

STATEMENT OF SIGNIFICANCE: 834 YONGE STREET
(REASONS FOR DESIGNATION)

ATTACHMENT NO. 7

The property at 834 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 three categories of design, associative and contextual values.

Description

Located on the west side of Yonge Street between Cumberland Street (south) and Yorkville Avenue (north), the James Giles Building (1874) is a three-storey commercial building. The site was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1974.

Statement of Significance

The James Giles Building has cultural heritage value for its design as a representative example of a commercial building with original decorative detailing drawn from the popular architectural styles of the late 19th century. The building was constructed as part of an intact surviving block on Yonge Street in Yorkville where the structures share a common scale, setback and late 19th century architectural character.

The property at 834 Yonge Street is also valued for its historical association with the Village of Yorkville (1853-1883), which was an incorporated municipality prior to its annexation by the City of Toronto. When the James Giles Building was constructed, it was part of the commercial district along Yonge Street serving the brick yards, breweries and related industries that formed the basis of the community.

Contextually, the James Giles Building contributes to the character of Yonge Street, north of Bloor Street where it reflects the late 19th century development of the area at the time it evolved from an independent village to a city neighbourhood along the important corridor known as Toronto's "main street."

The James Giles Building is also historically, visually and physically linked to its surroundings on Yonge Street where it is integral part of the intact group of contiguous late 19th century commercial buildings that extends along the entire block on the west side of the street from Cumberland Street to Yorkville Avenue and marks the east entry into the commercial heart of the former Village of Yorkville.

Heritage Attributes

The heritage attributes of the property at 836 Yonge are the James Giles Building with:

- The setback, placement and orientation of the building on the west side of Yonge Street, north of Cumberland Street

- The scale, form and massing of the three-storey building
- Below the flat roofline, the corbelled brickwork and the brackets on the principal (east) elevation
- The materials, with the brick cladding (the original brickwork is currently painted), with the brick and stone detailing
- The principal (east) elevation that extends three bays above the first (ground) floor storefronts (which have been altered over time)
- On the principal (east) elevation, the symmetrical organization of the fenestration, with the trios of segmental-arched window openings with the brick arches and the rusticated stone keystones in the second and third stories