



Barristers & Solicitors
Bay Adelaide Centre
333 Bay Street, Suite 3400
Toronto, Ontario M5H 2S7
Telephone: 416.979.2211
Facsimile: 416.979.1234
goodmans.ca

Direct Line: 416.597.4299
dbronskill@goodmans.ca

July 6, 2020

Our File No.: 153341

Via Email

Conservation Review Board
655 Bay Street, 15th Floor
Toronto, ON
M5G 1E5

Attention: Paul De Medeiros, Case Co-ordinator

Dear Sirs/Mesdames:

Re: Conservation Review Board Case No. CRB 1906 – 64 Wellesley Street East

As you know, we are solicitors for Monone C and W Inc. in respect of the above-noted matter. We are writing pursuant to subsection 29(15) of the *Ontario Heritage Act* (the “**Act**”) to withdraw our client’s objection to the proposed designation of the property known municipally in the City of Toronto as 64 Wellesley Street East (the “**Property**”).

Our client’s withdrawal relies on the agreement reached with the City of Toronto, as outlined in the City’s email to the Conservation Review Board (the “**CRB**”) dated June 30, 2020. Pursuant to the agreement reached with the City, the attached statement explaining the cultural heritage value or interest of the Property and the attached description of the heritage attributes of the Property will be used by the City for the purposes of subsection 29(6) of the Act.

Given our client’s withdrawal of its objection, we understand that the CRB will not hold a hearing regarding the above-noted matter pursuant to subsection 29(15.1) of the Act. Please let us know if any further clarification is required.

Yours truly,

Goodmans LLP



David Bronskill

DB/

cc: City of Toronto Clerk

Mark Piel/Daniel Elmadany, City of Toronto Legal Services

Encl.

7073081

Description

The property at 64 Wellesley Street East, containing the Wellesley Apartments, is a five-storey multi-unit residential apartment building. It is located on the north side of Wellesley Street East, just west of the intersection of Church and Wellesley Streets and is part of the Church-Wellesley Village, an area where apartment construction thrived through the early to mid-20th century due in part to the area's proximity to downtown via north-south streetcars and a rise in the area's land values over several decades, fostered by its earlier status as a desirable residential neighbourhood. It was designed by architect James Ernest Harris Paisley, and built in 1931 for apartment developer Grover C. Murdoch. The site was identified as having cultural heritage interest in the North Downtown Yonge Street Urban Design Guidelines adopted by City Council in 2013.

Statement of Significance

The property at 64 Wellesley Street East is valued for its association with the pre-World War II apartment building type, its design as a representative example of the Georgian Revival style, and its role in supporting the context of the Church-Wellesley Village which is characterized by a high-concentration of pre-war apartment buildings.

The Village's early apartment buildings ranged from two-and-a-half to six storeys, and were designed to be sympathetic to their residential streetscapes through their scale, massing, and street-facing articulation. They were built to maximize their lot coverage, with indented floorplans to ensure the adequate provision of natural light throughout all units. The property at 64 Wellesley Street East's five-storey scale, setback from the street and orientation with the principal (south) entrance on Wellesley Street East are attributes indicative of the pre-war apartment building type and which are shared with other pre-war apartment buildings within the Village.

The property at 64 Wellesley Street East is valued for its design as a well-crafted apartment building from the interwar era with features of the Georgian Revival style, popularized for residential architecture. Its design is distinguished by the symmetrical division of the principal (south) elevation into five bays, the classical detailing on the main (south) entrance surround and the scalloped window surround above, which is a hallmark of the style, and the parapet along the south roofline with the stone-framed openings and triangular-shaped pediment. The architectural ornamentation on the south elevation extends on both the east and west elevations of the street-facing south wing, including the use of mottled brick cladding, stone keystones, stone band courses and a brick and stone parapet, before transitioning to the use of a solid brick and minimal architectural detailing for the rear sections of the building.

The Wellesley Apartments was built in 1931 for apartment developer Grover C. Murdoch, who was responsible for several other pre-war apartment buildings in the Church-Wellesley Village, including the 1929 Carlton Court Apartments at 90-92 Carlton Street, the now-demolished 1931 apartment building at 18 Wellesley Street East, and 64 Wellesley's partner building at 110 Wellesley Street East, also designed by J. E. H. Paisley, and built in 1931.

Heritage Attributes

Heritage attributes that convey the property at 64 Wellesley Street East's associative value with the pre-war apartment building type and its contextual value in supporting the pre-war apartment building context throughout the Church-Wellesley Village include:

- The placement of the building on the north side of Wellesley Street East, between Yonge Street and Church Street, within the Church-Wellesley Village;
- The five-storey scale and massing organized with the street-facing south wing fronting Wellesley Street East, typical of a pre-war apartment building;
- The prominent central entrance and fenestration pattern along the south elevation; and
- The front yard setback, that includes a path for pedestrian access to the central entrance.

Heritage attributes that convey the property at 64 Wellesley Street East's design and physical value as a representative example of the Georgian Revival style include:

- The brick cladding and stylistic articulation of the street-facing south wing, including brick, stone, and wood detailing;
- The flat roofline with the parapet on the street-facing south wing, which has stone-framed openings, stone coping and a triangular shaped stone pediment in the centre;
- The main (south) entrance, which is placed in a stone surround with classical detailing that includes an entablature, mouldings and brackets;
- The scalloped stone window surround above the main (south) entrance;
- The symmetrical division of the principal (south) elevation into five bays, with a rhythm of flat-headed single window openings in the centre and outer bays, and tripartite window openings in the remaining bays, with stone sills, brick flat arches and stone keystones;
- The stone band courses on the base and above the first- and fifth-floor openings on the principal (south) elevation, and which extend across the south ends of the east and west walls of the street-facing south wing; and
- The east and west elevations of the street-facing south wing, which continue the pattern and detailing of the flat-headed openings, stone coursing and parapet from the south elevation.