

Inclusion of 11 Properties on the Heritage Register - 5, 7, 9, 11, 13 Charles Street West; 11, 13 Irwin Avenue; 10 Isabella Street, 145 St. Luke Lane and 750 and 756 Yonge Street

Date: March 2, 2023

To: Toronto Preservation Board

Toronto and East York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Ward 11 - University-Rosedale, Ward 13 - Toronto Centre

SUMMARY

This report recommends that City Council include 11 properties on the City of Toronto's Heritage Register for their cultural heritage value and interest.

The 11 properties being recommended for inclusion on the Register are as follows:

5 Charles Street West	Toronto Centre - Ward 13
7 Charles Street West (including 7A Charles Street West)	Toronto Centre - Ward 13
9 Charles Street West (including 9A Charles Street West)	Toronto Centre - Ward 13
11 Charles Street West	Toronto Centre - Ward 13
13 Charles Street West	Toronto Centre - Ward 13
11 Irwin Avenue	Toronto Centre - Ward 13
13 Irwin Avenue	Toronto Centre - Ward 13
10 Isabella Street (including 12 Isabella Street),	Toronto Centre - Ward 13
145 St Luke Lane	Toronto Centre - Ward 13
750 Yonge Street (including 750A Yonge Street)	University-Rosedale - Ward 11
756 Yonge Street	University-Rosedale - Ward 11

All of the 11 properties recommended for inclusion on the City's Heritage Register have been researched and evaluated by staff using the criteria prescribed in Ontario Regulation 9/06 and all of the properties meet one or more of the provincial criteria for determining cultural heritage value or interest and are believed to be of cultural heritage value or interest.

The recommended properties were identified as contributing properties in the Historic Yonge Street Heritage Conservation District (HCD) Plan, adopted by City Council on March 10, 2016 (currently under appeal). The recommended properties include a

grouping of Romanesque mixed-use buildings on Charles Street West, a pair of semi-detached house form buildings on Irwin Avenue, a Second Empire building on Isabella Street, a commercial laneway building, and two mixed-use buildings on Yonge Street.

On January 1, 2023, amendments to the Ontario Heritage Act (the Act) through the More Homes Built Faster Act, 2022 (Bill 23) came into effect. Under the Act as amended, a municipal heritage register may include properties that have not been designated but Council believes to be of "cultural heritage value or interest", and that meet one or more of the provincial criteria for determining whether they are of cultural heritage value or interest. The Act now also limits listing to a period of two years.

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 "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.

Currently none of the recommended properties are subject to an application under the Planning Act. The 11 recommended properties were selected to allow Council to consider their inclusion on the Heritage Register prior to a Prescribed Event occurring.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies. Heritage Impact Assessments (HIA) are required for development applications that affect listed properties.

RECOMMENDATIONS

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

1. City Council include the following 11 properties on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion) attached as Attachments 1 through 6 to the report, March 2, 2023 from the Senior Manager, Heritage Planning, Urban Design, City Planning.

5 Charles Street West
7 Charles Street West (including 7A Charles Street West)
9 Charles Street West (including 9A Charles Street West)
11 Charles Street West
13 Charles Street West
11 Irwin Avenue
13 Irwin Avenue
10 Isabella Street (including 12 Isabella Street)
145 St Luke Lane

FINANCIAL IMPACT

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

DECISION HISTORY

On October 2, 3 and 4, 2012, City Council directed staff to initiate the Historic Yonge Street Heritage Conservation District study as a result of the application of prioritization criteria. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG17.12>

On July 28, 2015, the Toronto Preservation Board endorsed the Historic Yonge Street Heritage Conservation District Study, including its recommended boundary and the recommendation to proceed to district designation.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PB6.1>

On March 10, 2016, City Council adopted by by-law the Historic Yonge Street Heritage Conservation District Plan, dated January 2016, as the district plan for Historic Yonge Street Heritage Conservation District, and also approved the inclusion of 39 properties with addresses on Yonge Street on the Heritage Register.
<https://secure.toronto.ca/council/agenda-item.do?item=2016.TE14.4>

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 Act). The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the 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://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

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 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" and meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

Council must state its intention to designate a listed property within two years of listing it or the listed property will automatically be removed from the Register. If a listed property is not designated within 2 years, the legislation deems the property be removed from the heritage register and imposes a 5 year prohibition on re-including that property in the heritage register.

Where there is a development application submitted on a property, Council can only state its intention to designate properties subject to a development application under Section 29 if they have already been listed on the Register before the prescribed event. Council has 90 days from the time the City Clerk gives notice of a complete planning application to designate a property.

<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 Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be listed on the Register if it meets one or more of the nine provincial criteria for determining whether it is of cultural heritage value or interest. A property may be designated if it meets two or more of the nine criteria.

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

The Ontario Heritage Toolkit provides guidance from the Province related to the Act.

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

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 3.1.6.2 states that properties of potential cultural heritage value or interest "will be identified and evaluated to determine their cultural heritage value or interest consistent

with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto's diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register."

Policy 3.1.6.3 states that heritage properties "will be protected by being designated under the Act, and/or included on the Heritage Register". This includes designation under Parts IV or V of the Act, as well as listing under Section 27 of the Act.

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. Heritage Impact Assessments (HIA) are required for development applications that affect listed and designated properties. An HIA shall be considered when determining how a heritage property is to be conserved.

<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>

Inclusion of (non-designated) properties on the City's Heritage Register

Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give Council at least 60 days' notice of their intention to demolish or remove a structure on the property. Properties that are listed on the City's Heritage Register are flagged for review by Heritage Planning staff once a demolition permit has been submitted and owners must follow established Notice requirements under the Ontario Heritage Act following this action. Following further research and evaluation, staff may recommend designation of the property under Part IV of the Ontario Heritage Act and seek appropriate conservation.

Although inclusion on the Heritage Register as a listed property provides interim protection from demolition, it does not preclude an owner's ability to make exterior and interior alterations in the case when demolition or a development application is not involved. Listing does not trigger maintenance requirements over and above existing property standards and it does not restrict altering, removing or adding any features on the property. It does not allow the City to withhold a building permit for non-demolition related alterations and it does not preclude a property from undergoing renovation.

A municipality is not required to consult with property owners or the public before including non-designated properties on the municipal register under the Act.

The City's current practice, prior to Bill 23 amendments to the Act coming into effect, notifies property owners and they are invited to attend the Toronto Preservation Board meeting to discuss the recommendation of a property's inclusion on the City's Heritage Register. There is also an opportunity for owners and the public to share concerns (in person or writing) when Community Council or Planning and Housing Committee considers a heritage related matter at their meeting.

The Ontario Heritage Act allows owners to object to the inclusion of a property on the City's Heritage Register following Council's decision. Objections to listing are reviewed by City Council and Council may remove or maintain the property on the register.

COMMENTS

Identifying properties and districts of cultural heritage value or interest is an essential part of a municipality's role in heritage conservation. Including non-designated properties in the municipal register is a means to identify properties that the City believes to have cultural heritage value or interest.

The recent amendments to the Ontario Heritage Act limit listing of non-designated properties to a period of two years. If a listed property is not designated within 2 years, on and after the second anniversary of the property being listed in the heritage register, the legislation deems the property be removed from the heritage register after a 2 year period and imposes a 5 year prohibition on re-including that property in the heritage register, if deemed to be removed.

The subject properties were identified as contributing to the cultural heritage value of the Historic Yonge Street Heritage Conservation District. The Historic Yonge Street HCD Study was initiated in 2013 as a collaboration between Heritage Planning staff and a consultant team led by DIALOG. The Historic Yonge Street HCD Plan, endorsed by the Toronto Preservation Board, was adopted by City Council on March 10, 2016. The HCD is currently under appeal to the Ontario Land Tribunal (OLT).

In 2022, staff conducted a review of the District's contributing properties to verify their physical condition. The 11 subject properties in this report are contributing properties within the District that are not already individually designated or do not yet have interim heritage protection (listing) while the District Plan is under appeal.

The subject properties have been evaluated for their design and physical value and their contextual value under Ontario Regulation 9/06. Archival maps and city directories were consulted to determine building dates for the Listing Statements. However, detailed historical research was not undertaken at this time to determine potential additional values, including historical associations with individuals, communities and architects.

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 Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application is submitted to the City.

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.

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

Short descriptive listings are prepared using a method by which properties are identified and recommended for inclusion on the Heritage Register. This approach to listing provides sufficient information to meet the requirements of Section 27 of the Act to list a non-designated property on the Heritage Register and satisfies direction found within the City's Official Plan to make use of provincial criteria when adding properties to the Register.

Brief statements, named "Reasons for Inclusion", have been prepared for each recommended property explaining why the property is believed to have cultural heritage value and how it meets one or more of the provincial criteria under O. Reg 9/06 providing a preliminary evaluation of the cultural heritage value or interest of the property. The description may include features of the property that may warrant conservation should the property be subject to development. Location map and photographs are included in each Reason for Inclusion.

CONCLUSION

All of the recommended properties for inclusion on the City's Heritage Register have been researched and evaluated by staff using the criteria prescribed in Ontario Regulation 9/06.

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the 11 properties in Attachments 1 - 6 each meet one or more provincial criteria to be included on the City's heritage register.

The 11 properties being recommended for inclusion on the Register are as follows:

5 Charles Street West
7 Charles Street West (including 7A Charles Street West)
9 Charles Street West (including 9A Charles Street West)
11 Charles Street West
13 Charles Street West
11 Irwin Avenue
13 Irwin Avenue

10 Isabella Street (including 12 Isabella Street)
145 St Luke Lane
750 Yonge Street (including 750A Yonge Street)
756 Yonge Street

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SIGNATURE

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Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 - 5-13 Charles Street West (including the entrance addresses 7A and 9A Charles Street West) - Listing Statement (Reasons for Inclusion)
Attachment 2 - 11-13 Irwin Avenue - Listing Statement (Reasons for Inclusion)
Attachment 3 - 10 Isabella Street (including the entrance address 12 Isabella Street) - Listing Statement (Reasons for Inclusion)
Attachment 4 - 145 St Luke Lane - Listing Statement (Reasons for Inclusion)
Attachment 5 - 750 Yonge Street (including the entrance address of 750A Yonge Street) - Listing Statement (Reasons for Inclusion)
Attachment 6 - 756 Yonge Street - Listing Statement (Reasons for Inclusion)

(Including the entrance addresses 7A and 9A Charles Street West)**Listing Statement (Reasons for Inclusion)**

Staff have completed research and evaluation for the properties at 5-13 Charles Street West (including the entrance addresses at 7A and 9A Charles Street West) and have determined that the properties are believed to have cultural heritage value or interest and meet at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject properties may meet additional criteria which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

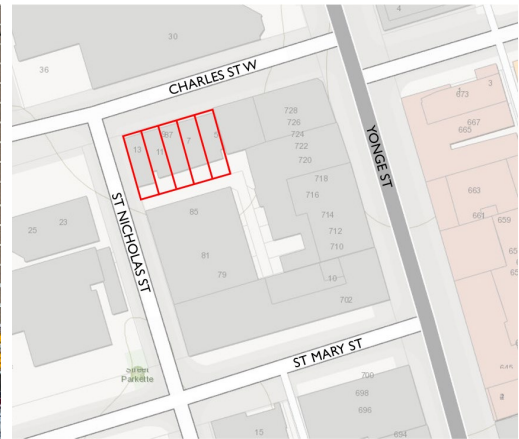
Description: Located on the south side of Charles Street West between St Nicholas Street and Yonge Street, the properties at 5-13 Charles Street West each comprise a two-and-a-half-storey house-form building.

The properties located at 5-13 Charles Street West have been identified as contributing properties within the proposed Historic Yonge Street Heritage Conservation District, which is currently under appeal. The subject properties have cultural heritage value as they meet the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The subject properties have design value as a rare example of a contiguous row of house form buildings that have been converted to commercial use. They were constructed in 1891 and are representative examples of the Romanesque style. The subject properties also have contextual value by maintaining and supporting the historic character of Yonge Street, south of Bloor Street, as examples of buildings originally constructed for residential use that have been converted to commercial use due to their proximity to Yonge Street. The properties are physically, functionally, and historically linked to the metamorphosis of Yonge Street into Toronto's main commercial corridor, and are important to help illustrate its early development at a time when the residents of the adjacent historic residential neighbourhoods supported and were supported by the small independent businesses on Yonge Street.



5-13 Charles Street West,
Heritage Planning, 2023.



5-13 Charles Street West (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the properties are not shown. City of Toronto Mapping.

Listing Statement (Reasons for Inclusion)

Staff have completed research and evaluation for the properties at 11 and 13 Irwin Avenue and have determined that the properties are believed to have cultural heritage value or interest and meet at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject properties may meet additional criteria which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

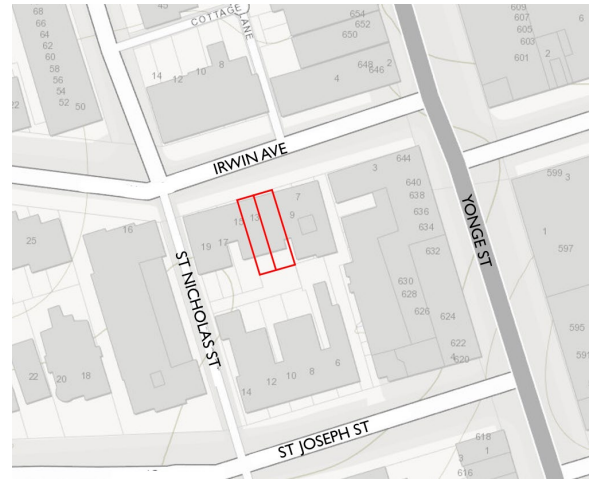
Description: Located on the south side of Irwin Avenue between St Nicholas Street and Yonge Street, the properties at 11 and 13 Irwin Avenue comprise a pair of two-and-a-half-storey semi-detached house form buildings.

The properties located at 11 and 13 Irwin Avenue have been identified as contributing properties within the proposed Historic Yonge Street Heritage Conservation District, which is currently under appeal. They are adjacent to 7 and 9 Irwin Avenue, which are both contributing properties within the proposed Historic Yonge Street Heritage Conservation District. The properties have cultural heritage value as they meet the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The subject properties have design value as a representative example of a semi-detached house designed in the Queen Anne Revival style. They were constructed in c.1905. The properties also have contextual value by maintaining and supporting the character of St Nicholas Village, a distinctly residential neighbourhood adjacent to Yonge Street, south of Bloor Street, typified by low-rise house form and apartment buildings built pre-1954. Furthermore, the properties help to illustrate Yonge Street's historic development at a time when the residents of the adjacent residential neighbourhoods supported and were supported by the small independent businesses on Yonge Street.



11-13 Irwin Avenue,
Heritage Planning, 2023.



11-13 Irwin Avenue (indicated in red). Note:
This location map is for information purposes
only; the exact boundaries of the property are
not shown. City of Toronto Mapping.

(Including the entrance address 12 Isabella Street)**Listing Statement (Reasons for Inclusion)**

Staff have completed research and evaluation for the property at 10 Isabella Street (including the entrance address at 12 Isabella Street) and have determined that the property is believed to have cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

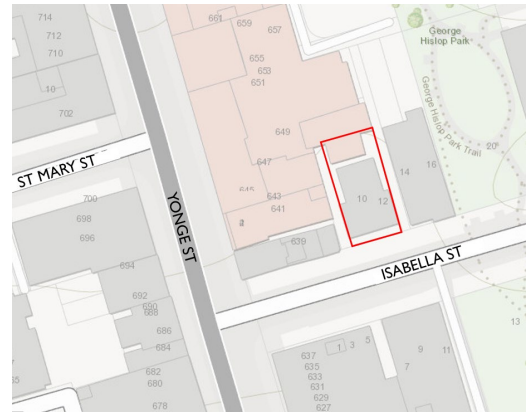
Description: Located on the north side of Isabella Street between Yonge Street and Gloucester Lane, the property at 10 Isabella Street (including the entrance address of 12 Isabella Street) comprises a pair of two-and-a-half-storey semi-detached house form buildings.

The property located at 10 Isabella Street has been identified as a contributing property within the proposed Historic Yonge Street Heritage Conservation District, which is currently under appeal. The subject property has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The subject property has design value as a representative example of a pair of semi-detached buildings designed in the Second Empire style. It was constructed in 1879. The subject property also has contextual value by maintaining and supporting the historic character of Yonge Street, south of Bloor Street, as an example of buildings originally constructed for residential use that have been converted to commercial use due to their proximity to Yonge Street. The properties are physically, functionally, and historically linked to the metamorphosis of Yonge Street into Toronto's main commercial corridor, and are important to help illustrate its early development at a time when the residents of the adjacent residential neighbourhoods supported and were supported by the small independent businesses on Yonge Street.



10 Isabella Street, Heritage Planning, 2023.



10 Isabella Street (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.

Listing Statement (Reasons for Inclusion)

Staff have completed research and evaluation for the property at 145 St Luke Street and have determined that the property is believed to have cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

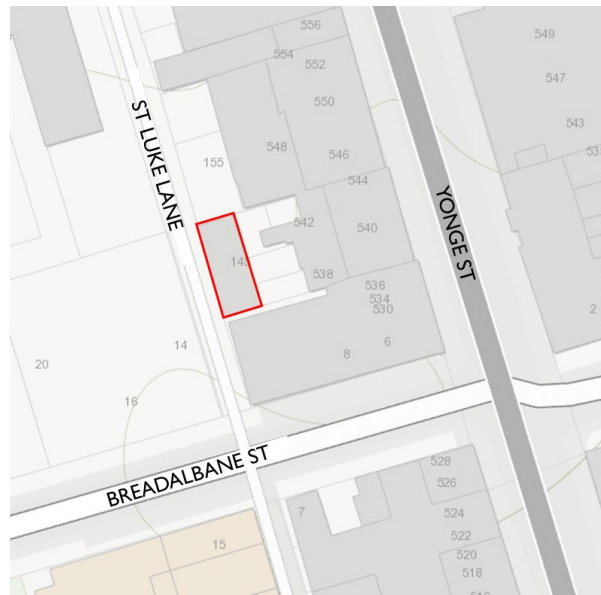
Description: Located on the east side of St Luke Lane between Wellesley Street West and Breadalbane Street, the property at 145 St Luke Lane comprises a two-storey outbuilding.

The property located at 145 St Luke Lane is located within the proposed Historic Yonge Street Heritage Conservation District, which is currently under appeal. The property fronts onto St Luke Lane, which runs parallel to Yonge Street, and abuts the rear lot lines of several properties listed on the Heritage Register in 1974, including 538, 540, 542, and 544 Yonge Street. The subject property has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The subject property has design value as a rare surviving example of an accessory building within the Historic Yonge Street District. It is designed in a vernacular style that reflects its utilitarian origins and was constructed in c.1915. The subject property at 145 St Luke Lane also has contextual value by maintaining and supporting the historic character of Yonge Street, south of Bloor Street, which is expressed in part by the surviving mixed-use and commercial buildings that housed the services, amenities, and employment opportunities to support the neighbouring residential areas. The property is physically, functionally, and historically linked to the metamorphosis of Yonge Street into Toronto's main commercial corridor.



145 St Luke Lane, Heritage Planning, 2023.



145 St Luke Lane (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.

(Including entrance address 750A Yonge Street)**Listing Statement (Reasons for Inclusion)**

Staff have completed research and evaluation for the property at 750 Yonge Street (including the entrance address at 750A Yonge Street) and have determined that the property is believed to have cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

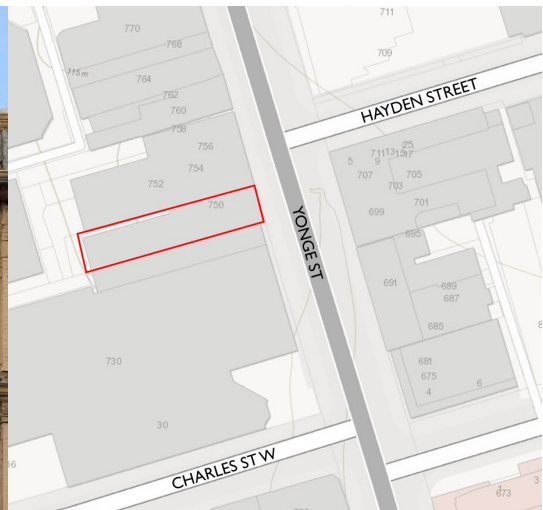
Description: Located on the west side of Yonge Street, between Bloor Street West and Charles Street West, the property at 750 Yonge Street (including the entrance address at 750A Yonge Street) comprises a three-storey, mixed-use building.

The property located at 750 Yonge Street has been identified as a contributing property within the proposed Historic Yonge Street Heritage Conservation District, which is currently under appeal. 750 Yonge Street is adjacent to 752 Yonge Street (listed on the Heritage Register in 2016) and is nearby 756 Yonge Street (recommended for listing on the Heritage Register). The subject property has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The subject property has design value as a representative example of a Renaissance Revival mixed-use building with commercial function at street level. It was constructed between 1903 and 1913. The subject property also has contextual value by defining, maintaining, and supporting the historic character of Yonge Street, south of Bloor Street, which is expressed in part by the surviving mixed-use and commercial buildings that housed the services, amenities, and employment opportunities to support the neighbouring residential areas. The property is physically, functionally, and historically linked to the metamorphosis of Yonge Street into Toronto's main commercial corridor.



750 Yonge Street, Heritage Planning, 2023.



750 Yonge Street (indicated in red).

Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.

Listing Statement (Reasons for Inclusion)

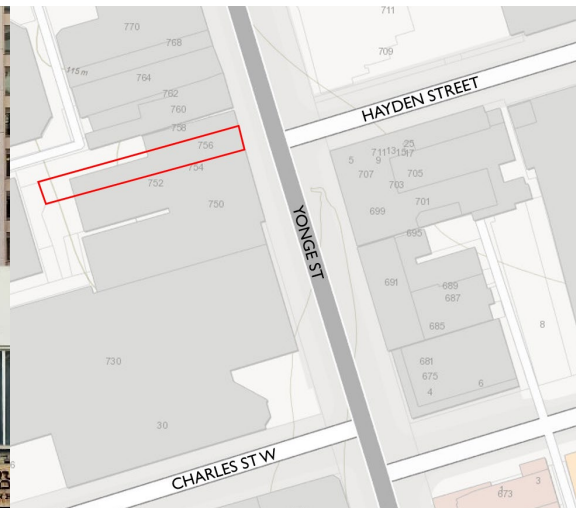
Staff have completed research and evaluation for the property at 756 Yonge Street and have determined that the property is believed to have cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

Description: Located on the west side of Yonge Street, between Bloor Street West and Charles Street West, the property at 756 Yonge Street comprises a three-storey, mixed-use building.

The property located at 756 Yonge Street has been identified as a contributing property within the proposed Historic Yonge Street Heritage Conservation District, which is currently under appeal. 756 Yonge Street is adjacent to 752 and 758 Yonge Street (both listed on the Heritage Register in 2016) and is nearby 750 Yonge Street (recommended for listing on the Heritage Register). The subject property has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act:

The subject property has design value as a representative example of a mixed-use building (with commercial function at street level) designed in the Edwardian style. It was constructed between 1909 and 1913. The subject property also has contextual value by defining, maintaining, and supporting the historic character of Yonge Street, south of Bloor Street, which is expressed in part by the surviving mixed-use and commercial buildings that housed the services, amenities, and employment opportunities to support the neighbouring residential areas. The property is physically, functionally, and historically linked to the metamorphosis of Yonge Street into Toronto's main commercial corridor.



756 Yonge Street (indicated in red). Note: This location map is for information purposes only; the exact boundaries of the property are not shown. City of Toronto Mapping.

756 Yonge Street, Heritage Planning, 2022.