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DEC 30 2015

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City Clerk's Office

**Secretariat**

Rosalind Dyers  
Toronto and East York Community Council  
City Hall, 2<sup>nd</sup> Floor, West  
100 Queen Street West  
Toronto, Ontario M5H 2N2

Ulli S. Watkiss  
City Clerk

Tel: 416-392-7033  
Fax: 416-397-0111  
e-mail: [teycc@toronto.ca](mailto:teycc@toronto.ca)  
Web: [www.toronto.ca](http://www.toronto.ca)

**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER 0.18 AND  
774 YONGE STREET (WILLIAM LUKE BUILDINGS)  
CITY OF TORONTO, PROVINCE OF ONTARIO**

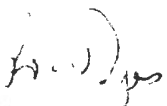
**NOTICE OF PASSING OF BY-LAW 1296-2015**

HR Property Holdings Ltd.  
774 Yonge Street, Suite 202  
Toronto, Ontario  
M4Y 2B2

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. 1296-2015 to designate 774 Yonge Street (William Luke Buildings) (Toronto Centre-Rosedale, Ward 27) as being of cultural heritage value or interest.

Dated at Toronto this 29<sup>th</sup> day of December, 2015

  
Ulli S. Watkiss  
City Clerk

Authority: MM5.14, moved by Councillor Kristyn Wong-Tam, seconded by Councillor Josh Matlow, as adopted by City of Toronto Council on March 31, April 1 and 2, 2015

## **CITY OF TORONTO**

### **BY-LAW No. 1296-2015**

#### **To designate the property at 774 Yonge Street (William Luke Buildings) as being of cultural heritage value or interest.**

Whereas authority was granted by Council to designate the property at 774 Yonge Street, with convenience addresses at 774 1/2 and 776 Yonge Street (William Luke Buildings), as being of cultural heritage 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 buildings and structures located thereon to be of cultural heritage 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 774 Yonge Street and upon the Ontario Heritage Trust, a Notice of Intention to designate the property and has 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. 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 774 Yonge Street (with convenience addresses at 774 1/2 and 776 Yonge Street) 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 774 Yonge Street 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. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on December 10, 2015.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

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

The properties at 774 Yonge Street (including the addresses at 774½ and 776 Yonge Street) 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 value.

Description

Located on the west side of Yonge Street in the first block south of Bloor Street West, the William Luke Buildings (1883) are a pair of three-storey commercial buildings. The properties at 774 Yonge Street (including the addresses at 774½ and 776 Yonge Street) were included on the City of Toronto's Heritage Register (formerly known as the Inventory of Heritage Properties) in 1974.

Statement of Cultural Heritage Value

The William Luke Buildings have cultural heritage value for their design as excellent and highly crafted representative examples of late 19th century commercial buildings with features of the Italianate style, which was popularized in the late Victorian era and identified by its ornate detailing with exaggerated classical features. The William Luke Buildings are set apart from others in this block and along Yonge Street by the exuberant detailing in the upper stories, particularly the elaborate window trim and the corbelled brickwork beneath the metal cornice with its classical motifs.

The associative value of the properties at 774 Yonge Street is derived from their role in the historical development of Yonge Street as the street evolved in the late 19th century. The William Luke Buildings were part of the second generation of commercial structures that featured narrow frontages, tall facades, and distinctive architectural detailing, especially in the upper stories to draw attention to their height and prominence in the street. Dating to the era when Toronto's first department stores opened further south near the intersection of Queen Street and changed the role of Yonge Street in Toronto, the William Luke Buildings contributed to the revitalization of Yonge Street as it emerged as the City's predominant "main street" in the late 1800s.

Contextually, the William Luke Buildings are valued for their contribution to the character of Yonge Street, south of Bloor Street West, which is typified by the surviving buildings, both individual and in groups that date to the late 19th century when Yonge Street became Toronto's main commercial corridor. The William Luke Buildings are an integral part of the blocks along Yonge Street that include the Oddfellows' Hall (1892) at 450 Yonge Street, the Bank of Montreal Building (1887) at 496 Yonge Street, the Scottish Ontario and Manitoba Land Company Stores at 664-680 Yonge Street, and the intact group of commercial buildings adjoining the Yonge and Wellesley intersection, all of which are included on the City's Heritage Register.



The contextual value of the William Luke Buildings also relates to their historical, visual and physical links to their surroundings on Yonge Street where, with their height, colourful brickwork and richly embellished detailing of the upper stories, they stand out in the streetscape.

#### Heritage Attributes

The heritage attributes of the William Luke Buildings on the properties at 774 Yonge Street (including the addresses at 774½ and 776 Yonge Street) are:

- The placement, setback and orientation of the buildings on the west side of Yonge Street, south of Bloor Street West where the principal (east) elevations face Yonge Street
- The scale, form and massing of the pair of three-storey buildings, including the first-floor storefronts, with the long rectangular plan under the flat roof with a chimney (south)
- The materials, with the red brick cladding, the brick and stone detailing on the piers and for the window trim, and the metal cornice
- On the principal (east) elevations above the first storey of each building, the brick piers with corbelled brickwork and classical detailing
- On the east elevation of each building, the pairs of flat-headed window openings in the second storey, which have stone lintels and keystones and are separated by decorative stonework
- Separating the second- and third-storey openings on both buildings, the spandrel panels with corbelled brickwork and, on the building at 776 Yonge Street, the lozenge motifs
- In the third storey of each building, the pairs of round-arched window openings with the stone sills and, on the window heads, the brick mouldings and ogee arches that are connected by string courses with brackets
- The elaborate metal cornice with brackets and agraffes that extends across both buildings above the cornice line with the corbelled brickwork and brackets

**SCHEDULE "B"**  
**LEGAL DESCRIPTION**

PIN 21109-0156(LT)

PT PARKLT 9 CON 1 FTB TWP OF YORK PT 1 64R16532

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-2015-136 dated November 2, 2015, as set out in Schedule "C".

### SCHEDULE "C"

