

Attachment 1 – Schedule “A” to By-Law No. 353 2015

SCHEDULE "A"

REASONS FOR DESIGNATION (STATEMENT OF SIGNIFICANCE)

Description

The property at 10 St. Mary Street is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. 10 St. Mary Street is located at the north east corner of St. Mary Street and Yonge Street between Wellesley and Bloor streets.

Statement of Cultural Heritage Value

10 St. Mary Street has design value. In the expression of the structural concrete frame in its facades, the infill panels of glass and brick and in the exploitation of the structural possibilities which permit an open area at grade level, this building is an excellent example of a mid-century, International Style commercial structure integrating offices, retail and parking.

10 St. Mary Street has associative value. The building is historically associated with the architectural partnership of Mathers and Haldenby whose span of work from 1921-1991 contributed significantly to educational, government and commercial institutions and residential enclaves in the City of Toronto, across Canada and as far away as the Caribbean and Australia. This office project is particularly important because of its expressive use of modernist International Style principles which contrasts with the majority of their work which was more traditionally based through to this period of the mid-1950s.

10 St. Mary Street has contextual value. An eight story International Style building with an open volume at its base facing Yonge and St. Mary streets it is situated in a predominantly late 19th and early 20th century streetscape. Paired with 696 Yonge Street, another International Style mid-century, eight-storey office building on the south side of St. Mary Street, it makes an important contribution to the character of the area. 10 St. Mary is historically linked to its surroundings as a representative of mid-20th century Yonge Street responding to the changing lifestyle and business needs as well as the burgeoning post-war economic expansion, the increased use of automobiles and the separation of work and home.

Heritage Attributes

The heritage attributes on the exterior of 10 St. Mary Street are:

- The location of the building at the north-east corner of Yonge and St. Mary streets
- The 8-storey scale, form and massing of the building
- The reinforced concrete structural frame, the external wall columns, and external spandrel beams exposed on external wall faces
- The open volume at ground floor level facing Yonge and St. Mary streets
- The façade with its expressed concrete frame, infill panels with two-part glazed panels and 9" Flemish bond buff-brick
- The materials as indicated above and including the anodized aluminum glazing sections of the office lobby
- The flat roof