

374, 374 A and 376 Yonge Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: March 13, 2023

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: 11 - University / Rosedale

SUMMARY

This report recommends that City Council state its intention to designate the properties at 374, 374 A and 376 Yonge Street (including the entrance address at 376 A Yonge Street) under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

The properties at 374, 374 A and 376 Yonge Street (including the entrance address at 376 A Yonge Street) are located mid-block on the west side of Yonge Street between Gerrard and Walton Streets and comprise two buildings dating from 1862 (374 and 374 A Yonge Street) and 1865 (376 Yonge Street). The building at 374 and 374 A Yonge Street is characterized by its Second Empire-style architecture, while the building at 376 Yonge Street is characterized by its Georgian-style architecture. The properties support and maintain the nineteenth and early-twentieth century character of this part of Yonge Street, being situated near numerous other heritage resources. The subject properties have been listed on the City's Heritage Register since May 1990.

Staff have completed the Research and Evaluation Report for the properties at 374, 374 A and 376 Yonge Street and determined that each property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under design/physical and contextual value for each property. As such, the properties are significant built heritage resources.

In July 2020, the City received an Official Plan and Rezoning application for a 73-storey mixed-use building followed by an application for Site Plan approval for the proposed development involving the subject properties in September 2021. The Official Plan and Rezoning application proposed that the development would have a non-residential gross floor area of 954.5 square meters, and a residential gross floor area of 34,471 square metres with 415 dwelling units.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved. Designation also enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance. An HIA dated September 10, 2021 was submitted and prepared by Philip Goldsmith, architect.

The applications propose the retention of the listed properties at 374, 374 A and 376 Yonge Street and the designated Dominion Bank Building at 378 Yonge Street designed by renowned architect, John Lyle. The Heritage Register (listed) property at 372 Yonge Street, which lacks integrity, will be demolished.

On May 5, 2021 City Council directed the City Solicitor, together with City Planning staff and appropriate City staff to attend the Local Planning Appeal Tribunal hearing to oppose the Official Plan Amendment and Zoning By-law Amendment applications in their current form. The application for the Site Plan approval remains under review.

The designation of the subject properties is not subject to Section 29 (1.2) of the Ontario Heritage Act that came into effect on July 1, 2021 since the City Clerk issued a notice of the complete application on September 4, 2020.

On July 19, 2022, City Council adopted the confidential instructions to staff in Confidential Attachment 1 to the report (June 29, 2022) from the City Solicitor regarding 372-378 Yonge Street - Official Plan and Zoning By-law Amendment Applications.

On November 28, 2022, the More Homes Built Faster Act, 2022 (Bill 23) received Royal Assent. Schedule 6 of the More Homes Built Faster Act which amended the Ontario Heritage Act and came into effect on January 1, 2023.

The Province amended O. Reg. 9/06 under the Ontario Heritage Act, which came into effect on January 1, 2023. The revised regulation establishes nine provincial criteria for determining whether a property is of cultural heritage value or interest. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council state its intention to designate the property at 374 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 374 and 374 A Yonge Street (Reasons for Designation) attached as Attachment 3, to the report, March 13, 2023, from the Chief Planner and Executive Director, City Planning.
2. City Council state its intention to designate the property at 374 A Yonge Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of

Significance: 374 and 374 A Yonge Street (Reasons for Designation) attached as Attachment 3, to the report, March 13, 2023, from the Chief Planner and Executive Director, City Planning.

3. City Council state its intention to designate the property at 376 Yonge Street (including the entrance address at 376 A Yonge Street) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 376 Yonge Street (Reasons for Designation) attached as Attachment 4, to the report, March 13, 2023, from the Chief Planner and Executive Director, City Planning.

4. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

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

DECISION HISTORY

On May 28, 1990, City Council listed 372, 374, 374 A and 376 Yonge Street (including the entrance address at 376 A Yonge Street) on the Heritage Register

On May 5, 2021, City Council directed the City Solicitor, together with City Planning staff and appropriate City staff to attend the Local Planning Appeal Tribunal hearing to oppose the Official Plan Amendment and Zoning By-law Amendment applications in their current form. <https://secure.toronto.ca/council/agenda-item.do?item=2021.TE24.17>

On July 19, 2022, City Council adopted the confidential instructions to staff in Confidential Attachment 1 to the report (June 29, 2022) from the City Solicitor regarding 372-378 Yonge Street - Official Plan and Zoning By-law Amendment Applications. <https://secure.toronto.ca/council/agenda-item.do?item=2022.CC47.13>

BACKGROUND

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is

enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social

equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

<https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

<https://www.ontario.ca/laws/statute/90o18>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

The Ontario Heritage Toolkit provides guidance on designating properties of municipal significance, including direction on the purpose of designating heritage properties and information about how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for the conservation of heritage properties within the land use planning system.

http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

On November 28, 2022, the More Homes Built Faster Act, 2022 (Bill 23) received Royal Assent. Schedule 6 of the More Homes Built Faster Act amended various sections of the Ontario Heritage Act. A majority of the key changes to the Act came into effect on January 1, 2023.

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.6 of the Official Plan states that, "Cultural

heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City.”

Policy 3.1.6.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

Policy 3.1.6.6 encourages the adaptive re-use of heritage properties while Policy 3.1.6.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

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

COMMENTS

The subject properties, 374, 374 A and 376 Yonge Street (including the entrance address at 376 A Yonge Street), are adjacent to the listed properties at 372 Yonge Street and the designated Dominion Bank Building property located at 378 Yonge Street.

In July 2020, the City received an Official Plan and Rezoning application and an application in September 2021 for Site Plan Approval for a 73-storey mixed-use building. The building would have a non-residential gross floor area of 954.5 square meters, and a residential gross floor area of 34,471 square metres with 415 dwelling units. The application proposes the retention of 374, 374 A, 376 and 378 Yonge Street.

On July 19, 2022, City Council adopted the confidential instructions to staff in Confidential Attachment 1 to the report (June 29, 2022) from the City Solicitor regarding 372-378 Yonge Street - Official Plan and Zoning By-law Amendment Applications.

374 and 376 Yonge Street

Research and Evaluation according to Ontario Regulation 9/06

While the research and evaluation of the property referenced above is, in staff's determination, sufficient to support the designation of the properties at 374, 374 A and 376 Yonge Street, it should be noted that new and additional relevant information on the subject property further expanding on its cultural heritage value following community input and additional access to archival records may be incorporated in the final version of a Part IV designation by-law.



Left: East elevation of 374 and 374 A Yonge Street; 374 comprises the southerly portion of the building (l) while 374 A comprises the northerly portion (r). Right: 376 Yonge Street (Heritage Planning, 2023)

1. DESCRIPTION

374, 374 A and 376 Yonge Street	
ADDRESS	374 Yonge Street; 374 A Yonge Street; 376 Yonge Street
WARD	11- University / Rosedale
LEGAL DESCRIPTION	374 Yonge Street: PLAN D4 PT LOT 5 RP 64R14539 PART 2 374 A Yonge Street: PLAN D4 PT LOTS 5 & 6 RP 64R14539 PART 1 376 Yonge Street: PLAN 145 PT LOT A PLAN D4 PT LOT 6
NEIGHBOURHOOD/COMMUNITY	Downtown Toronto
HISTORICAL NAME	NA
CONSTRUCTION DATE	374 and 374 A Yonge Street: 1862; 376 Yonge Street: 1865
ORIGINAL OWNER	374 and 374 A Yonge Street: Alfred Walton and Alexander M. Smith; 376 Yonge Street: John McBean
ORIGINAL USE	Mixed use residential and retail (all properties)
CURRENT USE*	Commercial (all properties)

ARCHITECT/BUILDER/DESIGNER	Unknown (all properties)
DESIGN/CONSTRUCTION/MATERIALS	Brick (all properties)
ARCHITECTURAL STYLE	374 and 374 A Yonge Street: Second Empire; 376 Yonge Street: Georgian
ADDITIONS/ALTERATIONS	374 and 374 A Yonge Street: modern storefronts c.1920s - 1940s; 376 Yonge Street: modern storefronts c.1920s - 1940s
CRITERIA	374 and 374 A Yonge Street: design / physical value and contextual value; 376 Yonge Street: design / physical value and contextual value
HERITAGE STATUS	Listed on the City of Toronto Heritage Register - May 28, 1990
RECORDER	Clint Robertson
REPORT DATE	February 28, 2023

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the properties at 374, 374 A & 376 Yonge Street, and applies evaluation criteria as set out in Ontario Regulation 9/06 to determine whether it merits designation under Part IV, Section 29 of the Act. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statements of Significance are contained in Attachments 3 and 4.

i. HISTORICAL TIMELINE

Key Date	Historical Event
	The area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.
1793	Park Lot 9, a narrow 100-acre lot from Queen to Bloor Streets is granted to surgeon James Macauley
1827	Coachmaker Matthew Walton acquires the future sites of 374, 374 A & 376 Yonge Street as part of a six-acre parcel comprising the lands between Yonge, Gerrard, Walton and Elizabeth Streets
1858	A wood building is constructed on the site of 374 Yonge Street
c. 1861	Alfred Walton acquires the future site of 374 and 374 A Yonge Street from brother John Walton

c. 1862-1864	Alexander M. Smith, a Wellesley Street grocer is joint owner of 374 and 374 A Yonge Street with Alfred Walton
1862	374 and 374 A Yonge Street is constructed for Alfred Walton and Alexander M. Smith.
c. 1864	John McBean, a lumber merchant acquires the future site of 376 Yonge Street
1865	376 Yonge Street is constructed for John McBean
c. 1920s-1940s	The storefronts are modernized
1990	The subject properties are placed on the City of Toronto's Heritage Register

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

Yonge Street

Following the establishment of the Town of York as the capital of Upper Canada in 1793, Lieutenant Governor John Graves Simcoe instructed the completion of three roads emanating from the capital in three directions - east to Kingston, west to London and north to Georgian Bay. The road north was constructed in 1795-96 and became Yonge Street, a strategic military and commercial route. Subsequently it became significant as a primary route for farmers, trade, stagecoaches and other travellers. Due to this traffic and importance, Yonge Street became the main north-south thoroughfare in the city attracting retail and commercial businesses seeking to take advantage of this activity. Such was the importance of Yonge Street that in 1927 its construction was recognized as a National Historic Event.¹

The lands along the west side of Yonge Street between Queen and Bloor Streets were originally owned by Dr. James Macauley (1759-1822), a senior military surgeon with the Queen's Rangers, a Loyalist military unit in the American Revolutionary War (1775-1783).² Macauley was rewarded with the land from the Crown in 1793 as part of Lot 9, a narrow 100-acre plot along the west side of Yonge Street between Queen and Bloor Streets.³ The lands fronting Yonge Street between Walton and Gerrard Streets were among the lands which passed to Macauley's son James Buchanan Macauley after his father's death.⁴ In 1827, coachmaker Matthew Walton (d. 1864)⁵ acquired the land between what is now Walton, Gerrard, Yonge and Elizabeth streets⁶, subdividing it into

1 https://www.pc.gc.ca/apps/dfhd/page_nhs_eng.aspx?id=1634

2 Arthur, 82.

3 Lundell, 49.

4 Ontario Land Registry, Book 603

5 Ontario, Canada, Toronto Trust Cemeteries - no birth date; lists a burial date of 25 Nov. 1864, section H102, Necropolis Cemetery, Toronto

6 Ontario Land Registry, Book 603, instrument 6087

lots which eventually contained the subject properties. Walton Street, which is the southern boundary of these six-acre holdings, took its name from this connection to Matthew Walton.⁷

While a small amount of development in the form of modest frame houses had occurred by the late 1850s on the land subdivided by Matthew Walton along Walton and Gerrard Streets, the blocks facing Yonge Street remained empty until 1858.⁸ At this time, the first building on the block was constructed - a frame predecessor to 374 and 374 A Yonge Street.⁹

The 1850s and 1860s were a boom era in Toronto with tremendous economic growth and development. This growth was the result of railway construction and the inauguration of railway service to the city in 1855 and 1856 with the arrival of the Great Western and Grand Trunk Railways, respectively, as well as with an important trade reciprocity agreement with the United States from 1854 to 1865.¹⁰ Within the context of this era, the rest of the block was developed in the 1860s with 372 Yonge Street constructed in 1864; 374 and 374 A Yonge Street was rebuilt in 1862; 376 Yonge Street in 1865; and 378 Yonge Street in 1862.¹¹ Meanwhile, according to the 1858 Boulton map, the east side of Yonge Street between Gerrard and Gould Streets, had largely been built out in a mix of frame and brick buildings by the late 1850s. In the blocks to the north, development on Yonge Street was extremely sporadic in first half of the 1860s.¹²

374 and 374 A Yonge Street

According to property tax assessment rolls, the subject property was completed 1862 - the first indication of a two-storey brick store on the site. Earlier assessments show that a frame building was present on the site as of 1858, being constructed after the fire insurance map of the same year was published which showed empty lots between Walton and Gerrard Streets. It is unknown if the earlier frame building was moved, or

7 Arthur, 292.

8 1858 Boulton Map

9 Assessment Roll, 1859 - reflects development from the previous year. Neither lot nor building numbers are listed for this block for 1859 but Matthew Walton and A.M. Smith are property owners for the most southerly properties in block in the vicinity of 374 and 374 A Yonge Street. It's unclear if the Matthew Walton identified was Alfred Walton's father or brother, both of whom were named Matthew Walton.

10 Arthur, 116.

11 Assessment Rolls, 1860 - 1867. In the Assessment Rolls for 1860-1863 (reflecting development for each previous year) a building exists at the location of 374 Yonge Street and is identified as a frame building in the 1862 roll. In the 1863 roll, 374 Yonge Street is first shown as a brick building. Until 1864-65, 372 Yonge Street was known as 362 Yonge Street, 374 and 374 A Yonge Street were known as 364 & 366 Yonge Street, and 376 Yonge Street was known as 368 Yonge Street. The 1866 roll is the first presence of a building at 376 Yonge Street and is identified as a two storey brick building owned by John McBean.

12 1858 Boulton map and period Directories

destroyed but the brief lifespan of the structure is notable, and indicative of the significant growth and development of the era.¹³

The building was constructed for Alfred Walton (1836-1921)¹⁴ and Alexander M. Smith, identified in Directories as a Wellesley Street grocer, who jointly owned the property c. 1862-64.¹⁵ The new building occupied the site which had been obtained by Alfred c.1860-61 and was previously owned by other members of the Walton family, starting with Matthew Walton,¹⁶ Alfred's father, who originally purchased the land in 1827.

The earliest tenants of the building were shoe and bootmaker William West, and milliner Jane Carter with West also occupying space in the previous wood-frame building on the site according to assessment rolls and directories. Directories then show subsequent early tenants including a butcher and grocer later in the 1860s and in later decades the variety of tenants included a cabinet maker, chemist, men's and ladies clothiers and more. Some of the longer businesses included a fancy goods store from the 1890s to 1920s in the southerly store space, and in the northerly portion was a men's cloak store from the 1910s to 1930s and then the Ko Wing Kan importing business selling gifts and linens for several decades from the 1930s onwards.

376 Yonge Street

According to assessment rolls, in 1865 this two storey brick building was constructed for John McBean (1812-1877), a native of Scotland.¹⁷ The site remained the only vacant lot in this block of Yonge Street with the other lots developed beginning in 1858.¹⁸ McBean was listed variously in directories as a builder and lumber merchant with a business located at 11-13 Adelaide Street. In partnership with James Withrow, McBean established himself as a capable Toronto builder, completing Trinity College in 1852.¹⁹

Directories show that the first tenant of the property in 1866 was a milliner, but subsequently for the next several years the building had become a dressmaking shop with the dressmaker living above the store. Subsequently the space housed a wide number and variety of businesses such as fancy goods, woolens, shoes, and confectioner among others. From 1915 - 1935 the building housed a Chinese restaurant, the longest lasting business at the location.

13 Brickwork on the current building at 374 and 374 A Yonge Street shows it to be two-wythes thick thereby not being the earlier 1858 building simply reclad with brick veneer; Goads maps confirm it to be a solid rather than brick veneer building

14 Ontario, Canada Toronto Trust Cemeteries

15 Assessment Rolls 1862 to 1864

16 Assessment Rolls 1859 -1867

17 Ontario Death Records 1869 - 1948. McBean is buried at the Necropolis Cemetery, Toronto

18 Assessment Rolls, 1859 - 1866

19 Arthur, p. 268

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

374 and 374 A Yonge Street

The structure at 374 and 374 A Yonge Street is an early example of Second Empire-style architecture in Toronto.²⁰ While displaying characteristic features of the style - particularly with its mansard roof - the building's conservative, halting design represents a transition from the earlier, commonly employed Georgian style.

Second Empire design gained popularity throughout North America in the 1850s for residential, commercial, and institutional buildings before becoming a dominant style in the 1870s to the 1890s. In Toronto the style was popularized by prominent mansard roof structures such as the 1854 General Hospital, the 1856 James Metcalfe Residence ("Knockaloe"), and the Powell Residence ("Caer Powell"), remodelled 1853 and 1860, as well as widely available pattern books. Despite this, Georgian and Italianate styles still dominated new construction in the city during the 1850s and 1860s.

Apart from the building's mansard roof, the Second Empire style imparts itself in the design with its distinctive dormer windows featuring thick, ornamental and bracketed cornice mouldings and rounded windows. Additionally, the roofline cornice features delicate, paired brackets typical of the style, and a decorative brick frieze to ornament the building. Another concession to the more modern Second Empire style are the two-over-two window sashes used in the dormers and second storey windows rather than traditional mutlipane sashes.

Unlike the more full-fledged examples of Second Empire architecture, however, with heavily adorned wall treatments and elaborated window finishes, the subject building presents a chaste façade above the storefronts with unadorned, flat window heads and plain brickwork reflecting the lingering Georgian aesthetic.

Originally, the building contained two separate stores on the ground floor with residential quarters above. The two storefronts were framed by panelled piers and a bracketed cornice, typical of storefronts in the second half of the 1800s. The earliest photos of the property from 1950 show recessed entries for each of the two storefronts with sleek modern finished dating from late 1920s to 1940s.

376 Yonge Street

The property at 376 Yonge Street was designed in the Georgian style and completed in 1865. Georgian-style design was especially common in Toronto in the early and mid-

²⁰ Previously, the property was listed as having its mansard roof added c. 1892. The first available Goads map for the site, from 1880, shows the building having a mansard roof, discounting the 1890s reference. Further, the ghost mark of an infilled window on the upper storey of the south side of the building (see Figure 7), crossed by the subsequent 1864 construction of the roof at 372 Yonge Street shows that the present mansard roof is an original feature.

nineteenth century retaining popularity despite the emergence of other styles. Buildings such as the subject property lined the streets of the city, contributing to Toronto's particularly Georgian feel. The property was completed as a store with residential quarters above. Typical of Georgian design of the period in Toronto the brick façade was plain in detail containing flat headed windows with smoothly finished stone lintels and multi-pane, six-over-six sashes. Two simply detailed gable-roof dormers project from the side gable roof of the main facade.

iv. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The properties at 374, 374 A and 376 Yonge Street are located mid-block, on the west side of Yonge Street between Gerrard and Walton Streets. This short block comprising four buildings was first developed 1858 to 1865. The subject properties, comprising half of the buildings of the block date from that period. The other properties within the block date from 1864 (372 Yonge Street) and 1930 (380 Yonge Street).

The subject buildings also contribute to a broader area context of historic properties which date from the second half of the nineteenth century and the first half of the twentieth century and are designed in a variety of styles of that period. This collection of buildings, mostly one to four storeys in height and brick or stone in finish, contributes to Yonge Street's historic status and character as one of the city's principal commercial streets.

At the time that the subject site was constructed, Gerrard Street marked the limit of concentrated development on the west side of Yonge Street until the vicinity of Bloor Street, the city's northerly limit. Buildings such as the subject properties represent the earliest phase of substantial and permanent development on this part of Yonge Street and thereby provides an understanding of the development, evolution, and main street character of Yonge Street in the latter half of the 19th century.

Nearby properties that have been recognized for their cultural heritage value and designated under Part IV, Section 29 of the Ontario Heritage Act include 378-380 Yonge Street, the adjacent 1930 Dominion Bank building. To the east, directly across Yonge Street, designated properties include 363-365 Yonge Street (1890), 367 Yonge Street (1869), 381 Yonge Street (1953), 385-391 Yonge Street (1924). Nearby designated properties to the north include 424 Yonge Street (1928-30) and 20 Gerrard Street East (1911), while to the south is 348-350 Yonge Street (1913). Additionally several other buildings in the immediate vicinity are listed on the city's heritage register including the adjacent property at 372 Yonge Street (1864), and 401 Yonge Street (1872) to the north and 364 Yonge Street (1914) to the south.

3. EVALUATION AND APPLICATION OF O.REG 9/06 CRITERIA

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

municipal designation under Part IV, Section 29 of the Act, and the City of Toronto is also required to use these criteria when assessing properties for inclusion on the City of Toronto's Heritage Register. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Act if it meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property, with explanatory text below.

374 and 374 A YONGE STREET

DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
1. is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2. displays high degree of craftsmanship or artistic merit	N/A
3. demonstrates high degree of scientific or technical achievement	N/A

Rare and unique example of a style

The property at 374 and 374 A Yonge Street has design value for being a rare, unique and early surviving example of Second Empire-style architecture in Toronto. Displaying characteristic features of the Second Empire style - particularly with its prominent mansard roof - the building's conservative, halting design also represents a transition from the commonly employed Georgian style. While the chaste façade above the storefronts with unadorned, flat window heads and plain brickwork reflects a lingering Georgian aesthetic, other elements which contribute to its predominant Second Empire appearance include the distinctive dormers with ornate mouldings, the bracketed cornice with corbelled roofline frieze and the two-over-two window sashes.

374 and 374 A YONGE STREET

HISTORICAL OR ASSOCIATIVE VALUE

The property has historical value or associative value because it	
4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
6. 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

The property has contextual value because it is	
7. important in defining, maintaining or supporting the character of an area.	✓
8. physically, functionally, visually or historically linked to its surroundings.	✓
9. a landmark.	N/A

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

The property has contextual value as it contains a two-and-one-half-storey, mixed-use, Second Empire-style, brick building dating from 1862 which contributes to and supports the late-nineteenth and early-twentieth century character of this historic portion of Yonge Street. At the time that the subject site was constructed Gerrard Street marked the limit of concentrated development and was very sparse on the west side of Yonge Street until the vicinity of Bloor Street, the city's northerly limit. Buildings such as the subject property represent the earliest phase of substantial and permanent development on this part of Yonge Street and thereby provides an understanding of the development, evolution, and main street character of Yonge Street in the latter half of the 19th century.

Physically, functionally, visually or historically linked to its surroundings

The physical form, materials and stylistic appearance of the building, combined with its historic commercial and residential use visually and historically link the building to its Yonge Street context. The property lies in close proximity to numerous sites on Yonge Street which are designated or listed on Toronto's heritage register.

376 YONGE STREET

DESIGN OR PHYSICAL VALUE

The property has design value or physical value because it	
1. is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2. displays high degree of craftsmanship or artistic merit	N/A
3. demonstrates high degree of scientific or technical achievement	N/A

Representative example of a style

The property at 376 Yonge Street has design value as a representative example of Georgian-style architecture in Toronto at the time of its construction in 1865. The property exemplifies the continued employment of the style which was especially common in Toronto in the early and mid-nineteenth century, retaining popularity despite the emergence of other styles. Buildings such as the subject property lined the streets of city, contributing to Toronto's particularly Georgian feel. Typical of the Georgian design of the period in Toronto, the brick façade was plain in detail containing flat headed windows with smoothly finished stone lintels and multi-pane, six-over-six window sashes. Two simply detailed dormers project from the main façade's side-gable roof.

HISTORICAL OR ASSOCIATIVE VALUE

The property has historical value or associative value because it	
4. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A

5. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
6. 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

The property has contextual value because it is	
7. important in defining, maintaining or supporting the character of an area.	✓
8. physically, functionally, visually or historically linked to its surroundings.	✓
9. a landmark.	N/A

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

The property has contextual value as it contains a two-and-one-half-storey, mixed-use, Georgian-style brick building dating from 1865 which contributes to and supports the late nineteenth and early twentieth century character of this historic portion of Yonge Street. At the time that the subject site was constructed, Gerrard Street marked the limit of concentrated development and was very sparse on the west side of Yonge Street until the vicinity of Bloor Street, the city's northerly limit. Buildings such as the subject property represent the earliest phase of substantial and permanent development on this part of Yonge Street and thereby provides an understanding of the development, evolution, and main street character of Yonge Street in the latter half of the 19th century.

Physically, functionally, visually or historically linked to its surroundings

The physical form, materials and stylistic appearance of the building, combined with its historic commercial and residential use visually and historically link the building to its Yonge Street context. The property lies in close proximity to numerous sites on Yonge Street which are designated or listed on Toronto's heritage register.

CONCLUSION

Staff have completed the Research and Evaluation Report for the properties at 374, 374 A and 376 Yonge Street and determined that each property meets 3 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Act. As such, the properties should be designated.

The Statements of Significances in Attachment 3 - 374 and 374 A Yonge Street and Attachment 4 - 376 Yonge Street, comprise the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning
Tel: 416-338-1079 Fax: 416-392-1973
E-mail: Mary.MacDonald@toronto.ca

SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation): 374 and 374 A
Yonge Street
Attachment 4 – Statement of Significance (Reasons for Designation): 376 Yonge Street

**MAPS AND PHOTOGRAPHS:
374, 374 A and 376 YONGE STREET**

ATTACHMENT 1

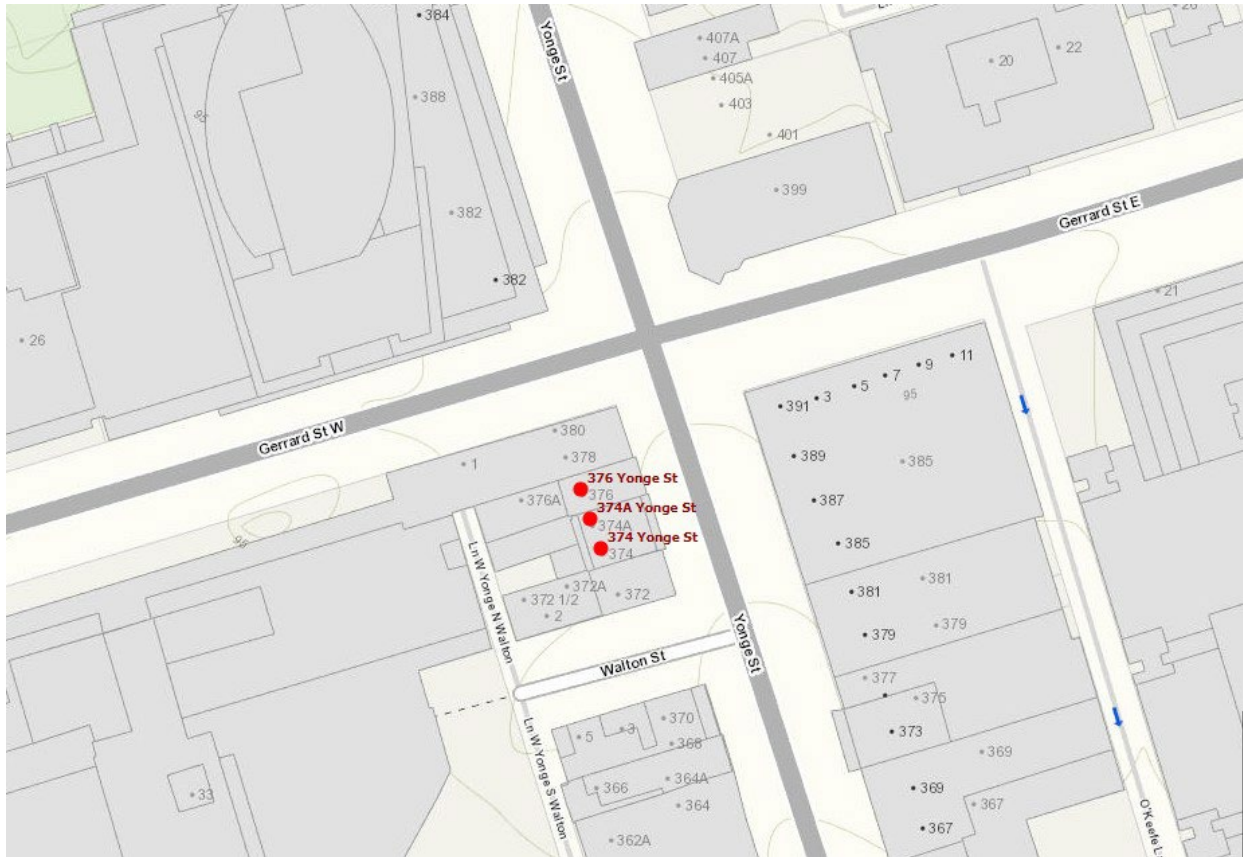


Figure 1: Map showing the location of the subject properties at 374, 374 A & 376 Yonge Street with general location marked by a red arrow. This location map is for information purposes only; the exact boundaries of the properties are not shown (City of Toronto Mapping).



Figure 2: Excerpt from 1858 Boulton Atlas; the approximate location of the subject properties is indicated by the red arrow (Toronto Public Library Digital Collection, annotation by Heritage Planning).

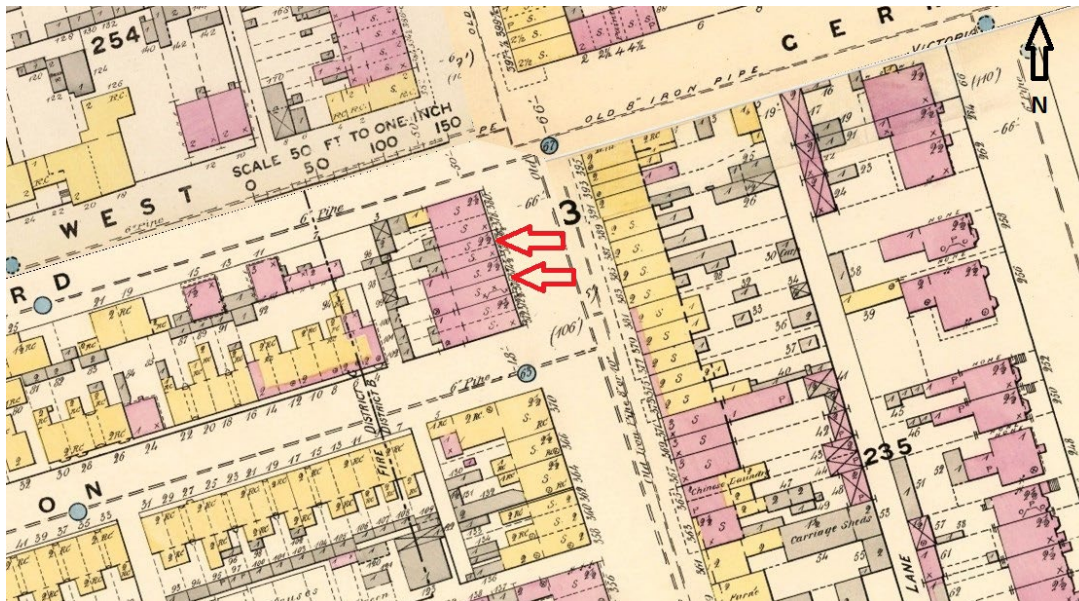
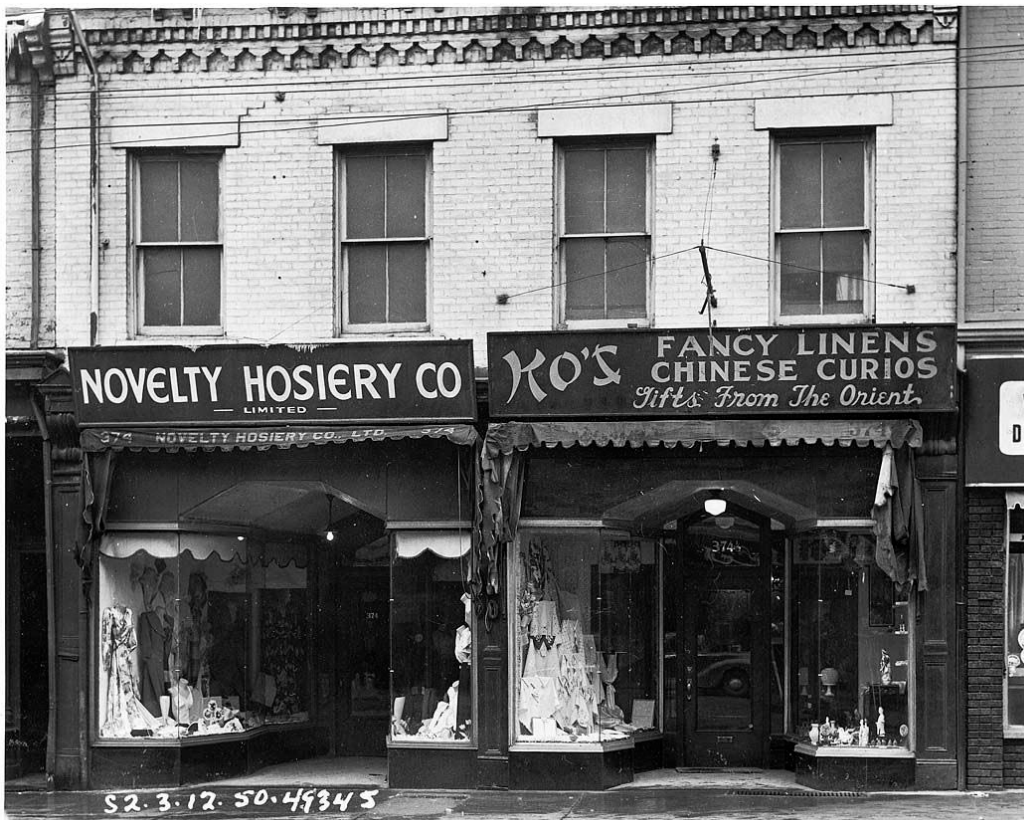


Figure 3: Excerpt from 1880 Goads Atlas; the approximate location of the subject properties is indicated by the red arrows, being of solid brick construction and with 374 and 374 A Yonge Street shown to have a mansard roof. (Toronto Public Library Digital Collection, annotation by Heritage Planning).



Figure 4: East side of Yonge Street south of Gerrard Street (363-391 Yonge Street) across from 374, 374 A and 376 Yonge Street; shows the built form and historical context of the area in which the subject properties are located, c.1860s (J.M.S. Careless, *Toronto to 1918*)



City of Toronto Archives, Series 574, s0574_f0015_id49345

Figure 5: East elevation, 374 (left) and 374 A (right) Yonge Street, 1950. Note that the roof of the building has been excluded from the photograph. (City of Toronto Archives, Fonds 16, Series 574, File 15, Item 49345)



City of Toronto Archives, Series 372, s0372_ss0058_it2591

Figure 6: East elevation 374 A Yonge Street (northerly storefront), showing the storefront configuration modernized c. late 1920s to 1940s, 1954. (City of Toronto Archives, Fonds 200, Series 372, Subseries 58, Item 2591)



City of Toronto Archives, Series 574, s0574_f0015_id49343

Figure 7: View from southeast showing the context of the subject properties with 372 Yonge Street (1864) in the foreground and the south wall of 374 Yonge Street behind, 1950. Note the ghost mark of an infilled window in the south wall of 374 Yonge Street (indicated by the blue arrow) crossed by the construction of the roofline of 372 Yonge Street in 1864 confirming the original mansard roof configuration of 374 and 374 A Yonge Street (City of Toronto Archives, Fonds 16, Series 574, File 15, Item 49343)



City of Toronto Archives, Series 574, s0574_f10015_id49346

Figure 8: East elevation, 376 Yonge Street, 1950. Note that the roof of the building has been excluded from the photograph. (City of Toronto Archives, Fonds 16, Series 574, File 15, Item 49346)



Figure 9: East elevation of 374 (left) and 374 A (right) Yonge Street, 2023 (Heritage Planning)



Figure 10: East elevation of 376 Yonge Street, 2023 (Heritage Planning)



Figure 11: Contextual view from the Northeast showing from left to right 372, 374, 374 A, 376 and 378 Yonge Street, 2023 (Heritage Planning)



Figure 12: Contextual view from the Southeast showing from left to right 372, 374, 374 A, 376 and 378 Yonge Street, 2023 (Heritage Planning)

Archival Sources

- Assessment Rolls, St. Johns Ward 1859-1867
- Boulton, W.S., & H.C., Atlas of Toronto, 1858.
- City of Toronto Archives [CTA], Photographic Collection.
- Goad, Charles, Atlas of the City of Toronto and Suburbs, 1880 -1924. (CTA)
- Land Registry Office Records, Metro Toronto, Book 603 (Plan D4; Lot 1 to 6; West Side Yonge Street, pg.1, Instrument # 6087)
- Toronto City Directories, 1859-1969

Secondary Sources and Articles

- Arthur, Eric, *Toronto: No Mean City*. 3rd ed., revised by Stephen A. Otto, 1986
- Cameron, Christina and Wright, Janet, *Second Empire Style in Canadian Architecture*. Canadian Historical Sites: Occasional Papers in Archaeology and History No. 24 (Parks Canada), 1980.
- Careless, J.M.S. *Toronto to 1918: An Illustrated History*. 1984
- Census of Canada (1861; 1871) - Ancestry.ca
- "Construction of Yonge Street National Historic Event." Parks Canada, February 25, 2023, https://www.pc.gc.ca/apps/dfhd/page_nhs_eng.aspx?id=1634
- Harris, Cyril M, *American Architecture: An Illustrated Encyclopedia*. 1998
- Hucker, Jacqueline; Maitland, Leslie; and Ricketts, Shannon; *A Guide to Canadian Architectural Styles*. 2nd Edition, 2004
- Lundell, Liz, *Estates of Old Toronto*. 1997
- McAlester, Lee and Virginia, *A Field Guide to American Houses*. 2006
- Ontario, Canada, Toronto Trust Cemeteries, 1826-1989 - Ancestry.ca
- Ontario Death Records 1869 - 1948 - Ancestry.ca
- Philip Goldsmith, *Heritage Impact Assessment for 732-378 Yonge Street Toronto, Ont.*, September 10, 2021.

374 and 374 A YONGE STREET

STATEMENT OF SIGNIFICANCE

(REASONS FOR DESIGNATION)

The property at 374 and 374 A 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/physical and contextual value.

Description

Located midblock on the west side of Yonge Street, between Gerrard and Walton Streets, the properties at 374 and 374 A Yonge Street comprises a two-and-one-half storey, Second Empire-style, commercial and residential mixed-use building constructed in 1862. The property located at 347 Yonge Street comprises the southerly portion of the building, while 374 A Yonge Street comprises the northerly portion.

The properties at 374 and 374 A Yonge Street were identified for its potential cultural heritage value and listed on the City of Toronto's Heritage Register in 1990.

Statement of Cultural Heritage Value

The building at 374 and 374 A Yonge Street has design value for being a rare, unique and early surviving example of Second Empire-style architecture in Toronto. Displaying characteristic features of the Second Empire style - particularly with its prominent mansard roof - the building's conservative, halting design also represents a transition from the commonly employed Georgian style. While the chaste façade above the storefronts with unadorned, flat window heads and plain brickwork reflects a lingering Georgian aesthetic, other elements which contribute to its predominant Second Empire appearance include the distinctive dormers with ornate mouldings, the bracketed cornice with corbelled roofline frieze and the two-over-two window sashes.

The property also has contextual value as it contains a two-and-one-half-storey, mixed-use, Second Empire-style brick building dating from 1862 which contributes to and supports the late-nineteenth and early-twentieth century character of this historic portion of Yonge Street. At the time that the subject site was constructed, Gerrard Street marked the limit of concentrated development and was very sparse on the west side of Yonge Street until the vicinity of Bloor Street, the city's northerly limit. Buildings such as the subject property represent the earliest phase of substantial and permanent development on this part of Yonge Street and thereby provides an understanding of the development, evolution, and main street character of Yonge Street in the latter half of the 19th century.

The physical form, materials and stylistic appearance of the building, combined with its historic commercial and residential use visually and historically link the building to its Yonge Street context. The property lies in close proximity to numerous sites on Yonge Street which are designated or listed on the City of Toronto's heritage register.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the building comprising 374 and 374 A Yonge Street as a rare and unique early example of Second Empire-style design from the early 1860s:

- The scale, form and massing of the building as a two-and-one-half storey mixed use residential and commercial building
- The mansard roof with distinctive dormers comprising ornate bracketed cornice mouldings and rounded windows
- The wooden roofline cornice comprising outer metal brackets with paired brackets underneath, and the corbelled brick frieze
- The plain brickwork of the main façade's second storey
- The symmetrical fenestration of the main façade's second storey comprising flat headed windows with stone lintels and sills
- The extant two-over-two wooden sash windows of the second storey and dormer windows
- The ground floor storefront presence comprising two storefronts

Contextual Value

The following heritage attribute contributes to the cultural heritage value of the properties at 374 and 374 A Yonge Street as defining, supporting and maintaining the historic character of the area and being historically, visually, functionally and physically linked to its setting:

- The placement, setback and orientation of the building at 374 and 374 A Yonge Street on the West side of Yonge Street between Gerrard and Walton Streets
- The scale, form, and massing of the property as a two-and-one-half-storey, mixed-use commercial and residential building

376 YONGE STREET STATEMENT OF SIGNIFICANCE (REASONS FOR DESIGNATION)

The property at 376 Yonge Street (including the entrance address at 376 A 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/physical and contextual value.

Description

Located midblock on the west side of Yonge Street, between Gerrard and Walton Streets, the property at 376 Yonge Street (including the entrance address at 376 A Yonge Street) comprises a two-and-one-half storey, Georgian-style, commercial and residential mixed-use building constructed in 1865.

The property at 376 Yonge Street was identified for its potential cultural heritage value and listed on the City of Toronto's Heritage Register in 1990.

Statement of Cultural Heritage Value

The property at 376 Yonge Street has design value as a representative example of Georgian-style architecture in Toronto at the time of its construction in 1865. The property exemplifies the continued employment of the style which was especially common in Toronto in the early and mid-nineteenth century, retaining popularity despite the emergence of other styles. Buildings such as the subject property lined the streets of the city, contributing to Toronto's particularly Georgian feel. Typical of Georgian design of the period in the city the brick façade was plain in detail containing flat headed windows with smoothly finished stone lintels and multi-pane, six-over-six sashes. Two simply detailed dormers project from the main façade's side-gable roof.

The property also has contextual value as it contains a two-and-one-half-storey, mixed-use, Georgian-style brick building dating from 1865 which contributes to and supports the late nineteenth and early twentieth century character of this historic portion of Yonge Street. At the time that the subject site was constructed Gerrard Street marked the limit of concentrated development and was very sparse on the west side of Yonge Street until the vicinity of Bloor Street, the city's northerly limit. Buildings such as the subject property represent the earliest phase of substantial and permanent development on this part of Yonge Street and thereby provides an understanding of the development, evolution, and main street character of Yonge Street in the latter half of the 19th century.

The physical form, materials and stylistic appearance of the building, combined with its historic commercial and residential use visually and historically link the building to its

Yonge Street context. The property lies in close proximity to numerous sites on Yonge Street which are designated or listed on the City of Toronto's heritage register.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 376 Yonge Street as a representative example of Georgian-style design from the mid-1860s:

- The scale, form and massing of the building as a two-and-one-half storey mixed use residential and commercial building
- The side-gable roof with two gable-roof dormers
- The plain brickwork of the main façade's second storey, slightly pronounced at the roofline to form an understated cornice
- The symmetrical fenestration of the main façade's second storey comprising flat headed windows with stone lintels
- The ground floor storefront presence

Contextual Value

The following heritage attribute contributes to the cultural heritage value of the property at 376 Yonge Street as defining, supporting and maintaining the historic character of the area and being historically, visually, functionally and physically linked to its setting:

- The placement, setback and orientation of the building at 376 Yonge Street on the West side of Yonge Street between Gerrard and Walton Streets
- The scale, form, and massing of the property as a two-and-one-half-storey, mixed-use commercial and residential building