

Authority: Toronto and East York Community Council Item TE31.16, as adopted by City of Toronto Council on May 6, 7 and 8, 2014

CITY OF TORONTO

Bill No. 344

BY-LAW No. -2015

To designate the property at 10 St. Mary Street 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 10 St. Mary Street 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 10 St. Mary Street 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 10 St. Mary 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 10 St. Mary 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, § 162-4.1, Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on April , 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

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

Description

The property at 10 St. Mary Street 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. 10 St. Mary Street is located at the north east corner of St. Mary Street and Yonge Street between Wellesley and Bloor streets.

Statement of Cultural Heritage Value

10 St. Mary Street has design value. In the expression of the structural concrete frame in its facades, the infill panels of glass and brick and in the exploitation of the structural possibilities which permit an open area at grade level, this building is an excellent example of a mid-century, International Style commercial structure integrating offices, retail and parking.

10 St. Mary Street has associative value. The building is historically associated with the architectural partnership of Mathers and Haldenby whose span of work from 1921-1991 contributed significantly to educational, government and commercial institutions and residential enclaves in the City of Toronto, across Canada and as far away as the Caribbean and Australia. This office project is particularly important because of its expressive use of modernist International Style principles which contrasts with the majority of their work which was more traditionally based through to this period of the mid-1950s.

10 St. Mary Street has contextual value. An eight story International Style building with an open volume at its base facing Yonge and St. Mary streets it is situated in a predominantly late 19th and early 20th century streetscape. Paired with 696 Yonge Street, another International Style mid-century, eight-storey office building on the south side of St. Mary Street, it makes an important contribution to the character of the area. 10 St. Mary is historically linked to its surroundings as a representative of mid-twentieth century Yonge Street responding to the changing lifestyle and business needs as well as the burgeoning post-war economic expansion, the increased use of automobiles and the separation of work and home.

Heritage Attributes

The heritage attributes on the exterior of 10 St. Mary Street are:

- The location of the building at the north-east corner of Yonge and St. Mary streets
- The 8-storey scale, form and massing of the building
- The reinforced concrete structural frame, the external wall columns, and external spandrel beams exposed on external wall faces
- The open volume at ground floor level facing Yonge and St. Mary streets
- The façade with its expressed concrete frame, infill panels with two-part glazed panels and 9" Flemish bond buff-brick

- The materials as indicated above and including the anodized aluminum glazing sections of the office lobby
- The flat roof

SCHEDULE "B"
LEGAL DESCRIPTION

PIN 21109-0135 (LT)

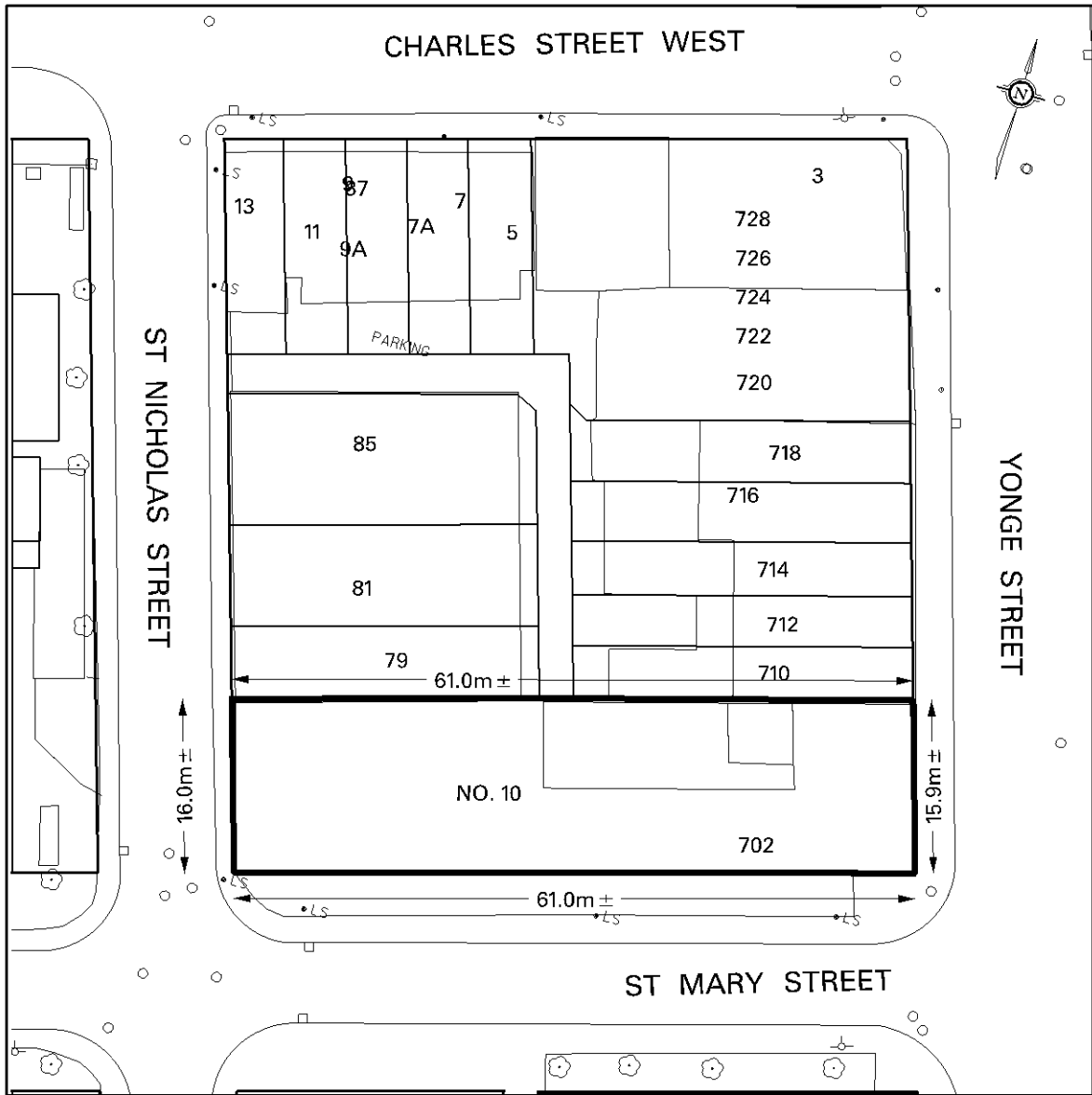
LT 5 PL D3 TORONTO; PT LT 4 PL D3 TORONTO PT 1 63R1967

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-2014-102 dated August 28, 2014, as set out in Schedule "C".

SCHEDULE "C"



NOTE:
 THIS SKETCH IS NOT
 A PLAN OF SURVEY
 AND HAS BEEN COMPILED
 FROM SURVEY NOTES AND
 OFFICE RECORDS, IT SHALL
 NOT BE USED EXCEPT FOR
 THE PURPOSE INDICATED
 IN THE TITLE BLOCK

CHECKED BY: JOHN HOUSE
 PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET
 NO. 10 ST. MARY STREET
 LAND DESIGNATED AS BEING OF CULTURAL
 HERITAGE VALUE AND INTEREST
 (NOT TO SCALE)
 WARD 27 - TORONTO CENTRE-ROSEDALE
 DATE: AUGUST 28, 2014
 SKETCH No. PS-2014-102