

Authority: Item CC47.37, as adopted by City of Toronto
Council on July 19, 20, 21 and 22, 2022

CITY OF TORONTO

BY-LAW 1214-2022

To designate the property at 1 St. Clair Avenue West 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 1 St. Clair Avenue West 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 1 St. Clair Avenue 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 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 1 St. Clair Avenue 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 1 St. Clair Avenue West 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 September 28, 2022.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE (REASONS FOR DESIGNATION)

Reasons for Designation

The property at 1 St. Clair Avenue 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

Located on the southwest corner of St. Clair Avenue West and Yonge Street in the City's Deer Park neighbourhood, the property at 1 St. Clair Avenue West contains a twelve-storey commercial building completed in 1968. At the time of its completion, the ground floor continued to be occupied by the CIBC branch, and the remaining floors leased out to various commercial tenants. A decade later, the building was identified as "Ontario Government Building" in the City Directory, and tenants included a range of Ontario ministries. In 1992, exterior alterations were carried out on the CIBC bank branch fronting onto Yonge Street and St. Clair Avenue West. In 2016, an eight-storey mural was commissioned for the building's west elevation by owner, Slate Asset Management, in collaboration with STEPS Public Art, to the design of renowned British street artist, Phlegm.

Statement of Cultural Heritage Value

Physical and Design Value

The property has design and physical value as a significant and unique representative example of architectural precast concrete in Toronto. Constructed in 1967-1968, to a design largely conceived by 1963, this prominently sited modernist office building anchoring the southwest corner of the Yonge and St. Clair intersection in midtown is characterized by the treatment of its principal north, east and south elevations. These principal elevations were constructed as a unitized curtain wall system entirely composed of non-structural prefabricated panels on the exterior. Each is distinguished by a uniform arrangement of narrow precast concrete panels with rectangular openings with rounded corners, and the visual contrast between the slender concrete elements and the large inset windows creates a vibrant pattern of light and shadow. This distinctive and elegant design is characteristic of the versatility of precast concrete, and of the range of buildings associated with this material and construction method during the Modern period in Toronto.

Historical and Associative Value

The property at 1 St. Clair Avenue West is also valued as a unique and prominent example of the physical and design evolution of St. Clair Avenue in the Deer Park neighbourhood from a mainly low-rise, residential community in the early-20th century to the high-rise, commercial canyon that developed along this stretch in the 1950s-1970s and continues to define the east-west axis of this important midtown intersection today.

Contextual Value

The property has contextual value in supporting the character of St. Clair Avenue within Deer Park. Completed in 1968, the building on the property is the first of the four corners at the Yonge and St. Clair intersection and among a larger wave of modern office buildings which transformed and established the area's character during its post-war intensification in the 1950s, 1960s and 1970s to its present-day character as a mixed-use and commercial hub. Occupying a visible site at the intersection of Yonge Street and St. Clair Avenue, the building contributes to the canyon form of St. Clair Avenue created by surrounding buildings between Avenue Road and the Vale of Avoca. The commercial building at 1 St. Clair Avenue West is historically, visually and physically linked to its setting in the Deer Park neighbourhood where it anchors the southwest corner of St. Clair Avenue and Yonge Street.

Heritage Attributes

Attributes that contribute to the value of the commercial high-rise building at 1 St. Clair Avenue West being a significant and unique representative example of modernism in Toronto:

- The setback, placement and orientation of the building on the southwest corner of St. Clair Avenue and Yonge Street
- The existing twelve-storey scale, form and massing on a rectangular plan with a flat roof
- The materials, with the concrete, brick and glass cladding
- On the north, east and south elevations, the curtain wall system of precast concrete panels above the first storey and rising to the flat roof, with their modular and uniform arrangement, deep profile and rectangular openings with rounded corners
- The precast concrete panels at the corners, parapet and ground floor fascia which frame the north, east and south elevations
- The original entrance to the building fronting onto St. Clair Avenue

Attributes that contribute to the value of the subject building for its association with the mid-20th century transformation of St. Clair Avenue from a low-rise, residential street to a significant commercial and transportation hub in midtown Toronto:

- The existing twelve-storey scale, form and massing on a rectangular plan with a flat roof

Attributes that contribute to the value of the commercial high-rise building at 1 St. Clair Avenue West as defining, supporting and maintain the historic character of the area and being historically, visually, functionally and physically linked to its setting:

- The setback, placement and orientation of the building on its prominent lot anchoring the southwest corner of St. Clair Avenue and Yonge Street and with its main entrance fronting onto St. Clair Avenue West

SCHEDULE B

PIN 21191-0084 (LT)

PART OF LOT 21, CONCESSION 2 FTB

GEOGRAPHIC TOWNSHIP OF YORK

DESIGNATED AS PART 1, PLAN 63R-2379

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)