

Authority: Planning and Housing Committee Item PH5.13,
as adopted by City of Toronto Council on July 19 and 20,
2023

City Council voted in favour of this by-law on
September 6, 2023

Written approval of this by-law was given by Mayoral
Decision 12-2023 dated September 6, 2023

CITY OF TORONTO

BY-LAW 813-2023

To designate the property at 645 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 645 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 645 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 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 645 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 645 Yonge 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 September 6, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 645 YONGE STREET

Reasons for Designation

The property at 645 Yonge 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 the categories of design/physical value and contextual value.

Description

The property at 645 Yonge Street is located on the east side of Yonge Street, in the block between Isabella Street and Charles Street East and contains a mixed-use brick building constructed in c.1887. It retains its original scale, form, and massing as a 3-storey building designed in the Italianate style and features extensive brick detailing. The property is part of a cohesive grouping of built heritage resources that provide a distinct sense of place and represent Toronto's 1860s-1950s architecture, a period when historic Yonge's commercial main street character was established and flourished. The property was listed on the City of Toronto Heritage Register on March 10, 2016 and is identified as a contributing property in the Historic Yonge Street Heritage Conservation District, adopted by City Council in 2016 and currently under appeal.

The property was listed on the City of Toronto Heritage Register on March 10, 2016 and is identified as a contributing property in the Historic Yonge Street Heritage Conservation District, adopted by City Council in 2016 and currently under appeal.

Statement of Cultural Heritage Value

The property at 645 Yonge Street has design and physical value as a representative example of the Italianate style, which is evident in its extensive brick detailing and prominent cornice supported by brackets. The 3-storey property also has design and physical value as a representative example of a Main Street Commercial Row building constructed during a significant period of development along Yonge Street.

Contextually, the property has cultural heritage value for maintaining and supporting the historic main street character of Yonge Street, south of Bloor Street. Situated on the east side of the block between Isabella Street and Charles Street East, the subject property's scale, form and massing contribute to the low-rise streetwall condition found on this portion of Yonge Street. The design of the property is consistent with the rhythm produced by fine-grained storefronts along the streetscape, and the building's Italianate style is one of several predominant architectural styles in the area.

The property at 645 Yonge Street is functionally, visually and physically linked to Yonge Street, Toronto's "Main Street", as a commercial building housing the services, amenities, and

employment opportunities necessary to support daily life in neighbouring residential areas. As a mixed-use building, the property is also historically linked to the metamorphosis of Yonge Street into Toronto's main commercial corridor.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 645 Yonge Street as a representative example of a Main Street Commercial Row building designed in the Italianate style:

- The placement, setback and orientation of the building on the east side of Yonge Street between Isabella Street and Charles Street East
- The scale, form and massing of the 3-storey building
- The material palette, with the brick cladding and brick details (the brickwork has been painted)
- The flat roofline with the cornice supported by decorative brackets and brickwork
- On the principal (west) elevation, the composition of the façade in two bays of asymmetrical width with a pilaster at the south corner of the building, which is indicative the property was originally part of a larger row of buildings
- The segmental-arched window openings in the second and third stories
- The decorative brickwork accenting the window openings, including brick hood moulds, sills, aprons, and dogtooth string courses
- A ground floor storefront featuring an increased proportion of glazing compared to the upper stories
- Entrances providing at-grade access from the street to the ground floor and upper floors of the building

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 645 Yonge Street as supporting and maintaining the character of this portion of Yonge Street, and as being historically, functionally, and visually linked to its surroundings:

- The placement, setback and orientation of the building on the east side of Yonge Street between Isabella Street and Charles Street East

- The scale of the building, which is consistent with the 2-4 storey streetwall height and rhythm of narrow storefronts along this portion of Yonge Street
- The recessed entrance area, which is consistent with the storefronts along this portion of Yonge Street
- The materials of the building's façade, which are consistent with the brick, stone, and wood detailing found along this portion of Yonge Street
- The higher percentage of glazing on the ground floor façade along Yonge Street relative to upper floors, which serves the purpose of indicating retail use at-grade that can be accessed directly from Yonge Street and residential and/or commercial uses in upper floors

SCHEDULE B
LEGAL DESCRIPTION

PIN 21108-0185 (LT)
PART OF PARK LOT 8, CONCESSION 1 FTB
GEOGRAPHIC TOWNSHIP OF YORK, AS IN CA447890
EXCEPT THE EASEMENT THEREIN
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)