

Authority: Toronto and East York Community Council  
Item TE27.9, adopted as amended, by City of Toronto  
Council on October 1 and 4, 2021

## **CITY OF TORONTO**

### **BY-LAW 1101-2021**

#### **To designate the property at 125 George 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 125 George 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 125 George 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 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 no notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act; 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 125 George 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 125 George Street 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 December 17, 2021.

Frances Nunziata,  
Speaker

John D. Elvidge,  
City Clerk

(Seal of the City)

## **SCHEDULE A**

### **STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION**

#### **125 GEORGE STREET**

##### **Reasons for Designation**

The property at 125 George Street 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 at the southeast corner of George Street and Richmond Street East, the property at 125 George Street contains a four-storey industrial building identified for its cultural heritage value through the King-Parliament Secondary Plan Review (2019) and listed on the City's Heritage Register in December 2020.

##### **Statement of Cultural Heritage Value**

The property located at 125 George Street has cultural heritage value as an early 20th century example of the warehouse / factory typology, which is evident in the design of the four-storey industrial building with two principal elevations abutting the southeast corner of George and Richmond streets, where the main entrance is located on the George Street (west) elevation, and the loading bay with its original steel awning is located on the north elevation fronting onto Richmond Street East. Built in 1927, this post-and-beam industrial building is a rare surviving, early example in the city that is constructed with an exposed, pre-cast concrete frame set on a raised foundation and containing brick infill. The grid-like form of the frame produces a relentless repetition and dimensional uniformity of red brick infill spandrels across all four elevations, and containing window openings with original steel arrowhead mullions and frames. Typical of late-19th and early-20th century warehouse / factory type buildings, lingering Classical detailing is evident in the elegant main entrance at the south end of the west elevation, with its pre-cast Georgian-style surround including decorative scroll brackets supporting a projecting header and all surmounted by a fan-shaped transom light.

The property at 125 George Street has historic and associative value for its role within the growth and land development of the old Town of York plan. The ten original city blocks are currently understood as part of the King-Parliament area, which includes some of Toronto's oldest neighbourhoods and commercial and industrial areas.

The property is also valued for its association with the local architectural firm of Molesworth, West and Secord. George Nepean Molesworth has been described as a talented and prolific designer in Toronto in a leading architectural firm that prospered in obtaining commissions for commercial, institutional and ecclesiastical projects in the post-WWI period.

Contextually, the property has cultural heritage value as it maintains and supports the historic character of the King-Parliament area. Situated at the southeast corner of George Street and Richmond Street East, it is an important contributor as it maintains the late 19th-early 20th century character with its four-storey scale, industrial use and period details. Its prominent corner location, substantial footprint and its warehouse / factory typology typify the late-19th to early-20th century built form evolution and character of the area.

Constructed in 1927, the property at 125 George Street is visually and historically linked to its surroundings as a representative example of an industrial warehouse building, with form, massing and stylistic details characteristic of the early twentieth century. The property is physically, functionally, visually and historically linked to the historic, industrial character of the King-Parliament area along with other surviving low-scale, warehouse / factory type buildings of the period that weren't subsequently lost to industrial decline and urban renewal in the second half of the 20th century.

## **Heritage Attributes**

### Design or Physical Value

Attributes that contribute to the value of the property at 125 George Street being a rare and early surviving example of a downtown industrial building constructed with an exposed, pre-cast concrete grid frame:

- The four-storey scale, rectangular-form and massing of the building
- The materials, with the exposed concrete frame construction on a raised foundation, the red brick infill cladding, and the stone and metal detailing
- The flat roofline with red brick-clad parapet above the concrete frame
- On all of the elevations except the south, the placement of the window openings in their respective gridded bays with their steel industrial fenestration containing arrowhead mullions
- On the west elevation fronting George Street, the off-set main entrance at the south end with its Neo-Classical surround, decorative scroll brackets supporting a deep header and surmounted by a fan-shaped transom light
- On the north elevation fronting Richmond Street East, the loading bay with its steel canopy and corrugated roof

### Contextual Value

Attributes that contribute to the value of the property at 125 George Street as being historically, visually, functionally and physically linked to its setting:

- The placement, setback and orientation of the building anchoring the southeast corner of George Street and Richmond Street East

**SCHEDULE B**  
**LEGAL DESCRIPTION**

PIN 21094-0013 (LT)  
PART OF TOWN LOT 6, E/S GEORGE ST, PLAN OF THE TOWN OF YORK TORONTO,  
CONFIRMED BY 63BA766 (INSTRUMENT No. CT157877) AND CONFIRMED BY  
63BA1750 (INSTRUMENT No. CT417746)  
DESIGNATED AS PARTS 1 & 2, PLAN 66R-15845

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