

Authority: MM28.46, by Councillor Kristyn Wong-Tam, seconded by Councillor Mary-Margaret McMahon, as adopted by City of Toronto Council on April 26, 27 and 28, 2017

CITY OF TORONTO

BY-LAW 1018-2017

To amend By-law 362-2006, being a by-law to designate the property at 81 St. Nicholas Street, Robert Barron Stables (South) as being of cultural heritage value or interest by amending the reasons for designation to include the Robert Barron Stables (North) and to amend the legal description to include the property at 85 St. Nicholas Street upon which the Robert Barron Stables (North) are located.

Whereas By-law 362-2006 designated the property at 81 St. Nicholas Street, Robert Barron Stables (South), under the *Ontario Heritage Act*; 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 362-2006 to revise the reasons for designation to include the Robert Barron Stables (North) and to revise the legal description to include the property at 85 St. Nicholas Street upon which the Robert Barron Stables (North) are located; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 81 St. Nicholas Street and 85 St. Nicholas Street and upon the Ontario Heritage Trust, Notice of Intention to amend the By-law 362-2006, and 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 the amended reasons for designation are set out in Schedule A to this by-law; and

Whereas the revised legal description is attached as Schedule B to this by-law; and

Whereas no notice of objection to the proposed amendments has been served upon the Clerk of the municipality;

The Council of the City of Toronto enacts:

1. By-law 362-2006 is amended by deleting Schedule A and substituting Schedule A attached to this by-law.
2. By-law 362-2006 is amended by deleting Schedule B and substituting Schedule B attached to this by-law.
3. 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.

4. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 81 St. Nicholas Street and 85 St. Nicholas Street and upon the Ontario Heritage Trust.

Enacted and passed on October 4, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

AMENDED REASONS FOR DESIGNATION 81 AND 85 ST. NICHOLAS STREET

By-law 362-2006 designating the property at 81 St. Nicholas Street under Part IV, Section 29 of the Ontario Heritage Act is amended to include the adjoining property at 85 St. Nicholas Street. The properties at 81 and 85 St. Nicholas 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 all three categories of design, associative and contextual values.

Description

The properties at 81 and 85 St. Nicholas Street contain two attached buildings, comprising the north stable (1895) at 85 St. Nicholas and the south stable (1911) at 81 St. Nicholas, which were constructed for Robert Barron, the proprietor of a grocery business on the neighbouring property at 720 Yonge Street. Barron commissioned Toronto architect G. W. Gouinlock to design his Yonge Street store and, with a building permit naming him as the architect for the stable at 81 St. Nicholas Street, it is assumed that Gouinlock had previously designed the complementary building at 85 St. Nicholas. Robert Barron's company retained the stables on St. Nicholas Street until the 1940s. The properties at 81 and 85 St. Nicholas Street were listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1985, and the Robert Barron Stable (1911) at 81 St. Nicholas Street was designated under Part IV, Section 29 of the Ontario Heritage Act in 2006 by By-law 362-2006.

Statement of Significance

The properties at 81 and 85 St. Nicholas Street have cultural heritage value for the design of the Robert Barron Stables as utilitarian buildings that are distinguished by their complementary and well-crafted Romanesque Revival features. As one of the most popular of the decorative architectural styles marking the late Victorian era, the north stable (1895) displays the rugged stone base and the oversized round-arched motifs that are characteristic of the Romanesque Revival. The neighbouring south stable (1911) was styled to complement the earlier building and, with the distinctive opening that accessed the hayloft, reflects the original purpose of the site.

The Robert Barron Stables (1895 and 1911) are historically associated with Toronto architect, G. W. (George Wallace) Gouinlock, who designed the businessman's grocery store at 720 Yonge Street (1889) as one of his first projects as a solo architect. While Gouinlock is best remembered as the winner of an international competition to design the tallest building in the British Empire (Temple Building, 1895) and as the official architect for the Canadian National Exhibition, he accepted commissions for all types of buildings, including the stables on Barron's St. Nicholas Street properties.

The associative value of the properties at 81 and 85 St. Nicholas Street is also through their connections to innovations in contemporary Canadian art. In the 1970s, the north stable at 85 St. Nicholas Street housed A Space, the artist-run centre for experimental art that included

early advances in video work in Toronto. The neighbouring south stable at 81 St. Nicholas Street was the location from 2004-2008 of Gallery Neubacher, a leading exhibition space in the city for established and emerging Canadian artists.

Contextually, the properties at 81 and 85 St. Nicholas Street contribute to the historic character of Yonge Street and the adjoining lands south of Bloor Street West, which developed and evolved in the late 19th and early 20th centuries as the location of commercial buildings on the main street, supported by utilitarian buildings that included stables and coach houses behind. The Robert Barron Stables are also historically, visually, physically and functionally related to their setting on St. Nicholas Street where, with the neighbouring row houses (currently in commercial use) at 5-13 Charles Street West and the Robert Barron Store at 720 Yonge Street recall the historic character of their surroundings.

The heritage attributes of the Robert Barron Stables on the properties at 81 and 85 St. Nicholas Street are:

North Stable, 1895:

- The setback, placement and orientation of the building on the east side of St. Nicholas Street between St. Mary Street (south) and Charles Street West (north)
- The scale, form and massing of the two-storey rectangular-shaped plan with the canted northeast corner
- Above the stone base, the red brick cladding with the red and yellow brick, stone, metal and wood detailing
- At the west end of the flat roofline, the parapet with the metal cornice with the modillions, the brick cornice with the dentils, the narrow band course with the Greek key pattern, and the wide band course with the lozenges and crosses pattern in the contrasting yellow brick
- On the principal (west) elevation, in the first (ground) floor, the main entrance that is placed in a round-arched surround (the doors are not original), the single round-arched window openings flanking the entrance (the sills have been lowered), and the voussoirs, keystones and mouldings decorating the openings
- At the north end of the west elevation, the secondary entrance
- In the second storey, the three pairs of round-arched window openings that share a continuous corbelled sill and have brick detailing complementing the first-floor openings

Note: the window openings on the north elevation, which is viewed from St. Nicholas Street, have been altered and are not identified as heritage attributes. The south elevation adjoins the neighbouring building at 81 St. Nicholas Street. No heritage attributes are identified on the rear (east) wall.

South Stable, 1911

- The setback, placement and orientation of the building on the east side of St. Nicholas Street between St. Mary Street (south) and Charles Street West (north)
- The scale, form and massing of the two-storey rectangular-shaped plan

- Above the stone base, the red brick cladding with the red and buff brick, stone, metal and wood detailing
- At the west end of the flat roofline, the parapet with the metal cornice with the modillions, the brick cornice with the dentils, the narrow band course with the Greek key pattern, and the wide band course with the lozenges and crosses pattern in the contrasting yellow brick
- On the principal (west) elevation, in the first (ground) floor, the central entrance that is placed in a round-arched surround (the doors are not original), the single round-arched window openings that flank the entrance (the sills have been lowered), and the voussoirs, keystone and mouldings that decorate the openings
- In the second storey, the pairs of round-arched window openings in the outer bays (north and south) with the brick detailing and the stone sills
- In the centre bay of the upper storey, the opening that originally accessed the hayloft with the extended sill and, in the wall above, the remnant of the pulley system

Note: The visible window openings on the south elevation, which is viewed from St. Nicholas Street, are not identified as heritage attributes. The north elevation adjoins the neighbouring building at 85 St. Nicholas Street. No heritage attributes are identified on the rear (east) wall.

SCHEDULE B

LEGAL DESCRIPTION

81 ST. NICHOLAS STREET

PIN 21109-0142 (LT)

PT LT 3-4, PL D3 TORONTO; PT 8, 64R14920; T/W CA397806

85 ST. NICHOLAS STREET

PIN 21109-0143 (LT)

PT LT 3, PL D3 TORONTO; PT 7, 64R14920; T/W CA421698

City of Toronto, Province of Ontario

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