

CITY OF TORONTO

BY-LAW 563-2022

To designate the property at 1390, 1394, 1398, 1402, 1404 and 1406 Yonge Street (including entrance addresses at 1392, 1396, 1396A, 1398A, 1402A, 1404A and 1408 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 1390, 1394, 1398, 1402, 1404 and 1406 Yonge Street (including entrance addresses at 1392, 1396, 1396A, 1398A, 1402A, 1404A and 1408 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 1390, 1394, 1398, 1402, 1404 and 1406 Yonge Street (including entrance addresses at 1392, 1396, 1396A, 1398A, 1402A, 1404A and 1408 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 website 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 within the prescribed time under the Ontario Heritage Act; 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 1390, 1394, 1398, 1402, 1404 and 1406 Yonge Street (including entrance addresses at 1392, 1396, 1396A, 1398A, 1402A, 1404A and 1408 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 1390, 1394, 1398, 1402, 1404 and 1406 Yonge Street (including entrance addresses at 1392, 1396, 1396A, 1398A, 1402A, 1404A and 1408 Yonge Street) at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website 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 16, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

1390, 1394, 1398, 1402, 1404 and 1406 Yonge Street (including entrance addresses at 1392, 1396, 1396A, 1398A, 1402A, 1404A and 1408 Yonge Street)

Reasons for Designation

The properties at 1390-1406 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 criteria of design/physical, associative/historical, and contextual values.

Description

The properties at 1390-1406 Yonge Street (built 1932) comprise a row of six, 3-storey main street commercial buildings with storefronts to support retail uses at grade and residential above which stand along the west side of Yonge Street south of St. Clair Avenue between Pleasant Boulevard and Rosehill Avenue. This block and the adjacent subject property are separated by a driveway entry owned by St. Michael's Cemetery, located to the immediate west (rear), which provides a historic sightline into the cemetery from Yonge Street. The position and framing of the two subject properties at 1406 and 1418 Yonge Street on either side of the driveway provide a historic sightline to the site of St. Michael's Cemetery Mortuary Vault (built 1856), designed by architect Joseph Sheard, which was designated in 1975 under Part IV, Section 29 of the Ontario Heritage Act.

Statement of Cultural Heritage Value

Design and Physical Value

The properties at 1390-1406 Yonge Street comprise a fine, representative example of early 20th-century main street commercial row typology. Designed in the Spanish Colonial Revival style, the numerous extant original details include the original and highly intact terracotta roof (with decorative chimneys and wooden brackets supports) and dichromatic, yellow- and rug-brick masonry wall with its raised brick pilasters, banding, and quoining details. The fine-grain composition of the row with commercial at grade and residential above has not been altered since its construction in 1932.

The Spanish Colonial Revival main street commercial row at 1390-1406 Yonge Street is representative of a broader collection of a particular main street commercial row architecture that appeared along Toronto's main streets and thoroughfares in the early 20th century, including extant examples in the nearby neighbourhoods of Summerhill, Yorkville, and the Annex.

Historical and Associative Value

The properties at 1390-1406 Yonge Street have a direct association with the history of the adjacent St. Michael's Cemetery, the former lands upon which the subject row of main street

commercial properties were constructed in 1932. This block, along with the adjacent subject property at 1420 Yonge Street, is historically linked to St. Michael's Cemetery and to the broader commercial development of the area.

Contextual Value

Contextually, 1390-1406 Yonge Street has cultural heritage value as it maintains and supports the historic character of this portion of Yonge Street. Situated along the west side of Yonge Street south of St. Clair Avenue between Pleasant Boulevard and Rosehill Avenue, the property is an important contributor to the maintenance of the early 20th-century main street commercial built form evolution and historic character of the area, along with the adjacent main street commercial row at 1420 Yonge Street.

The main street commercial rows at 1390-1406 and 1420 Yonge Street are contextually linked by their physical and visual relationship to St. Michael's Cemetery. The historic relationship between the cemetery and the two commercial rows is enhanced by the historic sightline/view of St. Michael's Cemetery provided by the driveway entry between 1406 and 1418 Yonge Street. This historic sightline from Yonge Street, which has existed for over 165 years, allows for an unobstructed view of St. Michael's Cemetery Mortuary Vault (built 1856), designed by architect Joseph Sheard, which was designated in 1975 under Part IV, Section 29 of the Ontario Heritage Act.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the properties at 1390-1406 Yonge Street as representative of Toronto's early 20th-century main street commercial row typology include:

- The scale, form, and 3-storey massing of the row
- The Spanish Colonial Revival style terracotta tile roof spanning the entire row with its decorative brick chimneys and supportive wooden brackets
- The dichromatic, yellow- and rug-brick masonry on the principal (east elevation) with its raised, rug-brick detailing including the pilasters, banding, and window quoining
- On the principal (east elevation), the scale and massing of the glazed storefronts, entryways, and side entrances

Contextual Value

Attributes that contribute to the contextual value of the properties at 1390-1406 Yonge Street as defining, supporting, and maintaining the historic character of the area:

- The repetition of the six, identical, 3-storey main street commercial storefronts

SCHEDULE B

LEGAL DESCRIPTION

PIN 21191-0097 (LT)
PART OF LOT 21, CONCESSION 2 FTB
GEOGRAPHIC TOWNSHIP OF YORK AS IN CA394224

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

PIN 21191-0096 (LT)
PART OF LOT 21, CONCESSION 2 FTB
GEOGRAPHIC TOWNSHIP OF YORK AS IN EM67873

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

PIN 21191-0095 (LT)
PART OF LOT 21, CONCESSION 2 FTB
GEOGRAPHIC TOWNSHIP OF YORK AS IN CT667931

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

PIN 21191-0094 (LT)
PART OF LOT 21, CONCESSION 2 FTB
GEOGRAPHIC TOWNSHIP OF YORK AS IN CA584568

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

PIN 21191-0093 (LT)
PART OF LOT 21, CONCESSION 2 FTB
GEOGRAPHIC TOWNSHIP OF YORK AS IN CA336735

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

PIN 21191-0092 (LT)
PART OF LOT 21, CONCESSION 2 FTB
GEOGRAPHIC TOWNSHIP OF YORK AS IN CA488490

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