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ONTARIO HERITAGE TRUST

JAN 12 2015



RECEIVED

City Clerk's Office

Secretariat
Rosalind Dyers
Toronto and East York Community Council
City Hall, 2nd Floor, West
100 Queen Street West
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
33 AVENUE ROAD (YORK SQUARE)
CITY OF TORONTO, PROVINCE OF ONTARIO**


NOTICE OF PASSING OF BY-LAW

EG Yorkville GP Inc.
125 Villarboit Crescent
Vaughan, Ontario
L4K 4K2

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

Take notice that the Council of the City of Toronto has passed By-law No. 52-2015 to designate 33 Avenue Road (York Square) as being of cultural heritage value or interest.

Dated at Toronto this 12th day of January, 2015.


for Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 33.21,
as adopted by City of Toronto Council on July 8, 9, 10 and 11, 2014

CITY OF TORONTO

BY-LAW No. 52-2015

**To designate the property at 33 Avenue Road (York Square) 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 33 Avenue Road (York Square) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 33 Avenue Road and upon the Ontario Heritage Trust, Notice of Intention to designate the property and caused the Notice of Intention to be posted on the City's web site 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 the reasons for designation are set out in Schedule "A" to this by-law; and

Whereas no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto enacts:

1. The property at 33 Avenue Road, more particularly described in Schedule "B" and shown on Schedule "C" 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 33 Avenue Road and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site 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 December 11, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)

Description

The property at 33 Avenue Road is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. York Square (1968-9) is located at 33 Avenue Road. Situated at the north east corner of Avenue Road and Yorkville Avenue, the site contains the building historically known as York Square (1968-9). The complex includes 7 semi-detached and row houses dating from c 1900 on Avenue Road and a new 1960s two-story infill building which extends from Yorkville Avenue into the site behind the historic houses to enclose an open air square with a tree.

Statement of Cultural Heritage Value

York Square (1968-9) has associative value for its significant innovative approach to urban regeneration. It is one of the first examples in Toronto of rehabilitating and integrating historic buildings into a new project which transformed the original buildings with a contemporary use and a new outdoor space which contributed significantly to the revitalisation of the historic Yorkville neighbourhood. York Square set an important precedent for heritage preservation before Ontario's heritage legislation existed, adaptive re-use, and for maintaining existing neighbourhood scale and character in opposition to the then standard practice of demolition.

The building is historically associated with the careers of the influential and nationally and internationally acclaimed architects A J Diamond (b 1932) and Barton Myers (b 1934). It is one of the earliest projects by this Toronto-based partnership of Diamond and Myers. Graduates of the University of Pennsylvania where they were students of both Louis Kahn and Robert Venturi, the South African and American architects immigrated to Toronto and set up an architectural partnership in 1968. York Square introduced principles which would underpin other projects by the firm: urban revitalization through the rehabilitation of existing buildings, appropriate infill, low-rise/high density and the creation of humanly-scaled, well-designed urban space. The work also endorsed an outspoken Modernist sensibility in form and material which combined their principles in future projects such as Eclipse Whitewear (1970), 19 Berryman Street (1970), Innis College (1975), Sherbourne Lanes (1975).

After the dissolution of the practice in 1975 Diamond and Myers have continued to practice independently. Jack Diamond has received numerous awards including being made an Officer of the Order of Canada as well as Canadian Governor General's Awards for Architecture for work done in partnership with Donald Schmitt. Barton Myers has received Gold Medals from the Royal Architectural Institute of Canada and the American Institute of Architects.

York Square is innovative in creating a new type and style and reinvented the quality of the site on which it is located. The building complex displays a high degree of craftsmanship in its architectural resolution and collage of forms and elements from different periods. Combining Modernist architectural elements while preserving the Victorian-style features of the original

early 20th century houses on the site, York Square continues to be a celebrated local landmark in Yorkville as well as an important invention of a new urban prototype in Toronto. The project received an Ontario Association of Architects Award for its design in (1970) and was recognized in both national and international publications for its innovative thinking on urban renewal and for the integration of heritage buildings into a complex that embodied the socially radical and upbeat culture of its time.

Apart from its historical importance for its influential attitudes towards preservation and urban design, York Square maintains the associations with the 19th houses and the historic village of Yorkville. Further it is a significant connecting link to the 1960s when Yorkville was in its heyday as a cultural and commercial destination for youthful social transformation.

Contextually, York Square is a significant local landmark. Its relationship to Avenue Road and Yorkville Avenue are important in maintaining the scale and character of the neighbourhood. The open square at its heart continues to provide an urban oasis with trees and planting a few steps from these busy commercial thoroughfares. The complex is a landmark of historical importance in Yorkville as through its preservation of the historic houses it became an integral part of the neighbourhood's revitalization into a cultural and commercial destination that continues to flourish today.

Heritage Attributes

The heritage attributes of the property at 33 Avenue Road are:

- The scale, form and massing of the building complex
- The two to two-and-a-half-storey structure combining early 1900s and 1960s buildings with an open courtyard and access from Avenue Road and Yorkville Avenue
- The materials including red brick, painted brick, shingles, wood and metal elements
- The gable roofs and dormer windows of the Victorian buildings and flat roofs of the 1960s buildings,
- On the principal (west and south) façades on Avenue Road and Yorkville Avenue, the combination of the Victorian bay windows, dormer windows and circular headed windows behind a red brick screen of 1960s circular windows and rectangular windows (originally entrances)
- The open air square
- The 1968-9 red brick two story modern buildings enclosing the square
- The rear facades of the historic buildings and modern buildings facing the square
- The two entrances to the square, one from Avenue Road which passes through adjacent buildings and one from Yorkville Avenue which provides access through an enclosed lobby
- The staircases and access levels providing entrances to the properties facing the square
- The placement of the structure on the north east corner of Avenue Road and Yorkville Avenue

SCHEDULE "B"
LEGAL DESCRIPTION

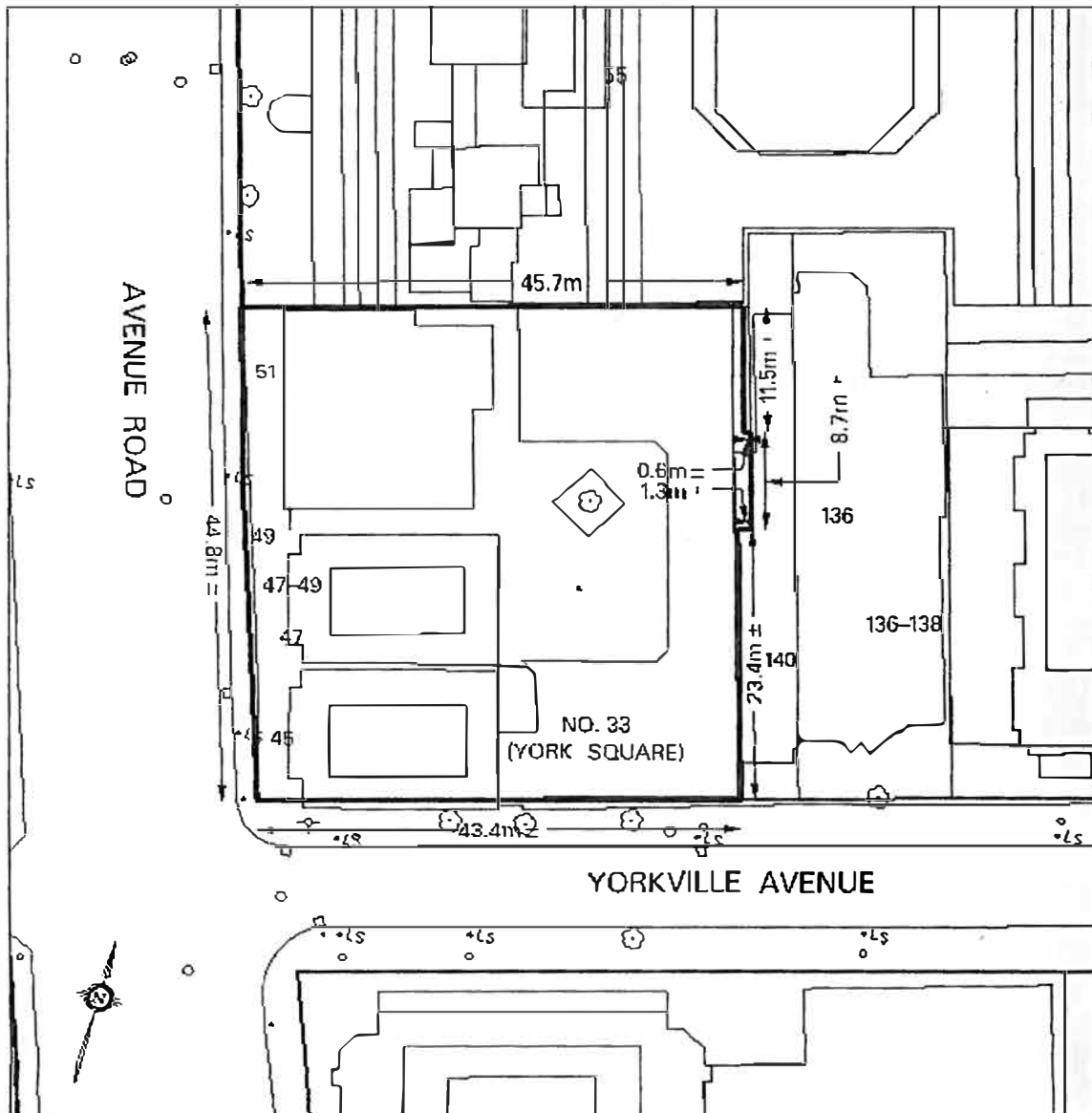
PIN 21196-0319 (LT)

PT LT 1 & 2 E/S AVENUE RD PL 289 TORONTO DESIGNATED AS PTS 1, 2, 3 & 4
PL 66R25996

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2014-122
dated November 10, 2014, as set out in Schedule "C".

SCHEDULE "C"



Toronto
ENGINEERING & CONSULTING SERVICES
1000 SHEPPARD AVENUE EAST, SUITE 100
SCARBOROUGH, ONTARIO M1S 1B7
416-291-0700

NOTE:
THIS SKETCH IS NOT
A FINAL SURVEY
AND THE USER SHALL
VERIFY ALL INFORMATION
FROM THE SURVEY AND
OFFICE RECORDS. IT IS ALL
FOR THE USER'S USE
IN THE TITLE BLOCK.

CREATED BY: JCH: HOLS-
PREPARED BY: DWAYNE RIT

PROPERTY INFORMATION SHEET

NO. 33 AVENUE ROAD (YORK SQUARE)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 27 - TORONTO CENTRE-ROSEDALE
DATE: NOVEMBER 10, 2014

SKETCH No. PS-2014-122