

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 800-2019

To designate the property at 385-391 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 385-391 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 385-391 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 385-391 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 385-391 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

The Gerrard Building 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 southeast corner of Yonge Street and Gerrard Street East, the Gerrard Building (1924) is a three-storey commercial and office building. The property was included on the City of Toronto's Heritage Register in 1990.

Statement of Cultural Heritage Value

The Gerrard Building has design value as a fine representative, and rare example along Yonge Street, of the Modern Gothic style adapted to a commercial building. It is distinguished by its contemporary updating of a historical style with its sleek sandstone cladding and tripartite division of window openings in a variation of the Chicago Style along with stylized octagonal piers and wall buttresses.

The Gerrard Building has historic value for its association with the prolific architects, Sproatt & Rolph, and is recognized amongst the numerous fine commercial buildings the firm designed in Toronto during the early-twentieth century including the Royal York Hotel on Front Street. The site is also associated with The Forum, a grand High Victorian commercial block that formerly anchored this corner and contributes to an understanding of the evolution of the intersection at Yonge and Gerrard Streets.

Situated prominently on the southeast corner of Yonge Street and Gerrard Street East the Gerrard Building has contextual value as it anchors and maintains the low-rise commercial building character that defined the historic built form of the area from the mid-nineteenth century through the mid-twentieth century. With its position on a corner lot and grand presence, the Gerrard Building stands as a reminder of the grandeur of Yonge Street as it developed in the early twentieth century.

Heritage Attributes

The heritage attributes of the Gerrard Building are:

- The setback, placement and orientation of the building on the southeast corner of Yonge Street and Gerrard Street East
- The scale, form and massing of the three-storey commercial and office building built on a rectangular plan with a flat roof
- On the Yonge Street (west) and Gerrard Street East (north) elevations, the sandstone cladding with stone trim

- On the Yonge Street (west) elevation, the location and stone detailing of the entry at the south end of the building
- The organization of the flat-headed openings and their detailing on the Yonge Street (west) and Gerrard Street East (north) elevations, which are divided vertically into four bays and six bays, respectively
- The arrangement of the fenestration in the upper floors on the west and north elevations including its tripartite division by secondary piers, and with the central opening containing
- Above each window pane on the second and third floors of the west and north elevations, the transom lights (currently opaque spandrels) with their four-over-four arrangement (as seen in the original architectural drawings and 1950 archival photographs)
- On the west and north elevations, the stone detailing including the octagonal piers with their faux compound piers and pointed finials at the first floor, and the decorative carved stone band surmounted by a continuous stone cornice directly above the third floor opening

SCHEDULE B
LEGAL DESCRIPTION

385-391 Yonge Street, Toronto

PIN: 21101-0042 (LT)

LOT 35 E/S YONGE ST, LOT 36 E/S YONGE ST PL 22A TORONTO; TORONTO
CITY OF TORONTO