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RECEIVED
2023/10/14
(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
664, 666, 668, 670, 672 (including structure address at 674), 676, 678 and 680
(including entrance address at 682) YONGE STREET
NOTICE OF PASSING OF DESIGNATION BY-LAW 806-2023**

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

TAKE NOTICE that Council for the City of Toronto passed Designation By-law 806-2023 on September 6, 2023, which designates the lands, buildings and structures known municipally as 664, 666, 668, 670, 672 (including structure address at 674), 676, 678 and 680 (including entrance address at 682) 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: Registrar Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2; Email: RegistrarCCO@toronto.ca within thirty days of October 4, 2023, which is November 3, 2023.

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:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH5.15>

Dated at the City of Toronto on October 4, 2023.

John D. Elvidge
for City Clerk

Authority: Planning and Housing Committee Item PH5.15,
as adopted by City of Toronto Council on July 19 and 20,
2023

City Council voted in favour of this by-law on
September 6, 2023

Written approval of this by-law was given by Mayoral
Decision 12-2023 dated September 6, 2023

CITY OF TORONTO

BY-LAW 806-2023

To designate the property at 664, 666, 668, 670, 672 (including structure address at 674), 676, 678 and 680 (including entrance address at 682) 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 664, 666, 668, 670, 672 (including structure address at 674), 676, 678 and 680 (including entrance address at 682) 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 664, 666, 668, 670, 672 (including structure address at 674), 676, 678 and 680 (including entrance address at 682) 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 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 664, 666, 668, 670, 672 (including structure address at 674), 676, 678 and 680 (including entrance address at 682) 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 664, 666, 668, 670, 672 (including structure address at 674), 676, 678 and 680 (including entrance address at 682) 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 September 6, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

664, 666, 668, 670, 672 (INCLUDING STRUCTURE ADDRESS AT 674), 676, 678 AND 680 (INCLUDING ENTRANCE ADDRESS AT 682) YONGE STREET

Reasons for Designation

The properties at 664, 666, 668, 670, 672 (including structure address at 674), 676, 678 and 680 (including entrance address at 682) Yonge Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical value, historical/associative value and contextual value.

Description

The properties at 664, 666, 668, 670, 672 (including structure address at 674), 676, 678 and 680 (including entrance address at 682) Yonge Street are located on the west side of Yonge Street, in the block between Irwin Avenue and St. Mary Street. They comprise a row of ten mixed-use buildings constructed in 1883, and retain their original scale, form, and massing as 2-1/2-storey buildings designed in the Second Empire style. These properties are part of a cohesive grouping of built heritage resources that provide a distinct sense of place and represent Toronto's 1860s-1950s architecture, a period when historic Yonge's commercial main street character was established and flourished.

The properties were included on the City of Toronto's Inventory of Heritage Properties (now the Heritage Register) in 1974 and are identified as contributing properties in the Historic Yonge Street Heritage Conservation District, adopted by City Council in 2016 and currently under appeal.

Statement of Cultural Heritage Value

Constructed as a row of ten stores in 1883, the properties at 664-680 Yonge Street have cultural heritage value as a representative example of the fine-grained mixed-use/commercial building typology that emerged along Yonge Street, north of College Street, in the late 19th century and persisted until the mid-20th century. They are notable for their atypical scale, form, and massing, which is larger in comparison to other 2-1/2 storey buildings in the area. The properties display many characteristics of the Second Empire style, including a multi-sloped roof, dormer windows, and prominent window hoods, and maintain a high degree of integrity, both as individual properties and as a row.

The row of properties at 664-680 Yonge Street displays a high degree of artistic merit, achieved through the unique application of the Second Empire style, including details such as a gambrel roof with trim board, ornamented fire wall parapets, and elaborate dormer windows with gable roofs and projecting cornices. The design of each bay is repeated across the length of the row, establishing a consistent rhythm of smaller storefront units. The artistry in the design is

complemented by the skilled carpentry work displayed by the dormers, brackets, and other woodwork. The result is a grand and highly refined composition.

The properties demonstrate the work of E.J. Lennox, one of Toronto's most significant architects. Lennox partnered with William Frederick McCaw for five years before establishing his own practice in 1881, and the row of ten stores for the Scottish Ontario and Manitoba Land Company (1883) are among his earlier solo commissions. The properties at 664-680 Yonge Street are a rare example of commercial row buildings in his portfolio but exemplify the same attention to detail that characterizes his work. Over the course of his career, Lennox skillfully applied a variety of architectural styles to his projects, including Second Empire, Neo-Classical and Beaux-Arts, but he is best known for his use of the Richardsonian Romanesque style, as demonstrated by his designs for Old City Hall (1899), and the West Wing of the Ontario Legislative Building (1909).

Contextually, the properties at 664-680 Yonge Street have cultural heritage value for maintaining and supporting the historic main street character of Yonge Street, south of Bloor Street. Situated on the west side of Yonge Street on the block between Irwin Avenue and St. Mary Street, the scale, form and massing of the subject properties contribute to the low-rise streetwall condition found on this portion of Yonge Street and are consistent with the rhythm produced by fine-grained storefronts along the streetwall. The properties comprise an intact row of 10 storefront bays sharing a uniform architectural treatment, a typology that is found in a high concentration along this portion of Yonge Street, particularly on the west side of the street. The buildings' Second Empire style is one of several predominant architectural styles in the area.

The properties at 664-680 Yonge Street are functionally, visually and physically linked to Yonge Street, Toronto's "Main Street", as commercial buildings housing the services, amenities, and employment opportunities necessary to support daily life in neighbouring residential areas. The Scottish Ontario and Manitoba Land Company purchased the large development block and subdivided it, constructing both the subject properties on Yonge Street and a row of 10 dwellings fronting onto St Nicholas Street the same year. The properties are also historically linked to the metamorphosis of Yonge Street into Toronto's main commercial corridor.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the properties at 664-680 Yonge Street as a fine example of a mixed-use/commercial building typology from the late-19th century designed in a Second Empire style:

- The placement, setback and orientation of the row of buildings on the west side of Yonge Street between Irwin Avenue and St. Mary Street
- The rectangular plan, scale, form and massing of the 2-1/2-storey buildings
- The materials, including the brick cladding and stone and wood detailing

- The gambrel slate roofs with the projecting cornice that spans the full width of all ten elevations
- The brick parapet firewalls at the roof (with a bracket form at base and top) and the projecting brick pilasters at the wall, which divide the collection of ten buildings into 5 sections each comprising two commercial units
- The principal Yonge Street (east) elevations of each bay comprising a storefront on the ground (first) floor, two flat-headed window openings on the second floor, and a large dormer window inset with a pair of window openings
- The wood details on the dormers, including the brackets, window frames, cornice, and pediment framing
- The projecting brick string courses and prominent hood moulds with brackets accenting the flat-headed openings on the second storey
- Ground floor storefronts featuring an increased proportion of glazing compared to the upper stories (the storefronts have been modified)
- Recessed entrances providing at-grade access from the street to the ground floor and upper floors of the buildings

Historical or Associative Value

The following heritage attribute contributes to the cultural heritage value of the properties at 664-680 Yonge Street as early and rare examples of main street commercial properties designed by notable architect E.J. Lennox:

- The placement, setback and orientation of the building on the west side of Yonge Street between Irwin Avenue and St. Mary Street
- The use of the Second Empire style, which Lennox employed frequently during the foundational years of his career while in partnership with William Frederick McCaw and his early solo practice

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the properties at 664-680 Yonge Street as supporting and maintaining the character of this portion of Yonge Street, and as being historically, functionally, and visually linked to their surroundings:

- The placement, setback and orientation of the row of buildings on the west side of Yonge Street between Irwin Avenue and St. Mary Street
- The scale of the buildings, which is consistent with the 2-4 storey streetwall height along this portion of Yonge Street

- The materials of the buildings, which are consistent with the brick, stone, and wood detailing found along this portion of Yonge Street
- The use of the Second Empire style, which is one of several predominant architectural styles on this portion of Yonge Street
- The recessed entrance doorways of the ground floor units, which are consistent with the storefronts along this portion of Yonge Street
- The higher percentage of glazing on the ground floor façade along Yonge Street relative to upper floors, which serves the purpose of indicating retail use at-grade that can be accessed directly from Yonge Street and residential and/or commercial uses in upper floors

SCHEDULE B
LEGAL DESCRIPTION

PIN 21109-0115 (LT)
PART OF LOTS 8 & 9, REGISTERED PLAN D3
DESIGNATED AS PART 2, PLAN 63R-1719
PIN 21109-0114 (LT)
PART OF LOT 9, REGISTERED PLAN D3
DESIGNATED AS PART 1, PLAN 63R-1719
PIN 21109-0113 (LT)
PART OF LOTS 9 & 10, REGISTERED PLAN D3
AS IN EP143806 EXCEPT THE EASEMENT THEREIN
PIN 21109-0112 (LT)
PART OF LOT 10, REGISTERED PLAN D3
AS IN CT663143 EXCEPT THE EASEMENT THEREIN
PIN 21109-0185 (LT)
PART OF LOT 10, REGISTERED PLAN D3
DESIGNATED AS PART 1, PLAN 66R-22501
PIN 21109-0184 (LT)
PART OF LOTS 10 & 11, REGISTERED PLAN D3
DESIGNATED AS PART 2, PLAN 66R-22501
PIN 21109-0183 (LT)
PART OF LOT 11, REGISTERED PLAN D3
DESIGNATED AS PART 3, PLAN 66R-22501
PIN 21109-0110 (LT)
PART OF LOT 11, REGISTERED PLAN D3
AS IN CT841864 EXCEPT THE EASEMENT THEREIN
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)