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NOV 16 2020

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER 0.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
2100 AND 2106 YONGE STREET
NOTICE OF INTENTION TO DESIGNATE**

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

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 2100 and 2106 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act.

2100 Yonge Street

Reasons for Designation

The property at 2100 Yonge Street (including the entrance addresses at 2102 and 2104 Yonge Street and 8 and 12 Manor Road West) 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 all three criteria of design and physical, historical and associative, and contextual values.

Description

The property at 2100 Yonge Street (including the entrances addresses at 2102 and 2104 Yonge Street and 8 and 12 Manor Road West) is situated on the west side of Yonge Street at the northwest corner of Yonge Street and Manor Road West. The property at 2100 Yonge Street contains a large two-storey commercial building with glazed storefronts in the first-storey and apartments in the second-storey. The property at 2100 Yonge Street was constructed in 1936-7 and was designed by the architect Benjamin Brown (1890-1974).

The property at 2100 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. It was listed on the City of Toronto Heritage Register on 2 October 2017.

Description

The property at 2106 Yonge Street (including entrance addresses at 2108 and 2110 Yonge Street) is situated on west side of Yonge Street between Manor Road West and Hillsdale Avenue West. It contains a large two-storey commercial building with glazed storefronts in the first-storey and apartments in the second-storey. The property at 2106 Yonge Street was constructed in 1937-8 and the architect is unknown.

The property at 2106 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area.

Statement of Cultural Heritage Value

Design and Physical Value

The property at 2106 Yonge Street has design and physical value as being a representative example of a "Main Street Row," which is identified by the two-storey scale, rectangular form and massing, the flat roofline, and the glazed commercial storefront with residential or commercial units in the upper floor. These elements are typical of buildings dating to the interwar era in North Toronto.

Contextual Value

The property at 2106 Yonge Street has contextual value for its role in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2106 Yonge Street is historically, visually and physically linked to its setting as part of a continuous group of commercial buildings with a shared setback in the block between Manor Road West and Hillsdale Avenue West. The design and modest classical details in the property at 2106 Yonge Street are linked to the neighbouring property at 2100 Yonge Street, which was designed one-year prior, and includes the same continuous stone band course connecting the window heads and a stone cornice that sits above the storefronts, as well as buff brick masonry.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the value of the property at 2106 Yonge Street as a representative example of a "Main Street Row":

- The two-storey scale, rectangular form and massing, and flat roofline
- The glazed commercial storefront in the first-storey with commercial or residential units in the second-storey

Contextual Value

Attributes that contribute to the value of the property at 2106 Street as a defining, supporting, and maintaining the historical mid-rise character of the area and being historically, visually, and physically linked to its surroundings:


- The setback, placement and orientation of the building on the west side of Yonge Street between Manor Road West and Hillsdale Avenue West where it is part of a continuous row
- The materials, with the buff brick cladding and the brick and stone detailing
- The modest classical elements, including the continuous stone band course connecting the window heads and the stone cornice that sits above the storefronts (which have been altered)

Note: the south side elevation adjoins the neighbouring building. No heritage attributes are identified on the side (north) elevation. The second-storey windows are not original and are not identified as a heritage attribute.

Notice of an objection to the proposed designations may be served on the City Clerk, Attention: Ellen Devlin, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 2nd floor, Toronto, Ontario, M5H 2N2, within thirty days of November 12, 2020, which is December 14, 2020. The notice of objection must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 12th day of November, 2020.



 John D. Elvidge
Interim City Clerk