

664-680 Yonge Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: May 23, 2023

To: Toronto Preservation Board

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

Wards: Ward 13 - Toronto Centre

SUMMARY

This report recommends that City Council state its intention to designate the eight adjacent properties at 664, 666, 668, 670, 672 (including structure address at 674), 676, 678 and 680 (including entrance address at 682) Yonge Street under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value.

The subject properties are located on the west side of Yonge Street between Irwin Avenue and St Mary Street and comprise a row of commercial buildings designed in the Second Empire style. Completed in 1883 according to the designs of notable architect Edward James Lennox for the Scottish Ontario and Manitoba Land Company, the properties support the historic main street character of this part of Yonge Street through their consistent low-rise scale, form and massing.

The subject properties at 664-680 Yonge Street were listed on the City of Toronto's Inventory of Heritage Properties (now the Heritage Register) on March 15, 1974 and are identified as contributing properties within the Historic Yonge Street Heritage Conservation District Plan (currently under appeal).

Staff have completed the Research and Evaluation Report for the properties at 664-680 Yonge Street and determined that the properties meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under design/physical, historical/associative, and contextual values. As such, the properties are significant built heritage resources.

In December 2022, the City received Site Plan Control, Official Plan Amendment, and Zoning By-law Amendment applications related to the proposed redevelopment of the properties at 646-664 Yonge Street. The subject properties at 666-680 Yonge Street are not included in the development applications. The redevelopment proposes a 75-storey mixed-use building with 548 dwelling units, comprising approximately 44,065 square metres of residential space and approximately 500 square metres of retail/commercial

space, resulting in an overall density of 33.0 FSI (Floor Space Index). The proposal includes the reconstruction of the facades of 646, 654, 656 and 658 Yonge Street, the restoration of the façade at 650 Yonge Street, the demolition of the listed properties at 660-662 Yonge Street, and the retention of the front portion of the 2-1/2-storey building at 664 Yonge Street.

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. An HIA completed by ERA Architects Inc. and dated December 16, 2022, was submitted to support the application. Although technically outside the boundary of the proposed redevelopment, the HIA also included an evaluation of the properties at 666-680 Yonge Street, which form an intact row of properties with 664 Yonge Street.

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.

The City Clerk issued a complete application notice for the Official Plan and Zoning By-law Amendment on February 17, 2023. The applicant provided a waiver to extend the 90-day timeline established under Bill 108 until August 3, 2023. Council must make a decision at its July 19-21 meeting to provide sufficient time for the City Clerk to issue a notice of intention to designate before the waiver expires.

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 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.

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. The properties at 664-680 Yonge Street meet five criteria relating to design/physical, historical/associative, and contextual values.

Designation also 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 properties at 664, 666, 668, 670, 672 (including structure address at 674), 676, 678 and 680 (including entrance address at 682) Yonge Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 664-680 Yonge Street (Reasons for Designation) attached as Attachment 3, to the report, May 23, 2023, from the Senior Manager, Heritage Planning, Urban Design, 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.

DECISION HISTORY

The properties at 664-680 Yonge Street were included on the City of Toronto's Heritage Register on March 15, 1974.

On October 8, 2013, City Council adopted item TE26.14, to amend the Official Plan to include the North Downtown Yonge Site and Area Specific Policy 382 and to adopt the North Downtown Yonge Urban Design Guidelines.

[TE26.14 - Final Report - North Downtown Yonge Official Plan Amendment](#)

On March 10, 2016, City Council adopted item TE14.4: Designation of the Historic Yonge Street Heritage Conservation District under Part V of the Ontario Heritage Act. The properties at 664-680 Yonge Street were identified as contributing properties within the Historic Yonge Street HCD. The HCD is currently under appeal.

[TE14.4 - Designation of the Historic Yonge Street Heritage Conservation District Under Part V of the Ontario Heritage Act](#)

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>

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, amongst other matters, amendments to the listing and designation processes.

Guidance from the Province related to the implementation of Bill 108 Amendments is forthcoming.

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

City Council included the properties located at 664-680 Yonge Street on the City of Toronto's Heritage Register in 1974.

The properties located at 664-680 Yonge Street are also contributing properties within the Historic Yonge Street Heritage Conservation District (HCD). City Council designated the Historic Yonge Street HCD and adopted the Historic Yonge Street HCD Plan under Part V of the Ontario Heritage Act at its meeting of March 10, 2016. The HCD Plan is currently under appeal. The properties are also within the boundary of Site and Area Specific Policy 382, Official Plan Amendment 183 (OPA 183). Some of the policies in OPA 183 remain under appeal.

The subject properties are adjacent to the listed properties at 615, 619, 646-662 Yonge Street and 45-59, 63 St Nicholas Street. They are also adjacent or near to several

properties Designated under Part IV of the Ontario Heritage Act, including 625 Yonge Street, 61 St Nicholas Street, and 6-14 Irwin Avenue.

In December 2022, the City received Site Plan Control, Official Plan Amendment, and Zoning By-law Amendment applications related to the proposed redevelopment of the properties at 646-664 Yonge Street. The proposal is for a 75-storey mixed-use building, which includes the reconstruction of the facades of 646, 654, 656 and 658 Yonge Street (which have been altered), the restoration of the façade at 650 Yonge Street, the demolition of the listed properties at 660-662 Yonge Street, and retention of the front portion of the historic 2-1/2-storey building at 664 Yonge Street. The proposal contains a total of 548 dwelling units. The subject properties 666-680 Yonge Street are not included in the development applications.

664-680 Yonge Street

Research and Evaluation according to Ontario Regulation 9/06

While the research and evaluation of the properties referenced above is, in staff's determination, sufficient to support the designation of the properties at 664, 666, 668, 670, 672 (including structure address at 674), 676, 678 and 680 (including entrance address at 682) Yonge Street, it should be noted that new and additional relevant information on the subject properties further expanding on their 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.



View of the subject properties at 664-680 Yonge Street, looking southwest (Heritage Planning, 2022)

1. DESCRIPTION

664-680 Yonge Street - Scottish Ontario and Manitoba Land Company Stores	
ADDRESS	664 Yonge Street 666 Yonge Street 668 Yonge Street 670 Yonge Street 672 Yonge Street (including structure address at 674 Yonge Street) 676 Yonge Street 678 Yonge Street 680 Yonge Street (including entrance address at 682 Yonge Street)
WARD	Ward 13 - Toronto Centre
LEGAL DESCRIPTION	664 Yonge St: PLAN D3 PT LOT 11 666 Yonge St: PLAN D3 PT LOT 11 RP 66R22501 PART 3 668 Yonge St: PLAN D3 PT LOTS 10 AND 11 RP 66R22501 PART 2 670 Yonge Street: PLAN D3 PT LOT 10 RP 66R22501 PART 1 672 Yonge St: PLAN D3 PT LOTS 9 & 10 676 Yonge St: PLAN D3 PT LOTS 9 & 10 678 Yonge St: PLAN D3 PT LOT 9 RP 63R1719 PART 1 680 Yonge St: PLAN D3 PT LOTS 7 TO 9
NEIGHBOURHOOD/COMMUNITY	Bay-Cloverhill ¹
HISTORICAL NAME	Scottish Ontario and Manitoba Land Company Stores
CONSTRUCTION DATE	1883
ORIGINAL OWNER	Scottish Ontario and Manitoba Land Company
ORIGINAL USE	Mixed Use/Commercial
CURRENT USE*	Mixed Use/Commercial *This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	E.J. Lennox (architect)
DESIGN/CONSTRUCTION/MATERIALS	Brick
ARCHITECTURAL STYLE	Second Empire
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Historical/Associative, Contextual
HERITAGE STATUS	Listed (1974)
RECORDER	Heritage Planning: Megan Albinger
REPORT DATE	May 2023

¹ As defined by City of Toronto Neighbourhoods map and profiles

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the properties at 664-680 Yonge Street and applies evaluation criteria as set out in Ontario Regulation 9/06 to determine whether they merit 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.
1793	John Graves Simcoe, Lieutenant Governor of Upper Canada, establishes the Town of York as Upper Canada's capital
1796	Under the direction of Simcoe, Yonge Street is surveyed as a military road
1797	James Macaulay receives the patent for Park Lot 9, located directly west of Yonge Street
1799	Macaulay and John Elmsley, owner of neighbouring Park Lot 10, exchange land with Elmsley receiving the north portions (from College to Bloor) of both lots and Macauley the south
1848	Elmsley personally assumes a portion of the debt of St. Michael's Cathedral and begins subdividing and selling a portion of his estate, naming the streets after his favourite saints
1862	Browne's Map records the subdivision of the land and the various streets named by Elmsley including St Albans, St Clements, St Joseph, and St Mary Street
1871-1878	The block between present-day Irwin Avenue and St Mary Street is developed, leaving a large empty parcel of land mid-block
1881	Land Registry records indicate that the Scottish Ontario & Manitoba Land Company purchases land on the west side of Yonge Street, including part of Plan D3, Lot 11
1883	The row of shops at 664-680 Yonge Street are constructed to the designs of architect E.J. Lennox
1924	Joseph Yolles constructs a warehouse at the rear of his antiques store located at 680-682 Yonge Street

1955	Joseph Yolles constructs a rear addition in the same style as his earlier warehouse at 678 Yonge Street
1974	The row of shops at 664-680 Yonge Street is included on the City of Toronto's Inventory of Heritage Properties

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.

Bay-Cloverhill Neighbourhood

The properties at 646-680 Yonge Street occupy a row of 8 contiguous lots on the west side of Yonge Street, north of Irwin Avenue (Figures 1-2). Following the founding of the Town of York (Toronto) in 1793, the area north of the town between present-day Queen and Bloor streets was parceled into 100-acre “park lots” and awarded to government and military officials as the location of country estates. Yonge Street was surveyed as a military road in 1796 and formed the dividing line between Park Lots 8 and 9.

Park Lot 9 was granted to James Macaulay in 1797. In 1799, Macaulay and John Elmsley, the owner of adjoining Park Lot 10 to the west, organized a land exchange resulting in Elmsley receiving the halves of the parcels north of College Street, thereby gaining frontage on Yonge Street.² When Elmsley died in 1805, his extensive land holdings were passed to his heirs. His son, also named John, took over management of the estate in 1825 and began construction on his residence, Clover Hill, which was completed in 1829. In the early 1830s, Elmsley converted to Catholicism, which later led to his donation of part of his land for St Michael's College and St Basil's church along with personally assuming of a share of the debt of the construction of St Michael's Cathedral. In 1848, he subdivided a portion of the estate alongside Yonge Street, naming the streets after his favourite saints: St Joseph, St Mary, St Albans (now Wellesley Street), St Clements (now Irwin Avenue),³ St Nicholas and St Vincent.

Development along Yonge Street rapidly accelerated between 1870 and 1900, catalysed by Toronto's growing population and a number of infrastructure and transportation improvements on Yonge Street in the mid-1800s, including the installation of Toronto Street Railway tracks on Yonge Street in 1861. The properties on the west side of Yonge Street north of Irwin Avenue were originally constructed as part of this commercial building boom. The earliest buildings on the block were constructed at the north end of the block at St Mary Street, appearing in the City Directories as early as 1871. Within two years, a pair of similar rough cast wood frame buildings were constructed at the south end of the block at Irwin Avenue. During the next five years, the block began to fill in from the north and south ends, leaving a large vacant parcel of

² Elmsley also acquired portions of Park Lots 7, 8, and 11, resulting in land holdings encompassing the area between today's University Avenue on the west to Mutual Street on the east, between Queen/College and Bloor streets.

³ Prior to 1877, the street is identified as St Clement Street, whereupon it begins to be called St Charles Street. In 1885, the street is renamed to Irwin Avenue.

land midblock (Figure 3). This land was purchased in 1881 by the Scottish Ontario and Manitoba Land Company.

664-680 Yonge Street: the Scottish Ontario and Manitoba Land Company Stores

The properties at 664-680 Yonge Street comprise a row of ten mixed-use buildings known as the Scottish Ontario and Manitoba Land Company Stores, constructed to the designs of the well-known Toronto architect, E. J. Lennox in 1883 (Figure 4).

The Scottish Ontario and Manitoba Land Company was created under the leadership of William Bain Scarth (1837-1902). Born in Scotland, Scarth immigrated to Upper Canada in 1855, where he quickly found employment with members of the Conservative Party. After living in Hamilton and London, he moved to Toronto in 1868 and through his ongoing political work, he became a friend and confidant of Conservative Party leader Sir John A Macdonald.⁴

In addition to politics, Scarth established several businesses in partnership with his brother, James Lendrum Scarth. During the 1870s, his business interests included timber, ship ownership, insurance, mining, railways and real estate, as well as managing the overseas investments of wealthy capitalists from the United Kingdom. To this end he established the North British Canadian Investment Company in 1876, followed by the Scottish Ontario and Manitoba Land Company in 1879, which concentrated on land speculation, property development, and cattle breeding, with a geographic focus on Ontario, Manitoba, and the northwest. Scarth's political ambitions led him to run for local office, and he was twice elected Alderman of St. James Ward (in 1879 and 1882). Scarth relocated to Winnipeg in 1884. He continued to be active in politics in Manitoba and was elected to Parliament in 1887, and later appointed Deputy Minister of Agriculture in 1895.

Concurrent with the development of the properties at 664-680 Yonge Street, the Scottish Ontario and Manitoba Land Company was also responsible for the construction of the St Nicholas Street cottages (a row of ten houses named for different species of trees) (Figure 18), and the Scottish Ontario Chambers Building located at 42-50 Sparks Street in Ottawa, all of which have been included on municipal heritage inventories.⁵ The Scottish Ontario and Manitoba Land Company was also one of numerous land developers that began purchasing and subdividing large lots in Toronto's Rosedale neighbourhood in the early 1880s. To help provide access to their lots for sale, the company was involved in constructing the North Iron Bridge along Glen Road, over the ravine separating North and South Rosedale.⁶

The Scottish Ontario and Manitoba Land Company sold the Yonge Street property containing the row of ten buildings in 1886. Land Registry records and a notice of sale

4 Gawron

5 The Scottish Ontario Chambers building has been designated under Part IV of the Ontario Heritage Act and included on the Inventory of Canada's Historic Places.

6 Bin-Scarth Road, which runs through Plan of Subdivision 528, registered August 3, 1882, is named for Scarth's ancestors.

published in 1910 indicate that the row of buildings was owned by a single property owner for approximately 25 years following their initial construction, with the commercial occupants as tenants.⁷ Typical for a row of commercial main street properties, occupants of the buildings encompassed a wide variety of retail businesses.⁸

The distinction of the longest-running business in the row belongs to Joseph Yolles's furniture and antiques store. The business was first established in 1906 on Queen Street East near Saulter Street but moved to 682 Yonge Street by 1910. Yolles was able to expand over time and came to occupy the adjacent units at 680 and 678 Yonge Street in 1920 and 1944 respectively. Joseph's wife Elizabeth and their children were also involved in the store's business operations. The company closed in 1974, after more than 60 years in business.⁹

Edward James Lennox (1854-1933)

The Scottish Ontario and Manitoba Land Company Stores were designed by local architect E.J. Lennox. Edward James Lennox (1854-1933) was born in Toronto and trained at the Mechanics' Institute, graduating at the top of his class. Following his studies, Lennox worked in the office of William Irving for five years. Irving, the son of a stone carver and contractor, often designed elaborate buildings and his work may have influenced Lennox's later career.¹⁰

Lennox met William Frederick McCaw (1850-1923) while both men were training under Irving, and in 1876, the pair left to establish their own practice (McCaw & Lennox). They were immediately successful, receiving commissions for large churches, schools, commercial buildings, and residential houses in Toronto and throughout Southern Ontario, many of which featured the Second Empire architectural style. Notable projects by the firm of McCaw & Lennox outlined in the Biographical Dictionary of Architects in Canada 1800-1950 include the layout and landscaping of Queen's Park (1876), Occident Hall (1876), the Bond Street Congregational Church (1879), and Hotel Hanlan on Toronto Island (1879-81). After the partnership was dissolved in 1881, McCaw moved to Portland, Oregon, and Lennox established his own practice, quickly becoming one of the largest in Canada.¹¹

The row of ten stores for the Scottish Ontario and Manitoba Land Company are designed in the Second Empire style reflecting Lennox's work with McCaw and are a rare example of commercial row buildings in his portfolio. His earliest solo commissions prior to the stores at 664-682 Yonge Street were predominantly residences, several of which were designed in the Queen Anne Revival style. As his career evolved, Lennox skillfully employed a variety of other architectural styles including Neo-Classical, Gothic Revival, and Beaux-Arts, while undertaking commissions for Toronto's wealthy and

7 *The Globe*, 23 Mar 1910, p.14.

8 Among the businesses with longer than average tenures include a willow ware seller at 666 Yonge Street and a painter/decorator at 680-682 Yonge Street (both from the late 1880s to the early 1920s), and a menswear store at 668 Yonge Street (from the 1920s to 1950s).

9 Carter, p.C2.

10 BDAC for William Irving,

11 History of Toronto and County of York , 1885

industrial class. However, the architect is best known for designing grand buildings in the Richardsonian Romanesque style including structures such as the Toronto Athletic Club (c.1892), Old City Hall (1899), and the West Wing of the Ontario Legislative Building (1909). Considered one of the city's pre-eminent Victorian-era architects, Lennox contributed over 70 buildings to Toronto, many of which are significant landmarks such as the King Edward Hotel (1901-03), Casa Loma (1911) and St. Paul's Anglican Church (1913).

An article published at the time of his death in 1933 stated that "he is said to have done more than any other individual in the building up of Toronto".¹² His legacy is recognized by the Ontario Association of Architects by being listed on their Honour Roll, which is only bestowed upon those who have made a significant contribution to the province's architectural heritage, either through their body of work or their influence in the wider community of design, education, and/or publication.

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 2-1/2 storey brick buildings at 664-680 Yonge Street date to 1883. Designed by architect E. J. Lennox during the early part of his solo career, the row of ten buildings is a fine and highly detailed example of the Second Empire style. Their period detailing and overall size give the row prominence on Yonge Street, which is noticeably taller than other 2-1/2-storey buildings on the same block due to greater interior floor to ceiling heights (Figures 5-8).

The row is organized into five sections comprising two commercial units with residential above. Each pair is divided by parapet firewalls at the roof and projecting brick pilasters at the wall, with the same detail at the exposed side wall of the end units of the row. The brick firewalls include a bracket form at the base and top. A slate gambrel roof is supported by a larger projecting cornice that runs across the entirety of the east elevation. The change in roof slope is accented by a dentilated trim board.

The principal (east) elevations of the subject properties each feature storefronts at the ground floor (which have been altered), two bays of flat-headed windows on the second floor, and a pedimented dormer inset with a double window (Figures 9-13).¹³ Each window on the second storey features a wide stone label mould with bracketed label stops.¹⁴ The label moulds are further delineated by a brick drip edge and a series of closely spaced string courses spanning between the upper portion of the windows.

12 "'Builder of Toronto' E. J. Lennox Passes", Toronto Daily Star, April 17, 1933, p2.

13 672 and 680 Yonge Street both comprise two of the original 10 storefront units, and therefore all quantities are doubled.

14 The majority of the window units appear to have been replaced and no longer contain the original sash, except for 666 and 678 Yonge Street, which both feature double-hung wood window sashes with similar detailing, albeit in a deteriorated condition.

The gabled dormers in the gambrel roof are also richly detailed. Wood detailing surrounds the window openings, which are surmounted by a large, ribbed cornice supported by brackets. The gable roof and side walls of the dormer are also clad in slate (Figure 14).

The properties at 664-680 Yonge Street maintain a high degree of integrity but have experienced minor alterations since their initial construction. For example, slight variations in the appearance of the cornice and the absence of some brackets at the pilasters suggests that some sections have been altered or replaced over time. The exterior masonry has all been painted and there is evidence of brick spalling on several of the properties. Similarly, some sections of the brick parapet firewalls appear to have been consolidated with a cementitious material. All the ground floor storefronts have been altered, which is typical of Main Street Commercial Row properties of this age. However, each property retains a recessed entrance for both its retail unit and the upper floors. There have also been rear additions and alterations to each property to varying extents.

The most extensive modifications involve the properties at the north end of the row, at 678-680 Yonge Street. Joseph Yolles, the proprietor of a furniture and antiques store, moved into 682 Yonge Street (the end unit of the row) in 1910, and the success of his business allowed him to expand into the adjacent unit at 680 Yonge Street when it became available in 1920. As part of this expansion, the interior ground floor demising wall between 680 and 682 Yonge Street was removed to create a large open retail space.

In 1924, Yolles commissioned the engineering & construction company of Charles N. Temes to design and construct a warehouse at the rear of the two buildings (Figure 15). The west elevation of the warehouse is divided into two symmetrical bays, with wide brick pilasters framing a recessed central section. Large window openings with stone sills span the full width of the bay between the pilasters on the second and third floors. Each storey is separated by a brick spandrel section, with an inset rectangular area. Above the third storey windows, the brick lintel is corbeled out to the face of the pilasters. An elevator shaft protrudes above the third storey on the northwest corner of the roof. At ground level, one bay contains a raised loading dock and entrance, while the second bay contains a window.

In 1945, when the adjacent unit at 678 Yonge became vacant, Yolles expanded for a second time, creating a few select openings in the party wall to connect the interiors while maintaining the fire separation. In 1955, Yolles demolished an existing garage at the rear of 678 Yonge Street and constructed another warehouse addition. The datum lines establishing the window heights and roofline are carried over from the earlier warehouse, but the brick detailing was not. The window openings appear to contain the original industrial-style steel sash and there is a raised loading bay and entrance on the ground floor. Despite the similarity in appearance from the exterior, the wide brick fire wall was retained on the interior, maintaining a separation along the property line. Concurrently, a rear addition was constructed on the property at 676 Yonge Street. Although the exterior brickwork is continuous across the two properties, there is no fenestration on the addition at 676 Yonge and it is shorter in height.

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 location of the properties at 646-680 Yonge Street is shown on the map included as Figure 1 in Attachment 1 (Maps & Photographs) below. The subject properties are situated on the west side of the street, in the block between Irwin Avenue and St Mary Street. A rear laneway (Cottage Lane) accessed from St Nicholas Street and Irwin Avenue bisects a portion of the block and abuts the subject properties' rear (west) property line.

The subject properties are contributing properties within the Historic Yonge Street Heritage Conservation District (HYHCD), which was enacted by City Council in 2016 and is currently under appeal. The HYHCD is a distinct mixed-use neighbourhood located in downtown Toronto that runs north-south around a portion of Yonge Street situated north of College Street and south of Bloor Street. It contains a cohesive grouping of mixed-use/commercial properties that were constructed on Toronto's emerging "Main Street" during a period of accelerated growth and investment during the late 1800s and early twentieth century, which culminated in the opening of Canada's first subway line along Yonge Street in 1954. As a result, many surrounding mixed-use/commercial buildings on Yonge Street are recognized on the City of Toronto's Heritage Register and share a similar late-19th-century or Mid-century Modern architectural character.

A rare collection of intact, uninterrupted groupings of commercial row properties is found along this portion of Yonge Street, including a particularly high concentration located on the west side of Yonge Street between Breadalbane Street and Charles Street West. These rows comprise groupings of 4 to 10 properties and represent a wide range of architectural styles, including Second Empire, Georgian, and Italianate. The majority of the rows are constructed within one of two construction periods: an earlier period from 1873-1876 and a later period 1886-1889. The E.J. Lennox row at 664-680 Yonge Street was constructed between these two main development periods and is also the largest grouping, at 10 buildings in width (Figure 16).

The District also includes St. Nicholas Village, a historic residential area associated with Yonge Street, and portions of a historic network of service laneways. The historic laneways contribute to the District's character and are a valued element of its landscape for the support they provide to commercial operations along Yonge Street, and for their use as a pedestrian circulation network. Furthermore, the extant warehouses and commercial buildings fronting onto service laneways within the District are identified as a consistent part of the area's character and a District attribute (Figure 17).

Yonge Street's main street character is generally typified by three-storey heights, narrow building frontages, no setback from the street, flat or mansard roof profiles, brick construction with stone and wood detailing, storefronts with recessed doorways at grade, and a variety of late-19th- and early 20th-century stylistic vocabularies, including Georgian, Italianate, Romanesque, Second Empire, Edwardian, and Mid-century

Modern. The District's collection of built heritage resources provides a distinct sense of place along a street that serves important civic and commercial functions in the city.

Nearby buildings designated under Part IV of the Ontario Heritage Act include the Masonic Hall, offices, and stores (1888) and adjoining Charles Levey Houses (1868) at Yonge and Gloucester streets, a row of Queen Anne Revival house-form buildings at 6-14 Irwin Avenue (c.1892), and 61 St Nicholas Street, part of a row of bay-and-gable houses from 45-63 St. Nicholas Street that were also built by the Scottish Ontario and Manitoba Land Company in 1883 (Figure 18).¹⁵

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.

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	✓
3. demonstrates high degree of scientific or technical achievement	N/A

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

Constructed as a row of ten stores in 1883, the properties at 664-680 Yonge Street have cultural heritage value as a representative example of the fine-grained mixed-use/commercial building typology that emerged along Yonge Street, north of College Street, in the late 19th century and persisted until the mid-20th century. They are notable for their atypical scale, form, and massing, which is larger in comparison to other 2-1/2 storey buildings in the area. The properties display many characteristics of the Second Empire style, including a multi-sloped roof, dormer windows, and prominent

¹⁵ Each of the 10 'cottages' is named after a local plant or tree species and is identified by a description on the façade; from north to south, they are Oak, Elm, Ivy, Ash, Maple, Rose, Hazel, Spruce, Birch, and Beech Cottage. The other 9 properties that are part of the row are listed on the Heritage Register. Originally, the tender was issued for 8 cottages, but Land Registry Records indicate that in 1883 the company purchased the adjacent lot to the south of their original purchase, allowing them to extend the row.

window hoods, and maintain a high degree of integrity, both as individual properties and as a row.

Displays high degree of craftsmanship or artistic merit

The row of properties at 664-680 Yonge Street displays a high degree of artistic merit, achieved through the unique application of the Second Empire style, including details such as a gambrel roof with trim board, ornamented fire wall parapets, and elaborate dormer windows with gable roofs and projecting cornices. The design of each bay is repeated across the length of the row, establishing a consistent rhythm of smaller storefront units. The artistry in the design is complemented by the skilled carpentry work displayed by the dormers, brackets, and other woodwork. The result is a grand and highly refined composition.

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	✓

Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community

The properties demonstrate the work of E.J. Lennox, one of Toronto's most significant architects. Lennox partnered with William Frederick McCaw for five years before establishing his own practice in 1881, and the row of ten stores for the Scottish Ontario and Manitoba Land Company (1883) are among his earlier solo commissions. The properties at 664-680 Yonge Street are a rare example of commercial row buildings in his portfolio but exemplify the same attention to detail that characterises his work. Over the course of his career, Lennox skillfully applied a variety of architectural styles to his projects, including Second Empire, Neo-Classical and Beaux-Arts, but he is best known for his use of the Richardsonian Romanesque style, as demonstrated by his designs for Old City Hall (1899), and the West Wing of the Ontario Legislative Building (1909).

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

Contextually, the properties at 664-680 Yonge Street have cultural heritage value for maintaining and supporting the historic main street character of Yonge Street, south of Bloor Street. Situated on the west side of Yonge Street on the block between Irwin Avenue and St Mary Street, the scale, form and massing of the subject properties contribute to the low-rise streetwall condition found on this portion of Yonge Street and are consistent with the rhythm produced by fine-grained storefronts along the streetwall. The properties comprise an intact row of 10 storefront bays sharing a uniform architectural treatment, a typology that is found in a high concentration along this portion of Yonge Street, particularly on the west side of the street. The buildings' Second Empire style is one of several predominant architectural styles in the area.

Physically, functionally, visually or historically linked to its surroundings

The properties at 664-680 Yonge Street are functionally, visually and physically linked to Yonge Street, Toronto's "Main Street", as commercial buildings housing the services, amenities, and employment opportunities necessary to support daily life in neighbouring residential areas. The Scottish Ontario and Manitoba Land Company purchased the large development block and subdivided it, constructing both the subject properties on Yonge Street and a row of 10 dwellings fronting onto St Nicholas Street the same year. The properties are also historically linked to the metamorphosis of Yonge Street into Toronto's main commercial corridor.

CONCLUSION

Staff have completed the Research and Evaluation Report for the properties at 664, 666, 668, 670, 672 (including structure address at 674), 676, 678 and 680 (including entrance address at 682) Yonge Street and determined that the properties meet 5 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.

Located on the west side of Yonge Street between Irwin Avenue and St Mary Street, the properties at 664-680 Yonge Street are part of a row of 10 stores designed by celebrated architect E.J. Lennox in the Second Empire Style for the Scottish Ontario and Manitoba Land Company. They are also valued for supporting and maintaining the historic main street character of this part of Yonge Street.

The Statement of Significance (Attachment 3) 664-680 Yonge Street comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

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ATTACHMENTS

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

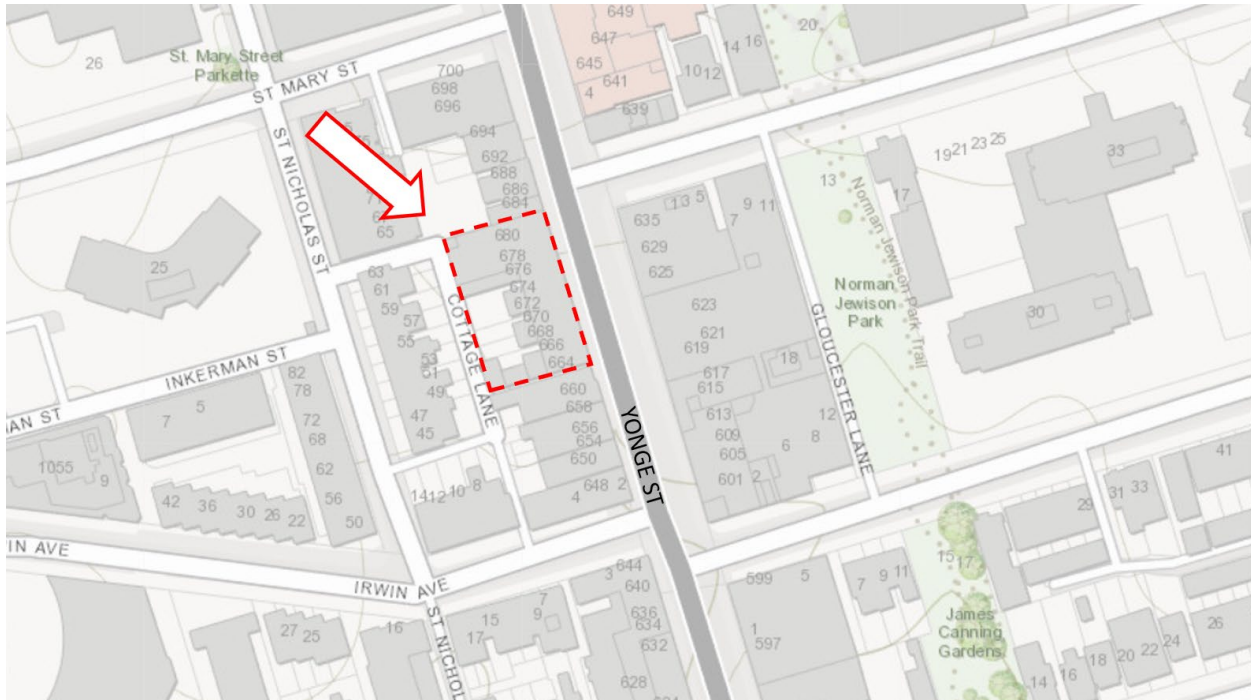


Figure 1: Map showing the location of the subject properties outlined in red at 664-680 Yonge Street on the west side of Yonge Street between Irwin Avenue and St Mary Street. This location map is for information purposes only; the exact boundaries of the properties are not shown (City of Toronto Mapping).



Figure 2. Aerial View (base image 2018) showing the location of the properties on Yonge Street midblock between Irwin Avenue and St Mary Street. The approximate boundary of the properties is outlined in red (City of Toronto Mapping).

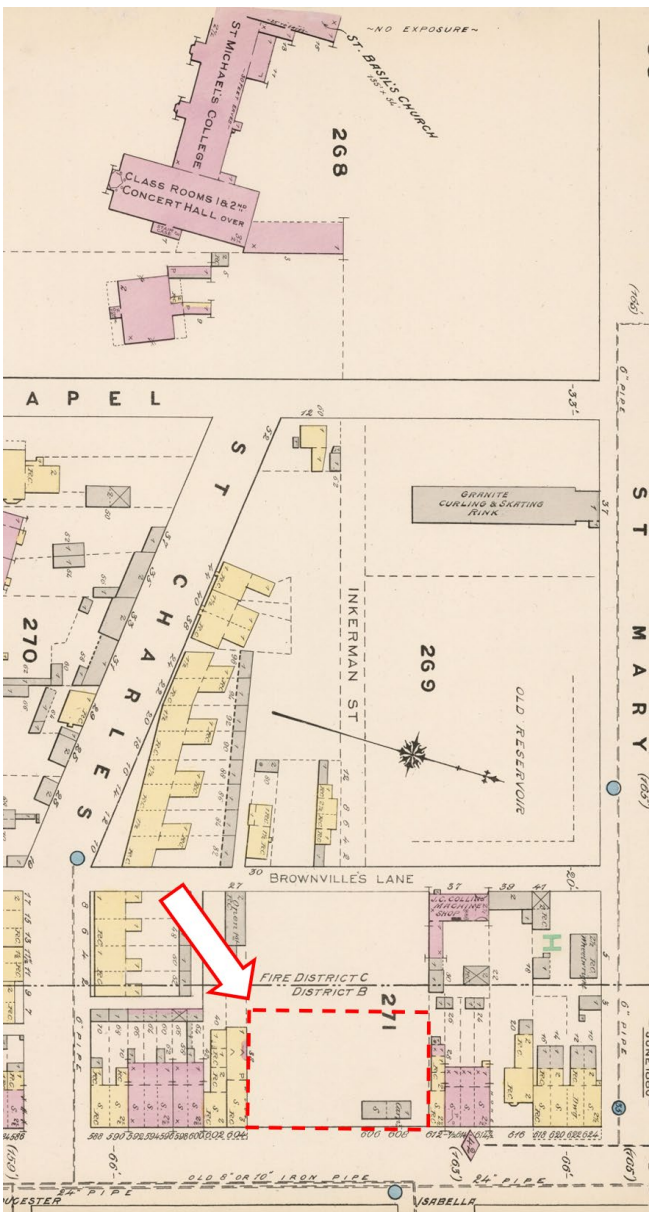


Figure 3. Excerpt from 1880 Fire Insurance Plan, Plate 50. The empty midblock parcel was purchased by the Scottish Ontario and Manitoba Land Company in 1881. The approximate boundary of the properties at 664-680 Yonge Street is outlined in red (Ng).

TENDERS

For the erection of a block of eight cottages on St. Nicholas-street will be received
UP TO 12 O'CLOCK NOON, ON SATURDAY, THE 17TH INST.

Plans and specifications may be seen between the hours of 9 o'clock a.m. and 5 o'clock p.m., at the office of the Scottish Ontario and Manitoba Loan Company, Limited,
32 TORONTO-STREET, TORONTO.
 The lowest or any tender not necessarily accepted.

TO CONTRACTORS.

The time for receiving tenders for a detached brick villa on Bloor-street West has been
EXTENDED UNTIL WEDNESDAY, 9TH INST., at 6 o'clock p.m. Plans and specifications can be seen at my office.
E. J. LENNOX,
 Archit. genl.

TO CONTRACTORS.

Tenders will be received until 12 NOON of the 18th INST., for the erection of a
BLOCK OF TEN BRICK STORES
ON YONGE-STREET.

Plans and specifications can be seen at my office.
E. J. LENNOX, Architect,
 S.E. cor. King and Yonge streets.

Figure 4. Call for tenders in the May 9, 1883 edition of *The Globe*. Tenders for the E.J. Lennox Block and the St Nicholas Street Cottages both appeared in the same column.



Figure 5. Archival photograph from 1974, showing 664-680 Yonge Street (Toronto Historical Board).



City of Toronto Archives, Fonds 1526, File 2, Item 82

Figure 6. Archival photograph from 1975, showing 664-680 Yonge Street (City of Toronto Archives).



Figure 7. Archival photograph from 1991, showing 664-680 Yonge Street (City of Toronto Archives).



Figure 8. Composite image of 664-680 Yonge Street (Heritage Planning, 2023).



Figure 9. Primary (east) elevations of 664-666 Yonge Street (Heritage Planning, 2023).



Figure 10. Primary (east) elevations of 668-670 Yonge Street (Heritage Planning, 2023).



Figure 11. Primary (east) elevation of 672 Yonge Street (Heritage Planning, 2023).



Figure 12. Primary (east) elevations of 676-678 Yonge Street (Heritage Planning, 2023).



Figure 13. Primary (east) elevation of 680 Yonge Street (Heritage Planning, 2023).



Figure 14. Detail of dormers, 678-680 Yonge Street (Heritage Planning, 2023).



Figure 15. Rear (west elevation of 678-680 Yonge Street, showing the warehouses constructed by Jacob Yolles (Heritage Planning, 2023).



Figure 16. View of the west side of Yonge Street at Irwin Avenue/Gloucester Street, looking northwest towards the subject properties (Heritage Planning, 2022). The properties at 646-658 Yonge Street and the subject properties at 664-680 Yonge Street are both examples of the groupings of row properties found on this portion of Yonge Street.



Figure 17. West elevation of 680 Yonge Street as viewed from St Nicholas Street, with one of the Scottish Ontario and Manitoba Land Company Cottages visible on the right (Heritage Planning, 2023).



Figure 18. Row of cottages on St Nicholas Street, constructed in 1883 by the Scottish Ontario and Manitoba Land Company (Heritage Planning, 2022).

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**STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

The properties at 664, 666, 668, 670, 672 (including structure address at 674), 676, 678 and 680 (including entrance address at 682) Yonge Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical value, historical/associative value and contextual value.

Description

The properties at 664, 666, 668, 670, 672 (including structure address at 674), 676, 678 and 680 (including entrance address at 682) Yonge Street are located on the west side of Yonge Street, in the block between Irwin Avenue and St Mary Street. They comprise a row of ten mixed-use buildings constructed in 1883, and retain their original scale, form, and massing as 2-1/2-storey buildings designed in the Second Empire style. These properties are part of a cohesive grouping of built heritage resources that provide a distinct sense of place and represent Toronto's 1860s-1950s architecture, a period when historic Yonge's commercial main street character was established and flourished.

The properties were included on the City of Toronto's Inventory of Heritage Properties (now the Heritage Register) in 1974 and are identified as contributing properties in the Historic Yonge Street Heritage Conservation District, adopted by City Council in 2016 and currently under appeal.

Statement of Cultural Heritage Value

Constructed as a row of ten stores in 1883, the properties at 664-680 Yonge Street have cultural heritage value as a representative example of the fine-grained mixed-use/commercial building typology that emerged along Yonge Street, north of College Street, in the late 19th century and persisted until the mid-20th century. They are notable for their atypical scale, form, and massing, which is larger in comparison to other 2-1/2 storey buildings in the area. The properties display many characteristics of the Second Empire style, including a multi-sloped roof, dormer windows, and prominent window hoods, and maintain a high degree of integrity, both as individual properties and as a row.

The row of properties at 664-680 Yonge Street displays a high degree of artistic merit, achieved through the unique application of the Second Empire style, including details such as a gambrel roof with trim board, ornamented fire wall parapets, and elaborate dormer windows with gable roofs and projecting cornices. The design of each bay is repeated across the length of the row, establishing a consistent rhythm of smaller storefront units. The artistry in the design is complemented by the skilled carpentry work displayed by the dormers, brackets, and other woodwork. The result is a grand and highly refined composition.

The properties demonstrate the work of E.J. Lennox, one of Toronto's most significant architects. Lennox partnered with William Frederick McCaw for five years before establishing his own practice in 1881, and the row of ten stores for the Scottish Ontario and Manitoba Land Company (1883) are among his earlier solo commissions. The properties at 664-680 Yonge Street are a rare example of commercial row buildings in his portfolio but exemplify the same attention to detail that characterises his work. Over the course of his career, Lennox skillfully applied a variety of architectural styles to his projects, including Second Empire, Neo-Classical and Beaux-Arts, but he is best known for his use of the Richardsonian Romanesque style, as demonstrated by his designs for Old City Hall (1899), and the West Wing of the Ontario Legislative Building (1909).

Contextually, the properties at 664-680 Yonge Street have cultural heritage value for maintaining and supporting the historic main street character of Yonge Street, south of Bloor Street. Situated on the west side of Yonge Street on the block between Irwin Avenue and St Mary Street, the scale, form and massing of the subject properties contribute to the low-rise streetwall condition found on this portion of Yonge Street and are consistent with the rhythm produced by fine-grained storefronts along the streetwall. The properties comprise an intact row of 10 storefront bays sharing a uniform architectural treatment, a typology that is found in a high concentration along this portion of Yonge Street, particularly on the west side of the street. The buildings' Second Empire style is one of several predominant architectural styles in the area.

The properties at 664-680 Yonge Street are functionally, visually and physically linked to Yonge Street, Toronto's "Main Street", as commercial buildings housing the services, amenities, and employment opportunities necessary to support daily life in neighbouring residential areas. The Scottish Ontario and Manitoba Land Company purchased the large development block and subdivided it, constructing both the subject properties on Yonge Street and a row of 10 dwellings fronting onto St Nicholas Street the same year. The properties are also historically linked to the metamorphosis of Yonge Street into Toronto's main commercial corridor.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the properties at 664-680 Yonge Street as a fine example of a mixed-use/commercial building typology from the late-19th century designed in a Second Empire style:

- The placement, setback and orientation of the row of buildings on the west side of Yonge Street between Irwin Avenue and St Mary Street
- The rectangular plan, scale, form and massing of the 2-1/2-storey buildings
- The materials, including the brick cladding and stone and wood detailing
- The gambrel slate roofs with the projecting cornice that spans the full width of all ten elevations
- The brick parapet firewalls at the roof (with a bracket form at base and top) and the projecting brick pilasters at the wall, which divide the collection of ten buildings into 5 sections each comprising two commercial units

- The principal Yonge Street (east) elevations of each bay comprising a storefront on the ground (first) floor, two flat-headed window openings on the second floor, and a large dormer window inset with a pair of window openings
- The wood details on the dormers, including the brackets, window frames, cornice, and pediment framing
- The projecting brick string courses and prominent hood moulds with brackets accenting the flat-headed openings on the second storey
- Ground floor storefronts featuring an increased proportion of glazing compared to the upper stories (the storefronts have been modified)
- Recessed entrances providing at-grade access from the street to the ground floor and upper floors of the buildings

Historical and Associative Value

The following heritage attribute contributes to the cultural heritage value of the properties at 664-680 Yonge Street as early and rare examples of main street commercial properties designed by notable architect E.J. Lennox:

- The placement, setback and orientation of the building on the west side of Yonge Street between Irwin Avenue and St Mary Street
- The use of the Second Empire style, which Lennox employed frequently during the foundational years of his career while in partnership with William Frederick McCaw and his early solo practice

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the properties at 664-680 Yonge Street as supporting and maintaining the character of this portion of Yonge Street, and as being historically, functionally, and visually linked to their surroundings:

- The placement, setback and orientation of the row of buildings on the west side of Yonge Street between Irwin Avenue and St Mary Street
- The scale of the buildings, which is consistent with the 2-4 storey streetwall height along this portion of Yonge Street
- The materials of the buildings, which are consistent with the brick, stone, and wood detailing found along this portion of Yonge Street
- The use of the Second Empire style, which is one of several predominant architectural styles on this portion of Yonge Street
- The recessed entrance doorways of the ground floor units, which are consistent with the storefronts along this portion of Yonge Street
- The higher percentage of glazing on the ground floor façade along Yonge Street relative to upper floors, which serves the purpose of indicating retail use at-grade that can be accessed directly from Yonge Street and residential and/or commercial uses in upper floors