

Alterations to Designated Heritage Properties, Intention to Designate, Amendment of Designating By- law and Authority to Enter into Heritage Easement Agreements - 10 St. Mary Street, 81 and 85 St. Nicholas Street and 718 Yonge Street

Date: April 20, 2017

To: City Council

From: Chief Planner and Executive Director, City Planning Division

Wards: 27 - Toronto Centre-Rosedale

SUMMARY

This report recommends that City Council approve the proposed alterations to the heritage properties at 10 St. Mary Street, 81 and 85 St. Nicholas Street and 718 Yonge Street; amend By-law No. 362-2006 for 81 St. Nicholas Street to include 85 St. Nicholas Street under Section 30.1 of the Ontario Heritage Act; state its intention to designate 718 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act; and give authority to enter into Heritage Easement Agreements for these properties. The applicant proposes to conserve the four heritage properties and integrate them into a new mixed use development.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division, recommends that:

1. City Council approve the alterations to the heritage properties at 10 St. Mary Street, 81 and 85 St. Nicholas Street and 718 Yonge Street in accordance with Section 33 of the Ontario Heritage Act, to allow for the redevelopment of the site bounded generally by Yonge Street, St. Mary Street, St. Nicholas Street and Charles Street West, with such alterations substantially in accordance with plans and drawings dated February 8, 2017 with revisions to drawings A.6 and A.16 dated February 27, 2017, prepared by Architects Alliance, date-stamped received by Heritage Preservation Services February 27, 2017 and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc. dated February 27, 2017, date-stamped received by Heritage Preservation Services February 28, 2017, and on file with the Senior Manager, Heritage Preservation Services, all subject to and

in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

a. That prior to issuance of an Ontario Municipal Board Order (Case No. PL150634) in connection with the Zoning By-law Amendment appeal for the properties at 10 St. Mary Street, 81 and 85 St. Nicholas Street and 718 Yonge Street:

1. By-law No. 362-2006 for 81 St. Nicholas Street shall be amended under Section 30.1 of the Ontario Heritage Act to include 85 St. Nicholas Street, and the property at 718 Yonge Street shall be designated under Part IV, Section 29 of the Ontario Heritage Act;

2. The owner shall enter into Heritage Easement Agreements with the City for the properties at 10 St. Mary Street, 81 and 85 St. Nicholas Street and 718 Yonge Street in accordance with plans and drawings dated February 8, 2017 with revisions to drawings A.6 and A.16 dated February 27, 2017, prepared by Architects Alliance, date-stamped received by Heritage Preservation Services February 27, 2017 and on file with the Senior Manager, Heritage Preservation Services, and in accordance with the Conservation Plan required in Recommendation 1.a.3 in the report dated March 21, 2017 from the Chief Planner and Executive Director, City Planning Division to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such agreement to the satisfaction of the City Solicitor;

3. The owner shall provide a detailed Conservation Plan prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 10 St. Mary Street, 81 and 85 St. Nicholas Street and 718 Yonge Street prepared by ERA Architects Inc. dated February 27, 2017, to the satisfaction of the Senior Manager, Heritage Preservation Services;

4. The owner shall enter into and register on the properties at 10 St. Mary Street, 81 and 85 St. Nicholas Street and 718 Yonge Street one or more agreements with the City pursuant to Section 37 of the Planning Act to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning Division, and the Senior Manager, Heritage Preservation Services with such facilities, services and matters to be set forth in the related site specific Zoning By-law Amendment giving rise to the proposed alterations.

b. That prior to Final Site Plan approval in connection with the Zoning By-law Amendment appeal for the properties at 10 St. Mary Street, 81 and 85 St. Nicholas Street and 718 Yonge Street, the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.a.3 in the report dated March 21, 2017 from the Chief Planner and Executive

Director, City Planning Division to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject properties, such Amendment to have been enacted by City Council and to have come into full force and effect;

3. Provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services;

4. Provide a Heritage Lighting Plan that describes how the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services;

5. Provide a detailed Landscape Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Preservation Services

6. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Preservation Services.

c. That prior to the issuance of any permit for all or any part of the properties at 10 St. Mary Street, 81 and 85 St. Nicholas Street and 718 Yonge Street, including a heritage permit or a building permit but excluding permits for repairs, maintenance and usual and minor works acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject properties, such Amendment to have been enacted by City Council and to have come into full force and effect;

2. Provide building permit drawings for the specific phase of work for which the permit is being sought, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.3 in the report dated March 21, 2017 from the Chief Planner and Executive Director, City Planning Division, including a description of materials and finishes to be prepared by the project architect and qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan and the Interpretation Plan;

d. That prior to the release of the Letter of Credit required in Recommendation 1.c.2 in the report dated March 21, 2017 from the Chief Planner and Executive Director, City Planning Division, the owner shall:

1. Have obtained final site plan approval for the subject properties, issued by the Chief Planner and Executive Director, City Planning Division;
2. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work has been completed in accordance with the Conservation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services;
3. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. City Council amend City of Toronto By-law 362-2006, designating the property at 81 St. Nicholas Street under Part IV of the Ontario Heritage Act, to update and revise the Reasons for Designation and the legal description to include the property at 85 St. Nicholas Street in accordance with the Statement of Significance: 81 and 85 St. Nicholas Street (Amended Reasons for Designation) attached as Attachment 11 to the report dated March 21, 2017 from the Chief Planner and Executive Director, City Planning Division.

3. City Council state its intention to designate the property at 718 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 718 Yonge Street (Reasons for Designation) attached as Attachment 12 to the report dated March 21, 2017 from the Chief Planner and Executive Director, City Planning Division.

4. If there are no objections to the amendment of the by-law and the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.

5. If there are objections to the amendment of the by-law and the designation in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the amendment of the by-law and the designation to the Conservation Review Board.

6. If the amendment of the by-law and the designation are referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision.

7. City Council authorize the entering into of Heritage Easement Agreements under Section 37 of the Ontario Heritage Act with the owner of the properties at 10 St. Mary Street, 81 and 85 St. Nicholas Street and 718 Yonge Street in a form and with content satisfactory to the Chief Planner and Executive Director and City Solicitor.

8. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of Heritage Easement Agreements for the properties at 10 St. Mary Street, 81 and 85 St. Nicholas Street and 718 Yonge Street.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

On May 6, 7 & 8, 2015, the property at 10 St. Mary Street was designated by City Council under By-Law No. 353-2015.

<http://www.toronto.ca/legdocs/bylaws/2015/law0353.pdf>

Following an application to demolish the designated property, on May 28, 2015 the Toronto Preservation Board adopted staff recommendations in a report dated May 27, 2015 to refuse the issuance of a demolition permit for the property at 10 St. Mary Street in accordance with Section 34 of the Ontario Heritage Act.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PB5.14>

The May 27, 2015 staff report and letter from the Toronto Preservation Board dated May 29, 2015 were subsequently withdrawn from the June 16, 2015 agenda of the Toronto and East York Community Council since demolitions were already prohibited by the Historic Yonge Street Heritage Conservation District Study Area By-law.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE7.21>

On November 3 & 4, 2015 City Council adopted Item TE11.6 – Request for Directions Report – 10 St. Mary Street – Zoning Amendment Application, opposing the applicant's proposed development and directing staff to attend the OMB in opposition to the application.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE11.6>

On June 7, 8 & 9, 2016, City Council adopted Item CC19.9 — Request for Directions Report — 10 St. Mary Street — Zoning Amendment Application and Demolition of Designated Heritage Property, refusing the application to demolish the building at 10 St. Mary, and refusing a without prejudice settlement offer dated May 3, 2016.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.CC19.9>

On March 9, 2017 City Council adopted Item CC26.5 - 10 St. Mary Street - Ontario Municipal Board Appeal - Request for Direction - recommending that City Council accept the without prejudice settlement offer dated February 28, 2017.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.CC26.5>

COMMENTS

Policy Framework

Standards and Guidelines for the Conservation of Historic Places in Canada

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) and the Standards for Rehabilitation (10-12) apply to this project.

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

Provincial Policy Statement and Planning Act

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Planning Act and associated Provincial Policy Statement guide development in the Province and they include provincial interests regarding heritage resources as described in the Provincial Policy Statement issued under the authority of Section 3 of the Planning Act. The Planning Act requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development, and promotes the provincial policy-led planning system.

Provincial Policy Statement 2.6.1 reads "Significant built heritage resources and significant cultural heritage landscapes shall be conserved".

Official Plan

The revised heritage policies in the City of Toronto's Official Plan provide the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.5.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.5.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.5.28: "The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property."

While the City's amended Official Plan policies (OPA199) are in force across the city, the property at 10 St. Mary Street is currently exempt from the new policies as the owner's legal representative filed a site specific appeal of the policies that is under consideration by the Ontario Municipal Board.

Background

The property at 10 St. Mary Street is currently designated under Part IV of the Ontario Heritage Act by By-law No. 353-2015. The property at 81 St. Nicholas Street is designated under Part IV of the Ontario Heritage Act by By-law No. 362-2006. The property at 85 St. Nicholas Street is listed on the City's Heritage Register, adopted by City Council on March 15, 1974. 718 Yonge Street is a contributing property which is located within the Historic Yonge Street Heritage Conservation District, subject to Part V Designation By-law No. 235-2016, currently under appeal.

The one-storey building located at 79 St. Nicholas Street was included on the City's Heritage Register in 1974 by default as it was associated, by address, with 81 St. Nicholas Street. In 2005, City Council adopted recommendations from the Toronto and East York Community Council to approve alterations to the property as part of a development application at 81 St. Nicholas Street which included the demolition of the building at 79 St. Nicholas Street. In the subsequent 2006 designation of 81 St. Nicholas Street under the Ontario Heritage Act, 79 St. Nicholas Street was specifically excluded.

On November 19, 2013 the Toronto and East York Community Council requested the Acting Director of Urban Design, City Planning Division to evaluate the property at 10 St. Mary Street for possible designation under Part IV of the Ontario Heritage Act. On May 6, 2014 City Council stated its intention to designate the property.

Pre-application meetings with the previous owner of 10 St. Mary Street commenced in December 2013. Staff advised that the property was under review for potential designation under the Ontario Heritage Act and integration of the existing building into the new development was encouraged. On August 19, 2014 a zoning by-law amendment application was received by the City Planning Division showing the heritage building demolished as part of the development proposal. An appeal to the OMB was

subsequently filed by the applicant on the zoning by-law amendment application and city staff received direction from Council to appear in opposition.

On April 4, 2015, City Council enacted By-law No. 353-2015 designating the subject property under Part IV of the Ontario Heritage Act. The applicant submitted an application to demolish the property under the Ontario Heritage Act on May 22, 2015 and the application was deemed complete on May 27, 2015. A staff report recommending refusal of the demolition application was adopted by the Toronto Preservation Board (TPB) at its meeting of May 28, 2015.

Subsequently, the staff report was withdrawn from the Toronto and East York Community Council meeting of June 16, 2015 since the report and recommendations should not have proceeded in light of By-law 277-2015, which designated Yonge Street between Davenport Road and College Street as a Heritage Conservation District (HCD) Study Area. In accordance with the Ontario Heritage Act, a heritage conservation district study by-law may prohibit or set limitations with respect to the alteration of property and the erection, demolition or removal of buildings or structures, or classes of buildings or structures within a heritage conservation district study area. The Yonge Street HCD Study Area By-law prohibited demolition and exterior alteration for one year.

The applicant was advised by staff that when the Yonge Street HCD Study Area By-law expired on February 11, 2016, the demolition application could be resubmitted at that time or, if a new application was not submitted, staff would treat the application on file as having been received on February 12, 2016. A new demolition application was not submitted.

Current Application

Following the sale of the property at 10 St. Mary Street in the fall of 2016, the new owner purchased the properties at 79, 81 and 85 St. Nicholas Street located north of 10 Mary Street. The new owner requested that the hearing scheduled for November, 2016 be adjourned and the new owner and the City entered into mediation at the OMB.

An alternative proposal that now includes the properties at 81 and 85 St. Nicholas Street and 718 Yonge Street was considered and discussed with the Mediator and staff at the mediation. As part of the mediation process, on a without prejudice basis, the applicant has modified the alternative proposal and submitted, plans, drawings and a revised Heritage Impact Assessment for review by City staff.

On March 9, 2017, City Council adopted recommendations in a report from the City Solicitor to accept the without prejudice settlement offer and instructed that the City Solicitor request the Ontario Municipal Board to hold its Order on the Zoning By-law amendment until such time as, among other conditions, the alterations to the subject heritage properties are approved by City Council under the Ontario Heritage Act, the existing designation by-law for 81 St. Nicholas is amended to include 85 St. Nicholas, the property at 718 Yonge Street is designated under Part IV of the Ontario Heritage Act and that Heritage Easement Agreements for all of the heritage properties are executed.

Assessment of Heritage Impacts

The current proposal is the result of major revisions to the original plans. With the addition of the St. Nicholas Street properties to the north, the new mixed-use building presents a north-south alignment and conserves all the heritage properties on the site.

The building located at 10 St. Mary Street will be retained in its entirety with its full three-dimensional form conserved. The new tower will be situated north of the building at 10 St. Mary Street and situated approximately 30 metres from Yonge Street. The tower will cantilever approximately 6 metres over the heritage building from the 11th to the 51st storeys, while providing an approximate 10 metre tower setback from the south property line along St. Mary Street. New window and door openings are proposed in four of the easternmost ground floor bays of the south elevation. The new openings will be situated within the existing concrete frames to mitigate impact on those attributes. The office lobby and lobby entrance will be relocated from St. Mary Street to the north end of the Yonge Street elevation where a new entrance will be introduced. The important columns and open volume at the ground floor will be conserved. Masonry and window conservation will be undertaken and the existing signage band will be removed and a signage plan sensitive to the building will be submitted.

The heritage building at 81 & 85 St. Nicholas Street will serve as the base building for the new development with the tower set back approximately 10 metres from its St. Nicholas Street (west) elevation. The primary (west) facade of the building will be retained in situ with the south, north and a portion of the east walls dismantled to allow for construction access and reconstructed in their original location. The south wall of 81 St. Nicholas Street will form part of the interior of the new residential lobby.

The contributing property at 718 Yonge Street is located in the middle of the block fronting Yonge Street. The main (east) elevation of the building at 718 Yonge Street is currently overclad in unsympathetic signage which is proposed to be removed and the masonry beneath conserved. The new ground-level storefront will be designed in a manner that is compatible with the heritage character of the property.

As part of the mediated settlement, the designation by-law for 81 St. Nicholas Street will be amended to include the listed property at 85 St. Nicholas Street and the property at 718 Yonge Street will be designated under Part IV of the Ontario Heritage Act. A Heritage Easement Agreement (HEA) will be registered on the two St. Nicholas Street properties and the property at 10 St. Mary Street, with a second HEA registered on the property at 718 Yonge Street.

Heritage Resources

Staff have completed the attached Heritage Property Research and Evaluation Reports for the properties at 81 and 85 St. Nicholas Street (Attachment 13) and 718 Yonge Street (Attachment 14) and determined that the properties meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act.

Located on the west side of Yonge Street between St. Mary Street and Charles Street West, the commercial building (1909) at 718 Yonge Street has contextual value as an early 20th century commercial building that anchors the north end of the group of five near-identical structures at 710-718 Yonge Street where it contributes to the character of Yonge Street as it developed and evolved in the 19th and 20th centuries as Toronto's "Main Street." At 81 and 85 St. Nicholas Street, the Robert Barron Stables (1895 and 1911) are valued as complementary and well-crafted buildings designed by notable Toronto architect G. W. Gouinlock and linked in the 21st century to developments in contemporary Canadian art, which are distinguished by their distinctive Romanesque Revival detailing and support the area character in their setting directly west of Yonge Street.

The Statements of Significance comprises the Amended Reasons for Designation for the properties at 81 and 85 St. Nicholas Street (Attachment 11) and the Reasons for Designation for the property at 718 Yonge Street (Attachment 12). The Notices of Intention to Designate and to amend By-law 362-2006 will be advertised on the City of Toronto's web site and served on the property owner and the Ontario Heritage Trust in accordance with the requirements of the Ontario Heritage Act.

CONCLUSION

Heritage Preservation Services staff has reviewed the proposed development for the heritage properties at 10 St. Mary Street, 81 & 85 St. Nicholas Street and 718 Yonge Street and is satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, City of Toronto's Official Plan heritage policies and the Standards and Guidelines for the Conservation of Historic Places in Canada. As a result, staff recommend that Council approve the proposed alterations to 10 St. Mary Street and 81 and 85 St. Nicholas Street, amend By-law 362-2006 to include the property at 85 St. Nicholas Street, and state its intention to designate the property at 718 Yonge Street.

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SIGNATURE

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Chief Planner and Executive Director
City Planning Division

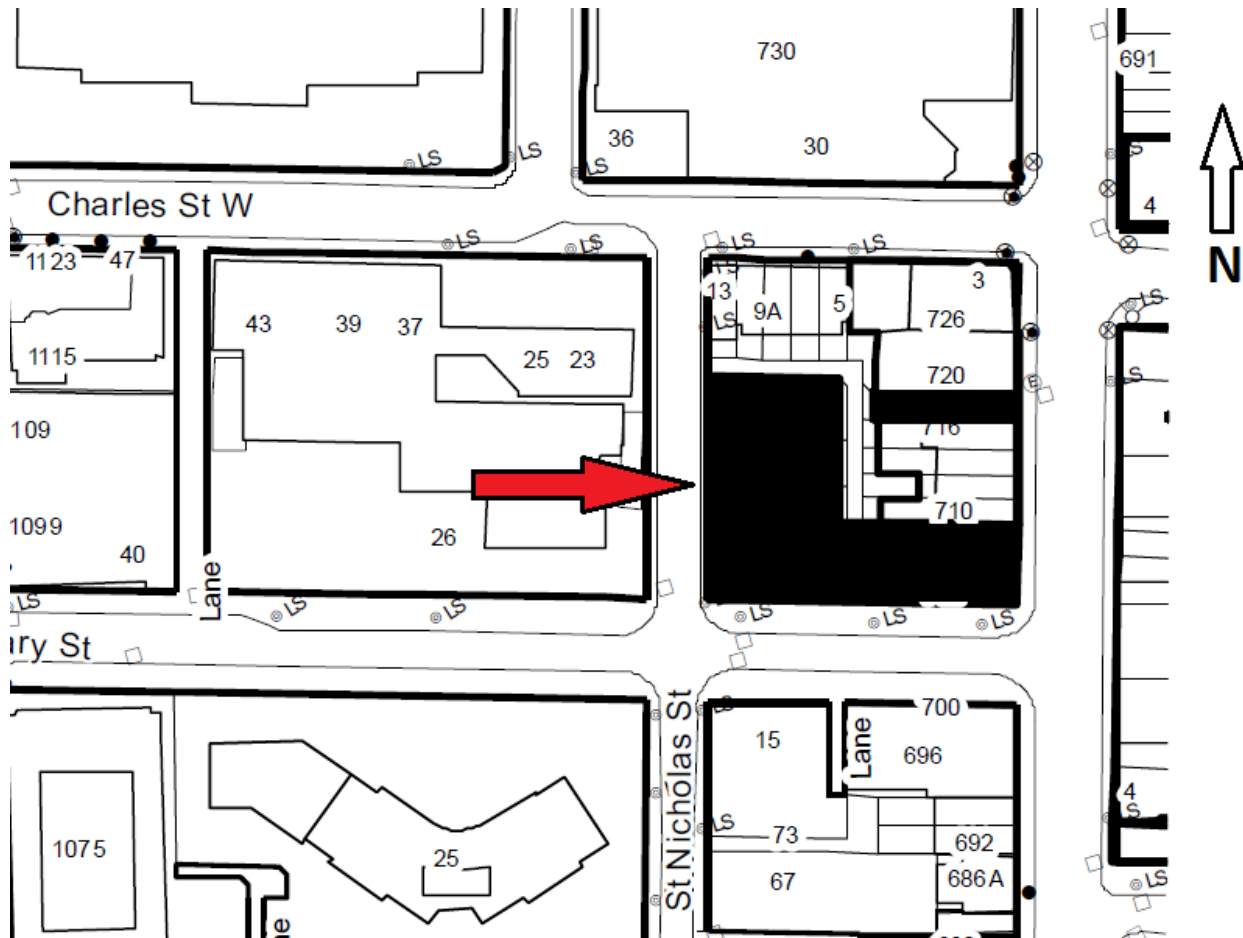
ATTACHMENTS

- Attachment 1 - Location Plan
- Attachment 2 - Photographs, 10 St. Mary Street - Elevations
- Attachment 3 - Photograph, 10 St. Mary Street - Existing exterior ground floor
- Attachment 4 - Photograph, 81 & 85 St. Nicholas Street
- Attachment 5 - Photograph, 718 Yonge Street
- Attachment 6 - Rendering, St. Nicholas Street
- Attachment 7 - Proposed Ground Floor Plan
- Attachment 8 - Proposed North & East Elevations
- Attachment 9 - Proposed West & South Elevations
- Attachment 10 - Proposed South Elevation Detail, 10 St. Mary Street
- Attachment 11 - Statement of Significance, 81 and 85 St. Nicholas Street (Amended Reasons for Designation)
- Attachment 12 - Statement of Significance, 718 Yonge Street (Reasons for Designation)
- Attachment 13 - Heritage Property Research and Evaluation Report, 81 and 85 St. Nicholas Street
- Attachment 14 - Heritage Property Research and Evaluation Report, 718 Yonge Street

LOCATION MAP

ATTACHMENT 1

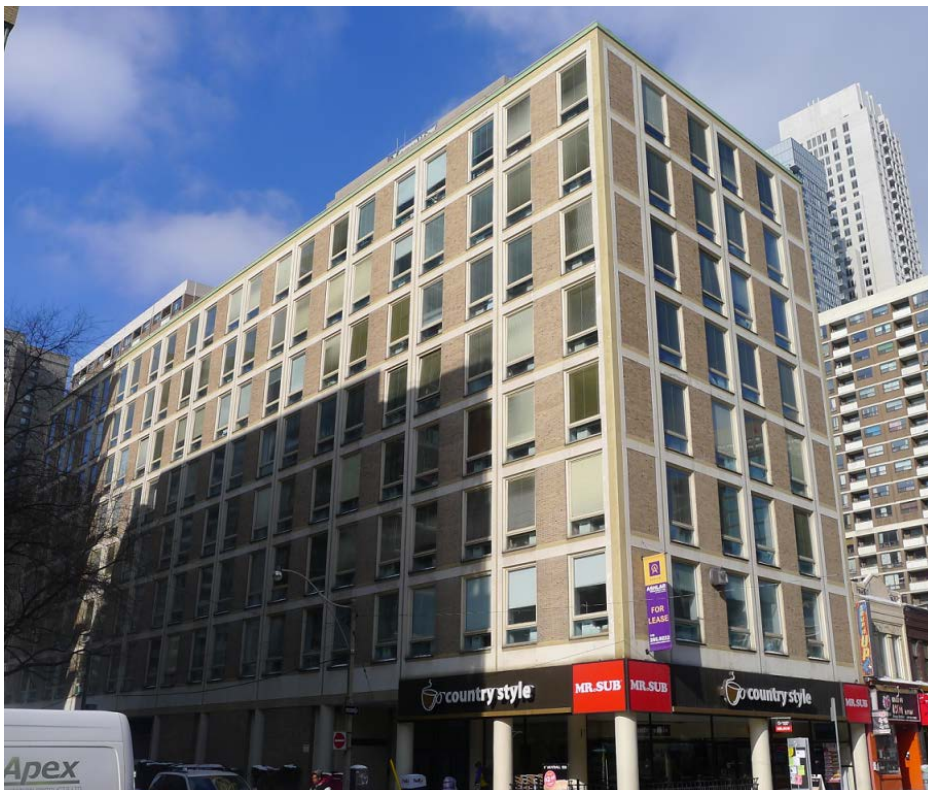
10 St. Mary St., 81 & 85 St. Nicholas St. & 718 Yonge St.



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of the properties at 10 St. Mary St., 81 & 85 St. Nicholas St. & 718 Yonge St.



North and East Elevations



South and East Elevations

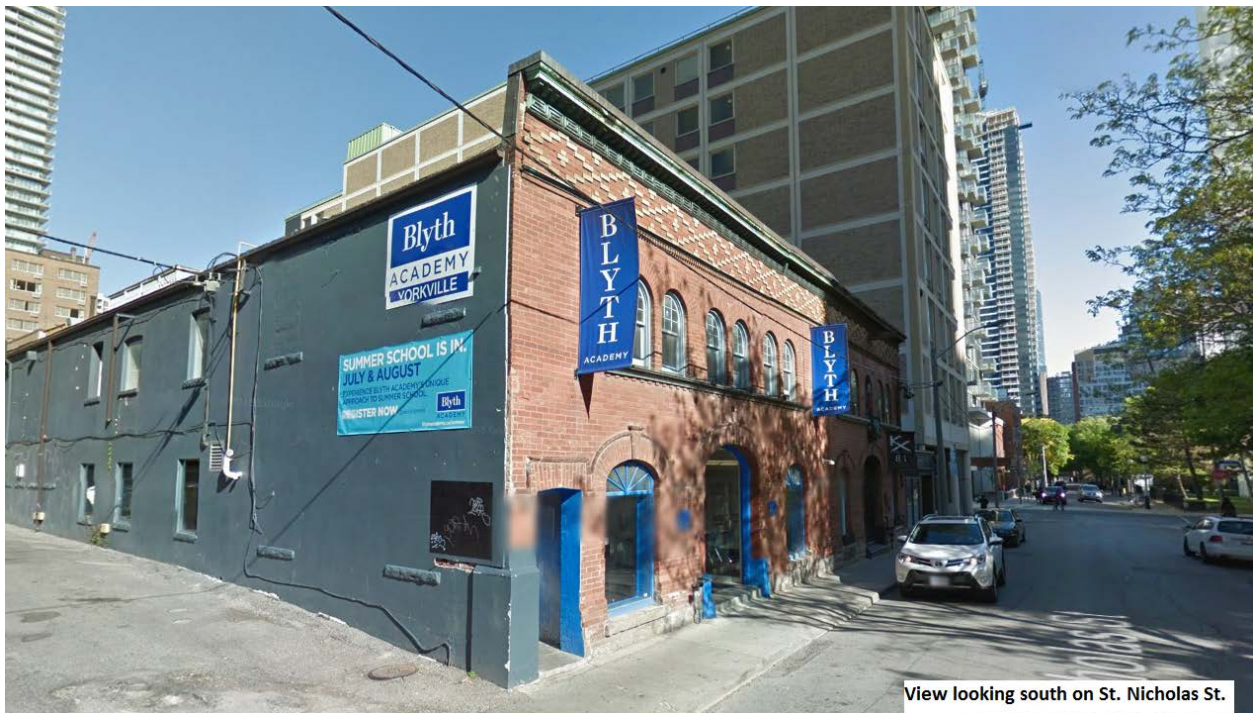
PHOTOGRAPH
10 St. Mary St. - Existing exterior ground floor

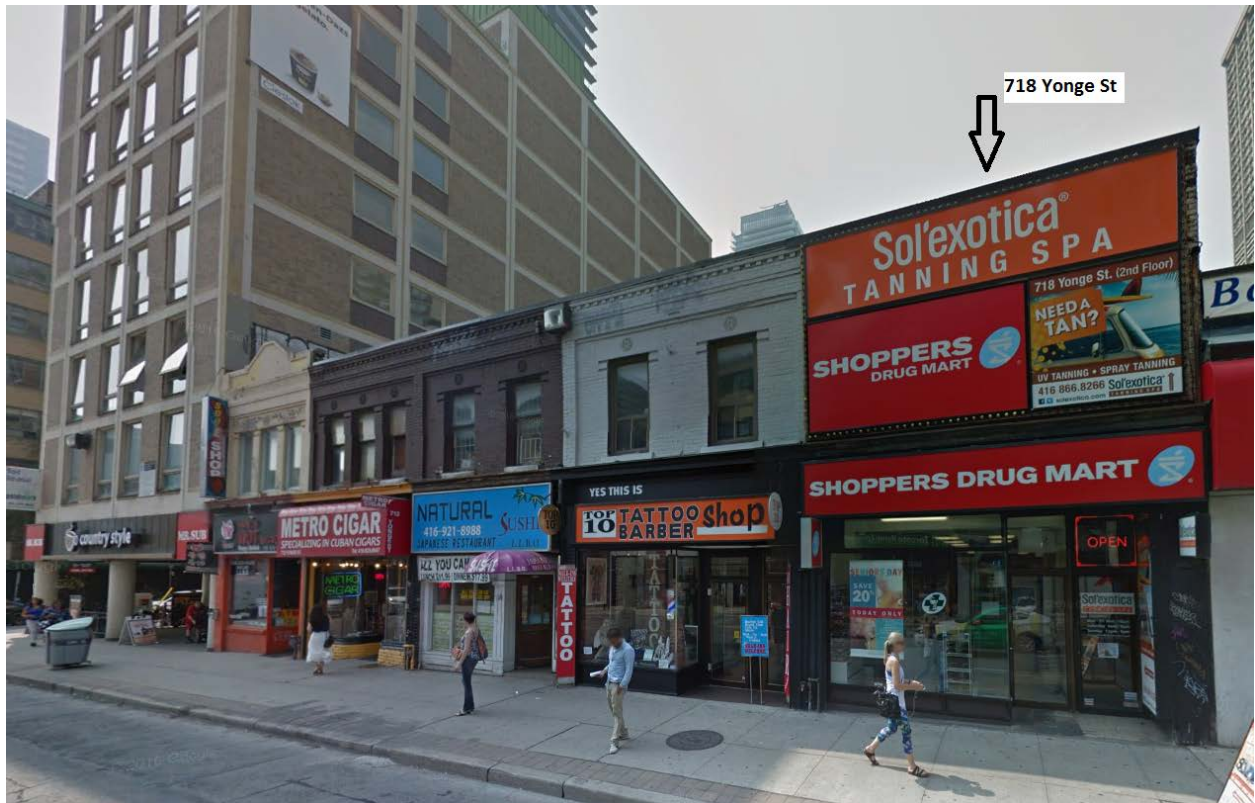
ATTACHMENT 3



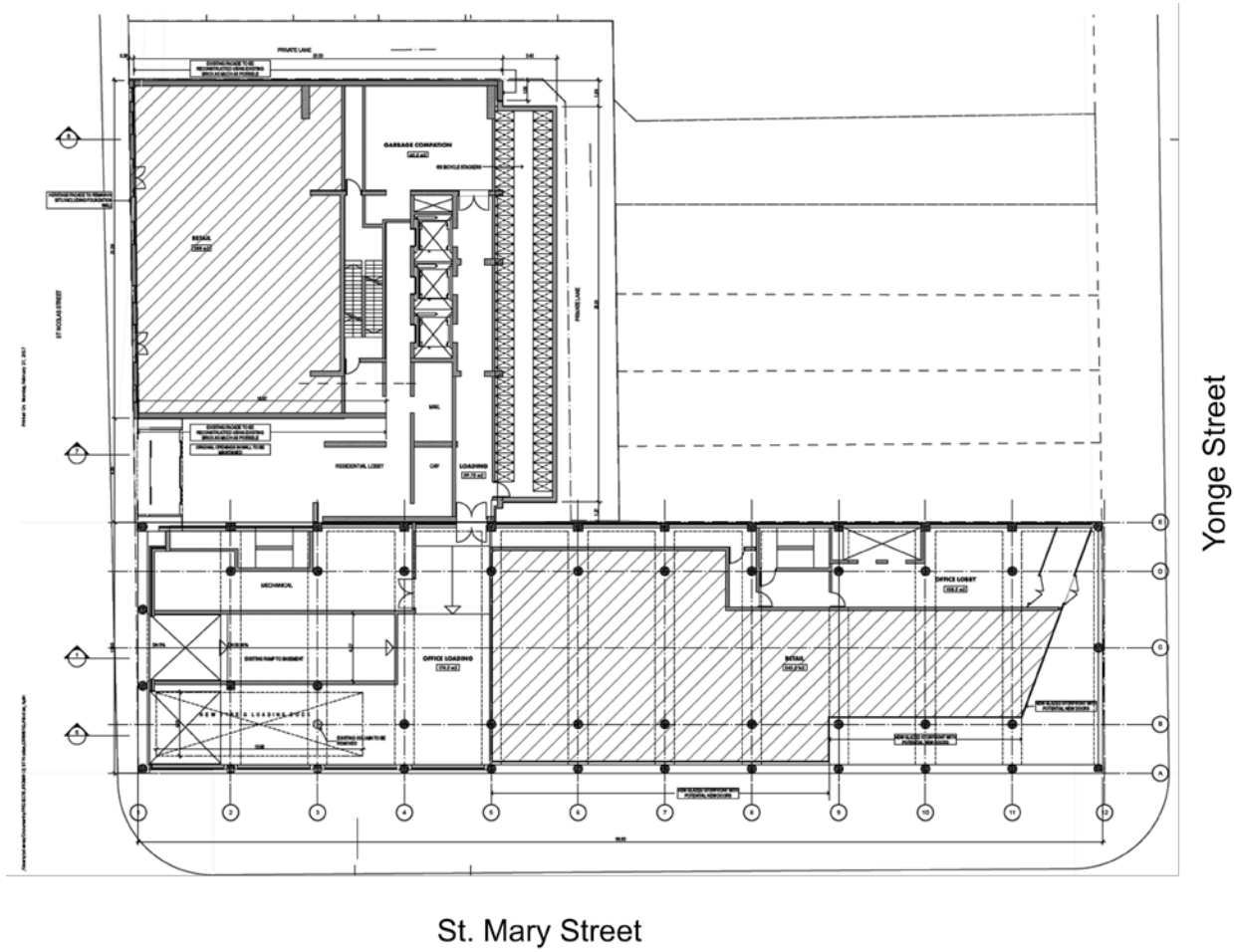
Ground floor - corner of Yonge & St. Mary Streets

South Elevation



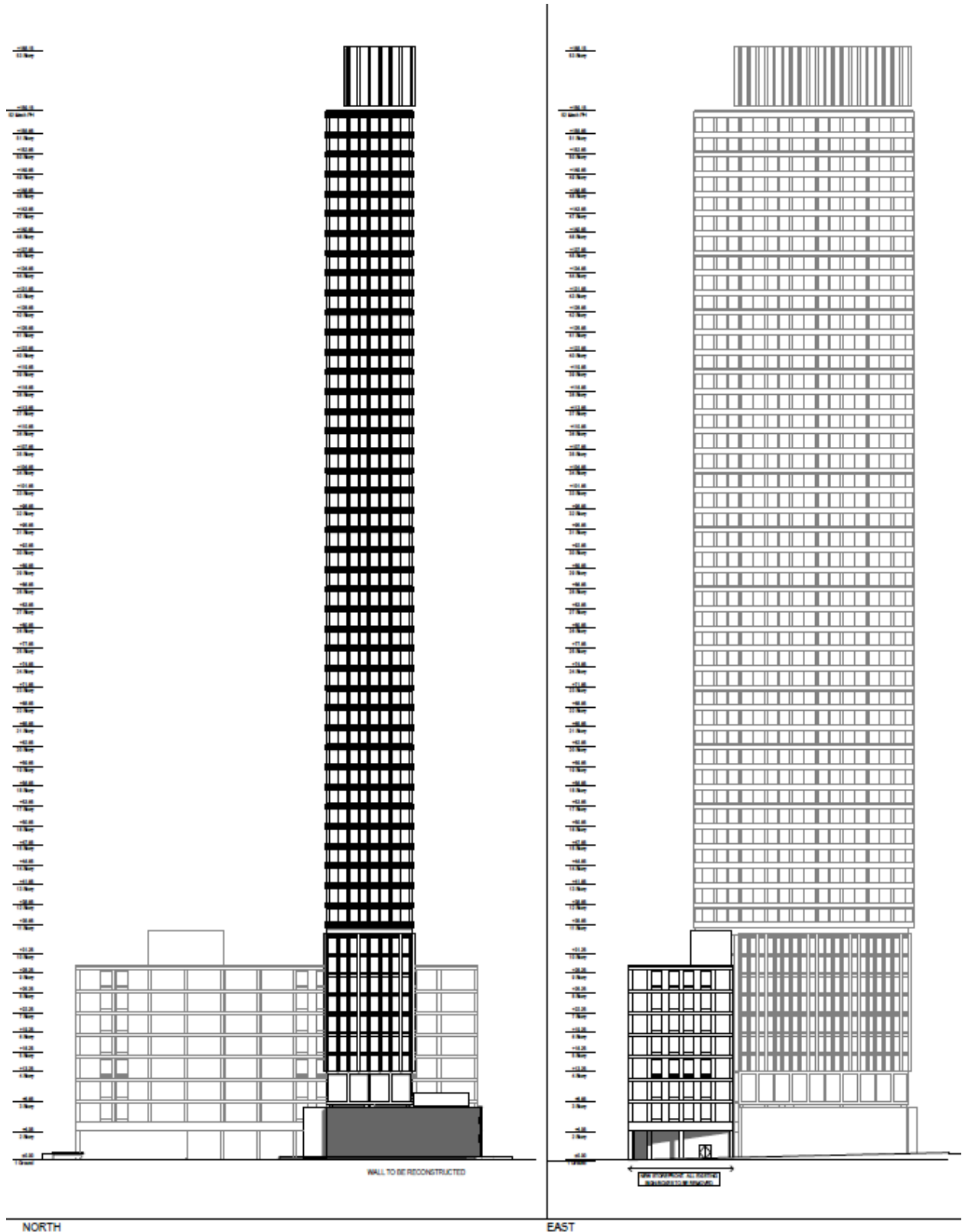






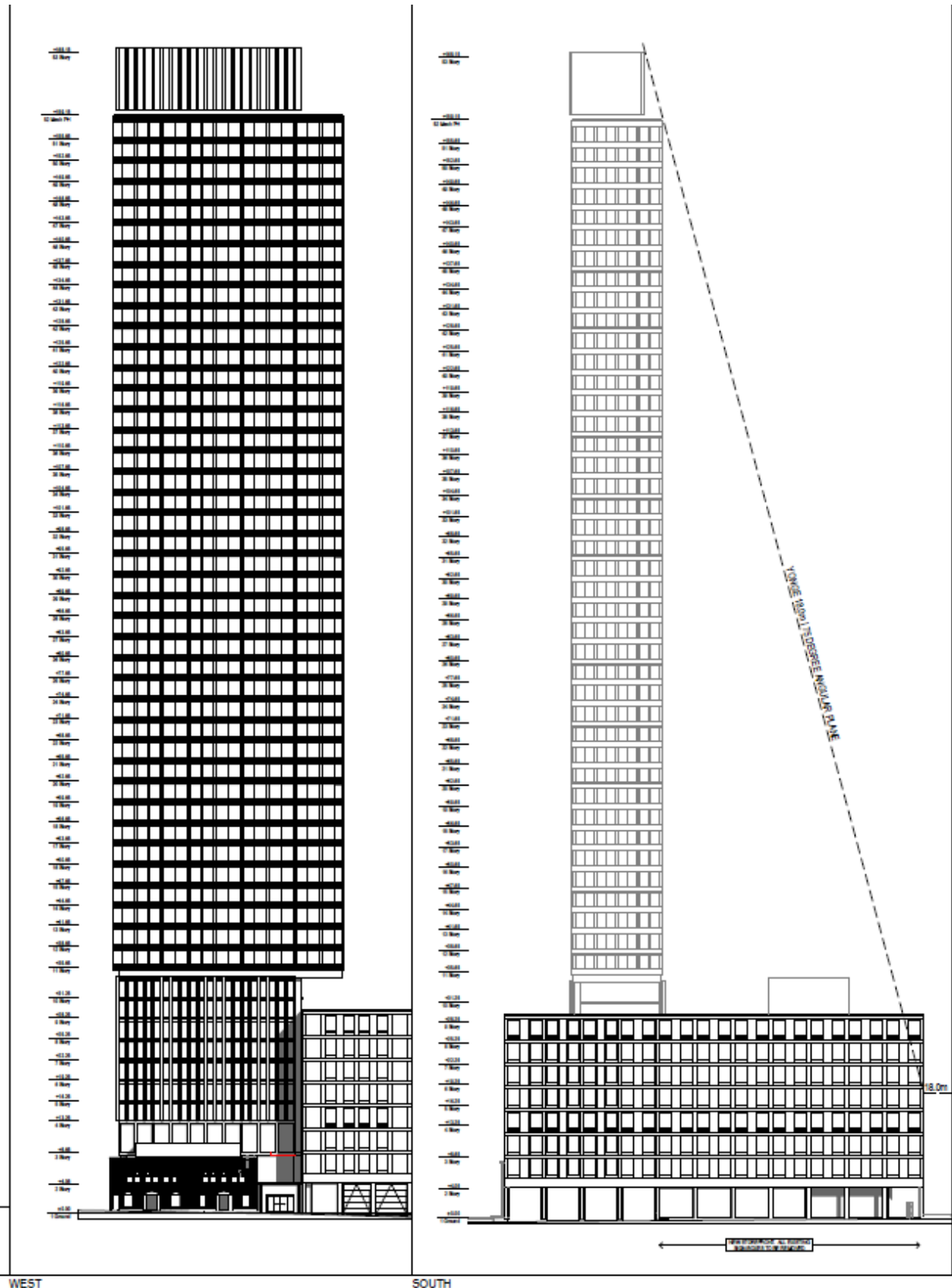
PROPOSED NORTH & EAST ELEVATIONS

ATTACHMENT 8



PROPOSED WEST & SOUTH ELEVATIONS

ATTACHMENT 9





- ❶ "Open volume" to be conserved with new retail openings (number and location to be determined).
- ❸ New aluminum frame glazing to respond to the rhythm of the original entrance with metal grilles retained and refurbished, if possible.
- ❹ Solid brick infill panels with metal grilles to be retained and refurbished, if possible.
- ❺ Retail use on ground floor expanded to increase vibrancy at grade.
- ❻ Sympathetic signage.

ATTACHMENT 11

STATEMENT OF SIGNIFICANCE: 81 AND 85 ST. NICHOLAS STREET (AMENDED REASONS FOR DESIGNATION)

City of Toronto By-law 362-2006 designating the property at 81 St. Nicholas Street under Part IV, Section 29 of the Ontario Heritage Act is amended to include the adjoining property at 85 St. Nicholas Street. The properties at 81 and 85 St. Nicholas 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 all three categories of design, associative and contextual values.

Description:

The properties at 81 and 85 St. Nicholas Street contain two attached buildings, comprising the north stable (1895) at 85 St. Nicholas and the south stable (1911) at 81 St. Nicholas, which were constructed for Robert Barron, the proprietor of a grocery business on the neighbouring property at 720 Yonge Street. Barron commissioned Toronto architect G. W. Gouinlock to design his Yonge Street store and, with a building permit naming him as the architect for the stable at 81 St. Nicholas Street, it is assumed that Gouinlock had previously designed the complementary building at 85 St. Nicholas. Robert Barron's company retained the stables on St. Nicholas Street until the 1940s. The properties at 81 and 85 St. Nicholas Street were listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1985, and the Robert Barron Stable (1911) at 81 St. Nicholas Street was designated under Part IV, Section 29 of the Ontario Heritage Act in 2006 by By-law 362-2006.

Statement of Significance:

The properties at 81 and 85 St. Nicholas Street have cultural heritage value for the design of the Robert Barron Stables as utilitarian buildings that are distinguished by their complementary and well-crafted Romanesque Revival features. As one of the most popular of the decorative architectural styles marking the late Victorian era, the north stable (1895) displays the rugged stone base and the oversized round-arched motifs that are characteristic of the Romanesque Revival. The neighbouring south stable (1911) was styled to complement the earlier building and, with the distinctive opening that accessed the hayloft, reflects the original purpose of the site.

The Robert Barron Stables (1895 and 1911) are historically associated with Toronto architect, G. W. (George Wallace) Gouinlock, who designed the businessman's grocery store at 720 Yonge Street (1889) as one of his first projects as a solo architect. While Gouinlock is best remembered as the winner of an international competition to design the tallest building in the British Empire (Temple Building, 1895) and as the official architect for the Canadian National Exhibition, he accepted commissions for all types of buildings, including the stables on Barron's St. Nicholas Street properties.

The associative value of the properties at 81 and 85 St. Nicholas Street is also through their connections to innovations in contemporary Canadian art. In the 1970s, the north

stable at 85 St. Nicholas Street housed A Space, the artist-run centre for experimental art that included early advances in video work in Toronto. The neighbouring south stable at 81 St. Nicholas Street was the location from 2004-2008 of Gallery Neubacher, a leading exhibition space in the city for established and emerging Canadian artists.

Contextually, the properties at 81 and 85 St. Nicholas Street contribute to the historic character of Yonge Street and the adjoining lands south of Bloor Street West, which developed and evolved in the late 19th and early 20th centuries as the location of commercial buildings on the main street, supported by utilitarian buildings that included stables and coach houses behind. The Robert Barron Stables are also historically, visually, physically and functionally related to their setting on St. Nicholas Street where, with the neighbouring row houses (currently in commercial use) at 5-13 Charles Street West and the Robert Barron Store at 720 Yonge Street recall the historic character of their surroundings.

The heritage attributes of the Robert Barron Stables on the properties at 81 and 85 St. Nicholas Street are:

North Stable, 1895:

- The setback, placement and orientation of the building on the east side of St. Nicholas Street between St. Mary Street (south) and Charles Street West (north)
- The scale, form and massing of the two-storey rectangular-shaped plan with the canted northeast corner
- Above the stone base, the red brick cladding with the red and yellow brick, stone, metal and wood detailing
- At the west end of the flat roofline, the parapet with the metal cornice with the modillions, the brick cornice with the dentils, the narrow band course with the Greek key pattern, and the wide band course with the lozenges and crosses pattern in the contrasting yellow brick
- On the principal (west) elevation, in the first (ground) floor, the main entrance that is placed in a round-arched surround (the doors are not original), the single round-arched window openings flanking the entrance (the sills have been lowered), and the voussoirs, keystones and mouldings decorating the openings
- At the north end of the west elevation, the secondary entrance
- In the second storey, the three pairs of round-arched window openings that share a continuous corbelled sill and have brick detailing complementing the first-floor openings

Note: the window openings on the north elevation, which is viewed from St. Nicholas Street, have been altered and are not identified as heritage attributes. The south elevation adjoins the neighbouring building at 81 St. Nicholas Street. No heritage attributes are identified on the rear (east) wall.

South Stable, 1911

- The setback, placement and orientation of the building on the east side of St. Nicholas Street between St. Mary Street (south) and Charles Street West (north)

- The scale, form and massing of the two-storey rectangular-shaped plan
- Above the stone base, the red brick cladding with the red and buff brick, stone, metal and wood detailing
- At the west end of the flat roofline, the parapet with the metal cornice with the modillions, the brick cornice with the dentils, the narrow band course with the Greek key pattern, and the wide band course with the lozenges and crosses pattern in the contrasting yellow brick
- On the principal (west) elevation, in the first (ground) floor, the central entrance that is placed in a round-arched surround (the doors are not original), the single round-arched window openings that flank the entrance (the sills have been lowered), and the voussoirs, keystone and mouldings that decorate the openings
- In the second storey, the pairs of round-arched window openings in the outer bays (north and south) with the brick detailing and the stone sills
- In the centre bay of the upper storey, the opening that originally accessed the hayloft with the extended sill and, in the wall above, the remnant of the pulley system

Note: The visible window openings on the south elevation, which is viewed from St. Nicholas Street, are not identified as heritage attributes. The north elevation adjoins the neighbouring building at 85 St. Nicholas Street. No heritage attributes are identified on the rear (east) wall.

The property at 718 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 category of contextual value.

Description:

The property at 718 Yonge Street contains a two-storey commercial building dating to 1909 that was commissioned by the Yonge Street Realty Company headed by Frederick B. Robins, designed by Toronto architect, George R. Harper, and first occupied by a costumes store. It anchors the north end of the intact group of five commercial buildings at 710-718 Yonge Street that, following their identification as “contributing heritage properties” in the Historic Yonge Street Heritage Conservation District (HCD) Plan, were listed on the City of Toronto's Heritage Register in 2016. While the commercial building at 718 Yonge Street is currently overlaid with extensive signage, it was designed with the same features as the adjoining near-identical structures at 710-716 Yonge.

Statement of Significance:

Contextually, the property at 718 Yonge Street has cultural heritage value for its contribution to the character of Yonge Street, south of Bloor Street, which is typified by the surviving buildings, both individual and in groups, which are historically linked to the metamorphosis of Yonge Street into Toronto's main commercial corridor. It contributes to Yonge Street's commercial main street character, which is expressed, in part, by mixed-use and commercial buildings that housed services, amenities and employment opportunities to support daily life in neighbouring residential areas, and which also provided cultural pursuits for the entire city. As such, it is physically, functionally, visually and historically linked to Yonge Street, south of Bloor Street.

Heritage Attributes:

The heritage attributes of the commercial building at 718 Yonge Street are:

- The placement, setback and orientation of the building on the west side of Yonge Street, which is part of the historic row of building at 710-718 Yonge Street
- The scale, form and massing of the two-storey building with the flat roofline (the building has been overlaid)
- The Yonge Street (east) elevation where, above the first-floor storefront (which has been altered), the fenestration is currently concealed
- The pattern and rhythm of the window openings in the upper floor

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**ROBERT BARRON STABLES
81 AND 85 ST. NICHOLAS STREET, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

March 2017

DESCRIPTION



Cover: Robert Barron Stables, 81 St. Nicholas Street (right) and 85 St. Nicholas Street (left), City of Toronto, 2005; above: north stable (left) and south stable (right) (Historic Yonge Street HCD Plan)

81 and 85 St. Nicholas Street: Robert Barron Stables	
ADDRESS	81 and 85 St. Nicholas Street East (east side, between St. Mary Street and Charles Street West)
WARD	Ward 27 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan D3, Part Lots 3 and 4
NEIGHBOURHOOD/COMMUNITY	Yonge Street Neighbourhood
HISTORICAL NAME	Robert Barron Stables
CONSTRUCTION DATE	81 St. Nicholas Street: 1911; 85 St. Nicholas Street: 1895
ORIGINAL OWNER	Robert Barron, merchant
ORIGINAL USE	Commercial
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	G. W. Gouinlock, architect
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone, wood and metal detailing
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	81 St. Nicholas Street: designated under Part IV, Section 29, Ontario Heritage Act, by By-law 362-2006; 85 St. Nicholas Street: listed on the City of Toronto's Heritage Register
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	March 2017

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 81 and 85 St. Nicholas Street, and applies evaluation criteria to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).¹

i. HISTORICAL TIMELINE

Key Date	Historical Event
1797	James McCauley receives the patent for Park Lot 9 (Image 2a)
1799	McCauley and John Elmsley, the owner of adjoining Park Lot 10, exchange parcels, with Elmsley retaining the north halves of Park Lots 9 and 10
1858	The subject property is vacant on Boulton's Atlas (Image 2b)
1859	Elmsley's heirs register Plan D3, subdividing part of the Cloverhill Estate adjoining Yonge Street ² (Image 3a)
1861	Browne's map outlines the lots on Plan D3 on the east side of St. Nicholas Street (to the north, Czar Street - present-day Charles Street West - is not yet extended east to Yonge Street) (Image 2c)
1880	The first Goad's Atlas shows a wood building on the subject property (the overlays on subsequent atlases indicate that this part of the block was not updated until 1910) (Image 2d)
1888	Robert Barron begins acquiring land under Plan D, with his grocery store completed the next year on the southwest corner of Yonge and Czar (present-day Charles) streets according to the designs of architect G. W. Gouinlock ³
1890	Barron's store and the small stable to the rear are illustrated on Goad's Atlas (Image 2e)
1894	Barron purchases the subject property southwest of his store, which remains occupied by a coal and wood yard extending from Yonge to St. Nicholas streets when the tax assessment rolls are compiled in September
1895 June	Barron owns an "unfinished building" on St. Nicholas Street, which is valued at \$1000 according to the tax assessment rolls (present-day 85 St. Nicholas Street) ⁴
1896 Sept	The next year, the value of Barron's stable on St. Nicholas Street rises to \$2800

1 According to the City of Toronto's street numbering system, 83 St. Nicholas Street is also a confirmed municipal address, and 87 St. Nicholas Street is an entrance address for the property at 85 St. Nicholas

2 Land records reveal that the first transactions on the subject property were delayed until the 1870s

3 Archival records indicate that Barron's store at 728 Yonge was extended southward with the complementary addition at 726 Yonge in 1902. Barron's property, which is now known as 720 Yonge Street, is designated under Part IV, Section 29 of the Ontario Heritage Act

4 According to the tax rolls, the building was located mid-block, with access to Barron's retail complex via a laneway directly north. No building permit was located for the first stable, although Barron received permission in February 1894 to construct an addition to his store according to the plans of architect G. W. Gouinlock (this was not the south extension to Barron's complex, which was permitted in 1901 and identified in the tax assessment rolls in 1902)

1902	Barron purchases additional land in Lots 3 and 4 fronting on St. Nicholas Street, which remains vacant for the next seven years according to the tax assessment rolls
1907 June	Barron's properties are transferred to R. Barron Limited
1911 Aug	A building permit is issued to R. Barron Limited for a "two-storey brick stable" on St. Nicholas Street, identifying G. W. Gouinlock as the architect (Image 3b)
1911 Sept	R. Barron Limited owns an "unfinished building" on part of Lot 4, directly south of its stable at 85 St. Nicholas Street as recorded on the tax assessment rolls
1912 Mar	Following Robert Barron's death, the business is continued by his family, with his son, George Barron, assembling additional land in the block
1912 Sept	Assessed together on the tax assessment rolls, the stables are valued at \$5000 and illustrated on the update to Volume 1 of Goad's Atlas (Image 2f)
1913 & 1914	R. Barron Limited's new stable at 81 St. Nicholas stands vacant according to the tax assessment rolls
1915 Sept	The Holden Tire and Rubber Company begins its occupancy of the stable at 81 St. Nicholas Street
1925	A decade later, an auto repairs company is the tenant in the south stable, with the remainder occupied by R. Barron Limited
1947-49	R. Barron Limited sells its properties on Yonge and St. Nicholas streets
1971- 1978	A Space, an innovative artist-run centre, occupies the building at 85 St. Nicholas
1974 Mar	The properties at 81 and 85 St. Nicholas are included on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register)
1983	An application is made to lower some of the window openings on the west elevations of the stables (which are shown prior to these changes in Images 3d and 3e)
2004- 2008	Gallery Neubacher is the tenant at 81 St. Nicholas Street
2006 May	The property at 81 St. Nicholas Street containing the 1911 stable is designated under Part IV, Section 29 of the Ontario Heritage Act by By-law 362-2006
2016	The properties at 81 and 85 St. Nicholas Street are both identified as a "contributing heritage property" in the Historic Yonge Street Heritage Conservation District (HCD) Plan

ii. HISTORICAL BACKGROUND

Yonge Street Neighbourhood:

The properties at 81 and 85 St. Nicholas Street are found on the east side of the street in the block between St. Mary Street (south) and Charles Street West (north). Located on former Park Lot 9 as it was subdivided under Plan D3, the sites contain two adjoining stables dating to 1895 and 1911.

The origins of the area date to 1793 when, following the founding of York (Toronto), the land north of the townsite between present-day Queen and Bloor streets was divided into 100-acre “park lots” that were awarded to associates of the provincial government as the intended location of country estates. In 1796, Yonge Street was surveyed as a military road to the northern hinterland along the east boundary of Park Lot 9, which was granted to James McCauley, a British army surgeon in 1797. McCauley and Chief Justice John Elmsley, owner of adjoining Park Lot 10, organized a land exchange whereby Elmsley received the north halves of both lots and gained frontage on Yonge Street. Elmsley’s heir and namesake, Captain John Elmsley (1801-1863) built a country house named “Cloverhill” on part of the tract before laying out the first residential subdivisions in the area.⁵ Beginning in 1819 and continuing into the early 20th century, Elmsley’s heirs and executors sold the section of Park Lot 9 adjoining Yonge Street.

However, the actual development of Elmsley’s lands on the west side of Yonge Street was delayed by the condition of the thoroughfare, which remained impassible south of Bloor Street west well into the 1800s. At the close of the 19th century when Toronto’s population had tripled, the opening of the first department stores near the intersection of Yonge and Queen resulted in the rebranding of Yonge Street as the city’s “Main Street.” Goad’s Atlases illustrated the filling in of Yonge Street north to Bloor with two- and three-storey commercial blocks, with the laneways at the rear of the buildings developed with outbuildings and stables, including the subject properties at 81 and 85 St. Nicholas Street.

81 and 85 St. Nicholas Street:

The properties at 81 and 85 St. Nicholas Street contain two attached buildings that were individually constructed in 1895 (north) and 1911 (south) for Robert Barron, a Scottish-born merchant who opened a grocery and provisions business on Yonge Street in 1882. Six years later, Barron purchased land in the former Cloverhill Estate that, with the westward extension of Czar Street (present-day Charles Street West) to Yonge Street, provided him with a coveted corner lot. Barron commissioned a custom-built store that was completed in 1889 and extended in the early 20th century.⁶

While developing his retail complex, Barron continued to acquire additional land in the block, including the parcel on the east side of St. Nicholas Street, southwest of his store, in 1894. The following June, the stable at present-day 85 St. Nicholas was described as “unfinished” in the tax assessment rolls. Barron transferred his holdings to R. Barron Limited in 1907. Prior to the founder’s death in 1912, the company commissioned a second stable at present-day 81 St. Nicholas Street. This building evidently remained vacant until 1915 when it was rented to a tire vulcanizing business. After nearly 60 years of continuous ownership, R. Barron Limited sold the company’s holdings on Yonge and St. Nicholas streets in the 1940s.

⁵ A convert to Roman Catholicism, the younger John Elmsley donated parts of Park Lots 9 and 10 to St. Michael’s College, now part of the University of Toronto. The history of the development of these allotments is traced by Lundell in *The Estates of Old Toronto* (1997), with biographies of the participants found in the *Dictionary of Canadian Biography* online

⁶ The updates to Barron’s complex were not illustrated on Goad’s Atlas until 1912 (Image 2f), because this area (excluding the southwest corner St. Nicholas and Czar (Charles) streets) was not updated on the previous atlases

During the second half of the 20th century, the city directories and the updates to the Underwriters' Survey Bureau atlases record the variety of businesses that occupied the Robert Barron Stables. From 1971 until 1978, the north stable at 85 St. Nicholas Street was the location of A Space, one of the leading artist-run centres, "properly called "alternative" or "parallel" galleries" in Canada.⁷ In April 1971, with its inaugural exhibit on St. Nicholas Street showcasing the work of staff and students at the Nova Scotia College of Art and Design, A Space "established itself as a major centre for advanced art in Toronto."⁸ While in its location at 85 St. Nicholas Street, the centre produced innovative video work through A Space Video, supported artists' workshops and residencies, published books and catalogues, and presented programming that mixed music, poetry and artistic installations. In 1976, the recently-formed American band, Talking Heads (composed of former art students), played their inaugural Toronto show at 85 St. Nicholas Street. In the early 20th century, the adjoining stable at 81 St. Nicholas Street housed the Gallery Neubacher, which featured the works of both established and emerging Canadian artists.⁹

Following the inclusion in the 1970s of the properties at 81 and 85 St. Nicholas Street on the City's Heritage Inventory (now known as the Heritage Register), in 2006 the Robert Barron Stable (south stable, 1911) at 81 St. Nicholas Street was designated under Part IV, Section 29 of the Ontario Heritage Act. The Robert Barron Stables were separately identified as a "contributing heritage property" in the Historic Yonge Street Heritage Conservation District (HCD) Plan, which was adopted by City Council in 2016.

Architect for 81 and 85 St. Nicholas Street:

Toronto architect G. W. (George Wallace) Gouinlock (1861-1932) was named on the building permit as the designer of the 1911 stables. It is assumed that he also received the commission for the earlier structure, as he was the architect of record for Robert Barron's store and first stable (1889), the west wing linking the store and stable (1894), and the south extension to the store (1902, as Gouinlock and Baker). Gouinlock trained with architectural firms in Hamilton, Ontario and Winnipeg, Manitoba before he joined the Toronto partnership of Kennedy and Holland in 1886. Three years later, Gouinlock opened a solo office and gained notoriety as the winner in 1894 of a design competition for the Temple Building in Toronto. Completed as the North American headquarters of the Independent Order of Foresters (IOOF) in 1897, it was distinguished as the tallest building in the British Empire.

In 1901, Gouinlock entered into a short-lived partnership with Toronto architect, F. S. (Francis Spence) Baker (1867-1926), who had also trained with Thomas Kennedy and in England. Their portfolio included the Alexandra Apartments (1902) on University Avenue as an early example in the city of a purpose-built New York-style apartment complex. Gouinlock's return to solo practice coincided with the Great Fire of 1904, which destroyed Toronto's central manufacturing district and led to the development of

7 <http://www.philipmonk.com/a-space-a-history-1983>. A Space is currently located at 401 Richmond Street West

8 http://ccca.concordia.ca/traffic/profiles/a-space_profile.html

9 It was the forerunner of today's Neubacher Shor Contemporary (NSC), which is now located in the Junction Triangle neighbourhood

King-Spadina as the new industrial hub where the architect designed several warehouses and factories. This work was followed by Gouinlock's appointment as the official architect to the Canadian National Exhibition Association, whereby he reorganized the grounds after a disastrous fire and personally designed 15 new structures, including those afterward designated by the federal government as National Historic Sites. Gouinlock's career continued during the interwar period with commissions that included the Ontario Hydro-Electric Power Commissions headquarters at 610 University Avenue and the library extension at the Ontario Legislature at 1 Queen's Park.

The Robert Barron Building at 720 Yonge Street was among Gouinlock's first projects as a solo architect and was mentioned in a profile of the architect in *Toronto Illustrated* (1893), leading to subsequent commissions for the Barron family that included the two stable blocks at 81 and 85 St. Nicholas Street.¹⁰

iii. ARCHITECTURAL DESCRIPTION

Current photographs of the properties at 81 and 85 St. Nicholas Street are found on the cover and in Sections 2 and 6 of this report. The Robert Barron Stables (1895 and 1911) comprise two attached buildings with a shared scale, setback from St. Nicholas Street and distinctive Romanesque Revival detailing. As one of the most prevalent of the elaborate architectural styles of the late Victorian era, which continued to be applied in the early 1900s, the Romanesque Revival was inspired by the architecture of the 11th century. Its popularity in North America began in the late 1800s with the work of American architect, H. H. (Henry Hobbs) Richardson, which inspired E. J. Lennox's award-winning design for (Old) Toronto City Hall (completed in 1899). The style is characterized by roughly-textured stone, the use of the oversized round-arch motif, and intricate surface detailing, features that appear on the Robert Barron Stables.

The north stable at 85 St. Nicholas Street features a two-storey rectangular plan, with a canted northeast corner above a stone base, and red brick cladding with contrasting red and yellow brick, stone, metal and wood detailing. At the west end of the flat roofline, the parapet features a large metal cornice with modillions and a brick cornice with dentils, which are separated by a narrow band course with a Greek key pattern and a wider band course with a lozenge and cross motif in contrasting yellow brick. The principal (west) elevation extends four bays, with a secondary entrance in a segmental-arched opening at the north end of the first (ground) floor. In the same storey, the remaining bays contain a trio of round-arched openings with brick voussoirs, keystones and mouldings, including the main entrance where the original doors were replaced (the windows sills have been lowered). The fenestration in the second floor comprises three pairs of smaller round-arched openings with brick detailing on the heads and a continuous sill with corbels. The north elevation, which is viewed from St. Nicholas Street, has flat-headed openings, some of which have been altered or filled in. The south elevation adjoins the south stable at 81 St. Nicholas Street, and there are no heritage attributes on the rear (east) wall.

¹⁰ The property at 720 Yonge Street is designated under Part IV, Section 29 of the Ontario Heritage Act, and many of Gouinlock's extant buildings are either designated or listed on the City of Toronto's Heritage Register

The adjoining south stable at 81 St. Nicholas Street complements its predecessor in its two-storey rectangular plan above the raised base, as well as the red brick cladding with brick, stone, metal and wood detailing, and the parapet with the two cornices and the decorative dichromatic brickwork. The principal (west) elevation is arranged in three bays with round-arched openings in both stories. In the first (ground) floor, the large central entrance is flanked by window openings (where the sills have been lowered), which are repeated in a small scale in the upper storey where they are placed in pairs in the outer bays. The middle bay contains an opening with an extended sill that originally accessed the hayloft, and a remnant of the pulley system remains in the wall above it. The openings share the same detailing as the north stable.

iv. CONTEXT

The properties at 81 and 85 St. Nicholas Street are shown on the location map attached as Image 1. The Robert Barron Stables are found on the east side of St. Nicholas Street between St. Mary Street (south) and Charles Street West (north). In the same city block, the Robert Barron Building at 720 Yonge Street and the office building (1957) at 10 St. Mary Street are designated under Part IV, Section 29 of the Ontario Heritage Act. Most of the remaining properties on Yonge and St. Nicholas streets are identified as “contributing heritage properties” in the Historic Yonge Street Heritage Conservation District (HCD) Plan (2016) that was adopted by City Council in March 2016.

3. EVALUATION

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto's Heritage Register. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	N/A

The properties at 81 and 85 St. Nicholas Street have cultural heritage value for the design of the Robert Barron Stables as utilitarian buildings that are distinguished by their complementary and well-crafted Romanesque Revival features. As one of the most popular of the decorative architectural styles marking the late Victorian era, the north stable (1895) displays the rugged stone base and the oversized round-arched motifs that are characteristic of the Romanesque Revival. The neighbouring south stable (1911) was styled to complement the earlier building and, with the distinctive opening that accessed the hayloft, reflects the original purpose of the site.

Historical or Associative Value	
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i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

The Robert Barron Stables (1895 and 1911) are historically associated with Toronto architect, G. W. (George Wallace) Gouinlock, who designed the businessman's grocery store at 720 Yonge Street (1889) as one of his first projects as a solo architect. While Gouinlock is best remembered as the winner of an international competition to design the tallest building in the British Empire (Temple Building, 1895) and as the official architect for the Canadian National Exhibition (1906-1912), he accepted commissions for all types of buildings, including the stables on Barron's St. Nicholas Street properties.

The associative value of the properties at 81 and 85 St. Nicholas Street is also related to their connections to innovations in contemporary Canadian art. In the 1970s, the north stable at 85 St. Nicholas Street housed A Space, the artist-run centre for experimental art that included early advances in video work in Toronto. The neighbouring south stable at 81 St. Nicholas Street was the location from 2004-2008 of Gallery Neubacher, a leading exhibition space in the city for established and emerging Canadian artists.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

Contextually, the properties at 81 and 85 St. Nicholas Street contribute to the historic character of the Yonge Street and the adjoining lands south of Bloor Street West as the location of commercial buildings on the main street, supported by utilitarian buildings that included stables and coach houses behind, which developed and evolved in the late 19th and early 20th centuries. The Robert Barron Stables are also historically, visually, physically and functionally related to their setting on St. Nicholas Street where, with their proximity to the row houses (currently in commercial use) at 5-13 Charles Street West and the neighbouring Robert Barron Store at 720 Yonge Street recall the historic character of their surroundings.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 81 and 85 St. Nicholas Street have cultural heritage value for their design, historical associations and context. Located on the east side of St. Nicholas Street, between St. Mary Street and Charles Street West, the Robert Barron Stables (1895 and 1911) are valued as complementary and well-crafted buildings designed by notable Toronto architect G. W. Gouinlock and linked in the 21st century to developments in contemporary Canadian art, which are distinguished by their distinctive

Romanesque Revival detailing and support the area character in their setting directly west of Yonge Street.

5. SOURCES

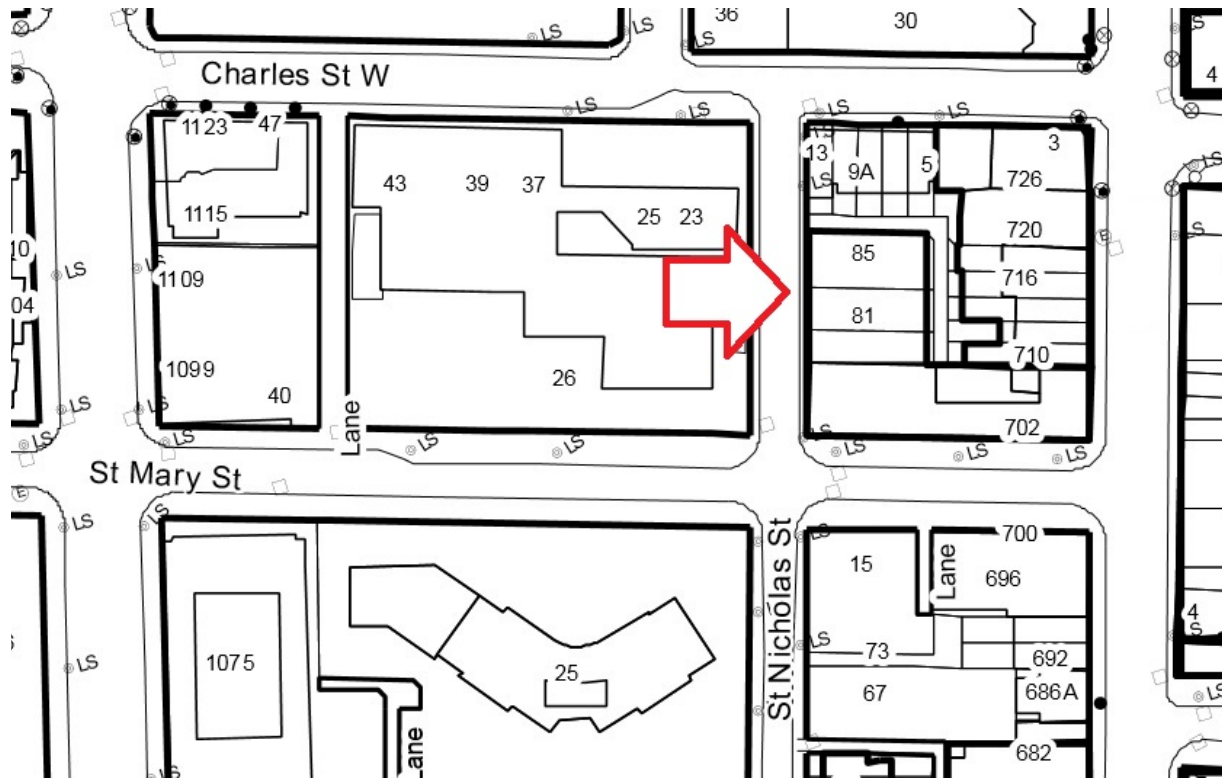
Archival Sources:

- Abstract Indices of Deeds, Park Lot 9 and Plan D3, Lots 3 and 4
- Archival Photographs, City of Toronto Archives and Toronto Historical Board (individual citations in Section 6)
- Assessment Rolls, City of Toronto, St. John's Ward, 1880-1893, and Ward 3, Divisions 2 and 3, 1894 ff.
- Boulton, Atlas of Toronto, 1858
- Browne, Map of York Township, 1861
- Building Permit 29598, August 12, 1911, City of Toronto Archives
- Building Records, City of Toronto, Toronto and East York, 1977 ff.
- City of Toronto Directories, 1880 ff.
- Goad's Atlases, 1884-1923
- Underwriters' Insurance Bureau Atlases, 1921 revised 1943, and 1954

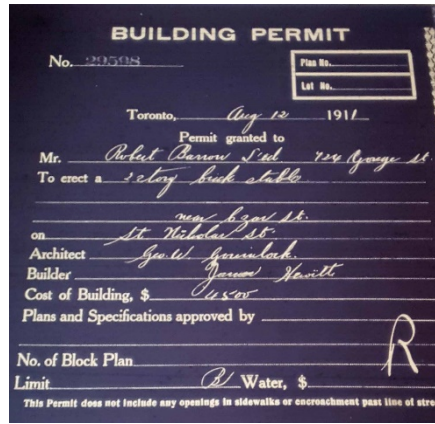
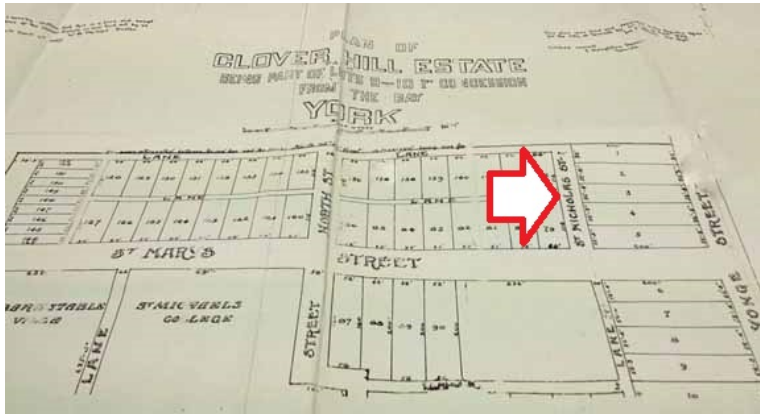
Secondary Sources:

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- "George Wallace Gouinlock," entry in *Biographical Dictionary of Architects in Canada, 1800-1950*, <http://dictionaryofarchitectsincanada.org/node/1593>
- Historic Yonge Street Heritage Conservation District Plan, January 2017, <http://www.toronto.ca/legdocs/mmis/2016/te/bgrd/backgroundfile-88803.pdf>
- Lundell, Liz, *The Estates of Old Toronto*, 1997
- McHugh, Patricia, *Toronto Architecture: A City Guide*, 2nd ed., 1990
- "A Model Grocer," *The Canadian Grocer and General Shopkeeper*, May 1, 1889
- Monk, Philip, "A Space: a History," <http://www.philipmonk.com/a-space-a-history-1983>
- "Mr. Robert Baron, Dead," *The Globe*, March 26, 1912
- "Personal," *Canadian Architect and Builder*, 1899, Vol. 6, 115
- *Toronto Illustrated*, 1893, reprint, 1992

6. IMAGES – maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the subject properties. All images are oriented with north on the top unless indicated in the captions.



1. Location Map, 81 and 85 St. Nicholas Street: showing the location of the properties on the east side of the street between St. Mary Street (south) and Charles Street West (north) (City of Toronto Property Data Map).



3a. Plan D3, 1859

3b. Building Permit 29598, August 12, 1911



3c. Archival Photograph, 1914

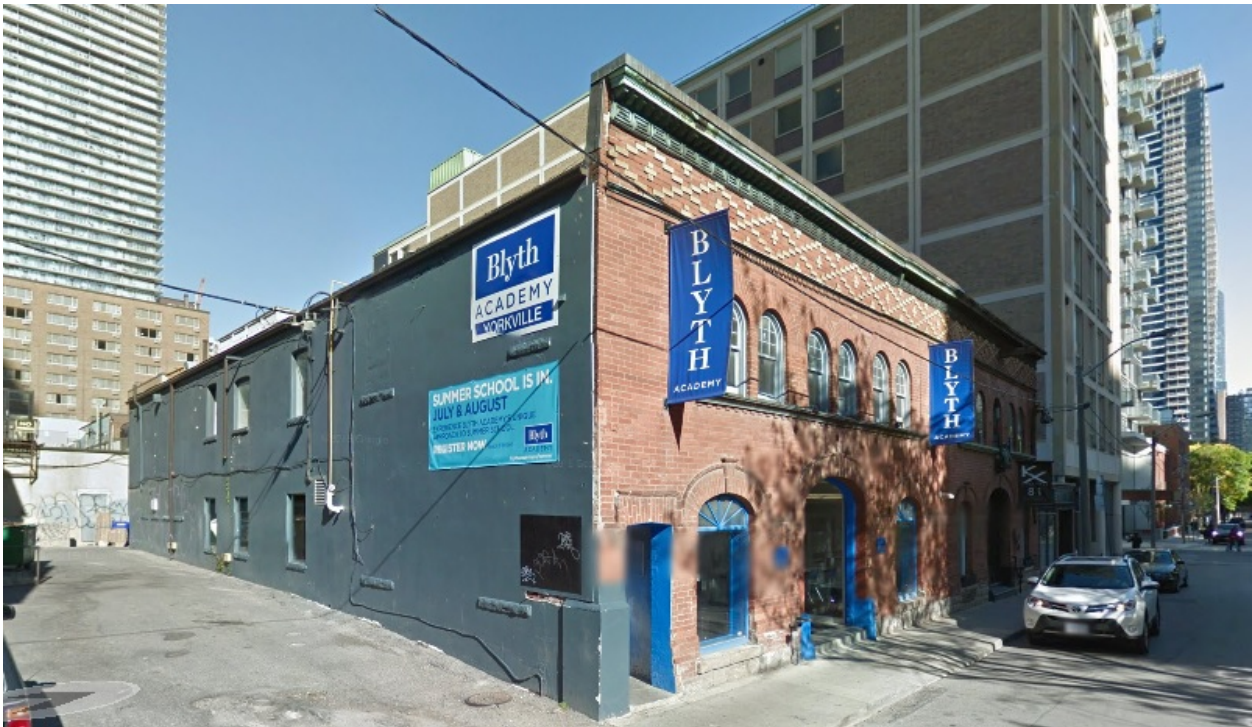
3d. Archival Photograph, 1971



3e. Archival Photograph, 1974

3f. Photograph, 2005

3. Archival Images, 81 and 85 St. Nicholas Street: Plan D3, Land Registry Office, Toronto; Building Permit 29598, August 12, 1911, City of Toronto Archives; archival photographs, 1914, Series 371, Item 6355, and 1971, Fonds 1526, Item 33, City of Toronto Archives; archival photograph, 1974, Toronto Historical Board; and, photograph, 2005, Heritage Preservation Services.



6. Contemporary Photographs: 81 St. Nicholas Street (above) and 85 St. Nicholas Street (below) (www.google.ca/maps/streetview).

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



**COMMERCIAL BUILDING
718 YONGE STREET, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

March 2017

1. DESCRIPTION



Above: principal (east) elevation, 718 Yonge Street (Historic Yonge Street HCD Study, 2015); cover: aerial photograph, 718 Yonge Street, which is oriented with north on the right (www.google.ca/maps)

718 Yonge Street: Commercial Building	
ADDRESS	718 Yonge Street (west side, between St. Mary Street and Charles Street West)
WARD	Ward 27 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan D3, Part Lot 3
NEIGHBOURHOOD/COMMUNITY	Yonge Street
HISTORICAL NAME	See Section 2
CONSTRUCTION DATE	1909
ORIGINAL OWNER	Yonge Street Realty Company
ORIGINAL USE	Commercial
CURRENT USE*	Commercial * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	George R. Harper, architect
DESIGN/CONSTRUCTION/MATERIALS	See Section 2
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical and Contextual
HERITAGE STATUS	Listed on the City of Toronto's Heritage Register
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	March 2017

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 718 Yonge Street, and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1797	James McCauley receives the patent for Park Lot 9 (Image 2a)
1799	John Elmsley acquires the north half of Park Lot 9 in a land exchange with McCauley
1858	Boulton's Atlas illustrates the subject property where part of the adjacent street plan is in place (Image 2b)
1859	Plan D3 is registered by Elmsley's heirs on part of his Cloverhill Estate, with the lots outlined on Browne's 1861 Map of Toronto ¹¹ (Images 2c and 3a)
1880	Toronto's first Goad's Atlas indicates that the subject property is vacant (Image 2d)
1890	A decade later, the property remains undeveloped according to the tax assessment rolls and Goad's Atlas (the property is not updated on the atlases again until 1910) (Image 2e)
1900	The Canadian Motor Company is recorded as the tenant at "710-716 Yonge" when the tax assessment rolls are updated
1907	Remigius Elmsley's estate sells Henry Hatton Strathy parts of Lots 3 and 4 under Plan D3, "except part conveyed to one Barron" at the west end of the tract ¹²
1908 July	According to the tax assessment rolls, Strathy's property contains a two-storey building at "710-716 Yonge" with the Consolidated Electrical Company as the tenant on the first (ground) floor and "vacant rooms" above
1909 Jan	Robins Limited, headed by Frederick B. Robins, and Robert Barron, owner of the neighbouring grocery store at 726-728 Yonge Street, jointly purchase Strathy's former property ¹³
1909 Apr	The latter parcel is transferred to the Yonge Street Realty Company, owned by Frederick B. Robins
1909 May	A building permit is issued for "five attached two-storey brick stores and dwellings" at 710-718 Yonge Street, naming George R. Harper as the architect
1909 Sept	The tax assessment rolls record "unfinished stores" owned by the Yonge Street Realty Company at 710-718 Yonge

¹¹ Transactions on the subject property first appear in land records in the 1870s

¹² Referencing the properties at 81 and 85 St. Nicholas Street where the buildings known historically as the Robert Barron Stables are located

¹³ The Robert Barron Building is designated under Part IV, Section 29 of the Ontario Heritage Act at 720 Yonge Street

1910 Sept	The unit at 718 Yonge houses a costumes store operated by Joan Bishop, according to the tax assessment rolls
1912	The commercial buildings at 710-718 Yonge are illustrated on the update to Goad's Atlas, Volume 1(Image 2f)
1914 Sept	Loretta Barrett is the new owner of the commercial building at 718 Yonge
1965	An application is submitted for a single-storey rear (west) addition
2016 Jan	The Historic Yonge Street Heritage Conservation District (HCD) Plan identifies 718 Yonge Street as a "contributing heritage property"
2016 Mar	The property at 718 Yonge Street is included on the City of Toronto's Heritage Register

ii. HISTORICAL BACKGROUND

Yonge Street Neighbourhood:

The property at 718 Yonge Street is located on the west side of the street, south of Bloor Street West in the block between St. Mary Street (south) and Charles Street West (north). Located on former Park Lot 9 as it was subdivided under Plan D3 in 1859, the site contains a two-storey commercial building dating to 1909.

The origins of the area date to 1793 and the founding of York (Toronto) when the land north of the townsite between present-day Queen and Bloor Street was divided into 100-acre "park lots" that were conveyed to associates of the provincial government as the location of country estates. Yonge Street, which was surveyed in 1796 as a military road linking York with the northern hinterland, formed the east boundary of Park Lot 9, which was granted to James McCauley, a British army surgeon (Image 2a). McCauley and John Elmsley, the Chief Justice of Upper Canada and the owner of adjoining Park Lot 10 to the west, agreed to a land exchange whereby Elmsley received the north halves of the lots. His heir, Captain John Elmsley, built his country house named "Cloverhill" on the tract, afterward subdividing part of the estate for the first residential subdivisions.¹⁴ As early as 1819, Elmsley began selling the section of Park Lot 9 adjoining Yonge Street, a process that was continued by his executors and heirs throughout the 19th century.

The development of Elmsley's lands on the west side of Yonge Street was delayed by the condition of the road, which remained impassible south of Bloor Street well into the 19th century. However, by the late 1800s when Toronto's population more than tripled, the opening of the first department stores near the intersection of Yonge and Queen resulted in the emergence of Yonge Street as the city's "main street." Between 1880 and 1923, Goad's Atlases traced the development of Yonge Street north to Bloor Street with two- and three-storey commercial blocks that included the subject property at 718 Yonge.

¹⁴ A convert to Roman Catholicism, the younger John Elmsley donated parts of Park Lots 9 and 10 to St. Michael's College, now part of the University of Toronto. The history of the development of these allotments is traced by Lundell in *The Estates of Old Toronto* (1997), with biographies of the participants found in the *Dictionary of Canadian Biography* online

718 Yonge Street:

On the west side of Yonge Street, the block between St. Mary Street (south) and present-day Charles Street (north) was first developed in the early 1800s with modest buildings that were depicted mid-century on Boulton's Atlas. When the first Goad's Atlas was published in 1880, the east ends of Lots 3 and 4 on Yonge Street stood vacant. However, by the turn of the 20th century, the site was occupied by the Canadian Motor Company, followed by Consolidated Electrical Limited.

In 1909, the property consisting of parts of Lots 3 and 4 fronting onto Yonge Street was jointly purchased by Robins, Limited and Robert Barron, owner of the adjoining grocery store complex at present-day 720 Yonge Street. This parcel was soon transferred to the Yonge Street Realty Company, one of several enterprises headed by Colonel Frederick B. Robins, president of Robins, Limited. During the World War I era, Robins financed and promoted a series of residential subdivisions adjoining Lake Ontario in the Long Branch community of Etobicoke, and laid out Armour Heights in York Mills where he also commissioned a country estate named "Strathrobyn."¹⁵ Robins received a building permit in May 1909 for the five-part row of two-storey commercial buildings at 710-718 Yonge Street, which were occupied by the next year when Joan Bishop operated a costumes store in the unit at 718 Yonge.

During the 20th century, the various occupants of the commercial building at 718 Yonge Street can be traced on the City Directories, including the hair dressing salons that were long-term tenants in the 1930s and 1940s, as well as for two decades starting in the mid-1950s. Beginning in the 1970s, Gameland Amusements operated its games arcade at 718 Yonge Street.

Architect for 718 Yonge Street:

According to the building permit issued for the construction of the row of commercial buildings at 710-718 Yonge Street, including the subject property, Toronto architect George Robinson Harper (1843-1910) designed the group. Harper trained with local practitioner, William Irving, and in New York City before joining his father in 1868 under the name Harper and Son, Architects. Following the dissolution of this partnership in 1881, Harper opened a solo office and accepted a variety of commissions, including "one of the largest contiguous rows of 19th century houses in the city" dating to 1886 that are extant at 135-163 Niagara Street where they are recognized on the City of Toronto's Heritage Register.¹⁶ The commercial row at 710-718 Yonge Street was among the last projects undertaken by Harper prior to his death in 1910. Although Harper was a prolific architect who, over three decades "produced designs for more than 40 ecclesiastical, institutional, industrial, commercial and residential projects in the city..." his designs evidently "lack many of the refinements of scholarship evident in the work of other Toronto architects..."¹⁷

¹⁵ Robins' estate at 215 Yonge Boulevard is listed on the City's Heritage Register

¹⁶ Harper's entry in *Biographical Dictionary of Architects in Canada, 1800-1950*, unpagged

¹⁷ *ibid*

iii. ARCHITECTURAL DESCRIPTION

Contemporary photographs of the property at 718 Yonge Street are found on the cover and in Sections 2 and 6 of this report. The commercial building at 718 Yonge Street anchors the north end of the row of five two-storey structures at 710-718 Yonge that were built as a group in 1909. When the property was listed on the City of Toronto's Heritage Register in 2016, it was described as an "overclad building" (with its features concealed by contemporary signage) that, in association with the rest of the row at 710-716 Yonge was identified as a "contributing heritage property" in the Historic Yonge Street Heritage Conservation District (HCD) Plan.

Its identification in the HCD Plan indicates that, if the current overcladding on the principal (east) elevation (consisting principally of oversized signage) were removed, it is likely that any surviving features beneath would complement those on the neighbouring, near-identical commercial edifices at 710-716 Yonge Street: the brick cladding, the corbelled brick detailing along the flat roofline and, in the second storey, the pair of flat-headed window openings with the decorative brick detailing (including floral roundels) and the stone sills.¹⁸

The heritage attributes for the commercial building on the property at 718 Yonge Street are:

- The placement, setback and orientation of the building on the west side of Yonge Street, which is part of the historic row of buildings at 710-718 Yonge Street
- The scale, form and massing of the two-storey building with the flat roofline (the building has been overclad)
- The Yonge Street (east) elevation where, above the first-floor storefront (which has been modified), the fenestration is currently concealed
- The pattern and rhythm of the window openings in the upper floor

iv. CONTEXT

The property at 718 Yonge Street is shown on the location map and aerial photograph attached as Image 1. Located on the west side of Yonge Street, midway between St. Mary Street (south) and Charles Street West (north), the commercial building anchors the north end of the row of five near-identical edifices that are listed on the City of Toronto's Heritage Register. This block is bounded by the office building (1957) at 10 St. Mary Street and the Robert Barron Building (1889 and 1902) at 720 Yonge Street (with entrance addresses at 726 and 728 Yonge) that are designated under Part IV, Section 29 of the Ontario Heritage Act. To the rear (east), the Robert Barron Stables at 81 and 85 St. Nicholas Street (comprising the 1895 north stable and the 1911 south stable) are listed on the City's Heritage Register.¹⁹ On Yonge Street and part of St.

¹⁸ In the archival photographs attached in Image 3, part of the brick elevation of the commercial building at 718 Yonge Street is visible behind the oversized signage. As see in the current images (including Image 4), only the unit at 710 Yonge retains its parapet

¹⁹ The property at 81 St. Nicholas Street with Robert Barron's south stable (1911) is also designated under Part IV, Section 29 of the Ontario Heritage Act by By-law 362-2006

Nicholas Street, many of the buildings are recognized as “contributing heritage properties” in the Historic Yonge Street Heritage Conservation District (HCD) Plan that was adopted by City Council in March 2016.

3. EVALUATION

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto's Heritage Register. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	N/A
iii. demonstrates high degree of scientific or technical achievement	N/A

No design or physical values have been identified as, at the time of the writing of this report, the building has been overclad.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

No historical or associative values have been identified at the time of the writing of this report. George R. Harper, the architect who designed the subject building as part of the row of commercial edifices at 710-718 Yonge Street, is not regarded as a significant Toronto practitioner.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

Contextually, the property at 718 Yonge Street has cultural heritage value for its contribution to the character of Yonge Street, south of Bloor Street, which is typified by the surviving buildings, both individual and in groups, which are historically linked to the metamorphosis of Yonge Street into Toronto’s main commercial corridor. It contributes to Yonge Street’s commercial main street character, which is expressed, in part, by mixed-use and commercial buildings that housed services, amenities and employment opportunities to support daily life in neighbouring residential areas, and which also

provided cultural pursuits for the entire city. As such, it is physically, functionally, visually and historically linked to Yonge Street, south of Bloor Street.²⁰

4. SUMMARY

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 718 Yonge Street has contextual value as an early 20th century commercial building that anchors the north end of the group of five near-identical structures at 710-718 Yonge Street where it contributes to the character of Yonge Street as it developed and evolved in the 19th and 20th centuries as Toronto's "Main Street."

5. SOURCES

Archival Sources:

- Abstract Indices of Deeds, Plan D3, Lots 3 and 4
- Archival Photographs, City of Toronto Archives and Toronto Historical Board (individual citations in Section 6)
- Assessment Rolls, City of Toronto, Ward 3, Division 3, 1900 ff.
- Boulton, Atlas of Toronto, 1858
- Browne, Map of Toronto, 1861
- Building Permit 15166, May 10, 1909, City of Toronto Archives
- Building Records, City of Toronto, Toronto and East York, 1946 ff.
- City of Toronto Directories, 1880 ff.
- Goad's Atlases, 1884-1923
- Underwriters' Insurance Bureau Atlases, 1921 revised to 1943, and 1954

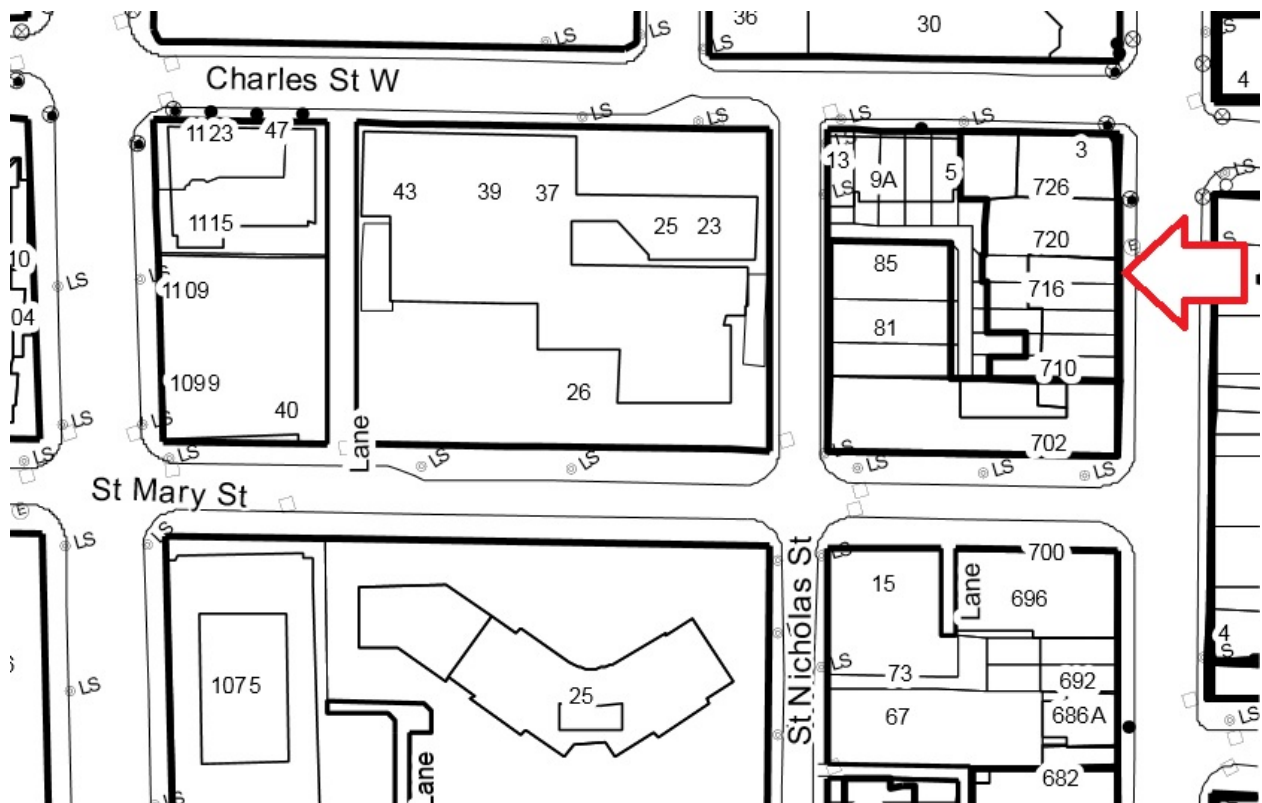
Secondary Sources:

- Arthur, Eric, Toronto: *No Mean City*, 3rd ed., revised by Stephen A. Otto, 1986
- "George Robinson Harper," entry in *Biographical Dictionary of Architects in Canada, 1800-1950*, <http://dictionaryofarchitectsincanada.org/node/1507>
- Historic Yonge Street Heritage Conservation District Plan, January 2017, <http://www.toronto.ca/legdocs/mmis/2016/te/bgrd/backgroundfile-88803.pdf>
- Lundell, Liz, *The Estates of Old Toronto*, 1997
- McHugh, Patricia, *Toronto Architecture: A City Guide*, 2nd ed., 1989

²⁰ Reasons for Inclusion, 718 Yonge Street, 2016:

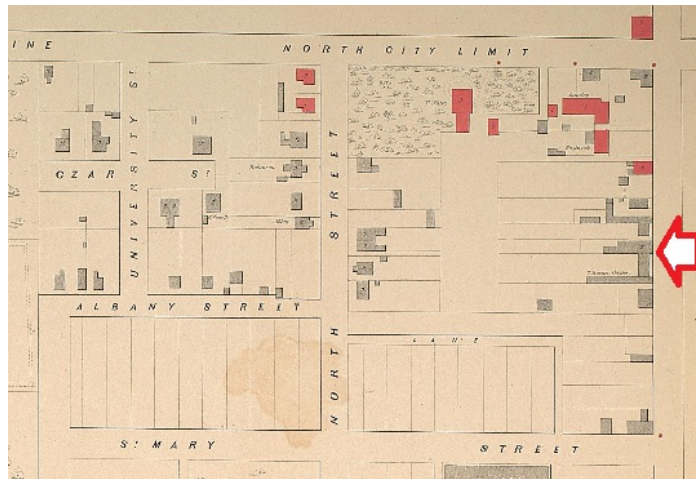
<http://www.toronto.ca/legdocs/mmis/2016/cc/bgrd/backgroundfile-90944.pdf>

6. IMAGES – maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the subject property. All images are oriented with north on the top unless indicated in the captions.



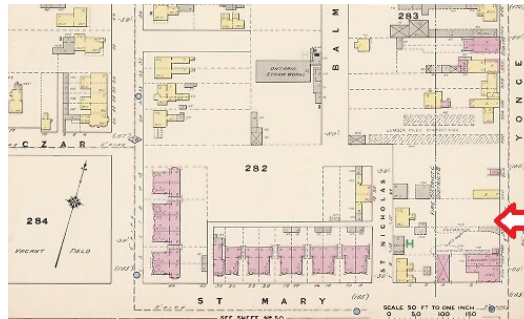
1. Location Map, 718 Yonge Street: showing the commercial building on the west side of Yonge Street in the block between St. Mary Street (south) and Charles Street West (north) (City of Toronto Property Data Map).

19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	15							
Capn. Shank	Line Col David Shank	F.B. Littlehales	Alex Grant	Q. Baby	Wm. Willcocks	Hon Peter Russell	Robert J.D. Gray	W.D. Powell	Thomas Readdish	Hon. J. Elmsley	James McCanlay	George Playter	John McGill	Wm. Jarvis	D. Wm. Smith	John White	John Small	Government Lease	D. Playter	John Scadding						
26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	15
Capn Shank	Mr. McGill	Wm. Willcocks	Hon Peter Russell	The Chief Justice	Mr. S. Smith	Wm. White	D. W. Smith	Joshua Cozens	John Playter	John Aton	A. Skinner	Geo. Playter														



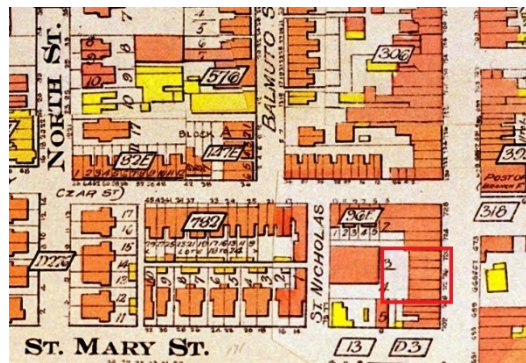
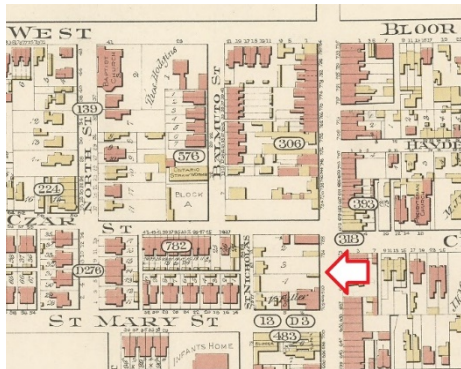
2a. Park Lots

2b. Boulton's Atlas, 1858



2c. Browne's Map, 1861

2d. Goad's Atlas, 1880



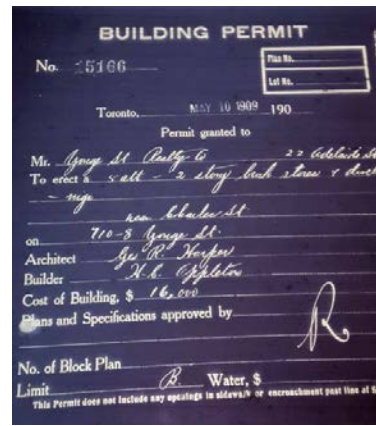
2e. Goad's Atlas, 1890

2f. Goad's Atlas, Volume 1, 1912

2. Historical Plans and Atlases, 618 Yonge Street: Park Lots, Lundell, 10; and, maps and atlases, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>.



3a. Plan D3, 1859



3b. Building Permit 15166, May 10, 1909



3c. Archival Photograph, 1931

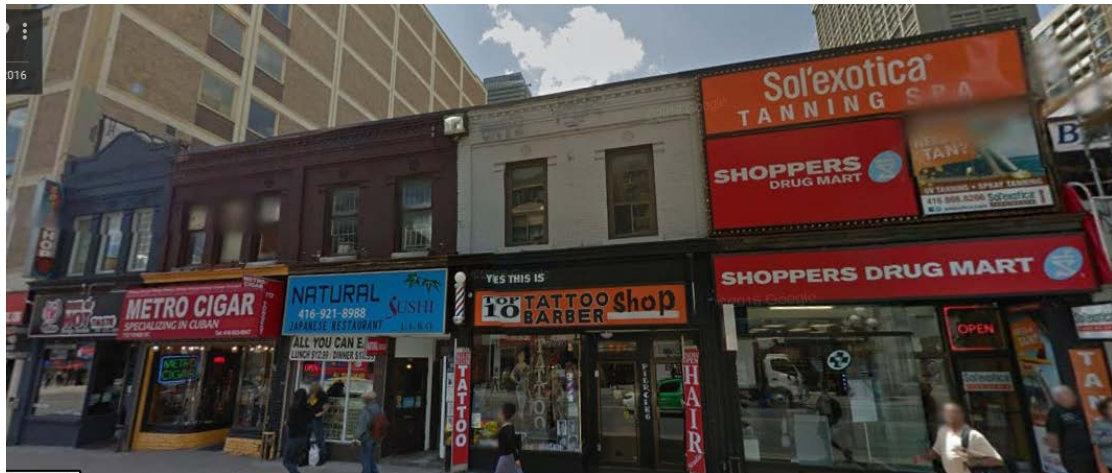
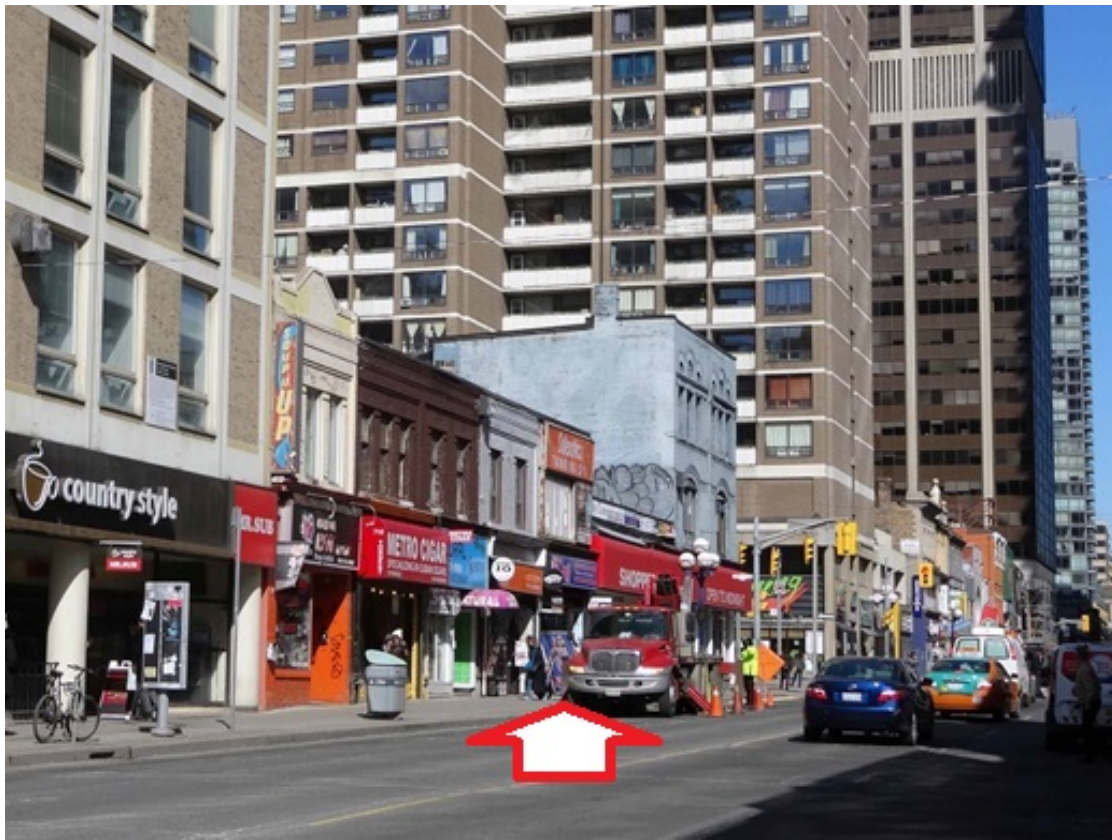


3d. Archival Photograph, 1975



3e & 3f. Archival Photographs, 1991

3. Archival Images, 716 Yonge Street: Plan D3, Land Registry Office, Toronto; Building Permit 15166, 1909, City of Toronto Archives; archival photograph, 1931, City of Toronto Archives, Fonds 1231, Item 2028; and, archival photographs, 1975 and 1991, Toronto Historical Board.



4. Photographs, 718 Yonge Street: showing the context of the property (above) and the position of the building at the north end of the group of five attached structures (below) (www.google.ca/maps/streetview).