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City Clerk's Office

Secretariat
Christine Archibald
Toronto and East York Community Council
City Hall, 12th Floor, West
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Toronto, Ontario M5H 2N2

Ulli S. Watkiss
City Clerk

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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
1050-1052 YONGE STREET
CITY OF TORONTO, PROVINCE OF ONTARIO

RECEIVED

AUG 03 2007

NOTICE OF INTENTION TO DESIGNATE

1050 Yonge Street
Toronto, Ontario
M4W 2L1

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

639281 Ontario Limited
1052 Yonge Street
Toronto, Ontario
M4W 2L1

J. F. Brennan Design/Build Inc.
1046 Yonge Street
Toronto, Ontario
M4W 2L1

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 1050-1052 Yonge Street under Part IV of the Ontario Heritage Act.

Reasons for Designation

Description

The properties at 1050-1052 Yonge Street (formerly known as #1046 Yonge) are worthy of designation under Part IV of the *Ontario Heritage Act* for their cultural heritage value or interest, and meet the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, historical and contextual value. Located on the west side of Yonge Street opposite Crescent Road, the properties contain a three-storey apartment building completed in 1927 for W. R. Percival Parker. The property was listed on the City of Toronto Inventory of Heritage Properties in 1983, and a Heritage Easement Agreement was registered in 1994.

Statement of Cultural Heritage Value

The Crescent Road Apartments have design value as a well-crafted luxury apartment complex from the 1920s with elaborate Classical detailing. This period represented the peak of apartment construction in Toronto, which began in the 1890s with the designs modeled on the larger and more opulent models in New York City and Boston (Dendy and Kilbourn, Toronto Observed, 1986, 238).

Historically, the Crescent Road Apartments are associated with the practice of Toronto architect Charles Dolphin. Born in England and educated at McGill University, Dolphin apprenticed with several Montreal architectural firms, including Ross and Macdonald, before establishing his own practice in Toronto in 1925. The Crescent Road Apartments were among his earliest commissions in this city, followed by the Consumers' Gas Showroom (1930) at 2532 Yonge Street, the Grey Coach Terminal (1932) at 604 Bay Street, and the Postal Delivery Building (completed after World War II) at 40 Bay Street, all of which are recognized on the City's heritage inventory. Following the completion of the Crescent Road Apartments, Dolphin went on to design "The Clarendon," a larger three-block complex with Tudor inspired styling, located on the corner of Avenue Road and Clarendon Avenue.

With their placement overlooking Ramsden Park and decorative appearance, the Crescent Road Apartments are landmarks on Yonge Street where the complex's scale and Classical embellishments complement the character of the adjacent residential neighbourhoods.

Heritage Attributes

The heritage attributes of the Crescent Road Apartments related to their design value as a well-crafted luxury apartment complex from the 1920s with elaborate Classical detailing are found on the exterior walls and flat roofline, consisting of:

- The U-shaped plan, where the identical four-storey north and south blocks are connected at the rear (west) by a two-storey link and separated by a raised courtyard that is open to Yonge Street (east)
- The stucco cladding with stone and terra cotta detailing
- The cornice with corbelling along the flat rooflines
- The decorative quoins highlighting the second and third stories
- On the north and south blocks, the east facades where the exterior doors are placed in the end bays
- Between the entries on the east facades, the large centrally-placed window openings that are framed by pilasters and surmounted by decorative terra cotta lunettes bearing cartouches with the initials "CRD"
- On the north and south elevations facing the courtyard, the entrances placed in wide stone surrounds under dentilated cornices and terra cotta panels with shield-shaped cartouches on foliated backgrounds
- The metal light fixtures inspired by the Art Deco period that flank the entries
- On all elevations, including those opening onto the courtyard, the stringcourses above the first and third stories, and the flat-headed window openings that are placed individually and in pairs or threes

Notice of an objection to the proposed designation may be served on the City Clerk, Attention: Christine Archibald, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 12th Floor, Toronto, Ontario, M5H 2N2, within thirty days of the 7th of August, 2007, **which is September 7th, 2007**. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 7th day of August, 2007.

Ulli S. Watkiss
City Clerk