

## **CITY OF TORONTO**

### **Bill 1117**

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

#### **To designate the property at 2106 Yonge Street (including entrance addresses at 2108 and 2110 Yonge Street) 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 2106 Yonge Street (including entrance addresses at 2108 and 2110 Yonge Street) 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 2106 Yonge Street (including entrance addresses at 2108 and 2110 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 2106 Yonge Street (including entrance addresses at 2108 and 2110 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 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 2106 Yonge Street (including entrance addresses at 2108 and 2110 Yonge Street) 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 2106 Yonge Street (including entrance addresses at 2108 and 2110 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 categories of design and physical and contextual value.

#### **Description**

The property at 2106 Yonge Street (including entrance addresses at 2108 and 2110 Yonge Street) is situated on west side of Yonge Street between Manor Road West and Hillsdale Avenue West. It contains a large two-storey commercial building with glazed storefronts in the first-storey and apartments in the second-storey. The property at 2106 Yonge Street was constructed in 1937-8 and the architect is unknown. The property at 2106 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area.

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

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

The property at 2106 Yonge Street has design and physical value as being a representative example of a “Main Street Row,” which is identified by the two-storey scale, rectangular form and massing, the flat roofline, and the glazed commercial storefront with residential or commercial units in the upper floor. These elements are typical of buildings dating to the interwar era in North Toronto.

##### **Contextual Value**

The property at 2106 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 2106 Yonge Street is historically, visually and physically linked to its setting as part of a continuous group of commercial buildings with a shared setback in the block between Manor Road West and Hillsdale Avenue West. The design and modest classical details in the property at 2106 Yonge Street are linked to the neighbouring property at 2100 Yonge Street, which was designed one-year prior, and includes the same continuous stone band course connecting the window heads and a stone cornice that sits above the storefronts, as well as buff brick masonry.

#### **Heritage Attributes**

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

Attributes that contribute to the value of the property at 2106 Yonge Street as a representative example of a "Main Street Row":

- The two-storey scale, rectangular form and massing, and flat roofline
- The glazed commercial storefront in the first-storey with commercial or residential units in the second-storey

**Contextual Value**

Attributes that contribute to the value of the property at 2106 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 west side of Yonge Street between Manor Road West and Hillsdale Avenue West where it is part of a continuous row
- The materials, with the buff brick cladding and the brick and stone detailing
- The modest classical elements, including the continuous stone band course connecting the window heads and the stone cornice that sits above the storefronts (which have been altered)

Note: the south side elevation adjoins the neighbouring building. No heritage attributes are identified on the side (north) elevation. The second-storey windows are not original and are not identified as a heritage attribute.

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

PIN 21172-0333 (LT)  
LOT 16 AND PART OF LOTS 15 & 17, REGISTERED PLAN 585E TORONTO,  
DESIGNATED AS PART 1, PLAN 66R-31001  
City of Toronto and Province of Ontario  
Land Titles Division of the Toronto Registry Office (No. 66)