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City Clerk's Office

Ulli S. Watkiss
City Clerk

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Toronto and East York Community Council
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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
850 YONGE STREET AND 1-9 YORKVILLE AVENUE**

NOTICE OF INTENTION TO DESIGNATE

840 Yonge Street Holdings
846 Yonge Street Holdings
c/o Michael Gold
1600 Langstaff Road, Unit 1003
Concord, Ontario
L4K 3S3

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 850 Yonge Street and 1-9 Yorkville Avenue (Charles Frogley Building) under Part IV, Section 29 of the Ontario Heritage Act.

Reasons for Designation

The properties at 850 Yonge Street and 1-9 Yorkville Avenue 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 three categories of design, associative and contextual values.

Description

Located on the southwest corner of Yonge Street and Yorkville Avenue, the Charles Frogley Building (1851 and updated in 1885) is a three-storey commercial building at 850 Yonge Street that includes a two-storey rear (west) wing that is identified as 1 Yorkville Avenue and single-storey rear (west) additions at 3-9 Yorkville Avenue. The site was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1974.

Statement of Significance

The Charles Frogley Building has cultural heritage value for its design as mid-19th century residential building that was constructed as part of the intact surviving block on Yonge Street in Yorkville and updated in the 1880s as part of its transformation to commercial uses. The changes to the structure that were made in the popular Second Empire style, including the distinctive mansard roof with detailing that incorporates "Frogley's" name, contribute to the Charles Frogley Building's visual presence on the corner of Yonge and Yorkville.

The property at 850 Yonge Street (including 1-9 Yorkville Avenue) is also valued for its historical association with the Village of Yorkville (1853-1883), which was an incorporated municipality prior

to its annexation by the City of Toronto. The Charles Frogley Building is representative of the transformation of the community, as it was built as a residential building in the hamlet before housing a doctor's office during the period when the village was absorbed into the adjoining city, and afterward was updated for a business that complemented the other commercial uses on Yonge Street in the Yorkville neighbourhood.

Contextually, the Charles Frogley Building contributes to the character of Yonge Street, north of Bloor Street where it reflects the late 19th century development of the area at the time it evolved from an independent village to a city neighbourhood along the important corridor known as Toronto's "main street."

The Charles Frogley Building is also historically, visually and physically linked to its surroundings on Yonge Street where it is an integral part of the intact group of contiguous late 19th century commercial buildings that extends along the entire block on the west side of the street from Cumberland Street to Yorkville Avenue and marks the east entry into the commercial heart of the former Village of Yorkville.

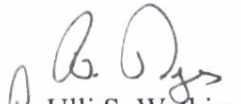
Heritage Attributes

The heritage attributes of the properties at 850 Yonge Street and 1-9 Yorkville Avenue are the building known historically as the Charles Frogley Building with:

- The setback, placement and orientation of the building on the southwest corner of Yonge Street and Yorkville Avenue
- The scale, form and massing of the three-storey building that faces east onto Yonge Street, with the two-storey rear (west) wing that is addressed at 1 Yorkville Avenue
- The materials, with the brick cladding (the brick is currently painted) with the brick, stone, terra cotta, wood and glass detailing
- The original outline of the roof from the mid 1800s with the chimneys on the north end (one of which has been altered), which was updated with the mansard roof with the slate cladding, the dormers with pediments and decorative woodwork on the east and west slopes, and on the east end the lettering reading "Frogley's"
- The principal (east) elevation of the three-storey building that is symmetrically organized with the storefront in the first (ground) floor (which has been altered as it wraps around the north wall), the pair of oriel window openings with stained-glass transoms in the second storey (dating to the 1880s updates), and in the third floor the original flat-headed openings from the mid 19th century (the window trim added in the 1880s is documented in archival photographs, but has been removed)
- The original surviving wood windows
- Facing Yorkville Avenue, on the north elevation of the three-storey building the symmetrically-placed flat-headed openings
- The two-storey wing at 1 Yorkville Avenue with the complementary brick cladding and the symmetrically-placed segmental-arched openings with brick detailing in the upper floor
- The single-storey rear (west) additions at 3-9 Yorkville Avenue

Notice of an objection to the proposed designations may be served on the City Clerk, Attention: Rosalind Dyers, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 2nd Floor West, Toronto, Ontario, M5H 2N2, within thirty days of May 27, 2015, which is June 26, 2015. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 27th day of May, 2015


Ulli S. Watkiss
City Clerk