

Inclusion on the City of Toronto's Heritage Register, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to Designated Heritage Properties, and Authority to Enter into a Heritage Easement Agreement - 2100 and 2106 Yonge Street

Date: September 8, 2020
To: Toronto Preservation Board
Toronto and East York Community Council
From: Senior Manager, Heritage Planning, Urban Design, City Planning
Wards: Ward 12 - Toronto-St. Paul's

SUMMARY

The properties at 2100 and 2106 Yonge Street are located on the west side of Yonge Street between Manor Road West and Hillsdale Avenue West. They are comprised of two large two-storey commercial buildings with glazed storefronts in the first-storey and apartments in the second-storey. The property at 2100 Yonge Street (8 and 12 Manor Road and 2102 and 2104 Yonge Street) was constructed in 1936-1937 and was designed by the architect Benjamin Brown (1890-1974) with the property at 2106 Yonge Street (2108 and 2110 Yonge Street) being built shortly after in 1937-1938. The architect of the latter is unknown.

This report recommends that City Council approve the proposed alterations for the heritage properties at 2100 Yonge Street and 2106 Yonge Street, in connection with a Zoning Amendment Application proposing a 12-storey redevelopment of the site that will contain retail uses at grade with 91 residential units at floors above. This report also recommends that City Council state its intention to designate 2100 and 2106 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act and give authority to enter into Heritage Easement Agreement(s) for these properties.

The conservation strategy for the heritage properties would retain in situ the Yonge Street facades of the properties as well as retaining the interior of the buildings along this frontage to a depth of three metres (approximately 10 feet). At the Manor Road West frontage, the project retains in situ the 13 metres of the south facade of the property.

RECOMMENDATIONS

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

1. City Council include the property at 2106 Yonge Street on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the properties at 2100 and 2106 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statements of Significance (Reasons for Designation)(Attachments 4 and 5) attached to the report (July 15, 2020) from the Senior Manager, Heritage Planning, City Planning.
3. If there are no objections to the designations, City Council authorize the City Solicitor to introduce the bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections to the designations, City Council direct the City Clerk to refer the designations to the Conservation Review Board.
5. If the designations are referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designations of the properties.
6. City Council authorize the entering into of Heritage Easement Agreement(s) under Section 37 of the Ontario Heritage Act with the owner of 2100 and 2106 Yonge Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.
7. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into Heritage Easement Agreement(s) for the properties at 2100 and 2106 Yonge Street.
8. City Council approve the alterations to the heritage properties at 2100 and 2106 Yonge Street in accordance with Section 33 of the Ontario Heritage Act, to allow for alterations to the heritage properties on the lands known municipally as 2100 and 2106 Yonge Street, with such alterations substantially in accordance with plans and drawings prepared by RAW Design, dated April 13, 2020, and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment (HIA), dated April 6, 2018 with the HIA Addendum, dated April 24, 2020, prepared by ERA Architects Inc., and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning, and subject to the following additional conditions:
 - a. That the related site specific Zoning By-law Amendment giving rise to the proposed alterations has been enacted by City Council and has come into full force and effect in a form and with content acceptable to City Council, as

determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Planning.

b. That prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the properties at 2100 and 2106 Yonge Street, substantially in accordance with plans and drawings prepared by RAW Design, dated April 13, 2020, and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment (HIA), dated April 6, 2018 with the HIA Addendum, dated April 24, 2020, prepared by ERA Architects Inc., subject to and in accordance with the approved Conservation Plan required in Recommendation 8.b.2, all to the satisfaction of the Senior Manager, Heritage Planning including execution of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment and HIA Addendum for 2100 and 2106 Yonge Street, prepared by ERA Architects Inc., dated April 6, 2018 and April 24, 2020 respectively, all to the satisfaction of the Senior Manager, Heritage Planning.

c. That prior to final Site Plan approval, for the development contemplated for 2100 and 2106 Yonge Street, the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 8.b.2 to the satisfaction of the Senior Manager, Heritage Planning.

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 properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

4. Provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

5. Provide a detailed Landscape Plan for the subject property satisfactory to the Senior Manager, Heritage Planning.

6. Provide a Signage Plan for the subject property to the satisfaction of the Senior Manager, Heritage Planning.

d. That prior to the issuance of any permit for all or any part of the properties at 2100 and 2106 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 building as are acceptable to the Senior Manager, Heritage Planning, 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 8.b.2 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 Planning.

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 Planning to secure all work included in the approved Conservation Plan, and approved Interpretation Plan.

4. Provide full documentation of the existing heritage properties at 2100 and 2106 Yonge Street, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning.

e. That prior to the release of the Letter of Credit required in Recommendation 8.d.3 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 Planning.

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

FINANCIAL IMPACT

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

DECISION HISTORY

2100 Yonge Street is a two-storey brick Main Street Row building. The property was built between 1936 and 1937 and reflects modest classical detailing. The property was listed on the City of Toronto Heritage Register on October 2, 2017, along with 257 other properties as part of the Midtown in Focus planning study area.

<https://www.toronto.ca/legdocs/mmis/2017/pg/bgrd/backgroundfile-106161.pdf>

A Preliminary Planning Report for the Zoning Amendment Application for the property at 2100-2110 Yonge Street and 8-12 Manor Road West, dated January 22, 2019 was submitted to Toronto and East York Community Council for consideration.

<https://www.toronto.ca/legdocs/mmis/2019/te/bgrd/backgroundfile-124061.pdf>

BACKGROUND

Area Context

2100 and 2106 Yonge Street

Located on the west side of Yonge Street between Manor Road West and Hillside Avenue West, the properties at 2100 and 2106 Yonge Street are valued as representative examples of a "Main Street Row," which are identified by their two-storey scale, rectangular form and massing, flat rooflines, and the glazed commercial storefronts with residential or commercial units in the upper floor. These elements are typical of buildings dating to the interwar era in North Toronto. The property at 2100 Yonge Street also has value as being a modest representative example of the classical style, which can be seen in its fenestration, dentil molding, continuous stone band course, and decorative stone entrance. The same property also has historical and associative value for its link to the prominent Toronto architect Benjamin Brown, one of the first successful Jewish architects in Toronto. Both properties contextually define, support, and maintain the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto and are linked to their setting as part of a continuous group of commercial buildings with a shared setback in the block between Manor Road West and Hillside Avenue West. Although the property at 2106 Yonge Street contains less exterior ornamentation than the property at 2100 Yonge Street, it is physically linked to it through its identical masonry, continuous stone band course, and stone cornice.

Adjacent Heritage Properties

The project site is adjacent to the properties identified below. The properties comprise a typical commercial main street row.

2069-2073 Yonge Street is a three-storey brick Main Street Block building. The property was constructed in 1927 and reflects Tudor Revival design. The property was listed on the City of Toronto's Heritage Register on October 2, 2017, as part of the Midtown in Focus planning study area.

2075-2077 Yonge Street is a three-storey brick Main Street Block building. The property was constructed in 1927 and reflects Tudor Revival design. The property was listed on the City of Toronto's Heritage Register on October 2, 2017, as part of the Midtown in Focus planning study area.

2079-2085 Yonge Street is a two-storey brick Main Street Row building. The property was constructed in 1927 and reflects modest classical detailing. The property was listed on the City of Toronto's Heritage Register on October 2, 2017, as part of the Midtown in Focus planning study area.

2093-2109 Yonge Street is a three-storey brick Main Street Block building. The property was constructed in 1932 and reflects Classical Revival detailing. The property was listed on the City of Toronto's Heritage Register on October 2, 2017, as part of the Midtown in Focus planning study area.

2094-2098 Yonge Street is a three-storey brick Main Street Block building. The property was constructed in 1932 and reflects Tudor Revival design. The property was listed on the City of Toronto's Heritage Register on October 2, 2017, as part of the Midtown in Focus planning study area.

Development Proposal

Project History

A Zoning By-law Amendment application was submitted in June 2018 to facilitate redevelopment of the site with a 12-storey mixed-use building, with a height of 40.3 metres. 91 new residential units and 7 rental replacement units, 7,230 square metres of residential gross floor area, and 297 square metres of retail space on the ground floor were proposed. The original development proposal addressed in the 2018 HIA contemplated retention and conservation of the Yonge Street eastern facades of the buildings at 2100 and 2106 Yonge Street, and approximately 4 metres of return wall along Manor Road West frontage/south elevation. West of this, a portion of the south elevation was proposed to be disassembled and rebuilt with new material to match the existing. Several small second-floor window openings were also proposed to be enlarged as part of the development proposal. The retained and rebuilt portions of 2100 and 2106 Yonge Street were proposed to be incorporated into the base of a new mid-rise tower, terracing away from Yonge Street above its two storey base.

Current Development Proposal

Following extending staff review and comment, the conservation scheme has been improved.

It should be noted that the property at 2106 Yonge Street at the time of application submission was neither listed on the Toronto Heritage Register nor designated under Part IV of the Ontario Heritage Act (OHA), though this abutting building is similar in design as the property known as 2100 Yonge Street. Conservation of the Yonge Street facades at both of these properties has been an objective of Heritage Planning staff.

The current proposal for the Development Site includes the following heritage-related refinements.

The project will retain in situ the entire Yonge Street/eastern facade of the properties at 2100 and 2106 Yonge Street. The proposed structural support and shoring systems were revised to ensure that the retention of the interior of the heritage property to a depth of 3 metres (approximately 10 feet) could be achieved. This retention includes the existing at-grade and below grade demising walls along the Yonge Street facades of the property. The proposed development incorporates a 3-metre step back above its two-storey base at the Yonge Street east elevation, reinforcing the existing datum line of the retained elevation. Above the one story reveal that consists of the 3-metre step back, the remainder of the project massing contains a step back ranging from approximately 1 to 2 metres relative to the Yonge Street facade.

Along the Manor Road frontage, approximately 13 metres (40 feet) of the south wall of 2100 Yonge Street is proposed to be retained in situ. The existing "recessed entrance set in the decorative stone surround", which is identified as a heritage attribute of the property, will be relocated to a more prominent location within the retained elevation, closer to Yonge Street. The proposed development incorporates a 3-metre stepback above its two storey base along Manor Road to reinforce the existing datum line of the heritage building.

Proposed alterations to second storey window openings at the south and east elevations of 2100 and 2106 Yonge Street will add and replicate original double and triple window openings found on 2100 Yonge's eastern and southern elevations.

Heritage Planning Framework

Provincial Policy Statement and Planning Act

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 of the PPS directs 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."

Growth Plan

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform to the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform to 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."

City of Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. Relevant policies include:

3.1.5.3 Heritage properties of cultural heritage value or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

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 as 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. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

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

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

3.1.5.27 Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged.

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

Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada

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

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

HERITAGE PROPERTIES

Following research and evaluation according to Regulation 9/06, it has been determined that the adjoining properties at 2100 and 2106 Yonge Street have cultural heritage value, the former for its designs, associations and context and the latter for design and context.

The Statements of Significance comprise the Reasons for Designation for the properties at 2100 (Attachment 4) and 2106 Yonge Street (Attachment 5).

2100 YONGE STREET

The property at 2100 Yonge Street (including the entrance addresses at 2102 and 2104 Yonge Street and 8 and 12 Manor Road West) is worthy of 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 criteria of design and physical, historical and associative, and contextual values.

Description

The property at 2100 Yonge Street (including the entrances addresses at 2102 and 2104 Yonge Street and 8 and 12 Manor Road West) is situated on the west side of Yonge Street at the northwest corner of Yonge Street and Manor Road West. The property at 2100 Yonge Street contains a two-storey mixed use building with glazed storefronts in the first-storey and apartments in the second-storey. The property at 2100 Yonge Street was constructed in 1936-7 and was designed by the architect Benjamin Brown (1890-1974).

The property at 2100 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. It was listed on the City of Toronto Heritage Register on 2 October 2017.

Statement of Cultural Heritage Value

Design and Physical Value

The property at 2100 Yonge Street has design and physical value as being a representative example of a “Main Street Row,” which is identified by its corner location, two-storey scale, rectangular form and massing, flat roofline, and the glazed commercial storefronts fronting Yonge Street with residential or commercial units in the upper floor. These elements are typical of buildings dating to the interwar era in North Toronto. The property at 2100 Yonge Street also has value as being a modest representative example of the classical style, with its fenestration in the second-storey, the symmetrically-placed tripartite, double and single flat-headed window openings, the dentil molding along the principal (east) and side (south) elevations, the continuous stone band course connecting the window heads in both elevations, and the recessed entrance set in a decorative stone surround in the side (south) elevation.

Historical and Associative Value

The property at 2100 Yonge Street has historical and associative value as being representative of the career of the noteworthy Toronto architect Benjamin Brown, who was among one of the first Jewish architects to sustain a successful practice in Toronto during the first decades of the twentieth century. Brown designed more than 200 buildings throughout his career, many of which were in the Art Deco style, although he used various styles, including Georgian, Craftsman, Colonial Revival, Tudor, and Romanesque elements. The modest classical details seen throughout the property at 2100 Yonge Street can be seen at some of the other buildings designed by Brown, such as at the Primrose Club Building (1920).

Contextual Value

The property at 2100 Yonge Street has contextual value for its role in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2100 Yonge Street is historically, visually and physically linked to its setting on the northwest corner of Manor Road West at the south end of the continuous group of commercial buildings with a shared setback in the block between Manor Road West and Hillsdale Avenue West. It is also linked to the neighbouring property at 2106 Yonge Street, which was designed one-year later, and included the same buff brick masonry and stone cornice, although the one here wraps around the south corner and there are brick quoins at the corners.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the value of the property at 2100 Yonge Street as a representative example of a "Main Street Row" with modest classical embellishments:

- The corner location, two-storey scale, rectangular form and massing, and flat roofline
- The glazed commercial storefronts fronting Yonge Street in the first-storey with commercial or residential units in the second-storey
- In the east and south elevations, the fenestration in the second storey, with the symmetrically-placed tripartite, double and single flat-headed window openings
- The dentil molding along the east and south elevations, the continuous stone band course connecting the window heads in both elevations, and the recessed entrance set in the decorative stone surround on the south elevation

Contextual Value

Attributes that contribute to the value of the property at 2100 Street as a defining, supporting, and maintaining the historical mid-rise character of the area and being historically, visually, and physically linked to its surroundings:

- The setback, placement and orientation of the building on the northwest corner of Yonge Street and Manor Road West where it is part of a continuous row
- The stone cornice that wraps around the south corner
- The materials, with the buff brick cladding and the brick and stone detailing, including the brick quoins on the corners

Note: the north side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (west) elevation. The westernmost storefront of the elevation fronting Manor Road West is not original and is not identified as a heritage attribute.

2106 YONGE STREET

The property at 2106 Yonge Street (including entrance addresses at 2108 and 2110 Yonge Street) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design and physical and contextual value.

Description

The property at 2106 Yonge Street (including entrance addresses at 2108 and 2110 Yonge Street) is situated on west side of Yonge Street between Manor Road West and Hillside Avenue West. It contains a two-storey mixed use building with glazed storefronts in the first-storey and apartments in the second-storey. The property at 2106 Yonge Street was constructed in 1937-8 and the architect is unknown.

The property at 2106 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area.

Statement of Cultural Heritage Value

Design and Physical Value

The property at 2106 Yonge Street has design and physical value as being a representative example of a "Main Street Row," which is identified by the two-storey scale, rectangular form and massing, the flat roofline, and the glazed commercial storefront with residential or commercial units in the upper floor. These elements are typical of buildings dating to the interwar era in North Toronto.

Contextual Value

The property at 2106 Yonge Street has contextual value for its role in defining, supporting and maintaining the historical low-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2106 Yonge Street is historically, visually and physically linked to its setting as part of a continuous group of commercial buildings with a shared setback in the block between Manor Road West and Hillside Avenue West. The design and modest classical details in the property at 2106 Yonge Street are linked to the neighbouring property at 2100 Yonge Street, which was designed one-year prior, and includes the same continuous stone band course connecting the window heads and a stone cornice that sits above the storefronts, as well as buff brick masonry.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the value of the property at 2106 Yonge Street as a representative example of a "Main Street Row":

- The two-storey scale, rectangular form and massing, and flat roofline
- The glazed commercial storefront in the first-storey with commercial or residential units in the second-storey

Contextual Value

Attributes that contribute to the value of the property at 2106 Street as a defining, supporting, and maintaining the historical low-rise character of the area and being historically, visually, and physically linked to its surroundings:

- The setback, placement and orientation of the building on the west side of Yonge Street between Manor Road West and Hillsdale Avenue West where it is part of a continuous row
- The materials, with the buff brick cladding and the brick and stone detailing
- The modest classical elements, including the continuous stone band course connecting the window heads and the stone cornice that sits above the storefronts (which have been altered)

Note: the south side elevation adjoins the neighbouring building. No heritage attributes are identified on the side (north) elevation. The second-storey windows are not original and are not identified as a heritage attribute.

SUMMARY HISTORY AND EVALUATION

Maps, Photographs and a complete Research and Evaluation report are contained in Attachment 2 and Attachment 3.

Description

2100 & 2106 YONGE STREET	
ADDRESS	2100 & 2106 Yonge St
WARD	12 – Toronto – St Paul's
LEGAL DESCRIPTION	PLAN 585E LOT 18 PT LOT 17 (2100 Yonge Street PLAN 585E PT LOTS 15-17 (2106 Yonge Street)
NEIGHBOURHOOD/COMMUNITY	Yonge - Eglinton
HISTORICAL NAME	N/A
CONSTRUCTION DATE	1936-7 (2100 Yonge Street) 1937-8 (2106 Yonge Street)

2100 & 2106 YONGE STREET	
ORIGINAL OWNER	W. J. Lovegrove Co. (2100 Yonge Street) Minnie G. Bebell (2106 Yonge Street)
ORIGINAL USE	Commercial at grade; Residential above
CURRENT USE*	Commercial and Residential * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Benjamin Brown (2100 Yonge Street) N/A (2106 Yonge Street)
DESIGN/CONSTRUCTION/MATERIALS	See section 2
ARCHITECTURAL STYLE	See section 2
ADDITIONS/ALTERATIONS	See section 2
CRITERIA	Design, associative, and contextual (2100 Yonge Street) Design and contextual (2106 Yonge Street)
HERITAGE STATUS	Listed on the Heritage Register on 2 October 2017 Identified as part of the Phase 1 batch listing for the Midtown in Focus Planning Study (2100 Yonge Street) NOL (2106 Yonge Street)
RECORDER	Heritage Planning: Loryssa Quattrociochi
REPORT DATE	August 2020

Historical Timeline

Key Date	Historical Event
1793	The Town of York is founded and the area between present-day Bloor Street and Steeles Avenue was divided into 200-acre farm lots.
1885	The Metropolitan Street Railway Company was created and provided freight and passenger service along Yonge Street. This helped spur residential development of the area.

Key Date	Historical Event
1889	The villages of Davisville and Eglinton were merged to create North Toronto.
1912	North Toronto was annexed to the City of Toronto and the Clergy Reserve between Yonge Street and Bayview Avenue was subdivided as the Glebe Manor Estates and Mount Pleasant Road opened.
c.1913-24	Goad's Atlas Map illustrates that Manor Road had been extended across Yonge Street to the west sometime between 1913 and 1924.
1936	<p>An application was submitted for a permit to build stores and apartments at the northwest corner of Yonge Street and Manor Road West (2100 Yonge Street). The architect was Benjamin Brown. The 1936 assessment rolls indicate that an earlier vacant house was located on the property and the owner was W. J. Lovegrove and Company Ltd. and William Lovegrove.</p> <p>Two neighbouring semi-detached brick houses were located on the property where 2106 Yonge Street would be built. The addresses were 2108 and 2110 Yonge Street and Minnie G. Bebell was the owner of both. The former was vacant and the latter was occupied by William E. Kehoe</p>
1937	<p>2100 Yonge Street was occupied by Manor Fruitland Co., which was operated by John Cancelli and Jermina Cazala. 2102 Yonge Street was occupied by Halter J. Hall, tobacconist, and 2104 Yonge Street by Manor Furniture Co. Limited, with Joseph Robb as the president. At the rear of 2100 Yonge Street there were two storefronts, one was vacant and the other was occupied by Margaret Murray, dressmaker. There were also four residential suites at the second storey.</p> <p>The neighbouring semi-detached houses had been demolished and the new building remained unfinished. William F. Bebell was now listed as the owner and the addresses were 2106 and 2110 Yonge Street.</p>

Key Date	Historical Event
1942	<p>2100 Yonge Street was sold to Nicholas and Antonia Nickolishyn, who would own the property until 2016. Standard Produce Co., which was operated by Leong Ming, occupied 2100 Yonge Street. The occupants of 2102 and 2104 were Morgan H. Minns, tobacconist, and Millie Paulin's second hand furniture store Kingsdale Furniture Co. respectively. The tenants of the two rear commercial properties were the Canadian Society of Forest Engineer's Treasurer in one and Flora Cameron, Carrie Barbour, and William Barbour, dressmakers in another. The residential apartments at the second storey were occupied by Lena Clark, Jesse M. Moore, John C. Colling, and Oscar H. and Beatrice Hopper.</p> <p>The address of the neighbouring building was of 2106-2108 & 2110 Yonge Street. The new owner was David Brenner. There were two commercial units at grade, which were occupied by Hudson Moving & Storage and R. D. Stanley Limited Cleaners, and the four residential units were occupied by Richard J. and Reta M. Bell, Isabel Anderson, Mary E. Lonergan, and Grace Cottrill.</p>
1947	<p>2100 Yonge Street was occupied by Alphonso Vacarro, fruit dealer. 2102 and 2104 Yonge Street continued to house a tobacco and furniture store in each respective unit. Additionally, the addresses of the two rear commercial properties changed to 10 and 12 Manor Road West, and they continued to be occupied by the same tenants. The second-storey residential units now had the address of 8 Manor Road West with the same tenants.</p> <p>2106 Yonge Street had been sold to Daniel and Albert Taylor, who would own the property until 1957. The commercial tenants remained the same and one new residential tenant, Lucy McMurty, had moved in.</p>
1951	<p>By 1951, most of the same tenants continued to occupy their units at 2100 Yonge Street. However, the tobacco store at 2102 Yonge Street was replaced by another, operated by William T. Gilmour. Anne Koleyak, waitress, now occupied 12 Manor Road West. Apartments 2 and 3 at 8 Manor Road West also had new tenants, Douglas and Margaret Fleming lived at the former and Jesse and Jessie Moore at the latter.</p> <p>Albert Taylor's company, Taylor & Sons Ltd., now occupied 2110 Yonge Street and two new residential tenants, Norman and Florence C. McMillan, had moved into one of the second storey apartments.</p>

Key Date	Historical Event
1957	<p>2100 Yonge Street was occupied by Sunrise Produce and William Huie, Merchant, who had occupied the space since 1952.</p> <p>Two new tenants, Wilton Electric Co. Ltd. and Swears & Wells Ltd. (retail furriers) occupied the at grade commercial units at 2106 & 2110 Yonge Street respectively, and three of the residential units were also occupied by new tenants.</p>
1961	<p>An application was submitted to make alterations to the fronts of a pair of semi-detached fruit and cigar stores for \$1,000.00 at 2100-2102 Yonge St. The architect was George Hoare.</p> <p>The commercial tenants of 2106 & 2110 Yonge Street remained the same.</p>
1967	<p>2100 Yonge Street was now occupied by Andrew Thompson, real estate agent, 2102 Yonge Street was a variety store owned by Gloria Morton, and Paulin's second hand furniture continued to operate out of 2104 Yonge Street. The tenant of 10 Manor Road was James Pears, heating consultant, and Tru Homes Ltd. Building Contractors at 12 Manor Road West.</p> <p>2106 Yonge Street had been sold to Maple Properties Management Ltd. Wilton Electrical Co. Ltd. continued to occupy 2106/10 Yonge Street and 2110 Yonge Street was a vacant store.</p>
1971	<p>2100 Yonge St was occupied by Alfred and Christina Hooley, Motor Vehicle Licencing Bureau, 2102 was a variety store owned by Jean and Charles Pidoux, and 2104 was still occupied by Millie Paulin's second hand furniture store. The tenants of 10 & 12 Manor Road West were a retail millinery and accessories store and Tru Homes Ltd. Building Contractors respectively.</p>
1977	<p>Hooley's Motor Vehicle Licencing Bureau continued to occupy 2100 Yonge Street. 2102 Yonge Street was a smoke shop called Belsize Confectionary, 2104 was occupied by Citycan Financial Corp., realtor, and the tenant of 10 Manor Road West was Timothy S. Hair Dressing Ltd.</p> <p>There were two new commercial tenants at 2106 Yonge Street: Discounts Unlimited Limited, a retail clothing store, and T/A Curved Space, a retail furniture store.</p>

Key Date	Historical Event
1985	All but one of the commercial tenants of the units in 2100 Yonge Street were the same according to the assessment rolls. 2100 Yonge Street continued to be occupied by a Motor Vehicle Licencing Bureau, but the owner of it was now Elizabeth J. Savage. 2106 Yonge Street had been sold to Brian-Grove Holdings Ltd.
1986	A permit application was submitted to make alterations to the front elevation of 2106 Yonge Street. The owner was Brian-Grove Holdings Ltd.
1991	The tenants of the commercial units at 2100 Yonge Street remained the same.
1997	A permit application was submitted to make alteration to the interior of 2106 Yonge Street and alter the northernmost entrance at the exterior of the building to be used as a new restaurant. The occupant was The Wineryard and the architect was Harry Christakis Architect Incorporated.
2017	The property at 2100 Yonge Street was listed on the City of Toronto Heritage Register on 2 October with 257 other properties as part of the Phase 1 batch listing for the Midtown in Focus planning study area.
Present	2100 & 2106 Yonge Street are owned by Serenade Homes Inc., Rockport Yonge and Manor Inc.

Evaluation Checklist: Applying the Ontario Regulation 9/06 Criteria

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below. A complete research and evaluation report is contained in Attachment 3.

2100 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

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	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

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

2106 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

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	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	N/A

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

COMMENTS

Heritage Planning staff has reviewed the Heritage Impact Assessment and Addendum submitted in support of the proposal prepared by ERA Architects Inc., for conformity with the Planning Act, the Provincial Policy Statement, the Growth Plan and the City's Official Plan heritage policies and the Standards and Guidelines for Conservation of Historic Places in Canada.

Conservation Strategy

The proposed Conservation Strategy will conserve and rehabilitate the existing heritage properties at 2100 and 2106 Yonge Street.

The current development proposal retains the entire eastern/Yonge Street frontage of the heritage properties at 2100 and 2106 Yonge Street to a depth of 3 metres (approximately 10 feet) and this includes the interior demising walls.

The retention of approximately 13 metres of 2100 Yonge Street's south elevation represents a more than three-fold increase in the amount of heritage fabric being retained and conserved along Manor Road relative to earlier iterations of the project. The existing recessed entrance at the Manor Road frontage will be relocated to accommodate an accessible entrance to the residential lobby and vehicular access for parking and servicing. It will be reinstated closer to Yonge Street in a more prominent location within the retained elevation. New building elements will be constructed with compatible, yet distinguishable materials.

Street Facing Façade and Storefront Design

A preliminary drawing for the property storefront and entrance is provided in Attachment 6. This preliminary storefront design incorporates architectural elements from archival and contemporary documentation of similar commercial buildings constructed during the same time period and designed by the building's architect. Further detail on the ultimate storefront design will be provided at the site plan approval stage.

Internal Perception

The proposed modifications to the property and retention of three metres of interior depth allows for the building to be internally experienced as an individual structure while providing access to the new development. This design allows the pedestrian from the public realm to perceive the property as a discrete, yet integrated, part of the proposed new development.

Project Design and Scale, Form, and Massing

The proposed development will have a visual impact on the scale, form, and massing relating to the perception of the heritage buildings from surrounding public rights of way.

The design of the proposed tower is consistent with the City's Heritage Policies 3.1.5.5 and 3.1.5.26 as the location, massing, and design of the development will mitigate for the visual impact of the proposal relative to perception of the heritage properties from the public realm and compatibility or "fit" of the new development along the Yonge Street and Manor Road West frontages.

Storefront Design

Staff will continue to work with the applicant to ensure development of any new entries and storefront bays are complementary and sensitive relative to the façade wall. Staff will also ensure that any railing at the rooftop of the heritage properties is recessed and minimized from view.

Overall, staff supports the proposed retention strategy and feel that it meets the intent of Policy 3.1.5.27 as the scale, form, and massing of the heritage structures will be conserved.

Adjacent Heritage Resources

There are individual heritage resources as indicated adjacent to the subject development site along the Yonge Street frontage. The proposed development will not have a negative impact on these adjacent heritage properties. In fact, restoration and rehabilitation of all visible façades of the heritage properties, based on archival documents, will enhance the heritage fabric along this portion of the Yonge Street.

Conservation Plan

Prior to the introduction of the bills for such Zoning Amendment By-laws for the proposed development at 2100 and 2106 Yonge Street, staff is recommending that the applicant be required to provide a detailed Conservation Plan to the satisfaction of the Senior Manager, Heritage Planning, that fully describes how the cultural heritage values of the properties at 2100 and 2106 Yonge Street will be conserved.

Heritage Interpretation Plan

Heritage interpretation enhances personal experiences, increases respect and understanding, and communicates the importance of our cultural heritage properties.

Prior to final Site Plan approval for the proposed development at 2100 and 2106 Yonge Street, staff is recommending that the applicant be required to provide a detailed Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning that fully describes how the cultural heritage values of the properties at 2100 and 2106 Yonge Street, will be interpreted.

Heritage Lighting Plan

Prior to final Site Plan approval for the proposed development, staff is recommending that the applicant be required to submit a Lighting Plan to the satisfaction of the Senior Manager, Heritage Planning. This plan will provide details of how the heritage properties will be lit to enhance heritage character as viewed from the public realm at night.

Landscape Plan

Should Council approve the proposed conservation strategy, staff is recommending that the applicant be required to provide a final Landscape Plan that enhances the heritage character of the properties to the satisfaction of the Senior Manager, Heritage Planning as a condition of final site plan approval.

Signage Plan

Given the grade-related commercial uses proposed for the development site, staff is recommending that the applicant also be required to submit a Signage Plan with sign guidelines for the commercial uses that will occur at the heritage properties. This Signage Plan will guide future tenants and residents on the appropriate locations, sizes, and types of signs for the properties.

CONCLUSION

Heritage Planning Staff have completed the attached Property Research and Evaluation Report and determined that the properties at 2100 and 2106 Yonge Street are consistent with Ontario Regulation 9/06 and meet the criteria for designation. The property at 2100 Yonge Street meets the criteria for designation under all three

categories of design and physical, historical and associative, and contextual value and the property at 2106 Yonge Street meets the criteria for designation under the categories of design and physical and contextual value.

The Statements of Significance (Attachments 4 and 5) for 2100 and 2106 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 to the provisions of the Ontario Heritage Act.

Heritage Planning staff has reviewed the proposed development for the heritage properties at 2100 and 2106 Yonge Street and is satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan (2019) and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada. Overall, staff supports the proposed conservation strategy and conclude that it meets the intent of Policy 3.1.5.27 as the scale, form, and massing of the heritage structures will be conserved.

CONTACT

Dan DiBartolo
Senior Heritage Planner, Heritage Planning
Urban Design, City Planning
Tel: 416-338-5856; Fax: 416-392-1973
E-mail: dan.dibartolo@toronto.ca

SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 - Maps and Photographs
Attachment 3 - Research and Evaluation Report
Attachment 4 - Statement of Significance (Reasons for Designation) – 2100 Yonge Street
Attachment 5 - Statement of Significance (Reasons for Designation) – 2106 Yonge Street
Attachment 6 - Proposal Drawings

LOCATION MAP
2100 and 2106 Yonge Street

ATTACHMENT 1



Location Map showing the development site at 2100 and 2106 Yonge Street at the northwest corner of Yonge Street and Manor Road West



1. Looking towards 2100 and 2106 Yonge Street, 2106 Yonge Street is the right side of the photo



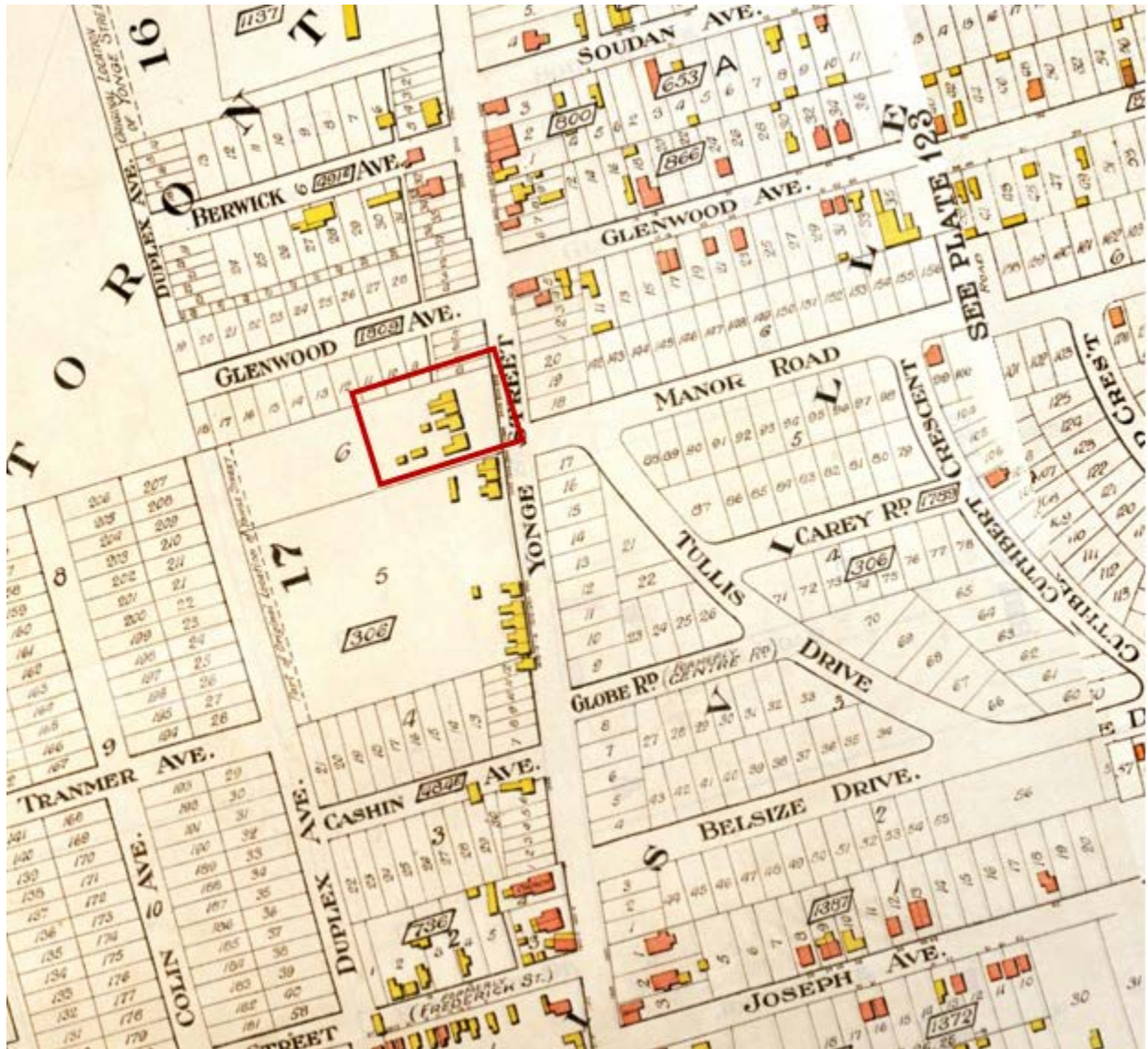
2. 1889 Goad's Atlas Map; annotated to show the location of the Clergy Reserve on the east and west sides of Yonge Street

MAPS AND PHOTOGRAPHS
2100 and 2106 Yonge Street



3. 1910 Goad's Atlas Map showing the area on the west side of Yonge Street; annotated to illustrate the earlier frame structures on the site

MAPS AND PHOTOGRAPHS
2100 and 2106 Yonge Street



4. 1913 Goad's Atlas Map showing the area on the west side of Yonge Street; annotated to illustrate the earlier frame structures on the site

MAPS AND PHOTOGRAPHS
2100 and 2106 Yonge Street



5. 1924 Goad's Atlas Map showing the area on the west side of Yonge Street; annotated to illustrate the earlier brick structures on the site

MAPS AND PHOTOGRAPHS
2100 and 2106 Yonge Street

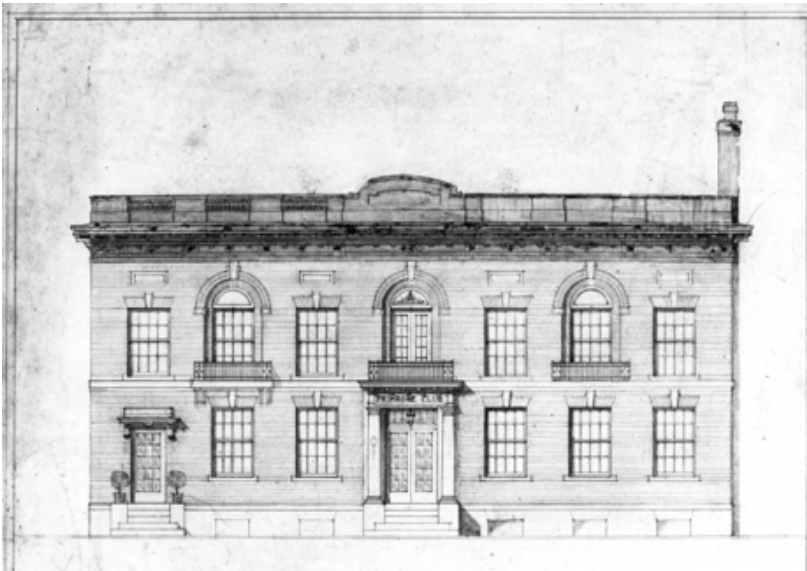


6. Tower Building at 106-110 Spadina Avenue (1927), Benjamin Brown
Google Streetview Image

MAPS AND PHOTOGRAPHS
2100 and 2106 Yonge Street



7. Balfour Building at 119 Spadina Avenue (1929-30), Benjamin Brown
<https://www.ontariojewisharchives.org/Explore/Benjamin-Brown>



8. Primrose Club, Willcocks Street, Toronto (c.1921), Benjamin Brown
<https://www.ontariojewisharchives.org/Explore/Benjamin-Brown>

MAPS AND PHOTOGRAPHS
2100 and 2106 Yonge Street



9. Principal (east) elevation of the properties at 2100 and 2106 Yonge Street (Heritage Planning [HP] Photo)

MAPS AND PHOTOGRAPHS
2100 and 2106 Yonge Street



10. Side (south) elevation along Manor Road West of the property at 2100 Yonge Street (Heritage Planning [HP] Photo)

MAPS AND PHOTOGRAPHS
2100 and 2106 Yonge Street



11. Detail of the recessed entrance set in the decorative stone surround in the side (south) elevation (Heritage Planning [HP] Photo)

1. BACKGROUND

This research and evaluation report describes the history, architecture and context of the properties at 2100 Yonge Street (including entrance addresses at 8 and 12 Manor Road West and 2102 and 2104 Yonge Street) and 2106 Yonge Street (including entrance addresses at 2108 and 2110 Yonge Street) and applies the evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical and associative, design and physical, and contextual to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act.

The application of this criteria is found in Section 5 (Evaluation Checklist). The archival and contemporary sources for the research are found Section 6. Maps and Photographs are found in Attachment 2.

City Staff acknowledge that the land described in this report is the traditional territory of many nations including the Mississaugas of the Credit, the Anishinaabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. We acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit and the Williams Treaty signed with multiple Mississaugas and Chippewa bands.

2. SUMMARY HISTORY

Yonge – Eglinton Neighbourhood

The properties at 2100 Yonge Street (including entrance addresses at 8 and 12 Manor Road West and 2102 and 2104 Yonge Street) and 2106 Yonge Street (including entrance addresses at 2108 and 2110 Yonge Street) are located in the Yonge – Eglinton neighbourhood, named for the intersection of two major roads, Yonge Street and Eglinton Avenue. The properties are located within the Midtown in Focus planning study area.

After the founding of the Town of York in 1793, the area between present-day Bloor Street and Steeles Avenue was divided into 200-acre farm lots that were organized between concession lines (north/south) and side roads (east/west). These allotments bounded Yonge Street, which was surveyed in 1794, and opened as the main road between York and the northern hinterland, with settlements developing along its route. Davisville, at Yonge and present-day Glebe Road, was established in 1854 and named for John Davis, an early settler who started the Davisville Pottery Works in 1845. Eglinton was given its name in the 1840s and the businesses that began to characterize the area were taverns and inns. Davisville and Eglinton were separated by the Clergy Reserve, which had been granted to the Church of England. The Goad's Atlas Map from 1889 illustrates the location of the Reserve (Image 2).

Residential settlement of the area began during the latter half of the nineteenth century, and it was encouraged by the creation of the Metropolitan Street Railway Company in 1885, which provided freight and passenger service along Yonge Street. The growth that followed required new administrative structure and in 1889, the villages of Davisville and Eglinton were merged to create North Toronto. Although North Toronto continued to develop with Yonge Street as its main thoroughfare, the transportation issues and a lack of adequate sewage and piped water prompted calls for annexation to the City of Toronto. The annexation vote passed in 1912, and the improvements being made by the City of Toronto to infrastructure proved to be beneficial for the development of the area.

The increased development and population experienced during the first few decades of the twentieth century were straining the transportation infrastructure. By the 1940s, when the streetcar tracks along Yonge Street needed to be replaced, it was proposed that a subway between Front Street and Eglinton Avenue should be built instead. The construction of Canada's first subway started in September 1949 and it was opened in 1954. The area during the early-to-mid twentieth century continued to be characterized by low- and mid-rise residential buildings with commercial buildings along Yonge Street.

2100 & 2106 Yonge Street

The property at 2100 Yonge Street is located on lots 17 and 18 of subdivision Plan 585E. 2106 Yonge Street is located on part lots 15-17 of subdivision plan 585E. 2100 Yonge Street is located at the northwest corner of Yonge Street and Manor Road West, the latter which was extended westward between 1913-24. 2106 Yonge Street is the neighbouring property to the north.

While the east side of Yonge Street between Eglinton Avenue West and Davisville Avenue had been largely developed by 1924, the west side of the street developed at a slower pace. The Goad's Atlas Map from 1910 illustrates that the original structures on the site of 2100 and 2106 Yonge Street were residential properties. A wooden building and a rear garage had been constructed on the present site of 2100 Yonge Street (Image 3). The map also shows two wooden buildings to the north on the present site of 2106 Yonge Street, however, the 1913 Goad's Atlas Map illustrates that it was actually a detached building and two semi-detached buildings (Image 4). By 1924, the wooden building at 2100 Yonge Street had demolished to make way for the extension of Manor Road to the West (Image 5). The three properties at 2106 Yonge Street had also been bricked over.

By 1936, the dwelling at 2100 Yonge Street was vacant and had been sold to William Lovegrove of W. J. Lovegrove and Company Ltd. During the same year, an application was submitted for a permit to build stores and apartments on the site and the architect was Benjamin Brown. The addresses of the neighbouring properties where 2106 Yonge Street would be built were 2108 and 2110 Yonge Street and Minnie G. Bebell was the owner of both. The former was vacant and the latter was occupied by William E. Kehoe

The 1937 assessment rolls illustrate that the new building at 2100 Yonge Street was completed that year as the value of the buildings grew from \$600.00 to \$20,000.00. The assessment rolls also illustrate that the building housed three commercial units along

Yonge Street (2100, 2102, and 2104 Yonge Street) and two at the rear along Manor Street West (10 & 12 Manor Street West) in the first-storey of the building, and four residential apartments (8 Manor Road West) were located in the second-storey. The neighbouring semi-detached houses had also been demolished by 1937 and the new building remained unfinished. William F. Bebell was now listed as the owner and the addresses were 2106 and 2100 Yonge Street.

The first occupant of 2100 Yonge Street was Manor Fruitland Co. and it was run by John Cancelli and Jermina Cazala. 2102 Yonge Street was occupied by Halter J. Hall's tobacco shop and 2104 Yonge Street by Manor Furniture Co. Limited. At the rear of 2100 Yonge Street, one commercial unit was vacant and the other was occupied by Margaret Murray, dressmaker.¹ There were only two residential tenants at the time.

By 1942, 2100 Yonge Street had been sold to Nicholas and Antonia Nickolishyn. They would continue to own the building until 2016. The tenant of 2100 Yonge Street was Leong Ming, who operated Standard Produce Co. out of the space. This storefront would continue to house fruit dealers until the 1960s. The occupants of 2102 and 2104 were Morgan H. Minns, tobacconist, and Millie Paulin's Kingsdale Furniture Co. respectively. The tenants of the two rear commercial properties were the Canadian Society of Forest Engineers and Flora Cameron, Carrie Barbour, and William Barbour, dressmakers. The four residential units in the second-storey continued to host a rotating list of tenants that would change regularly. The address of the neighbouring property was 2106-2108 & 2110 Yonge Street. The new owner was David Brenner. There were two commercial units in the first-storey, which were occupied by Hudson Moving & Storage and R. D. Stanley Limited Cleaners, and there were four residential tenants.

The tenant of 2100 Yonge Street from 1947-1951 was Alfanso Vaccaro, fruit dealer, and Rose Vaccaro. The occupants of 2102 and 2104 Yonge Street remained the same in 1947. By this time, the addresses of the two rear commercial properties had changed to 10 and 12 Manor Road West, and they continued to be occupied by the same tenants. Additionally, the second-storey residential units now had the address of 8 Manor Road West with the same tenants. 2106 Yonge Street had been sold to Daniel and Albert Taylor, who would own the property until 1957. The commercial tenants remained the same and a new residential tenant had moved in.

The commercial units housed within the walls of 2100 Yonge Street continued to play host to grocers, tobacconists, and furniture stores throughout the 1950s with the residential units above continuously occupied. In 1957, the tenants at 2106 – then known as 2106 and 2110 Yonge Street – were Wilton Electric Co. Ltd. and Swears & Wells Ltd. (retail furriers) respectively, with the four residential units above also being occupied.

In 1961, an application was submitted to make alterations to the fronts of "a pair of semi-detached fruit and cigar stores" for \$1,000.00 at 2100-2102 Yonge St. The architect was George Hoare.

¹ These two rear commercial units were initially referred to as "2100 rear" in the 1937 assessment rolls. They later became known as 10 & 12 Manor Road West.

The 1967 assessment rolls indicate that by the following year, 2100 Yonge Street was no longer occupied by fruit dealers. Instead, Andrew Thompson, real estate agent, was the tenant, 2102 Yonge Street was a variety store owned by Gloria Morton, and Paulin's second hand furniture continued to operate out of 2104 Yonge Street. The tenant of 10 Manor Road was James Pears, heating consultant, and Tru Homes Ltd. Building Contractors at 12 Manor Road West. 2106 Yonge Street had been sold to Maple Properties Management Ltd. Wilton Electrical Co. Ltd. continued to occupy 2106/10 Yonge Street and 2110 Yonge Street was a vacant store.

In 1986, a permit application was submitted to make alterations to the front elevation of 2106 Yonge Street. The owner was Brian-Grove Holdings Ltd., who continued to own the property until 2018.

The following decade in 1997, a permit application was submitted to make alteration to the interior of 2106 Yonge Street and alter the northernmost entrance at the exterior of the building to be used as a new restaurant. The occupant was The Wineryard, the architect was Harry Christakis Architect Incorporated, the structural engineer was Hamann Engineering, the mechanical and electrical engineer was T. W. A. Engineering Group Inc., and the interior designer was Functional Art.

The last few decades of the twentieth century saw the first-storey units of 2100 and 2106 Yonge Street occupied by various retail and commercial businesses. The residential units at the second story of both buildings also consistently had tenants living there.

On 2 October 2017, the property at 2100 Yonge Street was listed on the City of Toronto Heritage Register with 257 other properties as part of the Phase 1 batch listing for the Midtown in Focus planning study area.

Both 2100 & 2106 Yonge Street are presently owned by Serenade Homes Inc., Rockport Yonge and Manor Inc.

Architect: Benjamin Brown (1890-1974)

While the architect of 2106 Yonge Street is unknown, the architect of 2100 Yonge Street was Benjamin Brown (1890-1974). He was born on January 14, 1890, in what is now Lithuania, and arrived in Toronto at a young age with his family. Brown enrolled at the Ontario School of Art and Design with the intention of becoming an artist in the early-1900s. He turned his attention to architecture when he realized that the art profession would not be financially feasible. He enrolled in the University of Toronto's architectural program (then part of the School of Practical Science) and graduated in 1913. Soon after, he established a practice with a fellow architect, Robert McConnell, which endured until the early-1920s. After dissolving the partnership, Brown set off to establish his independent practice.

Brown was among the first Jewish architects to have a successful practice in Toronto during the first decades of the twentieth century. Indeed, several of his early commissions came primarily from members of the Jewish community. These commissions were largely from those in the clothing trade who hired him to design

functional loft buildings along Spadina Avenue constructed in reinforced concrete and fashioned in the Art Deco style. His best known works include the Tower Building (1927) (Image 6) and the Balfour Building (1929-30) (Image 7), which stand opposite each other on Spadina Avenue at Adelaide Street West, and served as the architectural gateway to the garment district.

Brown designed and constructed over 200 projects, including single-family residences, apartment buildings, commercial and industrial buildings, as well as synagogues and other community buildings. A large number of his buildings were fashioned in the Art Deco style, although some contained Georgian, Craftsman, Colonial Revival, Tudor, and Romanesque elements. Outside of his Spadina buildings, Brown's Beth Jacob Synagogue (1922), commonly called the Henry Street Shul, and the Paradise Theatre (1937) were amongst his most noteworthy buildings. Some of his buildings also contain modest classical details, such as the Primrose Club Building (1920) (Image 8).

The impact that Brown had on Toronto's built form has been recognized and commemorated. In 2015, a Heritage Toronto plaque was placed on the sidewalk on the southeast corner of Spadina Avenue and Adelaide Street West to celebrate the impact that the architect had on Toronto's built form, especially along Spadina Avenue. In 2016, The Ontario Jewish Archives (OJA) curated an exhibition to pay homage to the architect who did so much for the Jewish community in the city. The OJA continue to hold a collection of his drawings.

3. ARCHITECTURAL DESCRIPTION

2100 Yonge Street

The property at 2100 Yonge Street is a representative example of a "Main Street Row." It is a commercial building with modest classical embellishments that rises two-storeys on a rectangular plan and is covered by a flat roof. Below the roof cornice is dentil molding along the principal (east) and side (south) elevations. The building is faced with buff brick throughout and quoining at the corner intersection of the principal (east) and side (south) elevations. A continuous stone band course runs along both elevations connecting the window heads.

The current principal (east) elevation is organized into two bays with entrances to three storefronts on the first (ground) floor (Image 9). A classical stone cornice ornaments the south corner above the corner glazed storefront. The fenestration at the second-storey contains symmetrically placed tripartite and double flat-headed window openings with stone sills.

The side (south) elevation along Manor Road West is characterized by a similar treatment of the second-storey windows to those in the principal (east) elevation, only here, there is the addition of single flat-headed window openings with stone sills (Image 10). At the west end of this elevation is a glazed storefront, which was altered at a later date.² To the east of this storefront is a recessed classical entrance set in the decorative

stone surround, which is original (Image 11). The remaining first (ground) floor wall of this elevation is blank, which was part of the original design for the building.

2106 Yonge Street

The property at 2106 Yonge Street is also a representative example of a "Main Street Row." It is a commercial building with modest classical embellishments that rises two-storeys on a rectangular plan and is covered by a flat roof. It was completed shortly after 2100 Yonge Street and contains the same rectangular plan and buff brick masonry. Although the exterior of the property at 2106 Yonge Street is void of some of the modest classical elements that are seen at 2100 Yonge Street, it too contains a stone band course connecting the window heads and a stone cornice surmounted atop the storefronts.

The principal (east) elevation is also organized into two bays with a continuous stone band course running along the windows heads, which connects to the same architectural detail in the neighbouring building at 2100 Yonge Street. The fenestration at the second-storey, which contains single flat-headed window openings of varying sizes with stone sills, appears to have been altered.

There are two commercial storefronts on the first (ground) floor surrounding a central entrance to the upper-storey residential units. Stone facing around the northernmost storefront was replaced with stucco in 1997 and additional alterations were made exterior to accommodate a restaurant.

4. CONTEXT

The properties at 2100 and 2106 Yonge Street are located on the west side of Yonge Street, with 2100 Yonge Street anchoring the corner of Yonge Street and Manor Road West. They form part of a continuous row of commercial buildings with a shared setback in the block between Manor Road West and Hillsdale Avenue West. These properties related to the historic mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The properties at 2100 and 2106 Yonge Street are a representative example of a "Main Street Row," which is identified by their two-storey scale, rectangular form and massing, flat rooflines, and glazed commercial storefronts with residential or commercial units in the upper floors.

It is not known at what date the alterations were made to this storefront as the building permit is not included in the property's Building Records. However, based on a thorough examination of the original 1836 architectural drawings, it is clear that significant alterations were made at some point.

5. EVALUATION CHECKLIST: Applying the Ontario Regulation 9/06 Criteria

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the

criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Heritage Register.

2100 Yonge Street

Rare, unique, representative or early example of a style, type, expression, material or construction method

The property at 2100 Yonge Street has design and physical value as being a representative example of a “Main Street Row,” which is identified by its corner location, two-storey scale, rectangular form and massing, flat roofline, and the glazed commercial storefronts fronting Yonge Street with residential or commercial units in the upper floor. These elements are typical of buildings dating to the interwar era in North Toronto. The property at 2100 Yonge Street also has value as being a modest representative example of the classical style, with its fenestration in the second-storey, the symmetrically-placed tripartite, double and single flat-headed window openings, the dentil molding along the principal (east) and side (south) elevations, the continuous stone band course connecting the window heads in both elevations, and the recessed entrance set in a decorative stone surround in the side (south) elevation. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

The property at 2100 Yonge Street has historical and associative value as being representative of the career of the noteworthy Toronto architect Benjamin Brown, who was among one of the first Jewish architects to sustain a successful practice in Toronto during the first decades of the twentieth century. Brown designed more than 200 buildings throughout his career, many of which were in the Art Deco style, although he used various styles, including Georgian, Craftsman, Colonial Revival, Tudor, and Romanesque elements. The modest classical details seen throughout the property at 2100 Yonge Street can be seen at some of the other buildings designed by Brown, such as at the Primrose Club Building (1920).

Important in defining, maintaining or supporting the character of an area

The property at 2100 Yonge Street has contextual value for its role in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent “Main Street” in North Toronto.

Physically, functionally, visually or historically linked to its surroundings

The building at 2100 Yonge Street is historically, visually and physically linked to its setting on the northwest corner of Manor Road West at the south end of the continuous group of commercial buildings with a shared setback in the block between Manor Road West and Hillside Avenue West. It is also linked to the neighbouring property at 2106 Yonge Street, which was designed one-year later, and included the same buff brick masonry and stone cornice, although the one here wraps around the south corner and there are brick quoins at the corners.

2106 Yonge Street

Rare, unique, representative or early example of a style, type, expression, material or construction method

The property at 2106 Yonge Street has design and physical value as being a representative example of a “Main Street Row,” which is identified by the two-storey scale, rectangular form and massing, the flat roofline, and the glazed commercial storefront with residential or commercial units in the upper floor. These elements are typical of buildings dating to the interwar era in North Toronto. Important in defining, maintaining or supporting the character of an area

The property at 2106 Yonge Street has contextual value for its role in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent “Main Street” in North Toronto.

Physically, functionally, visually or historically linked to its surroundings

The building at 2106 Yonge Street is historically, visually and physically linked to its setting as part of a continuous group of commercial buildings with a shared setback in the block between Manor Road West and Hillsdale Avenue West. The design and modest classical details in the property at 2106 Yonge Street are linked to the neighbouring property at 2100 Yonge Street, which was designed one-year prior, and includes the same continuous stone band course connecting the window heads and a stone cornice that sits above the storefronts, as well as buff brick masonry.

6. LIST OF RESEARCH SOURCES

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"Historical Overview and Building Typologies: Midtown in Focus – Phase I: Main Street Properties" <https://www.toronto.ca/legdocs/mmis/2017/pg/bgrd/backgroundfile-106171.pdf> (29 June 2020)

Ontario Jewish Archives, "Benjamin Brown"

<https://www.ontariojewisharchives.org/Explore/Benjamin-Brown> (13 July 2020)

Speisman, Stephen, "Late architect's imaginative work beautifies much of Toronto"

http://oja.emersonmedia.com/cms_uploads/pdf/Vertical_Files_Brown_News_Paper_Clippping_001.pdf (13 July 2020)

Taylor Hazell Architects, "Midtown in Focus Cultural Heritage Resource Assessment" (23 December 2016)

The property at 2100 Yonge Street (including the entrance addresses at 2102 and 2104 Yonge Street and 8 and 12 Manor Road West) is worthy of 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 criteria of design and physical, historical and associative, and contextual values.

Description

The property at 2100 Yonge Street (including the entrances addresses at 2102 and 2104 Yonge Street and 8 and 12 Manor Road West) is situated on the west side of Yonge Street at the northwest corner of Yonge Street and Manor Road West. The property at 2100 Yonge Street contains a large two-storey commercial building with glazed storefronts in the first-storey and apartments in the second-storey. The property at 2100 Yonge Street was constructed in 1936-7 and was designed by the architect Benjamin Brown (1890-1974).

The property at 2100 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. It was listed on the City of Toronto Heritage Register on 2 October 2017.

Statement of Cultural Heritage Value

Design and Physical Value

The property at 2100 Yonge Street has design and physical value as being a representative example of a “Main Street Row,” which is identified by its corner location, two-storey scale, rectangular form and massing, flat roofline, and the glazed commercial storefronts fronting Yonge Street with residential or commercial units in the upper floor. These elements are typical of buildings dating to the interwar era in North Toronto. The property at 2100 Yonge Street also has value as being a modest representative example of the classical style, with its fenestration in the second-storey, the symmetrically-placed tripartite, double and single flat-headed window openings, the dentil molding along the principal (east) and side (south) elevations, the continuous stone band course connecting the window heads in both elevations, and the recessed entrance set in a decorative stone surround in the side (south) elevation.

Historical and Associative Value

The property at 2100 Yonge Street has historical and associative value as being representative of the career of the noteworthy Toronto architect Benjamin Brown, who was among one of the first Jewish architects to sustain a successful practice in Toronto during the first decades of the twentieth century. Brown designed more than 200 buildings throughout his career, many of which were in the Art Deco style, although he used various styles, including Georgian, Craftsman, Colonial Revival, Tudor, and Romanesque elements. The modest classical details seen throughout the property at

2100 Yonge Street can be seen at some of the other buildings designed by Brown, such as at the Primrose Club Building (1920).

Contextual Value

The property at 2100 Yonge Street has contextual value for its role in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent "Main Street" in North Toronto. The building at 2100 Yonge Street is historically, visually and physically linked to its setting on the northwest corner of Manor Road West at the south end of the continuous group of commercial buildings with a shared setback in the block between Manor Road West and Hillsdale Avenue West. It is also linked to the neighbouring property at 2106 Yonge Street, which was designed one-year later, and included the same buff brick masonry and stone cornice, although the one here wraps around the south corner and there are brick quoins at the corners.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the value of the property at 2100 Yonge Street as a representative example of a "Main Street Row" with modest classical embellishments:

- The corner location, two-storey scale, rectangular form and massing, and flat roofline
- The glazed commercial storefronts fronting Yonge Street in the first-storey with commercial or residential units in the second-storey
- In the east and south elevations, the fenestration in the second storey, with the symmetrically-placed tripartite, double and single flat-headed window openings
- The dentil molding along the east and south elevations, the continuous stone band course connecting the window heads in both elevations, and the recessed entrance set in the decorative stone surround on the south elevation

Contextual Value

Attributes that contribute to the value of the property at 2100 Street as a defining, supporting, and maintaining the historical mid-rise character of the area and being historically, visually, and physically linked to its surroundings:

- The setback, placement and orientation of the building on the northwest corner of Yonge Street and Manor Road West where it is part of a continuous row
- The stone cornice that wraps around the south corner
- The materials, with the buff brick cladding and the brick and stone detailing, including the brick quoins on the corners

Note: the north side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (west) elevation. The westernmost storefront of the elevation fronting Manor Road West is not original and is not identified as a heritage attribute.

The property at 2106 Yonge Street (including entrance addresses at 2108 and 2110 Yonge Street) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design and physical and contextual value.

Description

The property at 2106 Yonge Street (including entrance addresses at 2108 and 2110 Yonge Street) is situated on west side of Yonge Street between Manor Road West and Hillside Avenue West. It contains a large two-storey commercial building with glazed storefronts in the first-storey and apartments in the second-storey. The property at 2106 Yonge Street was constructed in 1937-8 and the architect is unknown.

The property at 2106 Yonge Street is located in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area.

Statement of Cultural Heritage Value

Design and Physical Value

The property at 2106 Yonge Street has design and physical value as being a representative example of a “Main Street Row,” which is identified by the two-storey scale, rectangular form and massing, the flat roofline, and the glazed commercial storefront with residential or commercial units in the upper floor. These elements are typical of buildings dating to the interwar era in North Toronto.

Contextual Value

The property at 2106 Yonge Street has contextual value for its role in defining, supporting and maintaining the historical mid-rise streetscape character of the thoroughfare on Yonge Street between Davisville Avenue and Blythwood Road on a prominent “Main Street” in North Toronto. The building at 2106 Yonge Street is historically, visually and physically linked to its setting as part of a continuous group of commercial buildings with a shared setback in the block between Manor Road West and Hillside Avenue West. The design and modest classical details in the property at 2106 Yonge Street are linked to the neighbouring property at 2100 Yonge Street, which was designed one-year prior, and includes the same continuous stone band course connecting the window heads and a stone cornice that sits above the storefronts, as well as buff brick masonry.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the value of the property at 2106 Yonge Street as a representative example of a "Main Street Row":

- The two-storey scale, rectangular form and massing, and flat roofline
- The glazed commercial storefront in the first-storey with commercial or residential units in the second-storey

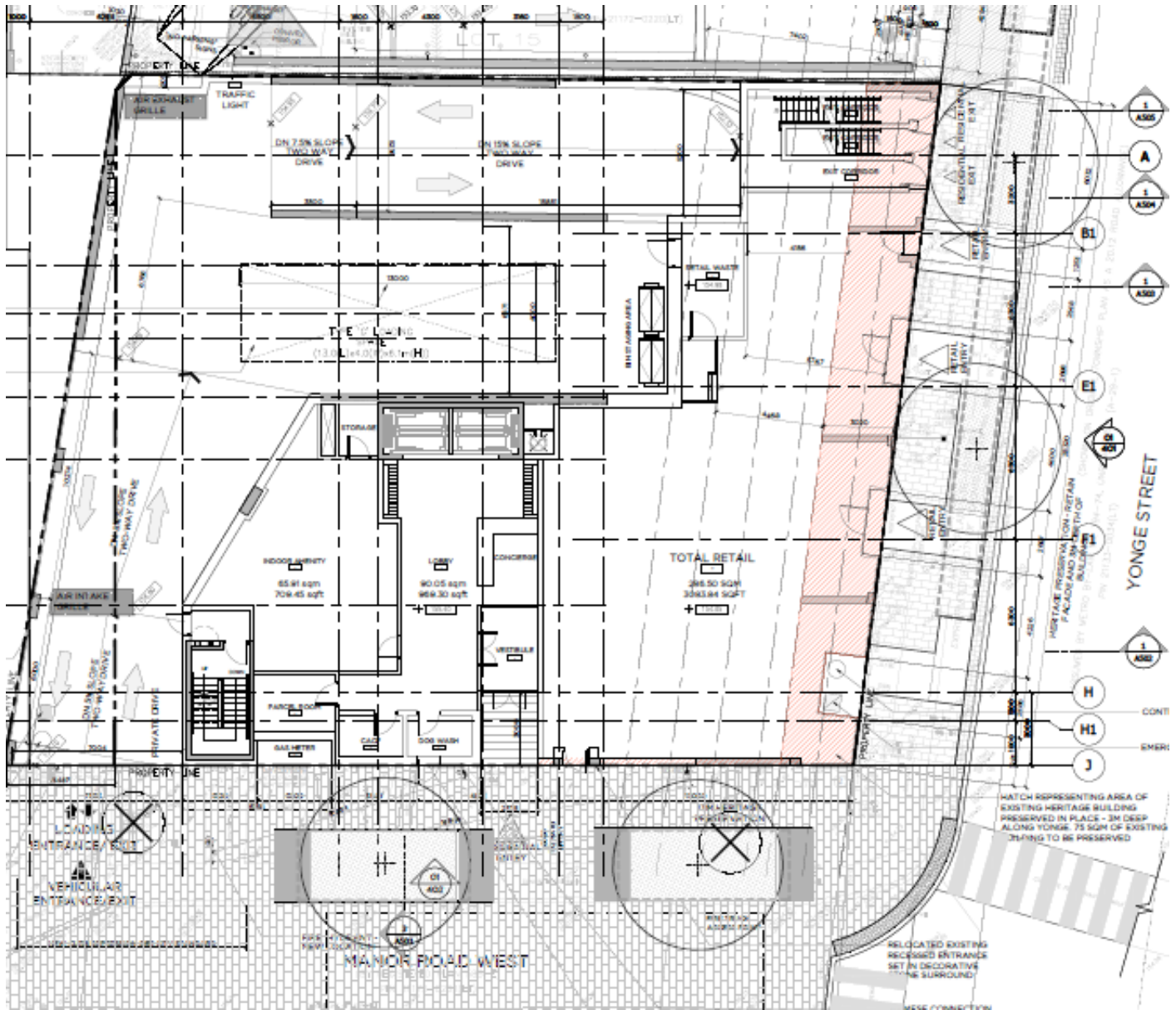
Contextual Value

Attributes that contribute to the value of the property at 2106 Street as a defining, supporting, and maintaining the historical mid-rise character of the area and being historically, visually, and physically linked to its surroundings:

- The setback, placement and orientation of the building on the west side of Yonge Street between Manor Road West and Hillsdale Avenue West where it is part of a continuous row
- The materials, with the buff brick cladding and the brick and stone detailing
- The modest classical elements, including the continuous stone band course connecting the window heads and the stone cornice that sits above the storefronts (which have been altered)

Note: the south side elevation adjoins the neighbouring building. No heritage attributes are identified on the side (north) elevation. The second-storey windows are not original and are not identified as a heritage attribute.

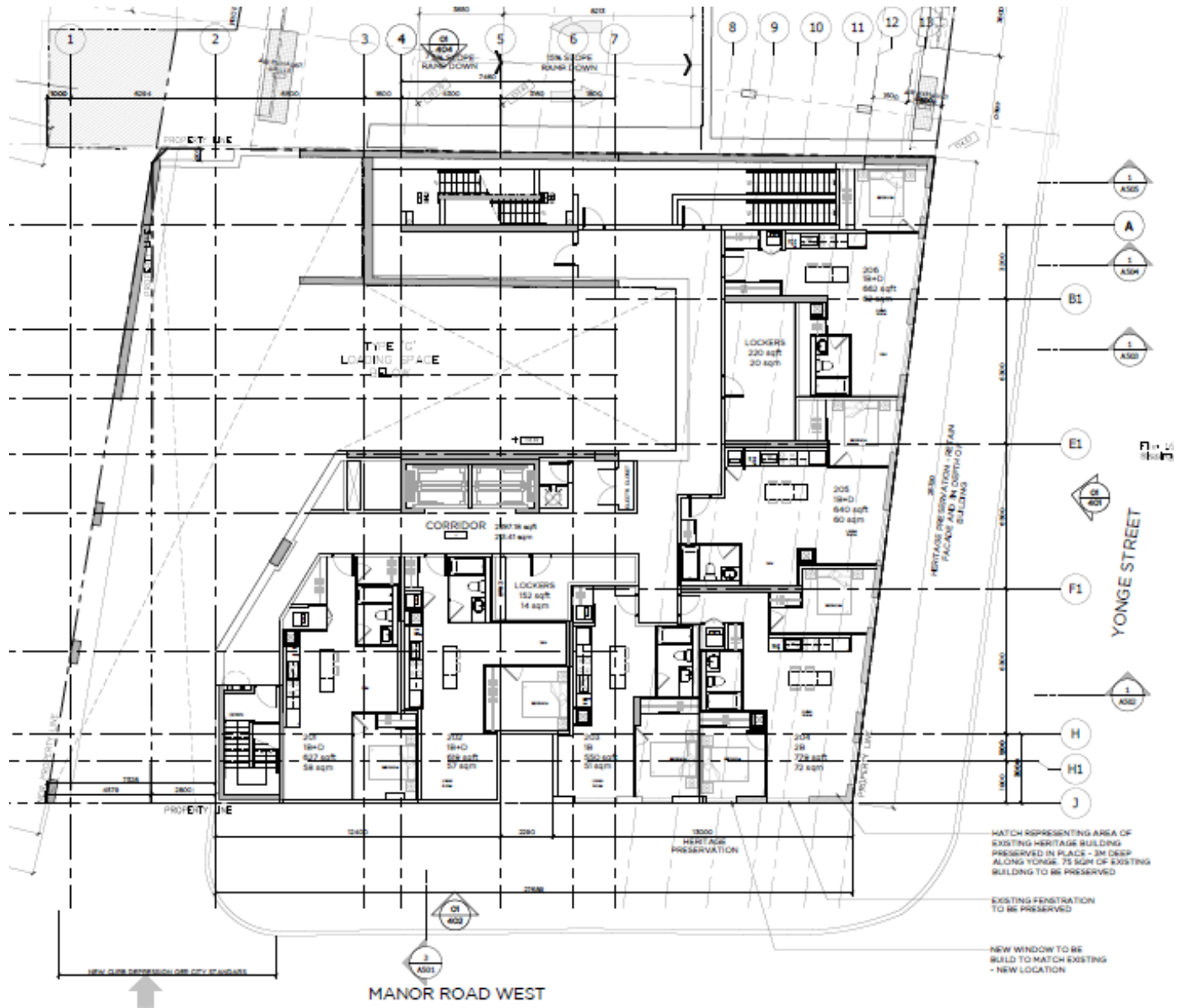
2100 and 2106 Yonge Street



Ground Level Plan

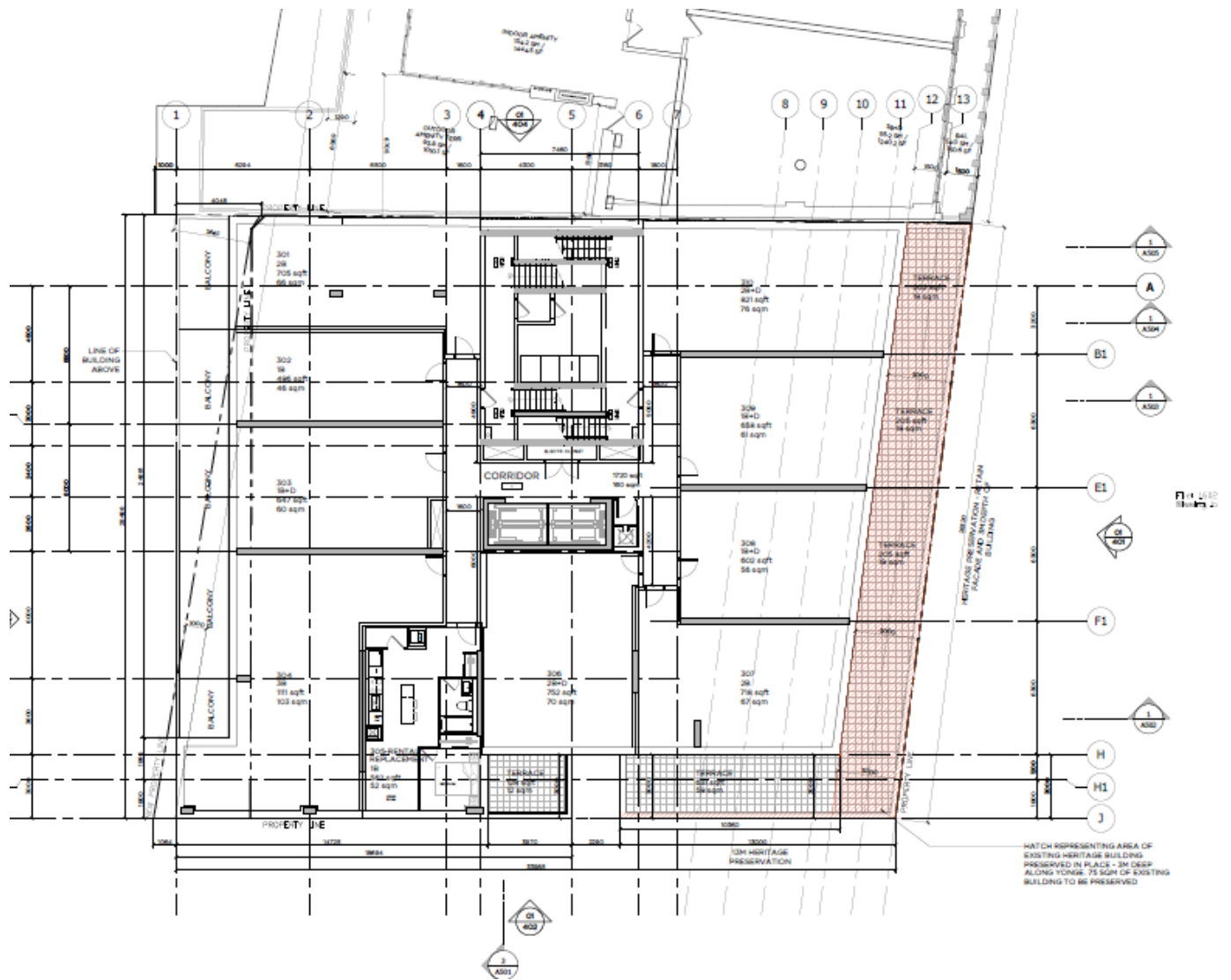
PROPOSAL DRAWINGS

2100 and 2106 Yonge Street



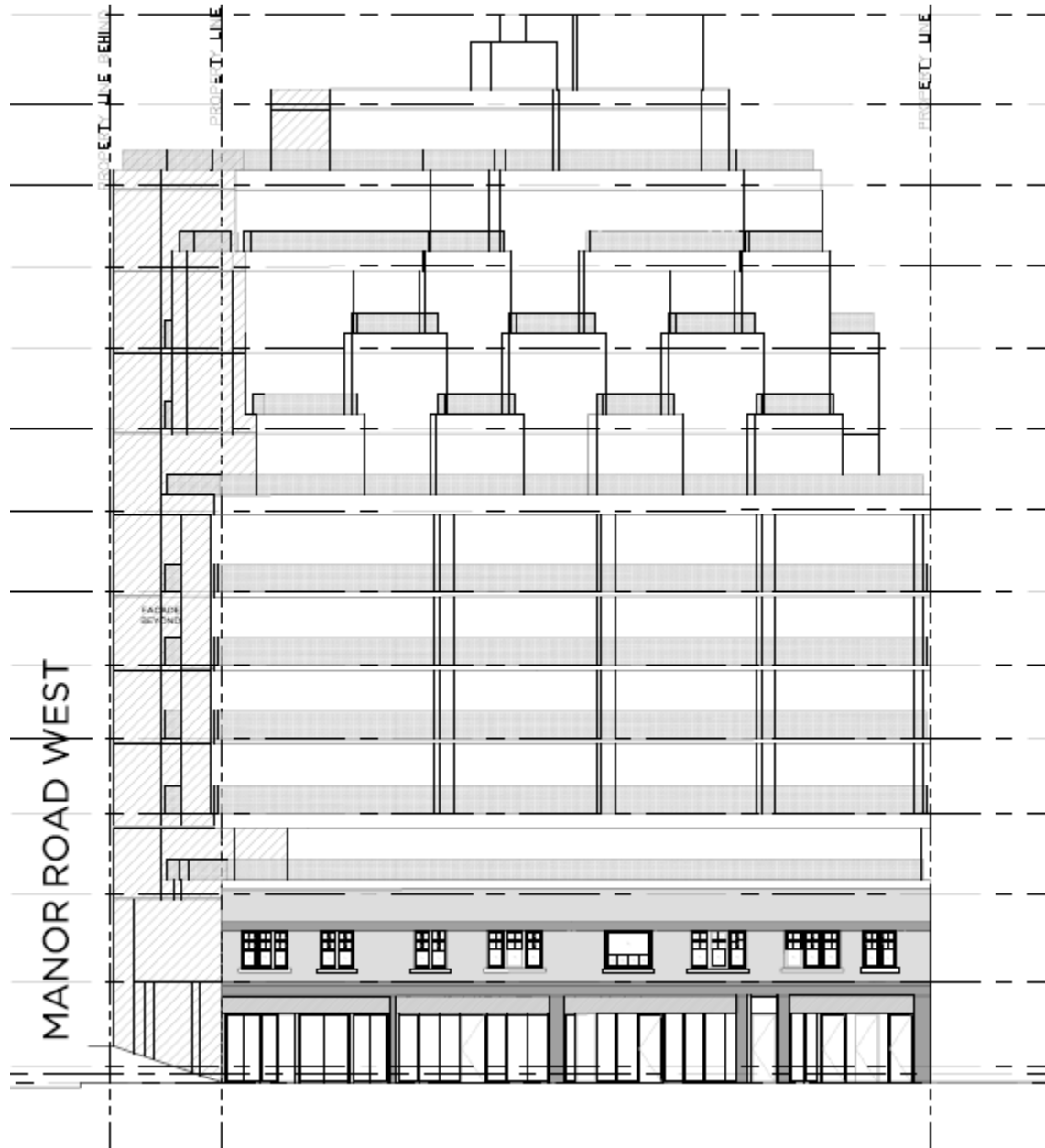
Second Floor Plan

PROPOSAL DRAWINGS
2100 and 2106 Yonge Street



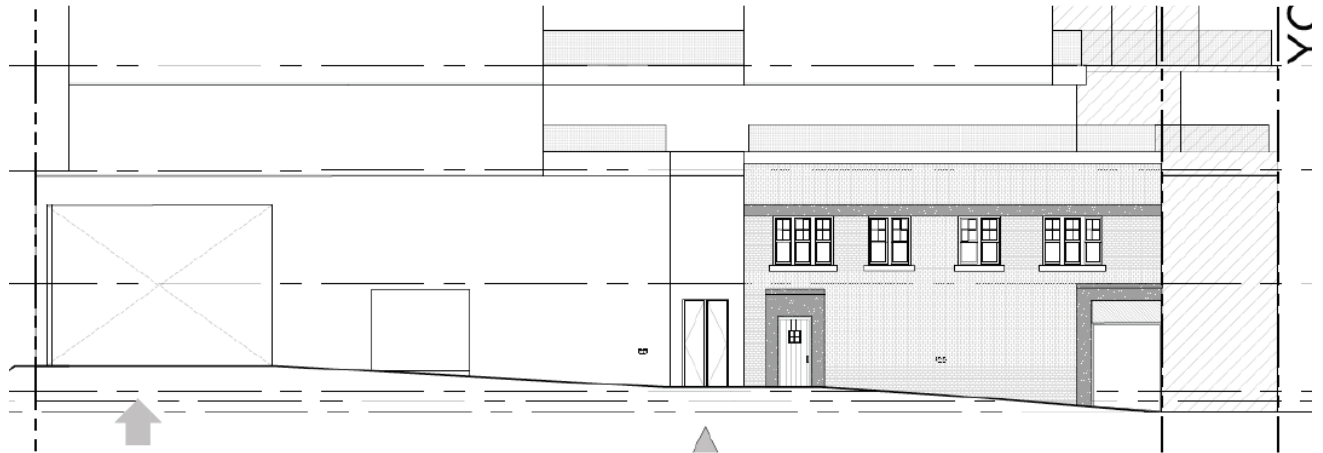
Third Floor Plan

PROPOSAL DRAWINGS
2100 and 2106 Yonge Street



Yonge Street Elevation

PROPOSAL DRAWINGS
2100 and 2106 Yonge Street



- 1. The south elevation of the revised development proposal, showing the retention and conservation of approximately 13m of the south elevation of the municipally-identified heritage resource. (Source: RAW).

Manor Road Elevation

PROPOSAL DRAWINGS
2100 and 2106 Yonge Street



Rendering of the project including the heritage properties