

Authority: Toronto and East York Community Council Item TE14.11, as adopted by City of Toronto Council on March 10, 2016

CITY OF TORONTO

Bill 1068

BY-LAW -2017

To designate the property at 826 Yonge Street (including 2 Cumberland Street) to 834 Yonge Street (William Hewett, William Robinson and James Giles Buildings) 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 826 Yonge Street (including 2 Cumberland Street) to 834 Yonge Street (William Hewett, William Robinson and James Giles Buildings) 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 826 Yonge Street (including 2 Cumberland Street) to 834 Yonge 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 826 Yonge Street (including 2 Cumberland Street) to 834 Yonge 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 title to 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 owner of the property at 826 Yonge Street (including 2 Cumberland Street) to 834 Yonge Street, and upon the Ontario Heritage Trust, and to cause notice of this by-law to be posted on the City's website 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 826 YONGE STREET (INCLUDING 2 CUMBERLAND STREET) TO 834 YONGE STREET

826 YONGE STREET (INCLUDING 2 CUMBERLAND STREET)

Reasons for Designation

The property at 826 Yonge Street (including 2 Cumberland 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 northwest corner of Yonge Street and Cumberland Street, the William Hewett Building is a 2½-storey commercial building that includes two two-storey rear (west) additions at 2 and 4 Cumberland Street and a two-storey building at 8 Cumberland Street that are connected by single-storey attachments at 6A-C Cumberland Street. Archival records indicate that the current building at 826 Yonge Street dates to 1867 and was originally owned by William Hewett, a dry goods merchant in Yorkville, who also commissioned the adjoining complementary building at 828 Yonge. The property at 826 Yonge Street was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1974.

Statement of Significance

The William Hewett Building at 826 Yonge Street has cultural heritage value for its design as an important and early example in Yorkville of a commercial building designed in the popular Second Empire style identified by the distinctive mansard roof, which is complemented by the near-identical building that adjoins it at 828 Yonge Street. Anchoring the northwest corner of Yonge Street and Cumberland streets, the William Hewett Building (1874) was constructed as part of the intact surviving block on Yonge Street in Yorkville where the structures share a common scale, setback and late 19th century architectural character.

The property at 826 Yonge Street is 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 William Hewett 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 William Hewett 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 William Hewett 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 property at 826 Yonge Street is the buildings known historically as the William Hewett Building with:

- The setback, placement and orientation of the building on the northwest corner of Yonge Street and Cumberland Street
- The scale, form and massing of the 2½-storey building
- The mansard roof covering the building, with the stepped pediment with the two chimneys on the south end, and the dormers on the east slope with the round- arched openings with the classical detailing
- The materials, with the brick cladding (the brick is currently painted) with the brick, stone, and wood detailing
- On the principal (east) elevation, above the first (ground) floor storefront (which has been altered over time), the trio of symmetrically-placed segmental-arched window openings with the brick arches
- On the Cumberland Street (south) elevation of 826 Yonge, the segmental-arched window openings in the second floor and attic half-storey
- Attached to the rear (west) elevation, the two-storey addition commonly identified as 2 Cumberland Street

828 YONGE STREET

Reasons for Designation

The property at 828 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, north of Cumberland Street, the William Hewett Building is a 2½-storey commercial building that dates to 1874 and was originally owned by William Hewett, a dry goods merchant in Yorkville, who also commissioned the adjoining complementary building at 826 Yonge. The property at 828 Yonge Street was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1974.

Statement of Significance

The William Hewett Building at 828 Yonge Street has cultural heritage value for its design as an important and early example in Yorkville of a commercial building designed in the popular Second Empire style identified by the distinctive mansard roof, which is complemented by the near-identical building that adjoins it at 826 Yonge Street. The William Hewett Building (1874) was constructed as part of the intact surviving block on Yonge Street in Yorkville where the structures share a common scale, setback and late 19th century architectural character.

The property at 828 Yonge Street is 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 William Hewlett 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 William Hewett 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 William Hewlett 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 property at 828 Yonge Street is the buildings known historically as the William Hewett 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 2½-storey building
- The mansard roof covering the building, with the dormers on the east slope with the round-arched openings with the classical detailing
- The materials, with the brick cladding (the brick is currently painted) with the brick, stone, and wood detailing
- On the principal (east) elevation, above the first (ground) floor storefront (which has been altered over time), the trio of symmetrically-placed segmental-arched window openings with the brick arches

830 YONGE STREET

Reasons for Designation

The property at 830 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 William Robertson Building (1874) is a three-storey commercial building. It was constructed on the former Sleigh Estate in Yorkville along with the adjoining building to the north at 832 Yonge Street, which complements it in appearance. 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 William Robertson 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 19th century. The building was designed and constructed as part of an intact surviving block on Yonge Street in the former Village of Yorkville where the structures share a common scale, setback and late 19th century architectural character.

The property at 830 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 William Robertson 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 William Robertson 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 William Robertson 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 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 property at 830 Yonge are the building known historically as the William Robertson 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
- The flat roofline, with the brick bracket at the north end (marking the line between the building and the adjacent building to the north at 832 Yonge Street)
- The materials, with the brick cladding (the original brickwork is currently painted), with the brick and stone detailing, including the brick pier at the south end of the east elevation
- The principal (east) elevation that extends two bays above the first (ground) floor storefront (which has been altered over time)
- In the second and third stories of the east elevation, the pairs of symmetrically-placed flat-headed window openings with the brick arches and the rusticated stone keystones

832 YONGE STREET

Reasons for Designation

The property at 832 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 William Robinson (1874) is a three-storey commercial building. It was constructed on the former Sleigh Estate in Yorkville, along with the adjoining building to the south at 830 Yonge Street, which complements it in appearance. 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 William Robinson 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 19th century. The building was constructed as part of an intact surviving block on Yonge Street in the former Village of Yorkville where the structures share a common scale, setback and late 19th century architectural character.

The property at 832 Yonge Street is 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 William Robinson 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.

The associative value of the property at 832 Yonge Street is also through its connection to famed Toronto art dealer and promoter, Avrom Isaacs who, beginning in 1961 operated the Isaacs Gallery in this location for over two decades. As well as representing and showcasing contemporary Canadian artists that included Michael Show, Joyce Wieland, William Kurelek and Robert Bateman, Isaacs offered poetry readings, underground film screenings and mixed media productions that contributed to Toronto's vibrant art scene that was centered in the Yorkville neighbourhood. While operating the Isaacs Gallery at 832 Yonge Street, Avrom Isaacs created the Inuit Gallery as the first commercial gallery in the world for contemporary aboriginal art, and later merged the two venues as the Isaacs Inuit Gallery.

Contextually, the William Robinson 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 William Robinson 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 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 property at 832 Yonge are the William Robinson 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
- The flat roofline, with the brick bracket at the south end (marking the line between the building and the adjoining building to the south at 830 Yonge Street)
- The materials, with the brick cladding (the original brickwork is currently painted), with the brick and stone detailing, including the brick pier at the north end of the principal (east) elevation
- The principal (east) elevation that extends three bays above the first (ground) floor storefront (which has been altered over time)
- In the second and third stories of the east elevation, the trios of symmetrically-placed flat-headed window openings with the brick arches and the rusticated stone keystones

834 YONGE STREET

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 19th 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 19th 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 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 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 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 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

SCHEDULE B
LEGAL DESCRIPTION

Firstly Lands

Part of Lot 21 Concession 2 FTB TWP of York Part 1, 63R686; together with as in CT335391 except Part 3 Plan 63R686; City of Toronto being PIN 21197-0155 (LT)

Secondly Lands

Part of Lot 21 Concession 2 FTB TWP of York as in CA213787; City of Toronto being PIN 21197-0154 (LT)

Thirdly Lands

Part of Lot 21 Concession 2 FTB TWP of York as in EM36112; together with EM36112; City of Toronto being PIN 21197-0153 (LT)

Fourthly Lands

Lot 1 Plan 355; City of Toronto being PIN 21197-0152 (LT)