value or interest.

Dated at Toronto this 13<sup>th</sup> day of December, 2019.

Ulli S. Watkiss  
City Clerk

Authority: North York Community Council Item NY7.8,  
as adopted by City of Toronto Council on July 16, 17 and  
18, 2019



**CITY OF TORONTO**

**BY-LAW 1641-2019**

**CERTIFIED TRUE COPY**  
**Ulli S. Watkiss, City Clerk**

Digitally signed document  
Use PDF reader to verify

2019-12-10

**To designate the property at 50 Eglinton Avenue West 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 50 Eglinton Avenue West 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 50 Eglinton Avenue West 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 50 Eglinton Avenue West, 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 50 Eglinton Avenue West 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 November 27, 2019.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**SCHEDULE A****STATEMENT OF SIGNIFICANCE  
REASONS FOR DESIGNATION**

The property at 50 Eglinton Avenue West 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. It 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 50 Eglinton Avenue West is located on the northwest corner of Duplex Avenue, west of Yonge Street in the Yonge-Eglinton neighbourhood and the historic community of North Toronto. It contains the building known historically as the Eglinton Substation, which was constructed in 1922 by the Toronto Hydro-Electric System to provide power for the extension of the electric street railway, the existing radial railway on Yonge Street, and the Eglinton Carhouse (1922, and no longer extant) at the southwest corner of Yonge and Eglinton.

In 2017, the property at 50 Eglinton Avenue West was identified for its potential cultural heritage value in the Midtown in Focus: Cultural Heritage Resource Assessment (2018).

**Statement of Cultural Heritage Value**

The property at 50 Eglinton Avenue West has design value as a well-crafted example of Edwardian Classicism applied to a hydro substation from the interwar period that was custom-designed for the Toronto Hydro-Electric System. As the most popular style of architecture for most building types in the early decades of the 20th century, Eglinton Substation exemplifies the style in the somber brick cladding with the stone detailing on the door and window surrounds, coping and cornice, with the latter incorporating a name band reading "Toronto Hydro-Electric System" on the principal (south) elevation.

The associative value of the Eglinton Substation is through its links to the beginnings of the Toronto Hydro-Electric System (THES), which began operations in 1911 as a public company designed to deliver electric power from Niagara Falls in the expanding city, a role previously undertaken by private enterprises. As a new entity, the THES employed in-house design staff, principally A. E. Salisbury who first updated existing substations across the city before presenting a template for new buildings that shared a similar classically-inspired design aesthetic, with the Eglinton Substation amongst the earliest examples. The building was the first substation opened by the Toronto Hydro-Electric System in North Toronto and powered the expanded electric street railway, the existing radial railway and the new Eglinton Carhouse under the direction of the recently founded Toronto Transportation Commission (forerunner to today's Toronto Transit Commission or TTC). The Eglinton Substation pre-dated the Glengrove Substation (1930) on Yonge Street, north of Eglinton Avenue, another institutional landmark in North Toronto that is recognized on the City's Heritage Register.

Contextually, the property at 50 Eglinton Avenue West anchors the northwest corner of Eglinton and Duplex avenues, one block west of Yonge Street where it is a highly visible feature with its

location, vintage and appearance. Physically, functionally, visually and historically linked to its setting, the Eglinton Substation stands as an institutional landmark in North Toronto.

#### Heritage Attributes

The heritage attributes of the Eglinton Substation at 50 Eglinton Avenue West are:

- The placement, setback and orientation of the building on the northwest corner of Duplex Avenue
- The scale, form and massing of the building, which rises two extended stories on the sloped site with the raised base that is higher at the south end and has stone band courses and flat-headed window openings on the south, east and north elevations
- The materials, with the red brick cladding and the brick, stone and wood detailing
- The flat roofline with the stone coping and stone cornice that extends from the south elevation to the west and north elevations and incorporates a name band reading “Toronto Hydro-Electric System” on the south end
- The principal (south) elevation, which is symmetrically organized into three bays with the central entrance in the first (ground) floor that is flanked and surmounted by flat-headed openings with stone surrounds and multi-paned windows
- The main (south) entrance, where the pair of wood doors with glazing is placed in the classically-detailed surround with the entablature, mouldings and brackets
- The east side elevation facing Duplex Avenue and the rear (north) elevation (the latter is viewed from Duplex Avenue), which continue the pattern of symmetrically-placed flat-headed window openings with stone surrounds
- The west elevation is concealed by the adjoining building at 60 Eglinton Avenue West.

**SCHEDULE B**

## LEGAL DESCRIPTION

PIN 21171-0332 (LT)  
PART OF LOTS 6 AND 7, REGISTERED PLAN 542E,  
DESIGNATED AS PART 1, PLAN 63R-4527

City of Toronto and Province of Ontario  
Land Titles Division of the Toronto Registry Office (No. 66)