

Authority: Planning and Housing Committee Item PH8.21,
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 112-2024

To designate the property at 699 and 707 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 699 and 707 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 699 and 707 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 699 and 707 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 at 699 and 707 Yonge 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 699 AND 707 YONGE STREET

Reasons for Designation

The properties at 699 and 707 Yonge Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act, for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical and contextual value.

Description

Located on the east side of Yonge Street, the properties at 699 (including entrance address at 701 Yonge Street) and 707 Yonge Street (including entrance addresses at 703 and 705 Yonge Street, and 5, 7, 9, 11, 13, 15 and 17 Hayden Street) contain a three-storey brick row building (1887). The row originally featured four commercial units, divided into two pairs by a parapet firewall along the present-day property line between 699 and 707 Yonge Street. Both halves of the row have been overclad, obscuring the brick walls beneath. The property at 707 Yonge Street also contains a three-storey commercial building fronting onto Yonge Street dating to c.1914, and a house-form building located at entrance address 17 Hayden Street dating to 1884. The properties are 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 properties were included on the Heritage Register in 2016.

Statement of Cultural Heritage Value

The main street commercial row building at 699 and 707 Yonge Street (corresponding to entrance addresses at 699, 701, 703, and 705 Yonge Street) has design and physical value for its typology as a representative example of a late nineteenth century Main Street Commercial Row building constructed during a significant period of development along Yonge Street. Built in 1887, the 3-storey brick building incorporates architectural details influenced by the Italianate style, including vertically oriented double windows above the ground floor, a horizontal band of masonry detailing between the upper floors, and the flat roofline.

Contextually, the building at 699 and 707 Yonge Street 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 Charles Street East and Hayden Street, the row building on the subject properties contributes to the low-rise streetwall condition and character of this portion of Yonge Street through its scale, form and massing and through the continued presence of storefronts at grade. The Italianate style reflected by the building is one of several predominant architectural styles in the area.

The commercial row building on the properties at 699 and 707 Yonge Street is functionally, visually, and physically linked to Yonge Street, Toronto's "Main Street", through housing the services, amenities, and employment opportunities necessary to support daily life in neighbouring residential areas. The properties are also historically linked to the metamorphosis of Yonge Street into Toronto's main commercial corridor and to the establishment of Yonge Street as a prominent entertainment strip in Toronto.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the cultural heritage value of the 3-storey building at 699 and 707 Yonge Street (corresponding to entrance addresses at 699, 701, 703, and 705 Yonge Street) as a representative example of a late nineteenth century Main Street Commercial Row building incorporating architectural details of the Italianate style:

- The placement, setback and orientation of the row on the east side of Yonge Street south of Hayden Street
- The scale, form and massing of the 3-storey building with a rectangular shaped plan
- The flat roofline
- The materials, including the brick cladding and stone sills
- The composition of the west elevation, which is arranged in four bays framed by pilasters connected above the third storey windows by a segmental arch
- The brick detailing on the west elevation (currently over-clad), including the decorative brick band between the second and third floors and at the arches above the window openings

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the properties at 699 and 707 Yonge Street (corresponding to entrance addresses at 699, 701, 703, and 705 Yonge Street) as supporting and maintaining the character of this portion of Yonge Street, and as being historically, functionally, and visually linked to their surroundings:

- The placement, setback and orientation of the row on the east side of Yonge Street between Charles Street East and Hayden Street
- The 3-storey scale, form and massing, which is consistent with the 2-4 storey streetwall height and rhythm of narrow storefronts along this portion of Yonge Street

SCHEDULE B
LEGAL DESCRIPTION

699 and 707 Yonge Street

PIN 21108-0008 (LT)
PART OF PARK LOT 8, CONCESSION 1 FTB
GEOGRAPHIC TOWNSHIP OF YORK
PART OF LOT 1, REGISTERED PLAN 163
DESIGNATED AS PARTS 1 & 3, PLAN 66R-13204
PIN 21108-0140 (LT)
LOT 4 E/S YONGE STREET, REGISTERED PLAN 163
PART OF PARK LOT 8, CONCESSION 1 FTB
GEOGRAPHIC TOWNSHIP OF YORK
PART OF LOT 1 S/S HAYDEN ST, REGISTERED PLAN 163,
AS IN CA398852
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)