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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER 0.18 AND
279 YONGE STREET
CITY OF TORONTO, PROVINCE OF ONTARIO**

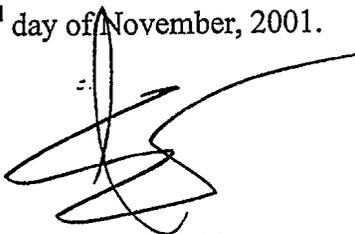
NOTICE OF PASSING OF BY-LAW

Mr. C. C. Cheung
Milyin Corporation
7 Dundas Square
Suite 300
Toronto, Ontario
M5B 1N8

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

Take notice that the Council of the City of Toronto has passed By-law No. 952-2001 to designate 279 Yonge Street as being of architectural and historical value or interest.

Dated at Toronto this 22nd day of November, 2001.



Ulli S. Watkiss
City Clerk

✓
Jan 8/02


KT



Authority: Toronto East York Community Council Report No. 7, Clause No. 41,
as adopted by City of Toronto Council on October 2, 3 and 4, 2001
Enacted by Council: November 8, 2001

CITY OF TORONTO

BY-LAW No. 952-2001

To designate the property at 279 Yonge Street (Child's Restaurant and Offices) as being of architectural and historical value or interest.

WHEREAS authority was granted by Council to designate the property at 279 Yonge Street (Child's Restaurant and Offices) as being of architectural and historical value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historical or architectural value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 279 Yonge Street and upon the Ontario Heritage Foundation, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection to the proposed designation was served upon the Clerk of the municipality.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 279 Yonge Street, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of architectural and historical 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 279 Yonge Street and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 8th day of November, A.D. 2001.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**HERITAGE PROPERTY REPORT****1.0 INTRODUCTION**

This report is the "Long Statement of Reasons for Designation" for the designation of the property at 279 Yonge Street (Child's Restaurant and Offices) under Part IV of the *Ontario Heritage Act*. It contains the Heritage Property Profile, as well as sections on the Historical Occupancy, Architectural Description and Significance of the property. The introduction, below, forms the "Short Statement of Reasons for Designation", intended for publication.

The property at 279 Yonge Street is recommended for designation for architectural reasons. Child's Restaurant and Offices was completed in two phases in 1918 according to the designs of New York architect, John Chorley Westervelt. Designed for the Toronto location of the New York City-based restaurant chain, the building housed the restaurant and offices at street level, with facilities for billiards and bowling above.

Rising three stories under a flat roof, Child's Restaurant and Offices is constructed of steel and brick and clad with white-glazed terra cotta on the north and west facades. The west wall extends three bays on Yonge Street, and the north wall runs seven bays on Dundas Square. On both walls, the first floor has been altered with a number of entrances and shopfront windows. On the north façade, the terra cotta piers that divide the first-floor openings and the panelled frieze above are still visible. On the north and west walls, fluted piers with terra cotta cladding and festoons organize the second-storey window openings. The original tripartite windows with four-part flat-headed transoms have been replaced. A frieze with a running pattern of rosettes and a cornice extends above the second-storey openings. The third-floor window openings are separated by incised piers and surmounted by a parapet with a cornice. The terra cotta cladding extends around the east corner of the building where the east wall faces O'Keefe Lane. The south wall abuts the adjoining building at 277 Yonge Street.

The property at 279 Yonge Street is located on the southeast corner of Yonge Street and Dundas Square. Child's Restaurant and Offices is important in context with the neighbouring Hermant Building at 19 Dundas Square that displays similar terra cotta cladding. With its corner location and terra cotta finishes, Child's Restaurant and Offices is an important feature on Yonge Street between Queen and Dundas Streets.

1.1 HERITAGE PROPERTY PROFILE

CHILD'S RESTAURANT AND OFFICES

ADDRESS:	279 Yonge Street (southeast corner of Yonge Street and Dundas Square)
WARD:	27 (Toronto Centre-Rosedale)
NEIGHBOURHOOD/COMMUNITY:	Downtown
HISTORICAL NAME:	Child's Restaurant and Offices
CONSTRUCTION DATE:	1918
ORIGINAL OWNER:	Child's Company
ORIGINAL USE:	Commercial (restaurant and offices)
CURRENT USE: *	Commercial (* <i>this does not refer to permitted use(s) defined by the Zoning By-law</i>)
ARCHITECT/BUILDER/CRAFTSMAN:	J. C. Westervelt, architect
ARCHITECTURAL STYLE:	Beaux-Arts Classicism
DESIGN/CONSTRUCTION:	Steel and brick construction with terra cotta cladding and detailing
ALTERATIONS:	Dates unknown, storefront doors and windows altered; upper storey windows replaced; cornice brackets removed
HERITAGE CATEGORY:	Category C (Neighbourhood Heritage Property)
RECORDER:	Kathryn Anderson, Heritage Preservation Services:
REPORT DATE:	April 2001

2.0 HISTORICAL OCCUPANCY AND SIGNIFICANCE:

2.1 PARK LOT 8

Following the founding of the Town of York in 1793, the land east of the Don River between present-day Queen and Bloor Streets was divided into a series of park lots that were awarded to government and military officials. Captain George Playter received park lot 8, directly east of Yonge Street (as surveyed in 1796).

Born in England, George Playter (1736-1822) settled in New Jersey where he joined the Society of Friends, or Quakers. Playter left the sect during the American Revolutionary War, becoming a captain in the British Army. Playter relocated to York in 1796. In addition to his park lot, Playter received a 200-acre farm lot northeast of Yonge and Bloor, later the setting of Rosedale.

In 1790, Playter transferred the south 40 acres of park lot 8 to Captain John McGill, the owner of the adjoining park lot 7. Prior to moving to York in 1792, McGill served with John Graves Simcoe and the Queen's Rangers during the Revolutionary war. McGill was placed in charge of army provisions, serving as the Commissary General of Upper Canada and the Inspector General of Provincial Accounts. Before his appointment as the Receiver General of the province, a position he held from 1813 to 1819, McGill was a member of the Legislative and Executive Councils of Upper

Canada. Following McGill's death in 1834, his nephew, Peter McCutcheon, inherited his holdings under the condition that he change his surname to McGill.

In 1835, John McGill's will was registered on title to Plan 22-A (created from park lots 7 and 8) in the Land Registry Office. Peter McCutcheon McGill began granting lots, beginning with those on present-day Church and Gerrard Streets.

2.2 CHILD'S RESTAURANT AND OFFICES

When McGill's subdivision was surveyed, Crookshank Street (that includes present-day Dundas Square) was laid out east from Yonge to George Streets. By 1857, the thoroughfare was renamed Wilton Avenue. The street acquired its current name and configuration in the early 1920s after Dundas Street was straightened and extended across the core of the city. The property at 279 Yonge, comprised of Lot 14 at the corner of Yonge and Crookshank Streets, was originally built on in the 1840s. The site was redeveloped in 1879 when Charlotte Morphy financed the construction of the Wilton Buildings at 279-285 Yonge Street. At the end of World War I, a restaurant, fruit store and milliner occupied the premises.

When Child's Company, owners of a restaurant chain founded in New York City, contemplated a branch in this location, the original plans called for alterations to the Wilton Buildings. However, specifications for the site indicate that a new building was erected, after the owners received approval to "take down and remove the entire building now on the site with the exception of a portion of the old party wall at the south side of the property". Also, "old brick will be used for all new work except for facing of exposed walls" and "the body of the front will be matte finish glazed terra cotta in pure white, and some members and ornaments will be carried out in a different finish to emphasize the ornament" (Specifications, File #15244, December 1917, page 7).

Child's Restaurant and Offices were built in two phases, with the third storey added after the lower floors were completed. The restaurant and associated offices were housed on the first floor. William Karrys ran a billiards and bowling hall above. The restaurant was the second opened by Child's in Toronto, joining one at 158 Yonge Street.

In 1978, the Hard Rock Café opened in the building, providing a venue for rock 'n' roll music. The Toronto branch was the first in North America. Child's Restaurant and Offices was listed on the City of Toronto Inventory of Heritage Properties in 1990.

3.0 ARCHITECTURAL DESCRIPTION AND SIGNIFICANCE:

3.1 ARCHITECTURAL STYLE

Child's Restaurant and Offices reflects the scale and detailing associated with post-1900 Beaux-Arts Classicism. Architects trained at the Ecole des Beaux-Arts in Paris introduced Classical methods and forms to North America with the exhibition buildings at the Chicago Exposition of 1893. In Toronto, the scale, Classical forms and grandeur of the Beaux-Arts was adapted for the city's first skyscrapers, among them the Dominion Bank Building on the southwest corner of Yonge and King Streets. The latter building is clad in the white "architectural terra cotta" introduced in the late 19th

century. The product was purportedly first used on the Reliance Building in Chicago in 1895 and afterward embraced for its fireproofing capabilities (Terra Cotta, 51). According to the Contract Record in 1915, "none of this material (architectural terra cotta) is produced in Canada, but it is now used extensively in all of our cities. It is generally made with a fire-clay or a buff burning semi-refractory clay, the finished ware being coated with a glaze or enamel, either white or tinted in colour".

3.2 ARCHITECT/BUILDER/CRAFTSMAN

J. C. Westervelt was a New York City architect who designed restaurants for the Child's Restaurant chain in North America. When the Child's Restaurant and Offices at 279 Yonge Street was under construction, his offices were located at 36 West 34th Street in New York City.

3.3 ARCHITECTURAL CHARACTER: DESIGN AND CONSTRUCTION

Rising three stories under a flat roof, Child's Restaurant and Offices is constructed of steel and yellow brick and clad with white-glazed terra cotta on the north and west facades. The west wall extends three bays on Yonge Street, and the north wall runs seven bays on Dundas Square. On both walls, the ground floor has been altered with a number of entrances and shopfront windows. On the north façade, the terra cotta piers that divide the first-floor openings and the panelled frieze above are still visible. On the north and west walls, fluted piers with terra cotta cladding and festoons organize the second-storey window openings. The original tripartite windows with four-part flat-headed transoms have been replaced. A frieze with a running pattern of rosettes and a cornice extends above the second-storey openings. The third-floor window openings are slightly reduced in height, separated by incised piers and surmounted by a cornice. The terra cotta cladding and detailing extends around the east corner of the building where the east wall faces O'Keefe Lane. The south wall abuts the adjoining building at 277 Yonge Street.

3.4 ARCHITECTURAL SIGNIFICANCE

Child's Restaurant and Offices is architecturally important for its terra cotta cladding and Classical detailing. The building is illustrated in the book, Terra Cotta: Artful Deceivers.

4.0 CONTEXT

4.1 CONTEXT AND SETTING

Child's Restaurant and Offices is located on the southeast corner of Yonge Street and Dundas Square. On Yonge Street, in the block south to Shuter Street, the John Bugg Stores (1868) at No. 75-77 Yonge, the Pantages Theatre (1919-1920) at No. 263 Yonge, Chapman Brothers Jewellers (pre-1910) at No. 261 Yonge, John William Drummond Stores (1868) at No. 253 Yonge, Art Metropole Building (1911) at No. 241 Yonge, and the Ryrie Building (1891) at No. 229 Yonge are included on the City of Toronto Inventory of Heritage Properties. The Hermant Building (1913) and Hermant Annex (1930) at 19 and 21 Dundas Square, are located directly east of the Child's Restaurant and Offices and are recognized on the Inventory of Heritage Properties.

4.2 CONTEXTUAL SIGNIFICANCE

The property at 279 Yonge Street is contextually important. Child's Restaurant and Offices contributes through its built form to the historic appearance of Yonge Street as the location of low-scale commercial building rising two or three stories. The building anchors the north end of the block of commercial buildings between Shuter Street and Dundas Square. With its terra cotta cladding and detailing, Child's Restaurant and Stores is related to the neighbouring Hermant Building, a landmark on Dundas Square.

5.0 SUMMARY

Located at 279 Yonge Street, Child's Restaurant and Offices is architecturally important for its carefully detailed terra cotta cladding.

6.0 SOURCES

Arthur, Eric. Toronto: No Mean City. 3rd ed. Revised and edited by Stephen A. Otto. Toronto: University of Toronto, 1986.

Blumenson, John. Ontario Architecture. Toronto: Fitzhenry and Whiteside, 1990.

"Canadian Building and Construction News: Business Buildings". Construction (February 1918), 72.

City of Toronto Building Records, Files #15244 (20 December 1917) and #15855 (5 April 1918)

City of Toronto Directories, 1834 ff.

Contract Record (February 1915) 7.

Goald's Fire Insurance Atlases, 1884 ff.

McHugh, Patricia. Toronto Architecture. A City Guide. 2nd ed. Toronto: McClelland and Stewart, 1989.

Toronto Region Architectural Conservancy. Terra Cotta. Artful Deceivers. Toronto: Architectural Conservancy of Ontario, 1990.

SCHEDULE "B"**LEGAL DESCRIPTION**

In the City of Toronto and Province of Ontario, being composed of parts of Lots 13 and 14 on the east side of Yonge Street according to Plan 22A registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64) described as follows:

Commencing at the intersection of the southerly limit of Dundas Square (formerly Wilton Avenue) with the easterly limit of Yonge Street;

Thence South 16 degrees East along the easterly limit of Yonge Street, 18.43 metres more or less to the westerly production of the centre line of the partition wall between the building standing in November 1950 on the lands herein described and the building standing in November 1950 on the lands immediately adjacent to the south thereof (said centre line being also the limit between said Lots 13 and 14);

Thence easterly along the said production of the said centre line of partition wall, 11.04 metres to the eastern extremity of such partition wall, and to a point in such centre line where it is intersected by the easterly face of a wall running southerly forming part of the said building standing on the lands immediately adjacent to the south of the lands herein described;

Thence southerly along the said easterly face of wall running southerly a distance of 0.13 metres more or less to a point therein where it is intersected by the southerly face of a wall running easterly forming part of the said building standing on the lands herein described;

Thence easterly along the said southerly face of said wall running easterly forming part of the said building standing on the lands herein described a distance of 16.08 metres to a point where the said last mentioned wall makes a jog to the north;

Thence northerly along the said jog in the said last mentioned wall a distance of 0.32 metres more or less to the south face of the easterly continuation of the said last mentioned wall;

Thence easterly along the said south face of the continuation easterly of the said last mentioned wall and continuing easterly along the production thereof, 11.11 metres more or less to a point in the westerly limit of a lane 6.10 metres in width distant therein 0.10 metres measured northerly thereon from the south-easterly angle of said Lot 14;

Thence northerly along the said westerly limit of said lane, 18.40 metres more or less to the southerly limit of Dundas Square;

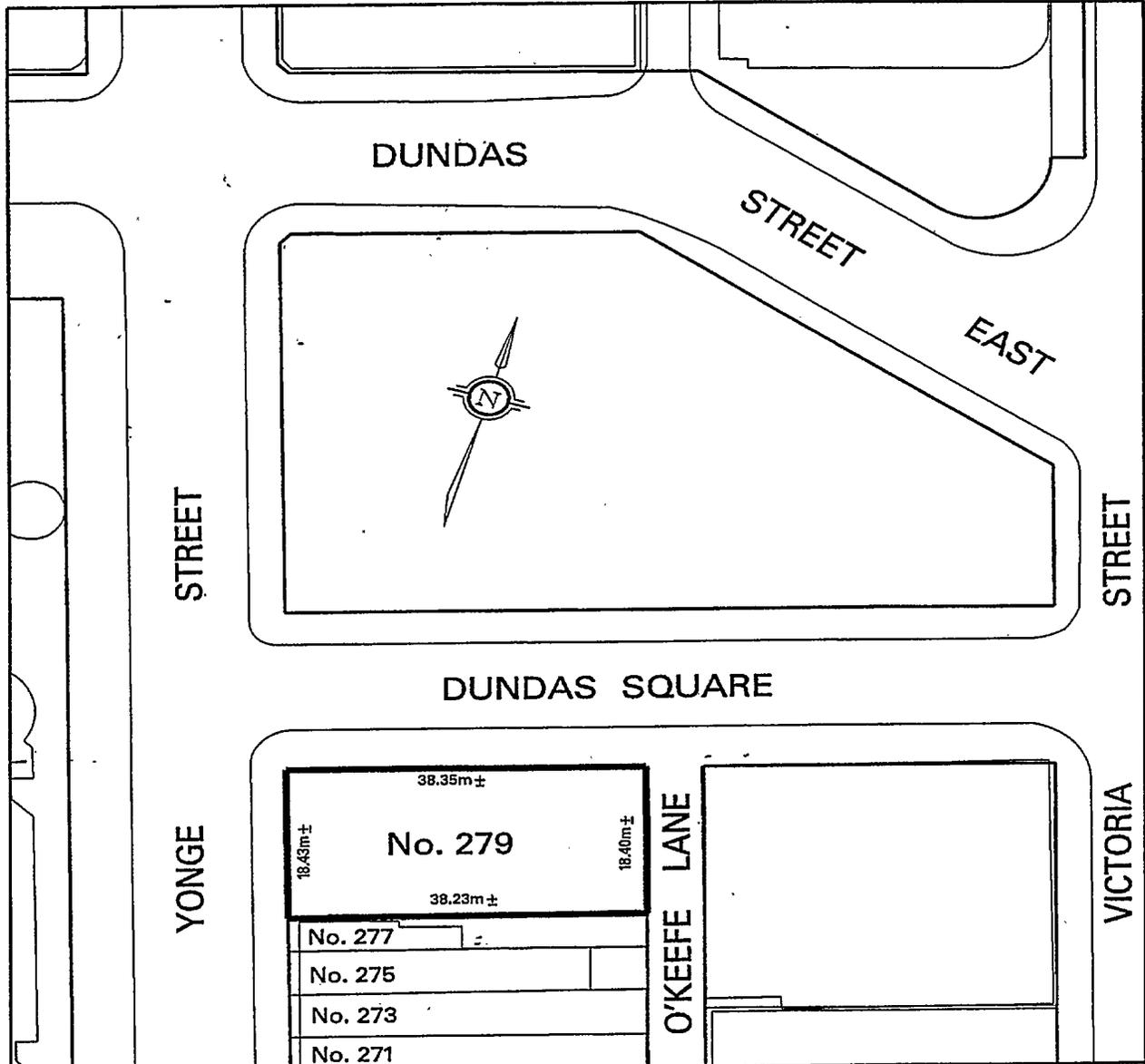
Thence westerly along the southerly limit of Dundas Square, 38.35 metres more or less to the point of commencement.

The easterly limit of Yonge Street and the southerly limit of Dundas Square as confirmed under the Boundaries Act by Plan BA1091 registered on October 3, 1977 as Instrument CT257509.

The said land being most recently described in Instrument CT750778.

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2001-056 dated August 8, 2001, as set out in Schedule "C".

SCHEDULE "C"



TORONTO

WORKS & EMERGENCY SERVICES
TECHNICAL SERVICES DIVISION
SURVEY & MAPPING

NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS. IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK

PROPERTY INFORMATION SHEET .

No. 279 YONGE STREET
(CHILD'S RESTAURANT AND OFFICES),
LAND DESIGNATED AS BEING OF
ARCHITECTURAL AND HISTORICAL
VALUE AND INTEREST
(NOT TO SCALE)

WARD CENTRE-ROSEDALE
DATE: AUG. 8, 2001

SKETCH No. PS-2001-056