

Authority: Planning and Housing Committee Item PH8.20,
as adopted by City of Toronto Council on December 13, 14
and 15, 2023

City Council voted in favour of this by-law on February 7,
2024

Written approval of this by-law was given by Mayoral
Decision 2-2024 dated February 7, 2024

CITY OF TORONTO

BY-LAW 111-2024

To designate the property at 127 Church Street (including entrance addresses 121 Church Street and 123 Church Street, but excluding 125 Church 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 127 Church Street (including entrance addresses 121 Church Street and 123 Church Street, but excluding 125 Church 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 127 Church Street (including entrance addresses 121 Church Street and 123 Church Street, but excluding 125 Church 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 127 Church Street (including entrance addresses 121 Church Street and 123 Church Street, but excluding 125 Church 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 127 Church Street (including entrance addresses 121 Church Street and 123 Church Street, but excluding 125 Church Street) 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 February 7, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 127 CHURCH STREET (INCLUDING ENTRANCE ADDRESSES 121 CHURCH STREET AND 123 CHURCH STREET)

Reasons for Designation

The property at 127 Church Street (entrance addresses 121 Church Street and 123 Church 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 and contextual value.

Description

The property at 127 Church Street (entrance addresses 121 and 123 Church Street) is located on the east side of Church Street, on the block between Queen Street East and Richmond Street East. Designed in a late-Victorian architectural style, the two three-storey commercial buildings form part of a grouping of commercial structures that were originally completed between 1887 and 1910, and together contribute to the late 19th and early 20th century fine-grained, commercial character of Church Street.

Statement of Cultural Heritage Value

Design or Physical Value

The property at 127 Church with an entrance address at 121 Church Street is a representative example of the late-Victorian style, which is evident in its many extant original features including symmetrical arrangement of flat-headed window openings with rusticated stone lintels and sills, the upper storeys framed by pilasters, the prominent denticulated metal cornice bookended with large brackets, restrained decorative red brick stringcourses with rosettes between the second and third storey and a triple-straight braided bond below the cornice. Designed in c.1888, the property retains its original scale, form, and massing as a 3-storey commercial building and has physical value as a surviving example of a fine-grained commercial building typology that emerged along Church Street during the late 19th century.

The property at 127 Church with an entrance address at 123 Church Street is also a representative example of the late-Victorian style, which is evident in its extant original features including classicist stylistic elements on the principal elevation. It features a tripartite organization accentuated by pilasters, symmetrical arrangement of flat-headed window openings, stone banding across the tops of the window openings at both the second and third storeys with floral decorative motifs where the banding intersects with the pilasters, stone sills, and similar to the adjacent properties, a prominent overhanging metal cornice supported by four large brackets. Designed in c.1887, the property retains its original scale, form, and massing as a 3-storey commercial building and has physical value as a surviving example of a fine-grained commercial building typology that emerged along Church Street during the late 19th century.

Contextual Value

Situated on the east side of Church Street in the block between Queen Street East and Richmond Street East, the buildings at entrance addresses 121 Church Street and 123 Church Street, together with the adjacent property at 119 Church Street, maintain and supports the historic fine-grained, commercial main street character along this portion of Church Street, which is characterized by a low-scale continuous streetwall condition. While the original storefronts have been altered, the buildings' west elevations retain architectural features in the late-Victorian style, one of several predominant architectural styles in the area.

For close to 135 years, the structures at 121 Church Street and 123 Church Street have been physically, functionally, visually and historically linked to its surroundings and the commercial character of Church Street as mixed-use buildings associated with the evolution of the area and the area's early association with Toronto's medical community, including nearby 60 Queen Street East, designated under Part IV of the OHA.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at entrance addresses 121 Church Street and 123 Church Street as representative examples of late 19th century commercial type buildings designed in a late-Victorian style:

- The setback, placement and orientation of the buildings on the east side of Church Street
The three-storey scale, rectangular form and massing, and flat roof
- The materials including red brick cladding with stone detailing and metal cornices
- On the principal (west) elevation of the structure at entrance address 121 Church Street:
 - The two-bay horizontal organization and symmetrical arrangement of window Openings
 - The flat-headed window openings with rusticated stone sills and lintels
 - The heavy denticulated metal cornice bookended with large brackets
 - The decorative brick courses including the restrained decorative red brick stringcourses with rosettes between the second and third storey and a triple-straight braided bond below the cornice
 - Brick pilasters framing the ends of the upper storeys
- On the principal (west) elevation of the structure at entrance address 123 Church Street:
 - The three-bay organization and symmetrical arrangement of openings

- The flat-headed window openings with stone sills and lintels which run as a single course
- The prominent metal cornice with dentil patterning and four large brackets
- The four brick pilasters accentuating the façade's tripartite organization with stone floral motifs at juncture with stone lintels

Contextual Value

The following heritage attributes contribute to the contextual value of 127 Church Street (entrance addresses 121 Church Street and 123 Church Street) as it supports the late 19th and early-20th-century commercial streetscape of Church Street:

- The scale, placement, setback and orientation of the buildings on the east side of Church Street
- The late-Victorian architectural detailing as outlined above and materials including brick cladding, stone detailing, and metal cornices
- Their location fronting Church Street

Note: The structure with the entrance address of 125 Church Street on the property is not a heritage attribute.

SCHEDULE B
LEGAL DESCRIPTION

127 Church Street (including entrance addresses 121 Church Street and 123 Church Street, but excluding 125 Church Street)

PIN 10328-0172 (LT)

PART OF LOT 223 S/S BEECH STREET, REGISTERED PLAN M140 PART OF LOT 224 S/S BEECH STREET, REGISTERED PLAN M140, COMMENCING AT A POINT IN THE SOUTHERLY LIMIT OF BEECH STREET, DISTANT 34 FEET EASTERLY FROM THE NORTHWEST ANGLE OF LOT 223, THENCE SOUTHERLY IN A STRAIGHT LINE PARALLEL TO THE WEST LIMIT OF LOT 223, 1 CHAIN 95-1/8 LINKS MORE OR LESS TO THE SOUTHERLY LIMIT OF LOT 223, THENCE EASTERLY ALONG THE SOUTHERLY LIMITS OF LOTS 223 AND 224, 33 FEET MORE OR LESS TO A POINT, DISTANT 33 FEET WESTERLY FROM THE SOUTHEAST ANGLE OF LOT 224, THENCE NORTHELY PARALLEL TO THE EASTERLY LIMIT OF LOT 224, 1 CHAIN 95-1/8 LINKS MORE OR LESS TO THE SOUTHERLY LIMIT OF BEECH STREET, THENCE WESTERLY ALONG THE LAST MENTIONED LIMIT 33 FEET MORE OR LESS TO THE POINT OF BEGINNING.

City of Toronto and Province of Ontario

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