

516 and 526 Yonge Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: October 27, 2021

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: Toronto-Centre - 13

SUMMARY

This report recommends that City Council state its intention to designate the listed heritage property at 516 Yonge Street (including the entrance address at 514 Yonge Street) for its design and contextual values and the also listed 526 Yonge Street (including the entrance addresses at 528 Yonge Street and 7 Breadalbane Street) for its design, associative and contextual values under Part IV, Section 29 of the Ontario Heritage Act.

Originally constructed circa 1876 and renovated in 1924, the property at 516 Yonge Street represents the fine-grained mixed-use/commercial building type that emerged along Yonge Street, north of College Street, in the late 19th century and persisted until the mid-20th century. Although altered, the property is one of the earliest surviving buildings on the block between Grosvenor and Breadalbane Streets, and retains its original scale, form, and massing as a 2-1/2-storey building with a mansard roof, along with architectural details from the late-19th and early 20th centuries.

Constructed circa 1881 to the designs of the significant Toronto architectural firm of McCaw & Lennox, the property at 526 Yonge Street anchors the southwest corner of Yonge and Breadalbane Streets and is a representative example of the Second Empire architectural style that was popular in Toronto in the late-19th century. The property retains its original scale, form, and massing as a 2-1/2-storey building with a 2-storey rear wing, and its Second Empire style is reflected in many of its extant original design features.

On October 16, 2020, an Official Plan and Zoning By-law Amendment application was made for 510-528 Yonge Street and 7 Breadalbane Street, which includes three properties currently listed on the Heritage Register - 516 Yonge Street, 522 Yonge Street, and 526 Yonge Street - and proposes to retain and incorporate portions of the buildings at 516 Yonge Street and 526 Yonge Street. On October 1, 2021, City Council adopted Item TE27.8, directing the City Solicitor and appropriate City staff to attend the

Ontario Land Tribunal in opposition to the Official Plan Amendment and Zoning By-law Amendment appeals for the lands at 510-528 Yonge Street and 7 Breadalbane Street, and to continue discussions with the owner in an attempt to resolve outstanding issues.

Designation enables City Council to review proposed alterations or demolitions to the properties and enforce heritage property standards and maintenance.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council state its intention to designate the property at 516 Yonge Street (including the entrance address at 514 Yonge Street) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 516 Yonge Street (Reasons for Designation) attached as Attachment 3 to the report (October 27, 2021) from the Chief Planner and Executive Director, City Planning.
2. City Council state its intention to designate the property at 526 Yonge Street (including the entrance addresses at 528 Yonge Street and 7 Breadalbane Street) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 526 Yonge Street (Reasons for Designation) attached as Attachment 4 to the report (October 27, 2021) from the Chief Planner and Executive Director, City Planning.
3. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

On October 1, 2021 City Council adopted Item TE27.8, directing the City Solicitor and appropriate City staff to attend the OLT in opposition to the Official Plan Amendment and Zoning By-law Amendment appeals for the lands at 510-528 Yonge Street and 7 Breadalbane Street and to continue discussions with the owner in an attempt to resolve outstanding issues.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE27.8>

The property at 526 Yonge Street was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) on March 15, 1974, while the properties at 516 Yonge Street and 522 Yonge Street were listed on the Heritage Register on March 10, 2016. All three listed properties were also identified as

contributing properties in the Historic Yonge Street Heritage Conservation District, which was adopted by City Council in March 2016, and is currently under appeal. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE14.4>

BACKGROUND

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage

conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

<https://www.ontario.ca/laws/statute/90o18>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

The Ontario Heritage Toolkit provides guidance on designating properties of municipal significance, including direction on the purpose of designating heritage properties and information about how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for the conservation of heritage properties within the land use planning system. In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act (OHA). The Bill 108 Amendments to the OHA came into force on July 1, 2021, which included, amongst other matters, amendments to the listing and designation processes. Guidance from the Province related to the implementation of Bill 108 Amendments is forthcoming.

[Ontario Heritage Tool Kit \(gov.on.ca\)](https://www.ontario.ca/gov/heritage-toolkit)

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.5 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.5.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

Policy 3.1.5.6 encourages the adaptive re-use of heritage properties while Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

On October 16, 2020, an Official Plan and Zoning By-law Amendment application and a Rental Housing Demolition application were submitted to permit a 59-storey mixed-use building at 510-528 Yonge Street and 7 Breadalbane Street with 500 dwelling units, 520 square metres of non-residential floor area, and 465 square metres of community space. The Official Plan and Zoning By-law Amendment applications were deemed complete on January 8, 2021.

The application for 510-528 Yonge Street and 7 Breadalbane Street includes three properties currently listed on the Heritage Register: 516 Yonge Street, 522 Yonge

Street, and 526 Yonge Street. The proposal indicates the owner intends to retain the street-facing elevations of all three listed buildings. On May 10, 2021, the applicant appealed their development applications to the Ontario Land Tribunal (OLT) due to Council not making a decision within the 120-day time frame under the Planning Act.

Following city staff's additional research and evaluation of the listed properties located at 516, 522 and 526 Yonge Street, it has been determined that the properties at 516 Yonge Street and 526 Yonge meet Ontario Regulation 9/06 - the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act.

The property located at 522 Yonge Street has been subject to extensive alterations over time, and many of its existing features, including its second-floor window openings, curved parapet, and decorative cornices/moulding, were added in renovations during the early 2000s which has diminished the building's integrity. This research and additional analysis does not find that the property meets the criteria for designation under O. Reg. 9/06 and is not a significant heritage resource.

Similarly, the rear coach house on the property at 526 Yonge Street (at the entrance address of 7 Breadalbane Street) was extensively altered in the early 2000s, which greatly diminished the building's design/physical integrity. The coach house is not identified as heritage attribute of the property.

This further analysis and relevant information regarding the cultural heritage value or interest of the properties located at 516, 522 and 526 Yonge Street will also inform future revisions of the Historic Yonge Street Heritage Conservation District Plan as the Part V designation is currently under appeal at OLT.

516 YONGE STREET and 526 YONGE STREET
Research and Evaluation according to Ontario Regulation 9/06



East (principal) elevation of 516 Yonge Street (Heritage Planning, 2021)



East (principal) and north (secondary) elevations of 526 Yonge Street at the southwest corner of Yonge and Breda Streets (Heritage Planning, 2021)

1. DESCRIPTION

516 YONGE STREET	
ADDRESS	516 Yonge Street 514 Yonge Street (entrance address)
WARD	13 - Toronto-Centre
LEGAL DESCRIPTION	PLAN 159 PT LOT 20
NEIGHBOURHOOD/COMMUNITY	Bay Cloverhill
HISTORICAL NAME	506-508 Yonge Street
CONSTRUCTION DATE	c. 1876
ORIGINAL OWNER	William Kendrew
ORIGINAL USE	Mixed-Use/Commercial
CURRENT USE*	Mixed-Use/Commercial
ARCHITECT/BUILDER/DESIGNER	Undetermined
DESIGN/CONSTRUCTION/MATERIALS	Brick
ARCHITECTURAL STYLE	Second Empire
ADDITIONS/ALTERATIONS	c. 1885: addition of two-storey brick rear extension 1924: alterations to front façade and interiors 1966: addition of three-storey rear concrete block extension c. 1990: over-cladding with metal siding
CRITERIA	Design/Physical, Contextual
HERITAGE STATUS	Listed
RECORDER	Heritage Planning: Julia Smith
REPORT DATE	October 2021

526 YONGE STREET	
ADDRESS	526 Yonge Street 528 Yonge Street (entrance address) 7 Breadalbane Street (entrance address)
WARD	13 - Toronto-Centre
LEGAL DESCRIPTION	PLAN 159 LOT 22
NEIGHBOURHOOD/COMMUNITY	Bay Cloverhill
HISTORICAL NAME	512 Yonge Street, 510-512 Yonge Street
CONSTRUCTION DATE	c. 1881
ORIGINAL OWNER	George Kerr Jr.
ORIGINAL USE	Mixed-Use/Commercial
CURRENT USE*	Mixed-Use/Commercial
ARCHITECT/BUILDER/DESIGNER	McCaw & Lennox
DESIGN/CONSTRUCTION/MATERIALS	Brick
ARCHITECTURAL STYLE	Second Empire
ADDITIONS/ALTERATIONS	c. 2001: alterations to rear coach house
CRITERIA	Design/Physical, Associative, Contextual
HERITAGE STATUS	Listed
RECORDER	Heritage Planning: Julia Smith
REPORT DATE	October 2021

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the properties at 516 and 526 Yonge Street, and applies evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical/associative, design/physical and contextual value to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statement of Significance for 516 Yonge Street is contained in Attachment 3, and the Statement of Significance for 526 Yonge Street is contained in Attachment 4.

i. HISTORICAL TIMELINE

Key Date	Historical Event
1796	Under the direction of Lieutenant-Governor John Graves Simcoe, Yonge Street is surveyed as a military road
1797	James Macaulay receives the patent for Park Lot 9, located directly west of Yonge Street
1799	Macaulay and John Elmsley, owner of neighbouring Park Lot 10, exchange land with Elmsley receiving the north parts of both lots
1855	Elmsley sells part of his property to land developer Alexander Clark
1856	Clark registers Plan 159 on the "Elmsley Villa Estate"
1857	Lots 20-23 of Plan 159 are granted to Charles Beaty and Joseph Slemin of Beaty & Slemin, grocers, bakers, and confectioners
1862	Browne's Plan of the City of Toronto shows Plan 159
1868	Lot 20 is acquired by William Kendrew, a house agent
1873	Lots 21-23 are granted to Reverend William Price, who resides at a house on Lot 23, at the southwest corner of Yonge and Breadalbane Streets
c. 1876	Under the ownership of William Kendrew, the commercial building at 516 Yonge Street is constructed
1877	City directories (for 1876) list the first commercial tenants of 516 Yonge Street as grocers W. R. Scott and Robert W. Boyle (Boyle is listed as a chemist/druggist beginning in 1878)
1880	The first Goad's Atlas for Toronto shows the commercial building at 516 Yonge Street (then numbered 506-508 Yonge St), and indicates it as a 2-1/2 storey brick structure with a mansard roof; the building shown at 526 Yonge St (then numbered 512 Yonge St) was later demolished and replaced by the existing commercial building at 526 Yonge St
1880	Lots 21-23 are acquired by George Kerr Jr., a barrister at the firm of Kerr & Bull, who engages architects McCaw & Lennox to design a new commercial building for his property at 526 Yonge

	Street; this building includes a 1-1/2 storey brick coach house at the rear (west) of the property
c. 1881	Under the ownership of George Kerr Jr., the commercial building at 526 Yonge Street is constructed
1882	City Directories (for 1881) list the first commercial tenants of 526 Yonge Street as George Webster, furniture broker, and C. M. Richardson, bookseller
1884	The 1884 Goad's Map shows the commercial property at 526 Yonge Street, including a brick coach house at the rear of the site
1890	The 1890 Goad's Map indicates that a 2-storey brick rear addition to 516 Yonge Street was constructed between 1884 and 1890
1918	The property at 516 Yonge Street is granted to William Kendrew's granddaughter, Louisa Tipling (later Louisa Stevenson)
1924	Under the ownership of Louisa Tipling, the commercial building at 516 Yonge Street is renovated by architect Oluf Albrechtsen; changes include a number of significant alterations to its primary (east) elevation
1974	The property at 526 Yonge Street is listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register)
c. late-1980s	The commercial building at 516 Yonge Street is over-clad with corrugated metal siding
2001	The building at 526 Yonge Street is refurbished by developer Joseph Bogoroch
c. early-2000s	Significant alterations are made to the coach house at the rear of 526 Yonge Street (entrance address of 7 Breadalbane Street)
2016	The property at 516 Yonge Street is listed on the City of Toronto's Heritage Register
2016	The Historic Yonge Heritage Conservation District (HCD) Plan is adopted by City Council, but subsequently appealed to the Local Planning Appeal Tribunal ("LPAT"); the Plan identifies the properties at 516 and 526 Yonge Street as "contributing" to the character of the District

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the property which are the basis for determining 'Historical and Associative Value' according to O. Reg. 9/06 Criteria.

It should be noted that the City of Toronto Archives remained closed during the preparation of this report, and that new and relevant information on the subject properties may be forthcoming following public access to these archival records.

Town of York and Historic Yonge Street

The properties at 516 and 526 Yonge Street are located on land originally subdivided following the founding of the Town of York (Toronto) in 1793. The area north of the town site between present-day Queen and Bloor Streets was parceled into 100-acre "park

lots” and awarded to government and military officials as the location of country estates. Yonge Street was surveyed as a military road in 1796 and formed the east boundary of Park Lot 9, which was granted to James Macauley, a British army surgeon in 1797. McCauley and John Elmsley, Chief Justice of Upper Canada and the owner of adjoining Park Lot 10 to the west, organized a land exchange, with Elmsley receiving the north halves of the parcels and each man gaining frontage on Yonge Street. After developing his "Cloverhill" estate, Elmsley commissioned, but never occupied, a second residence named "Elmsley Villa" that was later modified for the fourth Knox College. In 1855, land developer Alexander Clark purchased part of the Elmsley Villa estate where he registered a residential subdivision under Plan 159 the next year. In laying out his subdivision northwest of the intersection of present-day Yonge and College Streets, Clark created the basis for the residential neighbourhood that followed, which was served by commercial and institutional buildings, many of which were concentrated on Yonge Street. Browne's Plan of the City of Toronto for 1862 (Figure 2) indicates Plan 159 on the former Elmsley Villa estate, and also shows how little development there was in the surrounding area at the time.

With Yonge Street remaining impassible south of Bloor Street well into the 19th century, the neighbourhood adjoining the intersection of Yonge and College Streets was slow to develop. However, development along Yonge Street rapidly accelerated between 1870 and 1900, catalysed by Toronto's rapidly growing population and a number of infrastructure and transportation improvements on Yonge Street in the mid-1800s, including omnibus service beginning in 1849 and the installation of Toronto Street Railway tracks in 1861. Toronto's first Goad's Map in 1880 (Figure 3) shows the extent of development that took place along Yonge Street and in surrounding neighbourhoods during the 1860s and 1870s, with Yonge Street emerging as the area's main commercial thoroughfare and featuring a variety of commercial blocks, and side streets like Breadalbane and Grosvenor featuring largely residential built form.

The properties at 516 and 526 Yonge Street were originally constructed as part of the commercial building boom that took place along Yonge Street between 1870 and 1900.

516 Yonge Street

According to Land Registry Office Historical Books, following the subdivision of the former Elmsley Villa estate northwest of Yonge and College Streets under Plan 159, land owner Alexander Clark granted Lots 20-23 to Charles Beaty and Joseph Slemin of Beaty & Slemin, grocers, bakers, and confectioners in 1857. Lot 20, on which 516 Yonge Street is now located, changed hands several times before being granted to William Kendrew in 1868. William Kendrew was listed in the 1871 Census as being a house agent, and City Directories indicate that he resided in a house immediately south of 516 Yonge Street until the 1890s. It was under Kendrew's ownership that the existing building at 516 Yonge Street¹ was constructed on Lot 20 around 1876. The building first appears in the 1877 City Directory (for 1876), with two grocers, W. R. Scott and Robert W. Boyle², listed as the occupants of the two commercial units. The property also

1 The street numbers of the property changed from the original numbers of 506-508 Yonge Street in the 1870s, to their present numbers of 514-516 Yonge Street in the 1880s.

2 Boyle is listed as a Chemist/Druggist beginning in the 1878 City Directory (for 1877), and his business is indicated at 508 Yonge St (later 516 Yonge St) in the 1880 Goad's Map.

appears in the first Goad's Map of Toronto in 1880, where it is indicated as a 2-1/2-storey brick building with a mansard roof (Figure 3). The architect responsible for the building is undetermined at this time.

City Directories indicate that the properties were occupied by a variety of small-scale commercial tenants through the late 19th century. A comparison of Goad's Maps from 1884 (Figure 5) and 1890 (Figure 6) also reveals that a 2-storey brick addition was constructed at the rear of 516 Yonge Street around 1885. An archival photograph of Yonge and Grosvenor streets from 1914 (Figure 7) shows the condition of the property at 516 Yonge Street at the time, and reveals that it originally featured brick cladding, storefronts at grade, four arched window openings at the second floor, cornices above the first and second floors, and a mansard roof with two hooded dormers.

Following the death of William Kendrew, several publications reported that a legal battle over his estate was launched in 1918 between two of his grandchildren. Following a High Court judgement, half of Kendrew's estate was granted to his granddaughter, Louisa Tipling (later Louisa Stevenson), including the property at 516 Yonge Street.

Under the ownership of Louisa Stevenson, archival building records reveal that major renovations were undertaken to the property in 1924 to the designs of architect Oluf Albrechtsen. According to the Biographical Dictionary of Architects in Canada, Albrechtsen (1882-1955), originally from Denmark, was a pioneer of architecture in the Canadian prairie region, but only executed a handful of minor works after opening his practice in Toronto in 1920. Albrechtsen's 1924 renovations to 516 Yonge Street included a number of significant alterations to the property's primary façade, which replaced many of the building's Second Empire flourishes with simpler, more streamlined late-Edwardian features. These alterations can be seen in archival building permit drawings of the property from 1924 (Figure 8), and included modifications to the storefronts, the reconfiguration of second floor window openings and dormers into two wide bays, the addition of pilasters to the primary facade, and plaster over-cladding. The appearance of the building following these alterations can also be seen in archival photographs of the property from the 1950s (Figure 9) and 1970s (Figure 11).

City Directories reveal that the property was occupied by numerous commercial tenants through the early 20th century, including the Fidea Company, watchmakers and jewellers, who were tenants at 516 Yonge Street beginning in the early 1930s. According to Land Registry Office records, Paul and Clifford Bauman of the Fidea Company would later acquire the property at 516 Yonge Street from the Tipling/Stevenson family in 1951, and they remained occupants and owners until the mid-1960s. In 1966, archival building permit drawings indicate that a 3-storey concrete block addition was constructed at the rear of the existing building. Following this, in the late-1980s, the building's primary elevation was over-clad in corrugated metal siding, which remains to this day. In the late 20th and early 21st centuries, the property has been occupied by a variety of commercial tenants at grade, with residential apartments above.

The property at 516 Yonge Street was listed on the City of Toronto Heritage Register in 2016 and also identified as a contributing property in the Historic Yonge Street Heritage Conservation District adopted by City Council.

526 Yonge Street

According to Land Registry Office records, following the subdivision of the former Elmsley Villa estate northwest of Yonge and College Streets under Plan 159, land owner Alexander Clark granted Lots 20-23 to Charles Beaty and Joseph Slemin of Beaty & Slemin, grocers, bakers, and confectioners in 1857. In 1873, Lots 21-23 were granted to Reverend William Price, and Price appears in the City Directories as the occupant of a house at the southwest corner of Yonge and Breadalbane Streets³ beginning in the 1874 Directory (for 1873). This house also appears in the 1880 Goad's Map (Figure 3) as a 2-1/2-storey brick building with a shallow setback from Yonge Street, and featuring an adjoining greenhouse on the vacant lands to the south. On November 1, 1880, Land Registry Office records indicate that Lots 21-23 were acquired by George Kerr Jr., a barrister at the firm of Kerr & Bull, whose name also appears as the owner of Lots 21-23 in the 1884 Goad's Map (Figure 5).

Kerr was quick to engage architects McCaw & Lennox to design a new commercial building for his property at 526 Yonge Street, and the firm published a call for tenders "for the erection of two brick stores on the corner of Yonge and Breadalbane streets" in *The Globe* on November 11, 1880 (Figure 4).

In addition to the commercial building fronting Yonge Street, the property also contained a brick coach-house at the rear of the property; both the c. 1881 commercial building and the coach-house can be seen in the 1884 Goad's Map (Figure 5).

After their completion circa 1881, the 1882 City Directories (for 1881) note that the two stores at 526 Yonge Street were occupied by George Webster, furniture broker, and C. M. Richardson, bookseller. At the turn of the century, City Directories indicate that the store at 526 Yonge Street was occupied T. H. Robinson, jeweller, while 528 Yonge Street was occupied by a drug store, both uses that persisted until the late 1930s. In the late 20th and early 21st centuries, the properties have been occupied by a variety of commercial tenants.

The property at 526 Yonge Street was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1974.

In 2001, the building was refurbished by developer Joseph Bogoroch, who was described in a *National Post* article from that year as acquiring and renovating a number of properties on Yonge Street between College and Wellesley Streets. Also in the early 2000s, the property's original 1-1/2-storey rear coach house was significantly altered, largely obscuring its period form and details. While no building permit drawings have been located for these alterations to the rear coach house, the original design of the structure, featuring a mansard roof with shed-roofed dormers and brick cladding, can be seen in an archival photograph taken by Heritage Planning in 2001 (Figure 12).

³ The street numbers of the property changed from the original number of 512 Yonge Street in the 1870s, to their present numbers of 526-528 Yonge Street in the 1880s.

Architects: McCaw & Lennox

The building at 526 Yonge Street was designed by the significant Toronto architectural firm of McCaw & Lennox. McCaw & Lennox was established in 1876 by prominent Toronto architect E.J. Lennox (1854-1933) and William Frederick McCaw (1850-1923), who met while training in the architectural office of William Irving. The firm was immediately successful, and received commissions for large churches, schools, commercial buildings, and residential houses in Toronto and throughout Southern Ontario, many of which featured the Second Empire architectural style that peaked in popularity in the 1870s and 1880s.

Notable projects by the firm of McCaw & Lennox outlined in the Biographical Dictionary of Architects in Canada 1800-1950 include a major addition to the Wellesley Public School (1876; Figure 13), the layout and landscaping of Queen's Park (1876), Occident Hall (1876; Figure 14), the Bond Street Congregational Church (1879), and Hotel Hanlan on Toronto Island (1879-81).

After the partnership was dissolved in 1881, McCaw moved to Portland, Oregon, and Lennox established his own practice, quickly becoming one of the largest practices in Canada by 1885. Lennox employed various styles including Neo-Classical, Gothic Revival, and Beaux-Arts, undertaking commissions for Toronto's wealthy and industrial class. However, the architect is best known for designing grand buildings in the Richardsonian Romanesque style including structures such as the Toronto Athletic Club (1894), Old City Hall (1899), and the West Wing of the Ontario Legislative Building (1909). Considered one of the city's pre-eminent Victorian-era architects, Lennox has contributed over 70 buildings, many of which are significant landmarks such as the King Edward Hotel (1901-03), Casa Loma (1911) and St. Paul's Anglican Church (1913).

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining 'Design and Physical Value' according to O. Reg. 9/06 Criteria.

516 Yonge Street

The 2-1/2-storey brick building at 516 Yonge Street originally dates to c.1876, but underwent significant alterations by architect Oluf Albrechtsen in 1924. These alterations updated many of the building's original Second Empire flourishes with simpler, more streamlined late-Edwardian details, resulting in the building's existing evolved architectural character. The property consists of a front (east) 2-1/2-storey wing featuring a mansard roof (circa 1876), a central 2-storey addition with a flat roof (circa 1885), and a 3-storey rear addition with a flat roof (circa 1966).

The property's principal (east) elevation fronting Yonge Street features brick construction, two storefronts at the ground (first) floor (which have been altered), two bays of windows at the second floor, which are inset with triple windows, and two arched dormers at the third floor, which are similarly inset with triple windows. The building's mansard roof is also framed by upper and lower cornices, along with end parapet firewalls.

While the building's principal elevation was over-clad in corrugated metal siding in the late-1980s/early-1990s, this elevation likely still retains many of the 1924 design features indicated in archival architectural drawings and photographs, including its stucco cladding, second-storey pilasters, and cornices.

526 Yonge Street

The 2-1/2 and 2-storey painted brick and stone building at 526 Yonge Street was designed in the Second Empire style by architects McCaw and Lennox in 1880, and constructed c. 1881. The building features a rectangular plan, comprised of a 2-1/2 storey front wing and a 2-storey rear wing. The building's front wing features a mansard roof, while the rear wing features a flat roof. Due to its location at the corner of Yonge and Breadalbane streets, both the building's primary (east) and secondary (north) elevations are visible from the street.

The building's primary (east) elevation is symmetrically arranged into three bays, with the central bay featuring paired windows, and the side bays featuring single windows. At the second storey, the bays are separated by decorative corbelled brick pilasters, and all windows feature brick surrounds. Second-storey windows are topped by an entablature that spans the east façade, which includes a plain band architrave/continuous window lintel, a bracketed frieze on corbelled brick, and a projecting cornice. The central bay of second-storey windows is also topped by a pointed pediment. At the third storey, the mansard roof is framed by end parapet firewalls and is capped by a projecting cornice. The mansard roof also features three bays of dormer windows, all of which are framed by wood trim and lintels, and feature shed roofs on brackets. The single side dormers flank a larger central dormer with paired windows set within a tower roof capped by a projecting cornice.

The building's secondary (north) elevation, which fronts onto Breadalbane Street, features a 2-1/2 storey front wing and a 2-storey rear wing. The front and rear wings both contain three bays of segmental-arched window openings featuring stone sills and brick voussoirs, along with brick banding above the first and third storeys. In addition to this, the front wing also contains a second-storey window above the storefront, which features a stone sill and lintel. The rear wing also features brick banding and a decorative cornice at the roofline, framed by two corbelled brick brackets.

The property at 526 Yonge Street also contains a two-storey rear coach house (located at the entrance address of 7 Breadalbane Street). While this structure features classically-inspired architectural details, such as stucco cladding, cornices, decorative trim, and pilasters, these elements were added when the structure underwent significant alterations in the early 2000s. The original Second Empire design of the coach house can be seen in an archival photograph from the early 2001 (Figure 12).

iv. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining 'Contextual Value' according to O. Reg. 9/06 Criteria.

The locations of the properties at 516 and 526 Yonge Street are shown on the map included as Figure 1 in Attachment 1 (Maps & Photographs) below. Both buildings are situated on the west side of the street, north of College Street in the block between Grosvenor and Breadalbane Streets. A rear service laneway, St. Luke's Lane, also runs directly west of the subject properties.

The buildings at 516 and 526 Yonge Street are part of a grouping of mixed-use/commercial properties that were constructed on Toronto's emerging "Main Street" during a period of accelerated growth during the late 1800s and early 1900s. As a result, many surrounding mixed-use/commercial buildings on Yonge Street are recognized on the City of Toronto's Heritage Register, and share a similar late-19th-century architectural character. This "Main Street" character is generally typified by 3-storey heights, narrow building frontages, no setback from the street, flat or mansard roof profiles, brick construction with stone and wood detailing, storefronts at grade, and a variety of late-19th-century stylistic vocabularies, including Georgian, Italianate, Romanesque and Second Empire.

Surrounding buildings on the City of Toronto's Heritage Register include the commercial building at 480 Yonge Street (1864), the Yonge Street Fire Hall Clock Tower at 484 Yonge Street (1871), the Bank of Montreal Building at 496 Yonge Street (1887), and several late-19th-century commercial blocks to the north and south, including 502-508 Yonge Street (mid-1860s), 538-544 Yonge Street (circa 1873-74), 546-550 Yonge Street (circa 1885-86) and 527-535 Yonge Street (circa 1880s).

The subject properties are located in the proposed Historic Yonge Street Heritage Conservation District (HYHCD). The HYHCD is a distinct mixed-use neighbourhood located in downtown Toronto. It runs north-south for nine city blocks around a portion of Yonge Street, north of College Street and south of Bloor Street, and serves important civic and commercial functions in the city. It includes St. Nicholas Village, a historic residential area associated with Yonge Street, and portions of a historic network of service laneways. HYHCD contains a cohesive grouping of built heritage resources that provide a distinct sense of place and represent Toronto's early and mid-century architectural vernacular.

3. EVALUATION AND APPLICATION OF O.REG 9/06 CRITERIA

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, and the City of Toronto also uses these criteria when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. There are three categories for a total of nine criteria under O. Reg 9/06. A property may be designated under section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property, with explanatory text below.

516 YONGE STREET

DESIGN OR PHYSICAL VALUE

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	✓
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative example of a type

Originally constructed as two shops in 1876 and renovated in 1924, the property at 516 Yonge Street has cultural heritage value as a representative example of the fine-grained mixed-use/commercial building typology that emerged along Yonge Street, north of College Street, in the late 19th century and persisted until the mid-20th century. Although altered, the property is one of the earliest surviving buildings on the block between Grosvenor and Breadalbane Streets, and retains its original scale, form, and massing as a 2-1/2-storey building with a mansard roof, along with architectural details from the late 19th and early 20th centuries on its principal elevation, including storefronts at grade (which have been altered), two bays of triple windows at the second storey, a projecting cornice/eaves above the second storey, and a mansard roof framed by end parapet firewalls and featuring two arched dormers inset with triple windows.

HISTORICAL OR ASSOCIATIVE VALUE

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

CONTEXTUAL VALUE

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	✓
ii. physically, functionally, visually or historically linked to its surroundings	✓
iii. landmark	N/A

Important in defining, maintaining or supporting the character of an area

Contextually, the commercial building at 516 Yonge Street is valued for its contribution to the character of Yonge Street, north of College Street, which is typified by the surviving mixed-use/commercial and public buildings that were erected here during the first wave of construction in the late 19th century. This character is typified by 3-storey heights, narrow building frontages, no setback from the street, flat or mansard roof profiles, brick construction with stone and wood detailing, storefronts at grade, and a variety of late-19th-century stylistic vocabularies, including Georgian, Italianate,

Romanesque and Second Empire. Surrounding properties recognized on the Heritage Register include the commercial building at 480 Yonge Street (1864), the Yonge Street Fire Hall Clock Tower at 484 Yonge Street (1871), the Bank of Montreal Building at 496 Yonge Street (1887), and several late-19th-century commercial blocks to the north and south, including 502-508 Yonge Street (mid-1860s), 538-544 Yonge Street (circa 1873-74), 546-550 Yonge Street (circa 1885-86) and 527-535 Yonge Street (circa 1880s).

Physically, functionally, visually or historically linked to its surroundings

The contextual value of the commercial building at 516 Yonge Street is also related to its historical and visual links to its surroundings on the west side of Yonge Street between Grosvenor and Breadalbane Streets.

526 YONGE STREET

DESIGN OR PHYSICAL VALUE

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	✓
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative example of a style

Dating to 1881, the property at 526 Yonge Street has design and physical value as a representative example of the Second Empire architectural style that was popular in many prominent commercial, public, and residential buildings in Toronto from 1860 to 1900. The property retains its original scale, form, and massing as a 2-1/2-storey building with a 2-storey rear wing, and its design value as a representative example of the Second Empire style is reflected in many of its extant original features, including its brick construction with ornamental brick, stone and wood details, mansard roof featuring a central tower and shed-roofed dormers framed by decorative trim, and highly symmetrical principal (east) façade featuring three bays of windows separated by brick pilasters, a central bay of paired windows surmounted by a pediment, and a continuous entablature below the eaves line.

Representative example of a type

Originally constructed as two commercial units in 1881, the property at 526 Yonge Street has cultural heritage value as an early surviving example of the fine-grained mixed-use/commercial building typology that emerged along Yonge Street, north of College Street, during a period of accelerated development in the late 19th century.

HISTORICAL OR ASSOCIATIVE VALUE

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A

ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	✓

Demonstrates the work of an architect who is significant to a community

The properties are valued for their association with the significant Toronto architectural firm of McCaw & Lennox, who built the two stores at 526 Yonge Street in 1881 in the Second Empire style that characterized much of the firm's work during their brief partnership from 1876-1881. Established in 1876 by prominent Toronto architect E.J. Lennox (1854-1933) and William Frederick McCaw (1850-1923), the firm was immediately successful, and received commissions for large churches, schools, commercial buildings, and residential houses in Toronto and throughout Southern Ontario. The firm's notable projects include a major addition to the Wellesley Public School (1876), the layout and landscaping of Queen's Park (1876), Occident Hall (1876), the Bond Street Congregational Church (1879), and Hotel Hanlan on Toronto Island (1879-81). After the partnership dissolved in 1881, Lennox would go on to build one of the most successful architectural practices in Canada by 1885. Lennox is credited with building some of the city's most significant landmarks of the late 19th and early 20th centuries, including the Toronto Athletic Club (1894), Old City Hall (1899), the King Edward Hotel (1901-03), the West Wing of the Ontario Legislative Building (1909), Casa Loma (1911) and St. Paul's Anglican Church (1913).

CONTEXTUAL VALUE

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	✓
ii. physically, functionally, visually or historically linked to its surroundings	✓
iii. landmark	N/A

Important in defining, maintaining or supporting the character of an area

Anchoring the southwest corner of Yonge and Breadalbane Streets and retaining many of its original Second Empire features, the commercial building at 526 Yonge Street has contextual value for its contribution to the character of Yonge Street, north of College Street, which is typified by the surviving commercial and public buildings that were erected here during the first wave of construction in the late 19th century. This character is generally typified by 3-storey heights, narrow building frontages, no setback from the street, flat or mansard roof profiles, brick construction with stone and wood detailing, storefronts at grade, and a variety of late-19th-century stylistic vocabularies, including Georgian, Italianate, Romanesque and Second Empire. Surrounding properties recognized on the Heritage Register include the commercial building at 480 Yonge Street (1864), the Yonge Street Fire Hall Clock Tower at 484 Yonge Street (1871), the Bank of Montreal Building at 496 Yonge Street (1887), and several late-19th-century commercial blocks to the north and south, including 502-508 Yonge Street (mid-1860s), 538-544 Yonge Street (circa 1873-74), 546-550 Yonge Street (circa 1885-86) and 527-535 Yonge Street (circa 1880s).

Physically, functionally, visually or historically linked to its surroundings

The contextual value of the commercial building at 526 Yonge Street is also related to its historical and visual links to its surroundings on the west side of Yonge Street between Grosvenor and Breadalbane Streets.

CONCLUSION

Heritage Planning staff have determined that the properties at 516 Yonge Street and 526 Yonge Street meet the Ontario Regulation 9/06 criteria – prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act – under the following categories: 516 Yonge Street for its design and contextual values, and 526 Yonge Street for its design, associative and contextual values.

Originally constructed in c. 1876 and renovated in 1924, the property at 516 Yonge Street has cultural heritage value as a representative example of the fine-grained mixed-use/commercial building typology that emerged along Yonge Street, north of College Street in the late 19th century and persisted until the mid-20th century. Although altered, the property is one of the earliest surviving buildings on the block between Grosvenor and Breadalbane Streets, and retains its original scale, form, and massing along with architectural details from the late 19th and early 20th centuries.

Dating to circa 1881, the property at 526 Yonge Street anchors the southwest corner of Yonge and Breadalbane Streets, and has design and physical value as a representative example of the Second Empire architectural style that was popular in many prominent commercial, public, and residential buildings in Toronto from 1860 to 1900. The property retains its original scale, form, and massing as a 2-1/2-storey building with a 2-storey rear wing, and its design value as a representative example of the Second Empire style is reflected in many of its extant original design features.

The property at 526 Yonge Street is also valued for its associations with the significant architectural firm of McCaw & Lennox, who were active in Toronto and Southern Ontario from 1876 to 1881.

Both properties have contextual value for their contribution to the historic character of Yonge Street, north of College Street, which is typified by the surviving commercial and public buildings that were erected here during the first wave of construction in the late 19th century, many of which have been recognized on the Heritage Register.

As such, the properties are significant built heritage resources, and staff recommend that City Council state its intention to designate the properties at 516 Yonge Street and 526 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act.

The Statement of Significance for 516 Yonge Street (Attachment 3) and the Statement of Significance for 526 Yonge Street (Attachment 4), comprise the Reasons for Designation for these properties, which is the Public Notice of Intention to Designate.

CONTACT

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning
Tel: 416-338-1079 Fax: 416-392-1973
E-mail: Mary.MacDonald@toronto.ca

SIGNATURE

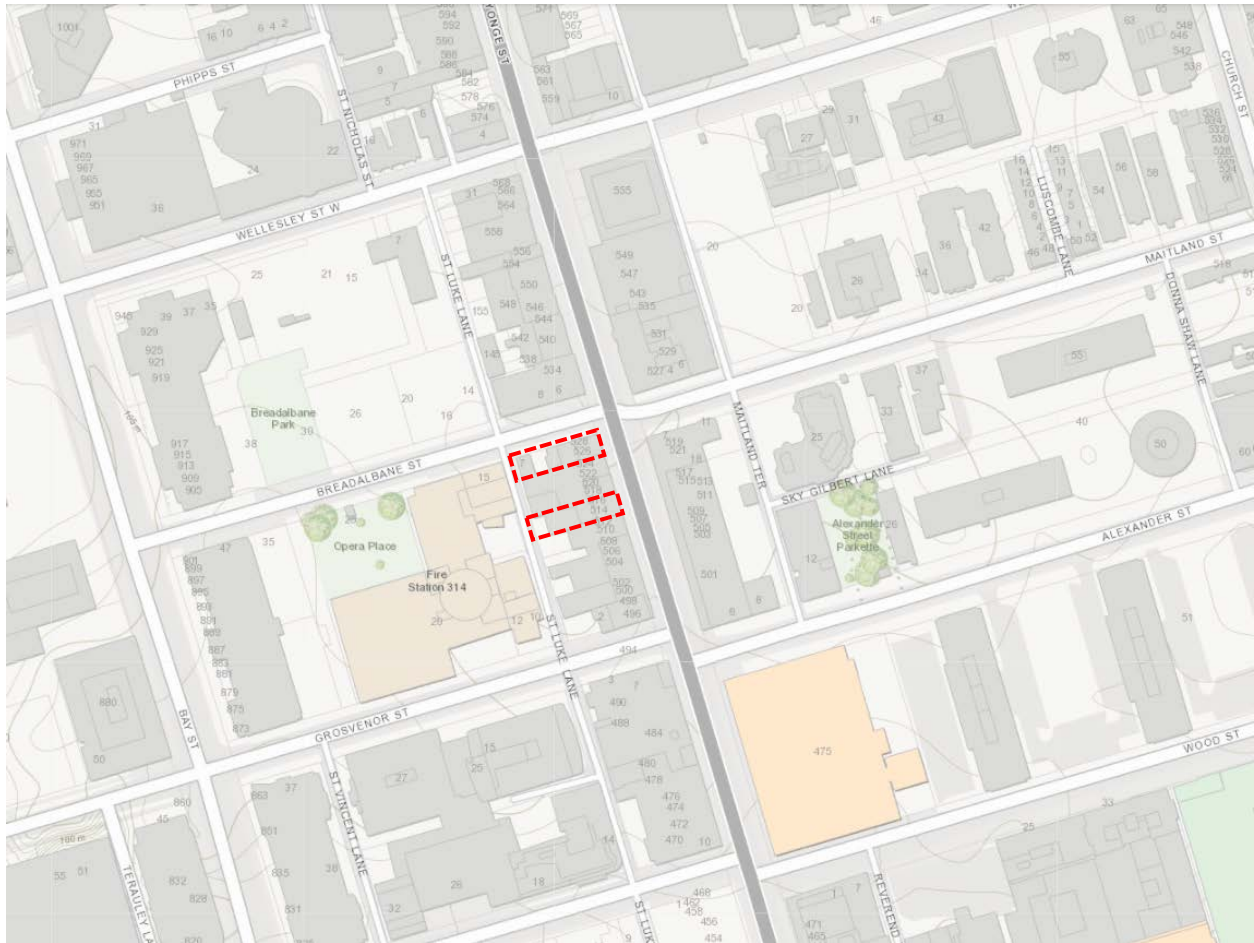
Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning

ATTACHMENTS

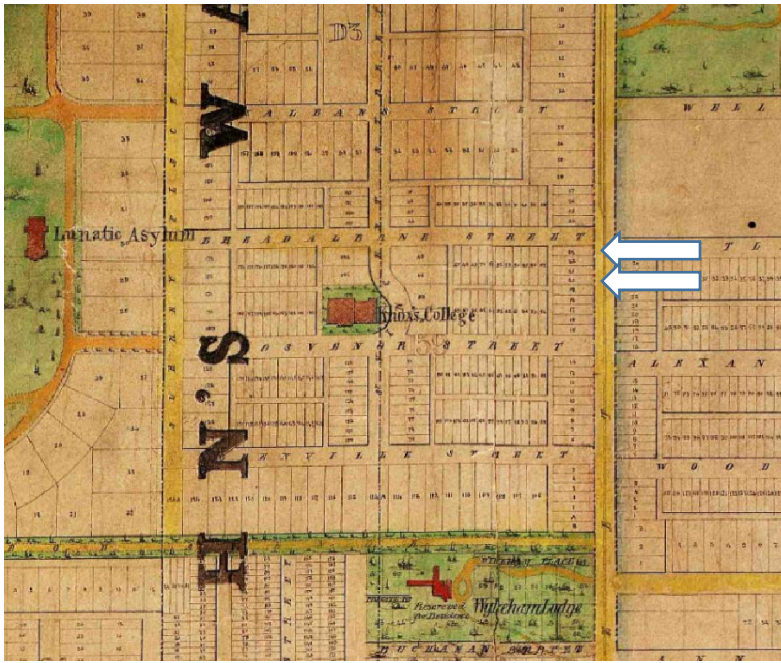
Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation): 516 Yonge Street
Attachment 4 – Statement of Significance (Reasons for Designation): 526 Yonge Street

**MAPS AND PHOTOGRAPHS:
516 YONGE STREET & 526 YONGE STREET**

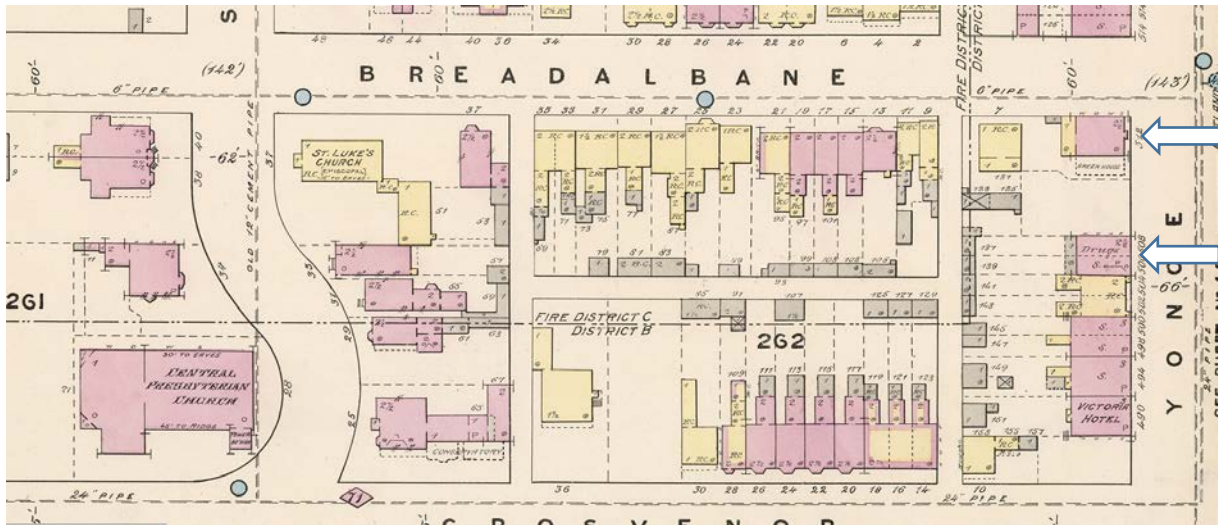
ATTACHMENT 1



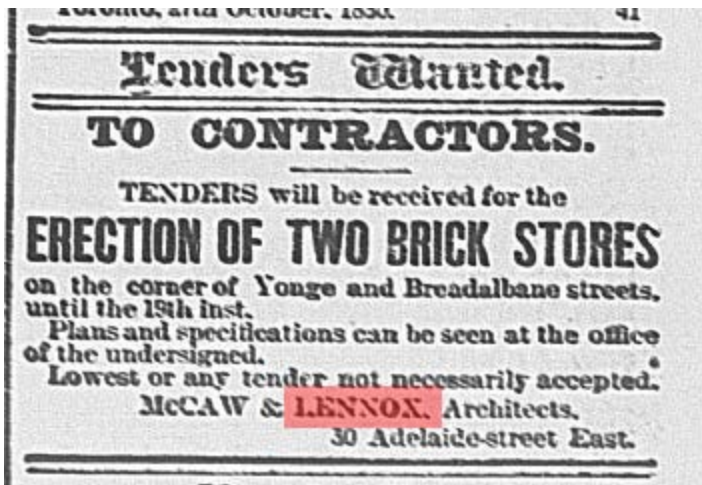
1. This location map is for information purposes only; the exact boundaries of the properties are not shown. The dashed boxes mark the location of 516 Yonge Street (bottom) and 526 Yonge Street (top). (City of Toronto iView Mapping)



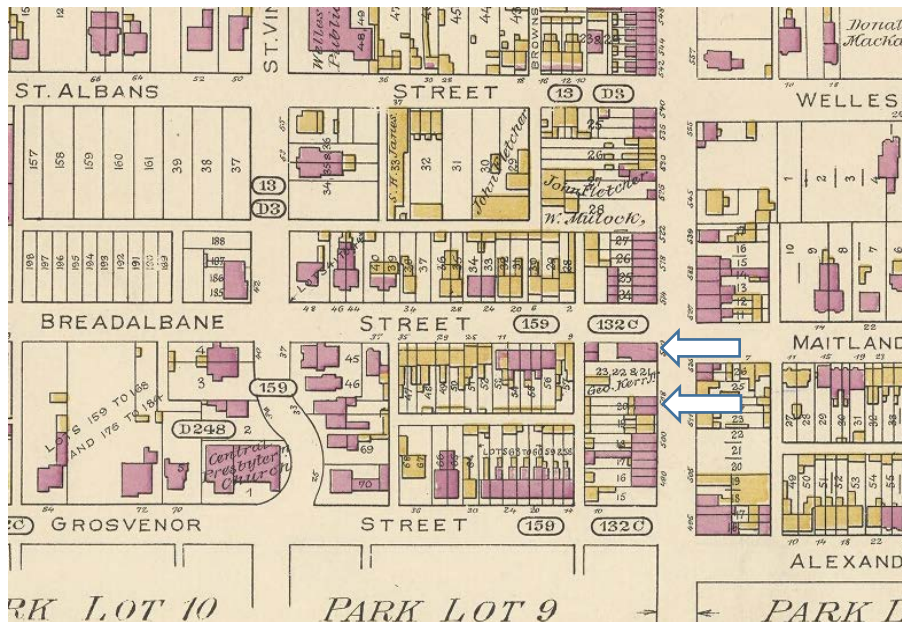
2. 1862 Browne's Map, showing the location of Plan 159, which subdivided the former Elmsley Villa estate (the former Elmsley Villa is shown as Knox College on this map). The arrow indicates the approximate locations of the subject properties, near the southwest corner of Yonge and Breadalbane Streets. (Ng)



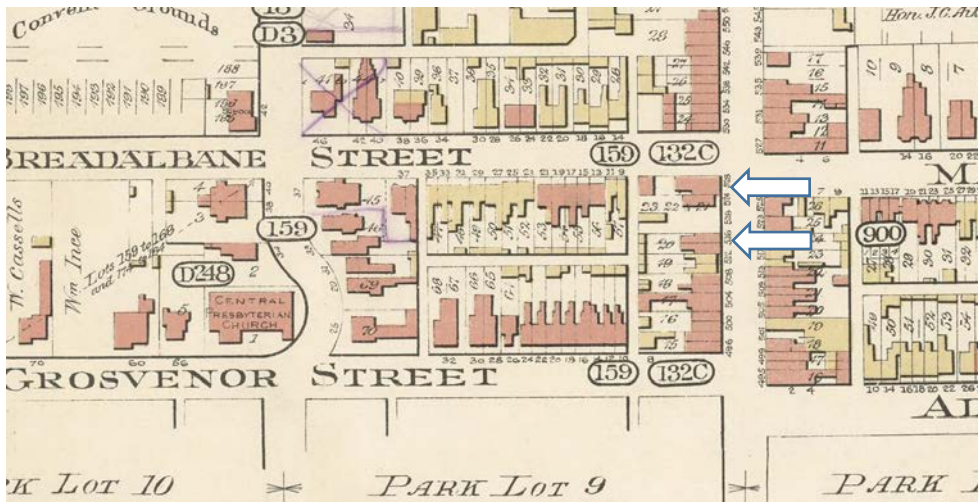
3. 1880 Goad's Map showing the approximate location of the subject properties. At the time, the existing brick commercial building at 516 Yonge Street is shown at the address of 506-508 Yonge Street, with a drug store indicated as the occupant of 508 Yonge Street. A previous house-form building at the corner of Yonge and Breadalbane Streets is shown. (City of Toronto Archives [CTA])



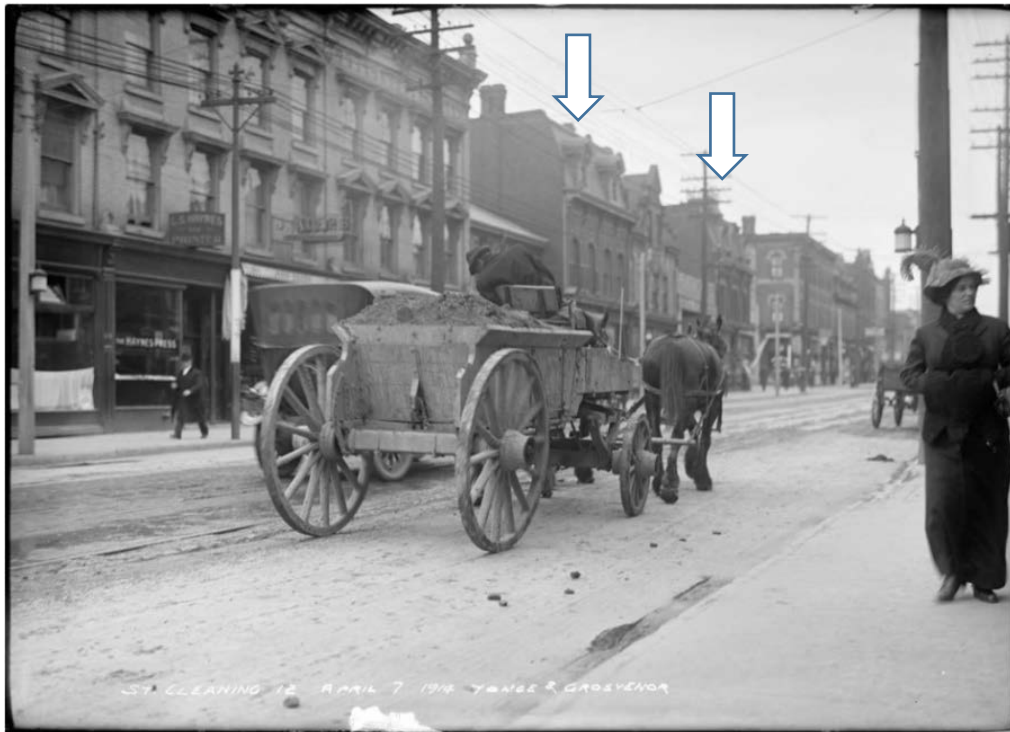
4. Call to tender for the "erection of two brick stores on the corner of Yonge and Breadalbane streets" by McCaw & Lennox, Architects, published in The Globe, November 11, 1880.



5. 1884 Goad's Map showing the approximate location of the subject properties. The existing brick commercial building at 526 Yonge Street (shown as 510 Yonge Street) has been constructed, including the brick coach house at the rear of the property. George Kerr Jr. is also indicated as the owner of Lots 21-23. (CTA)



6. 1890 Goad's Map showing the approximate location of the subject properties. Note that by this point, a brick rear addition to the commercial building at 516 Yonge Street has been constructed. (CTA)



City of Toronto Archives, Series 372, s0372_ss0070_it0012

7. 1914 archival photograph showing 516 Yonge Street (left) and 526 Yonge Street (right). Note that at this time, the commercial building at 516 Yonge Street retains many of its original Second Empire features, including four bays of arched second-storey windows, decorative brickwork, cornices above the first and second storeys, and hooded dormers set within a mansard roof. (CTA)



8. 1924 architectural drawing of 516 Yonge Street's east elevation, by architect Oluf Albrechtsen. This drawing shows the alterations made to the building in 1924, including changes to the storefronts, second storey window openings, dormers, and roof profile. (City of Toronto Building Records)



9. 1955 archival photograph showing 516 Yonge Street on the far right. (Toronto Public Library).



City of Toronto Archives, Fonds 1526, File 2, Item 69

10. 1971 archival photograph of 526 Yonge Street. Note the original slate roof and iron cresting above the upper cornice of the central tower. (CTA)



City of Toronto Archives, Fonds 1526, File 2, Item 70

11. 1974 archival photograph showing 516 Yonge Street (left) and 526 Yonge Street (right). (CTA)



12. 2001 archival photograph, showing the rear coach house at 526 Yonge Street. Note this structure originally echoed the Second Empire design of the main building, featuring brick construction, and a mansard roof with shed-roofed dormers on brackets and parapet firewalls. (Heritage Planning, 2001)



City of Toronto Archives, Fonds 1128, Series 380, Item 298

13. c. 1950 archival photograph of the Wellesley Public School (1876; demolished) at Wellesley Street and Bay Street, designed by architects McCaw & Lennox, and displaying a Second Empire architectural style. (CTA)



City of Toronto Archives, Fonds 1294, Item 1162

14. 1928 archival photograph of Occident Hall (1876) at Queen Street West and Bathurst Street, designed by architects McCaw & Lennox, and displaying a Second Empire architectural style. (CTA)



15. Current photograph looking west, showing the principal (east) elevation of the building at 516 Yonge Street. (Heritage Planning, 2021)



16. Current photograph looking northwest, showing the side (south) and principal (east) elevations of the building at 516 Yonge Street. (Heritage Planning, 2021)



17. Current photograph looking southwest, showing the principal (east) and secondary (north) elevations of the building at 526 Yonge Street, located at the southwest corner of Yonge and Breadalbane Streets. (Heritage Planning, 2021)



18. Current photo looking west, showing the principal (east) elevation of the building at 526 Yonge Street, located at the southwest corner of Yonge and Breadalbane Streets. (Heritage Planning, 2021)



19. Current photo looking south from Breadalbane Street, showing the secondary (north) elevation of the building at 526 Yonge Street, located at the southwest corner of Yonge and Breadalbane Streets. (Heritage Planning, 2021)



20. Current photo looking southwest from Breadalbane Street, showing the partial secondary (north) elevation of the building at 526 Yonge Street, and the coach house at the rear of the property, which underwent significant alterations in the early 2000s. (Heritage Planning, 2021)



21. Context view looking northwest from Yonge Street, showing the properties at 516 Yonge Street (left) and 526 Yonge Street (right). (Google Street View, 2015)



22. Context view looking west from Yonge Street, showing the properties at 516 Yonge Street (left) and 526 Yonge Street (right). (Google Street View, 2021)

Archival Sources

- Browne, H. J., Plan of the City of Toronto, 1862. (Ng)
- Census of Canada, 1871, 1881, 1911.
- City of Toronto Archives [CTA], Photographic Collection.
- City of Toronto Building Records, Toronto and East York District, Building Permits for 516 Yonge Street and 526 Yonge Street.
- Goad, Charles, Atlas of the City of Toronto and Suburbs, 1880 -1924. (CTA)
- Land Registry Office Records, Metro Toronto, Plan 159, Lots 20-23.
- Might's Greater Toronto City Directories, 1859-1969.
- Toronto Public Library, Photographic Collection.

Secondary Sources

- Adam, G. Mercer, Toronto Old and New, 1891.
- "Albrechtsen, Hans Oluf Andreas," entry in Biographical Dictionary of Architects in Canada, 1800-1950 <http://dictionaryofarchitectsincanada.org/node/19>
- Arthur, Eric, Toronto: no mean city, 3rd ed., revised by Stephen A. Otto, 1986.
- "At Osgoode Hall: L. Tipling held entitled to take property devised and bequeathed to her absolutely," The Globe, 3 June, 1918, p. 9.
- Brown, D. "Building up a reputation: A former montrealer is leading the quiet turnaround of a rundown area of Yonge." National Post [Toronto Edition], 16 January, 2001.
- City of Toronto, Historic Yonge Street Heritage Conservation District Plan, January 2016.
- ERA Architects Inc., Revised Heritage Impact Assessment: 510-528 Yonge Street, 11 February, 2021.
- "High Court Division, Re: Kendrew," The Ontario Weekly Notes, Vol XIV, Toronto, June 14, 1918, p. 243.
- "Lennox, Edward James," entry in Biographical Dictionary of Architects in Canada, 1800-1950 <http://dictionaryofarchitectsincanada.org/node/1445>
- Lumsden, Liz, The Estates of Old Toronto, 1997.
- "McCaw, William Frederick," entry in Biographical Dictionary of Architects in Canada, 1800-1950 <http://dictionaryofarchitectsincanada.org/node/1476>
- McHugh, Patricia, Toronto Architecture: a city guide, 2nd ed., 1989.
- Ng, Nathan. Historical Maps of Toronto. (website) <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>
- "Tenders Wanted to Contractors," The Globe, 11 November, 1880, p.7.

STATEMENT OF SIGNIFICANCE

ATTACHMENT 3

516 YONGE STREET (REASONS FOR DESIGNATION)

The property at 516 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/physical value and contextual value.

Description

The property at 516 Yonge Street (including the entrance address at 514 Yonge Street) is located on the west side of Yonge Street, in the block between Grosvenor and Breadalbane Streets. It contains a mixed-use/commercial brick building constructed c. 1876 and altered in 1924, which retains its original scale, form, and massing as a 2-1/2-storey building with a mansard roof, along with architectural details from the late 19th and early 20th centuries. Surrounding properties recognized on the Heritage Register include the commercial building at 480 Yonge Street (1864), the Yonge Street Fire Hall Clock Tower at 484 Yonge Street (1871), the Bank of Montreal Building at 496 Yonge Street (1887), and several late-19th-century commercial blocks to the north and south, including 502-508 Yonge Street (mid-1860s), 538-544 Yonge Street (circa 1873-74), 546-550 Yonge Street (circa 1885-86) and 527-535 Yonge Street (circa 1880s).

The property was listed on the City of Toronto Heritage Register on March 10, 2016, and is identified as a contributing property in the Historic Yonge Street Heritage Conservation District, adopted by City Council in 2016 and currently under appeal.

Statement of Cultural Heritage Value

Originally constructed as two shops circa 1876 and renovated in 1924, the property at 516 Yonge Street has cultural heritage value as a representative example of the fine-grained mixed-use/commercial building typology that emerged along Yonge Street, north of College Street, in the late-19th century and persisted until the mid-20th century. Although altered, the property is one of the earliest surviving buildings on the block between Grosvenor and Breadalbane Streets, and retains its original scale, form, and massing as a 2-1/2-storey building with a mansard roof, along with architectural details from the late 19th and early 20th centuries on its principal (east) elevation, including storefronts at grade (which have been altered), two bays of triple windows at the second storey, a projecting cornice/eaves above the second storey, and a mansard roof framed by end parapet firewalls and featuring two arched dormers inset with triple windows.

Contextually, the commercial building at 516 Yonge Street is valued for its contribution to the character of Yonge Street, north of College Street, which is typified by the surviving mixed-use/commercial and public buildings that were erected here during the first wave of construction in the late 19th century. This character is typified by 3-storey heights, narrow building frontages, no setback from the street, flat or mansard roof profiles, brick construction with stone and wood detailing, storefronts at grade, and a variety of late-19th-century stylistic vocabularies, including Georgian, Italianate, Romanesque and Second Empire.

The contextual value of the commercial building at 516 Yonge Street is also related to its historical and visual links to its surroundings on the west side of Yonge Street between Grosvenor and Breadalbane Streets.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 516 Yonge Street as a representative example of a mixed-use/commercial building typology from the late-19th/early-20th century:

- The scale, form and massing of the 2-1/2-storey building with the rectangular shaped plan and mansard roof
- The principal Yonge Street (east) elevation, which is organized into two bays above the storefronts on the ground (first) floor (the storefronts have been altered)
- The window openings on the east elevation, comprised of two bays of triple windows at the second floor, and arched dormers inset with triple windows at the third floor
- The cornice above the second floor and parapet firewalls at the third floor, which frame the mansard roof

Contextual Value

The following heritage attribute contributes to the cultural heritage value of the property at 516 Yonge Street as part of a late-19th-century streetscape:

- The placement, setback and orientation of the building on the west side of Yonge Street between Grosvenor and Breadalbane Streets

**526 YONGE STREET
(REASONS FOR DESIGNATION)**

The property at 526 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/physical value, associative value, and contextual value.

Description

The property at 526 Yonge Street (including the entrance addresses at 528 Yonge Street and 7 Breadalbane Street) is located at the southwest corner of Yonge and Breadalbane Streets. It contains a 2-1/2 and 2-storey mixed-use/commercial brick building at the southwest corner of Yonge and Breadalbane Streets, which was designed in the Second Empire style by the architects McCaw & Lennox, and constructed circa 1881.

In recognition of its architectural significance, the building was amongst some of the earliest included on the City of Toronto's Inventory of Heritage Properties (now known as the Heritage Register) in March 1974.

Surrounding properties recognized on the Heritage Register include the commercial building at 480 Yonge Street (1864), the Yonge Street Fire Hall Clock Tower at 484 Yonge Street (1871), the Bank of Montreal Building at 496 Yonge Street (1887), and several late-19th-century commercial blocks to the north and south, including 502-508 Yonge Street (mid-1860s), 538-544 Yonge Street (circa 1873-74), 546-550 Yonge Street (circa 1885-86) and 527-535 Yonge Street (circa 1880s).

In 2016, the property was identified as a contributing property in the Historic Yonge Street Heritage Conservation District, adopted by City Council and currently under appeal.

Statement of Cultural Heritage Value

Dating to circa 1881, the property at 526 Yonge Street has design and physical value as a representative example of the Second Empire architectural style that was popular in many prominent commercial, public, and residential buildings in Toronto from 1860 to 1900. The property retains its original scale, form, and massing as a 2-1/2-storey building with a 2-storey rear wing, and its design value as a representative example of the Second Empire style is reflected in many of its extant original features, including its brick construction with ornamental stone and wood details, mansard roof featuring a central tower and shed-roofed dormers framed by decorative trim, and highly symmetrical principal (east) façade featuring three bays of windows separated by brick pilasters, a central bay of paired windows surmounted by a pediment, and a continuous entablature below the eaves line.

Originally constructed as two commercial units, the property at 526 Yonge Street also has cultural heritage value as an early surviving example of the fine-grained mixed-use/commercial building typology that emerged along Yonge Street, north of College Street, during a period of accelerated development in the late 19th century.

The properties are valued for their association with the significant Toronto architectural firm of McCaw & Lennox, who designed the two stores at 526 Yonge Street in the Second Empire style that characterized much of the firm's work during their brief partnership from 1876-1881. Established in 1876 by prominent Toronto architect E.J. Lennox (1854-1933) and William Frederick McCaw (1850-1923), the firm was immediately successful, and received commissions for large churches, schools, commercial buildings, and residential houses in Toronto and throughout Southern Ontario. The firm's notable projects include the Wellesley Public School (1876), the layout and landscaping of Queen's Park (1876), Occident Hall (1876), the Bond Street Congregational Church (1879), and Hotel Hanlan on Toronto Island (1879-81).

After the partnership dissolved in 1881, Lennox would go on to build one of the most successful architectural practices in Canada by 1885. Lennox is credited with building some of the city's most significant landmarks of the late 19th and early 20th centuries, including the Toronto Athletic Club (1894), Old City Hall (1899), the King Edward Hotel (1901-03), the West Wing of the Ontario Legislative Building (1909), Casa Loma (1911) and St. Paul's Anglican Church (1913).

Anchoring the southwest corner of Yonge and Breadalbane Streets and retaining many of its original architectural features, the building at 526 Yonge Street has contextual value for its contribution to the character of Yonge Street, north of College Street, which is typified by the surviving commercial and public buildings that were erected during the first wave of construction in the late 19th century. This character is generally expressed by 3-storey heights, narrow building frontages, no setback from the street, flat or mansard roof profiles, brick construction with stone and wood detailing, storefronts at grade, and a variety of late-19th-century stylistic vocabularies, including Georgian, Italianate, Romanesque and Second Empire.

The contextual value of the commercial building at 526 Yonge Street is also related to its historical and visual links to its surroundings on the west side of Yonge Street between Grosvenor and Breadalbane Streets.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the value of the property at 526 Yonge Street as representative of the Second Empire style and late-19th-century mixed-use/commercial type include:

- The property's scale, form and massing, with a 2-1/2-storey mansard-roofed component along Yonge Street and a 2-storey flat-roofed component along Breadalbane Street
- The property's brick construction, with brick, stone and wood exterior details

- The property's principal Yonge Street (east) elevation, which features:
 - A symmetrical organization into three bays separated by corbelled brick pilasters, with the central bay featuring paired windows, and the side bays featuring single windows
 - Window openings, which feature decorative recessed brick surrounds at the second storey with a decorated pediment over the central bay, and comprised of shed-roofed dormers supported by brackets and surrounded by wood trim at the third storey
 - An entablature spanning the east façade above the second storey, which includes a plain band architrave/continuous window lintel, a bracketed frieze on corbelled brick, and a projecting cornice
 - A mansard roof featuring a central tower, framed by end parapet firewalls and capped by a projecting cornice
- The property's secondary (north) elevation along Breadalbane Street, which features:
 - Segmental-arched window and door openings featuring brick voussoirs and stone sills (for windows)
 - The second-storey window opening above the storefront, which features a stone sill and lintel
 - At the rear 2-storey wing, corbelled brick banding and a cornice at the roofline, framed by two corbelled-brick brackets

Contextual Value

The following heritage attribute contributes to the cultural heritage value of the property at 526 Yonge Street as part of a late-19th-century streetscape:

- The placement, setback and orientation of the building at the southwest corner of Yonge Street and Breadalbane Street, with a primary elevation along Yonge Street and a secondary elevation along Breadalbane Street