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

**NOTICE OF INTENTION TO DESIGNATE**

**RECEIVED**  
**AUG 03 2007**

2005244 Ontario Limited  
525 Adelaide Street West, #A  
Toronto, Ontario  
M5V 1T6

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

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 8 Elm Street under Part IV of the Ontario Heritage Act.

**Reasons for Designation**

**Description**

The property at 8 Elm Street (formerly known as 8-12 Elm Street) is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual value. Located on the north side of Elm Street in the first block west of Yonge Street, the group of attached three-storey commercial buildings were commissioned by the estate of James Fleming and, according to historical records, completed in 1890. The property was listed on the inaugural City of Toronto Inventory of Heritage Properties in June 1973, and a Heritage Easement Agreement was registered in 1985.

**Statement of Cultural Heritage Value**

The James Fleming Buildings are representative examples of commercial buildings from the late 19<sup>th</sup> century that are distinguished by their modest Renaissance Revival detailing. The key elements from this style were applied to add visual interest to the principal (south) facades of the buildings, introducing different window types in the upper stories and applying Classical motifs.

Contextually, the James Fleming Buildings support the character of Elm Street between Yonge Street (east) and Bay Street (west) where a number of heritage buildings are reminders of the

development of the thoroughfare in the late 19<sup>th</sup> century. West of the subject properties, St. George's Hall and the YMCA, both completed in 1891 and located at #14 and #18 Elm, respectively, are designated under the *Ontario Heritage Act*. On the opposite side of Elm Street, the single and semi-detached house form buildings and row housing, dating from the late 1800s, are recognized on the City's heritage inventory.

### Heritage Attributes

The heritage attributes of the James Fleming Buildings related to their cultural heritage value as representative examples of late 19<sup>th</sup> century commercial buildings with Renaissance Revival stylistic features are found on the principal (south) facades and roofline, consisting of:

- The three-storey south facades with brick cladding above the first storey
- Along the flat roofline, the cornice with accents above the pilasters and a central parapet
- The first-floor storefronts, with inset doors, transoms and commercial window openings that retain much of the original 19<sup>th</sup> century wood detailing
- Above the first floor, the organization of the fenestration in tiers with different window types in each storey that are organized by pilasters with capitals
- In the second storey, the semi-circular arched window openings with stone sills, where the brick voussoirs with corbels and keystones are connected by a band course with paired consoles
- In the third floor, the segmental-arched window openings with stone sills and brickwork consisting of voussoirs with keystones

There are no heritage attributes on the side elevations (east and west), which were excluded from the heritage easement agreement and are not included in the Reasons for Designation.

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, 12<sup>th</sup> Floor, Toronto, Ontario, M5H 2N2, within thirty days of the 7<sup>th</sup> of August, 2007, **which is September 7<sup>th</sup>, 2007**. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 7<sup>th</sup> day of August, 2007.

Ulli S. Watkiss  
City Clerk