

2111 Yonge Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: November 29, 2023

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: Ward 12 - Toronto-St. Paul's

SUMMARY

This report recommends that City Council state its intention to designate the property at 2111 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

Located at the southeast corner of Yonge Street and Hillsdale Avenue East, two blocks south of Eglinton, the subject property comprises a square two-storey mixed-use building with ground floor commercial with residential above. Originally constructed for Charles Murphy to house his business, Charles Murphy & Sons Hardware, the building was constructed in two phases between 1906-1912 and 1924-1940, while the store operated at this location until 1940 in the Davisville neighbourhood. The brick clad building is topped by a decorative pressed metal cornice and parapet and has a modified two-storey commercial storefront with decorative pressed metal cornice which extends across the entirety of the Yonge Street (principal) elevation and wraps around the west corner of the Hillsdale Avenue East (north) elevation.

The property at 2111 Yonge Street is in the Yonge-Eglinton Secondary Plan Area and the Midtown in Focus planning study area. City Council included the subject property at 2111 Yonge Street on the City of Toronto's Heritage Register on October 2, 2017.

Staff have completed the Research and Evaluation Report for the property at 2111 Yonge Street and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under the categories of design/physical and contextual values.

In September 2023, the City received Official Plan and Zoning By-law Amendment applications for the properties at 2079-2111 Yonge Street, 9-11, 21, 31 Hillsdale Avenue East and 12-18 Manor Road East. The applications propose a 29-storey mixed-use building.

All of the properties within the development site are proposed to be demolished, except for the building at 2111 Yonge Street, which will be integrated into the base of the development. A Heritage Impact Assessment prepared by ERA Architects Inc, dated November 8, 2023, was submitted to the City on November 10, 2023.

In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act. The Bill 108 Amendments to the Ontario Heritage Act came into force on July 1, 2021, which included a shift in Part IV designations related to Planning Act applications that would trigger a Prescribed Event. Section 29(1.2) of the Ontario Heritage Act now restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days after the City Clerk gives notice of a complete application.

A "Prescribed Event" is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act.

A complete application notice has not been issued yet. If the City Clerk's notice is issued on November 24, 2023, Council must make a decision at its February 6-8, 2024 meeting to provide sufficient time for the City Clerk to issue a notice of intention to designate prior to February 16, 2024.

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.

As of January 1, 2023, should a property be subject to an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application that would trigger a Prescribed Event, the property must be listed in the heritage register prior to the Prescribed Event occurring to designate a property. This requirement does not apply to a Prescribed Event that has occurred prior to January 1, 2023.

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. Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 2111 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 2111 Yonge Street (Entrance Addresses at 1 and 5 Hillsdale Avenue East) (Reasons for Designation) attached as Attachment 3, to the report, November 29, 2023, from the Chief Planner and Executive Director, City Planning.

2. 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.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

City Council included the subject property at 2111 Yonge Street on the City of Toronto's Heritage Register on October 2, 2017 as part of the multiple listing report for Midtown in Focus - Phase 1: Main Street Properties.

<https://secure.toronto.ca/council/agenda-item.do?item=2017.PG22.5>

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>

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. Most of the key changes to the Act came into effect on January 1, 2023.

The City of Toronto's Official Plan contains several 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

City Council included the subject property at 2111 Yonge Street on the City of Toronto's Heritage Register on October 2, 2017. The adjacent properties at 2093-2109 were also listed as part of the Midtown in Focus - Phase 1: Main Street Properties.

In September 2023, the City received Official Plan and Zoning By-law Amendment applications for the properties at 2079-2111 Yonge Street, 9-11, 21, 31 Hillside Avenue East and 12-18 Manor Road East. The applications propose to permit the development of a 29-storey mixed use building. All of the properties within the development site are proposed to be demolished, except for the building at 2111 Yonge Street, which is proposed to be integrated into the based of the development.

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. A Heritage Impact Assessment prepared by ERA Architects Inc, dated November 8, 2023, was submitted to the City on November 10, 2023.

The adjacent property at 2107 Yonge Street is listed and is part of the proposed development site.

On January 1, 2023, the Province's proposed amendments to the Ontario Heritage Act (the Act) through the More Homes Built Faster Act, 2022 (Bill 23) came into effect.

On July 1, 2021, O. Reg 385/21 under the Ontario Heritage Act came into effect which defines what constitutes a prescribed event under the Ontario Heritage Act.

The date the City Clerk provides notice to the public of the complete application is the Prescribed Event. The Prescribed Event is not the date a development application is deemed complete or when an application is made to the City.

If a new or subsequent Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application is submitted on the same property, the Prescribed Event date is reset to the new date the City Clerk issues notice to the public of the new or subsequent complete application. From the date of Prescribed Event occurring, the City has 90 days to issue a Notice of Intention to Designate that property or otherwise be prohibited from designating that property under Section 29 of the Act, subject to limited exceptions."

As of January 1, 2023, listing is a prerequisite to designation should a property be subject to a development application for a Prescribed Event.

2111 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 property at 2111 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.



Figure 1. 2111 Yonge Street (Heritage Planning, 2023).

1. DESCRIPTION

2111 Yonge Street - Charles Murphy & Son Hardware	
ADDRESS	2111 Yonge Street (including entrance addresses at 1 and 5 Hillside Avenue East)
WARD	12-Trinity-St. Paul's
NEIGHBOURHOOD/COMMUNITY	South Eglinton-Davisville
HISTORICAL NAME	Charles Murphy & Son Hardware
CONSTRUCTION DATE	1906
ORIGINAL OWNER	Charles Murphy
ORIGINAL USE	Hardware store with residential above
CURRENT USE*	Mixed-use commercial residential

ARCHITECT/BUILDER/DESIGNER	Unknown
DESIGN/CONSTRUCTION/MATERIALS	Commercial Masonry with pressed metal cornice and parapet
ARCHITECTURAL STYLE	Edwardian
ADDITIONS/ALTERATIONS	Rear addition, conversion of second floor windows, painted
CRITERIA	Design/Physical, Contextual
HERITAGE STATUS	Listed October 2, 2017
RECORDER	Patrick Brown
REPORT DATE	November 2023

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture, and context of the property at 2111 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 Attachment 3.

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.
1854	Davisville village founded.
1889	The villages of Davisville and Eglinton and surrounding area merged to create North Toronto.
1901	Charles Murphy, implement dealer, first included in City Directory as having business and home located on west side of Yonge Street in Davisville.
1905	Charles Murphy purchases Lots 4 and 5 of Plan 866.
1907	Charles Murphy, manufacturers agent, not included in City Directory.
1908	Charles Murphy, manufacturers agent, business and home identified in City Directory as being located on the east side of Yonge Street in Davisville.
1912	North Toronto was annexed by the City of Toronto and the Clergy Reserve between Yonge Street and Bayview Avenue, to the south

	of the subject property, was subdivided as the Glebe Manor Estates.
1914	Charles Murphy & Son Hardware first identified as being located at 2113 Yonge Street.
1928-1930	Rear two storey addition constructed.
1940	Charles Murphy and Son Hardware closes at 2113 Yonge Street.
1941	2113 Yonge Street address changed to 2111 Yonge Street.
Pre-1958	Second storey commercial storefront windows replaced with wooden panelling and current fenestration. Fenestration on north façade reconfigured to current arrangement. Exterior painted.

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.

The subject property is located at the southeast corner of Yonge Street and Hillsdale Avenue East (formerly Glenwood Avenue) two blocks south of Eglinton Avenue in the Davisville neighbourhood.

The Village of Davisville was established in 1854 near the intersection of Yonge Street and Davisville Avenue, and was named for John Davis, who settled in the area in the 1840s, establishing the Davisville Pottery Works in 1845. To the north of the village, and immediately south of the Subject Property, the Clergy Reserve lands encompassed the area roughly bounded by the properties along the north side of Manor Road East, Bayview Avenue, the properties along the south side of Millwood Road, and Yonge Street.

The Village of Davisville, along with the surrounding area including the Village of Eglinton to the north, began to grow following the establishment of regular stagecoach service with the City of Toronto in 1885. This led to them being incorporated as the Village of North Toronto in 1889, and as the Town of North Toronto in 1890.¹ By 1905, the Davisville area had approximately 200 buildings with construction concentrated along Davisville, Merton and Balliol.² In 1912, the Town of North Toronto was annexed by the City of Toronto.

Following annexation, the Clergy Reserve lands to the south of the subject property were purchased by the Dovercourt Land, Building and Saving Company. Headed by prominent developer Wilfrid Servington Dinnick, the development was named the Glebe Manor Estates. The development of the Clergy Reserve, and improvements to transportation along Yonge Street, resulted in significant growth during the 1920s. It was during this time that the main street commercial character of Yonge Street between Belsize Drive and Eglinton Avenue was established, with the area between Belsize Drive and Eglinton Avenue being built out by the late 1930s.

1 David Beasley (1965).

2 Taylor Hazel, 2017.

With the post-war economic boom and greater mobility provided by public transit and the automobile, Davisville evolved from a streetcar suburb to a midtown neighborhood. In 1954, the Eglinton TTC station opened as the northern terminus of the Yonge Street subway line. Many new high-rise commercial and residential buildings were constructed in the following decades, concentrated at the intersections of Yonge Street and Eglinton Avenue and Yonge Street and Davisville Avenue.³

2111 Yonge Street (formerly 2113 Yonge Street)

In 1888, the lands on either side of Hillsdale Avenue East (formerly Glenwood Avenue) were subdivided as registered Plan 866.⁴ In 1905, Charles Murphy purchased Lot 5 at the southeast corner of Yonge Street and Hillsdale Avenue East.⁵ Between 1901 and 1906, Charles Murphy is listed in the City of Toronto Directories as a dealer of agricultural implements with his business and residence located on the west side of Yonge Street in Davisville. While his name is not included in the 1907 Directory, the 1908 Directory lists his home and business as being located on the east side of Yonge Street.

The 1910 Fire Insurance Plan (Figure 4) shows a square, wood frame structure with rear ell on Lot 5 of Plan 866. The 1913 Fire Insurance Plan (Figure 5) shows a square brick structure on Lot 5 which, after annexation, is given the address of 2113 Yonge Street and is listed as Charles Murphy & Son Hardware in the 1914 Directory.

Due to the lack of building permits for the former Town of North Toronto, the lack of assigned street addresses prior to annexation, and occasional mislabelling of the building materials in fire insurance plans, the construction date for the subject property has been determined to be between 1906 and 1912. It was during this period that Charles Murphy relocated his business to the east side of Yonge Street, and the identification of the existing brick structure on Fire Insurance Plans. A photograph from the early 1910s also shows the current structure with advertisements for the proposed Glebe Manor Estates (Figure 6).

After passing to Edgar Murphy, Charles Murphy & Son Hardware would continue to operate at the subject property until 1940, after which the property housed various commercial businesses or varying tenures until the present. In 1941, the subject property's address was changed from 2113 to 2111 Yonge Street. It was in 1941 that the addresses of 1 and 5 Hillsdale Avenue East were first included in the City Directories, providing a period of construction for the rear addition of between 1924 and 1940.⁶ By 1958, the second storey plate glass windows on the west façade and west corner of the north facade had been replaced with smaller windows and wood panelling. By this time the current fenestration pattern on the north elevation was also in place.

3 Taylor Hazel Architects, 2017.

4 Ontario Land Registry, Book 401, p10.

5 Ontario Land Registry, Book 434, p20.

6 The rear addition does not appear in Goad's 1924 Fire Insurance Plan for the City of Toronto.

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.

The property at 2111 Yonge Street, constructed between 1906 and 1912, with a rear addition constructed between 1924 and 1940, is an example of a mixed-use main street corner property constructed in Toronto's suburbs in the 1910s through 1930s. These properties have features similar to other main street mixed use properties including square two- and three-storey massing, considerable glazing at ground level, the use of brick cladding, and vernacular architectural designs with revival, Edwardian, and neo-classical elements.⁷ Where they differ is in their corner condition, in which the commercial storefront wraps around the corner of the property. These properties are often a point of transition between busier commercial streets and quieter residential streets.⁸

The c.1906-1912 structure is a masonry two-storey structure with flat roof. Originally a free-standing structure, it features a decorative pressed metal cornice with fine dentil moulding surmounted by a pressed metal parapet resembling rough hewn stone blocks. Prior to the construction of the adjacent property to the south in the 1930s, the cornice and parapet extended around the entirety of the north, south, and west elevations. Today it continues to run along the entirety of the north and west elevations while only the eastern corner at the rear of the south elevation remains.

Extending across the west façade, facing Yonge Street, wrapping around the corner, and extending approximately five feet north along the south façade facing Hillsdale Avenue East, is a two-storey commercial storefront featuring a pressed metal cornice with modillions and end brackets. Originally the first and second storey's fenestration of the storefront was designed to appear as a single storey. Today the first storey features a glazed full height commercial storefront while the original full width second storey glazing has been in-filled with wooden paneling with the west façade having a single window inserted in the centre of the northern half, and two paired windows centred on the southern half.

The remainder of the south elevation features modified square punched fenestration with rough hewn stone sills. The central doorway and window on the first-floor feature matching square-cut ashlar lintels. The remaining fenestration was altered prior to 1958, with the windows at the second storey having either improperly sized lintels or none at all.

The east (rear) wall of the property is obscured by a two-storey rear wing constructed between 1924 and 1940. The 1924-1940 rear wing features a utilitarian design with segmentally arched fenestration at the second storey. The fenestration of the first storey includes a heavily altered commercial storefront on the north elevation facing Hillsdale Avenue East, and small glass block filled punched openings on the east and south elevations that appear to have been added post construction.

7 Taylor Hazel Architects, 2017, pp56-58.

8 Taylor Hazel Architects, 2017, p58.

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 section of Yonge Street between Hillsdale Avenue East and Belsize Drive is characterized by low-rise, main street buildings with at grade commercial storefronts with residential apartments above. Constructed primarily in the 1920s and 1930s, this fine-grained main street commercial streetscape is representative of the commercial districts found in Toronto's early 20th century suburbs. Immediately north of the subject property, Yonge Street is defined by high-density mixed-use mid-rise and high-rise buildings constructed between the 1960s and present which are in close proximity to the TTC Eglinton Station and the nearly completed Yonge-Eglinton Crosstown LRT.

To the east of the subject property, Hillsdale Avenue East is characterized by low-rise single detached homes and duplexes. Constructed primarily in the 1910s and 1920s, these properties are characterized by their vernacular architectural style including elements of the Arts and Crafts style, with recessed entrances, steeply pitched roofs, and asymmetrical façades.

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.

2111 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 type

The property at 2111 Yonge Street is a representative example of a corner mixed-use main street commercial property. The property's square two-storey massing with ground floor commercial storefront wrapping around the corner reflects the property's commercial use, while the punched fenestration along the remainder of the north

elevation reflects the property's residential component while providing a transition between the commercial main street character of Yonge Street and the residential character along Hillsdale Avenue East.

The property's unified two-storey commercial storefront, originally designed to appear as a single storey, is unique among the properties on Yonge Street between Belsize Road and Hillsdale Avenue East, where there is a clear delineation between the first-storey commercial and upper storey residential uses.

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

Located at the southeast corner of Yonge Street and Hillsdale Avenue East, the property at 2111 Yonge Street is important in defining, maintaining, and supporting the early 20th century main street character of Yonge Street between Belsize Drive and Hillsdale Avenue East. Its square, two-storey form, brick cladding, and restrained classical details contribute to the early 20th century main street commercial character of Yonge Street between Belsize Road and Hillsdale Avenue East. Its Yonge Street facing commercial storefront that wraps around the corner along Hillsdale Avenue East, followed by smaller punched fenestration, both defines the transition between the commercial character of Yonge Street and the residential character of Hillsdale Avenue East.

Physically, functionally, visually or historically linked to its surroundings

The property at 2111 Yonge Street is physically, functionally, and historically linked to its surroundings. The 1906-1912 section, designed to respond to its corner condition, anchors the north end of a contiguous row of commercial buildings with a shared setback in the block between Manor Road East and Hillsdale Avenue East.

CONCLUSION

Staff have completed the Research and Evaluation Report for the property at 2111 Yonge Street and determined that the 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 Ontario Heritage Act. As such, the property should be designated.

The Statement of Significance (Attachment 3) 2111 Yonge Street (Entrance Addresses at 1 and 5 Hillside Avenue East), comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

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SIGNATURE

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City Planning

ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation)



Figure 2 Location of 2111 Yonge Street outlined in red. Note: This location map is for information purposes only; the exact boundaries of the property are not shown. North is located at the top of the map (City of Toronto mapping).

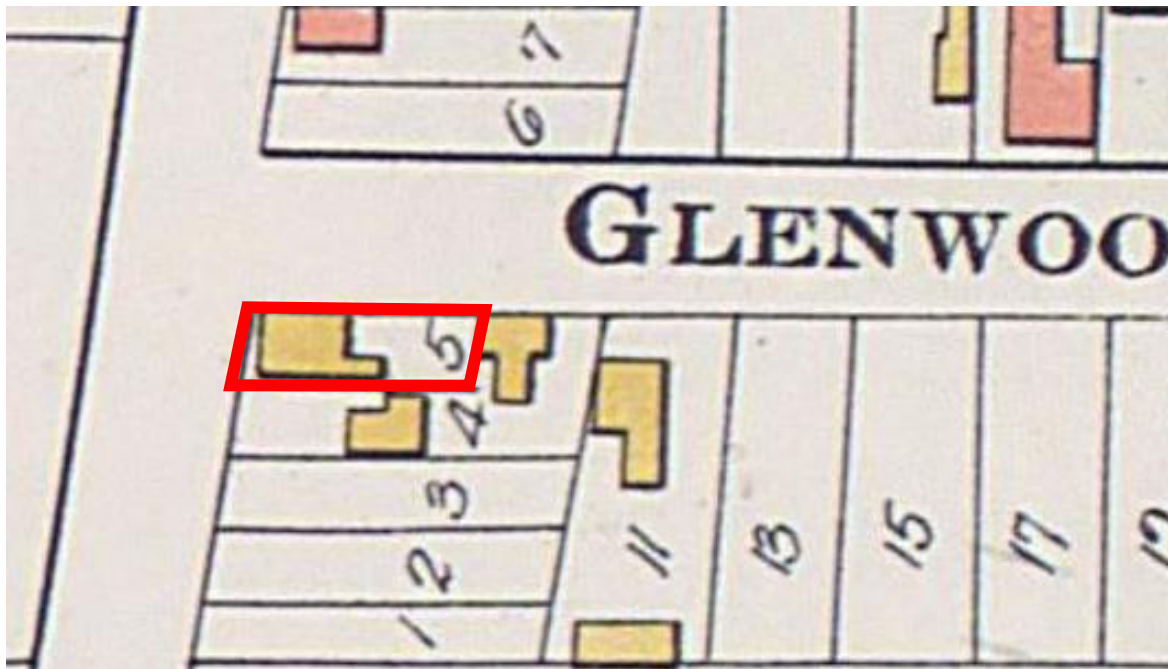


Figure 3 1910 Goad's Atlas of the City of Toronto; location of 2111 Yonge outlined in red (City of Toronto Archives).

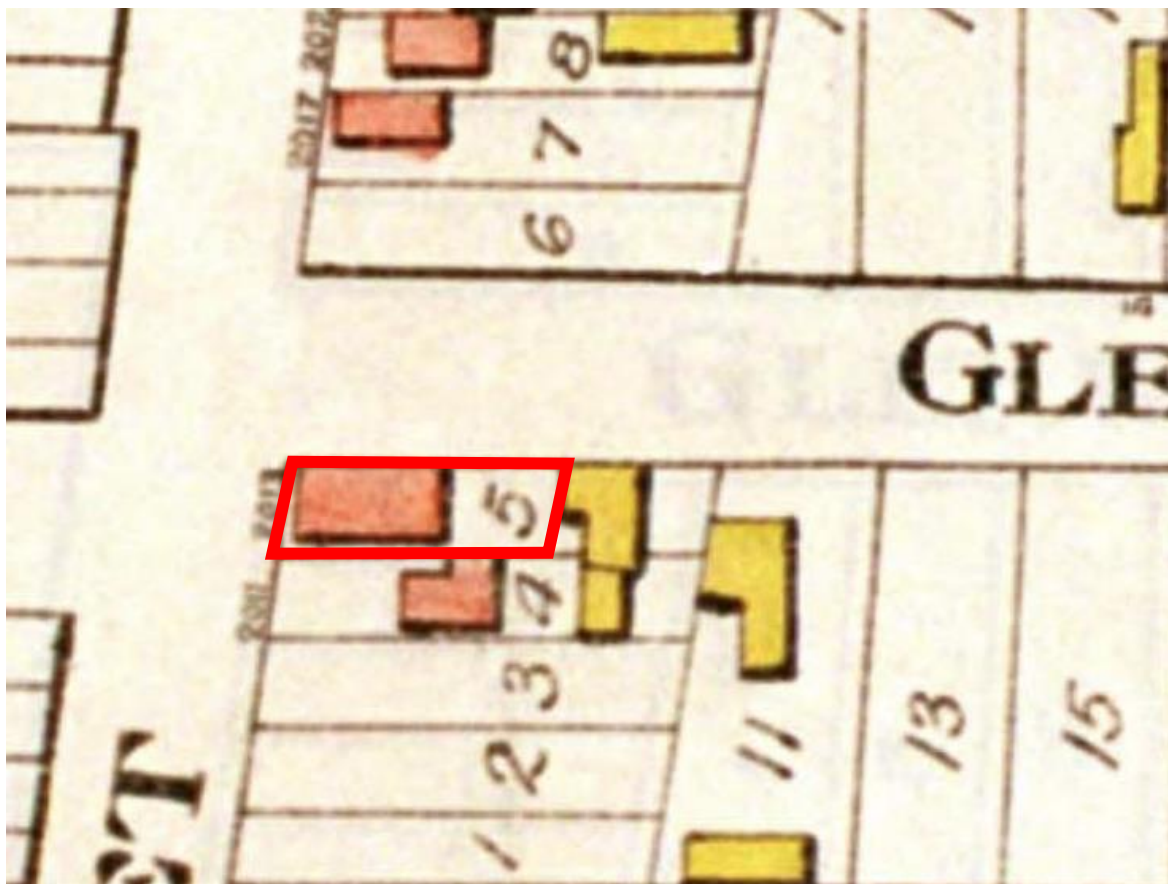


Figure 4 1913 Goad's Atlas of the City of Toronto; location of 2111 Yonge outlined in red (City of Toronto Archives).



Figure 5 1910-1912 image of Yonge Street looking north towards Hillsdale Avenue East; 2111 Yonge Street indicated by the arrow (City of Toronto Archives).



Figure 6 1917 image of Yonge Street looking north towards Hillsdale Avenue East; 2111 Yonge Street indicated by the arrow (City of Toronto Archives).



Figure 7 1958 image of Yonge Street looking south towards Hillsdale Avenue East (City of Toronto Archives).



Figure 8 1994 image of Yonge Street looking east towards Hillsdale Avenue East (City of Toronto Archives).



Figure 9 2111 Yonge Street west elevation (Heritage Planning, 2023).



Figure 10 2111 Yonge Street north elevation (Heritage Planning, 2023).



Figure 11 2111 Yonge Street east and north elevations (Heritage Planning, 2023).



Figure 12 2111 Yonge Street south elevation (ERA Architects Inc, 2023).



Figure 13 East side of Yonge Street between Hillsdale Avenue East and Manor Road (Heritage Planning, 2023).



Figure 14 Northwest view of Yonge Street from Manor Road (Heritage Planning, 2023).



Figure 15 Northwest view of Yonge Street from 2111 Yonge Street (Heritage Planning, 2023).



Figure 16 Northeast view of Yonge Street from Manor Road (Heritage Planning, 2023).

RESEARCH SOURCES

ATTACHMENT 2

Archival Resources

- Online records, City of Toronto Archives.
- City of Toronto Building Records, Building Permits for 2111 Yonge Street.
- Goad's Atlas of the City of Toronto, 1884, 1890, 1903, 1910, 1924.
- Might's Greater Toronto City Directories, 1909-2001.
- Land Registry Office 80: Book 401 Lot 16 Concession 3; Book 434 (Plan 733).

Secondary Sources

- Beasley, David. *North Toronto: A Study of Suburban Development, Thesis*, 1965.
- ERA Architects Inc. *2111 Yonge Street: Cultural Heritage Evaluation Report*, 2023.
- Taylor Hazell Architects Ltd. *Midtown in Focus Cultural Heritage Resources Assessment*, 2017.

(ENTRANCE ADDRESSES AT 1 & 5 HILLSDALE AVENUE EAST)**STATEMENT OF SIGNIFICANCE****(REASONS FOR DESIGNATION)**

The property at 2111 Yonge Street (entrance addresses at 1 and 56 Hillsdale Avenue East) 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 on the southeast corner of Yonge Street and Hillsdale Avenue East, the property at 2111 Yonge Street was constructed for Charles Murphy between 1906 and 1912 to house his business, Charles Murphy & Sons Hardware, which operated at the site until 1940 in the Davisville neighbourhood.

With a square two-storey form with flat roof, the masonry clad structure features a decorative pressed metal cornice with fine dentil moulding surmounted by a pressed metal parapet resembling rough hewn stone blocks. Extending across the west façade, facing Yonge Street and wrapping around the corner and extending approximately five feet north along the north façade facing Hillsdale Avenue East, a two-storey commercial storefront features a pressed metal cornice with modillions and end brackets. Originally the first and second storey fenestration of the storefront was designed to appear as a single storey. Today the first storey features a glazed full height commercial storefront while the original full width second storey glazing has been in-filled with wooden paneling with the west façade having a single window inserted in the centre of the northern half, and two paired windows centred on the southern half. The remainder of the north elevation features square punched fenestration with rough hewn stone sills at the first and second storeys and several square cut ashlar lintels.

The property was listed on the City's Heritage Register on October 2, 2017.

Statement of Cultural Heritage Value**Design or Physical Value**

The property at 2111 Yonge Street is a representative example of a corner mixed-use main street commercial property. The property's square two-storey massing with ground floor commercial storefront wrapping around the corner reflects the property's commercial use, while the punched fenestration along the remainder of the north elevation reflects the property's residential component while providing a transition between the commercial main street character of Yonge Street and the residential character along Hillsdale Avenue East.

The property's unified two-storey commercial storefront, originally designed to appear as a single storey, is unique among the properties on Yonge Street between Belsize

Drive and Hillsdale Avenue East, where there is a clear delineation between the first-storey commercial and upper storey residential uses.

Contextual Value

Located at the southeast corner of Yonge Street and Hillsdale Avenue East, the property at 2111 Yonge Street is important in defining, maintaining, and supporting the character of the surrounding area. Its square, two-storey form, brick cladding, restrained classical details, and commercial storefront contribute the early 20th century main street commercial character of Yonge Street between Belsize Road and Hillsdale Avenue, while the smaller punched fenestration along Hillsdale Avenue East defines the transition between the commercial character of Yonge Street and the residential character of Hillsdale Avenue East.

The 1906-1912 section of the property, designed to respond to its corner condition, is physically, functionally, and historically linked to its surroundings as it anchors the north end of a contiguous row of commercial buildings with a shared setback in the block between Manor Road East and Hillsdale Avenue East.

Heritage Attributes

The following heritage attributes contribute to the cultural heritage value of the property as a representative example of a corner mixed-use main street commercial property with unique two storey commercial storefront:

- The scale, form, and massing of the two-storey, flat-roofed building
- Brick cladding laid in common bond pattern
- The property's two-storey commercial storefront with pressed metal cornice along the Yonge Street continuing around the northwest corner and along Hillsdale Avenue East
- The pressed metal cornice and parapet walls atop the second storey of the north and west elevations and the rear of the south elevation.
- Punched square fenestration with rough hewn sills and square ashlar lintels on the north elevation

The following heritage attributes contribute to the cultural heritage value of the property in defining, maintaining, and supporting the early 20th century main street character of Yonge Street between Belsize Road and Hillsdale Avenue East:

- The building's siting and orientation on the southeast corner of Yonge Street and Hillsdale Avenue East
- The building's square two-storey massing

NOTE: The one-storey building located at the entrance address of 5 Hillsdale Avenue East is not considered a heritage attribute.