

Authority: Toronto and East York Community Council
Item TE3.13, as adopted by City of Toronto Council on
February 26, 2019

CITY OF TORONTO

BY-LAW 797-2019

To designate the property at 363-365 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 363-365 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 363-365 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 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 363-365 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 363-365 Yonge Street 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 May 15, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

363-365 Yonge Street Richard S. Williams Block

The property at 363-365 Yonge Street (Richard S. Williams Block) 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

Located on the east side of Yonge Street between Gould and Gerrard Streets, the Richard S. Williams Block (1890) is a four-storey commercial building. The property was included on the City of Toronto's Heritage Register in 1974.

Statement of Cultural Heritage Value

The Richard S. Williams Block has design value as a fine representative and rare example in Toronto of a late-nineteenth century Victorian commercial building eclectically designed in the Richardsonian Romanesque style with Moorish Revival details. The composition and detailing of the principal (west) elevation on Yonge Street, with its rusticated stone and red brick cladding combined with horseshoe arches, key and diaper patterns and decorative terracotta, display a high degree of artistic merit. In recognition of its architectural significance, the building was amongst some of the earliest included on the City of Toronto's Inventory of Heritage Properties (now known as the Heritage Register) in March 1974.

The Richard S. Williams Block has historic value for its association with the architects, A. R. Denison and G. W. King. Concurrent with construction of the Richard S. Williams Block, the design partnership of Denison & King produced two other known similarly eclectic Victorian buildings in the city that, together, represent a rare collection blending eastern design influences with contemporary western revival architectural styles. These include the Comstock Building at Victoria and Lombard Streets and the Athenaeum Club on Church Street, both of which are designated properties under Part IV, Section 29 of the Ontario Heritage Act.

Situated on the east side of Yonge Street between Gould Street and Gerrard Street East, the Richard S. Williams Block has contextual value as it supports and maintains the late-nineteenth century commercial building character that defines much of the historic built form of downtown Yonge Street as it developed as Toronto's 'main street'. As one of a number of heritage properties on both sides of this block of Yonge Street, the Richard S. Williams Block is physically, functionally, visually and historically linked to its surroundings.

Heritage Attributes

The heritage attributes of the Richard S. Williams Block are:

- The setback, placement and orientation of the building on the east side of Yonge Street between Gould Street and Gerrard Street East
- The scale, form and massing of the four-storey commercial building built on a rectangular plan with a flat roof
- The principal (west) elevation with its red brick, stone and terracotta cladding
- The pressed metal cornice with its dentilled detailing at the roofline on the principal (west) elevation
- The organization of openings and detailing on the principal (west) elevation, divided vertically into three identical bays
- The pattern and decorative detailing of the wood window mullions in the fixed glass panes on the principal (west) elevation at the second floor
- The red brick details including the decorative frieze in a (diamond) diaper pattern below the roofline, the raised horizontal string courses in the spandrels above the horseshoe arches at the fourth floor, the brick voussoirs of the horseshoe-arched openings and the three identical key pattern designs repeated in the spandrel areas between the third and fourth-floor openings
- The stone details including the rusticated sandstone cladding of the four piers at the first floor level surmounted by their elaborately carved capitals, the four smooth capitals and rusticated lintel below the third floor, the smooth headers above the third-floor openings, the smooth sills and the imposts of the horseshoe arched openings at the fourth floor
- The terracotta details including the dentilled cornice with four decorative lion heads below the third floor, the three decorative tile borders framing the third and fourth-floor window openings and their respective cornices

SCHEDULE B

LEGAL DESCRIPTION

363-365 Yonge Street, Toronto

PIN: 21101-0049 (LT)

PART LOT 31 E/S YONGE ST PLAN 22A TORONTO AS IN EP126440; TORONTO, CITY OF TORONTO