

## **CITY OF TORONTO**

### **Bill 1116**

### **BY-LAW -2020**

**To designate the property at 2100 Yonge Street (including the entrance addresses at 2102 and 2104 Yonge Street and 8 and 12 Manor Road West) 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 2100 Yonge Street (including the entrance addresses at 2102 and 2104 Yonge Street and 8 and 12 Manor Road West) 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 lands and premises known as 2100 Yonge Street (including the entrance addresses at 2102 and 2104 Yonge Street and 8 and 12 Manor Road West) 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 2100 Yonge Street (including the entrance addresses at 2102 and 2104 Yonge Street and 8 and 12 Manor Road West) 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 2100 Yonge Street (including the entrance addresses at 2102 and 2104 Yonge Street and 8 and 12 Manor Road West) at 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 , 2020.

Frances Nunziata,  
Speaker

John D. Elvidge,  
Interim City Clerk

(Seal of the City)

## **SCHEDULE A**

### **STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION**

The property at 2100 Yonge Street (including the entrance addresses at 2102 and 2104 Yonge Street and 8 and 12 Manor Road West) 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 criteria of design and physical, historical and associative, and contextual values.

#### **Description**

The property at 2100 Yonge Street (including the entrances addresses at 2102 and 2104 Yonge Street and 8 and 12 Manor Road West) is situated on the west side of Yonge Street at the northwest corner of Yonge Street and Manor Road West. The property at 2100 Yonge Street contains a large two-storey commercial building with glazed storefronts in the first-storey and apartments in the second-storey. The property at 2100 Yonge Street was constructed in 1936-and was designed by the architect Benjamin Brown (1890-1974). The property at 2100 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. It was listed on the City of Toronto Heritage Register on 2 October 2017.

#### **Statement of Cultural Heritage Value**

##### **Design and Physical Value**

The property at 2100 Yonge Street has design and physical value as being a representative example of a "Main Street Row," which is identified by its corner location, two-storey scale, rectangular form and massing, flat roofline, and the glazed commercial storefronts fronting Yonge Street with residential or commercial units in the upper floor. These elements are typical of buildings dating to the interwar era in North Toronto. The property at 2100 Yonge Street also has value as being a modest representative example of the classical style, with its fenestration in the second-storey, the symmetrically-placed tripartite, double and single flat-headed window openings, the dentil molding along the principal (east) and side (south) elevations, the continuous stone band course connecting the window heads in both elevations, and the recessed entrance set in a decorative stone surround in the side (south) elevation.

##### **Historical and Associative Value**

The property at 2100 Yonge Street has historical and associative value as being representative of the career of the noteworthy Toronto architect Benjamin Brown, who was among one of the first Jewish architects to sustain a successful practice in Toronto during the first decades of the twentieth century. Brown designed more than 200 buildings throughout his career, many of which were in the Art Deco style, although he used various styles, including Georgian, Craftsman, Colonial Revival, Tudor, and Romanesque elements. The modest classical details seen throughout the property at 2100 Yonge Street can be seen at some of the other buildings designed by Brown, such as at the Primrose Club Building (1920).

**Contextual Value**

The property at 2100 Yonge Street has contextual value for its role in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2100 Yonge Street is historically, visually and physically linked to its setting on the northwest corner of Manor Road West at the south end of the continuous group of commercial buildings with a shared setback in the block between Manor Road West and Hillsdale Avenue West. It is also linked to the neighbouring property at 2106 Yonge Street, which was designed one-year later, and included the same buff brick masonry and stone cornice, although the one here wraps around the south corner and there are brick quoins at the corners.

**Heritage Attributes****Design and Physical Value**

- Attributes that contribute to the value of the property at 2100 Yonge Street as a representative example of a "Main Street Row" with modest classical embellishments
- The corner location, two-storey scale, rectangular form and massing, and flat roofline
- The glazed commercial storefronts fronting Yonge Street in the first-storey with commercial or residential units in the second-storey
- In the east and south elevations, the fenestration in the second storey, with the symmetrically-placed tripartite, double and single flat-headed window openings
- The dentil molding along the east and south elevations, the continuous stone band course connecting the window heads in both elevations, and the recessed entrance set in the decorative stone surround on the south elevation

**Contextual Value**

Attributes that contribute to the value of the property at 2100 Street as a defining, supporting, and maintaining the historical mid-rise character of the area and being historically, visually, and physically linked to its surroundings:

- The setback, placement and orientation of the building on the northwest corner of Yonge Street and Manor Road West where it is part of a continuous row
- The stone cornice that wraps around the south corner
- The materials, with the buff brick cladding and the brick and stone detailing, including the brick quoins on the corners

Note: the north side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (west) elevation. The westernmost storefront of the elevation fronting Manor Road West is not original and is not identified as a heritage attribute.

**SCHEDULE B**  
**LEGAL DESCRIPTION**

PIN 21172-0332 (LT)

LOT 18 AND PART OF LOT 17, REGISTERED PLAN 585E TORONTO, DESIGNATED AS  
PART 2, PLAN 66R-31001

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)