

Authority: Item CC13.28, as adopted by City of Toronto  
Council on December 13, 14 and 15, 2023

## **CITY OF TORONTO**

### **Bill 359**

### **BY-LAW -2024**

**To designate the property at 2111 Yonge Street (Entrance Addresses at 1 and 5 Hillsdale Avenue East) 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 2111 Yonge Street (Entrance Addresses at 1 and 5 Hillsdale Avenue East) 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 2111 Yonge Street (Entrance Addresses at 1 and 5 Hillsdale Avenue East) 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 2111 Yonge Street (Entrance Addresses at 1 and 5 Hillsdale Avenue East), 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 2111 Yonge Street (Entrance Addresses at 1 and 5 Hillsdale Avenue East) at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on April , 2024.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

## **SCHEDULE A**

### **STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 2111 YONGE STREET (ENTRANCE ADDRESSES AT 1 AND 5 HILLSDALE AVENUE EAST)**

#### **Reasons for Designation**

The property at 2111 Yonge Street (entrance addresses at 1 and 56 Hillsdale Avenue East) 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 on the southeast corner of Yonge Street and Hillsdale Avenue East, the property at 2111 Yonge Street was constructed for Charles Murphy between 1906 and 1912 to house his business, Charles Murphy & Sons Hardware, which operated at the site until 1940 in the Davisville neighbourhood.

With a square two-storey form with flat roof, the masonry clad structure features a decorative pressed metal cornice with fine dentil moulding surmounted by a pressed metal parapet resembling rough hewn stone blocks. Extending across the west façade, facing Yonge Street and wrapping around the corner and extending approximately five feet north along the north façade facing Hillsdale Avenue East, a two-storey commercial storefront features a pressed metal cornice with modillions and end brackets. Originally the first and second storey fenestration of the storefront was designed to appear as a single storey. Today the first storey features a glazed full height commercial storefront while the original full width second storey glazing has been infilled with wooden paneling with the west façade having a single window inserted in the centre of the northern half, and two paired windows centred on the southern half. The remainder of the north elevation features square punched fenestration with rough hewn stone sills at the first and second storeys and several square cut ashlar lintels.

The property was listed on the City's Heritage Register on October 2, 2017.

#### **Statement of Cultural Heritage Value**

##### Design or Physical Value

The property at 2111 Yonge Street is a representative example of a corner mixed-use main street commercial property. The property's square two-storey massing with ground floor commercial storefront wrapping around the corner reflects the property's commercial use, while the punched fenestration along the remainder of the north elevation reflects the property's residential component while providing a transition between the commercial main street character of Yonge Street and the residential character along Hillsdale Avenue East.

The property's unified two-storey commercial storefront, originally designed to appear as a single storey, is unique among the properties on Yonge Street between Belsize Drive and Hillsdale Avenue East, where there is a clear delineation between the first-storey commercial and upper storey residential use

### Contextual Value

Located at the southeast corner of Yonge Street and Hillsdale Avenue East, the property at 2111 Yonge Street is important in defining, maintaining, and supporting the character of the surrounding area. Its square, two-storey form, brick cladding, restrained classical details, and commercial storefront contribute the early 20th century main street commercial character of Yonge Street between Belsize Road and Hillsdale Avenue, while the smaller punched fenestration along Hillsdale Avenue East defines the transition between the commercial character of Yonge Street and the residential character of Hillsdale Avenue East.

The 1906-1912 section of the property, designed to respond to its corner condition, is physically, functionally, and historically linked to its surroundings as it anchors the north end of a contiguous row of commercial buildings with a shared setback in the block between Manor Road East and Hillsdale Avenue East.

### **Heritage Attributes**

The following heritage attributes contribute to the cultural heritage value of the property as a representative example of a corner mixed-use main street commercial property with unique two storey commercial storefront:

- The scale, form, and massing of the two-storey, flat-roofed building
- Brick cladding laid in common bond pattern
- The property's two-storey commercial storefront with pressed metal cornice along the Yonge Street continuing around the northwest corner and along Hillsdale Avenue East
- The pressed metal cornice and parapet walls atop the second storey of the north and west elevations and the rear of the south elevation.
- Punched square fenestration with rough hewn sills and square ashlar lintels on the north elevation

The following heritage attributes contribute to the cultural heritage value of the property in defining, maintaining, and supporting the early 20th century main street character of Yonge Street between Belsize Road and Hillsdale Avenue East:

- The building's siting and orientation on the southeast corner of Yonge Street and Hillsdale Avenue East
- The building's square two-storey massing

**Note: The one-storey building located at the entrance address of 5 Hillsdale Avenue East is not considered a heritage attribute**

**SCHEDULE B**  
LEGAL DESCRIPTION

**2111 Yonge Street (Entrance Addresses at 1 and 5 Hillsdale Avenue East)**

PART OF PIN 21133-0001 (LT)

PART OF LOT 5, REGISTERED PLAN 866

DESIGNATED AS PART 1, PLAN 66R-33991

City of Toronto and Province of Ontario

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