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APR 20 2016



City Clerk's Office



Ulli S. Watkiss  
City Clerk

Secretariat  
Ellen Devlin  
Toronto and East York Community Council  
City Hall, 2<sup>nd</sup> Floor, West  
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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  
834 YONGE STREET**

**NOTICE OF INTENTION TO DESIGNATE**

Eight Cumberland Limited  
c/o Esbin Property Management  
162 Cumberland Street, Suite 300  
Toronto, ON M5R 3N5

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 834 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act.

**Reasons for Designation**

The property at 834 Yonge Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets 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 west side of Yonge Street between Cumberland Street (south) and Yorkville Avenue (north), the James Giles Building (1874) is a three-storey commercial building. 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 James Giles Building has cultural heritage value for its design as a representative example of a commercial building with original decorative detailing drawn from the popular architectural styles of the late 19<sup>th</sup> century. The building was constructed as part of an intact surviving block on Yonge Street in Yorkville where the structures share a common scale, setback and late 19<sup>th</sup> century architectural character.

The property at 834 Yonge Street 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. When the James Giles Building was constructed, it was part of the commercial district along Yonge Street serving the brick yards, breweries and related industries that formed the basis of the community.

Contextually, the James Giles Building contributes to the character of Yonge Street, north of Bloor Street where it reflects the late 19<sup>th</sup> 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 James Giles Building is also historically, visually and physically linked to its surroundings on Yonge Street where it is integral part of the intact group of contiguous late 19<sup>th</sup> 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 property at 834 Yonge are the James Giles Building with:

- The setback, placement and orientation of the building on the west side of Yonge Street, north of Cumberland Street
- The scale, form and massing of the three-storey building
- Below the flat roofline, the corbelled brickwork and the brackets on the principal (east) elevation
- The materials, with the brick cladding (the original brickwork is currently painted), with the brick and stone detailing
- The principal (east) elevation that extends three bays above the first (ground) floor storefronts (which have been altered over time)
- On the principal (east) elevation, the symmetrical organization of the fenestration, with the trios of segmental-arched window openings with the brick arches and the rusticated stone keystones in the second and third stories

Notice of an objection to the proposed designation may be served on the City Clerk, Attention: Ellen Devlin, 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 April 20, 2016, which is May 20, 2016. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 20<sup>th</sup> day of April, 2016.



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Ulli S. Watkiss  
City Clerk