

CC2.6 - Confidential Appendix C - made public on February 8, 2019

10 St. Mary Street, 81 and 85 St. Nicholas Street and 710, 712, 714, 716 and 718
Yonge Street – REASONS FOR DESIGNATION (STATEMENT OF SIGNIFICANCE) –
710-716 YONGE STREET

STATEMENT OF SIGNIFICANCE: 710 YONGE STREET

The property at 710 Yonge Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the category of contextual value.

Description:

The property at 710 Yonge Street contains a two-storey commercial building dating to 1909 that was commissioned by the Yonge Street Realty Company headed by Frederick B. Robins and designed by Toronto architect, George R. Harper. It anchors the south end of the intact group of five commercial buildings at 710-718 Yonge Street that, following their identification as “contributing heritage properties” in the Historic Yonge Street Heritage Conservation District (HCD) Plan, were listed on the City of Toronto's Heritage Register in 2016. The northernmost unit of the group at 718 Yonge Street was individually designated under Part IV, Section 29 of the Ontario Heritage Act in October 2017 by By-law 1026-2017.

Statement of Significance:

The property at 710 Yonge Street is valued for the design of the building as a representative example of a “Main Street Row” identified by the two-storey scale, the glazed storefront with residential or commercial units in the upper floor, and the Edwardian Classical styling popular for early 20th-century commercial structures. It shares its appearance with the adjoining buildings at 712, 714 and 716 Yonge Street, which were designed at the same time, along with the neighbouring structure at 718 Yonge Street (which is currently overclad).

Contextually, the property at 710 Yonge Street has cultural heritage value for its contribution to the character of Yonge Street, south of Bloor Street, which is typified by the surviving buildings, both individual and in groups, which are historically linked to the metamorphosis of Yonge Street into Toronto's main commercial corridor. It contributes to Yonge Street's commercial main street character, which is expressed, in part, by mixed-use and commercial buildings that housed services, amenities and employment opportunities to support daily life in neighbouring residential areas, and which also provided cultural pursuits for the entire city. As such, it is physically, functionally, visually and historically linked to Yonge Street, south of Bloor Street.

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710-716 YONGE STREET

Heritage Attributes:

The heritage attributes of the commercial building at 710 Yonge Street are:

The placement, setback and orientation of the building on the west side of Yonge Street, which is part of the five-part row of contiguous buildings at 710-718 Yonge Street
The scale, form and massing of the two-storey building with the rectangular-shaped plan

The flat roofline with the corbelled brickwork and the triangular-shaped pediment (east)
The materials, with the brick cladding (the brick has been painted) and the brick, stone and wood detailing

The Yonge Street (east) elevation where, above the first-floor storefront (which has been altered), the trio of flat-headed window openings are separated by brick pilasters with coping and have stone sills and stone lintels incorporating rondels with floral motifs

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STATEMENT OF SIGNIFICANCE: 712 YONGE STREET

The property at 712 Yonge Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the category of contextual value.

Description:

The property at 712 Yonge Street contains a two-storey commercial building dating to 1909 that was commissioned by the Yonge Street Realty Company headed by Frederick B. Robins and designed by Toronto architect, George R. Harper. It is found near the south end of the intact group of five commercial buildings at 710-718 Yonge Street that, following their identification as “contributing heritage properties” in the Historic Yonge Street Heritage Conservation District (HCD) Plan, were listed on the City of Toronto's Heritage Register in 2016. The northernmost unit of the group at 718 Yonge Street was individually designated under Part IV, Section 29 of the Ontario Heritage Act in October 2017 by By-law 1026-2017.

Statement of Significance:

The property at 712 Yonge Street is valued for the design of the building as a representative example of a “Main Street Row” identified by the two-storey scale, the glazed storefront with residential or commercial units in the upper floor, and the Edwardian Classical styling popular for early 20th-century commercial structures. It shares its appearance with the adjoining buildings at 710, 714 and 716 Yonge Street, which were designed at the same time, along with the neighbouring structure at 718 Yonge Street (which is currently overclad).

Contextually, the property at 712 Yonge Street has cultural heritage value for its contribution to the character of Yonge Street, south of Bloor Street, which is typified by the surviving buildings, both individual and in groups, which are historically linked to the metamorphosis of Yonge Street into Toronto's main commercial corridor. It contributes to Yonge Street's commercial main street character, which is expressed, in part, by mixed-use and commercial buildings that housed services, amenities and employment opportunities to support daily life in neighbouring residential areas, and which also provided cultural pursuits for the entire city. As such, it is physically, functionally, visually and historically linked to Yonge Street, south of Bloor Street.

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Heritage Attributes:

The heritage attributes of the commercial building at 712 Yonge Street are:

The placement, setback and orientation of the building on the west side of Yonge Street, which is part of the five-part row of contiguous buildings at 710-718 Yonge Street
The scale, form and massing of the two-storey building with the rectangular-shaped plan

The flat roofline with the corbelled brickwork (east)

The materials, with the brick cladding (the brick has been painted) and the brick, stone and wood detailing

The Yonge Street (east) elevation where, above the first-floor storefront (which has been altered), the trio of flat-headed window openings are separated by brick pilasters with coping and have stone sills and stone lintels incorporating rondels with floral motifs

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STATEMENT OF SIGNIFICANCE: 714 YONGE STREET

The property at 714 Yonge Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the category of contextual value.

Description:

The property at 714 Yonge Street contains a two-storey commercial building dating to 1909 that was commissioned by the Yonge Street Realty Company headed by Frederick B. Robins and designed by Toronto architect, George R. Harper. It is found in the centre of the intact group of five commercial buildings at 710-718 Yonge Street that, following their identification as “contributing heritage properties” in the Historic Yonge Street Heritage Conservation District (HCD) Plan, were listed on the City of Toronto's Heritage Register in 2016. The northernmost unit of the group at 718 Yonge Street was individually designated under Part IV, Section 29 of the Ontario Heritage Act in October 2017 by By-law 1026-2017.

Statement of Significance:

The property at 714 Yonge Street is valued for the design of the building as a representative example of a “Main Street Row” identified by the two-storey scale, the glazed storefront with residential or commercial units in the upper floor, and the Edwardian Classical styling popular for early 20th-century commercial structures. It shares its appearance with the adjoining buildings at 710, 712 and 716 Yonge Street, which were designed at the same time, along with the neighbouring structure at 718 Yonge Street (which is currently overclad).

Contextually, the property at 714 Yonge Street has cultural heritage value for its contribution to the character of Yonge Street, south of Bloor Street, which is typified by the surviving buildings, both individual and in groups, which are historically linked to the metamorphosis of Yonge Street into Toronto's main commercial corridor. It contributes to Yonge Street's commercial main street character, which is expressed, in part, by mixed-use and commercial buildings that housed services, amenities and employment opportunities to support daily life in neighbouring residential areas, and which also provided cultural pursuits for the entire city. As such, it is physically, functionally, visually and historically linked to Yonge Street, south of Bloor Street.

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Heritage Attributes:

The heritage attributes of the commercial building at 714 Yonge Street are:

The placement, setback and orientation of the building on the west side of Yonge Street, which is part of the five-part row of contiguous buildings at 710-718 Yonge Street

The scale, form and massing of the two-storey building with the rectangular-shaped plan

The flat roofline with the corbelled brickwork (east)

The materials, with the brick cladding (the brick has been painted) and the brick, stone and wood detailing

The Yonge Street (east) elevation where, above the first-floor storefront (which has been altered), the pair of flat-headed window openings have stone sills, stone lintels incorporating rondels with floral motifs, and corner blocks

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STATEMENT OF SIGNIFICANCE: 716 YONGE STREET

The property at 716 Yonge Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the category of contextual value.

Description:

The property at 716 Yonge Street contains a two-storey commercial building dating to 1909 that was commissioned by the Yonge Street Realty Company headed by Frederick B. Robins and designed by Toronto architect, George R. Harper. It is found near the north end of the intact group of five commercial buildings at 710-718 Yonge Street that, following their identification as “contributing heritage properties” in the Historic Yonge Street Heritage Conservation District (HCD) Plan, were listed on the City of Toronto's Heritage Register in 2016. The northernmost unit of the group at 718 Yonge Street was individually designated under Part IV, Section 29 of the Ontario Heritage Act in October 2017 by By-law 1026-2017.

Statement of Significance:

The property at 716 Yonge Street is valued for the design of the building as a representative example of a “Main Street Row” identified by the two-storey scale, the glazed storefront with residential or commercial units in the upper floor, and the Edwardian Classical styling popular for early 20th-century commercial structures. It shares its appearance with the adjoining buildings at 710, 712 and 714 Yonge Street, which were designed at the same time, along with the neighbouring structure at 718 Yonge Street (which is currently overclad).

Contextually, the property at 716 Yonge Street has cultural heritage value for its contribution to the character of Yonge Street, south of Bloor Street, which is typified by the surviving buildings, both individual and in groups, which are historically linked to the metamorphosis of Yonge Street into Toronto's main commercial corridor. It contributes to Yonge Street's commercial main street character, which is expressed, in part, by mixed-use and commercial buildings that housed services, amenities and employment opportunities to support daily life in neighbouring residential areas, and which also provided cultural pursuits for the entire city. As such, it is physically, functionally, visually and historically linked to Yonge Street, south of Bloor Street.

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Heritage Attributes:

The heritage attributes of the commercial building at 716 Yonge Street are:

The placement, setback and orientation of the building on the west side of Yonge Street, which is part of the five-part row of contiguous buildings at 710-718 Yonge Street

The scale, form and massing of the two-storey building with the rectangular-shaped plan

The flat roofline with the corbelled brickwork (east)

The materials, with the brick cladding (the brick has been painted) and the brick, stone and wood detailing

The Yonge Street (east) elevation where, above the first-floor storefront (which has been altered), the pair of flat-headed window openings have stone sills, stone lintels incorporating rondels with floral motifs, and corner blocks