

699 and 707 Yonge Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: October 16, 2023

To: Toronto Preservation Board

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

Wards: Ward 11 - University-Rosedale

SUMMARY

This report recommends that City Council state its intention to designate the properties at 699 Yonge Street (including entrance address at 701 Yonge Street) and 707 Yonge Street (including entrance addresses at 703 and 705 Yonge Street, and 5, 7, 9, 11, 13, 15 and 17 Hayden Street) under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value according to the Statement of Significance and description of Heritage Attributes found in Attachment 3.

Located on the east side of Yonge Street south of Hayden Street, the properties at 699 and 707 Yonge Street contain a 3-storey brick row building constructed in 1887. The row originally featured four commercial units divided into two pairs by a parapet firewall along the present-day property line between 699 and 707 Yonge Street.

The Brass Rail Tavern has operated at 699 Yonge Street since 1948. Both halves of the commercial row at 699 and 707 Yonge Street have been over-clad, obscuring the original brick walls underneath.

The subject properties were listed on the Heritage Register in March 2016 and are included in the Historic Yonge Heritage Conservation District, which is currently under appeal to the Ontario Land Tribunal.

Staff have determined that the properties at 699 and 707 Yonge Street meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under design/physical and contextual values. 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.

In September 2022, the City received Zoning By-law Amendment and Site Plan Control applications related to the proposed redevelopment of the subject properties. The proposed development would retain and restore the 3-storey brick façade of the row

building corresponding to entrances at 699-705 Yonge Street (which is currently over-clad) as part of the podium of the tower and would demolish two other structures located within the development site.

The City Clerk issued a complete application notice for the Zoning By-law Amendment on June 30, 2023. The applicant has provided a waiver to extend the 90-day timeline established under Bill 108 through February 1, 2024. At the time of this report, there is no confirmed date for a Toronto Preservation Board meeting in January 2024; therefore, City Council must make a decision at its December 13-15, 2023, meeting to ensure sufficient time is provided for the City Clerk to issue a notice of intention to designate within the prescribed timeline.

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 under Section 29(1.2)1 of the Ontario Heritage Act. This requirement does not apply to a Prescribed Event that has occurred prior to January 1, 2023.

RECOMMENDATIONS

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

1. City Council state its intention to designate the properties at 699 and 707 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 699 and 707 Yonge Street (Reasons for Designation) attached as Attachment 3, to the report, October 16, 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.

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

DECISION HISTORY

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, designating the Historic Yonge Street Heritage Conservation District and adopting the associated District Plan.

As part of this decision, City Council included the properties at 699 (including entrance address of 701 Yonge Street) and 707 Yonge Street (including entrance addresses at 703 and 705 Yonge Street, and 5, 7, 9, 11, 13, 15 and 17 Hayden Street) on the City of Toronto's Heritage Register. The properties were identified as contributing properties within the Historic Yonge Street HCD, which is currently under appeal.

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

On May 10, 2023, City Council adopted item CC6.3, in support of proposed revisions to the policies in the Historic Yonge Street Heritage Conservation District Plan. The confidential attachments were made public on June 5, 2023. The subject properties continue to be identified as contributing properties to the District.

[CC6.3 - Designation of the Historic Yonge Street Heritage Conservation District Under Part V of the Ontario Heritage Act - Request for Directions](#)

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

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

Further, the policies and definitions of the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

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

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

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>

As of July 1, 2021, Section 29(1.2) of the Ontario Heritage Act restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days of a "Prescribed Event".

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 Prescribed Event is not the date a development application is deemed complete or when an application is made to the City. A Prescribed Event, including any prescribed exceptions, are defined under O. Reg 385/21.

If a new or subsequent Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application is submitted on the same property, the Prescribed Event date is reset to the new date the City Clerk issues notice to the public of the new or subsequent complete application.

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It 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. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here:

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

COMMENTS

The properties at 699 (including entrance address of 701 Yonge Street) and 707 Yonge Street (including entrance addresses at 703 and 705 Yonge Street, and 5, 7, 9, 11, 13, 15 and 17 Hayden Street) were listed on the City of Toronto's Heritage Register in 2016.

Located on the subject properties is a historic commercial row building, which originally featured four commercial units corresponding to addresses 699, 701, 703, and 705 Yonge Street that was divided into two pairs by a parapet firewall along the present-day property line between 699 and 707 Yonge Street. Both halves of the row have been over-clad, obscuring the historic brick walls beneath. Although the storefronts have been altered, the building retains its scale, form, and massing. Investigative testing recently conducted at 703-705 Yonge Street revealed that masonry detailing from the 19th-century remains beneath the over-cladding.

The properties are 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.

In September 2022, the City received Zoning By-law Amendment and Site Plan Control applications related to the proposed redevelopment of the subject properties with a 64-storey residential building consisting of 514 units. The proposed development would retain and restore the 3-storey brick façade of the row building corresponding to retail entrances at 699-705 Yonge Street (which is currently over-clad) as part of the podium of the tower and would demolish two other structures located within the development site: an over-clad building located on the corner of Yonge and Hayden streets (retail entrance 707 Yonge Street) and a house-form building at northeast corner of the property with the entrance address of 17 Hayden 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 and a Cultural Heritage Evaluation Report (CHER) completed by ERA Architects Inc. and dated September 15, 2022, were submitted to support the application and are currently under review.

The properties 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 subject properties are adjacent to the listed properties at 695, and 750-758 Yonge Street. They are near to several properties that are designated under Part IV of the Ontario Heritage Act, including 720 and 774-776 Yonge Street, and 30 Charles Street East.



Figures 1-2: Archival (1948) and current (2023) image of 699 and 707 Yonge Street (Left: City of Toronto Archives with overlay by Heritage Planning; Right: Heritage Planning).

1. DESCRIPTION

699 and 707 Yonge Street	
ADDRESS	- 699 Yonge Street (including entrance address at 701 Yonge Street) - 707 Yonge Street (including entrance addresses at 703 and 705 Yonge Street, and 5, 7, 9, 11, 13, 15 and 17 Hayden Street)
WARD	Ward 11 - University-Rosedale
LEGAL DESCRIPTION	699 Yonge Street: CON 1 FB PT PARK LOT 8 PLAN 163 PT LOT 1 RP 66R13204 PARTS 1 & 3 707 Yonge Street: CON 1 FB PT PARK LOT 8 PLAN 163 LOT 4
NEIGHBOURHOOD/COMMUNITY	Church-Wellesley ¹
HISTORICAL NAME	Prior to 1890, the properties were recorded by their historic addresses of 677, 677-1/4, 677-1/2 and 677-3/4 Yonge Street.
CONSTRUCTION DATE	1887
ORIGINAL OWNER	N/A
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	See Section 2
DESIGN/CONSTRUCTION/MATERIALS	See Section 2
ARCHITECTURAL STYLE	See Section 2
ADDITIONS/ALTERATIONS	See Section 2
CRITERIA	Design/Physical, Contextual
HERITAGE STATUS	Listed (2016)
RECORDER	Heritage Planning: Megan Albinger
REPORT DATE	October 2023

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the properties at 699 and 707 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 As defined by City of Toronto Neighbourhoods map and profiles

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.
1799	John Elmsley purchases the northern part of Park Lot 8 on the east side of Yonge Street.
1820s-1870s	Elmsley begins to sell portions of his land holdings and Yonge Street gradually starts to emerge as a commercial main street corridor.
1884	The house-form building at 17 Hayden Street, located on 707 Yonge Street, is constructed
1887	The subject building is constructed, and the four units at 677, 677-1/4, 677-1/2, and 677-3/4 appear in the City Directories as vacant. By 1888, they are occupied.
1890	The street numbering of the row is updated to 699-705 Yonge Street.
c.1914	The commercial building on the corner of Yonge and Hayden streets, located on 707 Yonge Street, is constructed.
1948	707 Yonge Street (including 705 Yonge Street) becomes known as the Walker Building. The units at 699 and 701 Yonge Street are altered to become the Brass Rail Tavern.
1954	The Yonge Subway line opens.
1962	The property at 699 (including entrance address at 701) Yonge Street is first over-clad.
1972-1973	Following the departure of the Walker Fur Company, substantial interior alterations are made at 707 Yonge Street. The property at 699 Yonge is over-clad with wooden siding.
1978	The property at 707 Yonge Street is over-clad with corrugated metal siding.
1990s-2000s	The illuminated sign boxes covering the west elevation of 699 Yonge Street are installed on top of the wood cladding.
2016	699 and 707 Yonge Street were Listed on the Heritage Register

ii. HISTORICAL BACKGROUND

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

Historic Yonge Street

The properties at 699 and 707 Yonge Street occupy two contiguous lots on the east side of Yonge Street, south of Hayden Street (Figures 3-4). 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.

The original grantee of Park Lot 8 on the east side of Yonge Street was George Playter, who sold his entire land holdings within three years. The northern portion was sold to John Elmsley, whose estate passed to his wife and heirs upon his death in 1805. By the mid-19th century, approximately 6 acres of land between Yonge and Church streets, south of Bloor Street, had been acquired by William Hayden from Elmsley's widow. Hayden lived on the east side of Yonge Street south of the toll gate, and was responsible for registering Plan of Subdivision 163, creating the lots on the north and south sides of Hayden Street, including those fronting onto Yonge Street where the subject properties of 699 and 707 Yonge Street are located.²

699 and 707 Yonge Street

Development on Yonge Street on the block between Charles Street East and Hayden Street began relatively early, with several wood frame buildings indicated on historical maps dating to the mid-19th century. One of the properties was a 1-storey structure predating 1850, located on the lots occupied by present-day 699 and 707 Yonge Street.³ The wood frame and brick structure was set back from Yonge Street, and City Directories from the 1860s-1880s suggest that it had a residential, rather than commercial use. In 1886, the 1-storey house-form building was demolished, and Fire Insurance maps indicate that it was replaced by a 3-storey brick building with four bays, filling in the streetwall along Yonge Street (Figure 7). The four units in the row were first listed in the 1887 City Directories as vacant but were all fully occupied by the following year.⁴

The property at 699 Yonge comprises two of the four bays from the 1887 row. The two units were occupied by a variety of commercial businesses up until 1948, when they were consolidated and converted into the Brass Rail Tavern. The business first

2 LRO Records, Book 218 Plan 163, p95. Eric Arthur notes that Hayden was a carpenter, as well as the contractor for the jail and courthouse in 1824 (p.282).

3 The distinctive U-shaped building footprint is distinguishable on the 1851 Fleming Topographical Plan of the City, the 1858 Boulton Atlas, and the 1880 Goad Insurance Plan of the City of Toronto.

4 Prior to 1890, the buildings appear in the Directories by their historic addresses of 677, 677-1/4, 677-1/2, and 677-3/4 Yonge Street.

launched as a family-friendly food establishment featuring live performances by both local and touring musicians but started shifting toward adult entertainment in the late 1960s and early 1970s.

This shift coincides with broader changes happening on Yonge Street at the time. During the 1960s-1970s, the street played an increasingly important role in Toronto's counterculture and musical scene, with numerous entertainment, arts, and culture venues established along the Yonge Street corridor. Also beginning in the 1970s, a portion of Yonge Street became known as "Sin Strip" due to the high prevalence of businesses perceived to be indecent by the general public. The highest concentration of these establishments was found between Queen and Gerrard streets, several blocks south of the subject properties, but Yonge Street's reputation (and several businesses) extended beyond those boundaries, resulting in a concerted effort by local politicians to "clean up" the whole street over a prolonged period. During the 1970s, the business at 699 Yonge Street operated under the name of Yonge Station and continued to have a dual function as a music venue. It relaunched as the Brass Rail in the 1980s and transitioned into a full-time strip club.

The present-day property parcel at 707 Yonge Street contains three distinct structures: the remaining two bays that form the row building, a three-storey commercial building on the corner of Yonge and Hayden, and a house-form building fronting onto Hayden Street.

The three-storey commercial structure on the corner appears to have been constructed in c.1914,⁵ replacing an earlier 2-storey wood frame building dating to 1869 (Figure 8). For several decades the building was known as the Wilson Building. In 1948 it was renamed the Walker Building in reference to the Stan Walker Fur Company, who owned and operated out of the building for approximately four decades between the early 1930s and 1970s. The Walker Fur Company acquired the adjacent buildings at 705 and 703 Yonge Street by the early 1950s and remained at the corner of Yonge and Hayden streets until a business merger in 1973. The departure of the Walker Fur Company in the 1970s corresponds to significant interior alterations at 703-707 Yonge Street and the subsequent alterations to the buildings' exteriors, including the corrugated metal over-cladding.⁶

The house-form building located on 707 Yonge Street at the entrance address of 17 Hayden Street, dates to 1884. Originally known as 9 Hayden Street, the building was used as a residence until 1950, when the Walker Fur Company began using it for storage. Since 1973, it has been occupied by a variety of commercial businesses, including several years a restaurant establishment.

⁵ This date is obtained by cross-referencing the businesses identified on a Fire Insurance Plan with the City Directories. In 1914, the address is vacant. Prior to this, the address has only a single tenant, whereas afterwards, the address is associated with multiple tenants, likely as a result of the enlarged building footprint.

⁶ Archival photographs show that the building at 707 Yonge Street originally had a front-facing central pediment or gable; this feature appears to have been removed from the façade between 1948 and 1974, possibly in conjunction with the other exterior alterations following the sale of the building in the early 1970s.

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 main street commercial row building at 699 and 707 Yonge Street (corresponding to entrance addresses at 699, 701, 703, and 705 Yonge Street) was constructed in 1887 (Figure 14). The 3-storey brick row comprises four bays divided into two pairs by a parapet firewall along the present-day property line between 699 and 707 Yonge Street. The building retains its original scale and rectangular form. Although there have been several rear additions to both properties, the original massing remains distinguishable (Figures 16-17). In addition, the storefronts have been altered, reducing the number of ground floor commercial occupants from four to two.

Both halves of the row have been obscured by a significant amount of signage and over-cladding, obscuring the brick walls, architectural detailing, and some window openings beneath. Based on archival photographs, the design of the original building was primarily influenced by the Italianate style. This style is expressed through the vertically oriented double windows in each bay of the second and third storeys, the horizontal band of masonry detailing between the upper floors,⁷ and the flat roof. The building also had a prominent cornice spanning the width of the row until it was removed between 1924 and 1938 (Figures 9-10). As originally constructed, each of the four bays of the row is framed by pilasters connected above the third storey windows by a segmental arch, giving the appearance that the windows in each bay are within a recessed section of the façade (Figure 11).

The Fire Insurance Plan from 1913 indicates that several additions had been constructed to the rear of all four bays during the early part of the 20th century. However, it was several more decades before the west elevation of the row (facing Yonge Street) was altered through over-cladding. In 1962, a large sign and cladding material was installed on the southern half of the row (699-701 Yonge Street), covering most of the upper floors (Figures 12-13).⁸ In 1972-73, a new design for the façade replaced the first iteration of signage with vertical wood siding (Figure 14), which appears to be extant beneath the illuminated sign boxes that currently characterize the west elevation.⁹ The corrugated steel cladding on the northern half of the row and 707 Yonge Street dates to 1978 (Figure 15). In 2007, a fire that originated in the signage covering the third floor of the Brass Rail (699-701 Yonge Street) caused damage to the front façade.

7 Known photographs of the building are all taken oblique angles and do not clearly show whether the decorative bands are corbeled brick, terra cotta, or another material.

8 Prior to this, while there are permits on file for alterations to the west elevation of the buildings, archival photography indicates that in some cases these plans were not carried out. One notable example includes a set of drawings dating to 1919 drawn by Montreal-based architect Philip John Turner (1876-1943) for the Molsons Bank, which would have created a Neoclassical appearance at 699 Yonge. Although the Molsons Bank did occupy the property from 1920-1924, the alterations were never completed.

9 The wood cladding is visible in a few locations, including at the south end of the building beneath the signage installed on the south elevation as well as above the two window openings.

In 2022, ERA Architects and Historic Restoration Ltd. completed investigative testing in several locations behind the corrugated metal cladding at 703-705 Yonge Street. The inspection discovered that the brick masonry façade of 699-705 Yonge Street is generally intact behind the over-cladding. The openings at 703 Yonge Street revealed that the window openings at the third floor retain their original wood frames, brick piers, sills, and lintels. The window openings at the second floor of 703-705 have been modified to remove the central pier, but otherwise appear to be in the original location based on observations of the jamb. Original stone sills also appear to be present, however archival photographs suggest the openings were originally taller, and did not align with the openings at 707 Yonge Street as they currently do, indicating that the height of the opening has possibly been altered. Original brick detailing at the arches above the third-floor window and of stringcourses between the second and third floors and openings was also observed. Conclusions regarding the condition of the historic masonry elevation beneath the over-cladding 699-701 Yonge Street were drawn from visual inspection made from sections of metal cladding removed along the property line.

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 locations of the properties 699 Yonge Street (including entrance address at 701 Yonge Street) and 707 Yonge Street (including entrance addresses at 703 and 705 Yonge Street, and 5, 7, 9, 11, 13, 15 and 17 Hayden Street) are shown on the map included as Figure 3 in Attachment 1 (Maps and Photographs) below. The properties are situated on the east side of the street, in the block between Charles Street East and Hayden Street. A laneway with access only from Charles Street ends at the southern property line of 699 Yonge Street.

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 share a similar late-19th-century or mid-century modern architectural character.

Yonge Street's main street character is generally typified by 3-storey heights, narrow building frontages, no setback from the street, flat or mansard roof profiles, brick construction with stone and wood detailing, storefronts at grade, and a variety of late-19th- and early 20th-century stylistic vocabularies, including Georgian, Italianate, Romanesque and Second Empire, Edwardian, and Mid-century Modern. The District's grouping of built heritage resources provides a distinct sense of place along a street that serves important civic and commercial functions in the city (Figures 17-18).

Hayden Street, like many of the streets intersecting with Yonge between College and Bloor streets, was initially developed with a residential character but many of the original house-form buildings were demolished in the 1950s and 60s following the construction of the subway line (Figures 19-20). The house-form building at 17 Hayden Street is one of only a few extant buildings that indicate the original low-scale residential character of the street. It, like some other properties along Hayden, was adapted for commercial uses, while in many other cases the small, narrow lots have been redeveloped with a mix of commercial and multi-unit residential buildings with significantly larger footprints. Immediately to the east of the subject properties is a 6-storey municipal parking garage built atop land that had been cleared for the construction of the Yonge Subway Line. On the north side of Hayden Street near Yonge, the built form includes the loading bays and service entrances to high-rise buildings fronting onto Yonge Street and Bloor Street. Further east, late-20th century commercial and institutional buildings and a few surviving 19th century house-form buildings are mixed among the predominant typology of contemporary high-rise condominium towers.

Nearby buildings designated under Part IV of the Ontario Heritage Act include the William Luke Buildings at 774 Yonge Street (c.1885), the St. Charles Court Apartments at 30 Charles Street East (1914-1915), the commercial buildings at 710-718 Yonge Street (c.1909), and the Robert Barron Building (1889 and 1902) at 720 Yonge Street.

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	N/A
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

The main street commercial row building at 699 and 707 Yonge Street (corresponding to entrance addresses at 699, 701, 703, and 705 Yonge Street) has design and physical value for its typology as a representative example of a late nineteenth century Main Street Commercial Row building constructed during a significant period of development

along Yonge Street. Built in 1887, the 3-storey brick building incorporates architectural details influenced by the Italianate style, including vertically oriented double windows above the ground floor, a horizontal band of masonry detailing between the upper floors, and the flat roofline.

HISTORICAL OR ASSOCIATIVE VALUE

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

CONTEXTUAL VALUE

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

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

Contextually, the buildings at 699 and 707 Yonge Street has cultural heritage value for maintaining and supporting the historic main street character of Yonge Street, south of Bloor Street. Situated on the east side of the block between Charles Street East and Hayden Street, the row building on the subject properties contributes to the low-rise streetwall condition and character of this portion of Yonge Street through its scale, form and massing and through the continued presence of storefronts at grade. The Italianate style reflected by the building is one of several predominant architectural styles in the area.

Physically, functionally, visually or historically linked to its surroundings

The commercial row building on the properties at 699 and 707 Yonge Street is functionally, visually, and physically linked to Yonge Street, Toronto's "Main Street", through housing the services, amenities, and employment opportunities necessary to support daily life in neighbouring residential areas. The properties are also historically linked to the metamorphosis of Yonge Street into Toronto's main commercial corridor and to the establishment of Yonge Street as a prominent entertainment strip in Toronto.

CONCLUSION

Staff have completed the Research and Evaluation Report for the properties at 699 and 707 Yonge Street and determined that the properties meet 3 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Act. As such, the properties should be designated.

The Statement of Significance (Attachment 3) 699 and 707 Yonge Street, comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

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SIGNATURE

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ATTACHMENTS

Attachment 1 – Maps and Photographs: 699 & 707 Yonge Street
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation) – 699 and 707 Yonge Street

MAPS AND PHOTOGRAPHS: 699 & 707 YONGE STREET ATTACHMENT 1

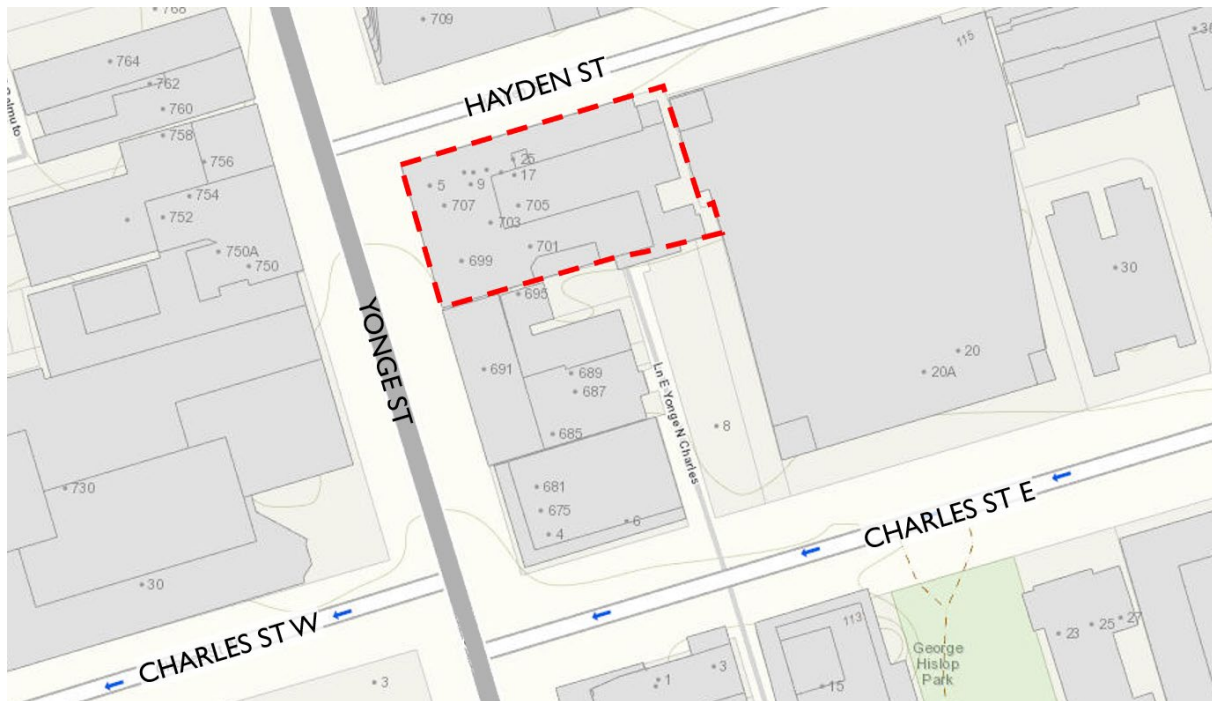


Figure 3: Map showing the location of the subject properties outlined in red at 699 Yonge Street on the east side of Yonge Street between Charles Street East and Hayden Street. This location map is for information purposes only; the exact boundaries of the properties are not shown (City of Toronto Mapping).



Figure 4. Aerial View (base image 2022) showing the location of the properties on Yonge Street, south of Hayden Street. The approximate boundary of the properties is outlined in red (City of Toronto Mapping).

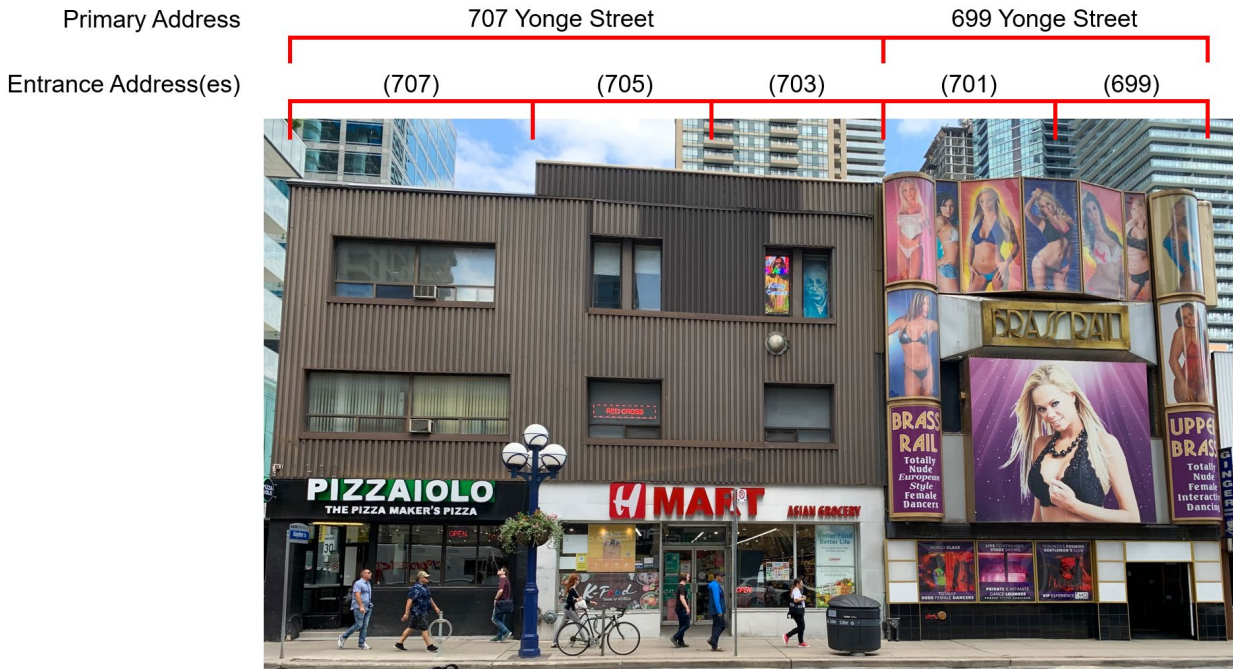


Figure 5. West (principal) elevations of 699 and 707 Yonge Street, with entrance addresses indicated. (Heritage Planning 2023).



Figure 6. Partial north elevation 707 Yonge Street, with entrance addresses indicated. (Heritage Planning 2023).

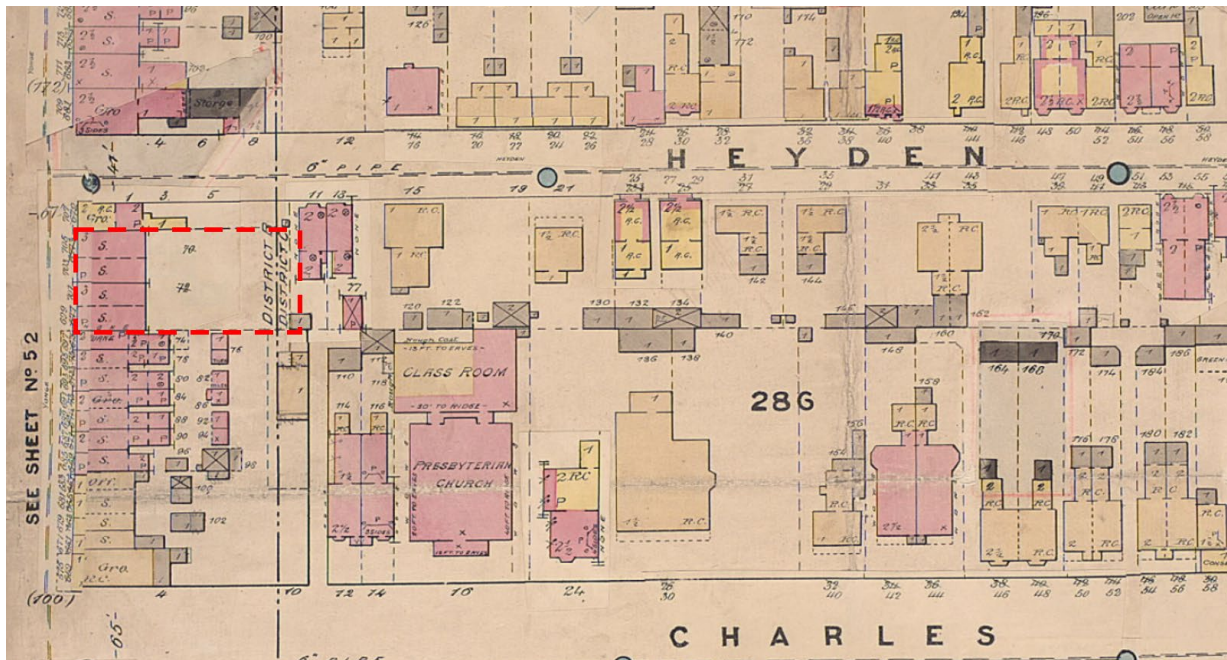


Figure 7. Excerpt from 1889 Fire Insurance Plan, Plates 53. The row building at 699-705 Yonge Street is outlined in red on the map (Ng).

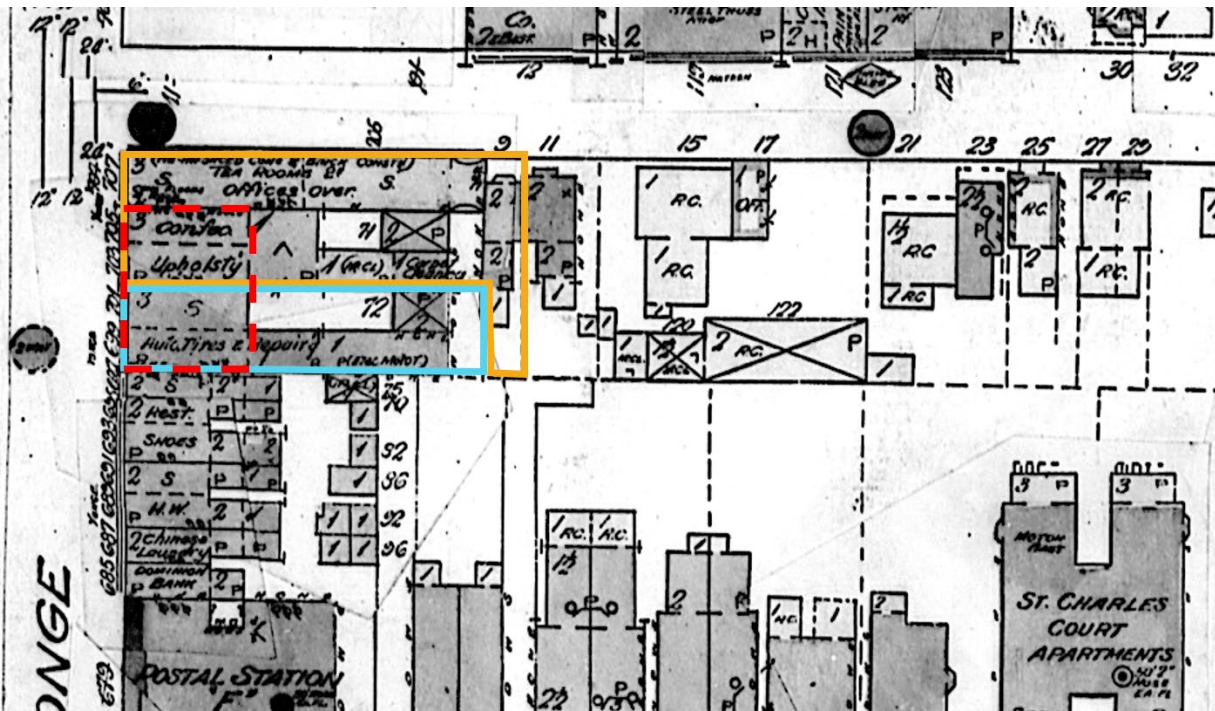


Figure 8. Excerpt from a 1909 Fire Insurance Plan, updated to c. 1915. The original footprint of the 3-storey commercial row building at 699-705 Yonge Street is outlined in red on the map. The approximate boundary of the property at 699 Yonge Street is outlined in blue, and the approximate boundary of the property at 707 Yonge Street, including the corner building and the house-form building at 17 Hayden Street is outlined in orange (base map University of Toronto, annotated by Heritage Planning).

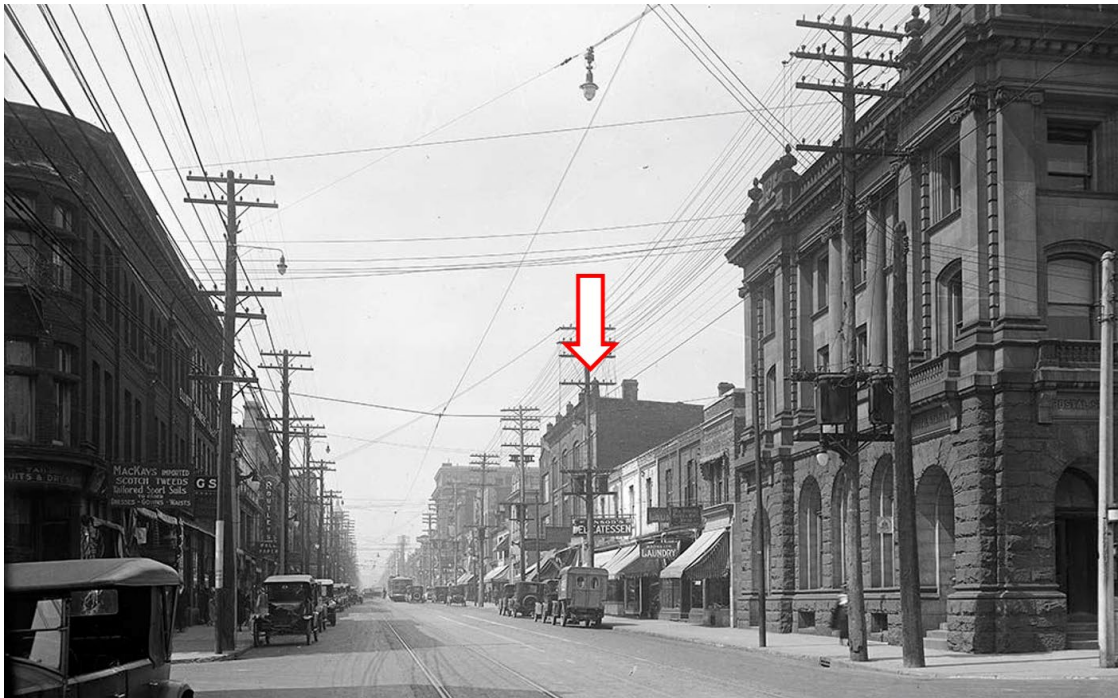


Figure 9. Archival photograph from June 12, 1924, showing the commercial row building at 699 and 707 Yonge Street with the original cornice (City of Toronto Archives, Fonds 1231, Item 2018).

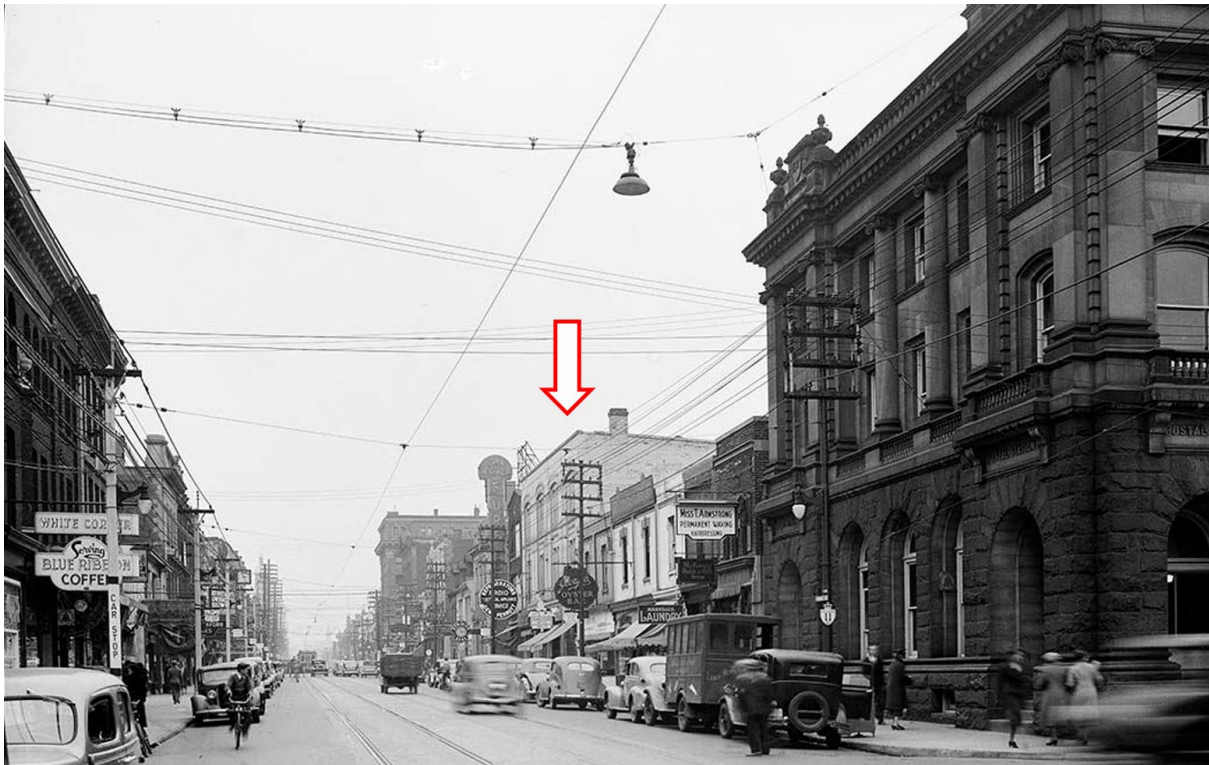


Figure 10. Archival photograph from October 13, 1938, showing the commercial row building at 699 and 707 Yonge Street. The cornice has been removed (City of Toronto Archives, Fonds 1231, Item 1990).



Figure 11. Detail of commercial row building at 699 and 707 Yonge Street from an archival photograph from 1948. The hoarding in front of the building may be related to the alterations undertaken to convert 699-701 Yonge Street into the Brass Rail Tavern (City of Toronto Archives, Fonds 1303, Series 978, File 1, Item 28).



Figures 12-13. Architects' rendering from 1962 (City of Toronto Building Records) and archival photograph from 1970 (Bob Olsen, Toronto Star, via Toronto Public Library) illustrating the first rendition of the over-cladding on 699 Yonge Street.



Figure 14. Archival photograph from 1974, showing the wood siding on 699 Yonge Street. The northern half of the row building (entrances at 703-705 Yonge Street) has not yet been over-clad (City of Toronto Archives, Fonds 1526, File 2, Item 8).



Figure 15. Archival photograph from 1991. Window openings that generally match the size and orientation of the original building can be observed on the second floor of 699 Yonge Street, outlined in neon lighting. The steel cladding on 707 Yonge Street is visible (City of Toronto Archives, Fonds 2043, Series 2573).



Figure 16. 699 and 707 Yonge Street, viewed from southeast (from adjacent public parking structure) (Heritage Planning, 2023).



Figure 17. 699 and 707 Yonge Street, viewed from the northwest (Heritage Planning, 2023).

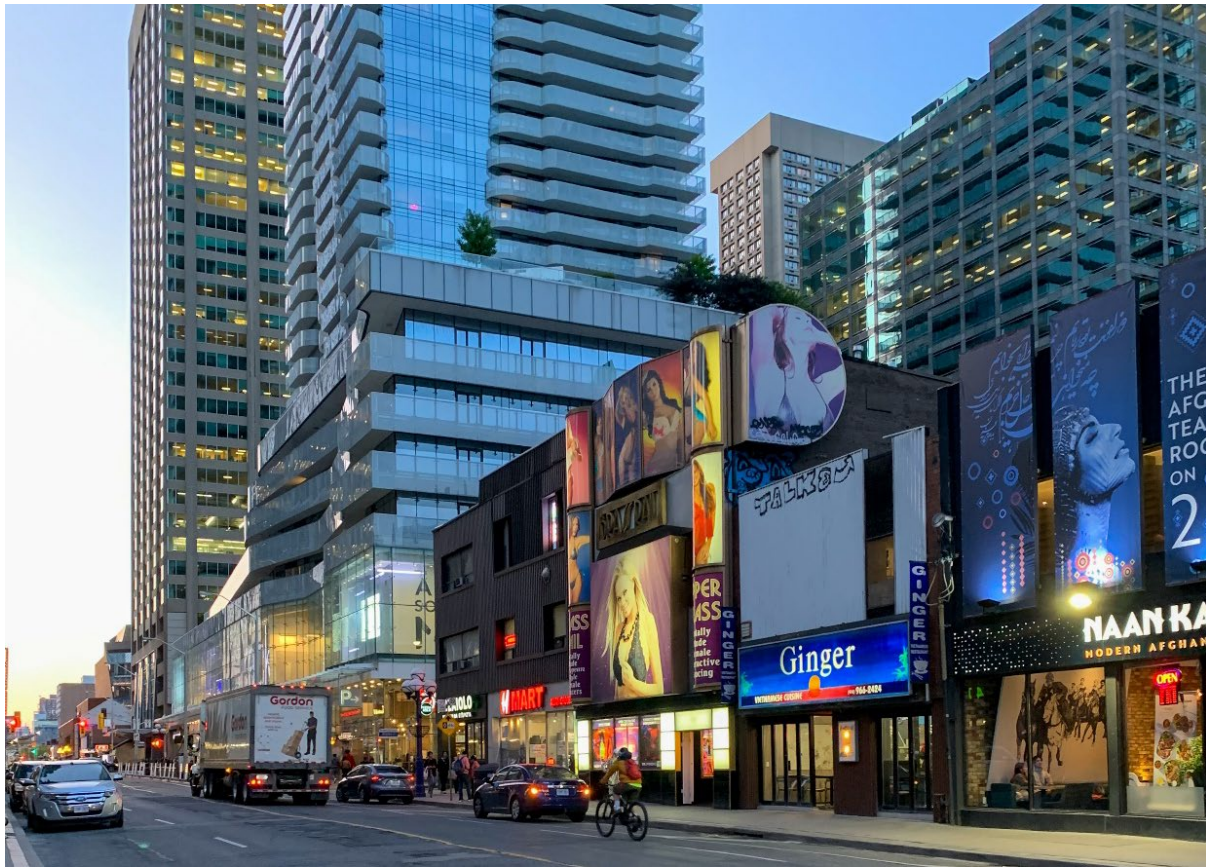


Figure 18. 699 and 707 Yonge Street, viewed from the southwest (Heritage Planning, 2023).



Figure 19. North elevation of 707 Yonge Street, including the house-form building at 17 Hayden Street (Heritage Planning, 2023).



Figure 20. View of Hayden Street, looking east (Heritage Planning, 2023).

Archival Sources

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Secondary Sources and Articles

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**699 AND 707 YONGE STREET
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

ATTACHMENT 3

The properties at 699 and 707 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 and contextual value.

Description

Located on the east side of Yonge Street, the properties at 699 (including entrance address at 701 Yonge Street) and 707 Yonge Street (including entrance addresses at 703 and 705 Yonge Street, and 5, 7, 9, 11, 13, 15 and 17 Hayden Street) contain a three-storey brick row building (1887). The row originally featured four commercial units, divided into two pairs by a parapet firewall along the present-day property line between 699 and 707 Yonge Street. Both halves of the row have been overclad, obscuring the brick walls beneath. The property at 707 Yonge Street also contains a three-storey commercial building fronting onto Yonge Street dating to c.1914, and a house-form building located at entrance address 17 Hayden Street dating to 1884. The 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 Heritage Register in 2016.

Statement of Cultural Heritage Value

The main street commercial row building at 699 and 707 Yonge Street (corresponding to entrance addresses at 699, 701, 703, and 705 Yonge Street) has design and physical value for its typology as a representative example of a late nineteenth century Main Street Commercial Row building constructed during a significant period of development along Yonge Street. Built in 1887, the 3-storey brick building incorporates architectural details influenced by the Italianate style, including vertically oriented double windows above the ground floor, a horizontal band of masonry detailing between the upper floors, and the flat roofline.

Contextually, the building at 699 and 707 Yonge Street has cultural heritage value for maintaining and supporting the historic main street character of Yonge Street, south of Bloor Street. Situated on the east side of the block between Charles Street East and Hayden Street, the row building on the subject properties contributes to the low-rise streetwall condition and character of this portion of Yonge Street through its scale, form and massing and through the continued presence of storefronts at grade. The Italianate style reflected by the building is one of several predominant architectural styles in the area.

The commercial row building on the properties at 699 and 707 Yonge Street is functionally, visually, and physically linked to Yonge Street, Toronto's "Main Street",

through housing the services, amenities, and employment opportunities necessary to support daily life in neighbouring residential areas. The properties are also historically linked to the metamorphosis of Yonge Street into Toronto's main commercial corridor and to the establishment of Yonge Street as a prominent entertainment strip in Toronto.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the 3-storey building at 699 and 707 Yonge Street (corresponding to entrance addresses at 699, 701, 703, and 705 Yonge Street) as a representative example of a late nineteenth century Main Street Commercial Row building incorporating architectural details of the Italianate style:

- The placement, setback and orientation of the row on the east side of Yonge Street south of Hayden Street
- The scale, form and massing of the 3-storey building with a rectangular shaped plan
- The flat roofline
- The materials, including the brick cladding and stone sills
- The composition of the west elevation, which is arranged in four bays framed by pilasters connected above the third storey windows by a segmental arch
- The brick detailing on the west elevation (currently over-clad), including the decorative brick band between the second and third floors and at the arches above the window openings

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the properties at 699 and 707 Yonge Street (corresponding to entrance addresses at 699, 701, 703, and 705 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 on the east side of Yonge Street between Charles Street East and Hayden Street
- The 3-storey scale, form and massing, which is consistent with the 2-4 storey streetwall height and rhythm of narrow storefronts along this portion of Yonge Street