

Consolidated Clause in Toronto and East York Community Council Report 1, which was considered by City Council on February 1, 2 and 3, 2005.

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Inclusion of the City of Toronto Inventory of Heritage Properties - 88-94 Ossington Avenue (LeVack Block) (Trinity-Spadina, Ward 19)

City Council on February 1, 2 and 3, 2005, adopted this Clause without amendment.

The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (September 14, 2004) from the Commissioner, Economic Development, Culture and Tourism.

Purpose:

This report recommends that the property at 88-94 Ossington Avenue (LeVack Block) be included on the City of Toronto Inventory of Heritage Properties.

Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that:

- (1) City Council include the property at 88-94 Ossington Avenue (LeVack Block) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

Research was provided by the Toronto and East York Community Council Preservation Panel. Staff have evaluated the property and determined that it merits inclusion on the City of Toronto Inventory of Heritage Properties.

Comments:

A location map (Attachment No. 1) and photographs (Attachment No. 2A and 2B) are attached.

Reasons for Listing

The property at 88-94 Ossington Avenue (LeVack Block) is recommended for inclusion on the City of Toronto Inventory of Heritage Properties for its cultural resource value or interest. Originally owned by William LeVack, founder of Union Stockyards, the building was constructed for commercial use. Built between 1889 and 1891, on the north west corner of Ossington and Humbert Street, the LeVack Block was designed by Frank Heakes (who also designed LeVack's home) and is architecturally significant as an excellent example of Victorian design.

Heritage attributes of the building are found on the east and south elevations and roof. Standing three storeys high, a bevelled wall forms a corner entrance into the building. Beneath a flat roof, the LeVack Block is clad in red brick with sandstone detailing. All of the window openings have narrow stone sills.

On the top of the second floor of the east elevation, stone banding extends across the façade. Courses of brick corbelling extend across the east and south elevations, between the ground, second and third floors. Along the top of the building are decorative carvings in terra cotta and a cornice which protrudes outward to meet the capitals on top of the pilasters. On the south elevation of the central and west bay, the cornice is missing. The top of the building is decorated with a brick corbeling. On the east elevation, in the north bay, a pediment is situated on the roof's edge. At the top of the bevelled wall, is a stone carved sign which reads "LeVack Block".

The corner entrance to the building is inset between two slim columns that are decorated with capitals. A cornice wraps around the top of the corner entrance and storefront. On the second floor of the bevelled wall is an oriel window with a rounded metal roof. The fenestration on the third floor consists of a flat-headed window opening with contrasting stone and brick details above.

The east elevation is divided into four bays with five pilasters, which are decorated with stone details and ornate capitals. The ground floor elevation has been altered. In the south bay, the second floor fenestration consists of a wide arc-headed tripartite window opening, with contrasting stone and brick details above. Between the second and third storeys are ornamental carvings in terra cotta. The third floor fenestration consists of a pair of flat-headed window openings with stone and brick details above (identical to the window opening on the third floor of the bevelled wall).

The central south bay is slightly wider than the adjacent south bay. The fenestration on the second and third floors is identical to that of the south bay, however the arc-headed window opening is wider and the paired window openings are set further apart.

In the central north bay, the second floor fenestration consists of two flat-headed window openings with wide stone lintels above. Between the second and third storey is an ornamental carving in terra cotta. The third floor fenestration consists of two slightly arc-headed window openings with stone and brick details above.

In the northern bay, the fenestration of the second and third floors is identical to that of the south bay. The second floor window opening has been altered and is currently a bay window.

On the south elevation, the east portion is three storeys high and is divided into three bays with four pilasters. The ground floor of the east bay has been altered. The fenestration on the second floor of the east bay consists of a single arc-headed window opening. The arch is made of contrasting stone and brick voussoirs, with stone extending on either side of the arch to the adjacent pilasters. Between the second and third floor, is a decorative carving in terra cotta. The third floor fenestration consists of a single flat-headed window opening, with contrasting stone and brick details above.

The ground floor of the central bay contains no window openings. The fenestration of the second storey consists of two flat-headed window openings with wide stone lintels above. The fenestration of the third storey is the same as the second however, there are no stone lintels above the window openings.

In the west bay on the ground floor, the fenestration consists of a single arc-headed window opening. The second floor is the same as the ground floor. The third floor fenestration consists of a single flat-headed window opening.

The west portion of the south elevation is two storeys high. On the ground floor, a door is situated to the east and two flat-headed window openings are adjacent. The second floor fenestration consists of two flat headed window openings. Above the window openings is a course of decorative brick corbelling.

Conclusions:

It is recommended that City Council include the property at 88-94 Ossington Avenue (LeVack Block) on the City of Toronto Inventory of Heritage Properties.

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The Toronto and East York Community Council submits the communication (October 21, 2004) from the Toronto Preservation Board:

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (September 14, 2004) from the Commissioner of Economic Development, Culture and Tourism.

Background:

The Toronto Preservation Board at its meeting held on October 21, 2004, considered a report (September 14, 2004) from the Commissioner of Economic Development, Culture and Tourism regarding 88-94 Ossington Avenue (LeVack Block).

Recommendations:

It is recommended that:

- (1) City Council include the property at 88-94 Ossington Avenue (LeVack Block) on the City of Toronto Inventory of Heritage Properties; and
- (2) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

(Attachments referred to in this report (September 14, 2004) from the Commissioner of Economic Development, Culture and Tourism were forwarded to all Members of the Toronto and East York Community Council with the agenda for its meeting on January 18, 2005, and copies are on file in the City Clerk's Office.)