

Authority: Toronto and East York Community Council Item TE4.19, as adopted by City of Toronto Council on March 31, April 1 and 2, 2015

CITY OF TORONTO

BY-LAW No. 1035-2015

To amend former City of Toronto By-law No. 531-82, being a by-law to designate the property at 26 Lombard Street (R. G. McLean Company Building and Barclay, Clark and Company Building) to be of architectural value and historic interest, by revising the reasons for designation and updating the legal description.

Whereas By-law No. 531-82 designated the property at 26 Lombard Street (R. G. McLean Company Building and Barclay, Clark and Company Building), under the *Ontario Heritage Act*; and

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to amend designating by-laws; and

Whereas authority was granted by City Council to amend By-law No. 531-82 to revise the reasons for designation to explain the cultural heritage value or interest of the property and to describe the heritage attributes; and

Whereas in order to register the amending by-law on title to the property it is necessary to update the legal description in By-law No. 531-82; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known municipally 26 Lombard Street and upon the Ontario Heritage Trust, Notice of Intention to amend By-law No. 531-82 and caused the Notice of Intention to be posted on the City's web site 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 the amended reasons for designation are set out in Schedule "B" to this by-law; and

Whereas the revised legal description is attached as Schedule "A" to this by-law; and

Whereas no notice of objection to the proposed amendments has been served upon the Clerk of the municipality;

The Council of the City of Toronto enacts:

1. By-law No. 531-82 is amended by deleting Schedule "A" and substituting Schedule "A" attached to this by-law.
2. By-law No. 531-82 is amended by deleting Schedule "B" and substituting Schedule "B" attached to this by-law.
3. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" to this by-law in the proper Land Registry Office.

4. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 26 Lombard Street and upon the Ontario Heritage Trust.

Enacted and passed on October 2, 2015.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
LEGAL DESCRIPTION

PIN 21402-0021(LT)

PCL 4-1 SEC A8A; PT LT 4 PL 8A TORONTO; PT LT 5 PL 8A TORONTO PT LT 6
PLAN 8A TORONTO PARTS 1, 2, 3, 10, 14, 66R14706

PIN 21402-0022(LT)

PCL 5-1 SEC A8A; PT LT 5 PL 8A TORONTO; PT LT 6 PL 8A TORONTO PT LT 7 PL 8A
TORONTO PARTS 4, 5, 6, 7 & 8, 66R14706

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

SCHEDULE "B"
AMENDED REASONS FOR DESIGNATION
STATEMENT OF SIGNIFICANCE

Former City of Toronto By-law No. 531-82 is amended to update the cultural heritage values and attributes as set out in the 2005 amendments to the *Ontario Heritage Act*.

Description

Located side-by-side on the north side of Lombard Street between Church Street (east) and Victoria Street (west), the R. G. McLean Company Building (1890) and the Barclay, Clark and Company Building (1894, and identified for convenience purposes as 20 Lombard) are four-storey former industrial buildings that were commissioned by Robert Grant McLean to house his printing enterprise and his tenants, the Toronto lithographers, Barclay, Clark and Company. The sites were listed on the inaugural City of Toronto Inventory of Heritage Properties in 1973 and designated under Part IV, Section 20 of the *Ontario Heritage Act* in 1982 by former City of Toronto By-law No. 531-82.

Statement of Significance

The properties at 26 Lombard Street are worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values.

The R. G. McLean Company Building and the adjoining Barclay, Clark and Company Building have cultural heritage value as complementary examples of Romanesque Revival architecture, showcasing one of the most popular styles during the late Victorian era in Toronto. The designs share the hallmarks of the style with the repetition of the round-arch motif, the application of roughly-textured stone, and the attention to detailing inspired by the architecture of the 9th through 11th centuries.

The associative value of the properties is related to the Barclay, Clark and Company Building, which following its completion in 1894 attracted as a tenant the famous Toronto lithography company, Grip Printing and Publishing Limited (forerunner to Grip Limited).

Contextually, the adjoining R. G. McLean Company Building and Barclay, Clark and Company Building are historically and visually linked to their surroundings on Lombard Street where, with the neighbouring Comstock Building (1890) at the northeast corner of Lombard and Victoria Streets and the former City Morgue (1907) and Lombard Street Fire Hall (1886) to the east, they remain important surviving reminders of the appearance of the area around the turn of the 20th century. With the replacement of most of the historic streetscape on Lombard Street, the presence of the R. G. McLean Building and Barclay, Clark and Company Building as adjacent heritage sites is particularly significant.

Heritage Attributes

The heritage attributes of the properties at 26 Lombard Street are the buildings known historically as the R. G. McLean Company Building (1890) and the Barclay, Clark and Company Building (1894) with:

R. G. McLean Company Building (1890)

- The setback, placement and orientation of the building on the north side of Lombard Street, adjoining (east of) the Barclay, Clark and Company Building
- The scale, form and massing of the four-storey structure where the principal elevation faces south onto Lombard Street
- The materials, with the red brick and stone cladding and detailing, including limestone and two types of sandstone
- The flat roofline along the south elevation, featuring the elaborately detailed brick parapet and the metal cornice interspersed with the bartizans (miniature turrets)
- On the south elevation, the symmetrical organization of the door and window openings in the four bays
- In the first storey, the arcade of round-arched openings on the columns with the polychromatic stone detailing, and the placement of the main entrance in the left (west) bay
- Dividing the first and second stories, the cornice, the continuous labels and the stonework, which are flanked by the bartizans
- The fenestration in the second and third floors where the flat-headed openings with the original wood window detailing, the stone lintels, and the continuous stone sills are separated by the brick piers with the brick and stone detailing
- The top (fourth) floor with the arcade of diminutive round-arched window openings that are separated by the brick piers with the stone detailing and linked by the continuous sills
- The extended brick-clad east elevation, with the symmetrical placement of the flat-headed openings (some of which have been altered)

Barclay, Clark and Company Building (1894)

- The setback, placement and orientation of the building on the north side of Lombard Street, adjoining (west of) the R. G. McLean Company Building
- The scale, form and massing of the four-storey structure where the principal elevation faces south onto Lombard Street
- The materials, with the red brick and stone cladding and detailing
- The flat roofline along the south elevation with the metal cornice and the detailing of the brick parapet with the bartizans
- On the south elevation, the symmetrical organization of the door and window openings in the four bays
- The first storey, with the flat-headed openings where the main entrance is found (the openings have been altered over time, but are documented in archival photographs)
- The fenestration in the second and fourth floors where the brick piers with stone trim organize the flat-headed openings (which are reduced in height in the upper floor) with the wood window detailing and the stone lintels and sills

- The third floor with the arcade of round-arched window openings, which have continuous stone sills and are separated by the brick piers with the stone detailing
- On the extended brick-clad west elevation, the symmetrical placement of the flat-headed openings (some of which have been altered