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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
1913 YONGE STREET**

NOTICE OF INTENTION TO DESIGNATE THE PROPERTY

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

2022 02 08



TAKE NOTICE that Council for the City of Toronto intends to designate the property, including the lands, buildings and structures thereon known municipally as 1913 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.

Reasons for Designation

The property at 1913 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 and contextual value.

Description

The property at 1913 Yonge Street is located on the east side of Yonge Street in the historic community of Davisville/North Toronto, between Davisville Avenue and Millwood Road, and contains a 2-storey main street commercial row building built circa 1927 during the interwar period.

Surrounding properties recognized on the Heritage Register include the J. J. Davis General store immediately to the south at 1909 Yonge Street, and a row of early-20th-century main street commercial buildings to the north at 1917, 1919, 1919A, 1921 and 1923 Yonge Street.

Statement of Cultural Heritage Value

Dating to circa 1927, the property at 1913 Yonge Street is a representative example of a main street commercial row building from the interwar period. It retains its original scale, form, and massing as a two-storey brick building with a flat roof, along with original architectural details above its storefront, including a dentilated wooden cornice, brick piers, a pair of flat-headed windows featuring brick and stone detailing, and corbelled brickwork below its roofline.

Located on the east side of Yonge Street, and reflecting an early-20th-century main street commercial architectural typology, the commercial building at 1913 Yonge Street also has contextual value for its contribution to the 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.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the value of the property at 1913 Yonge Street as representative of the interwar main street commercial row typology include:

- The property's scale, form and massing as a 2-storey building with a flat roof
- The property's brick construction in a common bond pattern, with brick, stone and wood exterior details
- The property's principal (west) elevation, which features:
 - A glazed storefront (which has been altered), topped by a dentilated wooden cornice
 - At the second storey, brick piers and a pair of flat-headed window openings, with soldier course lintels of a darker brick, and stone corner details
- Corbelled brickwork below the roofline

Contextual Value

The following heritage attribute contributes to the cultural heritage value of the property at 1913 Yonge Street as part of a grouping of late-19th- and early 20th-century built form:

- The property's siting, orientation, and scale on the east side of Yonge Street between Davisville Avenue and Millwood Road

Notice of Objection to the Notice of Intention to Designate

Notice of an objection to the Notice of Intention to Designate the Property may be served on 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 February 8, 2022, which is March 10, 2022. The notice of objection to the Notice of Intention to Designate the Property must set out the reason(s) for the objection and all relevant facts.

Getting Additional Information:

Further information in respect of the Notice of Intention to Designate the Property 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 February 8, 2022.



John D. Elvidge
John D. Elvidge
City Clerk