

374, 376 and 378 Yonge Street- Refusal of Application for Alterations to Designated Heritage Properties Under Part IV, Section 33 of the Ontario Heritage Act

Date: March 7, 2024

To: Toronto Preservation Board

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

Wards: 11 - University-Rosedale

SUMMARY

This report recommends that City Council refuse the application under Section 33 of the Ontario Heritage Act to construct a new structure on the designated heritage properties at 374 (374A) Yonge Street, 376 (376A) Yonge Street and 378 Yonge Street, in connection with the development of the properties at 372-378 Yonge Street.

In July 2020, the City received an Official Plan and Rezoning application for a 74-storey mixed-use building followed in September 2021 by an application for Site Plan approval for the proposed development involving the subject properties.

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

On March 29, 30 and 31, 2023, City Council adopted the staff report and stated its intention to designate the properties at 374, 374 A and 376 Yonge Street (including the entrance address at 376 A Yonge Street) under Part IV, Section 29 of the Ontario Heritage Act. Both of these properties were designated for their design/physical and contextual value. 378 Yonge Street has been designated under Part IV of the Ontario Heritage Act since 1976.

On February 2, 2024 the owner submitted an application to alter the heritage property under Section 33 of the Ontario Heritage Act. This report recommends this application be refused.

RECOMMENDATIONS

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

1. City Council refuse the alterations to the designated heritage properties at 374, 376 and 378 Yonge Street (including entrance addresses at 374A and 376A Yonge Street) in accordance with Section 33 of the Ontario Heritage Act as found in the plans and drawings prepared by Dialog Architects dated October 26, 2023 and the Heritage Impact Assessment prepared by Philip Goldsmith Architect dated October 26, 2023.
2. In the event of an appeal to the Ontario Lands Tribunal, City Council authorize the City Solicitor and the necessary City staff to attend the Ontario Land Tribunal hearing in opposition to the appeal.

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

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

A Preliminary Report was adopted by Toronto East York Community Council on October 15, 2020 for a proposal at 372-378 Yonge Street. The Preliminary Report is available via the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE19.23>

On January 18, 2021, the applicant appealed the Zoning By-law and Official Plan amendment applications to the OLT due to Council not making a decision within the prescribed time frames in the Planning Act. A Request for Directions Report (dated March 23, 2021) from the Director, Community Planning, Toronto East York District, was considered by Toronto East York Community Council on April 21, 2021. City Council considered the report at its meeting commencing May 5, 2021 and adopted the item, directing the City Solicitor and City Planning staff to attend at the OLT and oppose the Zoning By-law and Official Plan Amendment Applications. The Council decision and related report can be accessed via this link:

<https://www.toronto.ca/legdocs/mmis/2021/te/bgrrd/backgroundfile-165304.pdf>

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

On March 29, 2023, City Council stated its intention to designate the properties at 374, 374 A and 376 Yonge Street (including the entrance address at 376 A Yonge Street) under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value. <https://secure.toronto.ca/council/agenda-item.do?item=2023.CC5.40>

BACKGROUND

Heritage Value

The subject site is located on the southwest corner of Yonge Street and Gerrard Street West. The site is a mix of 2-3-storey commercial buildings including one listed property (372 Yonge Street) and three designated properties at 374, 376 and 378 Yonge Street; Lyle building (including 374A and 376A Yonge Street). The site is approximately 961 square metres with a frontage of 31.5 metres on Yonge Street, 38.5 metres on Gerrard Street West and 26.9 metres on Walton Street.

372 Yonge Street: Located midblock on the west side of Yonge Street, between Gerrard and Walton Streets, the property at 372 Yonge Street comprises a two storey, heavily altered mixed-use building originally constructed in the 1860s. The property was identified for its potential cultural heritage value and listed on the City of Toronto's Heritage Register in 1990. The property has been modified extensively. Over the years the roof has been removed, the storefront removed and replaced and the presumed brick walls re-clad in a stone tile finish. The interior has been modernized. The property has lost its integrity necessary to communicate its cultural heritage value.

374 Yonge Street: Located midblock on the west side of Yonge Street, between Gerrard and Walton Streets, the property at 374 (and 374A) at Yonge Street comprises a two-and-one-half storey, Second Empire-style, commercial and residential mixed-use building constructed in 1862. The property at 374 A Yonge Street was identified for its potential cultural heritage value and listed on the City of Toronto's Heritage Register in 1990. The property was designated under Part IV of the Ontario Heritage Act by Council in March 2023.

376 Yonge Street: Located midblock on the west side of Yonge Street, between Gerrard and Walton Streets, the property at 376 Yonge Street (including the entrance address at 376 A Yonge Street) comprises a two-and-one-half storey, Georgian-style, commercial and residential mixed-use building constructed in 1865. The property at 376 Yonge Street was identified for its potential cultural heritage value and listed on the City of Toronto's Heritage Register in 1990. The property was designated under Part IV of the Ontario Heritage Act by Council in March 2023.

378 Yonge Street; The Dominion Bank Building at 378 Yonge Street was built in 1930 from the modern classical design of John Lyle. The property was included on the first

Toronto City Council Inventory of Heritage Properties on June 20, 1973. The property was designated under Part IV of the Ontario Heritage Act by City Council under By-law 85-76 on March 17, 1976. The designation by-law notes that the building was "designed in a simplified classical style" and that it "shows Lyle's distinctive detailing that is based on forms of flowers and animals native to Canada and on Canadian history and industry." It also notes that its location at "the south end of the widened portion of Yonge Street, from College Street to Gerrard Street, gives it great importance in the streetscape."

Heritage Adjacencies

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

Nearby properties that have been recognized for their cultural heritage value and designated under Part IV, Section 29 of the Ontario Heritage Act include:

- To the east, directly across Yonge Street:
 - 363-365 Yonge Street (1890),
 - 367 Yonge Street (1869),
 - 381 Yonge Street (1953),
 - 385-391 Yonge Street (1924)

- To the north:
 - 424 Yonge Street (1928-30)
 - 20 Gerrard Street East (1911)

- To the south:
 - 348-350 Yonge Street (1913)

- To the east:
 - Willard Hall, 20 Gerrard Street East (1911-12)

Additionally, several other buildings in the immediate vicinity are listed on the city's heritage register including 401 Yonge Street (1872) to the north and 364 Yonge Street (1914) to the south.

Alteration Proposal

At the subject site, a 74-story mixed use tower is proposed. The tower rises from behind the street wall established by the podium. Above the podium it is stepped back 1.0 metres (min)-1.5 metres behind the ridge of the existing roof ridges of 374, 374A, and 376 Yonge Street approximately 7.5 metres from Yonge Street.

Along the Yonge Street frontage a 7.5 metre step back is employed above the heritage building which is then reduced irregularly to 2 metres (see render in Attachment 4). Thus, the resultant reveal above the heritage properties is 7.5 metres directly at the heritage roofs but decreases to a 2 metre step back from the 7th and 9th floor. A slightly larger reveal is included above the former Dominion Bank building at 378 Yonge Street at the Yonge Street frontage.

Along the Gerrard Street frontage, above the former Dominion Bank building at 378 Yonge Street, step backs also occur irregularly at the 5th, 7th and 9th floors and transition from a 9.2 metre step back at roof level to a 2.0 metre step back at the 9th floor.

The intent of the project is to conserve the exterior walls at 374 and 376 Yonge Street, and as much as possible the form of these two heritage buildings. The entire building at 378 Yonge will be retained in situ. The exterior walls preserved for the three heritage buildings include all the identified architectural heritage attributes of the properties. The altered and non-original storefronts at 374 and 376 Yonge Street will be removed and new storefronts designed and reconstructed based on archival documentation.

374 and 376 Yonge Street - Conservation Strategy

Both buildings will be retained in part but will be impacted by the demolition of the rear portion of the buildings which will be lost. The front wall(s) will be conserved in place repaired and restored. The HIA and Condition Assessment provided by the applicant maintains that both building façade(s) require significant repair. Heritage Planning staff concurs with this assessment.

The roofs of the buildings will be removed and reconstructed. Dormers will be removed for restoration and will be reinstalled at each property. The resulting appearance will restore the roofs to their original design but the actual material structure will be replaced.

Existing non-original storefronts will be removed and replaced with storefronts more sympathetic to the original design as seen in historic photos. The internal space of the existing 2 small units on two floors will be replaced by a larger double-height space linking 374 and 376 Yonge St internally. This impacts our understanding of the buildings as being discrete buildings.

378 Yonge Street - Conservation Strategy

This building is proposed to be preserved in total. All new work is located to the south of the building expanding outward partially over the building high above. Impacts to this building are therefore only found in the change in its context.

The original decorative front doors to 378 Yonge have been missing for many decades. Using old photographs as a guide, new doors will be manufactured based on the original design. No alteration of the interior is planned.

Adjacency - 372 Yonge Street:

The loss of the existing building at the south end of the site, 372 Yonge Street is mitigated by the approach taken to the new podium “building” that will replace it. The new building proposed at 372 Yonge is designed to emulate a traditional 3 storey main street typology while reflecting some elements of the tower aesthetic. The new building will be designed to fit the Yonge Street context and the adjacent designated properties on the subject site through its small scale and material choice of masonry and glass. See render.

Heritage Planning Policy Framework

The Planning Act

The Planning Act guides development in the Province of Ontario. It states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest” and 2(r) “to a built form that is well designed and provides for a sense of place.”

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure
- ensuring the sufficient provision of housing to meet changing needs including affordable housing
- ensuring opportunities for job creation
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs
- protecting people, property and community resources by directing development away from natural or human-made hazards, and
- conservation of cultural heritage and archaeology

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement.

Comprehensive, integrated and long-term planning is best achieved through official plans."

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, management and use of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 2.6.3 states that "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on May 16, 2019 and was amended through an Order in Council that came into effect on August 28, 2020. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part.

The Growth Plan (2020) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.6.4: "Properties on the 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."

3.1.6.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.6.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.6.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.6.27: "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged."

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Site and Area Specific Policy 174, Yonge Street Between Queen Street and North of Gerrard Street (SASP 174)

The policies of SASP 174 provide direction for the enhancement and conservation of the contextual value at the subject site. The SASP 174 states the following:

i) Downtown Yonge Street is recognized as a prominent area in the City, an important retail street and a major shopping focus within the Greater Toronto Area. The promotion and enhancement of Downtown Yonge Street as a primary location for street-related retail and entertainment uses by attracting new investment to Downtown Yonge Street in the form of re-use of existing buildings and appropriate redevelopment will be achieved; and;

d) changes to Downtown Yonge Street will be consistent with and enhance Downtown Yonge Street's special physical and experiential character, including the low scale of built form along Yonge Street between Dundas Square and Gerrard Street, the high level of pedestrian comfort, the varied and diverse storefront appearance of building facades and signage and the pedestrian orientation of the public realm;

e) the retention, conservation, rehabilitation, re-use and restoration of buildings listed on the City of Toronto's Inventory of Heritage Properties and those buildings designated pursuant to Part IV of the Ontario Heritage Act will be encouraged.

b) Built Form Principles

i) New development in Downtown Yonge Street will seek to maintain and enhance the quality, role and character of Yonge Street as set out in Section a) of this Site and Area Specific Policy. The following principles will be met when considering new development:

b) the scale of new buildings is consistent with the height limits within the Area and respects the existing transition in height and scale between the buildings and height limits within the Area and the surrounding buildings and height limits;

e) new buildings achieve a harmonious relationship to their built form context through such matters as, but not limited to, building height, massing, scale, setbacks, step backs, roof line, profile and architectural character and expression;

Standards and Guidelines

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9), the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

The Standards and Guidelines can be accessed here:

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

COMMENTS

Impact to Design Value

The impact of the project with regards to the fundamental heritage attributes of scale, form and massing of the heritage buildings on the subject property, specifically at 374 and 376 Yonge Street is substantial. The proposed tower, placed atop the heritage buildings with minimal step back from Yonge Street, in combination with the inadequate reveal directly above the heritage properties as proposed, would interfere with perception of the low-rise form of the heritage buildings as perceived from the public realm at the Yonge Street frontage. In addition, the design of the new development would result in the loss of the buildings' three-dimensional integrity and low scale by reducing perception of the building to only a façade contiguous with the tower above.

The proposed addition of a tower with a 2 metre step back from Yonge Street and a minimal reveal for six storeys, directly above the heritage properties, interferes with and overwhelms the three-storey character of the heritage buildings particularly at 374 and 376 Yonge Street. In addition, the inadequate tower step back and the design of the

interface between the new base building and the heritage buildings removes any visual suggestion of the buildings behind the façade and reinforces the perception that the buildings have been reduced to a façade with no real or perceived three-dimensional integrity. While staff acknowledge that heritage building facades are routinely incorporated into new developments across the City, the subject proposal does not adequately mitigate the impact of the new development on the heritage property by stepping the tower back and designing an interface with the new development that maintains the perception of the buildings' three-dimensional form.

The construction of a new building on the protected heritage properties at 374, 376 and 378 Yonge Street, as proposed, would result in the loss of its cultural heritage attributes, value and interest as low rise two to three-storey commercial buildings and thereby does not conserve them.

Impact to Contextual Value

Contextually, the existing heritage properties supports the heritage character of Yonge Street and provides an understanding of the development, evolution, and character of Yonge Street in the latter half of the 19th century and early portion of the 20th century. The subject property is located within the context of a number of protected heritage properties that date from the second half of the nineteenth century and the first half of the twentieth century.

This collection of one to four storey heritage buildings contributes to Yonge Street's character as one of Toronto's principal historic commercial streets with a widely-recognized sense of place. The form, materials and stylistic appearance of both of the heritage properties at 374 and 376 Yonge, combined with its historic commercial and residential uses, visually and historically links the building to its Yonge Street context.

With the proposed loss of the building's scale, form and massing, the property would no longer contribute in any meaningful way to the established heritage character and context of Yonge Street. The proposed tall tower, mostly built out to the property line facing Yonge Street (with 2 metre step back), would interrupt the established historic low-scale street wall that helps to define the historic sense of place.

CONCLUSION

At the subject site 372-378 Yonge Street, the proposed development will have a negative impact with regard to the heritage attributes of scale, form, and massing. As perceived at the Yonge Street frontage, these character-defining elements would not be conserved. The proposal does not adequately provide the necessary step backs over the heritage properties in order to perceive their scale, form and massing as viewed from the Yonge Street frontage by the pedestrian.

The integrity of the heritage buildings at 374 and 376 Yonge Street is further undermined by the lack of an internal floors and minimal demising walls which impacts our understanding of the buildings as being discrete buildings.

As such the Application does not conserve the cultural heritage values, attributes or character of the designated heritage properties or minimize visual and/or physical impact on them. It does not conform with the intent of the Planning Act, the heritage policies in the Provincial Policy Statement, the Growth Plan (2020) and the City of Toronto's Official Plan, SASP 174 or the Standards and Guidelines for the Conservation of Historic Places in Canada and should be refused.

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ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Photographs
Attachment 3 - Statements of Significance
Attachment 4 - Proposal Rendering
Attachment 5 - Selected Plans and Drawings

LOCATION MAP

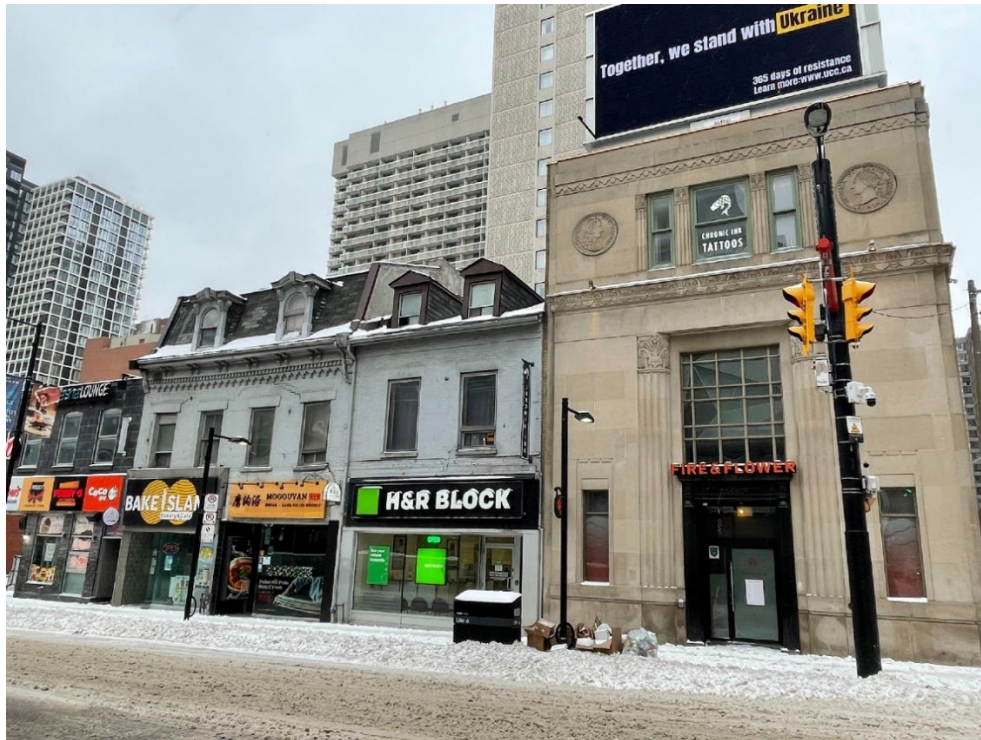
ATTACHMENT 1

374, 376 and 378 Yonge Street



Location Map: Map showing the location of the subject properties at 374, 376 and 378 Yonge Street. 378 Yonge is indicated by the blue arrow. This location map is for information purposes only; the exact boundaries of the properties are not shown (City of Toronto Mapping).

374, 376 and 378 Yonge Street



Contextual photograph showing the location of the subject property on the west side of Yonge Street, south of Gerrard Street (Heritage Planning)



Contextual photograph showing the location of the subject property on the west side of Yonge Street, south of Gerrard Street. Note condition of 372 Yonge Street (left). (Heritage Planning)

PHOTOGRAPHS

374, 376 and 378 Yonge Street



Photo of 374 Yonge Street, looking at east/front façade on Yonge Street (Heritage Planning)

PHOTOGRAPHS

374, 376 and 378 Yonge Street



Photo of 376 Yonge Street, looking at east/front façade on Yonge Street (Heritage Planning)

PHOTOGRAPHS

374, 376 and 378 Yonge Street



View of 378 Yonge Street. Upper photo looking southwest at east and north façade. Lower photo looking at east/front façade at Yonge Street.

374 AND 374 A YONGE STREET**(REASONS FOR DESIGNATION)**

The property at 374 and 374 A Yonge Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical and contextual value.

Description

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

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

Statement of Cultural Heritage Value

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

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

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

Heritage Attributes

Design and Physical Value

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

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

Contextual Value

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

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

STATEMENT OF SIGNIFICANCE

376 YONGE STREET

(REASONS FOR DESIGNATION)

The property at 376 Yonge Street (including the entrance address at 376 A Yonge Street) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical and contextual value.

Description

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

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

Statement of Cultural Heritage Value

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

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

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

Heritage Attributes

Design and Physical Value

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

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

Contextual Value

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

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

REASONS FOR DESIGNATION

378 YONGE STREET

The Dominion Bank Building (now The Toronto Dominion Bank) 380 Yonge Street at Gerrard Street West (SW) 1930, by John M. Lyle is designated on architectural grounds as a very fine example, with well preserved interiors, of the work of John M. Lyle, a Toronto architect of great importance. The building, designed in a simplified classical style, shows Lyle's distinctive detailing that is based on forms of flowers and animals native to Canada and on Canadian history and industry. The location of the building at the south end of the widened portion of Yonge Street, from College Street to Gerrard Street, gives it great importance in the streetscape.

PROPOSAL RENDERING
374, 376 and 378 Yonge Street

ATTACHMENT 4



Render of Front Facades at left to right, 374, 376 and 378 Yonge Street. Note new construction at 372 Yonge Street at left of render. (Dialog Architects)

PROPOSAL RENDERING
374, 376 and 378 Yonge Street

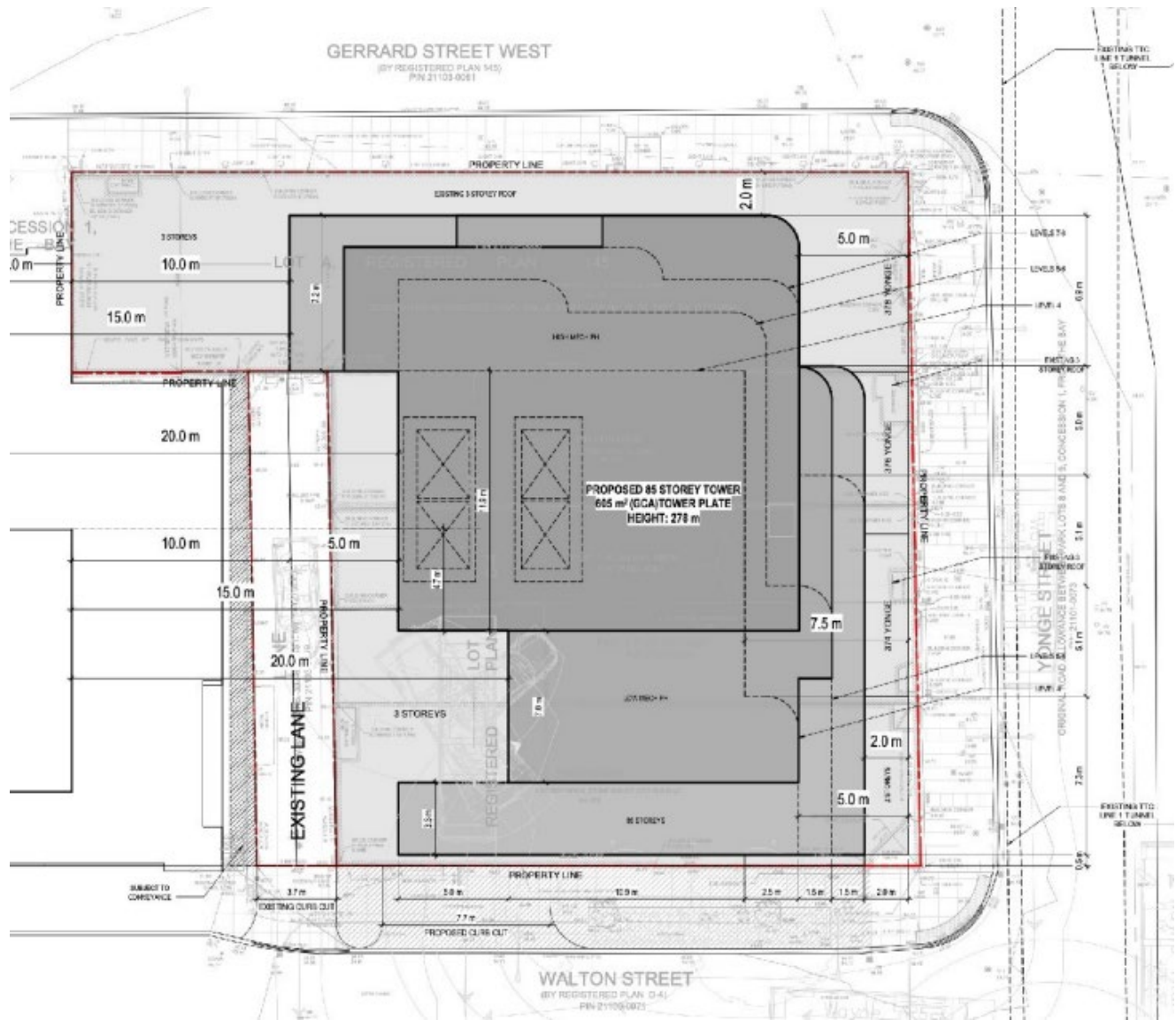


Render looking southwest towards corner property at 378 Yonge Street. Note proposed Cantilevers over Yonge Street frontage. (Dialog Architects)

SELECTED PLANS AND DRAWINGS

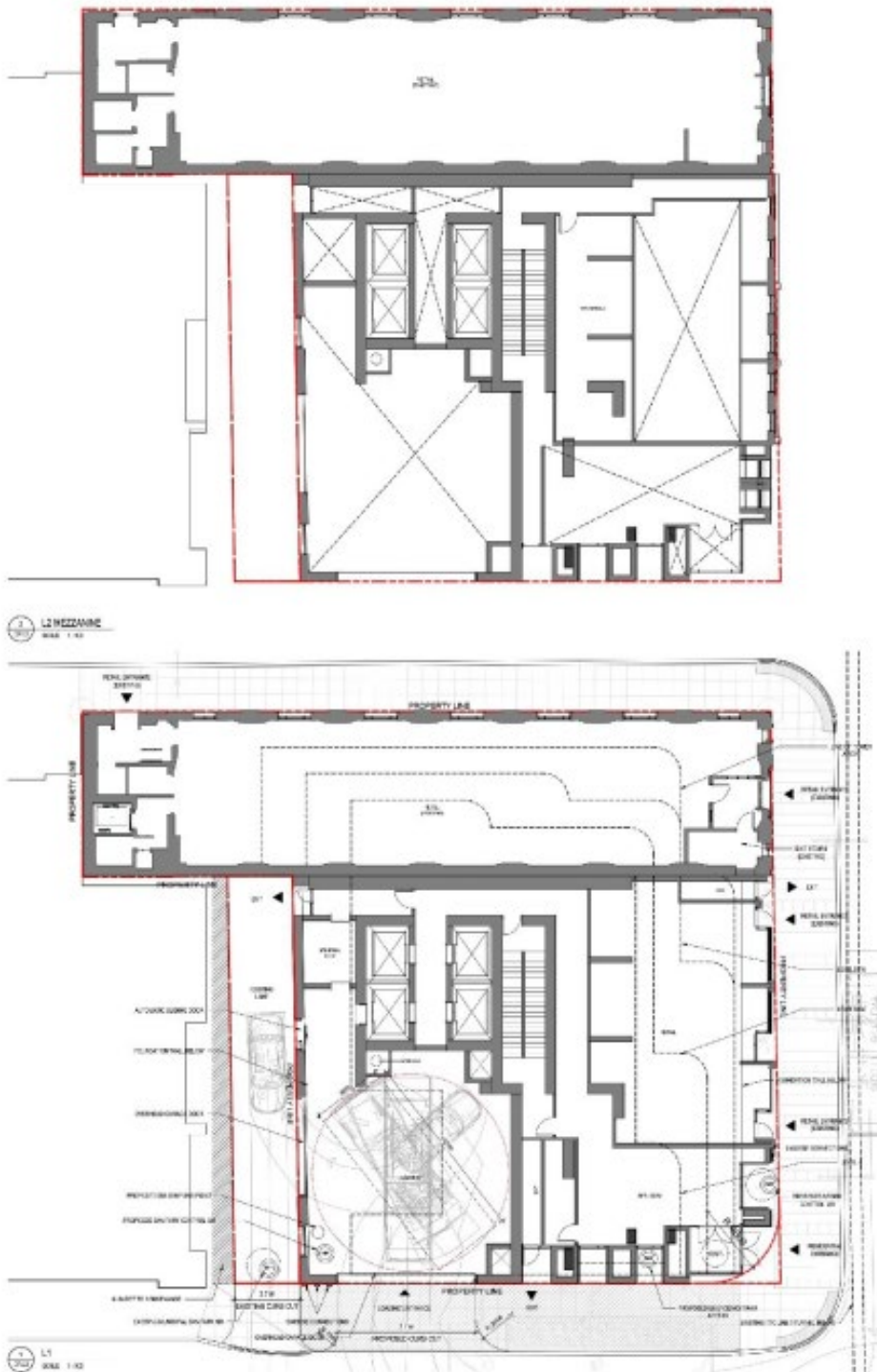
ATTACHMENT 5

374, 376 and 378 Yonge Street



Site Plan (Dialog Architects)

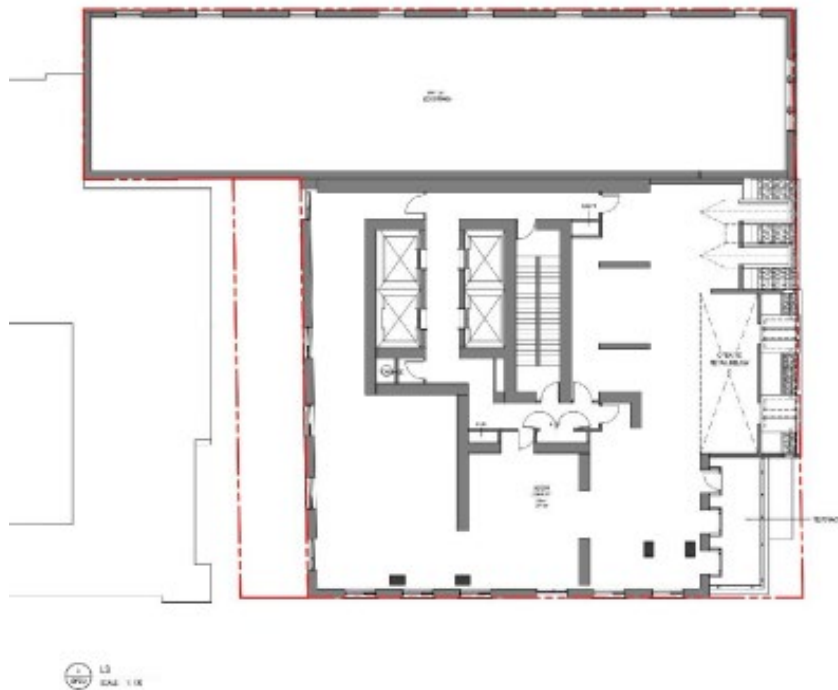
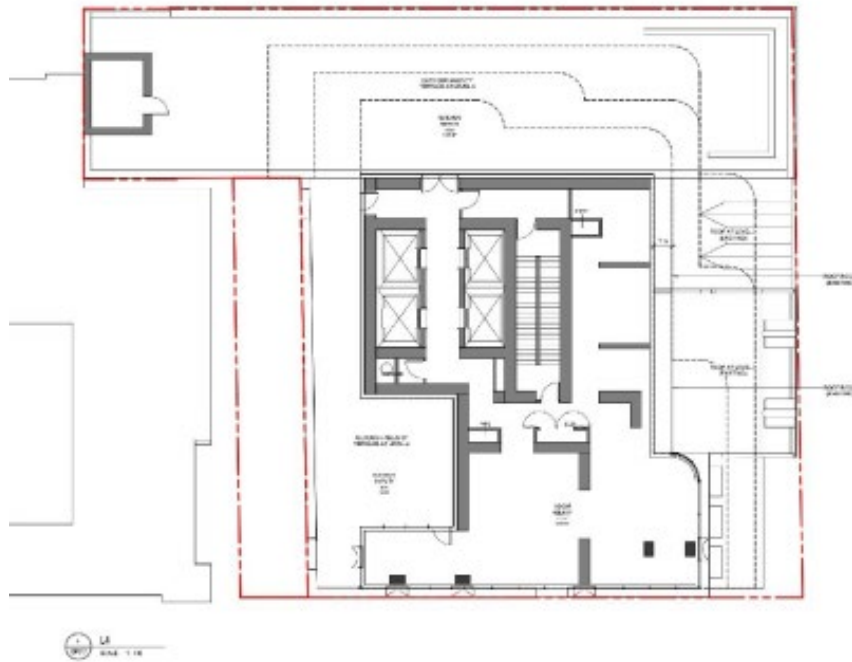
SELECTED PLANS AND DRAWINGS
374, 376 and 378 Yonge Street



Floor Plans: First Floor, lower diagram; Second Floor, upper diagram (Dialog Architects)

SELECTED PLANS AND DRAWINGS

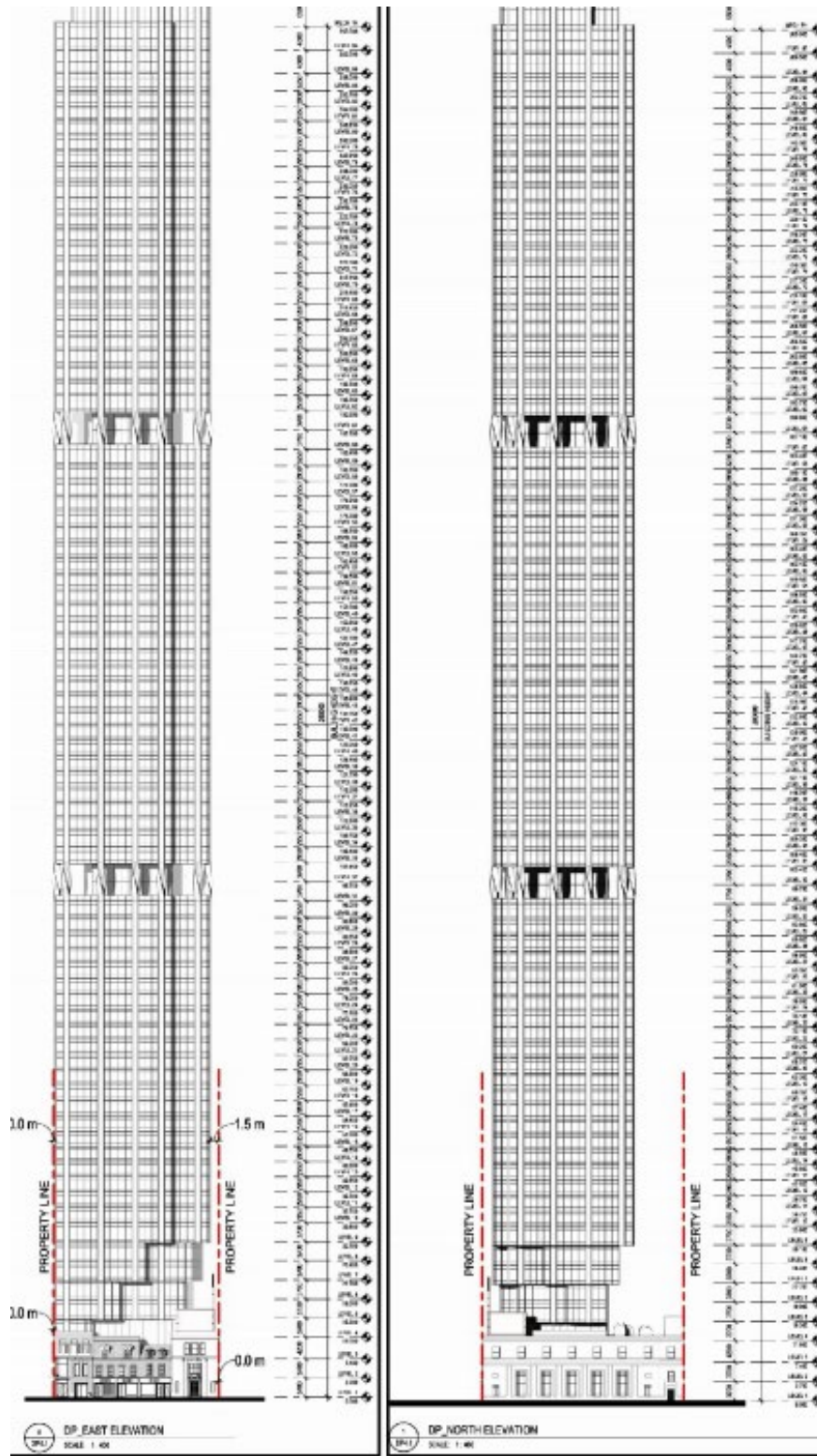
374, 376 and 378 Yonge Street



Floor Plans: Third Floor, lower diagram; Fourth Floor, upper diagram (Dialog Architects)

SELECTED PLANS AND DRAWINGS

374, 376 and 378 Yonge Street



Yonge

Gerrard

Elevation Drawings. East/Yonge Street and North/Gerrard Street Elevations (Dialog Architects)

SELECTED PLANS AND DRAWINGS

374, 376 and 378 Yonge Street



Render/South Elevation - Return Wall of new podium element on Walton Street (Dialog Architects)