

Authority: Toronto and East York Community Council Item TE22.20, as adopted by City of Toronto Council on March 9, 2017

CITY OF TORONTO

Bill 1023

BY-LAW -2017

To designate the property at 140 Merton Street (the War Amputations of Canada-War Amps Building) 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 140 Merton Street (the War Amputations of Canada-War Amps Building) as being 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 140 Merton Street and upon the Ontario Heritage Trust, 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

Whereas no notice of objection was served upon the Clerk of the municipality; and

Whereas the reasons for designation are set out in Schedule A to this by-law;

The Council of the City of Toronto enacts:

1. The property at 140 Merton Street more particularly described in Schedule B 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 140 Merton 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 October , 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 140 MERTON STREET

The property at 140 Merton Street, the War Amputations of Canada (War Amps) building, 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 all three categories of design, associative and contextual value.

Description

The property at 140 Merton Street is located on the north side of Merton Street between Yonge Street and Pailton Crescent and contains the former War Amps building which has been owned by the City of Toronto since 1994. A two-storey facility constructed in 1959-60 for the War Amps as their Dominion headquarters and key-tag manufacturing services, the building is clad in limestone, polished black granite and buff brick. In 1973, a single storey, buff brick-clad addition was constructed at the rear of the adjacent property to provide storage facilities. In 1985, two small additions were made at the second storey level on rear sections of the 1959-60 building which had originally been single storey. The front area of this adjacent property is now vacant and used for parking. The building is substantially set-back from the street and originally had planters along the principal (south) elevation adjacent to the main entrance, with a long walkway to the main entrance, flanked by designed areas for grass flanking parking spaces on the south and west sides. The parking in front of the building has been removed and replaced with planting including mature trees. Since 1995, a ramp constructed along the south elevation has enabled universal access.

Statement of Cultural Heritage Value

The former War Amps building has design value as an example of late Modern Classicism, a style favoured by public institutions and conservative corporations, here applied to a building designed for the employment of Canadian war amputees and their national headquarters. The design value is evident in the high degree of artistic merit seen in the combination of minimal and linear classical details, traditional materials such as limestone cladding, modern materials and elements such as polished black granite, curtain walling and the cast metal handrails which exhibit the combined influence of Streamlined Art Deco and 1950s automobile styling. Further, the tall, single, limestone-clad fluted pier at the west end of the principal (south) elevation of the building has a quality evocative of a cenotaph, appropriate in honouring the sacrifice made by the war amputees in service to their country.

The property has associative value with the War Amps organization, founded in 1918 by amputee and army padre Lieutenant Colonel Sidney Lambert and chartered in 1920 as an organization of amputees helping amputees with both practical assistance and counselling. Their now nation-wide, key tag service was initiated in 1946 as a means for veterans to achieve independence through employment. The War Amps has expanded their services to include adults and children who have lost their limbs from causes other than war. Since 1998, the community service organization, SPRINT Senior Care has been a tenant in the building. The property is also

valued for its association with the Toronto architect Charles B. Dolphin (1888-1969), known for many fine landmark buildings in the city including the Postal Delivery Building (1939-1941).

Contextually, the War Amps building is valued as it contributes to maintaining the 1950s-1960s character and low-rise scale of the buildings fronting onto the north side of Merton Street between Yonge Street and Pailton Crescent. The building is historically linked to its surroundings as it was part of post-war transformation and re-development of the street following the completion of the Yonge Street subway line.

Heritage Attributes

The heritage attributes of the property at 140 Merton Street are:

- The setback, placement and orientation of the building, mid-block on the north side of Merton Street between Yonge Street and Pailton Crescent
- The scale, form and massing of the original two-storey building.
(This does not include the 1973 one-storey addition on the adjacent property or the 1985 additions at the second level above the original one-storey building sections)
- The materials, comprising limestone, black granite, buff brick and metal
- The elements on the principal (south) elevation including the main entrance located at the west side, with a bevelled, polished black granite door frame and base with the limestone cladding, the adjacent limestone fluted pier which rises above the parapet, and the curtain wall windows with their blue spandrel panels and surrounding limestone frame and the buff brick cladding at the eastern edge and parapet.
- On the side (west) elevation, the limestone-clad pier with a masonry pattern of large blocks and an incised frame surrounding the curtain wall double-storey window opening with metal frames and blue spandrel panel
- On the side (west) elevation to the north of the pier, the first ground floor window opening and its pattern of glazing with a central vertical mullion and narrowing opening sections at the top and bottom of the window set into the buff brick-clad wall
- On the side (east) elevation the portion of black granite base, the buff brick-clad elevation
- On the side (east) elevation, at the ground floor level, the two, wide window openings divided into seven sections with three low opening sections, in a pattern corresponding to the principal (south) elevation with cast stone sills
- On the side (east) elevation, at the upper level, the three windows, joined by a cast stone sill, with the first window divided in two equal sections and the next two windows, towards the rear of the property, divided into three equal sections of the same dimensions as the first window
- The projecting metal parapet cornice on the west, south and east elevations

SCHEDULE B

LEGAL DESCRIPTION

PIN 21124-0078(LT)

PCL 28-1 SEC M5; PT LT 28 N/S MERTON ST PL M5 TORONTO ELY 51 FT
THROUGHTOUT FRONT TO REAR

PIN 21124-0079(LT)

PCL 28-2 SEC M5; PT LT 28 N/S MERTON ST PL M5 TORONTO COMM AT A POINT IN
THE SLY LIMIT OF LT 28 ON THE N SIDE OF MERTON ST, DISTANT 51 FT
MEASURED WLY THEREON FROM THE ELY LIMIT OF LT 28; THENCE WLY ALONG
THE SLY LIMIT OF SAID LT 42 FT MORE OR LESS TO A POINT DISTANT 7 FT
MEASURED ELY FROM THE W LIMIT OF SAID LT; THENCE NLY PARALLEL WITH
THE W LIMIT OF SAID LT TO A POINT IN THE N LIMIT THEREOF DISTANT 7 FT,
MEASURED ELY THEREON FROM THE W LIMIT THEREOF; THENCE ELY ALONG
THE SAID N LIMIT 42 FT TO A POINT THEREON DISTANT 51 FT MEASURED WLY
FROM THE E LIMIT THEREOF; THENCE SLY PARALLEL WITH THE E LIMIT OF SAID
LT TO THE POC

PIN 21124-0026(LT)

PCL 26-1 SEC M5; PT LT 26 N/S MERTON ST PL M5 TORONTO; PT LT 28 N/S MERTON
ST PL M5 TORONTO COMM AT A PONT IN THE NLY LIMIT OF MERTON ST,
DISTANT 7 FT MEASURED ELY ON THE SAID LIMIT FROM THE S WLY ANGLE OF
LT 28 AFORESAID; THENCE WLY ALONG SAID LIMIT OF MERTON ST 17 FT 8
INCHES MORE OR LESS TO THE PRODUCTION SLY OF THE CENTRE LINE OF THE
PARTY WALL BTN THE HOUSE ON THIS LAND AND THAT TO THE W THEREOF;
THEN NLY ALONG THE SAID PRODUCTION ALONG SAID CENTRE LINE OF PARTY
WALL AND ALONG THE PRODUCTION NLY THEREOF IN ALL 190 FT MORE OR
LESS TO THE REAR OF LT 26 AFORESAID; THENCE ELY ALONG THE REAR LIMITS
OF LOTS 26 AND 28, 19 FT 5 INCHES MORE OR LESS TO A POINT DISTANT 7 FT
MEASURED ELY THERON FROM THE N WLY ANGLE OF LT 28 AFORESAID; THENCE
SLY PARALLEL WITH THE WLY LIMIT OF LT 28 AFORESAID 190 FT MORE OR LESS
TO THE POB

PIN 21124-0080(LT)

PCL 26-2 SEC M5; PT LT 26 N/S MERTON ST PL M5 TORONTO COMM AT A POINT IN
THE NLY LIMIT OF MERTON ST WHERE IT IS INTERSECTED BY THE CENTRE LINE
OF PASSAGEWAY BTN THE HOUSE ON THIS LAND AND THAT TO THE W THEREOF,
THE SAID POINT BEING DISTANT 73 FT 2 INCHES MORE OR LESS MEASURED ELY
ALONG SAID LIMIT FROM THE S WLY ANGLE OF THE SAID LT; THENCE ELY

ALONG THE NLY LIMIT OF MERTON ST 16 FT 2 INCHES MORE OR LESS TO THE PRODUCTION SLY OF THE CENTRE LINE OF PARTY WALL BTN THE HOUSE ON THIS LAND AND THAT TO THE E THEREOF; THENCE NLY ALONG SAID PRODUCTION, ALONG THE SAID CENTRE LINE OF PARTY WALL, AND ALONG THE PRODUCTION NLY THEREOF IN ALL 190 FT TO THE REAR OF THE SAID LT; THENCE WLY ALONG THE SAID REAR LIMIT 16 FT 2 INCHES TO THE PRODUCTION NLY OF THE CENTRE LINE OF THE PASSAGEWAY BEFORE MENTIONED, THE SAID POINT BEING DISTANT 71 FT 5 INCHES MEASURED ELY THEREON FROM THE N WLY ANGLE OF THE SAID LT; THENCE SLY ALONG SAID PRODUCTION AND ALONG SAID CENTRE LINE OF PASSAGEWAY 190 FT TO THE POB

PIN 21124-0081(LT)

PCL 26-3 SEC M5; FIRSTLY: PT LT 26 N/S MERTON ST PL M5 TORONTO COMM AT A POINT IN THE NLY LIMIT OF MERTON ST WHERE IT IS INTERSECTED BY THE CENTRE LINE OF PASSAGEWAY BTN THE HOUSE ON THE ELY PORTION OF THIS LAND AND TO THE E THEREOF, SAID POINT BEING DISTANT 73 FT 2 INCHES MORE OR LESS MEASURED ELY FROM THE S WLY ANGLE OF LT 26. THENCE WLY ALONG THE NLY LIMIT OF MERTON ST, 33 FT 2 INCHES MORE OR LESS TO A POINT DISTANT 40 FT ELY FROM THE SW ANGLE OF SAID LT; THENCE NLY PARALLEL TO THE WLY LIMIT OF SAID LT, 190 FT MORE OR LESS TO THE NLY LIMIT OF SAID LT; THENCE ELY ALONG THE NLY LIMIT OF SAID LT 31 FT 5 INCHES MORE OR LESS TO THE PRODUCTION OF CENTRE LINE OF PASSAGEWAY HEREIN AFTER MENTIONED. THENCE SLY ALONG THE SAID PRODUCTION ALONG THE CENTRE LINE OF SAID PASSAGEWAY, 190 FT MORE OR LESS TO THE POB. SECONDLY: PT LT 26 N/S MERTON ST PL M5 TORONTO COMM AT A POINT IN THE NLY LIMIT OF MERTON ST, DISTANT 25 FT 3 INCHES MEASURED ELY THEREON FROM THE WLY LIMIT OF SAID LT 26, SAID POINT BEING IN A LINE DRAWN PARALLEL TO THE WLY LIMIT OF SAID LT FROM THE SLY EXTREMITY OF THE CENTRE LINE OF PARTY WALL BTN THE SEMI-DETACHED DWELLING HOUSES COMPRISING THE PAIR STANDING IN 1914, ON THE PT OF SAID LT 26; THENCE NLY TO AND ALONG SAID CENTRE LINE OF PARTY WALL TO THE REAR THEREOF; AND CONTINUING THENCE NLY PARALLEL TO THE WLY LIMIT OF SAID LT; 193 FT TO A POINT IN TNE NLY LIMIT OF SAID LT, 25 FT 2 1/2 INCHES MEASURED ELY THEREON FROM THE WLY LIMIT OF SAID LT. THENCE ELY ALONG THE NLY LIMIT OF SAID LT; 14 FT 9 1/2 INCHES; THENCE SLY PARALLEL TO THE WLY LIMIT OF SAID LT 193 FT TO THE NLY LIMIT OF MERTON ST; THENCE WLY ALONG THE NLY LIMIT OF MERTON ST, 14 FT 9 INCHES TO THE POB

PIN 21124-0082(LT)

PCL 26-4 SEC M5; PT LT 26 N/S MERTON ST PL M5 TORONTO COMM AT A POINT IN THE NLY LIMIT OF MERTON ST, DISTANT 25 FT 3 INCHES MEASURED ELY THEREON FROM THE WLY LIMIT OF THE SAID LT THE SAID POINT BEING A LINE DRAWN PARALLEL TO THE WLY LIMIT OF THE SAID LT FROM THE SLY EXTREMITY OF THE CENTRE LINE OF THE PARTY WALL BTN THE HOUSE ON THIS

LAND AND THE HOUSE IMMEDIATELY TO THE E THEREOF; THENCE NLY ALONG SAID LINE, TO AND ALONG THE SAID CENTRE LINE OF THE SAID PARTY WALL TO THE REAR THEREOF AND CONTINUING THENCE NLY PARALLEL TO THE WLY LIMIT OF THE SAID LT IN ALL 193 FT MORE OF LESS TO A POINT IN THE NLY LIMIT OF THE SAID LT DISTANT 25 FT 2 1/2 INCHES MEASURED ELY THEREON FROM THE NW ANGLE OF THE SAID LT; THENCE WLY ALONG THE NLY LIMIT OF THE SAID LT, 15 FT 2 1/2 INCHES TO A POINT DISTANT 10 FT ELY FROM THE NW ANGLE OF THE SAID LT; THENCE SLY PARALLEL TO THE WLY LIMIT OF THE SAID LT, 193 FT MORE OR LESS TO THE NLY LIMIT OF MERTON ST; THENCE ELY ALONG THE NLY LINIT OF MERTON ST 15 FT 3 INCHES TO THE POB

City of Toronto, Province of Ontario
Registry Division of the Toronto Registry Office (No. 66)