

Authority: Toronto and East York Community Council Item 7.14 as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2007

Enacted by Council:

CITY OF TORONTO

Bill No. 69

BY-LAW No.

To designate the property at 1050-1052 Yonge Street (Crescent Road Apartments) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 1050-1052 Yonge Street (Crescent Road Apartments) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be 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 land and premises known as 1050-1052 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, Notice requirements under the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection was served upon the Clerk of the municipality.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 1050-1052 Yonge Street, more particularly described in Schedule "B" and shown on Schedule "C" 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 at 1050-1052 Yonge 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, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this day of January, A.D. 2008.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE A

REASONS FOR DESIGNATION

Description

The properties at 1050-1052 Yonge Street (formerly known as #1046 Yonge) are worthy of designation under Part IV of the *Ontario Heritage Act* for their cultural heritage value or interest, and meet the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, historical and contextual value. Located on the west side of Yonge Street opposite Crescent Road, the properties contain a three-storey apartment building completed in 1927 for W. R. Percival Parker. The property was listed on the City of Toronto Inventory of Heritage Properties in 1983, and a Heritage Easement Agreement was registered in 1994.

Statement of Cultural Heritage Value

The Crescent Road Apartments have design value as a well-crafted luxury apartment complex from the 1920s with elaborate Classical detailing. This period represented the peak of apartment construction in Toronto, which began in the 1890s with the designs modeled on the larger and more opulent models in New York City and Boston (Dendy and Kilbourn, Toronto Observed, 1986, 238).

Historically, the Crescent Road Apartments are associated with the practice of Toronto architect Charles Dolphin. Born in England and educated at McGill University, Dolphin apprenticed with several Montreal architectural firms, including Ross and Macdonald, before establishing his own practice in Toronto in 1925. The Crescent Road Apartments were among his earliest commissions in this city, followed by the Consumers' Gas Showroom (1930) at 2532 Yonge Street, the Grey Coach Terminal (1932) at 604 Bay Street, and the Postal Delivery Building (completed after World War II) at 40 Bay Street, all of which are recognized on the City's heritage inventory. Following the completion of the Crescent Road Apartments, Dolphin went on to design "The Clarendon," a larger three-block complex with Tudor inspired styling, located on the corner of Avenue Road and Clarendon Avenue.

With their placement overlooking Ramsden Park and decorative appearance, the Crescent Road Apartments are landmarks on Yonge Street where the complex's scale and Classical embellishments complement the character of the adjacent residential neighbourhoods.

Heritage Attributes

The heritage attributes of the Crescent Road Apartments related to their design value as a well-crafted luxury apartment complex from the 1920s with elaborate Classical detailing are found on the exterior walls and flat roofline, consisting of:

- The U-shaped plan, where the identical four-storey north and south blocks are connected at the rear (west) by a two-storey link and separated by a raised courtyard that is open to Yonge Street (east)
- The stucco cladding with stone and terra cotta detailing
- The cornice with corbelling along the flat rooflines

- The decorative quoins highlighting the second and third stories
- On the north and south blocks, the east facades where the exterior doors are placed in the end bays
- Between the entries on the east facades, the large centrally-placed window openings that are framed by pilasters and surmounted by decorative terra cotta lunettes bearing cartouches with the initials "CRD"
- On the north and south elevations facing the courtyard, the entrances placed in wide stone surrounds under dentilated cornices and terra cotta panels with shield-shaped cartouches on foliated backgrounds
- The metal light fixtures inspired by the Art Deco period that flank the entries
- On all elevations, including those opening onto the courtyard, the stringcourses above the first and third stories, and the flat-headed window openings that are placed individually and in pairs or threes

SCHEDULE B

In the City of Toronto and Province of Ontario, in the Land Titles Division of the Toronto Registry Office (No. 66), being composed of:

FIRSTLY:

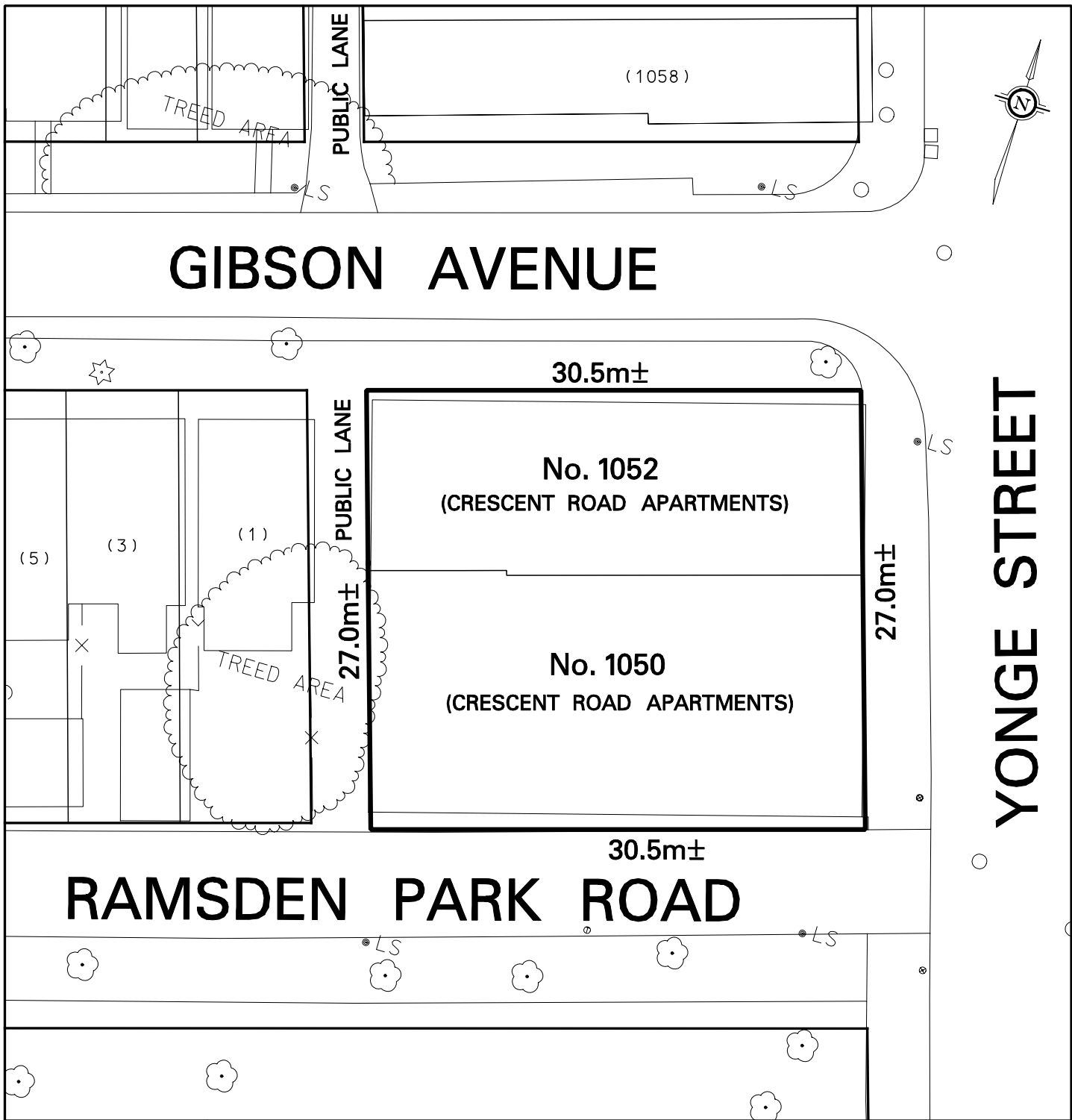
PIN 21194-0005 (LT)
PCL B-3 SEC M209; PT BLK B W/S YONGE ST PL M209 TORONTO
PT 3, 4, & 5, 66R17502

SECONDLY:

PIN 21194-0006 (LT)
PCL B-2 SEC M209; PT BLK B PL M209 TORONTO
PT 1 & 2, 66R17502

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2007-317 dated December 19, 2007, as set out in Schedule "C".

SCHEDULE "C"



Toronto

TECHNICAL SERVICES DIVISION
SURVEY & MAPPING SERVICES

NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS, IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK

PROPERTY INFORMATION SHEET
Nos. 1050 AND 1052 YONGE STREET
(CRESCENT ROAD APARTMENTS)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 27 - TORONTO CENTRE-ROSEDALE
DATE: DEC. 19, 2007

SKETCH No. PS-2007-317

