

Authority: Toronto and East York Community Council Item TE23.16, adopted as amended, by City of Toronto Council on April 26, 27 and 28, 2017

CITY OF TORONTO

BY-LAW 1434-2017

To designate the property at 585 Bloor Street West (Wrigley Building) 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 585 Bloor Street West (Wrigley Building) 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 land and premises known municipally as 585 Bloor Street West 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 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 no notice of objection was served upon the Clerk of the municipality; 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 585 Bloor Street West, 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 585 Bloor Street West and upon the Ontario Heritage Trust and to cause notice of this by-law 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*.

Enacted and passed on December 8, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A**STATEMENT OF SIGNIFICANCE
REASONS FOR DESIGNATION
585 BLOOR STREET WEST**

The property at 585 Bloor Street West 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 all three categories of design, associative and contextual value.

Description

The property at 585 Bloor Street West contains a three-storey commercial building that anchors the southwest corner of Markham Street at the north end of Mirvish Village. The property was first recorded on the tax assessment rolls in August 1906 as an "unfinished building" owned by Janet Wrigley and afterward occupied by the Wrigley Brothers grocery store and, in the 1920s, Postal Station E. The property at 585 Bloor Street West was listed on the City of Toronto's Heritage Register on July 12, 2016.

Statement of Cultural Heritage Value

The property at 585 Bloor Street West has cultural heritage value for its design as a pair of early 20th century commercial buildings with features drawn from the Edwardian Classical style popularized after the turn of the 20th century. The buildings are distinguished by the near-identical design, multiple bay windows and classically-inspired detailing.

The Wrigley Buildings at 585 Bloor Street West contribute to an understanding of the cross-roads community that developed around the intersection of Bathurst and Bloor Streets in the late 19th and early 20th centuries. The commercial building at 585 Bloor Street West was situated to serve the residential areas adjoining these major streets as this area evolved from its origins as country estates and farmland northwest of the City of Toronto to suburban subdivisions that were integrated as an important city neighbourhood.

The value of the property at 585 Bloor Street West is also derived from its association with the architect J. (Joseph) Hunt Stanford. While Stanford was best known for his residential designs, including the first walk-up apartment complexes in early-20th century Toronto, he also accepted commissions for other building types, with the Wrigley Buildings among his first commercial projects.

Contextually, the property at 585 Bloor Street West defines, supports and maintains the character of the area centered at the crossroads of Bathurst-Bloor as it developed in the late 19th century with the placement of commercial and institutional buildings along these major thoroughfares to serve the surrounding residential neighbourhoods. The Wrigley Buildings at 585 Bloor Street West were among the earliest commercial buildings along the south side of the street, west of Bathurst Street that followed the opening of the residential subdivision directly south.

The Wrigley Buildings at 585 Bloor Street West are also visually, historically, physically and functionally connected to their setting on the south side of the street west of Bathurst Street where they anchor the southwest corner of Markham Street and mark the north entrance to Mirvish Village.

Heritage Attributes

The heritage attributes of the commercial buildings on the property at 585 Bloor Street West are:

- The setback, placement and orientation of the pair of buildings on the southwest corner of Bloor Street West and Markham Street, with the principal (north) elevation facing Bloor Street
- The scale, form and massing of the three storey structures with the rectangular-shaped plans
- The materials, with the brick cladding and the brick, stone and wood detailing (the brick has been covered with stucco on the north elevation)
- The flat roof line, with the projecting cornice that extends across the north elevation and wraps around the first bay on the east wall flanking Markham Street
- The principal (north) elevations, which have decorative quoins separating the units and marking the outer corners of the walls above the first (ground) floor storefronts (the storefronts have been altered)
- The fenestration on the north elevation, with the pairs of two-storey bay windows
- The east elevation facing Markham Street, which has segmental-headed window openings in the upper stories

The rear (south) wings on Markham Street are not included in the Reasons for Designation.

SCHEDULE B
LEGAL DESCRIPTION

FIRSTLY:

Part of PIN 21254-0212(LT)

Part of Lot 106, Plan 632, designated as Part 4 on Reference Plan 66R 29394, City of Toronto

SECONDLY:

Part of PIN 21254-0213(LT)

Part of Lot 106, Plan 632, designated as Part 30 on Reference Plan 66R 29394, City of Toronto