

Authority: Planning and Housing Committee Item PH20.3,
as adopted by City of Toronto Council on April 23 and 24,
2025

CITY OF TORONTO

Bill 609

BY-LAW -2025

To designate the property at 756-758 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 756-758 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 756-758 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 756-758 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 756-758 Yonge Street 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 June , 2025.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 756-758 Yonge Street

Reasons for Designation

The properties at 756-758 Yonge Street are located on the west side of Yonge Street, mid-block between Charles Street West and Bloor Street West. The contiguous properties contain a three-storey commercial brick building constructed in 1909 in the Edwardian Classicism style. The building retains its historic scale, form and massing as a main street commercial row building fronting onto Yonge Street, where it is part of a cohesive grouping of built heritage resources that contribute to a distinct sense of place representing Toronto's late nineteenth to early twentieth century architecture - a period when Yonge Street's main street character was established and flourished.

The property at 756 Yonge Street was included on the Heritage Register in May 2023, and the property at 758 Yonge Street was included on the Heritage Register in March 2016.

Statement of Cultural Heritage Value

The properties at 756-758 Yonge Street have design and physical value as a representative example of a main street commercial row building type constructed in 1909 and designed in the Edwardian Classicism architectural style. The use of the Edwardian style is evident in its flat roof with rectangular plan, symmetrical composition with evenly spaced out window bays, each flanked with decorative brickwork including ashlar sill course, brick pilasters, brick quoins, simple projecting brick panels, and the brick parapet that incorporates a simple projecting cornice supported by corbels. The building's low-rise and fine grained built form with storefront at grade is representative of its typology.

Situated on the west side of Yonge Street, mid-block between Bloor Street West and Charles Street West, the subject properties maintain and support the historic commercial main street character of Yonge Street, south of Bloor Street, particularly through their connection with the adjacent low-rise properties at 750 and 752 Yonge Street that together form a historic streetwall. The design and material palette of the building are reflective of the predominant architectural styles and features that define historic Yonge Street.

Contextually, the properties at 756-758 Yonge Street are functionally, visually, and physically linked to Yonge Street, often considered Toronto's "Main Street," as a mixed-use main street commercial row building from the early twentieth century that has consistently provided services, amenities, and employment opportunities to the neighbouring residential areas for over one hundred years.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the properties at 756-758 Yonge Street as a representative example of a main street commercial row building designed in the Edwardian Classicism style:

- The placement, setback, and orientation of the building on the west side of Yonge Street, mid-block between Bloor Street West and Charles Street West
- The scale, form, and massing of the three-storey building within a rectangular shaped plan
- The flat roofline
- The brick cladding
- The architectural details that are representative of the Edwardian Classicism architectural style, including:
 - Simple symmetrical composition with evenly spaced out bays
 - Ashlar sill course, and brick pilasters on second and third floors
 - Brick quoins on third floor
 - Projecting brick panels that delineate the second and third floors
 - Brick parapet with projecting cornice supported by evenly spaced corbels

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the properties at 756-758 Yonge Street as supporting and maintaining the historic character of this portion of Yonge Street, and as being functionally, visually, physically, and historically linked to their surroundings:

- The placement, setback, and orientation of the commercial building on the west side of Yonge Street, mid-block between Charles Street West and Bloor Street West
- The brick cladding on the building's east elevation facing Yonge Street, which is consistent with the brick detailing found in the historic buildings on this portion of Yonge Street
- The scale of the building, which is consistent with the three-storey height and rhythm of narrow storefronts of the adjacent properties, which together form a historic streetwall

SCHEDULE B
LEGAL DESCRIPTION

PIN 21109-0150 (LT)

PART OF PARK LOT 9, CONCESSION 1 FROM THE BAY
GEOGRAPHIC TOWNSHIP OF YORK
AS IN CA681755
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (66)

PIN 21109-0151 (LT)

PART OF PARK LOT 9, CONCESSION 1 FROM THE BAY
GEOGRAPHIC TOWNSHIP OF YORK
AS IN EP150023
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (66)