

Alterations to a Heritage Property, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, and Authority to Enter into a Heritage Easement Agreement – 363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street

Date: January 14, 2019

To: Toronto Preservation Board
Toronto and East York Community Council

From: Senior Manager, Urban Design/Heritage, City Planning Division

Wards: Ward 13 Toronto Centre

SUMMARY

This report recommends that Toronto City Council approve the proposed alterations to heritage properties located within the proposed development site at 363 Yonge Street, that Council include the properties at 367 Yonge Street and 381 Yonge Street on the City of Toronto's Heritage Register, that Council state its Intention to Designate the four properties included in the proposed development site (363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street) under Part IV, Section 29 of the Ontario Heritage Act, and that Council grant authority to enter into a Heritage Easement Agreement for the subject properties.

The Richard S. Williams Block at 363-365 Yonge was amongst some of the earliest properties recognized on the City of Toronto's Heritage Register (March 15, 1974).

RECOMMENDATIONS

The Senior Manager, Urban Design/Heritage, City Planning Division recommends that:

1. City Council approve the alterations to the heritage properties at 363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a 85-storey tower on the lands known municipally as 363 Yonge Street, with such alterations substantially in accordance with plans and drawings dated November 18, 2018,

prepared by KPF Architects, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment, prepared by ERA Architects Inc., June 14, 2018, and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

a. That prior to issuance of a Local Planning Appeals Tribunal Order (Case No. PL171277) in connection with the Zoning By-law Amendment appeal for the property at 363 Yonge Street the owner:

1. Enter into a Heritage Easement Agreement with the City for the property at 363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street in accordance with the plans and drawings dated November 18, 2018, prepared by KPF Architects, and on file with the Senior Manager, Heritage Preservation Services, the Heritage Impact Assessment prepared by ERA Architects Inc., June 14, 2018, and in accordance with the Conservation Plan required in Recommendation 1.a.2 below to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such agreement to the satisfaction of the City Solicitor;
2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment prepared by ERA Architects Inc., June 14, 2018, to the satisfaction of the Senior Manager, Heritage Preservation Services;
3. Enter into and register on the properties at 363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street one or more agreements with the City pursuant to Section 37 of the Planning Act to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning Division, and the Senior Manager, Heritage Preservation Services with such facilities, services and matters to be set forth in the related site specific Zoning By-law Amendment giving rise to the proposed alterations.

b. That prior to final Site Plan approval for the proposed Zoning By-law Amendment by City Council for the property located at 363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street, the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.a.2 above to the satisfaction of the Senior Manager, Heritage Preservation Services;
2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;

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

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

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

c. That prior to the issuance of any permit for all or any part of the property 363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage buildings as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;

2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.2 above, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;

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

d. That prior to the release of the Letter of Credit required in Recommendation 1.c.3 above, City Planning Division, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. City Council include the property at 367 Yonge Street on the City of Toronto's Heritage Register, in accordance with the Statement of Significance: 367 Yonge Street attached as Attachment 7 to the report (January 14, 2019) from the Senior Manager, Urban Design/Heritage, City Planning Division.
3. City Council include the property at 381 Yonge Street on the City of Toronto's Heritage Register, in accordance with the Statement of Significance: 381 Yonge Street attached as Attachment 8 to the report (January 14, 2019) from the Senior Manager, Urban Design/Heritage, City Planning Division.
4. City Council state its intention to designate the property at 363-365 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 363-365 Yonge Street (Reasons for Designation) attached as Attachment 6 to the report (January 14, 2019) from the Senior Manager, Urban Design/Heritage, City Planning Division.
5. City Council state its intention to designate the property at 367 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 367 Yonge Street (Reasons for Designation) attached as Attachment 7 to the report (January 14, 2019) from the Senior Manager, Urban Design/Heritage, City Planning Division.
6. City Council state its intention to designate the property at 381 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 381 Yonge Street (Reasons for Designation) attached as Attachment 8 to the report (January 14, 2019) from the Senior Manager, Urban Design/Heritage, City Planning Division.
7. City Council state its intention to designate the property at 385-391 Yonge Street (including 3 Gerrard Street East) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 385-391 Yonge Street (Reasons for Designation) attached as Attachment 9 to the report (January 14, 2019) from the Senior Manager, Urban Design/Heritage, City Planning Division.
8. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.
9. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
10. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the properties.

11. City Council authorize the entering into of a heritage easement agreement under Section 37 of the Ontario Heritage Act with the owner of the properties at 363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning Division.

12. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a heritage easement agreement for the properties at 363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street.

FINANCIAL IMPACT

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

DECISION HISTORY

On March 15, 1974, City Council included the property at 363-365 Yonge St on the City's Heritage Register. The property is known as the Richard S. Williams Block, designed by Denison & King and constructed in 1890.

On October 1, 1990, City Council included the property at 385-391 Yonge Street on the City's Heritage Register. The property is known as the Gerrard Building designed by Sproatt & Rolph architects and constructed in 1924.

At its meeting of June 16, 2015, Toronto and East York Community Council considered a preliminary report on the zoning amendment application:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE7.58>

The owner appealed the official plan amendment and zoning by-law amendment applications to the LPAT, citing City Council's failure to make a decision within the prescribed time frames set out in the Planning Act. A pre-hearing conference was scheduled to commence August 20, 2018.

On June 26, 2018, City Council adopted Item CC43.16, 363-391 Yonge Street and 3 Gerrard Street East- Official Plan Amendment and Zoning Amendment Applications - Request for Direction from the City Solicitor:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.CC43.16>

BACKGROUND

2015 and 2017 Development Proposals

In April, 2015 the applicant applied to the City for an Official Plan and Zoning Amendment of the subject property at 363-391 Yonge Street, to allow for the construction of a multi-storey podium and two multi-storey towers for mixed-use development with residential space and non-residential including both office and retail space. These prior iterations of the proposed development entailed demolition of all buildings on site except for the façade at 363-365 Yonge Street and removal and reconstruction of the east façade of the 385-391 Yonge Street (at Gerrard).

The applicant appealed their Zoning By-law Amendment application to the Local Planning Appeal Tribunal (formerly the OMB), citing Council's failure to make a decision within the time required by the Planning Act. City Planning staff subsequently recommended to Council that the City Solicitor together with City Planning and other appropriate staff be directed to attend at LPAT hearing in opposition to the appeal. Subsequent to the appeal, an amended proposal was submitted in 2017.

Current Proposal

The current proposal is the settlement offer that was submitted to the City in November of 2018. In an effort to retain buildings on the development site identified as having cultural heritage value, and minimize impacts on adjacent heritage properties, the settlement offer amends the original 2015 and 2017 designs, with retention of additional west elevations at 367, 381 and 385-391 Yonge Street, and the north elevation of 385-391 Yonge Street along 3 Gerrard Street East. North and south returns at 363-365 Yonge Street and the south and east returns at 385-391 Yonge Street will be exposed by new construction, and rebuilt with new brick matching existing bricks. Existing interior walls are not being retained, and because new and old floor levels will not match, new floor levels will terminate approximately 3.3 metres inside the retained elevations.

In addition, to reduce disruption of retained portions, the design is a single tower with a step-back of between 8 and 10 metres behind the existing street wall, and the cantilever was removed from the tower.

Heritage Properties

There are four properties included within the proposed development site, which are the subject of this report: 363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street. Two of these properties are listed heritage properties. The property at 363-365 Yonge Street was listed on the City of Toronto Inventory of Heritage properties (now known as the Heritage Register) in 1974 and the property at 385-391 Yonge Street was listed in 1990.

Following research and evaluation, it has been determined that the properties at 363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV of the Ontario Heritage Act, which the City also applies when considering properties for inclusion on its Heritage Register.

The 1890 Richard S. Williams Block at 363-365 Yonge Street has design value as a rare late-19th century Victorian commercial building blending the Richardsonian Romanesque style with Moorish Revival details. It is valued for its historical association with the architectural partnership of Denison & King. The building has contextual value for its contribution to maintaining the late-nineteenth century commercial building character that defines much of the historic built form of downtown Yonge Street as it developed as Toronto's 'main street'.

The property at 367 Yonge Street (completed by 1869) has design value as a representative example of a mid-nineteenth century commercial and residential building that blends elements of the Georgian and Greek Revival styles. It is valued for its historic association with the earliest development of this portion of Yonge Street in the mid-nineteenth century. The building is also valued for its contribution to maintaining the low-rise commercial and residential building character that defined the historic built form of the area in the second half of the nineteenth century.

The 1953 Yonge Street Mission Building at 381 Yonge Street has design value as a representative example of a mid-twentieth century institutional building that combines the Neo-Classical and Modernist styles. It is valued for its historic association with the 120-year old local charitable organization, the Yonge Street Mission. The building is also valued for its association with the prominent Toronto architectural firm of Mathers & Haldenby. Contextually, the Yonge Street Mission is valued as a long-time local landmark institution on Yonge Street, south of Gerrard. The Yonge Street Mission is an important charitable institution in the social history of the city that has been physically, functionally, visually and historically linked to its surroundings for the past 115 years.

The 1924 Gerrard Building at 385-391 Yonge Street (including 3 Gerrard Street East) has design value as a fine representative, and rare example along Yonge Street, of the Modern Gothic style adapted to a commercial building. It is valued for its historical association with the architectural firm, Sproatt & Rolph, who designed numerous fine commercial buildings in Toronto in the early-twentieth century. The Gerrard Building has contextual value located on its prominent corner lot at Yonge and Gerrard Streets (formerly the site of the grand Forum Building), as it anchors and maintains the low-rise commercial building character that defined the historic built form of this part of Yonge Street from the mid-nineteenth century through the mid-twentieth century.

Together, the four properties at 363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street have group value in the co-location of their diverse types and dates outlined above, which collectively tells an important story about the built form evolution of this section of Toronto's main street.

The Statements of Significance (Attachments 6-9) for 363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street comprise the Reasons for

Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's website in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

The Heritage Property Research and Evaluation Report, including the evaluation checklists, for the properties at 363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street is attached (Attachment 10).

Adjacent Heritage Properties

340 Yonge Street

The property at 340 Yonge Street is located to the southwest of the development site, on the west side of Yonge Street, and contains the commercial building known as the Thornton-Smith Building, constructed in 1921 and designed by John M. Lyle. The Thornton-Smith Building was listed on the City's Inventory of Heritage Properties (now the Heritage Register) by Toronto City Council on March 15, 1974.

362-364 Yonge Street

The property at 362-364 Yonge Street is located directly across Yonge Street to the west of the development site, and contains the commercial building constructed ca. 1914 for Horatio Boulton and Alfred Baker, architects. The building at 362-364 Yonge Street was listed on the City's Inventory of Heritage Properties (now the Heritage Register) by City Council on January 15, 1991.

372-374A Yonge Street

The property at 372-374A Yonge Street is located directly across Yonge Street to the west of the development site, and contains the commercial building known as the John Wanless Building constructed in 1864. The building at 372-374A Yonge Street was listed on the City's Inventory of Heritage Properties (now the Heritage Register) by City Council on May 28 and 29, 1990.

374 Yonge Street

The property at 374 Yonge Street is located directly across Yonge Street to the west of the development site, and contains the commercial building constructed in 1862 for Alfred Walton. The building at 374 Yonge Street was listed on the City's Inventory of Heritage Properties (now the Heritage Register) by City Council on May 28 and 29, 1990.

376 Yonge Street

The property at 376 Yonge Street is located directly across Yonge Street to the west of the development site, and contains the commercial building known as the John McBean Building constructed in 1865. The building at 376 Yonge Street was listed on the City's

Inventory of Heritage Properties (now the Heritage Register) by City Council on May 28 and 29, 1990.

378-380 Yonge Street

The property at 378-380 Yonge Street is located directly across Yonge Street to the west of the development site, and contains the Dominion Bank (now Toronto Dominion) building constructed in 1830 under John M. Lyle. This property was designated by Council under Part IV of the Ontario Heritage Act by By-Law 85-76 on March 17, 1976, with a designation plaque was installed at the property in 1981.

The property at 20-22 Gerrard Street East is located directly across Gerrard Street to the north of the development site, and contains the Willard Hall Building constructed in 1911-1912 by Burke, Horwood and White. This property was designated by Council under Part IV of the Ontario Heritage Act by By-Law 80-90 on January 29, 1990.

21 Gerrard Street East

The property at 21 Gerrard Street East is located directly across O'Keefe Lane to the east of the development site, and contains a remnant of the Normal School constructed in 1851 by Cumberland and Ridout. This property was listed on the City's Inventory of Heritage Properties (now the Heritage Register) by City Council on Nov. 21 and 23, 1973.

Policy Framework

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest."

The Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The Planning Act requires that City Council's decisions affecting land use planning matters be consistent with" the Provincial Policy Statement.

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 2.6.3 states that "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been

demonstrated that the heritage attributes of the protected heritage property will be conserved."

The Growth Plan for the Greater Golden Horseshoe, 2017 (the "Growth Plan") provides a strategic framework for managing growth in the Greater Golden Horseshoe region. Like other provincial plans, the Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the Greater Golden Horseshoe region.

The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. All decisions by Council affecting land use planning matters are required by the Planning Act, to conform, or not conflict, as the case may be, with the Growth Plan

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

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

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

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

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

3.1.5.16: "Properties on the Heritage Register and publicly known archaeological sites and artifacts will be promoted through educational programs, museums, local celebrations and other programming opportunities."

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

The Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage

resources within the City of Toronto. The General Standards (1-9), Standards for Rehabilitation (10-12) and Standards for Restoration (13-14) apply to this project.

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

COMMENTS

Proposed Conservation Strategy

In April, 2015 the applicant applied to the City for an Official Plan and Zoning Amendment of the subject property at 363 Yonge Street, to allow for the construction of a multi-storey podium and two multi-storey towers for mixed-use development with residential space and non-residential including both office and retail space, with an amended submission in 2017. These prior submissions of the proposed development entailed demolition of all buildings on site except for the façade at 363-365 Yonge Street and removal and reconstruction of the east façade of the 385-391 Yonge Street (at Gerrard).

Through the 2015 and 2017 iterations of these applications, HPS subjected all of the buildings on the development site to careful screening for their potential cultural heritage value to determine which ones retained sufficient heritage integrity to warrant designation. HPS also strongly encouraged the applicant to retain the whole, or substantial portions of the corner building at 363 Yonge St. Staff make their recommendations below in the context of this settlement proposal, which meets the basic requirements for retention in the Official Plan Heritage Policies.

The current proposal makes an effort to retain buildings on the development site identified as having cultural heritage value, and minimize impacts on adjacent heritage properties. It does so with retention of additional west elevations at 367, 381 and 385-391 Yonge Street, and the north elevation of 385-391 Yonge Street along 3 Gerrard Street East. North and south returns at 363-365 Yonge Street and the south and east returns at 385-391 Yonge Street will be exposed by new construction, and rebuilt with new brick matching existing bricks. Existing interior walls are not being retained, and because new and old floor levels will not match, new floor levels will terminate approximately 3.3 metres inside the retained elevations. To reduce disruption of retained portions, the design is a single tower with a step-back of between 8 and 10 metres behind the existing street wall, and the cantilevered podium was removed.

Heritage Preservation Services has reviewed the Heritage Impact Assessment (the "HIA") prepared by ERA Architects Inc. submitted in support of the application. The HIA finds that the proposed development conserves the cultural heritage value of the extant buildings on the properties at 363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street, and that it will not have a significant impact on the cultural heritage value of the adjacent heritage properties.

Overall staff concur with this assessment and are supportive of the proposal in the context of Council's settlement on the related planning application with the following comments:

Retention Strategy

363-381 Yonge Street

The west walls of the Richard S. Williams Block (363-365 Yonge Street), 367 Yonge Street and the Yonge Street Mission (381 Yonge Street) will be stabilized and retained in place with temporary bracing and integrated into the proposed new building. The north and south returns of the Richard S. Williams Block will be reconstructed with new materials to match existing building elements. The interior of these buildings will be removed to allow for the construction of the new underground garage. The floor slab at the interior of the west walls will then be partially reinstated at its original location above the ground floor level to a depth of approximately 3.3 metres to allow legibility of original interior floor divisions from the street. The tower setback of 10.0 metres above the west wall ensures that the retained building fabric can be read as a three-dimensional volume. In addition, the proposed terrace on the roof of the Richard S. Williams Block (363-365 Yonge Street) is set back from the street to ensure that building code barriers, terrace and terrace users are not visible from Yonge Street.

385-391 Yonge Street and 3 Gerrard Street East

The north and west walls of the Gerrard Building will be stabilized and retained in place with temporary bracing and integrated into the proposed new building. The east masonry wall will be reconstructed to match existing building elements. The interior of these buildings will be removed to allow for the construction of the new underground garage. The floor slab at the interior of the north and west walls will then be partially reinstated at its original location above the ground floor level to a depth of approximately 3.3 metres to allow legibility of original interior floor divisions from the street. The tower setback of 10.0 metres above the west wall, 8.0 metres above the north wall and 12.8 metres at the northwest corner ensures that the retained building fabric can be read as a three-dimensional volume. The proposed terrace on the roof of the Gerrard Building (385-391 Yonge Street and 3 Gerrard Street East) is set back from the street walls to ensure that building code barriers, terrace and terrace users are not visible from Yonge Street.

Massing Strategy

Staff have worked with the applicant in an effort to mitigate the impact of the massing of the new development on the onsite and adjacent properties. The application has evolved from its submission and building massing originally proposed to cantilever over the heritage buildings has been removed in the current proposal. The step backs of the tower behind the retained elevations are proposed at 10.0 metres along Yonge Street and 8.0 metres along Gerrard. These step backs will be sufficient to conserve the scale form and massing of the heritage properties and respond to the adjacent heritage context.

The relationship between the infill base-building at 369-379 Yonge Street and the adjacent heritage buildings on the development property was improved by modifying the design to ensure that the massing, rhythm, and scale of the new infill support the fine-grained main street character established by the existing heritage buildings.

Restoration Strategy

The proposal includes the extensive restoration of the west elevations of the retained Yonge Street heritage properties, north elevation of the Gerrard Street property, and east elevation on the O'Keefe lane. The applicant's HIA includes a preliminary restoration strategy that describes the restoration approach that is in keeping with the Standards and Guidelines for the Conservation of Historic Places in Canada.

Restoration will utilize a combination of physical evidence, photographic evidence, and representative examples from the period of significance. Site investigative work is ongoing and should Council approve the proposal a detailed restoration plan would form part of the applicant's conservation plan.

Adjacent Properties

The retention of most elevations, tower stepback of 10.0, sympathetic scale of infill construction at 369-379 Yonge Street, retention of the elevation and tower stepback of 8.0 metres along Gerrard Street East, means impacts to adjacent built heritage resources across Yonge and Gerrard Streets respectively are minimal.

Additional Mitigation

Conservation Plan

Should Council approve the proposed conservation strategy, prior to the City Solicitor advising the Local Planning Appeal Tribunal that their Order may issue in connection with the Zoning By-law Amendment appeal for the properties at 363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street, the applicant should be required to submit a Conservation Plan in concordance with the scope of work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Preservation Services. The Conservation Plan should detail all of the recommended interventions and conservation work including any recommended restoration work; required repair work to the exterior elevations; a detailed plan describing how the heritage building will be protected during construction; a schedule of short and long-term maintenance requirements and estimated costs for all conservation work.

In general, it is anticipated that street-facing walls will be stabilized and retained in place with temporary bracing and integrated into the proposed new building. Where return walls are to be retained in the design, they may be disassembled and rebuilt using material salvaged from the wall, along with matching new material as needed. As well, storefronts will be rehabilitated, maintaining the intent of the original design captured in archival photographs. Future investigations conducted as the existing storefronts are dismantled may inform the conservation approach taken. Existing original wood windows are to be cleaned, repaired and refurbished, including stained glass transoms

and decorative elements: non-original window units will be replaced with new wood units of a similar design to original windows.

363-365 Yonge Street (Richard S. Williams Block)

The building's masonry will be cleaned and selectively repointed using salvaged brick. Where damaged and/or deteriorated, the building's stone units will be repaired, including stone Dutchman repairs to two stone capitals at the second-floor level. Metal flashings may be replaced with new material, and the metal cornice cleaned and repaired as needed.

367 Yonge Street

The building's unoriginal stucco coating will be removed and the underlying masonry cleaned and repointed, with selective areas of repair using salvaged and/or new brick to match the existing. At the second-floor level, new stone window sills will be provided to match the existing. The building's metal flashings may be replaced with new material as needed.

Third-storey Juliette balconies will be removed, and wood cornice will be repaired and refurbished, replacing missing or damaged wood brackets as needed.

381 Yonge Street (Yonge Street Mission)

The building's masonry will be cleaned of all staining, soiling, efflorescence, and algae, and repointed, with selective areas of repair, where needed. Metal flashings may be replaced with new material as needed, and the building's wood cornice will be repaired and refurbished by stripping, repairing, and repainting the wood cornice, details, and brackets.

385-391 Yonge Street and 3 Gerrard Street East (Gerrard Building)

The building's entire east (rear) wall, and the visible portion of its south return wall, will be disassembled and rebuilt using material salvaged from the wall, along with matching new material as needed. The building's east wall may be modified from the original design, to introduce a more regular configuration. At-grade, storefronts will also be added to the building's rebuilt east elevation, fronting onto O'Keefe Lane, and should be sympathetic to but distinct from the restored shopfronts.

Interpretation and Lighting Plan

Should Council approve the proposed conservation strategy, prior to the issuance of permits for the proposed development the applicant should be required to submit a lighting plan and an interpretation plan to the satisfaction of the Senior Manager of Heritage Preservation Services. This plan should provide details of how the exterior of the development site will be lit such that its unique heritage character is highlighted. The interpretation plan should serve to communicate the cultural heritage values of the property to users and visitors of the building.

Signage Plan

Should Council approve the proposed conservation strategy, prior to the issuance of permits for the proposed development the applicant should be required to submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Preservation Services.

Heritage Easement Agreement

Should Council approve the proposed conservation strategy, staff are recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the heritage properties at 363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street.

CONCLUSION

Staff are supportive of the proposal to alter the subject heritage properties at 363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street to allow for the construction of a tower and infill podium. In the context of Council's settlement on the related planning application, heritage staff are satisfied that the development conserves the subject heritage properties, complies with Section 3.1.5 of the City's Official Plan.

CONTACT

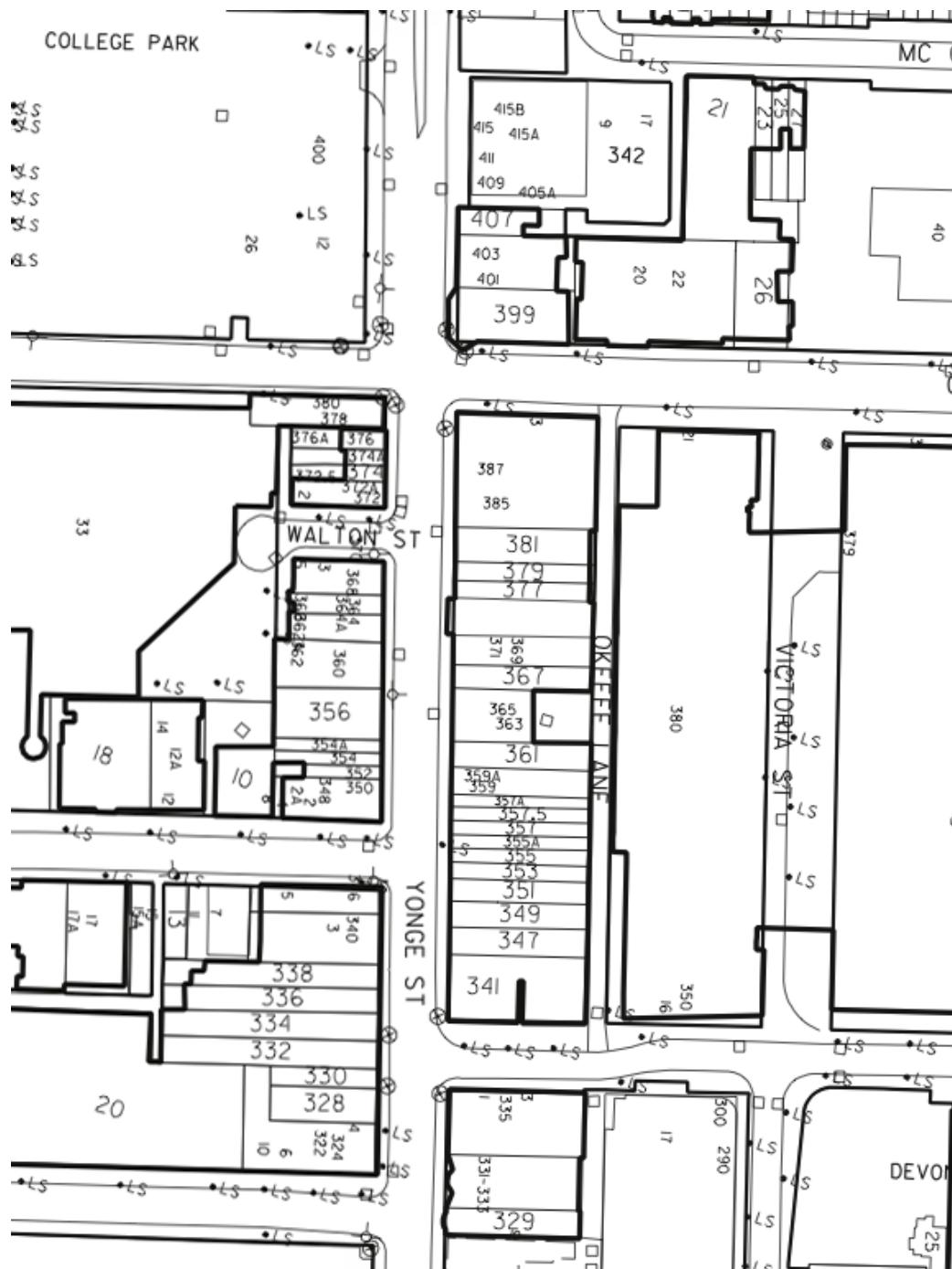
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SIGNATURE

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ATTACHMENTS

Attachment No. 1 - Location Plan
Attachment No. 2 - Photographs
Attachment No. 3 - Axonometric Views
Attachment No. 4 - Rendering View
Attachment No. 5 - Architectural Plans & Drawings
Attachment No. 6 - Statement of Significance (Reasons for Designation) - 363-365 Yonge Street
Attachment No. 7 - Statement of Significance (Reasons for Designation) - 367 Yonge Street
Attachment No. 8 - Statement of Significance (Reasons for Designation) - 381 Yonge Street
Attachment No. 9 - Statement of Significance (Reasons for Designation) - 385-391 Yonge Street (including 3 Gerrard Street East)
Attachment No. 10 - Heritage Property Research and Evaluation Report - 363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street



This location map is for information purposes only and is oriented with North at the top. The hatched lines mark the approximate boundaries of the development site at 363 Yonge Street.

LOCATION PLAN



Birdseye view of the development site, which is indicated by the arrow. The exact boundaries of the site are not shown.



363-365 Yonge Street (Richard S. Williams Block) - west elevation

PHOTOGRAPHS



367 Yonge Street - west elevation

PHOTOGRAPHS

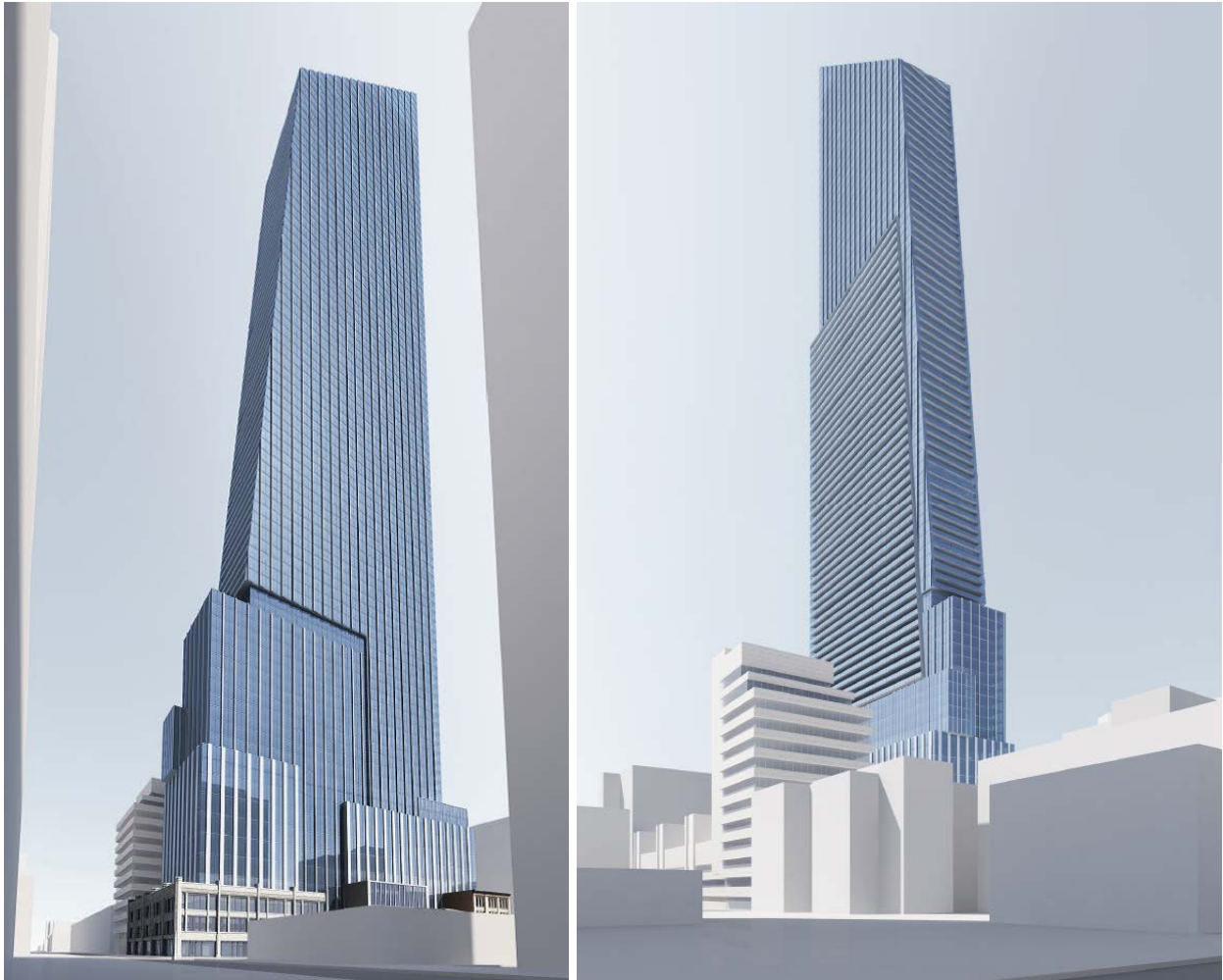


381 Yonge Street (Yonge Street Mission) - west elevation

PHOTOGRAPHS



385-391 Yonge Street (Gerrard Building) - north and west elevations, looking southeast



Proposed overall view from the northwest (left) and northeast (right)

AXONOMETRIC VIEWS



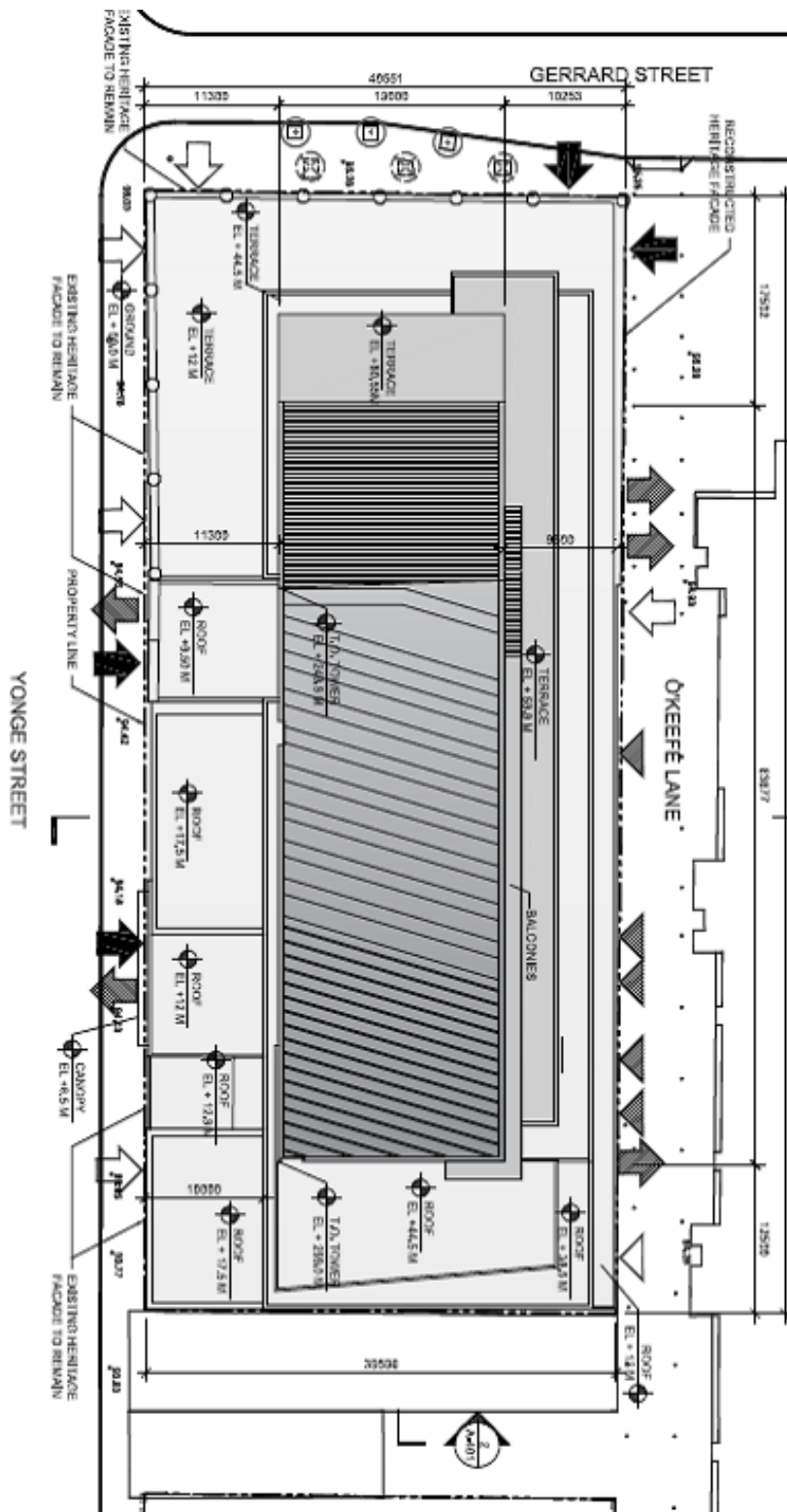
View of the proposed street-level condition from the northwest



View of the proposed street-level condition from the northeast



Perspective rendering of the proposed development from the southwest



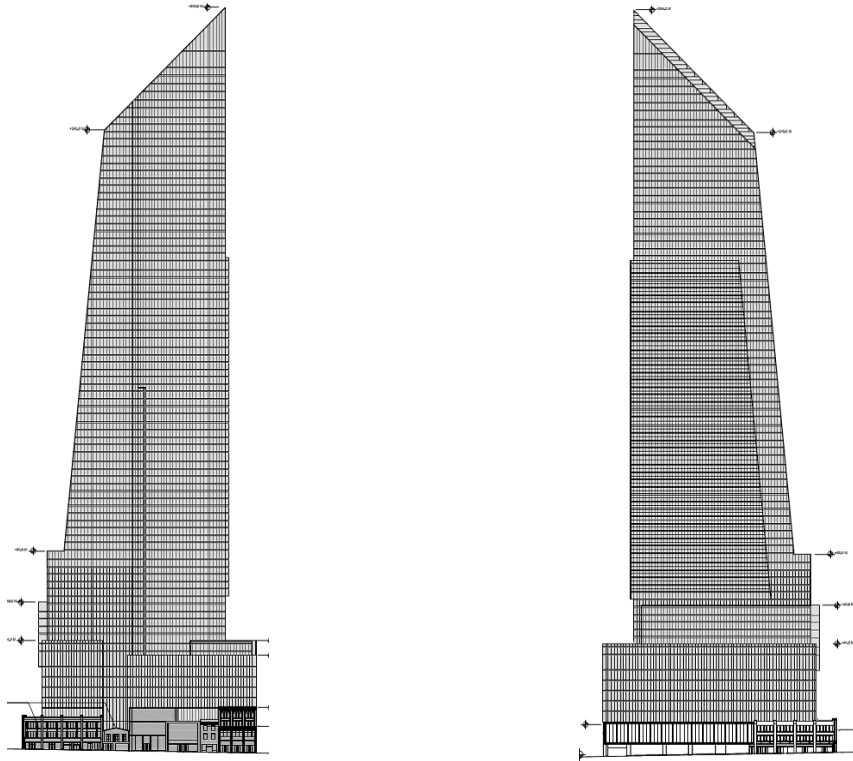
Site plan of the proposed development

Alterations, Designation & HEA - 363-365, 367, 381 and 385-391 Yonge Street

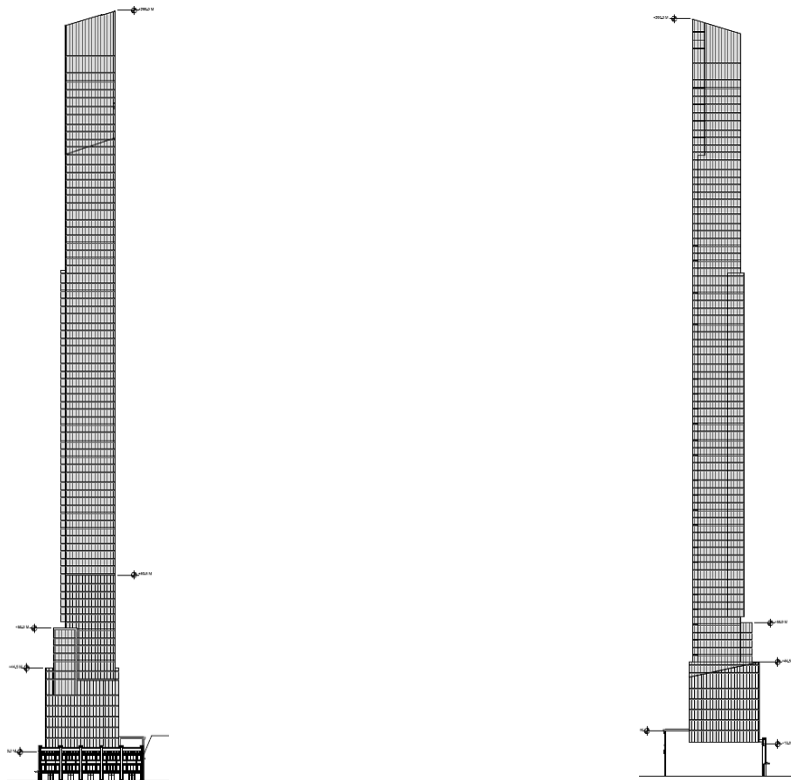
Architectural floor plan of the 1st floor of the National Library of Medicine. The plan shows a large rectangular building with a grid of rooms. Key areas include a large central hall, several smaller rooms, and a large room labeled "RETAIL". The plan is oriented with North at the top. Annotations include "HERITAGE" along the left and right walls, "NEW INFIL" in the center, and "OPEN 11 BELOW" near the bottom left. A scale bar at the bottom indicates 0 to 100 feet. The plan is dated 00/00 and 00/00.

Alterations, Designation & HEA - 363-365, 367, 381 and 385-391 Yonge Street

ARCHITECTURAL PLANS & DRAWINGS

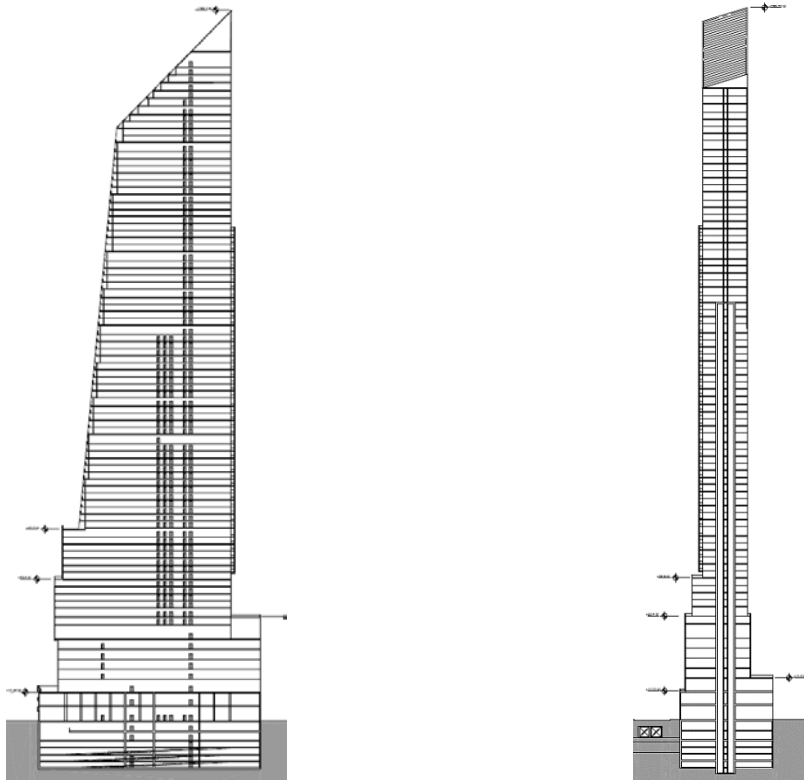


West (left) and east (right) elevations of the proposed development



North (left) and south (right) elevations of the proposed development

ARCHITECTURAL PLANS & DRAWINGS



East-west (left) and north-south (right) sections of the proposed development

STATEMENT OF SIGNIFICANCE:
363-365 Yonge Street
Richard S. Williams Block
(REASONS FOR DESIGNATION)

ATTACHMENT 6

The property at 363-365 Yonge Street (Richard S. Williams Block) 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 all three categories of design, associative and contextual value.

Description

Located on the east side of Yonge Street between Gould and Gerrard Streets, the Richard S. Williams Block (1890) is a four-storey commercial building. The property was included on the City of Toronto's Heritage Register in 1974.

Statement of Cultural Heritage Value

The Richard S. Williams Block has design value as a fine representative and rare example in Toronto of a late-nineteenth century Victorian commercial building eclectically designed in the Richardsonian Romanesque style with Moorish Revival details. The composition and detailing of the principal (west) elevation on Yonge Street, with its rusticated stone and red brick cladding combined with horseshoe arches, key and diaper patterns and decorative terracotta, display a high degree of artistic merit. In recognition of its architectural significance, the building was amongst some of the earliest included on the City of Toronto's Inventory of Heritage Properties (now known as the Heritage Register) in March 1974.

The Richard S. Williams Block has historic value for its association with the architects, A. R. Denison and G. W. King. Concurrent with construction of the Richard S. Williams Block, the design partnership of Denison & King produced two other known similarly eclectic Victorian buildings in the city that, together, represent a rare collection blending eastern design influences with contemporary western revival architectural styles. These include the Comstock Building at Victoria and Lombard Streets and the Athenaeum Club on Church Street, both of which are designated properties under Part IV, Section 29 of the Ontario Heritage Act.

Situated on the east side of Yonge Street between Gould Street and Gerrard Street East, the Richard S. Williams Block has contextual value as it supports and maintains the late-nineteenth century commercial building character that defines much of the historic built form of downtown Yonge Street as it developed as Toronto's 'main street'. As one of a number of heritage properties on both sides of this block of Yonge Street, the Richard S. Williams Block is physically, functionally, visually and historically linked to its surroundings.

Heritage Attributes

The heritage attributes of the Richard S. Williams Block are:

- The setback, placement and orientation of the building on the east side of Yonge Street between Gould Street and Gerrard Street East
- The scale, form and massing of the four-storey commercial building built on a rectangular plan with a flat roof
- The principal (west) elevation with its red brick, stone and terracotta cladding
- The pressed metal cornice with its dentilled detailing at the roofline on the principal (west) elevation
- The organization of openings and detailing on the principal (west) elevation, divided vertically into three identical bays
- The pattern and decorative detailing of the wood window mullions in the fixed glass panes on the principal (west) elevation at the second floor
- The red brick details including the decorative frieze in a (diamond) diaper pattern below the roofline, the raised horizontal string courses in the spandrels above the horseshoe arches at the fourth floor, the brick voussoirs of the horseshoe-arched openings and the three identical key pattern designs repeated in the spandrel areas between the third and fourth-floor openings
- The stone details including the rusticated sandstone cladding of the four piers at the first floor level surmounted by their elaborately carved capitals, the four smooth capitals and rusticated lintel below the third floor, the smooth headers above the third-floor openings, the smooth sills and the imposts of the horseshoe arched openings at the fourth floor
- The terracotta details including the dentilled cornice with four decorative lion heads below the third floor, the three decorative tile borders framing the third and fourth-floor window openings and their respective cornices

STATEMENT OF SIGNIFICANCE:
367 Yonge Street
(REASONS FOR DESIGNATION)

ATTACHMENT 7

The property at 367 Yonge Street is worthy of inclusion on the City of Toronto's Heritage Register and 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 categories of design, associative and contextual value.

Description

The property at 367 Yonge Street contains a three-storey building with retail at the ground floor and residential above. The building was constructed by 1869 of solid brick construction with brick cladding (currently covered with stucco on the west elevation). The property is located on the east side of Yonge Street between Gould Street and Gerrard Street East.

Statement of Cultural Heritage Value

The property at 367 Yonge Street has design value as a representative example of a mid-nineteenth century commercial and residential building that blends elements of the Georgian and Greek Revival styles. The principal (west) elevation's symmetrically-arranged, flat-headed openings with their segmental-arched headers surmounted by scroll corbels and stone sills below are further enlivened by a corbelled brick Greek key pattern frieze below the decorative wood-bracketed roofline.

The building has historic value as it is associated with the earliest development of this portion of Yonge Street in the mid-nineteenth century. Along with the two attached buildings directly north of the subject property, this three-storey group represents the tallest and earliest solid brick construction on this block of Yonge Street that otherwise contained only one or two-storey wood frame buildings before 1870.

Situated on the east side of Yonge Street, between Gould Street and Gerrard Street East and directly adjacent to the Richard S. Williams Block at 363-365 Yonge Street, the property at 367 Yonge Street has contextual value as it maintains the low-rise commercial and residential building character that defined the historic built form of the area in the second half of the nineteenth century. It is physically, functionally, visually and historically linked to its surroundings.

Heritage Attributes

The heritage attributes of the property at 367 Yonge Street are:

- The setback, placement and orientation of the building on the east side of Yonge Street between Gould Street and Gerrard Street East
- The scale, form and massing of the three-storey commercial and residential building built on a rectangular plan with a pitched roof and brick chimney with its corbelled brick crown at the north end
- The principal (west) elevation with its buff brick, stone and wood cladding
- The bracketed wood fascia and soffit at the roofline and decorative corbelled brick frieze directly below
- The symmetrical arrangement of flat-headed openings on the second and third floors of the principal (west) elevation
- The stone detailing including the window sills and segmental-arched headers above the second and third floor openings with their scroll-shaped corbel brackets
- On the principal (west) elevation, the pattern of divisions of windows with a transom light in the first floor window, and for the second and third floor windows, as shown in the original architect's drawings, the double-hung sash featuring two lights over one

Note: the stucco currently covering the brick cladding on the principal (west) elevation is not considered a heritage attribute

STATEMENT OF SIGNIFICANCE:
381 Yonge Street
Yonge Street Mission Building
(REASONS FOR DESIGNATION)

ATTACHMENT 8

The property at 381 Yonge Street (Yonge Street Mission Building) is worthy of inclusion on the City of Toronto's Heritage Register and 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 all three categories of design, associative and contextual value.

Description

The property at 381 Yonge Street contains the Yonge Street Mission, an institutional building located on the east side of Yonge Street south of Gerrard Street East. Originally constructed in 1904, the Yonge Street Mission is a two-storey structure with a pitched roof including five skylights along the ridgeline. The principal (west) elevation was completely rebuilt to the designs of Mathers & Haldenby, architects, in 1953.

Statement of Cultural Heritage Value

The Yonge Street Mission Building has design value as a fine representative of a low-rise, mid-twentieth century institutional building whose Stripped Classicism is indicative of the work of the prominent Toronto architectural firm, Mathers & Haldenby. The style defines a transitional moment in Toronto architecture immediately following WWII that was expressed as a blending of Neo-Classicism and Modernism. At the Yonge Street Mission Building, traditional limestone cladding and details maintain a classical monumentality on the principal (west) elevation while the strong verticality of the openings and their minimalist detailing harken toward Modernist curtain wall construction and its associated aesthetic.

The property at 381 Yonge Street has historic value for its association with the history of the Yonge Street Mission founded in 1896 and the organization's operation at the subject location since 1904 (then owned by the Hon. Samuel Hume Blake), providing charitable services and social programs to vulnerable residents in Toronto. Since 1979, the Mission's Evergreen Centre has focused these efforts on the needs of street youth.

The current building is valued for its association with the architectural firm of Mathers & Haldenby, who designed many prominent mid-century structures across the city including the iconic Imperial Oil Building at 111 St. Clair Avenue West, which is recognized on the City's Heritage Register.

Situated on the east side of Yonge Street south of Gerrard Street East and abutting the corner property at 385-391 Yonge Street, the Yonge Street Mission has contextual value as it maintains the low-rise building character that defined the historic built form of the area from the mid-nineteenth century through the mid-twentieth century.

The Yonge Street Mission is also valued as a long-time local landmark institution on Yonge Street, south of Gerrard. This charitable organization has provided assistance to Toronto's most vulnerable residents since its founding in 1896 and has operated continuously from 381 Yonge Street since 1904. The Yonge Street Mission is an important institution in the social history of the city that has been physically, functionally, visually and historically linked to its surroundings for the past 115 years.

Heritage Attributes

The heritage attributes of the Yonge Street Mission Building are:

- The setback, placement and orientation of the building on the east side of Yonge Street south of Gerrard Street East
- The scale, form and massing of the two-storey building with its flat roof behind a gabled parapet on the principal (west) elevation and pitched roof with five skylights over the auditorium (which are part of the Yonge Street Mission building's earlier 1904 design by the architectural firm, G. M. Miller & Co. and appear in the original architectural drawings).
- The principal (west) elevation with its Indiana limestone cladding
- The bracketed wood soffit at the roofline on the principal (west) elevation
- The arrangement of the fenestration on the upper floor of the principal (west) elevation with the three evenly-spaced rectangular openings with stone headers, surrounds and profiled mullions in a three-over-three-over-three pattern centrally and two-over-two-over-two near the north and south ends
- The carvings in their centred position in the limestone entablature on the principal (west) elevation including the lighthouse emblem, architectural lettering reading "Yonge Street Mission" and two equal-sided crosses

STATEMENT OF SIGNIFICANCE:
385-391 Yonge Street (including 3 Gerrard Street East)
Gerrard Building
(REASONS FOR DESIGNATION)

ATTACHMENT 9

The Gerrard Building 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 all three categories of design, associative and contextual value.

Description

Located on the southeast corner of Yonge Street and Gerrard Street East, the Gerrard Building (1924) is a three-storey commercial and office building. The property was included on the City of Toronto's Heritage Register in 1990.

Statement of Cultural Heritage Value

The Gerrard Building has design value as a fine representative, and rare example along Yonge Street, of the Modern Gothic style adapted to a commercial building. It is distinguished by its contemporary updating of a historical style with its sleek sandstone cladding and tripartite division of window openings in a variation of the Chicago Style along with stylized octagonal piers and wall buttresses.

The Gerrard Building has historic value for its association with the prolific architects, Sproatt & Rolph, and is recognized amongst the numerous fine commercial buildings the firm designed in Toronto during the early-twentieth century including the Royal York Hotel on Front Street. The site is also associated with The Forum, a grand High Victorian commercial block that formerly anchored this corner and contributes to an understanding of the evolution of the intersection at Yonge and Gerrard Streets.

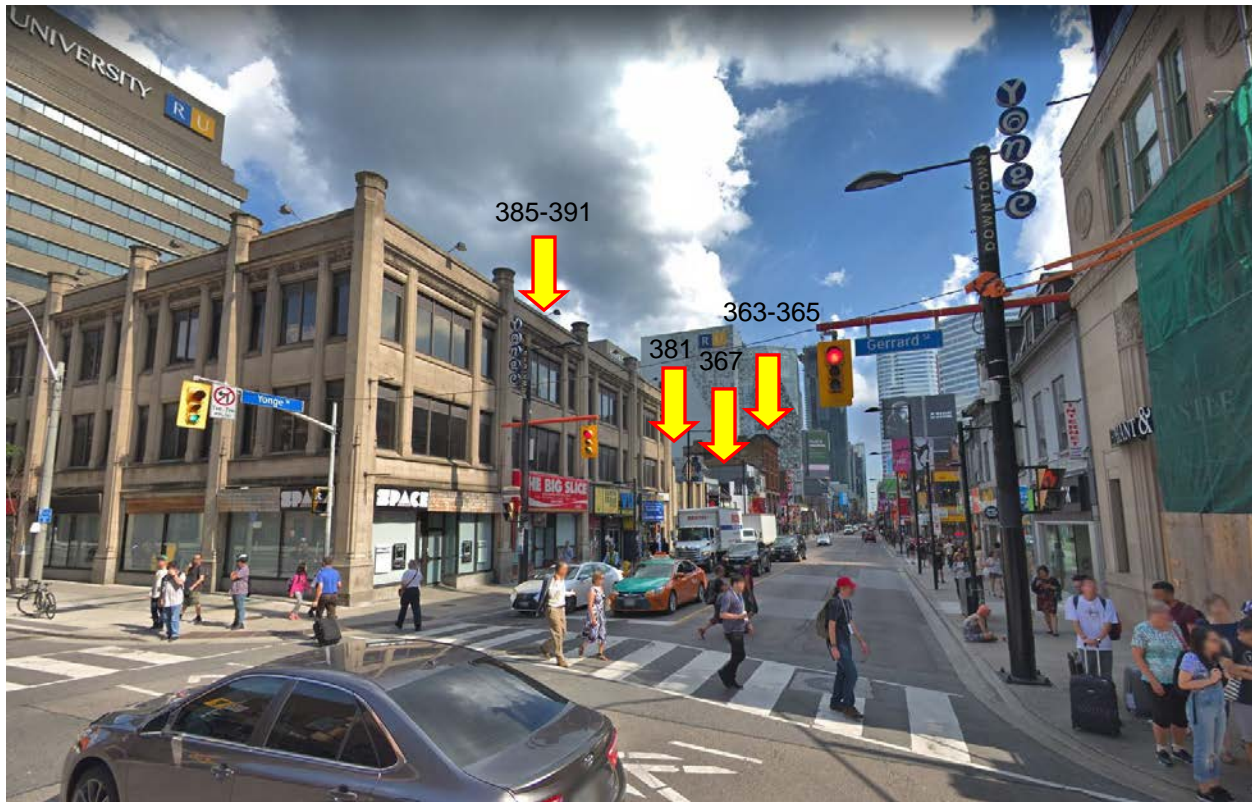
Situated prominently on the southeast corner of Yonge Street and Gerrard Street East the Gerrard Building has contextual value as it anchors and maintains the low-rise commercial building character that defined the historic built form of the area from the mid-nineteenth century through the mid-twentieth century. With its position on a corner lot and grand presence, the Gerrard Building stands as a reminder of the grandeur of Yonge Street as it developed in the early twentieth century.

Heritage Attributes

The heritage attributes of the Gerrard Building are:

- The setback, placement and orientation of the building on the southeast corner of Yonge Street and Gerrard Street East
- The scale, form and massing of the three-storey commercial and office building built on a rectangular plan with a flat roof
- On the Yonge Street (west) and Gerrard Street East (north) elevations, the sandstone cladding with stone trim
- On the Yonge Street (west) elevation, the location and stone detailing of the entry at the south end of the building
- The organization of the flat-headed openings and their detailing on the Yonge Street (west) and Gerrard Street East (north) elevations, which are divided vertically into four bays and six bays, respectively
- The arrangement of the fenestration in the upper floors on the west and north elevations including its tripartite division by secondary piers, and with the central opening containing
- Above each window pane on the second and third floors of the west and north elevations, the transom lights (currently opaque spandrels) with their four-over-four arrangement (as seen in the original architectural drawings and 1950 archival photographs)
- On the west and north elevations, the stone detailing including the octagonal piers with their faux compound piers and pointed finials at the first floor, and the decorative carved stone band surmounted by a continuous stone cornice directly above the third floor openings

ATTACHMENT 10
HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



RICHARD S. WILLIAMS BLOCK, 363-365 YONGE STREET
367 YONGE STREET
YONGE STREET MISSION BUILDING, 381 YONGE STREET
GERRARD BUILDING, 385-391 YONGE STREET

Prepared by:
Heritage Preservation Services
City Planning Division
City of Toronto

January 2019

PLEASE NOTE: The following research and general historical evaluation report contains information related to four separate properties located on the east side of Yonge Street between Gould and Gerrard Streets and includes a separate evaluation checklist for each property. The conclusions of the research and evaluations are found in Section 4 (Summary).

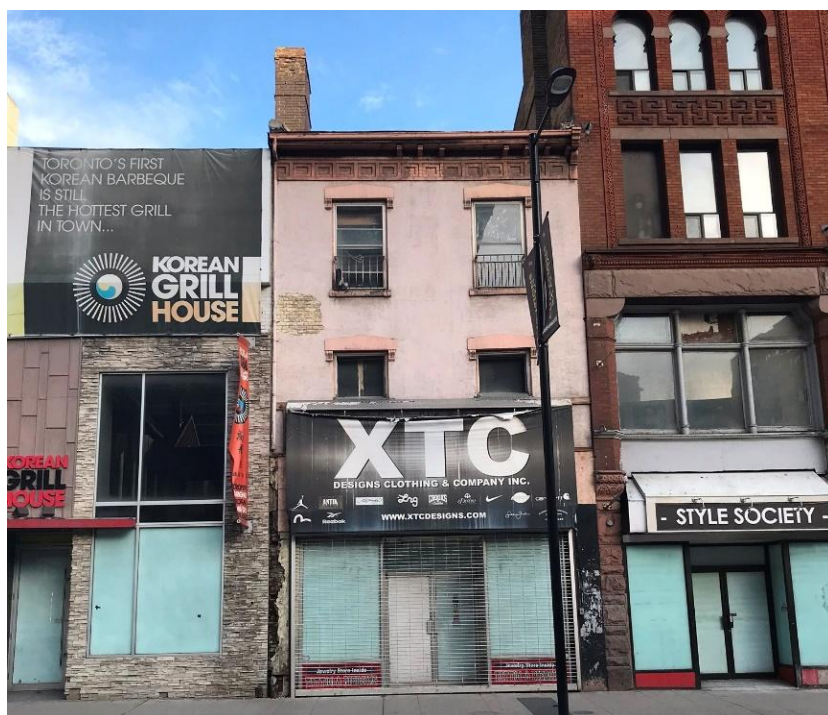
1. DESCRIPTION



Above: Richard S. Williams Block, 363-365 Yonge Street, west elevation (Heritage Preservation Services, 2018)

Cover: View of Yonge Street looking south from Gerrard Street and showing the subject properties, as indicated by the arrows and corresponding street numbers above (Google Street View, 2018)

363-365 Yonge Street: Richard S. Williams Block	
ADDRESS	363-365 Yonge Street
WARD	13 (Toronto Centre)
LEGAL DESCRIPTION	PLAN 22A Lot 31
NEIGHBOURHOOD/COMMUNITY	Downtown Yonge
HISTORICAL NAME	Richard S. Williams Block
CONSTRUCTION DATE	1890
ORIGINAL OWNER	Richard S. Williams
ORIGINAL USE	Commercial and warehouse
CURRENT USE*	Commercial and residential
ARCHITECT/BUILDER/DESIGNER	Denison & King, Architects
DESIGN/CONSTRUCTION	Brick with brick, stone, terracotta and wood detailing
ARCHITECTURAL STYLE	Richardsonian Romanesque and Moorish Revival
ADDITIONS/ALTERATIONS	1950s and 1960s storefront alterations (non-structural)
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Listed on the City of Toronto Heritage Register
RECORDER	Heritage Preservation Services: Liz McFarland
REPORT DATE	January 2019



367 Yonge Street, west elevation (Heritage Preservation Services, 2018)

367 Yonge Street	
ADDRESS	367 Yonge Street
WARD	13 (Toronto Centre)
LEGAL DESCRIPTION	PLAN 22A, PT LOT 32
NEIGHBOURHOOD/COMMUNITY	Downtown Yonge
HISTORICAL NAME	N/A
CONSTRUCTION DATE	Completed by 1869
ORIGINAL OWNER	Edward P. Cooper
ORIGINAL USE	Retail and residential
CURRENT USE*	Retail and residential
ARCHITECT/BUILDER/DESIGNER	N/A
DESIGN/CONSTRUCTION	Brick with brick, stone and wood detailing
ARCHITECTURAL STYLE	Georgian and Greek Revival
ADDITIONS/ALTERATIONS	n/a
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	N/A
RECORDER	Heritage Preservation Services: Liz McFarland
REPORT DATE	January 2019



381 Yonge Street, west elevation

Left: As originally constructed to the 1904 designs of G.M. Miller & Co., architect (City of Toronto, 1950)

Right: The current elevation, as rebuilt in 1953 to the designs of Mathers & Haldenby, architects (Heritage Preservation Services, 2018)

381 Yonge Street: Yonge Street Mission	
ADDRESS	381 Yonge Street
WARD	13 (Toronto Centre)
LEGAL DESCRIPTION	PLAN 22A, PT LOT 34
NEIGHBOURHOOD/COMMUNITY	Downtown Yonge
HISTORICAL NAME	Yonge Street Mission Building
CONSTRUCTION DATE	1904; 1953
ORIGINAL OWNER	Samuel Hume Blake (1904); Yonge Street Mission (1953)
ORIGINAL USE	Institutional (charitable services)
CURRENT USE*	Institutional (charitable services)
ARCHITECT/BUILDER/DESIGNER	G.M. Miller & Co (1904); Mathers & Haldenby (1953)
DESIGN/CONSTRUCTION	Brick with limestone cladding and detailing
ARCHITECTURAL STYLE	Stripped Classicism
ADDITIONS/ALTERATIONS	1953 west elevation alteration and rear addition
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	N/A
RECORDER	Heritage Preservation Services: Liz McFarland
REPORT DATE	January 2019



385-391 Yonge Street, north (left) and west (right) elevations (Heritage Preservation Services, 2018)

385-391 Yonge Street (including 3 Gerrard Street E): Gerrard Building	
ADDRESS	385-391 Yonge Street & 3 Gerrard Street E
WARD	13 (Toronto Centre)
LEGAL DESCRIPTION	PLAN 22A, LOTS 35 and 36
NEIGHBOURHOOD/COMMUNITY	Downtown Yonge
HISTORICAL NAME	Gerrard Building
CONSTRUCTION DATE	1924
ORIGINAL OWNER	Canada Life Assurance Co.
ORIGINAL USE	Commercial and Office
CURRENT USE*	Commercial and Office
ARCHITECT/BUILDER/DESIGNER	Sproatt & Rolph, architects
DESIGN/CONSTRUCTION	Brick with sandstone cladding and detailing
ARCHITECTURAL STYLE	Modern Gothic
ADDITIONS/ALTERATIONS	N/A
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Listed on the City of Toronto Heritage Register
RECORDER	Heritage Preservation Services: Liz McFarland
REPORT DATE	January 2019

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of four properties, 363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street (including 3 Gerrard Street East), located on the east side of Yonge Street between Gould and Gerrard Streets, and applies evaluation criteria to each in order to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluations are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1847	The east side of Yonge Street between Gould and Gerrard Streets contains two-storey, wood frame commercial and residential buildings by this date. ¹
1858	Tax assessment records indicate that three brick buildings have been completed on the previously vacant lots at the properties currently known as 367, 369 and 371 Yonge Street
1869	The 1870 tax assessment roll indicates 367 Yonge Street (along with 369 and 371) as tenanted 3-storey brick buildings for the first time. ²
1870	The street numbers along this portion of Yonge Street are adjusted to reflect the current addresses
1884 Sept 6	Richard S. Williams is granted 363-365 Yonge Street
1890	The 1891 City Directory (containing statistics from the previous year) lists 363-365 Yonge Street as three "unfinished stores" and 385-391 Yonge Street as the "Yonge St Arcade and Market" (also known as the Forum Building) for the first time
1896	The Yonge Street Mission is founded by John Coolidge Davis and initially provides charitable services to the city's most vulnerable from a mobile "Gospel wagon"
1904	The property at 381 Yonge Street is granted to the Hon. Samuel Hume Blake; G.M. Miller & Co. architects submit designs for the first Yonge Street Mission building in the same year. ³
1915	The property at 381 Yonge Street containing the Yonge Street Mission building is granted to the Yonge Street Mission by Samuel Hume Blake's heirs

¹ An exception is the properties now known as 367-371 Yonge Street which were owned by Edward Cooper since July 1846 with tax assessment rolls indicating the lots remained vacant until the late 1850s. The current building at 367 Yonge Street may have been built as early as the late 1850s but cannot be confirmed in archival records until 1869.

² It should be noted here that street numbers differed from the current addresses by ten digits until 1870-1871, making the subject properties then known as 353-355, 357, 371 and 375-385 Yonge Street.

³ Building records #C-3, 1904 contain the original drawings and full design specifications by G. M. Miller & Co., Architects (Building Records, City of Toronto)

1921 Jan	The Forum Building at the southeast corner of Yonge and Gerrard Streets is damaged by fire and subsequently demolished. ⁴
1922 Jan 31	The site of the Forum Building (Lots 35 and 36, now 385-391 Yonge Street) is granted to the Canada Life Assurance Co.
1924	The City Directory for 1925 (containing statistics from the previous year) lists the current Gerrard Building by architects Sproatt & Rolph at 385-391 Yonge Street for the first time, including notable first tenants Olympia-Gerrard Recreation Club Ltd and International Business Machines (IBM) Co. Ltd
1953 Sept	Architectural firm of Mathers and Haldenby submits plans to redesign the entire west elevation of the Yonge Street Mission building at 381 Yonge Street

ii. HISTORICAL BACKGROUND

Yonge Street

The properties at 363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street occupy a portion of Park Lot 7, one of the series of 100-acre allotments that were surveyed between present-day Queen Street and Bloor Street and granted to associates of the provincial government as the location of country estates north of the Town of York. Captain John McGill, who served with Lieutenant Governor John Graves Simcoe and was the Province's Receiver General after the War of 1812, received Park Lot 7 where he built a country house. In 1836, McGill's heir registered Plan 22A with 425 building lots that represented "one of the earliest subdivisions around York."⁵ The plan laid out new streets that were named for associates of Captain McGill, including Gerrard and Gould Streets, the latter names recognizing British American Land Company officer Nathaniel Gould.⁶

The four properties, 363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street are located on the east side of Yonge Street between Gould and Gerrard Streets. Land registry records indicate that the properties were initially granted to various purchasers by McGill's son during 1845 and 1846. By the following year, tax assessment rolls record tenanted wood-frame, commercial and residential buildings along much of this strip of Yonge Street, which is captured visually in a photograph of the block dating to the 1860s (*Image 2*). The streetscape would remain unchanged until the end of the 1880s.

363-365 Yonge Street (Richard S. Williams Block)

In September 1884, the three properties at 363-365 Yonge Street are purchased by piano manufacturer Richard S. Williams for a total of \$12,700.⁷ Williams commissioned

⁴ The 1922 City Directory (containing statistics from the previous year) lists the property as "vacant"

⁵ Lundell, 51.

⁶ Arthur, 281.

⁷ Land Registry Office records for Plan 22A, Lot 31. The previous owner had been Patrick G. Close and the properties were tenanted by a fruiter, a second-hand store and Wo Kee Chinese Laundry (City

the architects Arthur R. Denison & George W. King to replace the existing two-storey, wood-frame buildings containing street-level storefronts with a grand, four-storey brick commercial building. The building currently known as the Richard S. Williams Block was completed in 1890 and early tenants included a dressmaker, grocer and flour dealer. The building was- and remains- the tallest mid-block structure on the east side of Yonge Street between Gould and Gerrard Streets (*Image 3*).

Richard S. Williams would be the primary owner of the property for over forty years, though never an occupant. Williams' own piano store and warehouse (R. S. Williams & Sons Co) had been located at 145 Yonge Street since the 1860s and would remain at this location until the mid-1980s when the ten-storey, terracotta-clad building designed by renowned Toronto architect Alfred H. Chapman was demolished (*Image 4*). Prior to Chapman's 1912 design, architect George W. King is credited with the earlier 1887 design of Williams' store and warehouse at the same address. Williams subsequently hired King (along with recent business partner, Arthur R. Denison) to design the commercial building at 363-365 Yonge Street in 1890.

The Richard S. Williams Block has remained in commercial use at street level with a more recent shift from warehouse to residential above. Building permits from the 1950s and 1960s indicate non-structural alterations to the storefronts, including the extension of Lou Myles' Menswear Store across two bays with its applied fieldstone cladding and wood plank signage on the first and second storeys of the west elevation.⁸ (*Image 5*) The Richard S. Williams Block was included on the City of Toronto's Heritage Register in 1974.

367 Yonge Street

The property at 367 Yonge Street contains the oldest building surviving on the east side of Yonge Street between Gould and Gerrard Streets that remains largely intact. King Street merchant Edward P. Cooper purchased the three properties known today as 367, 369 and 371 Yonge Street in July 1846. By 1858, a full decade after the wood-frame buildings that defined the rest of the block were completed, Cooper built three attached brick buildings on the previously vacant lot.⁹ (*Image 2*) Due to inconsistent archival information, it cannot be confirmed if the current building at 367 Yonge Street is the one Cooper built in the late 1850s or rebuilt in 1869.¹⁰

Edward Cooper owned 367 Yonge Street (as well as 369 and 371) for nearly 40 years, during which time the City Directories indicate the building was occupied mainly by flour

Directory, 1885). Records indicate various numbering for the three properties over time, including 363, 363 1/2 & 365 and 363, 365 & 365 1/2, and 363 & 365.

⁸ City of Toronto Building Records File 96815, 1967.

⁹ The tax assessment roll for 1859 (containing information compiled in the previous year) lists 367 as a "vacant house and shop"; 369 and 371 are tenanted. [N.B. the street numbering until 1870 records these properties as 357, 359 and 361 Yonge Street.]

¹⁰ For 1863 and 1868, the tax assessment rolls record the buildings as being "brick" but also "2 storeys" instead of 3 storeys. Assessments for other relevant years lack any physical description of the structures. The 1870 assessment (containing information collected in the previous year) marks the first recording of "3 storeys". While it is unlikely that Cooper rebuilt the 1858 buildings within ten years just to add a single storey, it remains a possibility.

and feed merchants.¹¹ Building permits dating from the 1940s through the 1970s indicate several alterations to the storefront and interior floor plan at 367 Yonge Street to accommodate various tenants over time.¹² Changes included interior ground-floor alterations by architect E. I. Richmond in 1951 for the State Grill and 1975 storefront alterations for the Tivoli Restaurant (*Image 6*). Today, the building continues to operate as a commercial space at street level with residential above.

381 Yonge Street (Yonge Street Mission Building)

In July 1845, Lot 34 was granted to a carpenter named William Bell who would own the properties at 379, 381 and 383 Yonge Street and reside with his wife Mary at 381 Yonge Street for nearly 60 years.¹³ Following Bell's death in 1904, the property was granted to the Hon. Samuel Hume Blake (1835-1914), a Toronto lawyer, judge, social reformer and philanthropist. Blake served as a board member for numerous local religious organizations offering social services including the YMCA and various missions.¹⁴ The same year, the architectural firm of G. M. Miller & Co submitted drawings for a two-storey institutional building with full basement on the combined 381-383 Yonge Street properties for the Yonge Street Mission - a Christian charitable group founded in 1896 by John Coolidge Davis to help the city's most vulnerable residents. The Yonge Street Mission initially provided its services from a "mobile Gospel Wagon".¹⁵ (*Image 7*) The property at 381 Yonge Street would provide the Mission with a permanent location from which it would operate for the next 100 years.

Following Samuel Hume Blake's death in 1914, his heirs grant the property at 381 Yonge Street to the Yonge Street Mission in February 1915. In 1953, the architectural firm of Mathers & Haldenby is commissioned to design a new principal (west) elevation for the existing Yonge Street Mission building. The plans include a two-storey limestone facade with a false parapet above the central entrance, which hides the existing building behind.¹⁶ (*Image 8*) By 1970, alterations were made to the first-floor of the west elevation to accommodate a cafe run by- and named after- the Mission (*Image 9*). Since the 1980s, Evergreen Group has been a tenant at this location, providing social services and programs for Toronto's at-risk youth.

385-391 Yonge Street (Gerrard Building)

The properties at 385-391 Yonge Street were initially occupied by two-storey frame buildings until 1890 when the grand, four-storey "Arcade Building" with its six-storey corner tower was completed.¹⁷ (*Image 10*) The City Directory indicates that early

¹¹ City of Toronto Directories, 1859-1880.

¹² Building Records File 79074 (1943), 88757 (1946), 11505 (1951), 18711 (1952), 89042 (1966-1967), 69400 (1975)

¹³ Land Registry Records for Plan 22A Lot 34 and City of Toronto Directories, 1845-1905.

¹⁴ Blackwell, "Blake, Samuel Hume" *Dictionary of Canadian Biography* 14

http://www.biographi.ca/en/bio/blake_samuel_hume_14E.html

¹⁵ "1896: The Mission Begins," Yonge Street Mission website <https://www.ysm.ca/history/>

¹⁶ "Alteration to Yonge Street Mission, 381 Yonge Street - September 11, 1953" City of Toronto Archives, Series 410, File 3697; City of Toronto Building Records Permit and File 22769

¹⁷ City of Toronto Directories, 1890 and 1891.

tenants of this new commercial block named the Forum Building included a billiard hall, barber, optician, ladies' repository and the Woodbine Hotel.¹⁸ Another early occupant of the building was the Central Business College. The school and its impressive location are heralded in the book, *Toronto Illustrated*:

This excellent college occupies an elegant suite of handsomely furnished rooms, twenty in number, and possess facilities for imparting first-class business training that are not to be found in similar institutions in the Dominion... The Toronto school has been made a residential one, so that in future all young men who attend from distant places are allowed to reside at the college and enjoy home comforts that they could not secure in ordinary boarding houses.¹⁹

In January 1921, the Forum Building was damaged by fire and subsequently demolished. The following year, the Canada Life Assurance Co. purchased the vacant property²⁰ and commissioned the architects Sproatt & Rolph to design a new commercial block for their prominent corner lot.

The current building on the site, known as the Gerrard Building, was completed in 1924 and has been described as "one of the earliest of many fine, firm commercial/office blocks with which Sproatt & Rolph adorned Toronto in the 1920s and '30s."²¹ Early tenants of this three-storey commercial building included the Olympia-Gerrard Recreation Club (billiard hall) and International Business Machines (IBM) Co. Ltd.²² The billiard hall would be replaced at the mid-century mark by popular long-time tenant, Bassel's Restaurant (*Image 11*).

Architects

363-365 Yonge Street (Richard S. Williams Block) - Denison & King

Arthur Richard Denison (1857-1923) trained in the office of Silas James & Co. and may also have worked in the office of John G. Howard. Denison was a prominent architect in Toronto for forty years whose "name can be linked to more than 100 ecclesiastical, commercial, industrial, institutional and residential works".²³ During his lengthy career, Denison formed a number of business partnerships including a brief time with English-born architect, George William King (1863-1945). King had trained as a draughtsman for Darling & Curry before working in the office of E. J. Lennox. Together, Denison & King produced several eclectic designs combining the popular Romanesque Revival with a range of other styles, including Moorish Revival. The Richard S. Williams Block (1890) and the heritage-protected Athenaeum Club (1891) on Church Street, the latter also noted by Robert Hill in the *Biographical Dictionary of Canadian Architects*, represent rare remaining examples in Toronto that combine these particular styles.

¹⁸ City of Toronto Directory, 1891.

¹⁹ *Toronto Illustrated 1893*, Reprint, Ontario Genealogical Society, 1992: 81.

²⁰ Land Registry records for Plan 22A, Lots 35 and 36.

²¹ McHugh, *Toronto Architecture: A City Guide*, 72.

²² City of Toronto Directory, 1925.

²³ Hill, "Denison, Arthur Richard," *BDAC*, <http://dictionaryofarchitectsincanada.org/node/1637>

381 Yonge Street (Yonge Street Mission Building) - Mathers & Haldenby

In 1921, Alvan Sherlock Mathers (1895-1965) and Eric Wilson Haldenby (1893-1971) founded the Mathers & Haldenby architectural firm, which operated continuously for the next seventy years and credited with executing many major works in Toronto and beyond. The pair were instrumental in establishing a Modernist aesthetic in Toronto across a broad range of building types and uses, including the firm's own offices at 10 St. Mary Street (1948). Mathers & Haldenby also designed the stately Imperial Oil Building (1957) at 111 St. Clair Avenue West, originally submitted for consideration as Toronto's new City Hall and protected under Part IV, Section 29 of the Ontario Heritage Act.

385-391 Yonge Street (Gerrard Building) - Sproatt & Rolph

Henry Sproatt (1866-1934) and Ernest Ross Rolph (1871-1958), the latter having trained under David Roberts Jr., formed a partnership in 1899 that would become "one of the most important architectural partnerships in Canada after 1900."²⁴ Their expansive portfolio indicates that the duo worked comfortably across building types and architectural styles, ranging from their Collegiate Gothic work at Bishop Strachan School (1912; 1926) and the University of Toronto's Emmanuel College (1929-1931) to collaboration with Ross & MacDonald on the Royal York Hotel (1924-1929) which eclectically combines elements of the Romanesque, Art Deco and Chateau styles. All of the abovementioned properties are recognized on the City of Toronto's Heritage Register.

iii. ARCHITECTURAL DESCRIPTION

363-365 Yonge Street (Richard S. Williams Block), 1890

The Richard S. Williams Block is designed with features of several architectural styles of the late Victorian era, combining the rusticated stone with red brick cladding characteristic of the Richardsonian Romanesque style and the distinguishing horseshoe arches of the Moorish Revival (*Image 12*). By the end of the nineteenth century, the growth of the architectural profession in Canada and the availability of periodicals featuring contemporary design trends resulted in a variety of architectural styles that were available for new buildings. Commercial edifices, in particular, employed a combination of styles that were devised to attract attention, tenants and customers. The combination of these two specific styles, however, was uncommon to Toronto architecture, making the Richard S. Williams Block a rare example (along with the heritage-protected principal elevation of the 1891 Athenaeum Club also by Denison & King) of blending these western and eastern design influences on a single elevation (*Images 13 and 14*).

The application of rough-hewn stone at the first and second floors on the principal (west) elevation and round-headed arched openings are integral features of the Romanesque Revival style, often dubbed Richardsonian Romanesque for its association with the American Architect, H. H. Richardson, who drew on elements from

²⁴ Hill, "Rolph, Ernest Ross," *BDAC*, <http://dictionaryofarchitectsincanada.org/node/579>.

10th-12th century western European architecture and made them signature features of his designs. The horseshoe arches that define the fourth-floor openings on the west elevation at 363-365 Yonge Street are the hallmark of Moorish Revival architecture, which derives its forms and detailing from 13th-16th century architecture in the Andalusian region of northern Africa and southern Spain. The style is also characterized by geometric decorative elements, which are evident at the Richard S. Williams Block in the patterned brickwork in the spandrels above and below the horseshoe arches, as well as in the frieze just below the roofline. The author of *Toronto Architecture: A City Guide* praises the “overall harmony and splendour” produced by the eclectic choice of styles and proclaims the building’s principal elevation to be “among the most attractive facades on Yonge Street.”²⁵

The Richard S. Williams Block rises four storeys on a rectangular plan with a flat roof. The principal (west) elevation is clad with red brick and trimmed with brick, stone and terracotta. The rear (east) and side (north and south) elevations are clad in buff brick (*Images 15 and 16*). On the principal elevation, the roofline is marked by a pressed-metal, dentilled cornice. The facade is divided vertically into three bays by four piers. These piers are clad with rusticated stone at the ground floor, where they are capped with ornately carved stone capitals. At the second storey, the piers are chamfered, clad in red brick and surmounted by smooth stone caps. Above a massive rusticated stone lintel and dentilled terracotta cornice containing four decorative lion heads crowning the second floor, the piers are now merely suggested by three double-height, decorative terracotta tile frames that define the three bays of the third and fourth floors, each bay containing three-over-three symmetrically arranged openings.

Above the street-level storefronts (which have undergone non-structural alterations over time), the large flat-headed opening in each of the three bays is divided into three panes with transoms by decorative wood mullions and all supported by a continuous, projecting wood sill that wraps around the piers. Between the piers at the upper storeys, the three sets of three evenly-spaced openings are flat-headed on the third floor and surmounted by horseshoe-arched red brick openings with stone imposts at the fourth floor. Raised brick detailing on the upper storeys includes a geometric key pattern between the third and fourth floor openings, horizontal banding in the spandrel areas between the horseshoe arches and a diamond-shaped diaper pattern frieze directly below the building’s roofline.

367 Yonge Street, completed by 1869

The building at 367 Yonge Street is a representative example of a mid-nineteenth century commercial and residential building that blends elements of the Georgian and Greek Revival styles (*Images 17 and 18*). Both of these architectural styles, defined by Neo-Classical elements and detailing, were popularly-used in Canada in the 1850s-1870s for a variety of building types and uses.

²⁵ McHugh, 71.

The building at 367 Yonge Street is one of a row of three attached, identical structures built together on a rectangular plan with a pitched roof.²⁶ Above the storefront on Yonge Street, the principal (west) elevation is clad in buff brick (currently covered in stucco) with brick, stone and wood detailing. A deep eaves supported by decorative wood brackets defines the roofline. Directly below this, a corbelled brick, key pattern frieze spans the west elevation. This Greek Revival detailing enlivens the Georgian style symmetry that defines the second and third floor openings. Divided into two bays, the second and third floors each contain two identical flat-headed openings that serve to unify the facade. Georgian detailing on the openings includes the stone sills and segmental-arched stone headers with scroll corbels. Archival photographs of the building indicate that the metal Juliet railings attached to the upper-storey openings were added in the 1980s (*Images 19 and 20*).

381 Yonge Street (Yonge Street Mission Building), 1953

The Yonge Street Mission Building is a fine representative of a low-rise institutional building initially constructed in 1904 by G. M. Miller & Co., Architect, and including a completely re-constructed west elevation by the prominent Toronto architectural firm of Mathers & Haldenby in 1953. (*Image 21*) The Stripped Classicism of the principal (west) elevation defines a transitional moment in Toronto architecture immediately following WWII that was expressed as a blending of the more traditional Neo-Classicism with Modernism. At the Yonge Street Mission Building, traditional limestone cladding and details maintain a sense of classical monumentality while the strong verticality of the openings and their minimalist detailing harken toward a more Modernist aesthetic of opening up elevations to larger expanses of glazing.

The two-storey, mid-block structure is built on a long rectangular plan with a flat vestibule roof directly behind the west elevation and a pitched roof over the auditorium space beyond. Mathers & Haldenby's 1953 design is for the west elevation only and replaced the one initially designed in 1904 by G.M. Miller & Co. architects (*Images 22 and 23*). The 1904 brick-clad principal (west) elevation featured a large, round-arched central entrance flanked by Classically-inspired openings. Moorish Revival detailing was evident in the three small horseshoe-arched openings above the central entrance and the four decorative minaret-like finials atop the raised central parapet- and end wall-piers. Architectural drawings from 1904 indicate that the open-beam ceiling in the auditorium and the pitched roof above with five openings for skylights are the only surviving features from G.M. Miller & Co.'s design. (*Image 24*)

Mathers & Haldenby's 1953 design retains yet re-works the earlier tripartite division of the principal elevation into three bays: an arrangement typically associated with Christian religious institutions and likely a deliberate association made with the owner-occupants at 381 Yonge Street. The building's use is also expressed in the architectural lettering reading "Yonge Street Mission" and relevant iconography prominently incised above the openings on the principal (west) elevation. Above the current storefront (which was not part of the original plan), the west elevation is clad in Indiana limestone

²⁶ Significant alterations to the principal (west) elevations of 369 and 371 Yonge Street has negatively impacted their integrity. As a result, only 367 Yonge Street is being recommended for designation under Part IV, Section 29 of the Ontario Heritage Act at this time.

with stone detailing.²⁷ The architectural drawings also indicate a black granite base that may survive under the tile storefront cladding, as evidenced by a missing piece of the latter at the bottom corner of the south end of the facade (*Image 25*). The use of traditional stone and the temple-like form of the elevation, complete with a false parapet styled as a Greek temple-like gabled pediment, express the Neo-Classical elements of the design. The verticality and minimalist treatment of the three window openings with their unadorned stone headers, sills and mullions signal a shift toward Modernist sensibilities, though, as does the sleek wooden soffit at the roofline containing evenly-spaced rectangular openings for integral down-lighting of the principal elevation.

385-391 Yonge Street (Gerrard Building), 1924

The Gerrard Building is a fine representative, and rare example along Yonge Street, of the Modern Gothic style adapted to a commercial building. Designed by the architects Sproatt & Rolph, the structure rises three-storeys on a rectangular plan with a flat roof. Prominently located on a corner lot, the Gerrard Building boasts two principal (west and north) elevations and replaced the earlier Forum Building completed in 1890 but razed by fire in January 1921.

The Forum Building was a grand, four-storey structure with a six-storey corner tower featuring the characteristic mansard roofs with dormer windows of the Second Empire style and the distinguishing round-arched red brick and stone openings of the Richardsonian Romanesque style (*Image 26*). The Empress Hotel represented a similar example of this High Victorian-era building type and style located on a corner lot just one block south at the southeast corner of Yonge and Gould Streets (*Image 27*). Constructed at the same time as the Forum Building that was lost to fire in 1921, the Empress Hotel unfortunately met a similar fate due to fire and was demolished in 2010.

The current building known as the Gerrard Building was designed by Henry Sproatt, “Canada’s leading exponent of the Gothic [Revival]”²⁸ and his business partner Ernest Ross Rolph in an era of new tastes and technologies. While the earlier Forum Building had embodied High Victorian architectural trends, Sproatt & Rolph took the opportunity to design a new landmark building on the site that combines Sproatt’s Gothic styling with Modernist form, and using “splendid proportions and simple carved detailing to create a ‘modern Gothic’ building of great presence on this corner.”²⁹

The Gerrard Building is clad on the principal (west and north) elevations with sandstone and stone detailing; the south elevation abutting the neighbouring Yonge Street Mission building and the rear (east) lane-facing elevation are both clad in brick (*Images 28 and 29*). Eleven octagonal piers projecting beyond the roofline resemble slender, stylized Gothic Revival towers and serve to organize the principal elevations into four bays on the Yonge Street (west) elevation and six bays on the Gerrard Street (north) elevation. Above the street-level storefronts, each bay contains five window panes in a seeming

²⁷ Without any known images of the principal elevation before the storefront alteration, it’s not clear if the square, mosaic plaque appearing in Mathers & Haldenby’s drawings and intended to be placed directly above the central double doors was ever executed.

²⁸ Hubbard, 7.

²⁹ McHugh, 72.

variation on the Chicago Style arrangement of tripartite window openings that defined much of that city's commercial architecture in the early-twentieth century. A significant modern convenience employed at the Gerrard Building, and new to Toronto in 1924, is its underground parking garage.³⁰

iv. CONTEXT

The four properties at 363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street are located on the east side of Yonge between Gould and Gerrard Streets. The area represents 175 years of Toronto's history and has a built form that illustrates successive waves of residential, commercial and institutional development. The layering of this history is evident in the area's existing context which retains features from the various periods of this story. In recent years, downtown Yonge Street has attracted unprecedented growth and development with recent high-rise condominium towers, such as The Aura at the northwest corner of Yonge and Gerrard Streets, hitting new heights exceeding 80 storeys.

The diversity of type, age, scale, style and form contributes to the vitality of the area which is a remarkable living record of this part of the city's history. The four properties featured in this report, 363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street each represent a different period and type and or style, and contribute to this neighbourhood's story. Together, the properties have group value for the co-location of their diverse types and dates, which collectively tells an important story about the evolution of this section of Toronto's main street.

3. EVALUATION CHECKLISTS

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

363-365 Yonge Street - Richard S. Williams Block

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

The Richard S. Williams Block has design value as a fine representative and rare example in Toronto of a late-nineteenth century Victorian commercial building eclectically designed in the Richardsonian Romanesque style with Moorish Revival details. The composition and detailing of the principal (west) elevation on Yonge Street,

³⁰ "The Gerrard Building, Toronto" *Construction* 17:9, 288-290.

with its rusticated stone and red brick cladding combined with horseshoe arches, key and diaper patterns and decorative terracotta, display a high degree of artistic merit. In recognition of its architectural significance, the building was amongst some of the earliest included on the City of Toronto's Inventory of Heritage Properties (now known as the Heritage Register) in March 1974.

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

The Richard S. Williams Block has historic value for its association with the architects, A. R. Denison and G. W. King. Concurrent with construction of the Richard S. Williams Block, the design partnership of Denison & King produced two other known similarly eclectic Victorian buildings in the city that, together, represent a rare collection blending eastern design influences with contemporary western revival architectural styles. These include the Comstock Building at Victoria and Lombard Streets and the Athenaeum Club on Church Street, both of which are designated properties under Part IV, Section 29 of the Ontario Heritage Act.

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

Situated on the east side of Yonge Street between Gould Street and Gerrard Street East, the Richard S. Williams Block has contextual value as it supports and maintains the late-nineteenth century commercial building character that defines much of the historic built form of downtown Yonge Street as it developed as Toronto's 'main street'. As one of a number of heritage properties on both sides of this block of Yonge Street, the Richard S. Williams Block is physically, functionally, visually and historically linked to its surroundings.

367 Yonge Street

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

The property at 367 Yonge Street has design value as a representative example of a mid-nineteenth century commercial and residential building that blends elements of the Georgian and Greek Revival styles. The principal (west) elevation's symmetrically-arranged, flat-headed openings with their segmental-arched headers surmounted by

scroll corbels and stone sills below are further enlivened by a corbelled brick Greek key pattern frieze below the decorative wood-bracketed roofline.

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

The building has historic value as it is associated with the earliest development of this portion of Yonge Street in the mid-nineteenth century. Along with the two attached buildings directly north of the subject property, this three-storey group represents the tallest and earliest solid brick construction on this block of Yonge Street that otherwise contained only one or two-storey wood frame buildings before 1870.

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

Situated on the east side of Yonge Street, between Gould Street and Gerrard Street East and directly adjacent to the Richard S. Williams Block at 363-365 Yonge Street, the property at 367 Yonge Street has contextual value as it maintains the low-rise commercial and residential building character that defined the historic built form of the area in the second half of the nineteenth century. It is physically, functionally, visually and historically linked to its surroundings.

381 Yonge Street - Yonge Street Mission Building

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

The Yonge Street Mission Building has design value as a fine representative of a low-rise, mid-twentieth century institutional building whose Stripped Classicism is indicative of the work of the prominent Toronto architectural firm, Mathers & Haldenby. The style defines a transitional moment in Toronto architecture immediately following WWII that was expressed as a blending of Neo-Classicism and Modernism. At the Yonge Street Mission Building, traditional limestone cladding and details maintain a classical monumentality on the principal (west) elevation while the strong verticality of the openings and their minimalist detailing harken toward Modernist curtain wall construction and its associated aesthetic.

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

The property at 381 Yonge Street has historic value for its association with the history of the Yonge Street Mission founded in 1896 and the organization's operation at the subject location since 1904 (then owned by the Hon. Samuel Hume Blake), providing charitable services and social programs to vulnerable residents in Toronto. Since 1979, the Mission's Evergreen Centre has focused these efforts on the needs of street youth.

The current building is valued for its association with the architectural firm of Mathers & Haldenby, who designed many prominent mid-century structures across the city including the iconic Imperial Oil Building at 111 St. Clair Avenue West, which is recognized on the City's Heritage Register.

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

Situated on the east side of Yonge Street south of Gerrard Street East and abutting the Gerrard Building at 385-391 Yonge Street, the Yonge Street Mission has contextual value as it maintains the low-rise building character that defined the historic built form of the area from the mid-nineteenth century through the mid-twentieth century.

The Yonge Street Mission is also valued as a long-time local landmark institution on Yonge Street, south of Gerrard. This charitable organization has provided assistance to Toronto's most vulnerable residents since its founding in 1896 and has operated continuously from 381 Yonge Street since 1904. The Yonge Street Mission is an important institution in the social history of the city that has been physically, functionally, visually and historically linked to its surroundings for the past 115 years.

385-391 Yonge Street - Gerrard Building

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

The Gerrard Building has design value as a fine representative, and rare example along Yonge Street, of the Modern Gothic style adapted to a commercial building. It is distinguished by its contemporary updating of a historical style with its sleek sandstone cladding and tripartite division of window openings in a variation of the Chicago Style along with stylized octagonal piers and wall buttresses.

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

The Gerrard Building has historic value for its association with the prolific architects, Sproatt & Rolph, and is recognized amongst the numerous fine commercial buildings the firm designed in Toronto during the early-twentieth century including the Royal York Hotel on Front Street. The site is also associated with The Forum, a grand High Victorian commercial block that formerly anchored this corner and contributes to an understanding of the evolution of the intersection at Yonge and Gerrard Streets.

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

Situated prominently on the southeast corner of Yonge Street and Gerrard Street East the Gerrard Building has contextual value as it anchors and maintains the low-rise commercial building character that defined the historic built form of the area from the mid-nineteenth century through the mid-twentieth century. With its position on a corner lot and grand presence, the Gerrard Building stands as a reminder of the grandeur of Yonge Street as it developed in the early twentieth century.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the four properties at 363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street all have design, associative and contextual values.

The 1890 Richard S. Williams Block at 363-365 Yonge Street has design value as a rare late-19th century Victorian commercial building blending the Richardsonian Romanesque style with Moorish Revival details. It is valued for its historical association with the architectural partnership of Denison & King. The building has contextual value for its contribution to maintaining the late-nineteenth century commercial building character that defines much of the historic built form of downtown Yonge Street as it developed as Toronto's 'main street'.

The property at 367 Yonge Street (completed by 1869) has design value as a representative example of a mid-nineteenth century commercial and residential building that blends elements of the Georgian and Greek Revival styles. It is valued for its historic association with the earliest development of this portion of Yonge Street in the mid-nineteenth century. The building is also valued for its contribution to maintaining the low-rise commercial and residential building character that defined the historic built form of the area in the second half of the nineteenth century.

The 1953 Yonge Street Mission Building at 381 Yonge Street has design value as a representative example of a mid-twentieth century institutional building that combines the Neo-Classical and Modernist styles. It is valued for its historic association with the 120-year old local charitable organization, the Yonge Street Mission. The building is also valued for its association with the prominent Toronto architectural firm of Mathers & Haldenby. Contextually, the Yonge Street Mission is valued as a long-time local landmark institution on Yonge Street, south of Gerrard. The Yonge Street Mission is an important charitable institution in the social history of the city that has been physically, functionally, visually and historically linked to its surroundings for the past 115 years.

The 1924 Gerrard Building at 385-391 Yonge Street has design value as a fine representative, and rare example along Yonge Street, of the Modern Gothic style adapted to a commercial building. It is valued for its historical association with the architectural firm, Sproatt & Rolph, who designed numerous fine commercial buildings in Toronto in the early-twentieth century. The Gerrard Building has contextual value located on its prominent corner lot, as it anchors and maintains the low-rise commercial building character that defined the historic built form of this part of Yonge Street from the mid-nineteenth century through the mid-twentieth century.

Together, the four properties at 363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street have group value in the co-location of their diverse types and dates outlined above, which collectively tells an important story about the evolution of this section of Toronto's main street.

5. SOURCES

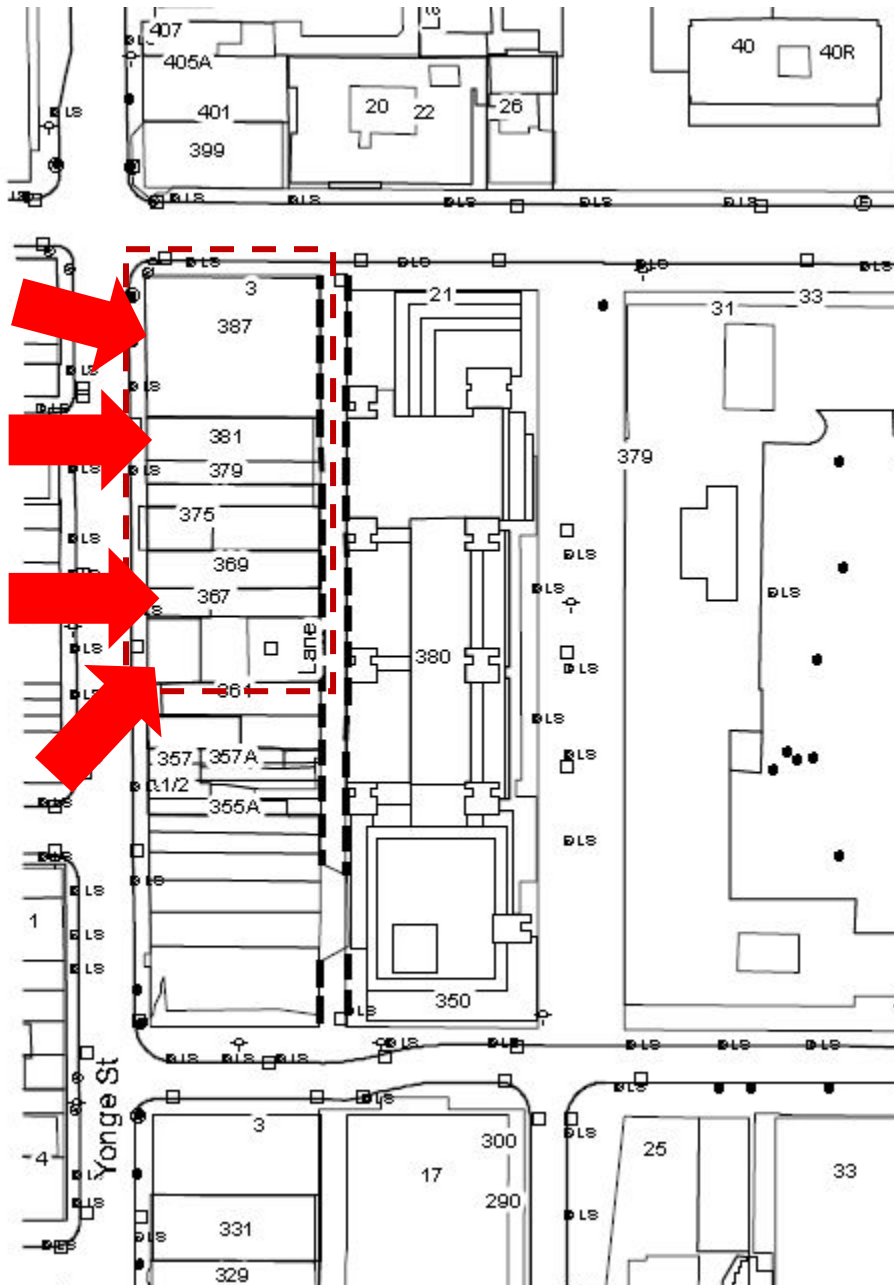
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6. IMAGES: the arrows or boxes mark the location of the subject properties unless otherwise indicated. North is always at the top of all plans unless otherwise indicated.



1. City of Toronto Property Data Map: showing the properties at 363-365 Yonge Street, 367 Yonge Street, 381 Yonge Street and 385-391 Yonge Street, on the east side of Yonge between Gould and Gerrard Streets.



2. 1860s photograph looking south east at the subject block on the east side of Yonge Street at Gerrard Street. The majority of the structures at that time were two-storey, wood frame buildings except for Edward P. Cooper's properties at 367, 369 and 371 Yonge Street, which are three-storey, solid brick buildings that survive today. (J.M.S. Careless, *Toronto to 1918*, 81)



3. Image showing the west elevation of the properties at 363-365 Yonge Street also known as the Richard S. Williams Block. This property was- and remains- the tallest mid-block structure on the east side of Yonge Street between Gould and Gerrard Streets. (Heritage Preservation Services, 2018)



4. Detail of the principal elevation at 145 Yonge Street (no demolished) which was the location of Richard S. Williams & Sons piano manufacturing shop and warehouse. Williams' monogram appears in the musical lyre near the building's roofline. (McHugh, 90)



5. Original drawing for 1967 non-structural alterations to two of the three storefronts at 363-365 Yonge Street including the application of vertical wood planking and fieldstone facing. (City of Toronto Building Records File 96815)



6. 1970s photograph showing the Tivoli Restaurant at 367 Yonge Street at the left. The recent storefront alteration at 363-365 Yonge for the Lou Myles men's store can also be seen on the right. (Toronto Historical Board Photograph Collection)



7. The Yonge Street Mission "Gospel Wagon" from which the organization provided charitable services to Toronto's vulnerable residents before having a permanent home at 381 Yonge Street by 1904. (Yonge Street Mission website)



8. Original architectural drawing by Mathers & Haldenby for reconstruction of the Yonge Street Mission's principal (west) elevation, September 1953. (City of Toronto Archives, Fonds 200, Series 410, File 3697; City of Toronto Building records have the blueprints under File 22769)



9. Image of the Yonge Street Mission, at left, showing the recent alteration to the principal (west) elevation to accommodate The Mission cafe, 1973. (City of Toronto Archives, Fonds 1118, Series 377, Item 552)

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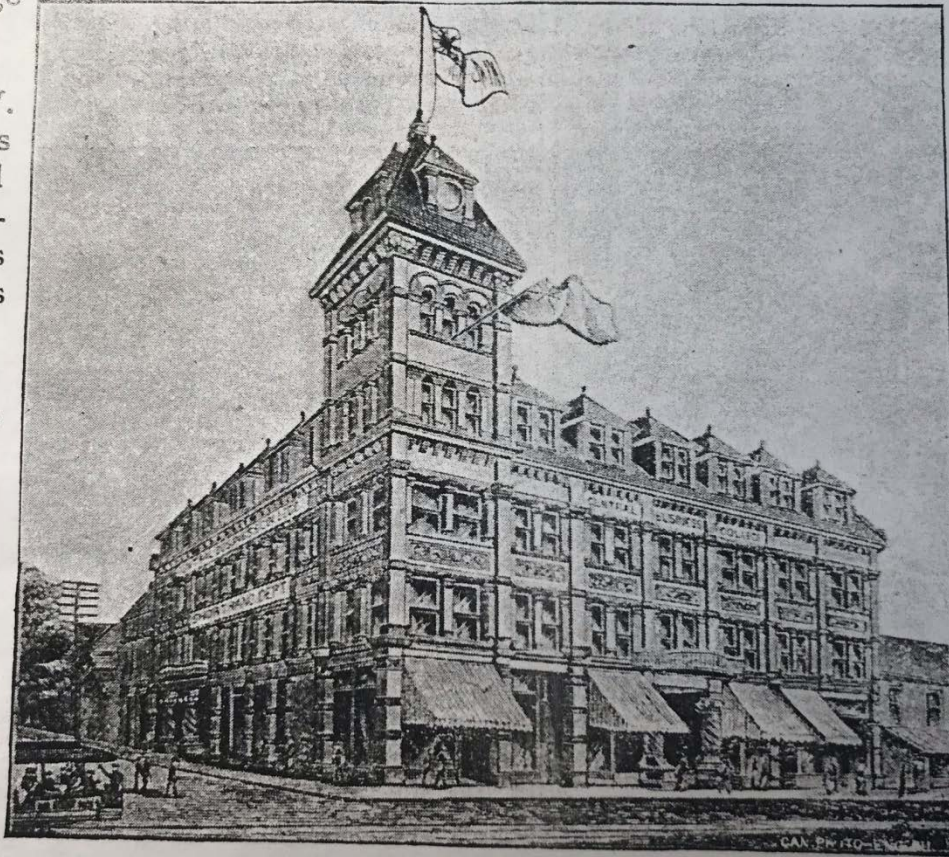
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10. Image of The Forum Building that stood at the southeast corner of Yonge and
Gerrard Streets from 1890 to 1921, when it was razed by fire and replaced with the
current Gerrard Building by 1924. (Toronto Illustrated, 1893, 81)



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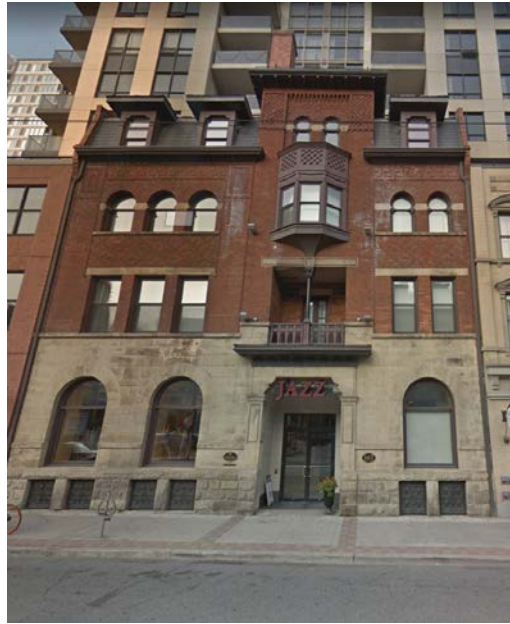
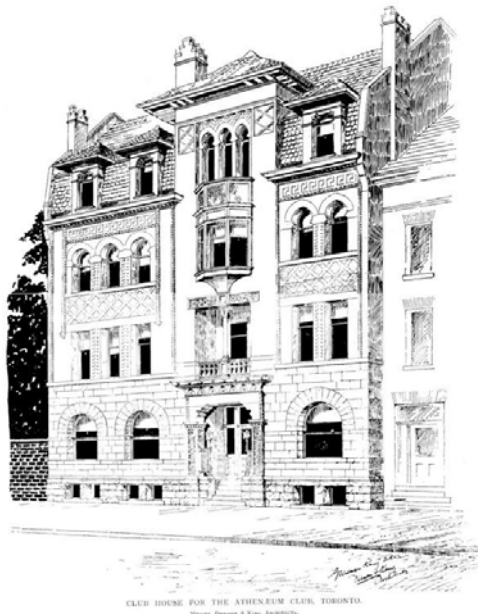


City of Toronto Archives, Series 574, s0574_f0019_id49389

11. 1950 photograph of the Gerrard Building at 385-391 Yonge Street & 3 Gerrard Street East, showing Bassel's Restaurant that dominated the street-level store frontage on the Yonge Street (west) elevation. (City of Toronto Archives)



12. Image showing the west elevation of the Richard S. Williams Block at 363-365 Yonge Street. (Heritage Preservation Services, 2018)



13 and 14. The principal (west) elevation of The Athenaeum Club at 167 Church Street by Denison & King, showing a similar blending of the Richardsonian Romanesque style with Moorish Revival detailing as can be seen at the Richard S. Williams Block. Both were built between 1890 and 1891. (Left: City of Toronto Archives; Right: Google Street View, 2017)



15 and 16. Left: Image showing the buff-coloured brick on the blind south elevation of 363-365 Yonge Street (Toronto Historical Board, 1980s); Right: Image showing the raised brick, stone and terracotta detailing on the west elevation at 363-365 Yonge Street (Heritage Preservation Services, 2018).



17. Image showing the west elevation of the building at 367 Yonge Street (Heritage Preservation Services, 2018).



City of Toronto Archives, Series 574, 80574_f0019_id49384

18. Image from 1950 showing all three properties at 371, 369 and 367 Yonge Street which were built together in the mid-nineteenth century (City of Toronto Archives)



19 and 20. Left: 1970s photograph of 367 Yonge Street shows no Juliet railings; Right: a 1980s photo of the same building shows the Juliet railings for the first time. (Toronto Historical Board Photograph Collection)



21. The current west elevation of the Yonge Street Mission building at 381 Yonge Street with the 1953 design by Mathers & Haldenby and altered storefront dating to about 1970. (Heritage Preservation Services, 2018)



22. Original architectural drawing of the principal (west) elevation of the 1904 Yonge Street Mission building by G.M. Miller & Co. (Building Records File C-4; also available at City of Toronto Archives Fonds 200, Series 410, File 1495 "Yonge Street Mission" September 22, 1904)



City of Toronto Archives, Series 574, s0574_f0019_id49386

23. 1950 photograph showing the west elevation of the Yonge Street Mission building at 381 Yonge Street, as originally designed by G.M. Miller & Co in 1904 (City of Toronto Archives)



25. Detail of the principal (west) elevation of the Yonge Street Mission at 381 Yonge Street, showing possible evidence of the original black granite cladding at the base of Mathers & Haldenby's 1953 design, which is mentioned in their original drawings (see Image 7 above in this report). (Google Street View, 2017)



26. 1918 photograph of The Forum Building that stood at the southeast corner of Yonge and Gerrard Streets from 1890-1921. (Toronto Star Photograph Archive)



27. The Empress Hotel (demolished), which built at the same time as The Forum Building just one block south at the southeast corner of Yonge and Gould Streets. Both buildings were grand commercial structures with a central tower and prominently located on a corner lot. (Heritage Preservation Services, 2005).



28. Image showing the principal (north and west) elevations of the Gerrard Building at 385-391 Yonge Street (Heritage Preservation Services, 2018)



29. Image showing the brick cladding on the rear (east) elevation of the Gerrard Building that faces onto O'Keefe's Lane (Heritage Preservation Services, 2018)