

CITY OF TORONTO

Bill 406

BY-LAW -2023

To designate the property at 374 and 374A 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 374 and 374 A 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 374 and 374 A 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 374 and 374 A 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 at 374 and 374 A Yonge Street 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 May , 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 374 and 374 A Yonge Street

Reasons for Designation

The property at 374 and 374 A 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 and contextual value.

Description

Located midblock on the west side of Yonge Street, between Gerrard and Walton Streets, the properties at 374 and 374 A Yonge Street comprises a two-and-one-half storey, Second Empire-style, commercial and residential mixed-use building constructed in 1862. The property located at 347 Yonge Street comprises the southerly portion of the building, while 374 A Yonge Street comprises the northerly portion.

The properties at 374 and 374 A Yonge Street were identified for its potential cultural heritage value and listed on the City of Toronto's Heritage Register in 1990.

Statement of Cultural Heritage Value

Design or Physical Value

The building at 374 and 374 A Yonge Street has design value for being a rare, unique and early surviving example of Second Empire-style architecture in Toronto. Displaying characteristic features of the Second Empire style - particularly with its prominent mansard roof - the building's conservative, halting design also represents a transition from the commonly employed Georgian style. While the chaste façade above the storefronts with unadorned, flat window heads and plain brickwork reflects a lingering Georgian aesthetic, other elements which contribute to its predominant Second Empire appearance include the distinctive dormers with ornate mouldings, the bracketed cornice with corbelled roofline frieze and the two-over-two window sashes.

The property also has contextual value as it contains a two-and-one-half-storey, mixed-use, Second Empire-style brick building dating from 1862 which contributes to and supports the late-nineteenth and early-twentieth century character of this historic portion of Yonge Street. At the time that the subject site was constructed, Gerrard Street marked the limit of concentrated development and was very sparse on the west side of Yonge Street until the vicinity of Bloor Street, the city's northerly limit. Buildings such as the subject property represent the earliest phase of substantial and permanent development on this part of Yonge Street and thereby provides an understanding of the development, evolution, and main street character of Yonge Street in the latter half of the 19th century.

The physical form, materials and stylistic appearance of the building, combined with its historic commercial and residential use visually and historically link the building to its Yonge Street context. The property lies in close proximity to numerous sites on Yonge Street which are designated or listed on the City of Toronto's heritage register.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the building comprising 374 and 374 A Yonge Street as a rare and unique early example of Second Empire-style design from the early 1860s:

- The scale, form and massing of the building as a two-and-one-half storey mixed use residential and commercial building
- The mansard roof with distinctive dormers comprising ornate bracketed cornice mouldings and rounded windows
- The wooden roofline cornice comprising outer metal brackets with paired brackets underneath, and the corbelled brick frieze
- The plain brickwork of the main façade's second storey
- The symmetrical fenestration of the main façade's second storey comprising flat headed windows with stone lintels and sills
- The extant two-over-two wooden sash windows of the second storey and dormer windows
- The ground floor storefront presence comprising two storefronts

Contextual Value

The following heritage attribute contributes to the cultural heritage value of the properties at 374 and 374 A Yonge Street as defining, supporting and maintaining the historic character of the area and being historically, visually, functionally and physically linked to its setting:

- The placement, setback and orientation of the building at 374 and 374 A Yonge Street on the West side of Yonge Street between Gerrard and Walton Streets
- The scale, form, and massing of the property as a two-and-one-half-storey, mixed-use commercial and residential building

SCHEDULE B
LEGAL DESCRIPTION

PIN 21103-0064 (LT)

PART OF LOT 5, W/S YONGE STREET, REGISTERED PLAN D4

PART 2, PLAN 64R-14539

PIN 21103-0063 (LT)

PART OF LOTS 5 & 6, W/S YONGE STREET, REGISTERED PLAN D4, DESIGNATED AS

PART 1, PLAN 64R-14539

City of Toronto and Province of Ontario

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