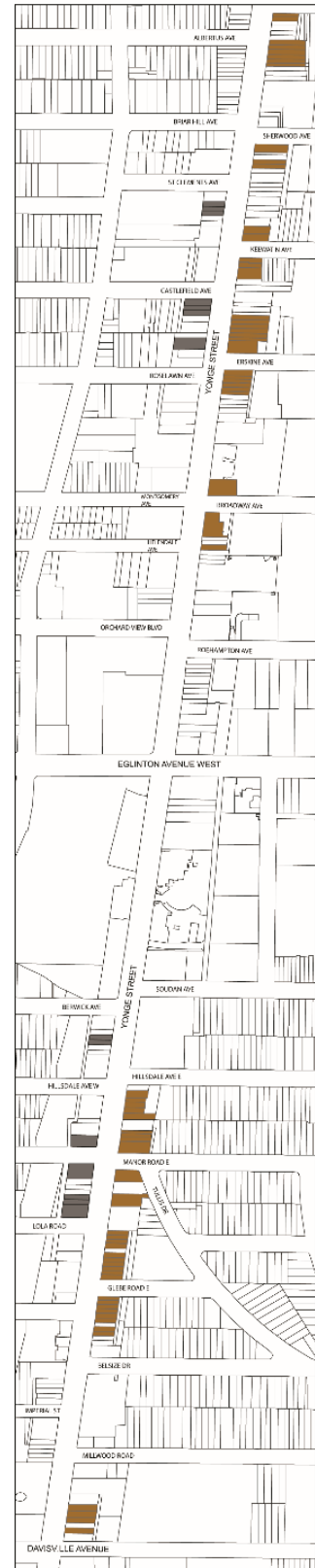


ATTACHMENT 6

YONGE STREET EAST SIDE

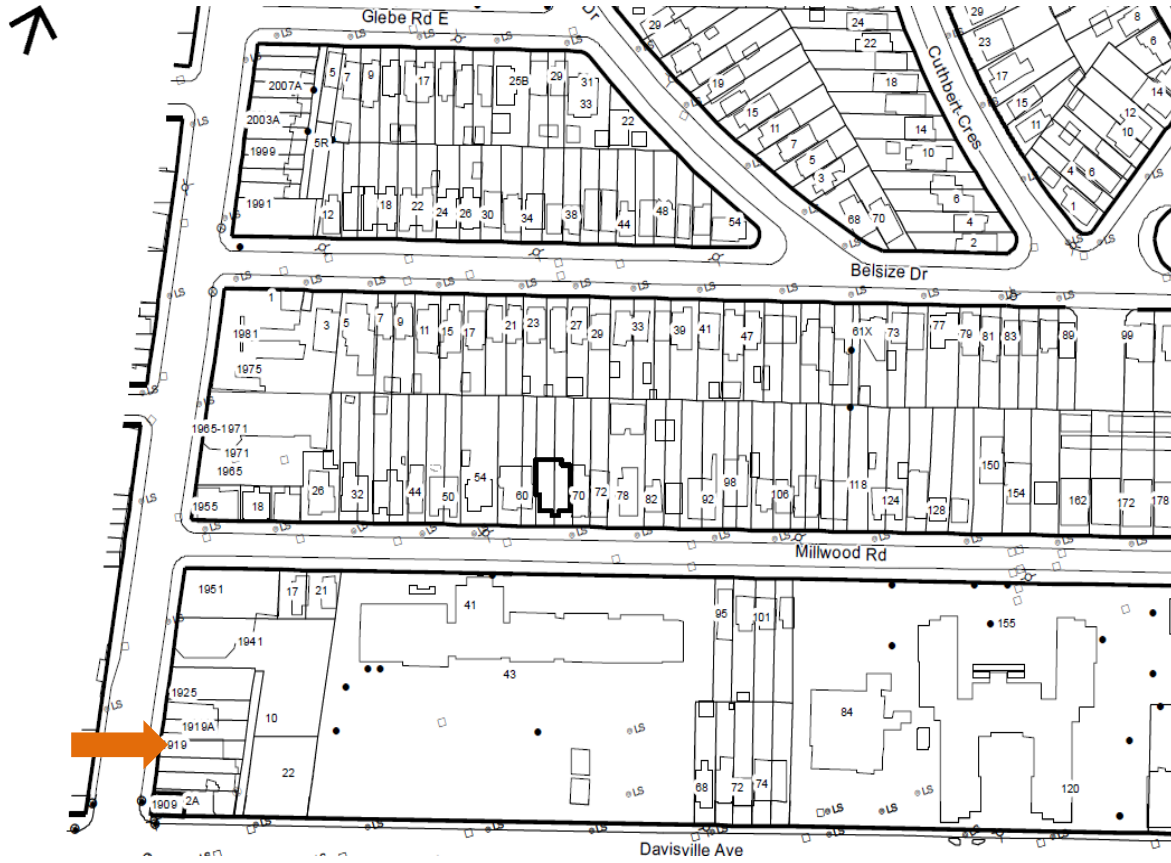
1913 Yonge Street
1919 Yonge Street
1919A & 1923 Yonge Street
1997-2013 Yonge Street
2019-2039 Yonge Street
2055-2059 Yonge Street
2069 Yonge Street
2075 Yonge Street
2079-2085 Yonge Street
2093-2109 Yonge Street
2111 Yonge Street
2363 Yonge Street
2377 Yonge Street
2383 Yonge Street
2439 Yonge Street
2441 Yonge Street
2443 Yonge Street
2445 & 2447 Yonge Street
2449 Yonge Street
2453 Yonge Street
2457-2459 Yonge Street
2463-2473 Yonge Street
2501 Yonge Street
2507 & 2509 Yonge Street
2511 Yonge Street
2515 Yonge Street
2547 Yonge Street
2549 Yonge Street
2555 Yonge Street
2581-2589 Yonge Street
2591 & 2597 Yonge Street
2615 & 2619 Yonge Street

RECOMMENDED LISTING MIDTOWN IN FOCUS - YONGE STREET



LOCATION MAP AND PHOTOGRAPH

1913 YONGE STREET



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1913 Yonge Street.



1913 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1913 YONGE STREET (REASONS FOR INCLUSION)

The property at 1913 Yonge Street is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 1913 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the east side of the street between Davisville Avenue and Millwood Road, the property at 1913 Yonge Street contains a two-storey commercial building that was first recorded in the City Directory in 1916.

Statement of Significance

The property at 1913 Yonge Street has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with corbelled brickwork typical of those dating to the interwar era in North Toronto.

Contextually, the property at 1913 Yonge Street is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 1913 Yonge Street is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the block between Davisville Avenue and Millwood Road.

Heritage Attributes

The heritage attributes of the building at 1913 Yonge Street are:

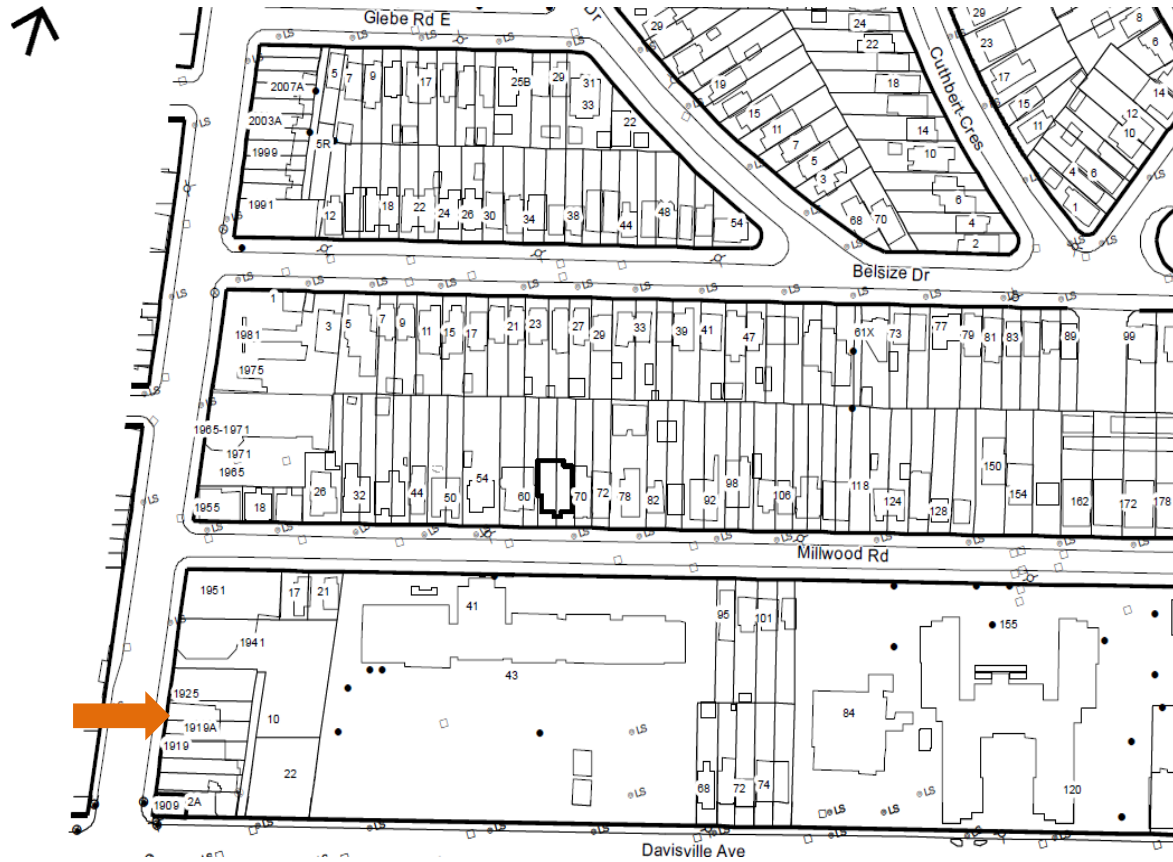
- The setback, placement and orientation of the building on the east side of Yonge Street between Davisville Avenue and Millwood Road where it is part of a contiguous row

- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The roofline with the corbelled brickwork and piers along the west elevation
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (west) elevation where, above the first (ground) floor storefront and entrances, the pair of flat-headed window openings have brick and stone detailing

Note: the north and south elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevation.

LOCATION MAP AND PHOTOGRAPH

1919 YONGE STREET



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 1919 Yonge Street.



1919 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1919 YONGE STREET (REASONS FOR INCLUSION)

The property at 1919 Yonge Street (including the entrance address at 1917 Yonge Street) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 1919 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the east side of the street between Davisville Avenue and Millwood Road, the property at 1919 Yonge Street contains a two-storey commercial building that was first recorded in the City Directory in 1922.

Statement of Significance

The property at 1919 Yonge Street has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era in North Toronto.

Contextually, the property at 1919 Yonge Street is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 1919 Yonge Street is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the block between Davisville Avenue and Millwood Road.

Heritage Attributes

The heritage attributes of the building at 1919 Yonge Street are:

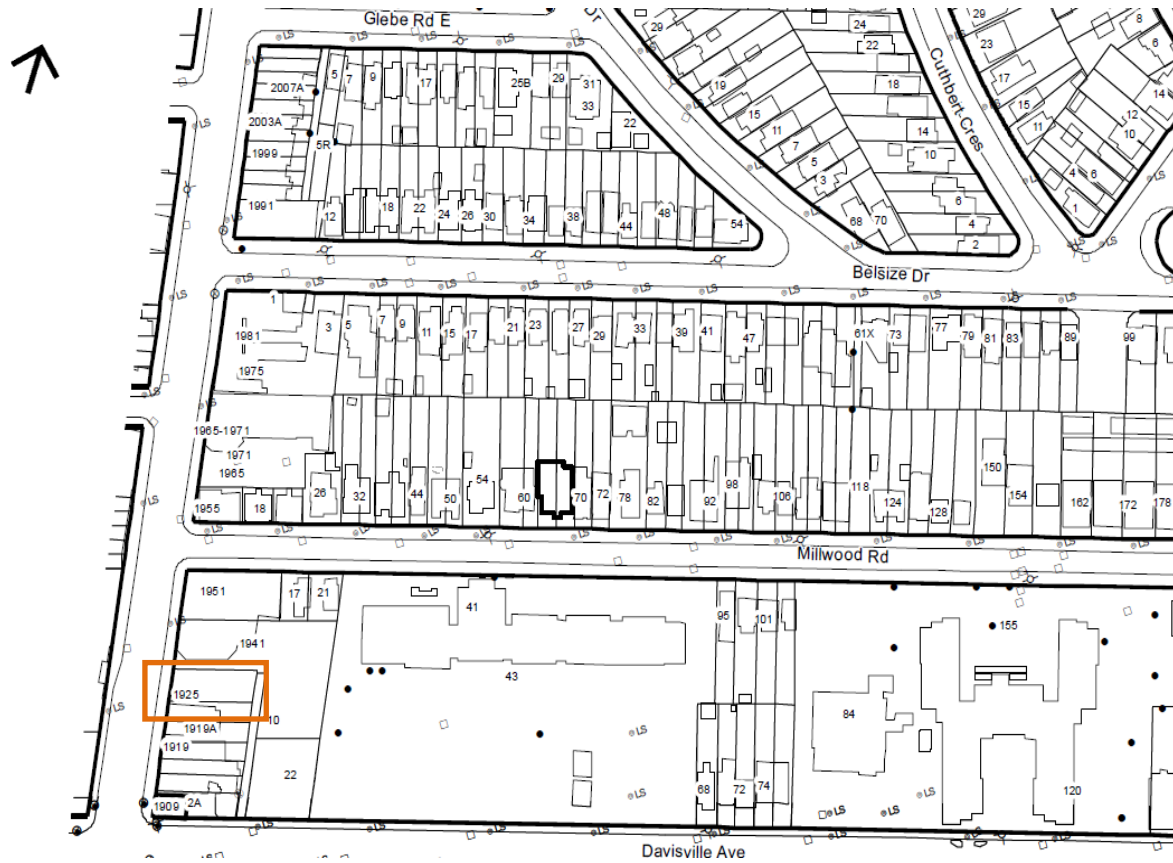
- The setback, placement and orientation of the building on the east side of Yonge Street, north of Davisville Avenue

- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The roofline with the corbelled brickwork and piers along the west elevation
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (west) elevation where, above the first (ground) floor storefront and entrances (which have been altered), the pair of flat-headed window openings have brick flat arches and stone sills

Note: the north and south elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevation.

LOCATION MAP AND PHOTOGRAPH

1919A AND 1923 YONGE STREET



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 1919A Yonge Street (including 1921 Yonge Street) and 1923 Yonge Street are outlined.



1919A and 1923 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1919A AND 1923 YONGE STREET (REASONS FOR INCLUSION)

The properties at 1919A and 1923 Yonge Street (including the entrance address at 1921 Yonge Street) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 1919A and 1923 Yonge Street are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the east side of the street between Davisville Avenue and Millwood Road, the properties at 1919A and 1923 Yonge Street contain a pair of two-storey commercial buildings dating to 1923 according to the City Directory.

Statement of Significance

The properties at 1919A and 1923 Yonge Street have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era in North Toronto. The buildings are particularly distinguished by the oriel windows in the second storey.

Contextually, the properties at 1919A and 1923 Yonge Street are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The buildings at 1919A and 1923 Yonge Street are historically, visually and physically linked to their setting on the east side of the street where they are part of a contiguous row of commercial buildings with a shared setback in the block between Davisville Avenue and Millwood Road.

Heritage Attributes

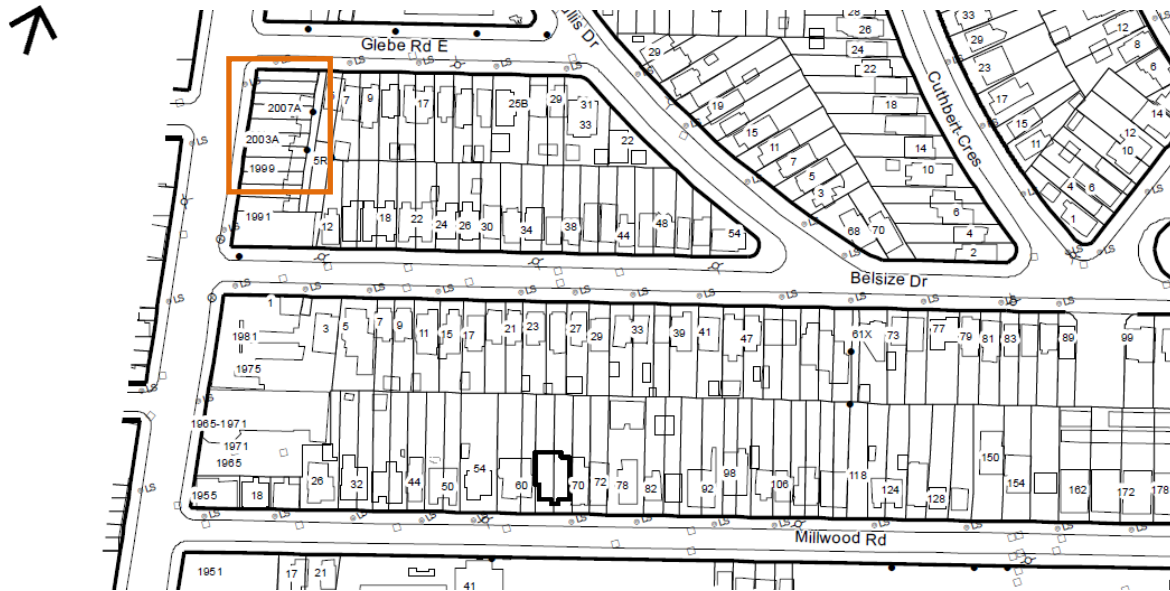
The heritage attributes of the buildings at 1919A and 1923 Yonge Street are:

- The setback, placement and orientation of the buildings on the east side of Yonge Street between Davisville Avenue and Millwood Road where they are part of a contiguous row
- The scale, form and massing of the two-storey buildings with the rectangular-shaped plans
- The flat rooflines
- The materials, with the red brick cladding and detailing (the exteriors on the west elevations have been painted)
- The principal (west) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), each building has an oriel window in the second storey

Note: the north and south side elevations have flat-headed window openings. No heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH

1997-2013 YONGE STREET



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 1997-2013 Yonge Street (including 3 Glebe Road East) are outlined.



1997-2013 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 1997-2013 YONGE STREET (REASONS FOR INCLUSION)

The properties at 1997-2013 Yonge Street are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 1997-2013 Yonge Street are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the southeast corner of Glebe Road East, the properties at 1997-2013 Yonge Street contain a row of nine two-storey commercial buildings dating to 1923 and 1924 according to the City Directory.

Statement of Significance

The properties at 1997-2013 Yonge Street have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era in North Toronto.

Contextually, the properties at 1997-2013 Yonge Street are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The buildings at 1997-2013 Yonge Street are historically, visually and physically linked to their setting anchoring the southeast corner of Glebe Road East at the north end of the contiguous row of commercial buildings with a shared setback in the block between Belsize Drive and Glebe Road East.

Heritage Attributes

The heritage attributes of the buildings at 1997-2013 Yonge Street are:

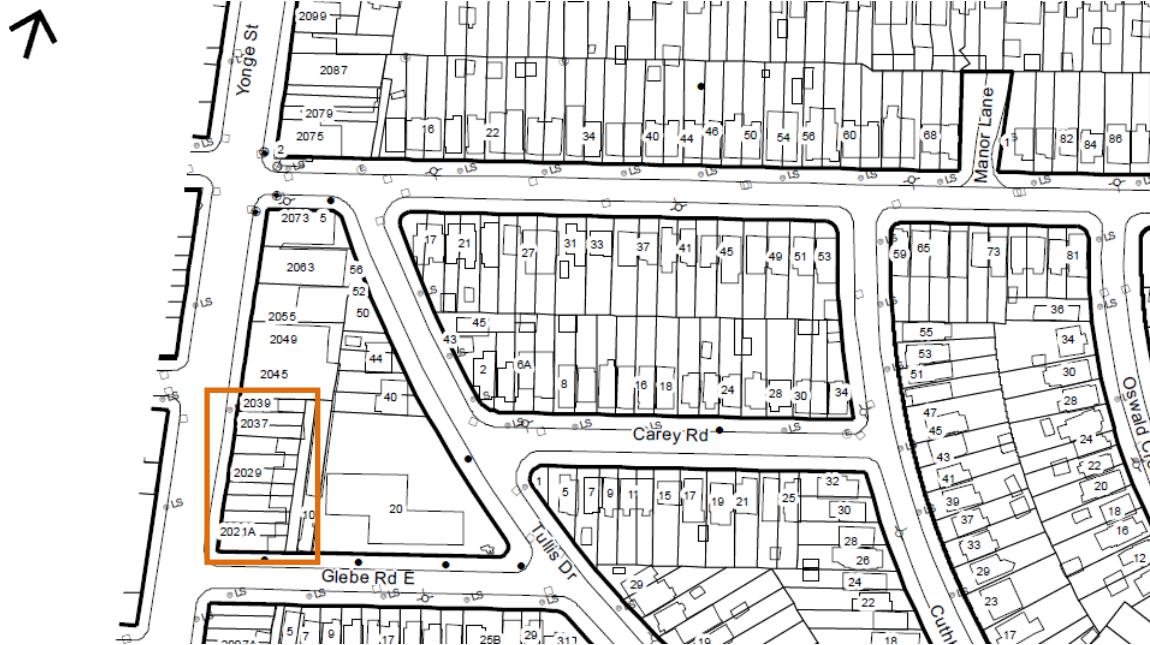
- The setback, placement and orientation of the buildings on the southeast corner of Yonge Street and Glebe Road East where they are part of a contiguous row

- The scale, form and massing of the two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the corbelled brickwork and piers along the west elevations
- The materials, with the red brick cladding and detailing (the exteriors of 1997, 2001, 2003, 2011 and 2013 Yonge have been painted)
- The principal (west) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), the second storey of each building has single and double flat-headed window openings with brick trim
- On the north side elevation of the building at 2013 Yonge Street facing Glebe Road East, the flat-headed openings

Note: apart from the north side elevation of the building at 2013 Yonge Street, which is identified as a heritage attribute, the north and south side elevations of the remaining buildings adjoin their neighbours. No heritage attributes are identified on the rear (east) elevations. The rear (east) wing of the building at 2013 Yonge Street (which is viewed from Glebe Road East and has segmental-arched openings on the north elevation) is not included in the Reasons for Inclusion.

LOCATION MAP AND PHOTOGRAPH

2019-2039 YONGE STREET



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 2019-2039 Yonge Street (including 4 Glebe Road East) are outlined.



2019-2039 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2019-2039 YONGE STREET (REASONS FOR INCLUSION)

The properties at 2019-2039 Yonge Street (including the entrance addresses at 2021A, 2025A, 2029A and 2033 Yonge Street and 4 Glebe Road East) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 2019-2039 Yonge Street are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the northeast corner of Glebe Road East, the properties at 2019-2039 Yonge Street contain a row of 11 two-storey commercial buildings dating from 1916 to 1926 when they were built in three phases according to the City Directory.

Statement of Significance

The properties at 2019-2039 Yonge Street have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era in North Toronto.

Contextually, the properties at 2019-2039 Yonge Street are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The buildings at 2019-2039 Yonge Street are historically, visually and physically linked to their setting anchoring the northeast corner of Glebe Road East at the south end of the contiguous row of commercial buildings with a shared setback in the block between Glebe Road East and Manor Road East.

Heritage Attributes

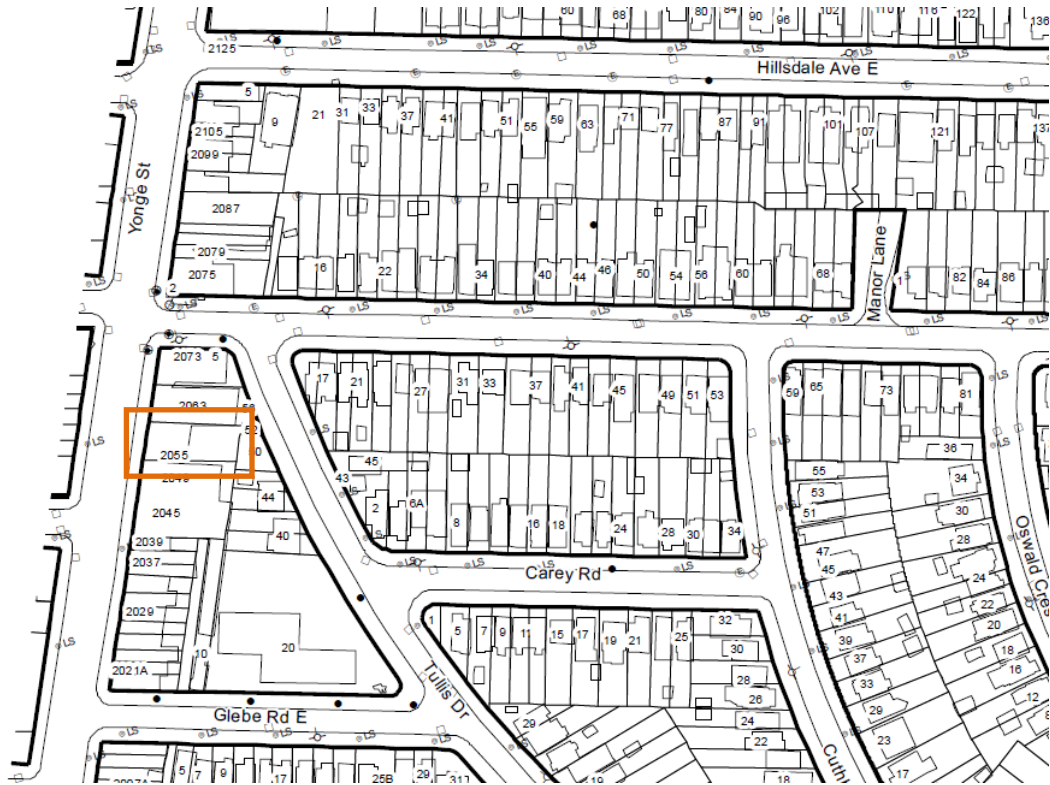
The heritage attributes of the buildings at 2019-2039 Yonge Street are:

- The setback, placement and orientation of the 11 buildings on the northeast corner of Yonge Street and Glebe Road East where they are part of a contiguous row
- The scale, form and massing of the row of eleven two-storey buildings with the rectangular-shaped plans
- The flat rooflines, with corbelled brickwork on the west elevations and the brick brackets separating the buildings, which are repeated on the south elevation of the building at 2019 Yonge Street
- The materials, with the red brick cladding and the brick and stone detailing (the exteriors of three of the buildings have been painted, and stucco applied to three of the others)
- The principal (west) elevations where, above the first (ground) floor storefronts and entrances (which have been altered, with a chamfered corner on the corner building at 2019 Yonge Street), the second storey of each building has single and double flat-headed window openings with brick lintels and sills
- On the building at 2019 Yonge Street, the south elevation facing Glebe Road East with the flat-headed door and window openings

Note: apart from the south elevation of 2019 Yonge Street, which is identified as a heritage attribute, the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH

2055-2059 YONGE STREET



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 2055, 2057 and 2059 Yonge Street are outlined.



2055-2059 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2055-2059 YONGE STREET (REASONS FOR INCLUSION)

The properties at 2055-2059 Yonge Street are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 2055-2059 Yonge Street are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the east side of the street between Glebe Road East and Manor Road East, the properties at 2055-2059 Yonge Street contain a trio of two-storey commercial buildings dating to 1927 according to the City Directory.

Statement of Significance

The properties at 2055-2059 Yonge Street have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with the brick band courses and brackets typical of those dating to the interwar era in North Toronto.

Contextually, the properties at 2055-2059 Yonge Street are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The buildings at 2055-2059 Yonge Street are historically, visually and physically linked to their setting on the east side of the street where they are part of a contiguous row of commercial buildings with a shared setback in the block between Glebe Road East and Manor Road East.

Heritage Attributes

The heritage attributes of the buildings at 2055-2059 Yonge Street are:

- The setback, placement and orientation of the buildings on the east side of Yonge Street between Glebe Road East and Manor Road East where they are part of a contiguous row
- The scale, form and massing of the trio of two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the brick brackets and band courses on the west elevations
- The materials, with the red brick cladding and detailing
- The principal (west) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), single and double flat-headed window openings are found in the second stories

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH

2069 YONGE STREET



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 2069 Yonge Street (including 2071 and 2073 Yonge Street and 1, 3 and 5 Manor Road East).



2069 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2069 YONGE STREET (REASONS FOR INCLUSION)

The property at 2069 Yonge Street (including the entrance addresses at 2071 and 2073 Yonge Street and 1, 3 and 5 Manor Road East) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 2069 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the southeast corner of Manor Road East, the property at 2069 Yonge Street contains a three-storey commercial building with apartments in the upper floors that was first recorded in the City Directory in 1928.

Statement of Significance

The property at 2069 Yonge Street has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Block," identified by the three-storey scale, the glazed commercial storefronts with apartments in the upper floors, and the elaborate Tudor Revival styling typical of those dating to the interwar era in North Toronto. With its corner setting, the building is particularly distinguished by its decorative detailing, including the distinctive gables containing strapwork.

Contextually, the property at 2069 Yonge Street is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road as a prominent "Main Street" in North Toronto. The building at 2069 Yonge Street is historically, visually and physically linked to its setting anchoring the southeast corner of Manor Road East at the north end of a contiguous group of commercial buildings in the block between Glebe Road East and Manor Road East.

Heritage Attributes

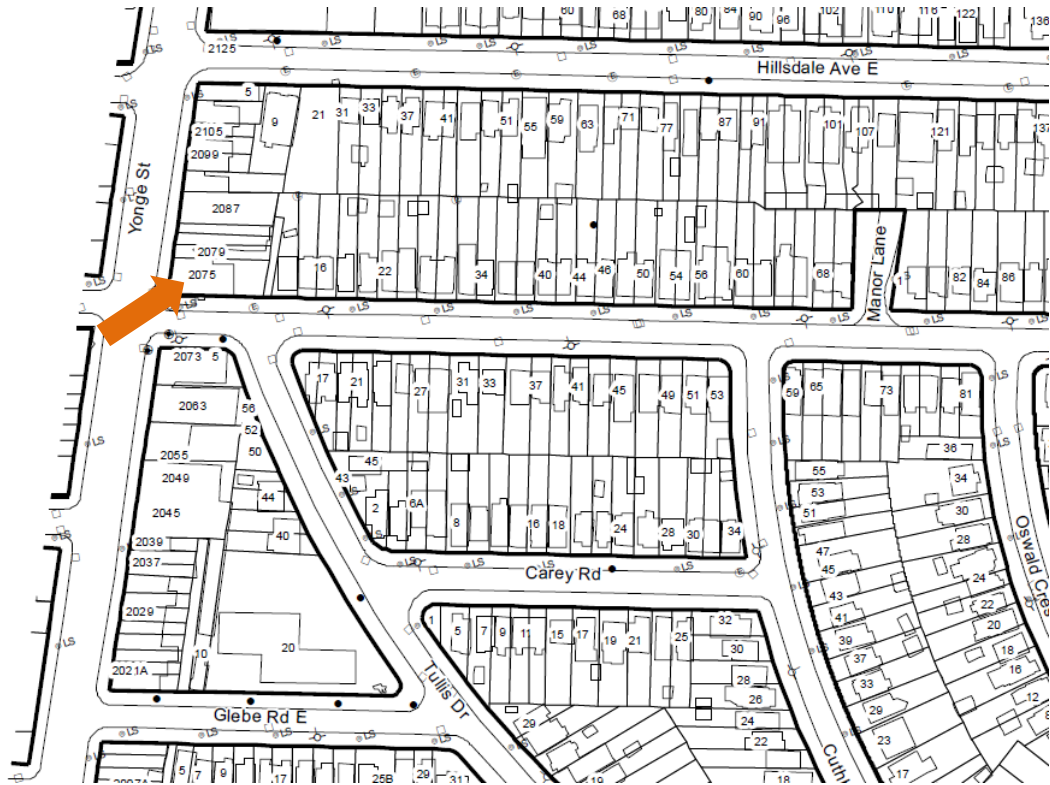
The heritage attributes of the building at 2069 Yonge Street are:

- The setback, placement and orientation of the building on the southeast corner of Yonge Street and Manor Road East where it is part of a contiguous row
- The scale, form and massing of the three-storey building with the rectangular-shaped plan
- The flat roofline, which is extended on the west and north ends by truncated hipped roofs with single gables with wood strapwork, brackets, and wood detailing (including the king post on the west gable) that extends to the window openings directly below
- The materials, with the mottled brown brick cladding and the brick, stone and wood detailing
- The principal (west) elevation on Yonge Street, where the first (ground) floor storefronts and entrances have been altered, but retain the cornice that wraps around the north corner
- On the west elevation, the wood band course separating the second and third stories where symmetrically-placed single and double flat-headed openings have stone sills, with corbelled trim on the second-floor openings and brick flat arches on the third-floor openings
- On the north elevation facing Manor Road East, the entrance to the apartments, which is placed in a surround with sidelights and protected by a gabled porch with wood detailing that extends to the window opening above
- The rear (east) elevation, which is viewed from Manor Road East and Tullis Drive, where the hipped roof and band course are extended from the north elevation and the symmetrically-placed flat-headed window openings have brick and stone trim

Note: the south side elevation adjoins the neighbouring building.

LOCATION MAP AND PHOTOGRAPH

2075 YONGE STREET



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 2075 Yonge Street (including 2077 Yonge Street and 2, 2½ and 4 Manor Road East).



2075 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2075 YONGE STREET (REASONS FOR INCLUSION)

The property at 2075 Yonge Street (including the entrance addresses at 2077 Yonge Street and 2, 2½ and 4 Manor Road East) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 2075 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the northeast corner of Manor Road East, the property at 2075 Yonge Street contains a three-storey commercial building with apartments in the upper floors that was first recorded in the City Directory in 1927.

Statement of Significance

The property at 2075 Yonge Street has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Block," identified by the three-storey scale, the glazed commercial storefronts with apartments in the upper floors, and the elaborate Tudor Revival styling typical of those dating to the interwar era in North Toronto. With its corner setting, the building is particularly distinguished by its decorative detailing, including the distinctive gables containing strapwork.

Contextually, the property at 2075 Yonge Street is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road as a prominent "Main Street" in North Toronto. The building at 2075 Yonge Street is historically, visually and physically linked to its setting anchoring the northeast corner of Manor Road East at the south end of a contiguous group of commercial buildings in the block between Manor Road East and Hillsdale Avenue East.

Heritage Attributes

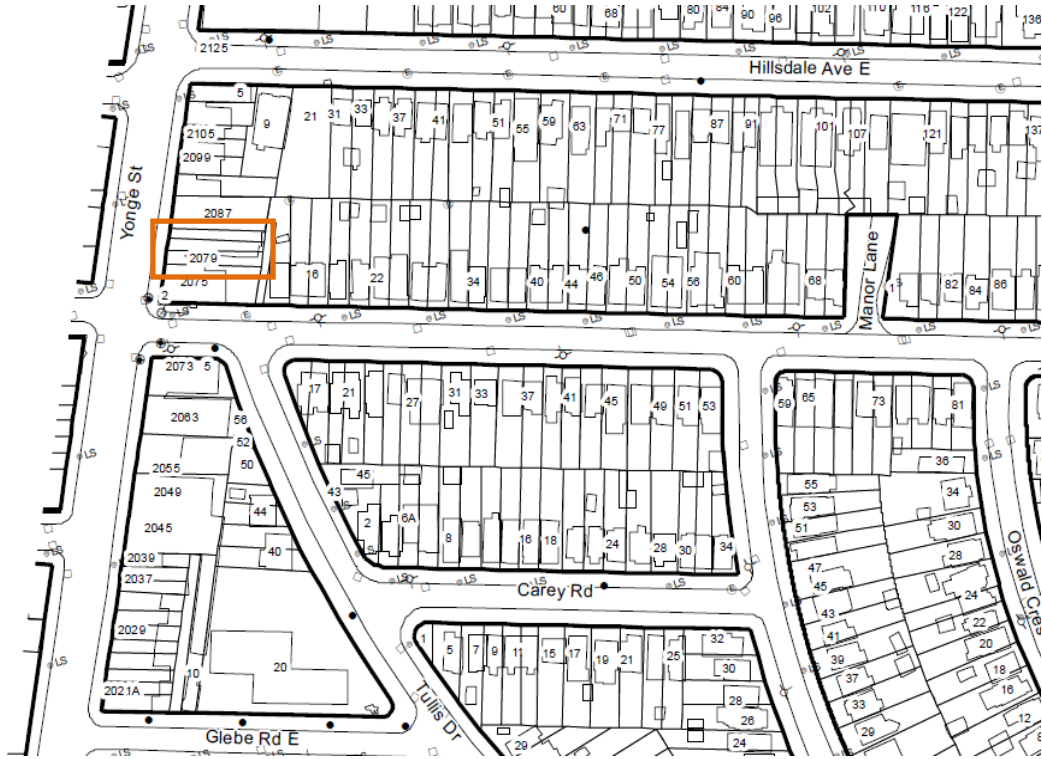
The heritage attributes of the building at 2075 Yonge Street are:

- The setback, placement and orientation of the building on the northeast corner of Yonge Street and Manor Road East where it is part of a contiguous row
- The scale, form and massing of the three-storey building with the rectangular-shaped plan
- The flat roofline, which is extended on the west and south ends by truncated hipped roofs with single gables with wood strapwork, brackets, king posts, and wood detailing that extends to the window openings directly below
- The materials, with the mottled brown brick cladding, the stucco cladding in the third storey, and the brick, stone and wood detailing
- On the principal (west) elevation on Yonge Street and the south elevation on Manor Road East, above the first (ground) floor storefronts and entrances (which have been altered), the symmetrically-placed single and double flat-headed window openings with the stone sills and, on the second-floor openings, the brick flat arches
- On the north elevation facing Manor Road East, the entrance to the apartments, which is placed in a surround with sidelights and protected by a canopy with brackets
- The rear (east) elevation, which is viewed from Manor Road East, where the hipped roof with quoined detailing is extended from the north elevation and the symmetrically-placed flat-headed window openings have brick and stone trim

Note: the north side elevation adjoins the neighbouring building.

LOCATION MAP AND PHOTOGRAPH

2079-2085 YONGE STREET



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 2079 Yonge Street, 2081 Yonge Street, and 2085 Yonge Street are outlined.



2079-2085 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2079-2085 YONGE STREET (REASONS FOR INCLUSION)

The properties at 2079-2085 Yonge Street are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 2079-2085 Yonge Street are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the east side of the street between Manor Road East and Hillsdale Avenue East, the properties at 2079-2085 Yonge Street contain a two-storey commercial building that was first recorded in the City Directory in 1927.

Statement of Significance

The properties at 2079-2085 Yonge Street have cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with the brick band courses and piers typical of those dating to the interwar era in North Toronto.

Contextually, the properties at 2079-2085 Yonge Street are valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2079-2085 Yonge Street is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the block between Manor Road East and Hillsdale Avenue East.

Heritage Attributes

The heritage attributes of the commercial building at 2079-2085 Yonge Street are:

- The setback, placement and orientation of the building on the east side of the street between Manor Road East and Hillsdale Avenue East where it is part of a contiguous row

- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The roofline with the piers on the west elevation
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (west) elevation where, above the first (ground) floor storefronts and entrances (which have been altered), the trio of flat-headed window openings with the stone sills and the brick band course connecting the window heads

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH

2093-2109 YONGE STREET



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 2093-2109 Yonge Street are outlined.



2093-2109 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2093-2109 YONGE STREET (REASONS FOR INCLUSION)

The properties at 2093-2109 Yonge Street are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 2093-2109 Yonge Street are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the east side of the street between Manor Road East and Hillsdale Avenue East, the properties at 2093-2109 Yonge Street contain a three-storey commercial building with apartments in the upper floors that was first recorded in the City Directory in 1932.

Statement of Significance

The properties at 2093-2109 Yonge Street have cultural heritage value for the design of the commercial building as a representative example of a "Main Street Block," identified by the three-storey scale, the glazed commercial storefronts with apartments in the upper floors, and the Classical Revival styling typical of those dating to the interwar era in North Toronto. The building is particularly distinguished by its detailing with the incised stone panels in the upper storey and the diamond motifs along the roofline.

Contextually, the properties at 2093-2109 Yonge Street are valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2093-2109 Yonge Street is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the block between Manor Road East and Hillsdale Avenue East.

Heritage Attributes

The heritage attributes of the buildings at 2093-2109 Yonge Street are:

- The setback, placement and orientation of the building on the east side of Yonge Street between Manor Road East and Hillside Avenue East where it is part of a contiguous row
- The scale, form and massing of the three-storey building with the rectangular-shaped plan that extends nine bays on the west elevation
- The flat roofline with the stone diamond motifs along the west elevation
- The materials, with the brown brick cladding and the brick and stone detailing
- The principal (west) elevation where, above the first (ground) floor storefronts and entrances (which have been altered), the second and third stories contain double flat-headed window openings with brick flat arches and stone corner blocks and sills

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH

2111 YONGE STREET



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 2111 Yonge Street.



2111 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2111 YONGE STREET (REASONS FOR INCLUSION)

The property at 2111 Yonge Street (including the entrance addresses at 1 and 5 Hillside Avenue East) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 2111 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the southeast corner of Hillside Avenue East, the property at 2111 Yonge Street contains a two-storey commercial building that was first recorded in the City Directory in 1916.

Statement of Significance

The property at 2111 Yonge Street has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with the cornice and band course typical of those dating to the interwar era in North Toronto.

Contextually, the property at 2111 Yonge Street is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2111 Yonge Street is historically, visually and physically linked to its setting anchoring the southeast corner of Hillside Avenue East at the north end of the contiguous row of commercial buildings with a shared setback in the block between Manor Road East and Hillside Avenue East.

Heritage Attributes

The heritage attributes of the commercial building at 2111 Yonge Street are:

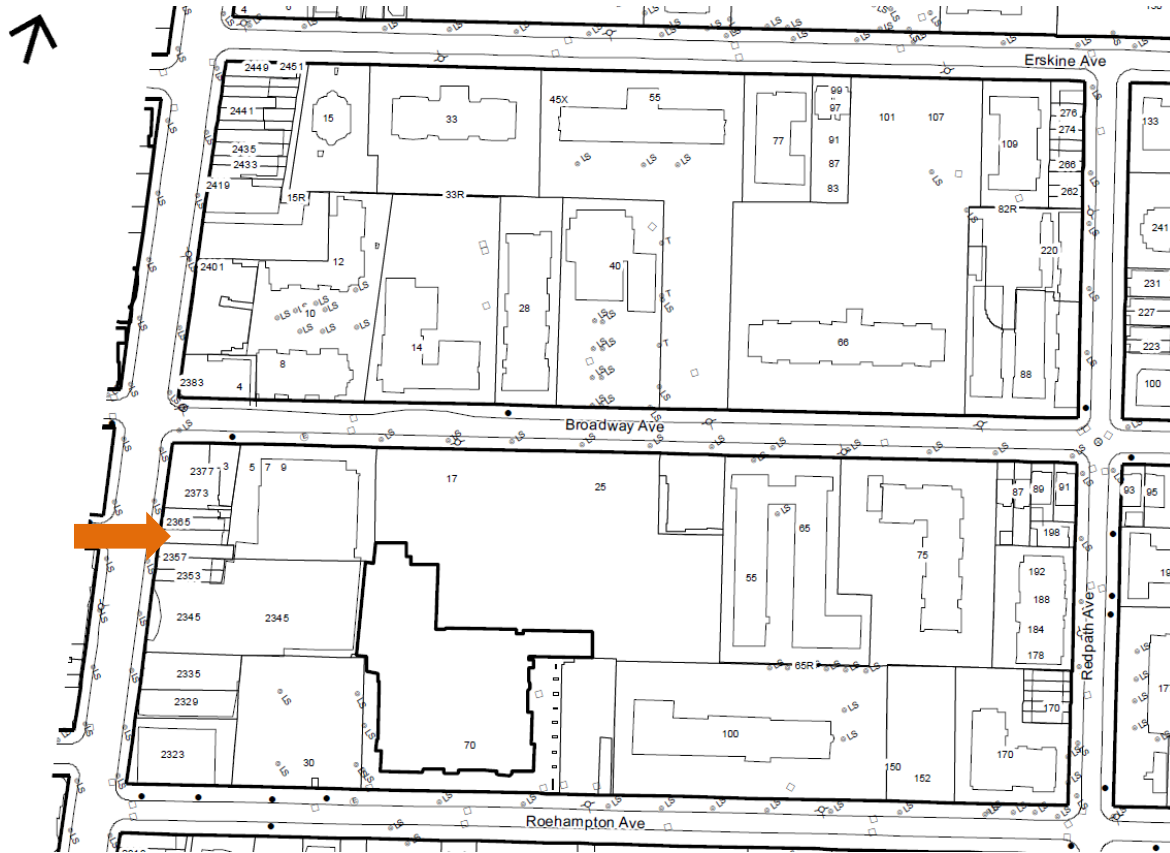
- The setback, placement and orientation of the building on the southeast corner of Yonge Street and Hillside Avenue East where it is part of a contiguous row

- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The roofline with the cornices along the west and north elevations
- The materials, with the brick cladding and the brick and stone detailing (the exterior has been painted)
- The principal (west) elevation where, in the second storey above the first (ground) floor storefront and entrances (which have been altered), the single and double flat-headed window openings have continuous lintels and the stone sills
- The north side elevation on Hillsdale Avenue East with the flat-headed openings
- Above the second-storey window openings, the dentilled cornice that extends across the west elevation and wraps around the north corner

Note: the south side elevation adjoins the neighbouring building. The rear (east) elevation is concealed by the two-storey wing, which is viewed from Hillsdale Avenue East and is not identified as a heritage attribute.

LOCATION MAP AND PHOTOGRAPH

2363 YONGE STREET



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 2363 Yonge Street.



2363 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2363 YONGE STREET (REASONS FOR INCLUSION)

The property at 2363 Yonge Street is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 2363 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the east side of the street between Roehampton and Broadway avenues, the property at 2363 Yonge Street contains a two-storey commercial building that was first recorded in the City Directory in 1916. The building was designed as the centre of a three-part row, but alterations to the neighbouring buildings at 2059 and 2065 Yonge Street have impacted their integrity and they are not identified for inclusion on the City's Heritage Register.

Statement of Significance

The property at 2363 Yonge Street has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing typical of those dating to the interwar era in North Toronto. The building is particularly distinguished by the segmental-arched parapet and the oriel window.

Contextually, the property at 2363 Yonge Street is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2363 Yonge Street is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the block between Roehampton and Broadway avenues.

Heritage Attributes

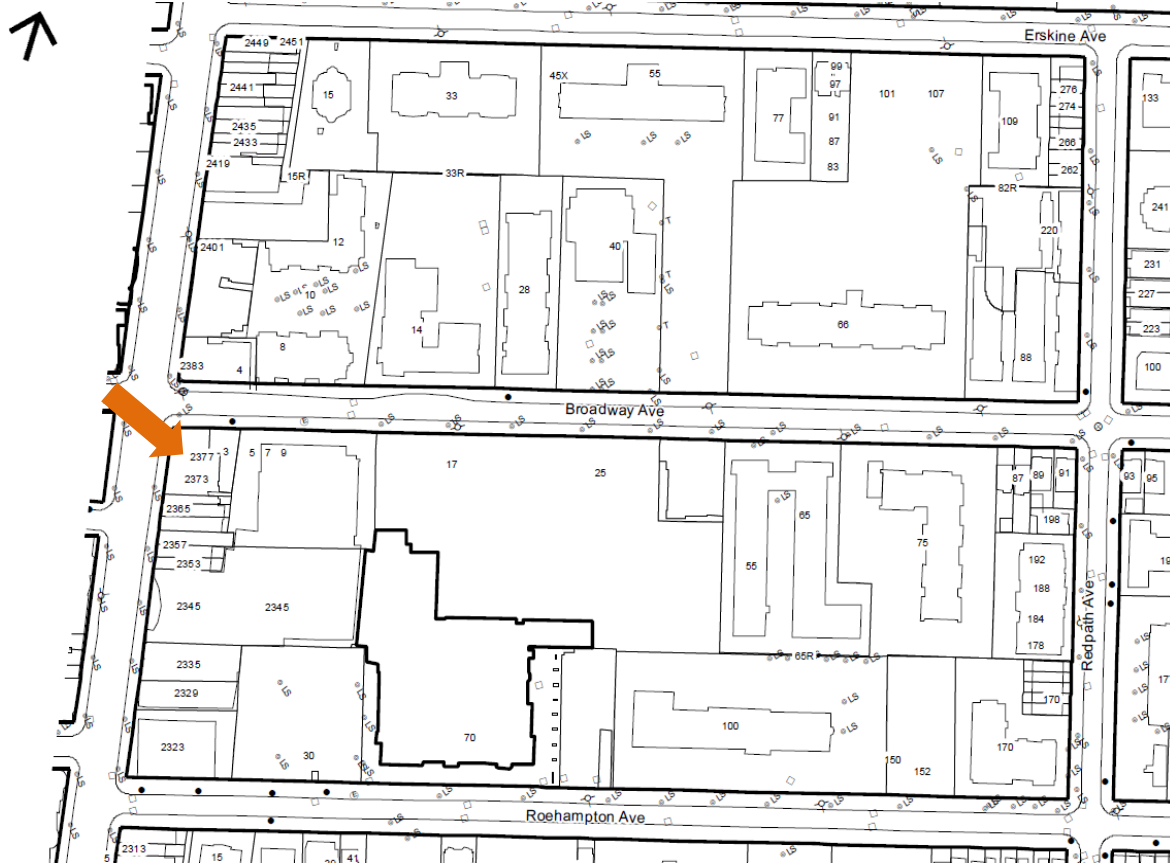
The heritage attributes of the building at 2363 Yonge Street are:

- The setback, placement and orientation of the building on the east side of Yonge Street between Roehampton and Broadway avenues where it is part of contiguous group
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The roofline with the segmental-arched parapet on the west elevation
- The materials, with the brick cladding and the brick and stone detailing (the exterior has been painted)
- The principal (west) elevation where, above the first (ground) floor storefront and entrances (which have been altered), the second storey has an oriel window

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH

2377 YONGE STREET



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 2377 Yonge Street (including 2373 Yonge Street).



2377 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2377 YONGE STREET (REASONS FOR INCLUSION)

The property at 2377 Yonge Street (including the entrance addresses at 2373 Yonge Street and 3 Broadway Avenue) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 2377 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the southeast corner of Broadway Avenue, the property at 2377 Yonge Street contains a three-storey commercial building with apartments in the upper floors that was first recorded in the City Directory in 1932. Archival records indicate that the complex was designed by Toronto architects Kaplan and Sprachman.

Statement of Significance

The property at 2377 Yonge Street has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Block," identified by the three-storey scale, the glazed commercial storefronts with apartments in the upper floors, and the Classical Revival styling typical of those dating to the interwar era in North Toronto.

Contextually, the property at 2377 Yonge Street is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2377 Yonge Street is historically, visually and physically linked to its setting anchoring the southeast corner of Broadway Avenue at the north end of a contiguous group of commercial buildings with a shared setback in the block between Roehampton and Broadway avenues.

Heritage Attributes

The heritage attributes of the building at 2377 Yonge Street are:

- The setback, placement and orientation of the building on the southeast corner of Yonge Street and Broadway Avenue where it is part of a contiguous row
- The scale, form and massing of the three-storey building with the rectangular-shaped plan
- The flat roofline
- The materials, with the mottled brown brick cladding and the brick and stone detailing
- On the principal (west) elevation on Yonge Street and the north elevation on Broadway Avenue, above the first (ground) floor storefronts and entrances (which have been altered), the flat-headed window openings in the second and third stories with the brick flat arches, the stone corner blocks and sills, and the stone panels beneath some of the openings
- On the north elevation facing Broadway Avenue, the stone surround marking the entrance to the apartments

Note: the south side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (east) elevation, which is viewed from Broadway Avenue and has symmetrically-placed flat-headed window openings without the decorative detailing found on the street elevations.

LOCATION MAP AND PHOTOGRAPH

2383 YONGE STREET



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 2383 Yonge Street (including 2385, 2387 and 2389 Yonge Street and 2 and 4 Broadway Avenue).



2383 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2383 YONGE STREET (REASONS FOR INCLUSION)

The property at 2383 Yonge Street (including the entrance addresses at 2385, 2387 and 2389 Yonge Street and 2 and 4 Broadway Avenue) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 2383 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the northeast corner of Broadway Avenue, the property at 2383 Yonge Street contains a three-storey commercial building with apartments on the upper floors, which was designed by architect W. R. Mead and first recorded in the City Directory in 1928.

Statement of Significance

The property at 2383 Yonge Street has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Block," identified by the three-storey scale, the glazed commercial storefronts with apartments in the upper floors, and the Classical Revival styling typical of those dating to the interwar era in North Toronto. The building is particularly distinguished by the chamfered corner and the elaborate classical detailing that includes the parapet with the cartouche on the south elevation where a swan's neck pediment highlights the entrance to the apartments.

Contextually, the property at 2383 Yonge Street is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2383 Yonge Street is historically, visually and physically linked to its setting anchoring the northeast corner of Broadway Avenue.

Heritage Attributes

The heritage attributes of the building at 2383 Yonge Street are:

- The setback, placement and orientation of the building on the northeast corner of Yonge Street and Broadway Avenue
- The scale, form and massing of the three-storey building with the rectangular-shaped plan and the chamfered southwest corner
- The flat roofline with the parapets and the dentilled cornices on the west and south elevations, and the pediment with the cartouche on the south elevation
- The materials, with the red brick cladding and the brick and stone detailing (the exterior has been painted)
- On the west and south elevations and the southwest corner, above the first (ground) floor storefronts and entrances (which have been altered), the placement and detailing of the flat-headed window openings in the second and third stories
- On the south elevation facing Broadway Avenue, the stone door surround with the swan's neck pediment marking the entrance to the apartments in the upper stories

Note: the north side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (east) elevation, which is viewed from Broadway Avenue and has symmetrically-placed flat-headed window openings without the decorative detailing found on the street elevations.

LOCATION MAP AND PHOTOGRAPH

2439 YONGE STREET



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 2439 Yonge Street.



2439 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2439 YONGE STREET (REASONS FOR INCLUSION)

The property at 2439 Yonge Street is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 2439 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the east side of the street between Broadway and Erskine avenues, the property at 2439 Yonge Street contains a two-storey commercial building that was first recorded in the City Directory in 1916.

Statement of Significance

The property at 2439 Yonge Street has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the cornice, brackets and piers typical of those dating to the interwar era in North Toronto.

Contextually, the property at 2439 Yonge Street is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue on a prominent "Main Street" in North Toronto. The building at 2439 Yonge Street is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the block between Broadway and Erskine avenues.

Heritage Attributes

The heritage attributes of the building at 2439 Yonge Street are:

- The setback, placement and orientation of the building on the east side of the street between Broadway and Erskine avenues where it is part of a contiguous row

- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The roofline with the piers and the cornice with the brackets on the west elevation
- The materials, with the brick cladding and the brick and stone detailing (the exterior has been painted)
- On the principal (west) elevation, above the first (ground) floor storefront and entrances (which have been altered), the oriel window in the second storey

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevation.

LOCATION MAP AND PHOTOGRAPH

2441 YONGE STREET



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 2441 Yonge Street.



2441 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2441 YONGE STREET (REASONS FOR INCLUSION)

The property at 2441 Yonge Street is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 2441 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the east side of the street between Broadway and Erskine avenues, the property at 2441 Yonge Street contains a two-storey commercial building that was first recorded in the City Directory in 1916.

Statement of Significance

The property at 2441 Yonge Street has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the band course and corner blocks typical of those dating to the interwar era in North Toronto.

Contextually, the property at 2441 Yonge Street is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue on a prominent "Main Street" in North Toronto. The building at 2441 Yonge Street is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the block between Broadway and Erskine avenues.

Heritage Attributes

The heritage attributes of the commercial building at 2441 Yonge Street are:

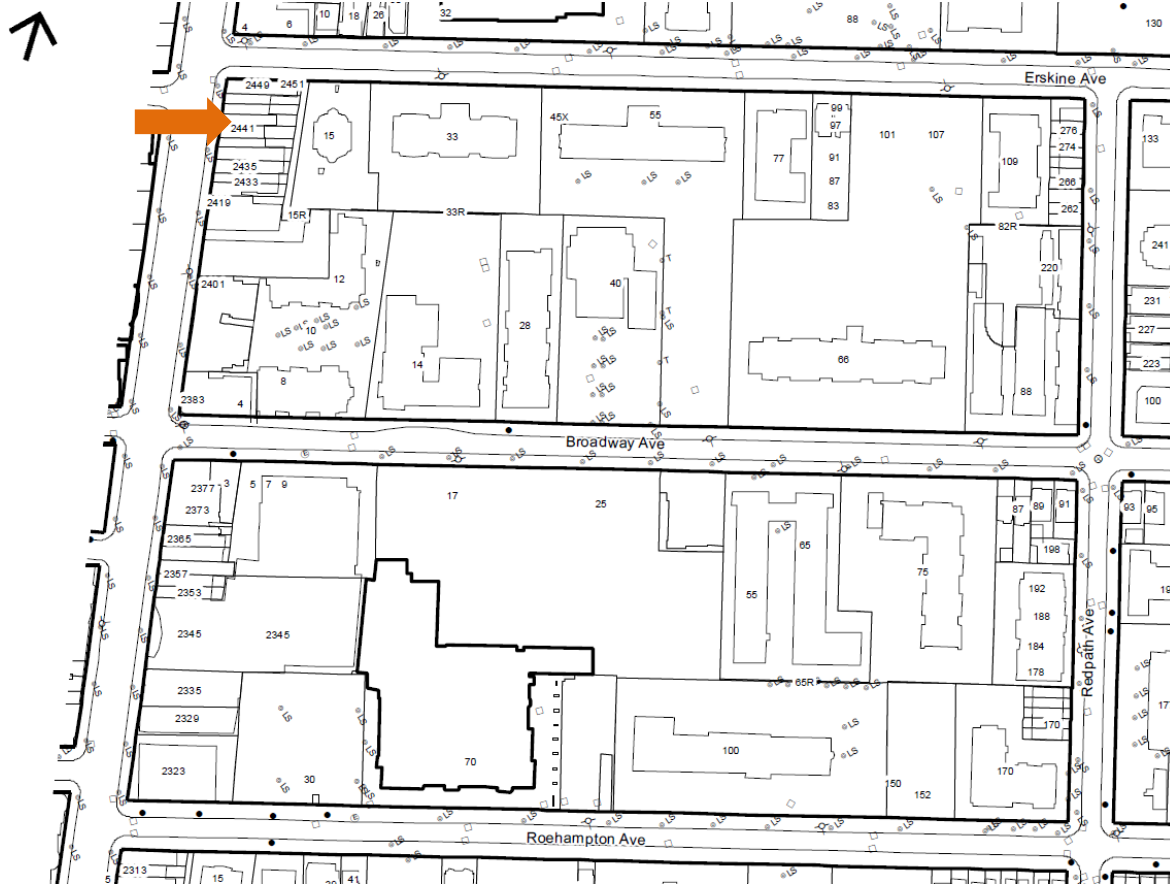
- The setback, placement and orientation of the building on the east side of the street between Broadway and Erskine avenues where it is part of a contiguous row

- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The roofline with the band course and corner blocks on the west elevation
- The materials, with the brick cladding and the brick and stone detailing (the exterior has been painted)
- On the principal (west) elevation, above the first (ground) floor storefront and entrances (which have been altered), the pair of flat-headed window openings with the surrounds incorporating keystones

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH

2443 YONGE STREET



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 2443 Yonge Street.



2443 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2443 YONGE STREET (REASONS FOR INCLUSION)

The property at 2443 Yonge Street is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 2443 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the east side of the street between Broadway and Erskine avenues, the property at 2443 Yonge Street contains a two-storey commercial building that was first recorded in the City Directory in 1921.

Statement of Significance

The property at 2443 Yonge Street has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the brick piers and stone detailing typical of those dating to the interwar era in North Toronto.

Contextually, the property at 2443 Yonge Street is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue on a prominent "Main Street" in North Toronto. The building at 2443 Yonge Street is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the block between Broadway and Erskine avenues.

Heritage Attributes

The heritage attributes of the building at 2443 Yonge Street are:

- The setback, placement and orientation of the building on the east side of the street between Broadway and Erskine avenues where it is part of a contiguous row

- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The roofline with the brick piers on the west elevation
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (west) elevation where, above the first (ground) floor storefront and entrances (which have been altered), the pair of flat-headed window openings with the stone lintels and sills

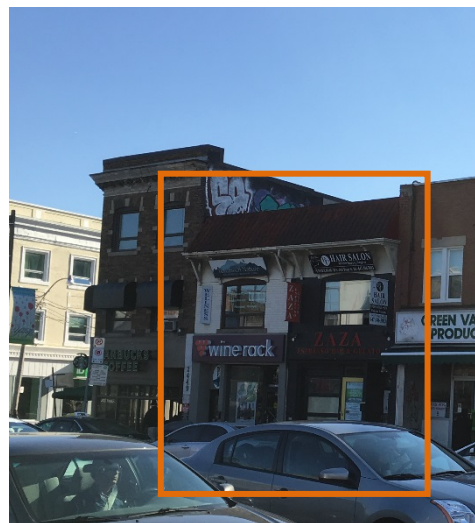
Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH

2445 AND 2447 YONGE STREET



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 2445 and 2447 Yonge Street are outlined.



2445 and 2447 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2445 AND 2447 YONGE STREET (REASONS FOR INCLUSION)

The properties at 2445 and 2447 Yonge Street (including the entrance addresses at 2443½ and 2447½ Yonge Street) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 2445 and 2447 Yonge Street are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the east side of the street between Broadway and Erskine avenues, the properties at 2445 and 2447 Yonge Street contain a pair of two-storey commercial buildings dating to 1916 according to the City Directory.

Statement of Significance

The properties at 2445 and 2447 Yonge Street have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the Spanish Revival styling with the characteristic tiled roofs popular during the interwar era in North Toronto.

Contextually, the properties at 2445 and 2447 Yonge Street are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The buildings at 2445 and 2447 Yonge Street are historically, visually and physically linked to their setting on the east side of the street where they are part of a contiguous row of commercial buildings with a shared setback in the block between Broadway and Erskine avenues.

Heritage Attributes

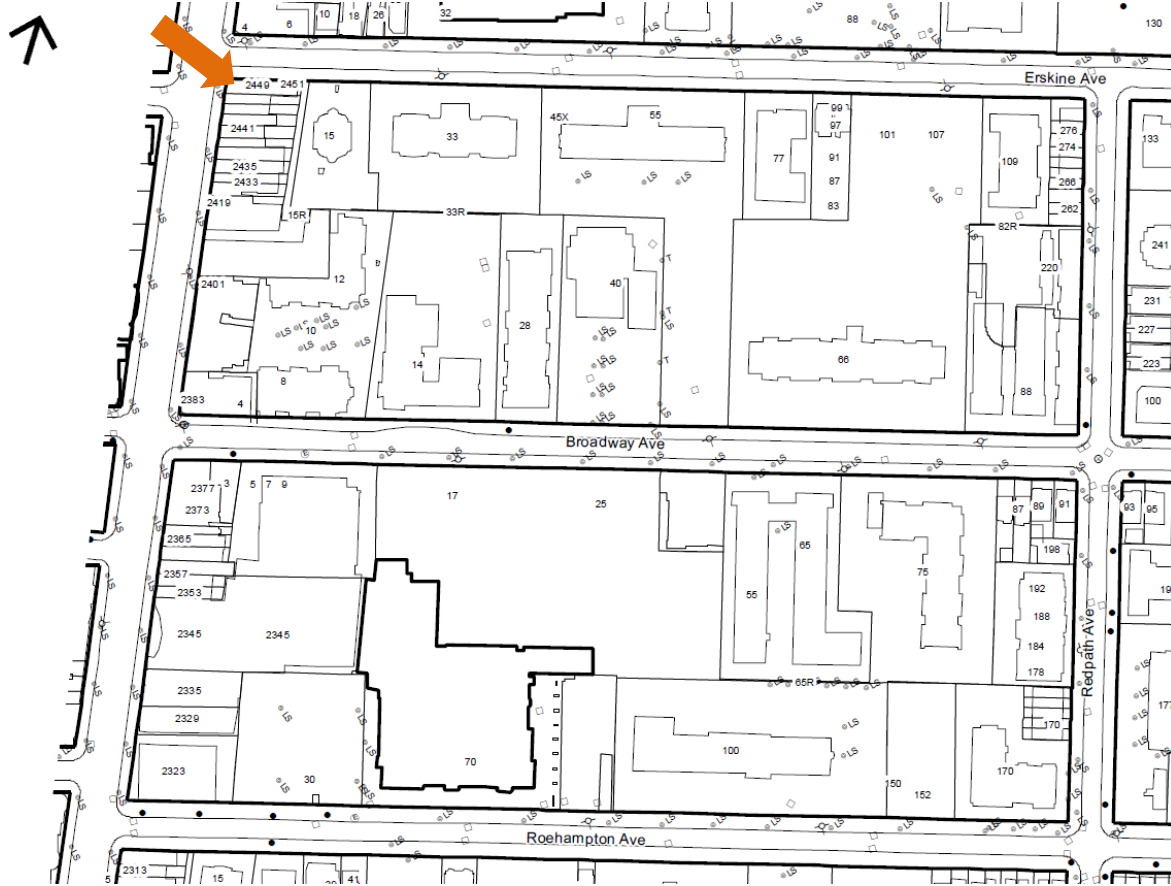
The heritage attributes of the buildings at 2445 and 2447 Yonge Street are:

- The setback, placement and orientation of the buildings on the east side of Yonge Street between Broadway and Erskine avenues where they are part of a contiguous row
- The scale, form and massing of the two-storey buildings with the rectangular-shaped plans
- On the west elevation, the tiled roofline with the wood brackets
- The materials, with the brick cladding with the brick and stone detailing (the exterior has been painted)
- On the principal (west) elevations on Yonge Street, above the first (ground) floor storefronts and entrances (which have been altered), the segmental-arched window opening with the brick flat arch and the stone sill in the second storey of each building

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH

2449 YONGE STREET



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 2449 Yonge Street (including 2451 Yonge Street and 5, 7 and 11 Erskine Avenue).



2449 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2449 YONGE STREET (REASONS FOR INCLUSION)

The property at 2449 Yonge Street (including the entrance addresses at 2451 Yonge Street and 5, 7 and 11 Erskine Avenue) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 2449 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the southeast corner of Erskine Avenue, the property at 2449 Yonge Street contains a three-storey commercial building with apartments in the upper floors that was first recorded in the City Directory in 1923.

Statement of Significance

The property at 2449 Yonge Street has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Block," identified by the three-storey scale, the glazed commercial storefronts with apartments in the upper floors, and the Classical Revival styling typical of those dating to the interwar era in North Toronto. The building is distinguished by chamfered corner and the elaborate cornice with the stone detailing.

Contextually, the property at 2449 Yonge Street is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2449 Yonge Street is historically, visually and physically linked to its setting anchoring the southeast corner of Broadway Avenue at the north end of a contiguous group of commercial buildings with a shared setback in the block between Broadway and Erskine avenues.

Heritage Attributes

The heritage attributes of the building at 2449 Yonge Street are:

- The setback, placement and orientation of the building on the southeast corner of Yonge Street and Erskine Avenue where it is part of a contiguous row
- The scale, form and massing of the three-storey building with the rectangular-shaped plan with the chamfered northwest corner
- The flat roofline with the cornices and brackets on the west and north elevations
- The materials, with the mottled brown brick cladding and the brick and stone detailing
- On the principal (west) elevation on Yonge Street and the north elevation on Broadway Avenue, above the first (ground) floor storefronts and entrances (which have been altered), the segmental-arched window openings in the second and third stories with the brick flat arches and the stone keystones, quoins and sills
- On the north elevation facing Broadway Avenue, the stone surround marking the entrance to the apartments in the upper floors

Note: the south side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (east) elevation, which is viewed from Broadway Avenue and has symmetrically-placed flat-headed window openings without the decorative detailing found on the street elevations.

LOCATION MAP AND PHOTOGRAPH

2453 YONGE STREET



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 2453 Yonge Street (including 2455 Yonge Street and 4 and 6 Erskine Avenue).



2453 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2453 YONGE STREET (REASONS FOR INCLUSION)

The property at 2453 Yonge Street (including the entrance addresses at 2455 Yonge Street and 4 and 6 Erskine Avenue) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 2453 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the northeast corner of Erskine Avenue, the property at 2453 Yonge Street contains a three-storey commercial building with apartments on the second and third floors, which was designed by architect W. H. Mallory, Jr., and first recorded in the City Directory in 1923.

Statement of Significance

The property at 2453 Yonge Street has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Block," identified by the three-storey scale, the glazed commercial storefronts with apartments in the upper floors, and the Classical Revival styling typical of those dating to the interwar era in North Toronto. The building is particularly distinguished by the chambered corner and the elaborate classical detailing with the cornices, segmental-arched pediments and stone embellishments.

Contextually, the property at 2453 Yonge Street is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2453 Yonge Street is historically, visually and physically linked to its setting anchoring the northeast corner of Erskine Avenue at the south end of the contiguous group of commercial buildings with a shared setback in the block between Erskine and Keewatin avenues.

Heritage Attributes

The heritage attributes of the building at 2453 Yonge Street are:

- The setback, placement and orientation of the building on the northeast corner of Yonge Street and Erskine Avenue where it is part of a contiguous row
- The scale, form and massing of the three-storey building with the rectangular-shaped plan and the chamfered southwest corner
- The flat roofline with the cornice, the segmental-arched pediments, and the stone panels on the west and south elevations and the southwest corner (the cornice wraps around the corner of the north elevation, which has quoined detailing)
- The materials, with the brick cladding and the brick and stone detailing (the exterior has been painted)
- On the west and south elevations and the southwest corner, above the first (ground) floor storefronts and entrances (which have been altered), the flat-headed window openings with stone surrounds, and the brick panels with the stone cornerstones separating the second and third stories

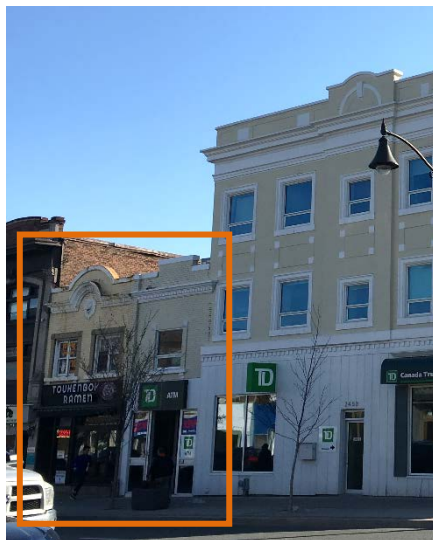
Note: the north side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (east) elevation or the two-storey east wing.

LOCATION MAP AND PHOTOGRAPH

2457 AND 2459 YONGE STREET



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 2457 Yonge Street and 2459 Yonge Street (including 2461 Yonge Street) are outlined.



2457 and 2459 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2457 AND 2459 YONGE STREET (REASONS FOR INCLUSION)

The properties at 2457 and 2459 Yonge Street (including the entrance address at 2461 Yonge Street) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 2457 and 2459 Yonge Street are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the east side of the street between Erskine and Keewatin avenues, the properties at 2457 and 2459 Yonge Street contain a pair of two-storey commercial buildings dating to 1916 according to the City Directory.

Statement of Significance

The properties at 2457 and 2459 Yonge Street have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing typical of those dating to the interwar era in North Toronto. The buildings are particularly distinguished by the stepped and segmental-arched parapets.

Contextually, the properties at 2457 and 2459 Yonge Street are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The buildings at 2457 and 2459 Yonge Street are historically, visually and physically linked to their setting on the east side of the street where they are part of a contiguous row of commercial buildings with a shared setback in the block between Erskine and Keewatin avenues.

Heritage Attributes

The heritage attributes of the buildings at 2457 and 2459 Yonge Street are:

- The setback, placement and orientation of the buildings on the east side of Yonge Street between Erskine and Keewatin avenues where they are part of a contiguous row
- The scale, form and massing of the pair of two-storey buildings with the rectangular-shaped plans
- The rooflines with the dentilled cornice on the west elevations of both buildings, the stepped parapet on 2457 Yonge, and the segmental-arched parapet and the stone medallion on 2459 Yonge
- The materials, with the brick cladding and the brick and stone detailing (the exteriors have been painted)
- On the principal (west) elevations, above the first (ground) floor storefronts and entrances (which have been altered), the single flat-headed window opening on 2457 Yonge Street and the pair of flat-headed window openings on 2459 Yonge Street with the brick surrounds and the stone corner blocks and corbelled sills

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH

2463-2473 YONGE STREET



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 2463-2473 Yonge Street are outlined.



2463-2473 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2463-2473 YONGE STREET (REASONS FOR INCLUSION)

The properties at 2463-2473 Yonge Street (including the entrance addresses at 2467 and 2469 Yonge Street) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 2463-2473 Yonge Street are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the east side of the street between Erskine and Keewatin avenues, the properties at 2463-2473 Yonge Street contain a row of four three-storey commercial buildings with apartments on the upper floors that were first recorded in the City Directory in 1916.

Statement of Significance

The properties at 2463-2473 Yonge Street have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Blocks," identified by the three-storey scale, the glazed commercial storefronts with apartments in the upper floors, and the Classical Revival styling typical of those dating to the interwar era in North Toronto. The buildings are particularly distinguished by the segmental-arched arcade beneath the stepped parapets.

Contextually, the properties at 2463-2473 Yonge Street are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The buildings at 2463-2473 Yonge Street are historically, visually and physically linked to their setting on the east side of the street where they are part of a contiguous row of commercial buildings with a shared setback in the block between Erskine and Keewatin avenues.

Heritage Attributes

The heritage attributes of the buildings at 2463-2473 Yonge Street are:

- The setback, placement and orientation of the buildings on the east side of Yonge Street, north of Erskine Avenue where they are part of a contiguous row
- The scale, form and massing of the row of four three-storey buildings with the rectangular-shaped plans
- The rooflines with the stepped parapets separated by stone detailing, and the piers and cornices along the west elevations
- The materials, with the brown brick cladding and the brick and stone detailing
- On the principal (west) elevations, above the first (ground) floor storefronts and entrances (which have been altered), the two-storey stone arcade with the keystones that is separated by piers with classical detailing and organizes the large tripartite window openings that are flat-headed in the second storey and segmental-arched in the third storey

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH

2501 YONGE STREET



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 2501 Yonge Street.



2501 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2501 YONGE STREET (REASONS FOR INCLUSION)

The property at 2501 Yonge Street (including the entrance addresses at 2499, 2503 and 2505 Yonge Street) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 2501 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the east side of the street between Erskine and Keewatin avenues, the property at 2501 Yonge Street contains a pair of two-storey commercial buildings dating to 1916 according to the City Directory.

Statement of Significance

The property at 2501 Yonge Street has cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing typical of those dating to the interwar era in North Toronto. The buildings are particularly distinguished by the triangular parapets and corbelled brickwork.

Contextually, the property at 2510 Yonge Street is valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The buildings at 2501 Yonge Street are historically, visually and physically linked to their setting on the east side of the street where they are part of a contiguous row of commercial buildings with a shared setback in the block between Erskine and Keewatin avenues.

Heritage Attributes

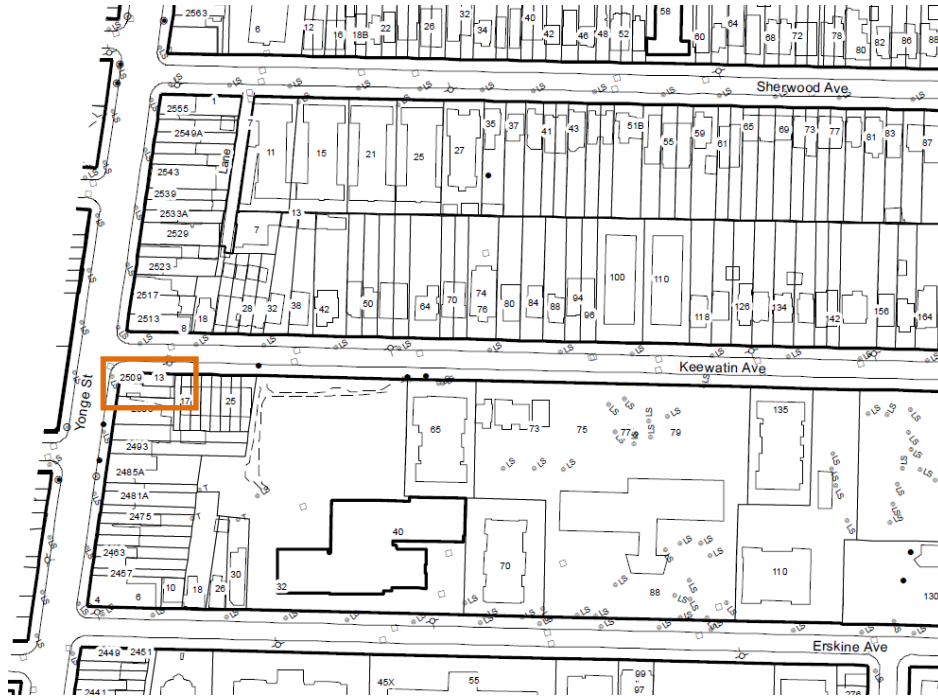
The heritage attributes of the buildings at 2501 Yonge Street are:

- The setback, placement and orientation of the buildings on the east side of Yonge Street between Erskine and Keewatin avenues where they are part of a contiguous row
- The scale, form and massing of the pair of two-storey buildings with the rectangular-shaped plans
- The rooflines with the triangular parapets and the corbelled brickwork on the west elevations
- The materials, with the brick cladding and the brick and stone detailing (the exteriors have been painted)
- The principal (west) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), the second storey of each building has two flat-headed window openings with brick flat arches and stone sills

Note: the north and south elevations adjoin the neighbouring buildings, and no heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH

2507 AND 2509 YONGE STREET



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 2507 Yonge Street and 2509 Yonge Street (including 7 and 13 Keewatin Avenue) are outlined.



2507-2509 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2507 AND 2509 YONGE STREET (REASONS FOR INCLUSION)

The properties at 2507 and 2509 Yonge Street (including the entrance addresses at 7 and 13 Keewatin Avenue) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 2507 and 2509 Yonge Street are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the southeast corner of Keewatin Avenue, the properties at 2507 and 2509 Yonge Street contain a pair of three-storey commercial buildings with apartments in the upper stories dating to 1916 according to the City Directory.

Statement of Significance

The properties at 2507 and 2509 Yonge Street have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Blocks," identified by the three-storey scale, the glazed commercial storefronts with apartments in the upper floors, and the Classical Revival styling typical of those dating to the interwar era in North Toronto.

Contextually, the properties at 2507 and 2509 Yonge Street are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The buildings at 2507 and 2509 Yonge Street are historically, visually and physically linked to their setting anchoring the southeast corner of Keewatin Avenue at the north end of the contiguous group of commercial buildings with a shared setback in the block between Erskine and Keewatin avenues.

Heritage Attributes

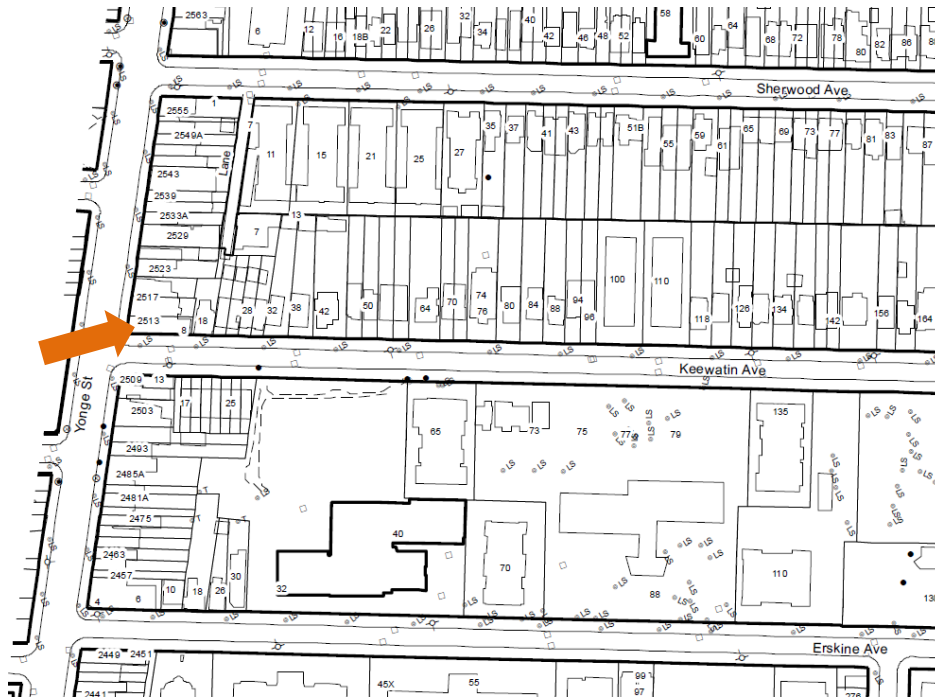
The heritage attributes of the buildings at 2507 and 2509 Yonge Street are:

- The setback, placement and orientation of the buildings on the southeast corner of Yonge Street and Keewatin Avenue where they are part of a contiguous row
- The scale, form and massing of the three-storey buildings with the rectangular-shaped plans
- The flat rooflines with the parapets on the west elevations and the chimney on the north end of the building at 2509 Yonge Street (the detailing on the building at 2507 Yonge Street is currently concealed by the over cladding)
- The materials, with the brick cladding and the brick and stone detailing (the exterior of 2509 Yonge Street has been painted and the exterior of 2507 Yonge Street has been over clad)
- On the principal (west) elevation on Yonge Street and the north elevation on Keewatin Avenue, above the first (ground) floor storefronts and entrances (which have been altered), the segmental-arched window openings in the second and third stories with the brick flat arches and the stone keystones and sills (the window detailing is currently concealed on the building at 2507 Yonge Street, which has been over clad)

Note: the south side elevation of the building at 2507 Yonge Street adjoins the neighbouring building. The rear (east) elevations and wings, with the latter viewed from Keewatin Avenue, are not identified as heritage attributes.

LOCATION MAP AND PHOTOGRAPH

2511 YONGE STREET



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 2511 Yonge Street (including 2511-2513 and 2513 Yonge Street and 2, 4, 6, 8 and 12 Keewatin Avenue).



2511 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2511 YONGE STREET (REASONS FOR INCLUSION)

The property at 2511 Yonge Street (including the entrance addresses at 2511-2513 Yonge Street and 4, 6, 8 and 12 Keewatin) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 2511 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the northeast corner of Keewatin Avenue, the property at 2511 Yonge Street contains a two-storey commercial building that was first recorded in the City Directory in 1916.

Statement of Significance

The property at 2511 Yonge Street has cultural heritage value for the design of the commercial building as a representative example of "Main Street Row" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing typical of those dating to the interwar era in North Toronto. The building is particularly distinguished by the chamfered corner, large cornice, and stone embellishments.

Contextually, the property at 2511 Yonge Street is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2511 Yonge Street is historically, visually and physically linked to its setting on the northeast corner of Keewatin Avenue at the south end of the contiguous group of commercial buildings with a shared setback in the block between Keewatin and Sherwood avenues.

Heritage Attributes

The heritage attributes of the building at 2511 Yonge Street are:

- The setback, placement and orientation of the building on the northeast corner of Yonge Street and Keewatin Avenue where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan and the chamfered southwest corner
- The flat roofline with the cornices that extend across the west and south elevations and the southwest corner, and the brick piers with the stone embellishments
- The materials, with the red brick cladding and the brick and stone detailing
- On the west and south elevations and the southwest corner, above the first (ground) floor storefronts and entrances (which have been altered, apart from the cornice on the south elevation), the segmental-arched window openings with the brick flat arches and stone sills

Note: the north side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (east) elevation.

LOCATION MAP AND PHOTOGRAPH

2515 YONGE STREET



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 2515 Yonge Street (including 2517 Yonge Street).



2515 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2515 YONGE STREET (REASONS FOR INCLUSION)

The property at 2515 Yonge Street (including the entrance addresses at 2517 Yonge Street) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 2515 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the east side of the street between Keewatin and Sherwood avenues, the property at 2515 Yonge Street contains a three-storey commercial building with apartments in the upper floors that was first recorded in the City Directory in 1924.

Statement of Significance

The property at 2515 Yonge Street has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Block," identified by the three-storey scale, the glazed commercial storefronts with apartments in the upper floors, and the Classical Revival styling typical of those dating to the interwar era in North Toronto. The building is particularly distinguished by its classical detailing with the large cornice and the stone band courses.

Contextually, the property at 2515 Yonge Street is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2515 Yonge Street is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the block between Keewatin and Sherwood avenues.

Heritage Attributes

The heritage attributes of the commercial building at 2515 Yonge Street are:

- The setback, placement and orientation of the building on the east side of Yonge Street between Keewatin and Sherwood avenues where it is part of a contiguous row
- The scale, form and massing of the three-storey building with the rectangular-shaped plan
- The roofline with the cornice on the west elevation
- The materials, with the red brick cladding and the brick and stone detailing
- The principal (west) elevation where, above the first (ground) floor storefronts and entrances (which have been altered), the trio of flat-headed window openings in the second and third stories with the continuous stone sills, and the band course connecting the second-storey window heads

Note: parts of the north and south elevations are visible above the neighbouring buildings, which they adjoin. No heritage attributes are identified on the rear (east) elevation.

LOCATION MAP AND PHOTOGRAPH

2547 YONGE STREET



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 2547 Yonge Street.



2547 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2547 YONGE STREET (REASONS FOR INCLUSION)

The property at 2547 Yonge Street is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 2547 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the east side of the street between Keewatin and Sherwood avenues, the property at 2547 Yonge Street contains a two-storey commercial building that was first recorded in the City Directory in 1923.

Statement of Significance

The property at 2547 Yonge Street has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era in North Toronto.

Contextually, the property at 2547 Yonge Street is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2547 Yonge Street is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the block between Keewatin and Sherwood avenues.

Heritage Attributes

The heritage attributes of the building at 2547 Yonge Street are:

- The setback, placement and orientation of the building on the east side of the street between Keewatin and Sherwood avenues where it is part of a contiguous row

- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The roofline with the cornice and corbelled brickwork on the west elevation
- The materials, with the red brick cladding and the brick and stone detailing
- On the principal (west) elevation, above the first (ground) floor storefront and entrances (which have been altered), the pair of segmental-arched window openings with the brick flat arches and the stone sills in the second storey

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH

2549 YONGE STREET



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 2549 Yonge Street.



2549 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2549 YONGE STREET (REASONS FOR INCLUSION)

The property at 2549 Yonge Street (including the entrance address at 2549A Yonge Street) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 2549 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the east side of the street between Keewatin and Sherwood avenues, the property at 2549 Yonge Street contains a two-storey commercial building that was first recorded in the City Directory in 1916.

Statement of Significance

The property at 2549 Yonge Street has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing typical of those dating to the interwar era in North Toronto. The building is particularly distinguished by the stepped parapet and the distinctive oriel window.

Contextually, the property at 2549 Yonge Street is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2549 Yonge Street is historically, visually and physically linked to its setting on the east side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the block between Keewatin and Sherwood avenues.

Heritage Attributes

The heritage attributes of the commercial building at 2549 Yonge Street are:

- The setback, placement and orientation of the building on the east side of the street between Keewatin and Sherwood avenues where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The roofline with the stepped parapet, piers and corbelled brickwork on the west elevation
- The materials, with the brick cladding and the brick and stone detailing (the exterior has been painted)
- On the principal (west) elevation, above the first (ground) floor storefront and entrances (which have been altered), the oriel window in the second storey

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH

2555 YONGE STREET



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 2555 Yonge Street (including 2557 Yonge Street and 1 Sherwood Avenue).



2555 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2555 YONGE STREET (REASONS FOR INCLUSION)

The property at 2555 Yonge Street (including the entrance addresses at 2557 Yonge Street & 1 Sherwood Avenue) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 2555 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the southeast corner of Sherwood Avenue, the property at 2555 Yonge Street contains a two-storey commercial building that was first recorded in the City Directory in 1916.

Statement of Significance

The property at 2555 Yonge Street has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the stepped parapet typical of those dating to the interwar era in North Toronto.

Contextually, the property at 2555 Yonge Street is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2555 Yonge Street is historically, visually and physically linked to its setting on the southeast corner of Sherwood Avenue at the north end of the contiguous group of commercial buildings with a shared setback in the block between Keewatin and Sherwood avenues.

Heritage Attributes

The heritage attributes of the building at 2555 Yonge Street are:

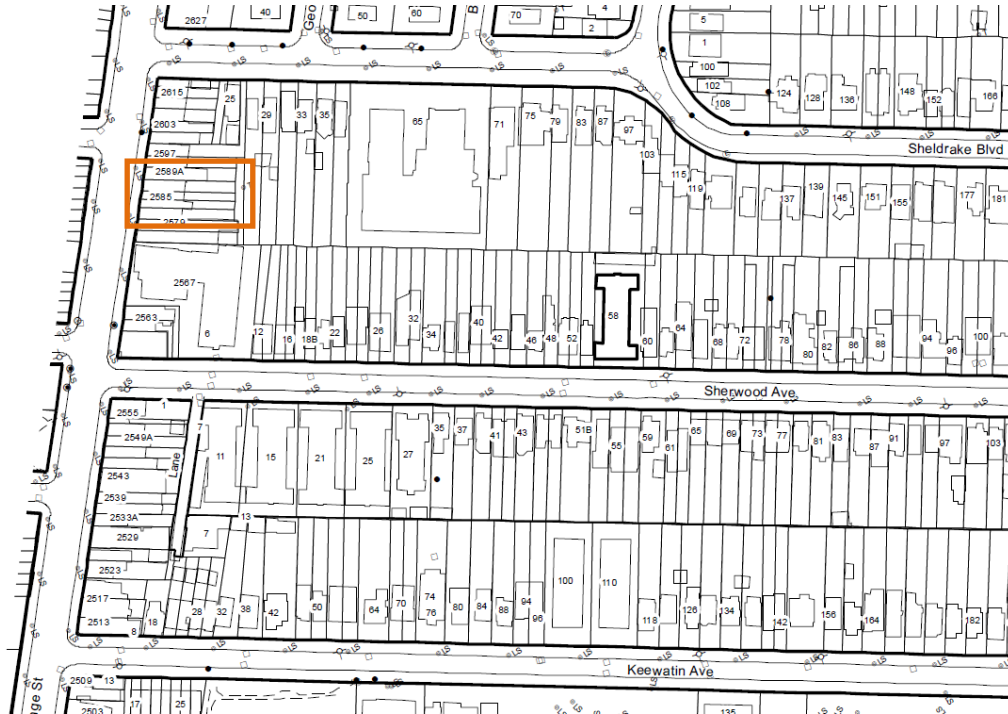
- The setback, placement and orientation of the building on the southeast corner of Yonge Street and Sherwood Avenue where it is part of a contiguous row

- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the stepped parapet and piers on the west elevation
- The materials, with the brick cladding and the brick and stone detailing (the exterior has been painted)
- On the principal (west) elevation on Yonge Street, above the first (ground) floor storefront and entrances (which have been altered), the pair of flat-headed window openings with the brick detailing in the second storey
- On the north elevation facing Sherwood Avenue, the randomly-placed flat-headed and segmental-arched openings

Note: the south side elevation adjoins the neighbouring building. The rear (east) elevation, which is viewed from Sherwood Avenue, is not identified as a heritage attribute.

LOCATION MAP AND PHOTOGRAPH

2581-2589 YONGE STREET



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 2581-2589 Yonge Street are outlined.



2581-2589 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2581-2589 YONGE STREET (REASONS FOR INCLUSION)

The properties at 2581-2589 Yonge Street (including the convenience addresses at 2583, 2583A, 2587A and 2587B Yonge Street) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 2581-2589 Yonge Street are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the east side of the street between Sherwood Avenue and Sheldrake Boulevard, the properties at 2581-2589 Yonge Street contain a row of five three-storey commercial buildings with apartments in the upper stories that were first recorded in the City Directory in 1923. While part of this group, the property at 2579 Yonge Street is not identified for inclusion on the City's Heritage Register because of the alterations that have impacted the integrity of the building.

Statement of Significance

The properties at 2581-2589 Yonge Street have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Blocks," identified by the three-storey scale, the glazed commercial storefronts with apartments in the upper floors, and the Classical Revival styling typical of those dating to the interwar era in North Toronto. The buildings are particularly distinguished by the classical detailing with the cornices and corbelled brickwork.

Contextually, the properties at 2581-2589 Yonge Street are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The buildings at 2581-2589 Yonge Street are historically, visually and physically linked to their setting on the east side of the street where they are part of a contiguous row of commercial buildings with a shared setback in the block between Sherwood Avenue and Sheldrake Boulevard.

Heritage Attributes

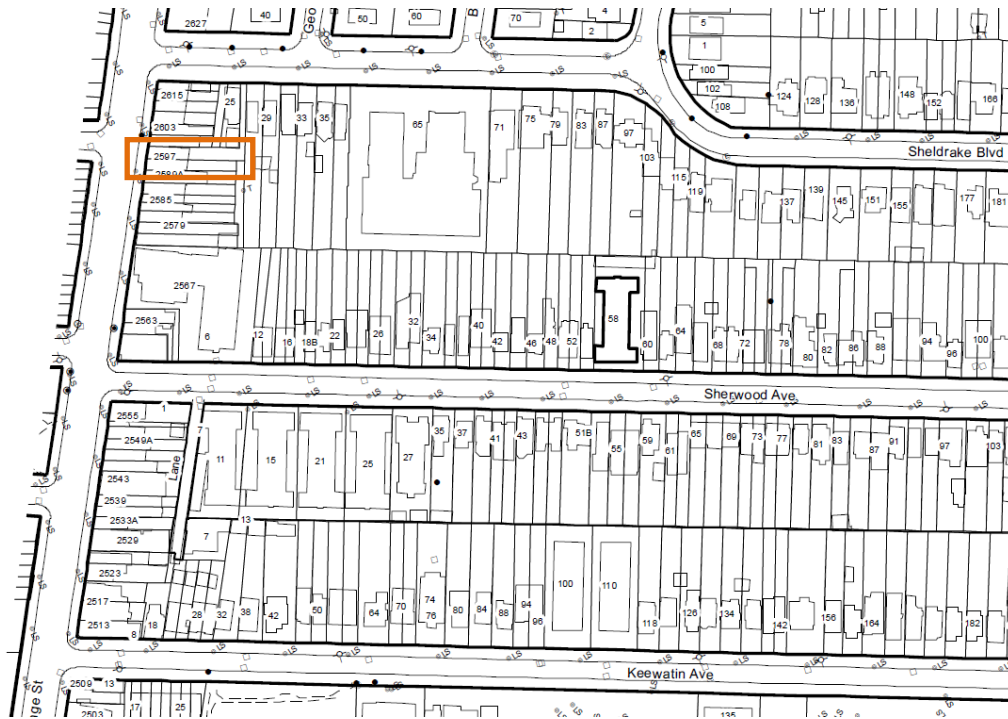
The heritage attributes of the buildings at 2581-2589 Yonge Street are:

- The setback, placement and orientation of the five buildings on the east side of Yonge Street between Sherwood Avenue and Shel Drake Boulevard where they are part of a contiguous row
- The scale, form and massing of the five three-storey buildings with the rectangular-shaped plans
- The flat rooflines with the cornices and corbelled brickwork on the west elevations, and the brick piers separating the buildings
- The materials, with the brown brick cladding and the brick and stone detailing
- The principal (west) elevations where, above the first (ground) floor storefronts and entrances (which have been altered), the second and third stories of each building have pairs of flat-headed window openings with brick flat arches and stone sills

Note: the north and south elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH

2591 AND 2597 YONGE STREET



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 2591-2597 Yonge Street are outlined.



2591 and 2597 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2591 AND 2597 YONGE STREET (REASONS FOR INCLUSION)

The properties at 2591 and 2597 Yonge Street (including the entrance addresses at 2593 and 2595 Yonge Street) are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 2591 and 2597 Yonge Street are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the east side of the street between Sherwood Avenue and Sheldrake Boulevard, the properties at 2591 and 2597 Yonge Street contain a pair of three-storey commercial buildings with apartments in the upper floors dating to 1916 according to the City Directory.

Statement of Significance

The properties at 2591 and 2597 Yonge Street have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Blocks," identified by the three-storey scale, the glazed commercial storefronts with apartments in the upper floors, and the Classical Revival styling typical of those dating to the interwar era in North Toronto. The buildings are particularly distinguished by the pairs of two-storey bay windows.

Contextually, the properties at 2591 and 2597 Yonge Street are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The buildings at 2591 and 2597 Yonge Street are historically, visually and physically linked to their setting on the east side of the street where they are part of a contiguous row of commercial buildings with a shared setback in the block between Sherwood Avenue and Sheldrake Boulevard.

Heritage Attributes

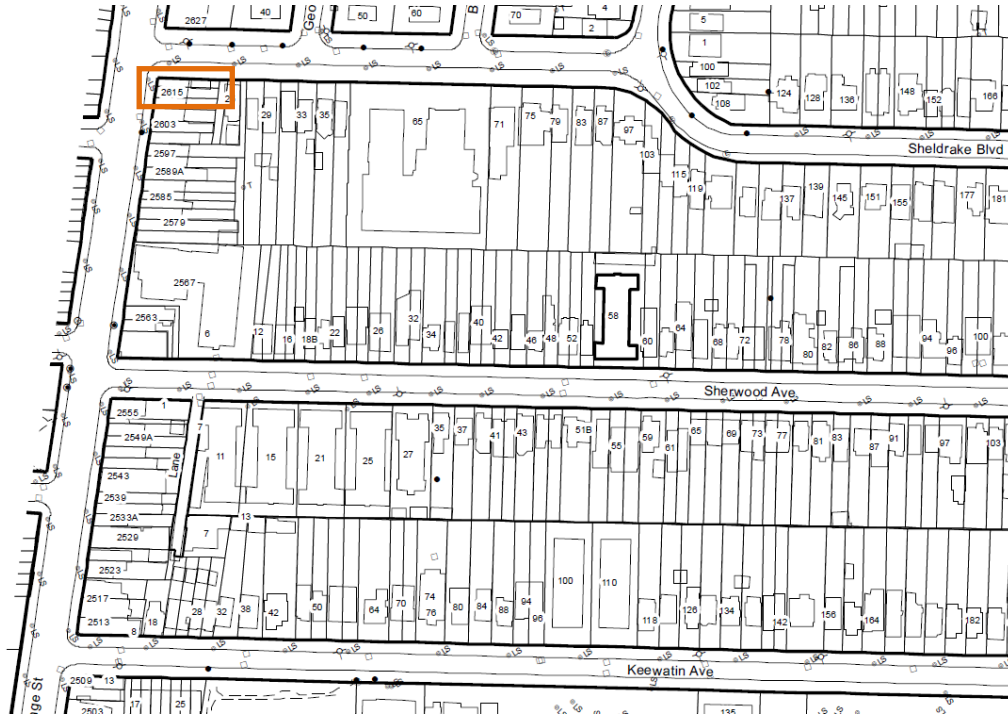
The heritage attributes of the commercial buildings at 2591 and 2597 Yonge Street are:

- The setback, placement and orientation of the buildings on the east side of Yonge Street between Sherwood Avenue and Shel Drake Boulevard where they are part of a contiguous row
- The scale, form and massing of the pair of three-storey buildings with the rectangular-shaped plans
- The flat rooflines with the parapets and cornices on the west elevations, and the brick piers separating the buildings
- The materials, with the brown brick cladding and the brick and stone detailing
- On the principal (west) elevations, above the first (ground) floor storefronts and entrances (which have been altered), the pair of bay windows in the second and third stories of each building

Note: the north and south elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (east) elevations.

LOCATION MAP AND PHOTOGRAPH

2615 AND 2619 YONGE STREET



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 2615 Yonge Street and 2619 Yonge Street are outlined.



2615 and 2619 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2615 AND 2619 YONGE STREET (REASONS FOR INCLUSION)

The properties at 2615 and 2619 Yonge Street are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 2615 and 2619 Yonge Street are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the southeast corner of Sheldrake Boulevard, the properties at 2615 and 2619 Yonge Street contain a pair of two-storey commercial buildings dating to 1916 according to the City Directory.

Statement of Significance

The properties at 2615 and 2619 Yonge Street have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with the corbelled brickwork typical of those dating to the interwar era in North Toronto.

Contextually, the property at 2615 and 2619 Yonge Street is valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The buildings at 2615 and 2619 Yonge Street are historically, visually and physically linked to their setting on the southeast corner of Sherwood Avenue at the north end of the contiguous group of commercial buildings with a shared setback in the block between Sherwood Avenue and Sheldrake Boulevard.

Heritage Attributes

The heritage attributes of the buildings at 2615 and 2619 Yonge Street are:

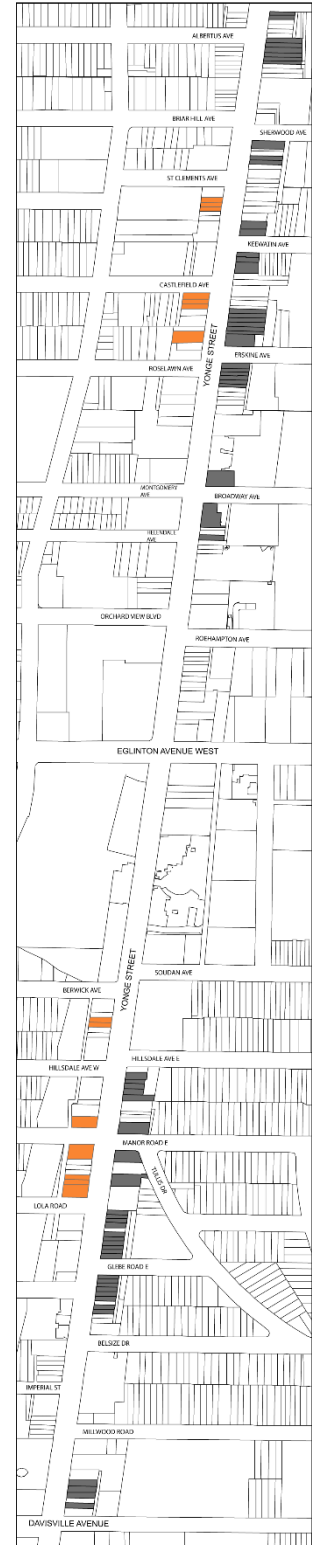
- The setback, placement and orientation of the buildings on the southeast corner of Yonge Street and Sheldrake Boulevard where they are part of a contiguous row
- The scale, form and massing of the pair of two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the corbelled brickwork and brackets on the west elevations
- The materials, with the brick cladding and the brick and stone detailing (the exteriors have been painted)
- On the principal (west) elevation on Yonge Street, above the first (ground) floor storefronts and entrances (which have been altered), the single oriel window in the second storey of each building
- On the building at 2619 Yonge Street, the north elevation facing Sheldrake Boulevard where the flat-headed window openings have stone labels and corbelled sills

Note: the south side elevation of 2615 Yonge Street adjoins the neighbouring building. The rear (east) elevations and wings, which are viewed from Sheldrake Boulevard, are not identified as heritage attributes.

YONGE STREET WEST SIDE

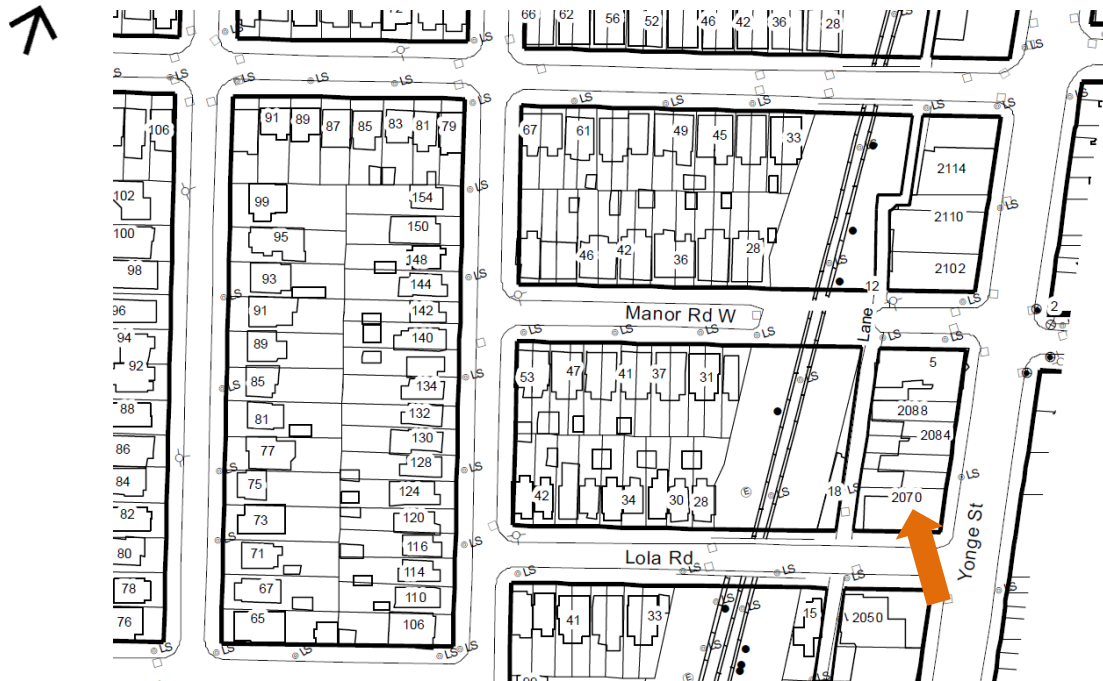
2066 Yonge Street
2072-2076 Yonge Street
2094 Yonge Street
2100 Yonge Street
2150 and 2152 Yonge Street
2468 Yonge Street
2476 Yonge Street
2482 Yonge Street
2488 Yonge Street
2520-2528 Yonge Street

RECOMMENDED LISTING MIDTOWN IN FOCUS - YONGE STREET



LOCATION MAP AND PHOTOGRAPH

2066 YONGE STREET



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 2066 Yonge Street (including 2070 Yonge Street and 2 Lola Road).



2066 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2066 YONGE STREET (REASONS FOR INCLUSION)

The property at 2066 Yonge Street (including the entrance addresses at 2070 Yonge Street and 2 Lola Road) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 2066 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the northwest corner of Lola Road, the property at 2066 Yonge Street contains a two-storey commercial building with apartments in the upper floor that was first recorded in the City Directory in 1929.

Statement of Significance

The property at 2066 Yonge Street has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the Tudor Revival styling popular during the interwar era in North Toronto. It is distinguished by its decorative detailing, including the distinctive gables containing wood strapwork.

Contextually, the property at 2066 Yonge Street is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2066 Yonge Street is historically, visually and physically linked to its setting on the northwest corner of Lola Road at the south end of the contiguous group of commercial buildings with a shared setback in the block between Lola Road and Manor Road West.

Heritage Attributes

The heritage attributes of the building at 2066 Yonge Street are:

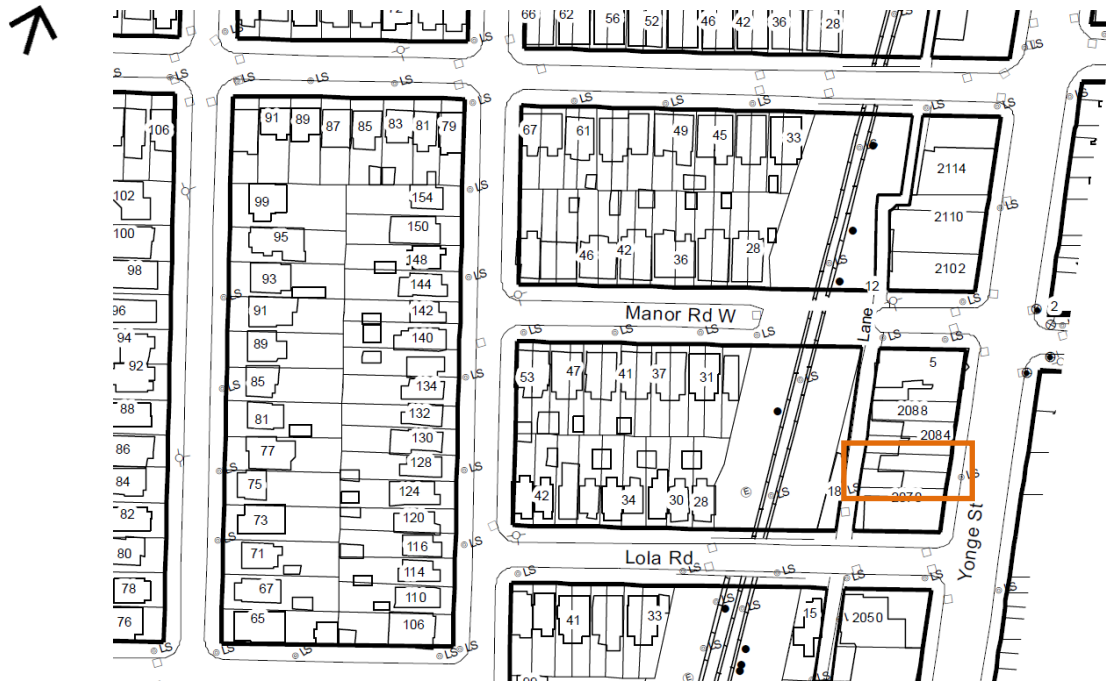
- The setback, placement and orientation of the building on the northwest corner of Yonge Street and Lola Road where it is part of a contiguous row

- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline, which is extended on the east and south ends by truncated hipped roofs with single gables containing wood strapwork, brackets, and wood detailing (including the kingpost in the south gable) that extends to the window openings directly below
- The materials, with the mottled brown brick cladding in the first floor (which has been painted), the wood cladding and strapwork in the upper storey, and the wood detailing
- On the east elevation on Yonge Street and the south elevation on Lola Road, above the first (ground) floor storefront and entrances (which have been altered), the symmetrically-placed flat-headed window openings

Note: the north side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (west) elevation, which is viewed from Lola Road.

LOCATION MAP AND PHOTOGRAPH

2072-2076 YONGE STREET



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 2072-2076 Yonge Street are outlined.



2072-2076 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2072-2076 YONGE STREET (REASONS FOR INCLUSION)

The properties at 2072-2076 Yonge Street (including the entrance address at 2074 Yonge Street) are worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 2072-2076 Yonge Street are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the west side of the street between Lola Road and Manor Road West, the properties at 2072-2076 Yonge Street contain a pair of two-storey commercial buildings dating to 1928 according to the City Directory.

Statement of Significance

The properties at 2072-2076 Yonge Street have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with corbelled brickwork typical of those dating to the interwar era in North Toronto.

Contextually, the properties at 2072-2076 Yonge Street are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The buildings at 2072-2076 Yonge Street are historically, visually and physically linked to their setting on the west side of the street where they are part of a contiguous row of commercial buildings with a shared setback in the block between Lola Road and Manor Road West.

Heritage Attributes

The heritage attributes of the buildings at 2072-2076 Yonge Street are:

- The setback, placement and orientation of the buildings on the west side of Yonge Street between Lola Road and Manor Road West where they are part of a contiguous row

- The scale, form and massing of the two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the corbelled brickwork and the piers on the east elevations
- The materials, with the brick cladding and detailing (the exteriors have been painted)
- On the principal (east) elevations on Yonge Street, above the first (ground) floor storefronts and entrances (which have been altered), the pair of flat-headed window openings with the brick detailing in the second storey of each building

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (west) elevation.

LOCATION MAP AND PHOTOGRAPH

2094 YONGE STREET



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 2094 Yonge Street (including 2092 and 2098 Yonge Street and 5 Manor Road West).



2094 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2094 YONGE STREET (REASONS FOR INCLUSION)

The property at 2094 Yonge Street (including the entrance addresses at 2092 and 2098 Yonge Street and 5 Manor Road West) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 2094 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the southwest corner of Manor Road West, the property at 2094 Yonge Street contains a three-storey commercial building with apartments in the upper floor that was first recorded in the City Directory in 1932.

Statement of Significance

The property at 2094 Yonge Street has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Block," identified by the three-storey scale, the glazed commercial storefronts with apartments in the upper floors, and the elaborate Tudor Revival styling typical of those dating to the interwar era in North Toronto. With its corner setting, the building is particularly distinguished by its decorative detailing, including the distinctive gables containing strapwork.

Contextually, the property at 2094 Yonge Street is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road as a prominent "Main Street" in North Toronto. The building at 2094 Yonge Street is historically, visually and physically linked to its setting anchoring the southwest corner of Manor Road West at the north end of a contiguous group of commercial buildings in the block between Lola Road and Manor Road West.

Heritage Attributes

The heritage attributes of the building at 2094 Yonge Street are:

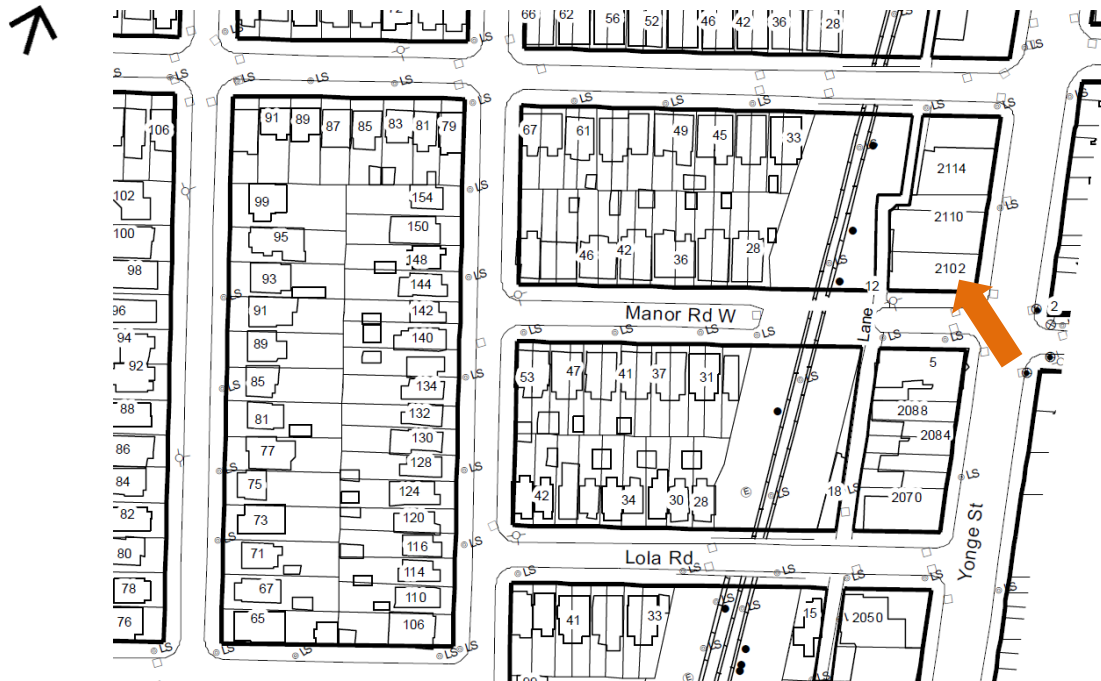
- The setback, placement and orientation of the building on the southwest corner of Yonge Street and Manor Road West where it is part of a contiguous row

- The scale, form and massing of the three-storey building with the rectangular-shaped plan
- The flat roofline, which is extended on the east and north ends by truncated hipped roofs with single gables containing wood strapwork and brackets
- The materials, with the mottled brown brick cladding in the first two stories, the stucco cladding in the third storey, and the brick, stone and wood detailing
- On the east elevation on Yonge Street and the north elevation on Manor Road West, above the first (ground) floor storefronts and entrances (which have been altered), the symmetrically-placed tripartite, double and single flat-headed window openings
- The detailing on the window openings, with the brick flat arches and stone sills in the first two stories and the brick surrounds with quoins in the third storey
- On the east and north elevations, the brick quoins on the corners and the decorative brick embellishments in the third storey
- On the north elevation facing Manor Road West, the entrance to the apartment buildings, which is placed in a stone surround with a name plate reading “Manor Arms”
- At the south end, the two-storey wing at 2092 Yonge, with the complementary cladding, the parapet with brick and stucco detailing, and the single flat-headed window opening in the second floor

Note: the south side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (west) elevation.

LOCATION MAP AND PHOTOGRAPH

2100 YONGE STREET



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 2100 Yonge Street (including 2102 and 2104 Yonge Street and 8 and 12 Manor Road West).



2100 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2100 YONGE STREET (REASONS FOR INCLUSION)

The property at 2100 Yonge Street (including the entrance addresses at 2102 and 2104 Yonge Street and 8 and 12 Manor Road West) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 2100 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the northwest corner of Manor Road West, the property at 2100 Yonge Street contains a large two-storey commercial building with apartments in the upper floor that was first recorded in the City Directory in 1916.

Statement of Significance

The property at 2100 Yonge Street has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing typical of those dating to the interwar era in North Toronto. It is distinguished by its corner location and classical embellishments that include the stone surround on the entrance to the apartments.

Contextually, the property at 2100 Yonge Street is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2100 Yonge Street is historically, visually and physically linked to its setting on the northwest corner of Manor Road West at the south end of the contiguous group of commercial buildings with a shared setback in the block between Manor Road West and Hillsdale Avenue West.

Heritage Attributes

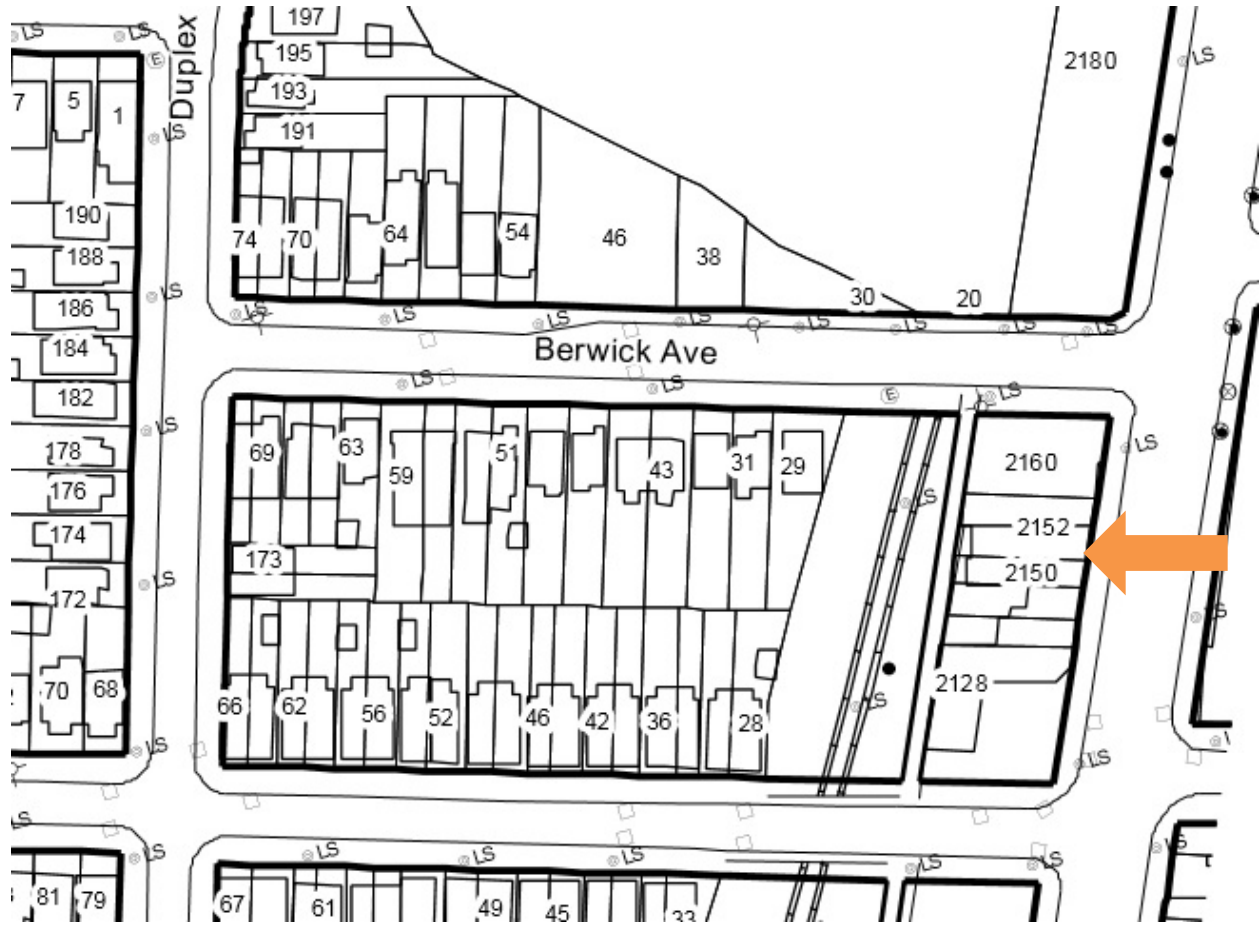
The heritage attributes of the building at 2100 Yonge Street are:

- The setback, placement and orientation of the building on the northwest corner of Yonge Street and Manor Road West where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the corbelled brickwork along the east and south elevations
- The materials, with the buff brick cladding and the brick and stone detailing, including the brick quoins on the corners
- On the east elevation on Yonge Street, above the first (ground) floor storefronts and entrances (which have been altered), the stone cornice that wraps around the south corner
- On the east and south elevations, the fenestration in the second storey, with the symmetrically-placed tripartite, double and single flat-headed window openings with the stone sills and the continuous stone band course connecting the window heads
- On the south elevation, the recessed entrance set in the decorative stone surround

Note: the north side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (west) elevation.

LOCATION MAP AND PHOTOGRAPH

2150 AND 2152 YONGE STREET



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of 2150 and 2152 Yonge Street.



2150 and 2152 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2150 AND 2152 YONGE STREET (REASONS FOR INCLUSION)

The properties at 2150 and 2152 Yonge Street are worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 2150 and 2152 Yonge Street are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the east side of the street between Hillsdale Avenue West and Berwick Avenue, the properties at 2150 and 2152 Yonge Street contain a pair of two-storey commercial buildings dating to 1928 according to the City Directory. The adjoining properties to the south at 2140-2144 may be historically related to the subject buildings, but have been over clad.

Statement of Significance

The properties at 2150 and 2152 Yonge Street have cultural heritage value for the design of the commercial buildings as representative examples of "Main Street Rows" identified by the two-storey scale, the glazed commercial storefronts with residential or commercial units in the upper floor, and the modest classical detailing with corbelled brickwork typical of those dating to the interwar era in North Toronto.

Contextually, the properties at 2150 and 2152 Yonge Street are valued for the role of the commercial buildings in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The buildings at 2150 and 2152 Yonge Street are historically, visually and physically linked to their setting on the west side of the street where they are part of a contiguous row of commercial buildings with a shared setback in the block between Hillsdale Avenue West and Berwick Avenue.

Heritage Attributes

The heritage attributes of the buildings at 2150 and 2152 Yonge Street are:

- The setback, placement and orientation of the buildings on the west side of the street between Manor Road West and Berwick Avenue where they are part of a contiguous row
- The scale, form and massing of the pair of two-storey buildings with the rectangular-shaped plans
- The flat rooflines with the corbelled brickwork along the east elevations
- The materials, with the red brick cladding and the brick and stone detailing (the exteriors have been painted)
- On the principal (east) elevations on Yonge Street, above the first (ground) floor storefronts and entrances (which have been altered), the second storey of each building has a pair of flat-headed window openings with stone sills and continuous brick detailing linking the window heads

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (west) elevation.

LOCATION MAP AND PHOTOGRAPH

2468 YONGE STREET



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 2468 Yonge Street (including 2464 and 2466 Yonge Street).



2468 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2468 YONGE STREET (REASONS FOR INCLUSION)

The property at 2468 Yonge Street (including the entrance addresses at 2464 and 2466 Yonge Street) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 2468 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the west side of the street between Roselawn and Castlefield avenues, the property at 2468 Yonge Street contains a two-storey commercial building that was first recorded in the City Directory in 1916.

Statement of Significance

The property at 2468 Yonge Street has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the decorative stone panels typical of those dating to the interwar era in North Toronto.

Contextually, the property at 2468 Yonge Street is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2468 Yonge Street is historically, visually and physically linked to its setting on the west side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the block between Roselawn and Castlefield avenues.

Heritage Attributes

The heritage attributes of the building at 2468 Yonge Street are:

- The setback, placement and orientation of the building on the west side of Yonge Street between Roselawn and Castlefield avenues where it is part of a contiguous row

- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the decorative brickwork along the east elevation
- The materials, with the red brick cladding and the brick and stone detailing
- On the principal (east) elevation, above the first (ground) floor storefronts and entrances (which have been altered), the three oversized flat-headed window openings in the second storey with the brick and stone detailing (the window openings have been lowered)
- The decorative detailing in the second storey, with the brick piers with stone coping, the corbelled brickwork, and the stone panels between the window openings and beneath the roofline

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (west) elevation.

LOCATION MAP AND PHOTOGRAPH

2476 YONGE STREET



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 2476 Yonge Street (including 2476 A Yonge Street).



2476 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2476 YONGE STREET (REASONS FOR INCLUSION)

The property at 2476 Yonge Street (including the entrance address at 2476A Yonge Street) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 2476 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the west side of the street between Roselawn and Castlefield avenues, the property at 2476 Yonge Street contains a two-storey commercial building that was first recorded in the City Directory in 1923.

Statement of Significance

The property at 2476 Yonge Street has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Row" identified by the two-storey scale, the glazed commercial storefront with residential or commercial units in the upper floor, and the modest classical detailing with the cornice, brick band courses and stone hood moulds typical of those dating to the interwar era in North Toronto.

Contextually, the property at 2476 Yonge Street is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2476 Yonge Street is historically, visually and physically linked to its setting on the west side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the block between Roselawn and Castlefield avenues.

Heritage Attributes

The heritage attributes of the building at 2476 Yonge Street are:

- The setback, placement and orientation of the building on the west side of Yonge Street between Roselawn and Castlefield avenues where it is part of a contiguous row
- The scale, form and massing of the two-storey building with the rectangular-shaped plan
- The flat roofline with the cornice, stone band course, and corbelled brickwork along the east elevation
- The materials, with the red brick cladding and the brick and stone detailing
- On the principal (east) elevation, above the first (ground) floor storefronts and entrances (which have been altered), the pair of flat-headed window openings with the stone hood moulds and sills

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (west) elevation.

LOCATION MAP AND PHOTOGRAPH

2482 YONGE STREET



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 2482 Yonge Street (including 2484 Yonge Street).



2482 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2482 YONGE STREET (REASONS FOR INCLUSION)

The property at 2482 Yonge Street (including the entrance address at 2484 Yonge Street) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 2482 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the west side of the street between Roselawn and Castlefield avenues, the property at 2482 Yonge Street contains a three-storey commercial building with apartments in the upper stories that was first recorded in the City Directory in 1928.

Statement of Significance

The property at 2482 Yonge Street has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Block," identified by the three-storey scale, the glazed commercial storefronts with apartments in the upper floors, and the Classical Revival styling typical of those dating to the interwar era in North Toronto. The building is particularly distinguished by its classical detailing with the stepped parapet, corbelled brickwork, and stone window trim.

Contextually, the property at 2482 Yonge Street is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2482 Yonge Street is historically, visually and physically linked to its setting on the west side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the block between Roselawn and Castlefield avenues.

Heritage Attributes

The heritage attributes of the building at 2482 Yonge Street are:

- The setback, placement and orientation of the building on the west side of Yonge Street between Roselawn and Castlefield avenues where it is part of a contiguous row
- The scale, form and massing of the three-storey building with the rectangular-shaped plan
- The flat roofline with the stepped parapet and the corbelled brickwork on the east elevation
- The materials, with the red brick cladding and the brick and stone detailing
- On the principal (east) elevation, above the first (ground) floor storefront and entrances (which have been altered), the pairs of flat-headed window openings with the stone hood moulds and corbelled sills in the second and third stories

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (west) elevation.

LOCATION MAP AND PHOTOGRAPH

2488 YONGE STREET



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of 2488 Yonge Street (including 5, 7, 9 and 11 Castlefield Avenue).



2488 Yonge Street (Heritage Preservation Services, 2017)

STATEMENT OF SIGNIFICANCE: 2488 YONGE STREET (REASONS FOR INCLUSION)

The property at 2488 Yonge Street (including the entrance addresses at 5, 7, 9 and 11 Castlefield Avenue) is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the property meets the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The property at 2488 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the southwest corner of Castlefield Avenue, the property at 2488 Yonge Street contains a three-storey commercial building with apartments in the upper floors that was first recorded in the City Directory in 1929.

Statement of Significance

The property at 2488 Yonge Street has cultural heritage value for the design of the commercial building as a representative example of a "Main Street Block," identified by the three-storey scale, the glazed commercial storefronts with apartments in the upper floors, and the Classical Revival styling typical of those dating to the interwar era in North Toronto. The building is particularly distinguished by its classical detailing, including the chamfered corner and the round-arched surround marking the entrance to the apartments.

Contextually, the property at 2488 Yonge Street is valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2488 Yonge Street is historically, visually and physically linked to its setting on the southwest corner of Castlefield Avenue at the north end of the contiguous group of commercial buildings with a shared setback in the block between Roselawn and Castlefield avenues.

Heritage Attributes

The heritage attributes of the building at 2488 Yonge Street are:

- The setback, placement and orientation of the building on the southwest corner of Yonge Street and Castlefield Avenue where it is part of a contiguous row
- The scale, form and massing of the three-storey building with the rectangular-shaped plan and the chamfered northeast corner
- The flat roofline
- The materials, with the red brick cladding and the brick and stone detailing
- On the west elevation on Yonge Street, the north elevation on Castlefield Avenue, and the northwest corner, above the first (ground) floor storefronts and entrances (which have been altered), the flat-headed window openings in the second and third stories with the brick flat arches and the stone corner stones and sills
- On the north elevation facing Castlefield Avenue, the round-arched three-storey opening with the classical detailing that contains the entrance to the apartments in the first (ground) floor, with flat-headed window openings in the second and third stories
- The detailing on the north entrance, which is set in a brick and stone surround with quoins and a stone name band labeled “Castle Block”
- The detailing on the northeast corner with the stone quoins

Note: the south side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (west) elevation.

LOCATION MAP AND PHOTOGRAPH

2520-2528 YONGE STREET



This location map is for information purposes only; the exact boundaries of the properties are not shown. The properties at 2520-2528 Yonge Street are outlined.



2520-2528 Yonge Street (Heritage Preservation Services, 2017, left; and, Google Street View, 2014, right)

STATEMENT OF SIGNIFICANCE: 2520-2528 YONGE STREET (REASONS FOR INCLUSION)

The properties at 2520-2528 Yonge Street are worthy of inclusion on the City of Toronto's Heritage Register for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City also applies for inclusion on its Heritage Register. This assessment indicates that the properties meet the criteria under design and contextual values, and further research may identify additional values, including associations with communities, individuals and architects.

Description

The properties at 2520-2528 Yonge Street are located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. In 2016, the City of Toronto initiated the Yonge-Eglinton Cultural Heritage Resource Assessment (CHRA) to identify existing and potential heritage resources in the area for review and prioritization for inclusion on the City's Heritage Register, including properties on Yonge Street in the historic communities of Davisville, Glebe Manor Estates and Eglinton in North Toronto.

Located on the west side of the street between Castlefield and St. Clements avenues, the properties at 2520-2528 Yonge Street contain a three-storey commercial building with apartments in the upper floors that was first recorded in the City Directory in 1932.

Statement of Significance

The properties at 2520-2528 Yonge Street have cultural heritage value for the design of the commercial building as a representative example of a "Main Street Block," identified by the three-storey scale, the glazed commercial storefronts with apartments in the upper floors, and the Classical Revival styling typical of those dating to the interwar era in North Toronto. The building is particularly distinguished by its classical detailing with the stepped parapet, corbelled brickwork, and stone window trim.

Contextually, the properties at 2520-2528 Yonge Street are valued for the role of the commercial building in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2520-2528 Yonge Street is historically, visually and physically linked to its setting on the west side of the street where it is part of a contiguous row of commercial buildings with a shared setback in the block between Castlefield and St. Clements avenues.

Heritage Attributes

The heritage attributes of the building at 2520-2528 Yonge Street are:

- The setback, placement and orientation of the building on the west side of Yonge Street between Castlefield and St. Clements avenues where it is part of a contiguous row
- The scale, form and massing of the three-storey building with the rectangular-shaped plan
- The flat roofline with the large cornice on the east elevation
- The materials, with the red brick cladding and the brick and stone detailing
- On the principal (east) elevation, above the first (ground) floor storefronts and entrances (which have been altered), the symmetrically-placed flat-headed window openings in the second and third stories with the continuous stone sills and the stone band course connecting the window heads in the second floor

Note: the north and south side elevations adjoin the neighbouring buildings. No heritage attributes are identified on the rear (west) elevation.