

Authority: Item CC2.6, as adopted by City of Toronto  
Council on January 30 and 31, 2019

**CITY OF TORONTO**

**Bill 939**

**BY-LAW -2019**

**To amend By-law 353-2015, being a by-law to designate the property at 10 St. Mary Street as being of cultural heritage value or interest.**

Whereas By-law 353-2015 designated the property at 10 St. Mary Street under Part IV of the Ontario Heritage Act as being of architectural value or interest; and

Whereas the Ontario Heritage Act authorizes the Council of a municipality to amend designating by-laws; and

Whereas authority was granted by Council to amend By-law 353-2015 to add additional heritage attributes to the Statement of Significance; and

Whereas the amended Statement of Significance is set out in Schedule A to this by-law; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 10 St. Mary Street and upon the Ontario Heritage Trust, notice of intention to amend By-law 353-2015, and has caused the said notice 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;

The Council of the City of Toronto enacts:

1. By-law 353-2015 is amended by deleting Schedule A and replacing it with Schedule A attached to this by-law.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule B of By-law 353-2015 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 June , 2019.

Frances Nunziata,  
Speaker  
(Seal of the City)

Ulli S. Watkiss,  
City Clerk

## SCHEDULE A

### REVISED STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

10 St. Mary Street

#### Description

City of Toronto By-law 353-2015, enacted on April 5, 2015 and designating the property at 10 St. Mary Street under Part IV, Section 29 of the Ontario Heritage Act, is revised to include in the Revised Reasons for Designation (Statement of Significance) an additional heritage attribute describing the first (ground) floor entrance vestibule and lobby with the decorative tilework.

#### 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. The interior includes decorative tile murals in the main-floor entrance vestibule by mural artist Jane Lippert Birchall and decorative tilework in the adjoining elevator lobby.

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 of the 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
- On the interior, the first (ground) floor entrance vestibule with the two wall murals in geometrical patterns incorporating pink and blue tiles, and the first (ground) floor entrance lobby with the green and gold tiles covering the east and west walls