

Authority: Toronto and East York Community Council Item TE5.5, as adopted by City of Toronto Council on May 5, 6 and 7, 2015

CITY OF TORONTO

Bill 1403

BY-LAW -2017

To designate the properties at 836-850 Yonge Street and 1-9 Yorkville Avenue 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 City Council to designate the properties at 836-850 Yonge Street and 1-9 Yorkville Avenue 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 municipally as 836-850 Yonge Street and 1-9 Yorkville Avenue, and upon the Ontario Heritage Trust, Notice of Intention to designate the properties, 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 properties at 836-850 Yonge Street and 1-9 Yorkville Avenue, more particularly described in Schedule B attached to this by-law, are 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 properties 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 836-850 Yonge Street and 1-9 Yorkville Avenue, 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 December , 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 836-850 Yonge Street and 1-9 Yorkville Avenue

836 Yonge Street

The property at 836 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 John Oram 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 John Oram 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 block on Yonge Street in the former Village of Yorkville.

The property at 836 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 John Oram 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 John Oram 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 John Oram 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 836 Yonge are the John Oram Building with:

- The setback, placement and orientation of the building on the west side of Yonge Street between Cumberland Street (south) and Yorkville Avenue (north)
- The scale, form and massing of the three-storey building that faces east onto Yonge Street, including the storefront
- The materials, with the brick cladding (the original brickwork is currently painted), with the brick, stone, wood and metal detailing, including the brick quoins
- The roofline with firewalls (north and south), which is articulated by the brick parapet with corbels and the metal and the wood cornice with wood brackets
- The principal (east) elevation that extends three bays
- On the east elevation in the third storey, the pair of segmental-arched openings with hood moulds and keystones that contain original wood windows

838-844 Yonge Street

The properties at 838-844 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 values.

Description

Located on the west side of Yonge Street between Cumberland Street (south) and Yorkville Avenue (north), the Moses Staunton Buildings (1876) consist of a row of four attached three-storey commercial buildings. The sites were listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1974.

Statement of Significance

The Moses Staunton Buildings have cultural heritage value for their designs as fine representative examples of commercial buildings with a high degree of craftsmanship where the original decorative detailing was drawn from the popular architectural styles of the late 19th century. The buildings were designed and constructed as a row of commercial buildings that forms part of an intact block on Yonge Street in the former Village of Yorkville.

The properties at 838-844 Yonge Street are also valued for their 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 Moses Staunton Buildings were constructed, they were 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 Moses Staunton Buildings contribute to the character of Yonge Street, north of Bloor Street where they reflect 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 Moses Staunton Buildings are also historically, visually and physically linked to their surroundings on Yonge Street where they are integral parts 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 properties at 838-844 Yonge Street are the Moses Staunton Buildings with:

- The setback, placement and orientation of the buildings on the west side of Yonge Street between Cumberland Street (south) and Yorkville Avenue (north)
- The scale, form and massing of the row of three-storey buildings that face east onto Yonge Street
- The materials, with the brick cladding with contrasting brick, stone, wood and metal detailing (the southernmost units at 838, 840 and 842 Yonge have been painted or paint washed)
- The rooflines with the fire walls that are articulated by the brick parapet with corbels and the metal and wood cornices with dentils, brackets and mouldings, apart from the northernmost unit at 844 Yonge where the parapet detailing and the cornice have been removed
- The principal (east) elevations of the row of three buildings, where each individual building extends three bays
- On each individual building in the row, the first (ground) floor with the surviving wood elements on the storefronts, including the unit at 838 Yonge that retains most of its original features
- In the second and third stories of each building that forms part of the row, the trios of segmental-arched openings with the brick labels with keystones and corbel stops
- The continuous brick band courses with dentils extending across the east elevations of all three buildings at the levels of the stone sills

846-848A Yonge Street

The properties at 846-848A 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 categories of design and contextual values.

Description

Located on the west side of Yonge Street between Cumberland Street (south) and Yorkville Avenue (north), the James Weir Buildings (1892) are a row of three-storey commercial buildings. The properties were listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1974.

Statement of Significance

The properties at 846-848A Yonge Street have cultural heritage value for the designs of the commercial buildings as representative examples of their type and style when they were designed and constructed as part of an intact block on Yonge Street in Yorkville. The James Weir Buildings appeared after the adjoining commercial buildings at 836, 838-842 and 850 Yonge Street, yet complemented the earlier structures with their high degree of craftsmanship and the original decorative detailing drawn from the popular architectural styles of the late 19th century.

Contextually, the James Weir Buildings contribute to the character of Yonge Street, north of Bloor Street where they reflect 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 Weir Buildings are also historically, visually and physically linked to their surroundings on Yonge Street where they are integral parts 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 properties at 846-848A Yonge Street are the buildings known historically as the James Weir Buildings with:

- The setback, placement and orientation of the buildings on the west side of Yonge Street between Cumberland Street (south) and Yorkville Avenue (north)
- The scale, form and massing of the row of three adjoining three-storey buildings that face east onto Yonge Street, including the storefronts
- The materials, with brick cladding (the original brickwork is currently painted) with brick, stone, wood and metal detailing, including the stone and brick band courses
- The rooflines on the three adjoining buildings, which are articulated by the parapets with decorative brickwork in a basketweave pattern, and the metal cornices
- The symmetrical design of the principal (east) elevations of the row of three buildings, where the centre building at 848 Yonge extends one bay and is flanked by the buildings at 846 Yonge (south) and 848 Yonge (north), which extend two bays
- The centre building at 848 Yonge has a single flat-headed window openings in the second floor that is surmounted by a single round-arched window opening in the third storey
- The buildings at 846 and 848A Yonge Street have pairs of window openings in the second floors, with flat-headed openings in the second storey and round-arched openings above
- On the three adjoining buildings, the flat-headed window openings in the second storey are linked by continuous lintels and sills, while the round-arched openings in the third floor have brick hood moulds and stone sills

850 Yonge Street and 1-9 Yorkville Avenue

The properties at 850 Yonge Street and 1-9 Yorkville Avenue 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 values.

Description

Located on the southwest corner of Yonge Street and Yorkville Avenue, the Charles Frogley Building (1851 and updated in 1885) is a three-storey commercial building at 850 Yonge Street that includes a two-storey rear (west) wing that is identified as 1 Yorkville Avenue and single-storey rear (west) additions at 3-9 Yorkville Avenue. 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 Charles Frogley Building has cultural heritage value for its design as mid-19th century residential building that was constructed as part of the intact surviving block on Yonge Street in Yorkville and updated in the 1880s as part of its transformation to commercial uses. The changes to the structure that were made in the popular Second Empire style, including the distinctive mansard roof with detailing that incorporates "Frogley's" name, contribute to the Charles Frogley Building's visual presence on the corner of Yonge and Yorkville.

The property at 850 Yonge Street (including 1-9 Yorkville Avenue) 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. The Charles Frogley Building is representative of the transformation of the community, as it was built as a residential building in the hamlet before housing a doctor's office during the period when the village was absorbed into the adjoining city, and afterward was updated for a business that complemented the other commercial uses on Yonge Street in the Yorkville neighbourhood.

Contextually, the Charles Frogley Building contributes to the character of Yonge Street, north of Bloor Street where it reflect 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 Charles Frogley 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 properties at 850 Yonge Street and 1-9 Yorkville Avenue are the building known historically as the Charles Frogley Building with:

- The setback, placement and orientation of the building on the southwest corner of Yonge Street and Yorkville Avenue

- The scale, form and massing of the three-storey building that faces east onto Yonge Street, with the two-storey rear (west) wing that is addressed at 1 Yorkville Avenue
- The materials, with the brick cladding (the brick is currently painted) with the brick, stone, terra cotta, wood and glass detailing
- The original outline of the roof from the mid 1800s with the chimneys on the north end (one of which has been altered), which was updated with the mansard roof with the slate cladding, the dormers with pediments and decorative woodwork on the east and west slopes and, on the east end the lettering reading "Frogley's"
- The principal (east) elevation of the three-storey building that is symmetrically organized with the storefront in the first (ground) floor (which has been altered as it wraps around the north wall), the pair of oriel window openings with stained-glass transoms in the second storey (dating to the 1880s updates) and, in the third floor the original flat-headed openings from the mid 19th century (the window trim added in the 1880s is documented in archival photographs, but has been removed)
- The original surviving wood windows
- Facing Yorkville Avenue, on the north elevation of the three-storey building the symmetrically-placed flat-headed openings
- The two-storey wing at 1 Yorkville Avenue with the complementary brick cladding and the symmetrically-placed segmental-arched openings with brick detailing in the upper floor
- The single-storey rear (west) additions at 3-9 Yorkville Avenue

SCHEDULE B
LEGAL DESCRIPTION

836 Yonge Street

PIN 21197-0151(LT)
LT 2 PL 355 YORKVILLE

838-844 Yonge Street

PIN 21197-0150(LT)
LT 3 PL 355 YORKVILLE

PIN 21197-0149(LT)
PT LT 4-5 PL 355 YORKVILLE AS IN CT906968

PIN 21197-0148(LT)
PT LT 5 PL 355 YORKVILLE PT 2, 63R4230

PIN 21197-0147(LT)
LT 6 PL 355 YORKVILLE; PT LT 5 PL 355 YORKVILLE AS IN CA604475

846-848A Yonge Street

PIN 21197-0146(LT)
PT LT 21 CON 2 FTB TWP OF YORK AS IN EM79296

PIN 21197-0145(LT)
PT LT 21 CON 2 FTB TWP OF YORK PT 1, 63R3220

850 Yonge Street, 1-9 Yorkville Street

PIN 21197-0144(LT)
PT LT 21 CON 2 FTB TWP OF YORK AS IN CA578124

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

PIN 07452-0085(LT)
LT 63 PL 4595 ETOBICOKE

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