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City Clerk's Office

Secretariat
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

John D. Elvidge
City Clerk

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RECEIVED
2022/04/28
(YYYY/MM/DD)
Ontario Heritage Trust

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
1909 YONGE STREET**

NOTICE OF PASSING OF DESIGNATION BY-LAW 259-2022

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3
registrar@heritagetrust.on.ca

TAKE NOTICE that Council for the City of Toronto passed Designation By-law 259-2022 on April 6 and 7, 2022, which designates the lands, buildings and structures known municipally as 1909 Yonge Street, under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, as a property of cultural heritage value or interest.

This notice is being served to the Owner of the Property, the Ontario Heritage Trust, and any Objectors and Interested Persons.

The City Clerk did not receive any objections to the Notice of Intention to Designate the Property. Therefore, City Council did not consider any objections and passed the Designation By-law for the Property.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Take notice that an appeal of the Designation by-law for the Property by those persons permitted to appeal under section 29 of the Ontario Heritage Act may be made by filing a notice of appeal with the City Clerk, Attention: Administrator, Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2; Email: hertpb@toronto.ca within thirty days of April 28, 2022, which is May 30, 2022.

A Notice of Appeal must:

- (1) set out the reasons for the objection to the designation by-law; and
- (2) set out the reasons in support of the objection to the designation by-law.

If you wish to appeal to the Ontario Land Tribunal (OLT), forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>.

Who Can File An Appeal:

Any persons who object to the designation by-law may refer the matter to the Ontario Land Tribunal.

Getting Additional Information:

A copy of the by-law and background information about the application is available for public inspection by contacting Heritage Planning staff at heritageplanning@toronto.ca.

Further information in respect of the Designation By-law is available from the City of Toronto at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.CC39.15>

Dated at the City of Toronto on April 28, 2022.


John D. Elvidge
City Clerk

Authority: Item CC39.15, as adopted by City of Toronto Council on February 2 and 3, 2022

CITY OF TORONTO

BY-LAW 259-2022

To designate the property at 1909 Yonge Street (including the entrance addresses at 2 and 2A Davisville Avenue) 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 1909 Yonge Street (including the entrance addresses at 2 and 2A Davisville Avenue) 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 1909 Yonge Street (including the entrance addresses at 2 and 2A Davisville Avenue) 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 within the prescribed time under the Ontario Heritage Act; 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 1909 Yonge Street (including the entrance addresses at 2 and 2A Davisville Avenue) 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 1909 Yonge Street (including the entrance addresses at 2 and 2A Davisville Avenue) 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 April 7, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

1909 YONGE STREET

(including the entrance addresses at 2 and 2A Davisville Avenue)

Reasons for Designation

The property at 1909 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 categories of design/physical value, associative value, and contextual value.

Description

The property at 1909 Yonge Street (including the entrance addresses at 2 and 2A Davisville Avenue) is located in the historic community of Davisville/North Toronto, where it anchors the northeast corner of Yonge Street and Davisville Avenue. The property contains the J. J. Davis General store, a 2-storey late-Victorian vernacular mixed-use building with frontages on both Yonge Street and Davisville Avenue, which was constructed circa 1890 and was owned and occupied by members of the Davis family of Davisville from 1896 to 1945.

Surrounding properties recognized on the Heritage Register include a row of early-20th-century main street commercial buildings immediately to the north at 1913, 1917, 1919, 1919A, 1921 and 1923 Yonge Street.

Statement of Cultural Heritage Value

Dating to circa 1890, the property at 1909 Yonge Street is a representative example of a late-Victorian vernacular mixed-use building typology. It retains its scale, form, and massing as a two-storey brick building with a cross-gable roof, and original window openings at the upper storey. The building's ground storey has been significantly altered over time to accommodate commercial uses.

The property at 1909 Yonge Street has historical value as a rare surviving mixed-use building on Yonge Street from the late 19th century. The property is also valued for its associations with the historical evolution of the Davisville neighbourhood, for which it served the important role of post office and general store in the late-19th and early-20th centuries. The property has further historical value for its associations with the Davis family of Davisville, in particular postmaster and grocer J. J. Davis and his two brothers Charles R. and Herbert B. Davis, who owned the property from 1896 to 1945 and operated it as a post office and store for nearly 50 years.

Located at the northeast corner of Yonge Street and Davisville Avenue, and reflecting a late-19th-century scale and architectural form, the mixed-use building at 1909 Yonge Street has contextual value for its contribution to the historic character of the east side of Yonge Street, between Davisville Avenue and Millwood Road, which features a grouping of late-19th- and early-20th-century buildings.

As one of the oldest mixed-use buildings in the surrounding area, the property at 1909 Yonge Street also has contextual value for its visual and historical links to its surroundings. Located at the corner of Yonge Street and Davisville Avenue, one of the earliest east-west streets in the area, the building reflects the first wave of development in Davisville, and is a remnant of the fine-grained mixed-use streetscape that existed along Yonge Street in the 19th century.

Anchoring the northeast corner of Yonge Street and Davisville Avenue, and featuring a rare early architectural form along Yonge Street in North Toronto, the property at 1909 Yonge Street may also be considered a local landmark within Davisville.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the value of the property at 1909 Yonge Street as representative of the late-Victorian vernacular mixed-use typology include:

- The building's scale, form and 2-storey massing
- The building's cross-gabled roof, with gable ends facing west and south, and the hipped roof profile at the northeast corner of the building
- The property's original L-shaped plan
- The property's brick construction with brick and stone exterior details
- Upper storey segmentally-arched window openings, which feature brick voussoirs and stone sills
- The segmentally-arched doorway on the property's south elevation, below the south gable-end
- The brick chimney located above the property's south gable end

Contextual Value

The following heritage attribute contributes to the cultural heritage value of the property at 1909 Yonge Street as the historic anchor of the northeast corner of Yonge Street and Davisville Avenue, and as part of a grouping of late-19th- and early 20th-century buildings:

- The property's siting, orientation, and scale at the northeast corner of Yonge Street and Davisville Avenue, with a primary elevation along the former and a secondary elevation along the latter

Note: that the one-storey commercial addition at 1909 Yonge Street's west and south elevations and the one-storey commercial building at 2A Davisville Avenue are not heritage attributes.

SCHEDULE B
LEGAL DESCRIPTION

PIN 21124-0303 (LT)

PART OF LOT 15, REGISTERED PLAN 284, AS IN CA318315

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)