

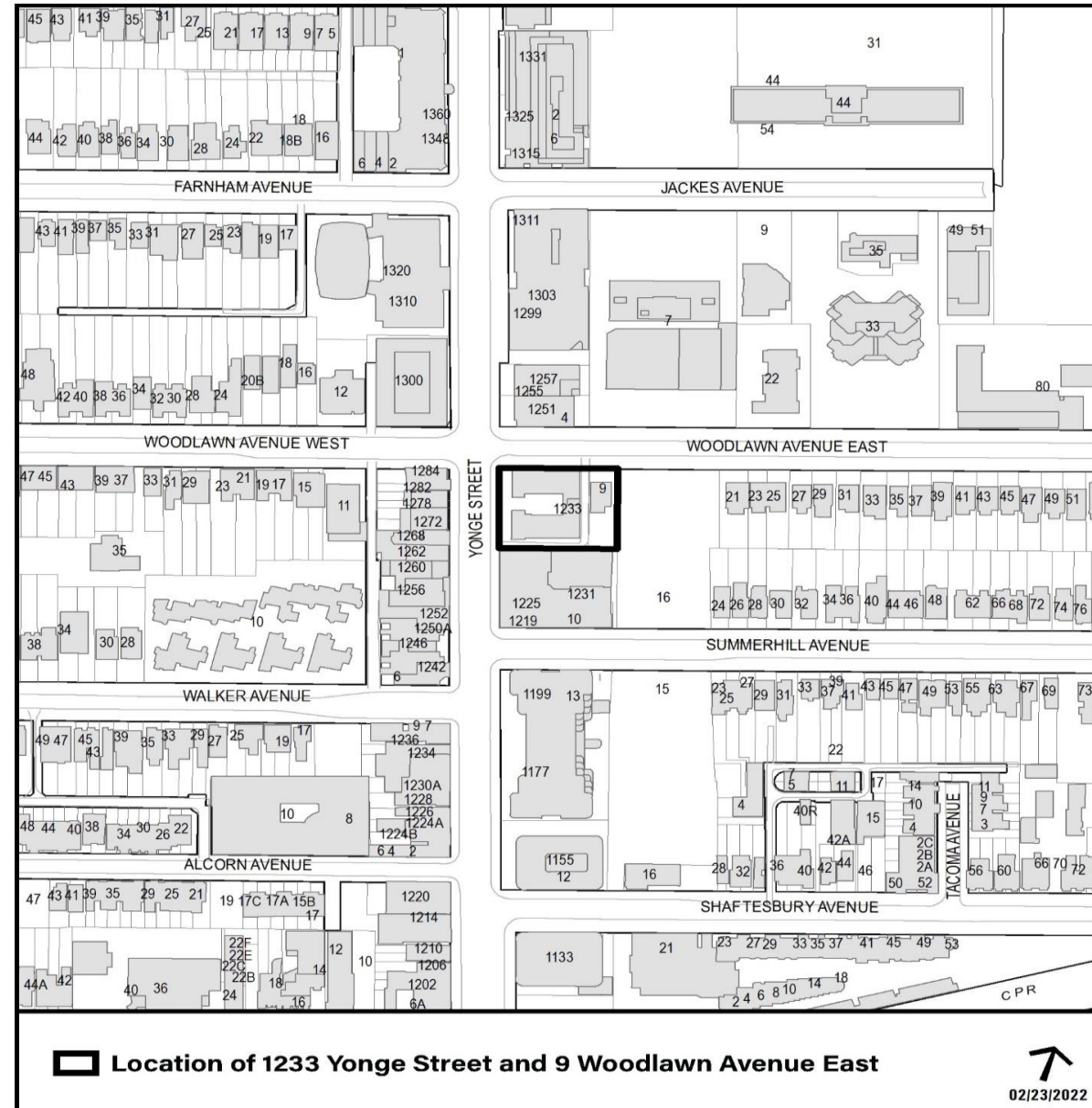


# PB37.5

## Cultural Heritage Evaluation – 1233 Yonge Street

## PB37.5 1233 Yonge Street

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



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**PB37.5**  
**1233 Yonge Street**



The Aeneas Court Apartments are a three-storey (plus raised basement) red brick building featuring a U-shaped plan, constructed in 1940. The apartment building was designed by architect Ernest Aubrey Butler (1886-1961) in a Modern Classical style for Hugh Walker.



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**PB37.5**  
**1233 Yonge Street**



Photos of the elevations (left to right):  
West (principal) and south along Yonge Street; north along Woodlawn Avenue and east (rear) elevation

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## **PB37.5**

### **1233 Yonge Street**

#### **SUMMARY:**

On July 25, 2006, City Council included the property at 1233 Yonge Street (Aeneas Court Apartments) on the City of Toronto Inventory of Heritage Properties as being a representative example of a mid-20th century apartment house designed in the Modern Classical style and its scale for defining and maintaining the character of the Deer Park neighbourhood on Yonge Street as it evolved in the mid-20th century as an area of low-scale buildings supporting the residential neighbourhood to the east.

On December 7, 2021, a Heritage Impact Assessment (HIA) was prepared by ERA Architects in support of the planning application to demolish Aeneas Court Apartments and allow for the construction of a 13-storey mixed-use building. The conclusion of the HIA is that the subject property does not meet the criteria of design, associative, and contextual values for designation under Part IV Section 29 of the Ontario Heritage Act. A waiver from the owner was received by the City with a deadline of August 31, 2022. City Council has until that date to issue a Notice of Intention to Designate.

On March 9, 2022, EVOQ Architecture was retained by City Planning to provide a peer review of the HIA prepared by ERA Architects. After conducting supplemental research, Dima Cook, OAA and Principal EVOQ Architecture issued a letter on June 28, 2022 to the Senior Manager, Heritage Planning stating general agreement with the conclusion of the HIA that the subject property does not meet the criteria of design, associative, and contextual values for designation under Part IV Section 29 of the Ontario Heritage Act. City staff concur with the conclusions of the peer review.



## **PB37.5**

### **1233 Yonge Street**

#### **DECISION HISTORY – TORONTO PRESERVATION BOARD**

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council: Toronto City Council Toronto and East York Community Council July 25, 26 and 27, 2006

Report 6, Clause 18 4 (1) adopt the following staff Recommendations (1) and (5) in the Recommendations Section of the report (May 25, 2006) from the Director, Policy and Research, City Planning Division:

**“(1) City Council include the property at 1233 Yonge Street (Aeneas Court Apartments) on the City of Toronto Inventory of Heritage Properties; and (5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.”; and (2) receive staff Recommendations (2), (3), (4).**

Recommendations from the Director, Policy and Research, City Planning Division:

(1) City Council include the property at 1233 Yonge Street (Aeneas Court Apartments) on the City of Toronto Inventory of Heritage Properties;

(2) City Council state its intention to designate the property at 1233 Yonge Street (Aeneas Court Apartments) under Part IV of the Ontario Heritage Act;

(3) if there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the Ontario Heritage Act;

(4) if there are any objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Conservation Review Board; and

(5) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto .

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**PB37.5**  
**1233 Yonge Street**

Yonge Street looking  
north to the intersection  
of Woodlawn Avenue.

1223 Yonge (on the right,  
east side of the street)



The Aeneas Court Apartments located at 1233 Yonge Street is not considered to be uniquely important in defining, maintaining, or supporting the character of the area and does not meet the criteria of design, associative, and contextual values for designation under Part IV Section 29 of the Ontario Heritage Act.