

Authority: Toronto and East York Community Council
Item TE3.15, as adopted by City of Toronto Council on
February 26, 2019 and Item CC23.10, as adopted by City
of Toronto Council on July 28 and 29, 2020

CITY OF TORONTO

BY-LAW 659-2020

To designate the property at 64 Wellesley Street East 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 64 Wellesley Street East 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 64 Wellesley Street East 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 a notice of objection was served upon the Clerk of the municipality and such objection was referred to the Conservation Review Board for a hearing; and

Whereas the notice of objection was subsequently withdrawn; and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 64 Wellesley Street East, 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 64 Wellesley Street East 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 July 29, 2020.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 64 Wellesley Street East

Description

The property at 64 Wellesley Street East, containing the Wellesley Apartments, is a five-storey multi-unit residential apartment building. It is located on the north side of Wellesley Street East, just west of the intersection of Church and Wellesley Streets and is part of the Church-Wellesley Village, an area where apartment construction thrived through the early to mid-20th century due in part to the area's proximity to downtown via north-south streetcars and a rise in the area's land values over several decades, fostered by its earlier status as a desirable residential neighbourhood. It was designed by architect James Ernest Harris Paisley, and built in 1931 for apartment developer Grover C. Murdoch. The site was identified as having cultural heritage interest in the North Downtown Yonge Street Urban Design Guidelines adopted by City Council in 2013.

Statement of Significance

The property at 64 Wellesley Street East is valued for its association with the pre-World War II apartment building type, its design as a representative example of the Georgian Revival style, and its role in supporting the context of the Church-Wellesley Village which is characterized by a high-concentration of pre-war apartment buildings.

The Village's early apartment buildings ranged from two-and-a-half to six storeys, and were designed to be sympathetic to their residential streetscapes through their scale, massing, and street-facing articulation. They were built to maximize their lot coverage, with indented floorplans to ensure the adequate provision of natural light throughout all units. The property at 64 Wellesley Street East's five-storey scale, setback from the street and orientation with the principal (south) entrance on Wellesley Street East are attributes indicative of the pre-war apartment building type and which are shared with other pre-war apartment buildings within the Village.

The property at 64 Wellesley Street East is valued for its design as a well-crafted apartment building from the interwar era with features of the Georgian Revival style, popularized for residential architecture. Its design is distinguished by the symmetrical division of the principal (south) elevation into five bays, the classical detailing on the main (south) entrance surround and the scalloped window surround above, which is a hallmark of the style, and the parapet along the south roofline with the stone-framed openings and triangular-shaped pediment. The architectural ornamentation on the south elevation extends on both the east and west elevations of the street-facing south wing, including the use of mottled brick cladding, stone keystones, stone band courses and a brick and stone parapet, before transitioning to the use of a solid brick and minimal architectural detailing for the rear sections of the building.

The Wellesley Apartments was built in 1931 for apartment developer Grover C. Murdoch, who was responsible for several other pre-war apartment buildings in the Church-Wellesley Village,

including the 1929 Carlton Court Apartments at 90-92 Carlton Street, the now-demolished 1931 apartment building at 18 Wellesley Street East, and 64 Wellesley's partner building at 110 Wellesley Street East, also designed by J. E. H. Paisley, and built in 1931.

Heritage Attributes

Heritage attributes that convey the property at 64 Wellesley Street East's associative value with the pre-war apartment building type and its contextual value in supporting the pre-war apartment building context throughout the Church-Wellesley Village include:

- The placement of the building on the north side of Wellesley Street East, between Yonge Street and Church Street, within the Church-Wellesley Village;
- The five-storey scale and massing organized with the street-facing south wing fronting Wellesley Street East, typical of a pre-war apartment building;
- The prominent central entrance and fenestration pattern along the south elevation; and
- The front yard setback that includes a path for pedestrian access to the central entrance.

Heritage attributes that convey the property at 64 Wellesley Street East's design and physical value as a representative example of the Georgian Revival style include:

- The brick cladding and stylistic articulation of the street-facing south wing, including brick, stone, and wood detailing;
- The flat roofline with the parapet on the street-facing south wing, which has stone-framed openings, stone coping and a triangular shaped stone pediment in the centre;
- The main (south) entrance, which is placed in a stone surround with classical detailing that includes an entablature, mouldings and brackets;
- The scalloped stone window surround above the main (south) entrance;
- The symmetrical division of the principal (south) elevation into five bays, with a rhythm of flat-headed single window openings in the centre and outer bays, and tripartite window openings in the remaining bays, with stone sills, brick flat arches and stone keystones;
- The stone band courses on the base and above the first- and fifth-floor openings on the principal (south) elevation, and which extend across the south ends of the east and west walls of the street-facing south wing; and
- The east and west elevations of the street-facing south wing, which continue the pattern and detailing of the flat-headed openings, stone coursing and parapet from the south elevation.

SCHEDULE B
LEGAL DESCRIPTION

PIN 21106-0153 (LT)
PART OF PARK LOT 7, CONCESSION 1 FTB GEOGRAPHIC TOWNSHIP OF YORK AS
IN CA217506

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