

750, 752, and 756-758 Yonge Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: March 7, 2025

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 four adjacent properties at 750 Yonge Street (including entrance address at 750A Yonge Street), 752 Yonge Street (including entrance addresses at 752A Yonge Street and 754 Yonge Street), 756 Yonge Street and 758 Yonge Street (hereafter referred to as 756-758 Yonge Street) under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value according to the Statements of Significance, which include descriptions of heritage attributes, found in Attachments 1, 2, and 3.

The subject properties at 750, 752, and 756-758 Yonge Street are located on the west side of Yonge Street, mid-block between Charles Street West and Bloor Street West, in the Bay-Cloverhill neighbourhood. A location map and current photograph of the heritage properties are found in Attachment 4.

The properties at 750, 752, and 756-758 Yonge Street contain three contiguous three-storey buildings constructed in 1912, 1890, and 1909, respectively. 750 Yonge Street is a mixed-use commercial building designed by the architects Curry and Sparling in the Renaissance Revival style. 752 and 756-758 Yonge Street are mixed-use commercial buildings designed in the Edwardian Classicism architectural style. Collectively, the properties help maintain and support the historic commercial main street character of Yonge Street, south of Bloor Street, through their consistent low-rise scale, form and massing, and their late-nineteenth to early-twentieth century architectural styles.

All of the subject properties at 750, 752, and 756-758 Yonge Street are included on the City of Toronto's Heritage Register.

Staff have determined that the properties at 750, 752, and 756-758 Yonge Street have cultural heritage value. 750 Yonge Street meets 4 of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. 752 and 756-758 Yonge Street each meet 3 of the Ontario Regulation 9/06 criteria

prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. 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.

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

As of January 1, 2023, should a property be subject to an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application, properties must be listed on the heritage register prior to Part IV designation and before the occurrence 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 subject properties at 750 and 756 Yonge Street were listed on the City's Heritage Register on May 10, 11 and 12, 2023 with the new two-year limit. Council must decide on or before its April 23, 24, 25, 2025 meeting to provide sufficient time for the City Clerk to issue a notice of intention to designate before the properties will be removed from the Register.

The subject properties at 752 and 758 Yonge Street were listed on the City's Heritage Register on March 10, 2016, and have been identified as candidates for designation through the City's implementation of Bill 23 amendments to the Ontario Heritage Act and the strategy for Listed Properties that must be removed from the Register by January 1, 2027.

Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance. Designation also gives property owners access to City of Toronto heritage incentive programs.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 750 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 750 Yonge Street (Reasons for Designation) attached as Attachment 1, to the report, March 7, 2025, from the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. City Council state its intention to designate the property at 752 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of

Significance for 752 Yonge Street (Reasons for Designation) attached as Attachment 2, to the report, March 7, 2025, from the Senior Manager, Heritage Planning, Urban Design, City Planning.

3. City Council state its intention to designate the properties at 756-758 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 756-758 Yonge Street (Reasons for Designation) attached as Attachment 3, to the report, March 7, 2025, from the Senior Manager, Heritage Planning, Urban Design, City Planning.

4. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bills in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.

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.

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 March 10, 2016, City Council adopted item TE14.4, designating the Historic Yonge Street Heritage Conservation District (HCD) and adopting the associated District Plan. As part of this decision, City Council included the subject properties at 752 (including entrance addresses of 752A and 754 Yonge Street) and 758 Yonge Street on the City of Toronto's Heritage Register. The properties were identified as contributing properties within the Historic Yonge Street HCD Plan. The HCD was subsequently appealed to the Ontario Land Tribunal (OLT).

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

On May 10, 11, and 12, 2023, City Council included the subject properties at 750 Yonge Street (including entrance address at 750A Yonge Street) and 756 Yonge Street on the City of Toronto's Heritage Register. The properties were identified as contributing properties in the Historic Yonge Street HCD Plan (as adopted in 2016). As part of the OLT process, staff conducted a review of the District's contributing properties to verify their physical condition. 750 and 756 Yonge Street were identified as contributing properties that did not yet have interim heritage protection (listing) while the HCD was under appeal.

[TE4.24 - Inclusion of 11 Properties on the Heritage Register](#)

On July 4, 2024, a revised District Plan for the Historic Yonge Street HCD was adopted by the OLT. Part of the OLT revisions included changes to the boundaries of the HCD.

As a result, properties north of Charles Street West were subsequently removed from the HCD boundary. This included the removal of the subject properties at 750, 752, and 756-758 Yonge Street from the revised Historic Yonge Street HCD and District Plan. [OLT-22-001939 - 2019284 Ontario Inc. v. Toronto \(City\)](#)

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 Planning Statement (2024) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

[Provincial Planning Statement, 2024 \(ontario.ca\)](#)

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>

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 subject properties at 750, 752, and 756-758 Yonge Street were included in the Historic Yonge Street Heritage Conservation District (HCD) Study and were identified as having cultural heritage value based on their dates of construction, architectural styles, built form, and main street commercial row typologies. City Council adopted the Historic Yonge HCD and District Plan in 2016, however, it was appealed to the Ontario Land Tribunal (OLT). The HCD came into force and effect in 2024 when the OLT approved a

revised HCD Plan with a modified boundary. The HCD's northern boundary is the full right-of-way of Charles Street West on the west side of Yonge Street and the north lot line of the former Postal Station F at Charles Street East on the east side of Yonge Street. As a result, the subject properties, located north of Charles Street West, are located just outside the HCD.

A Property Standards Order was issued by the Municipal Licensing and Standards division on November 4, 2024, against the property at 752 Yonge Street (including entrance addresses at 752A Yonge Street and 754 Yonge Street) in relation to the maintenance of the exterior walls and their components. The property owner has been in dialogue with Heritage Planning to advance the masonry conservation as soon as possible. This provided an opportunity for City staff to inform the property owner that the property at 752 Yonge Street, and adjacent properties at 750 and 758 Yonge Street, are priority candidates for consideration by Council for designation under Part IV of the Ontario Heritage Act.

The owner of the property at 756 Yonge Street was informed by letter from the Senior Manager of Heritage Planning, dated February 28, 2025, that the property is a priority candidate for consideration by Council for designation under the Ontario Heritage Act as part of a citywide review of properties currently listed on the City's Heritage Register. A staff report is being prepared for the Toronto Preservation Board and is expected to be considered at an upcoming meeting on March 21, 2025.

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted on the properties at 750, 752, and 756-758 Yonge Street (see Attachment 5) and provides the rationale for the recommendation(s) found in this report.

750 Yonge Street

The property at 750 Yonge Street (including entrance address at 750A Yonge Street) meets the following 4 out of 9 criteria:

The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method

The property at 750 Yonge Street has design and physical value as a representative example of a main street commercial row building type constructed in 1912 and designed in the Renaissance Revival architectural style. The use of the Renaissance Revival style is evident in its flat roof with expressed cornice, entablature, stone cladding, regular rhythm of window openings defined by shouldered architraves on the third storey and triangular pediments on the second storey (over-clad), matching cornice above the ground level storefront, and molded stringcourse to delineate the second and third storeys. The building's low-rise and fine grained built form with storefront at grade is representative of its typology.

The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community

The subject property is valued for its association with the architectural firm of Curry and Sparling, who designed the building in the Renaissance Revival style. The firm of Curry and Sparling formed in 1909 when Samuel George Curry (1854-1942), a well-established local Toronto architect, invited the comparatively inexperienced William F. Sparling (1884-1940) to join into a partnership. During the seven years that the two men worked together, they completed a number of commercial and residential commissions, including the Lionel Rawlinson Building on Gloucester Lane (1911), and the original Granite Club on Church Street (1914), among others. Sparling is known for his frequent use of the Renaissance Revival style. Curry contributed to the formation of the Ontario Association of Architects in 1890, and also briefly served as an alderman to Toronto City Council in 1902-1903.

The property has contextual value because it is important in defining, maintaining, or supporting the character of an area

Situated on the west side of Yonge Street, mid-block between Bloor Street West and Charles Street West, the subject property maintains and supports the historic commercial main street character of Yonge Street, south of Bloor Street, particularly through its connection with the adjacent low-rise properties at 752, and 756-758 Yonge Street that together form a historic streetwall. The design and material palette of the building are reflective of the predominant architectural styles and features that define historic Yonge Street.

The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings

Contextually, the property at 750 Yonge Street (including entrance address at 750A Yonge Street) is functionally, visually, physically, and historically linked to Yonge Street, often considered Toronto's "Main Street," as a mixed-use main street commercial row building from the early twentieth century that has consistently provided services, amenities, and employment opportunities to the neighbouring residential areas for over one hundred years.

752 Yonge Street

The property at 752 Yonge Street (including entrance addresses at 752A and 754 Yonge Street) meets the following 3 out of 9 criteria:

The property has design value or physical value because it is a rare, unique, representative, or early example of a style, type, expression, material, or construction method

The property at 752 Yonge Street has design and physical value as a representative example of a main street commercial row building type constructed in 1890 and designed in the Edwardian Classicism architectural style. The use of the Edwardian style is evident in its flat roof with rectangular plan, symmetrical composition with evenly spaced out window bays, each flanked with decorative brickwork including brick pilasters and ashlar lintels, decorative square billet brickwork that delineates the third floor from the parapet, and the central stepped up and sloping central gable parapet with finials. The building's low-rise and fine grained built form with storefront at grade is representative of its typology.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area

Situated on the west side of Yonge Street, mid-block between Bloor Street West and Charles Street West, the subject property maintains and supports the historic commercial main street character of Yonge Street, south of Bloor Street, particularly through its connection with the adjacent low-rise properties at 750, and 756-758 Yonge Street that together form a historic streetwall. The design and material palette of the building are reflective of the predominant architectural styles and features that define historic Yonge Street.

The property has contextual value because it is physically, functionally, visually, or historically linked to its surroundings

Contextually, the property at 752 Yonge Street (including entrance addresses at 752 and 754 Yonge Street) is functionally, visually, physically, and historically linked to Yonge Street, often considered Toronto's "Main Street," as a mixed-use main street commercial row building from the early twentieth century that has consistently provided services, amenities, and employment opportunities to the neighbouring residential areas for over one hundred years.

756-758 Yonge Street

The properties at 756-758 Yonge Street meet the following 3 out of 9 criteria:

The properties have design value or physical value because they are rare, unique, representative, or early examples of a style, type, expression, material, or construction method

The contiguous properties at 756-758 Yonge Street have design and physical value as a representative example of a main street commercial row building type constructed in 1909 and designed in the Edwardian Classicism architectural style. The use of the Edwardian style is evident in its flat roof with rectangular plan, symmetrical composition with evenly spaced out window bays, each flanked with decorative brickwork including ashlar sill course, brick pilasters, brick quoins, simple projecting brick panels, and the

brick parapet that incorporates a simple projecting cornice supported by corbels. The building's low-rise and fine grained built form with storefront at grade is representative of its typology.

The properties have contextual value because they are important in defining, maintaining or supporting the character of an area

Situated on the west side of Yonge Street, mid-block between Bloor Street West and Charles Street West, the subject properties maintain and support the historic commercial main street character of Yonge Street, south of Bloor Street, particularly through their connection with the adjacent low-rise properties at 750 and 752 Yonge Street that together form a historic streetwall. The design and material palette of the building are reflective of the predominant architectural styles and features that define historic Yonge Street.

The properties have contextual value because they are physically, functionally, visually, or historically linked to its surroundings

Contextually, the properties at 756-758 Yonge Street are functionally, visually, and physically linked to Yonge Street, often considered Toronto's "Main Street," as a mixed-use main street commercial row building from the early twentieth century that has consistently provided services, amenities, and employment opportunities to the neighbouring residential areas for over one hundred years.

See Attachments 1, 2, 3, 4, and 5 of this report for the Statements of Significance; Location Map and Current Photograph; and Research, Evaluation & Visual Resources pertaining to the properties at 750, 752, and 756-758 Yonge Street; as all of these documents are integral to the recommendations made in this staff report.

On November 4, 2024, a Property Standards Order (PSO) was issued by the City of Toronto Municipal Licensing and Standards division against the subject property at 752 Yonge Street (including entrance addresses at 752A and 754 Yonge Street) in relation to the deteriorating masonry of the building's exterior walls and their components. The owner of the property and their heritage consultant are currently finalizing a conservation approach to resolve the requirements of the PSO, which will be reviewed by Heritage Planning staff. The property owner and their heritage consultant were notified of the intention to designate the subject property at 752 Yonge Street under Part IV of the Ontario Heritage Act, and they have expressed no concerns at the time of writing.

CONCLUSION

Staff have determined that the property at 750 Yonge Street meets 4 out of 9 criteria in Ontario Regulation 9/06, and that the properties at 752 and 756-758 Yonge Street meet 3 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. As such, the properties merit designation and staff recommend that the Council support the designation of these properties to conserve their cultural heritage value.

The Statements of Significance: 750, 752, and 756-758 Yonge Street (Reasons for Designation) attached as Attachment 1, Attachment 2, and Attachment 3 to this report, respectively, comprise the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

Emma Doedens, Heritage Planner, Heritage Planning, Urban Design, City Planning
416-392-7612; Emma.Doedens@toronto.ca

Claire Forward, Heritage Planner, Heritage Planning, Urban Design, City Planning
416-392-1258; Claire.Forward3@toronto.ca

SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 – 750 Yonge Street Statement of Significance (Reasons for Designation)
Attachment 2 – 752 Yonge Street Statement of Significance (Reasons for Designation)
Attachment 3 – 756-758 Yonge Street Statement of Significance (Reasons for Designation)
Attachment 4 – Location Map and Current Photograph
Attachment 5 – Research, Evaluation & Visual Resources

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

The property at 750 Yonge Street (including entrance address at 750A Yonge Street) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural value and meets Regulation 9/06, the provincial criteria prescribed for municipal designation.

Description

The property at 750 Yonge Street (including entrance address at 750A Yonge Street) is located on the west side of Yonge Street, mid-block between Charles Street West and Bloor Street West. It contains a three-storey mixed-use brick and stone building constructed in 1912 in the Renaissance Revival architectural style, following the designs of the architectural firm of Curry and Sparling. The building retains its historic scale, form, and massing as a main street commercial row building fronting onto Yonge Street, where it is part of a cohesive grouping of built heritage resources that contribute to a distinct sense of place representing Toronto's late nineteenth to early twentieth century architecture - a period when Yonge Street's main street character was established and flourished.

The property was included on the Heritage Register in May 2023.

Statement of Cultural Heritage Value

The property at 750 Yonge Street has design and physical value as a representative example of a main street commercial row building type constructed in 1912 and designed in the Renaissance Revival architectural style. The use of the Renaissance Revival style is evident in its flat roof with expressed cornice, entablature, stone cladding, regular rhythm of window openings defined by shouldered architraves on the third storey and triangular pediments on the second storey (over-clad), matching cornice above the ground level storefront, and molded stringcourse to delineate the second and third storeys. The building's low-rise and fine grained built form with storefront at grade is representative of its typology.

The subject property is valued for its association with the architectural firm of Curry and Sparling, who designed the building in the Renaissance Revival style. The firm of Curry and Sparling formed in 1909 when Samuel George Curry (1854-1942), a well-established local Toronto architect, invited the comparatively inexperienced William F. Sparling (1884-1940) to join into a partnership. During the seven years that the two men worked together, they completed a number of commercial and residential commissions, including the Lionel Rawlinson Building on Gloucester Lane (1911), and the original Granite Club on Church Street (1914) among others. Sparling is known for his frequent use of the Renaissance Revival style. Curry contributed to the formation of the Ontario Association of Architects in 1890, and also briefly served as an alderman to Toronto City Council in 1902-1903.

Situated on the west side of Yonge Street, mid-block between Bloor Street West and Charles Street West, the subject property maintains and supports the historic commercial main street character of Yonge Street, south of Bloor Street, particularly through its connection with the adjacent low-rise properties at 752, and 756-758 Yonge Street that together form a historic streetwall. The design and material palette of the building are reflective of the predominant architectural styles and features that define historic Yonge Street.

Contextually, the property at 750 Yonge Street (including entrance address at 750A Yonge Street) is functionally, visually, physically, and historically linked to Yonge Street, often considered Toronto's "Main Street," as a mixed-use main street commercial row building from the early twentieth century that has consistently provided services, amenities, and employment opportunities to the neighbouring residential areas for over one hundred years.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 750 Yonge Street as a representative example of a main street commercial row building designed in the Renaissance Revival style:

- The placement, setback, and orientation of the building on the west side of Yonge Street, mid-block between Bloor Street West and Charles Street West, where it fronts onto Yonge Street
- The scale and massing of the three-storey building within a rectangular shaped plan
- The fine grain built form and ground floor storefront
- The flat roofline
- The materials, including the brick and stone cladding
- The architectural details that are representative of the Renaissance Revival architectural style, including:
 - Symmetrical composition of its east elevation with evenly spaced out bays
 - Expressed cornice with block modillions, dentils, and entablature
 - Vertically oriented window openings arranged into a regular, symmetrical layout
 - Shouldered architraves and stone sills around the third storey windows
 - Triangular pediments (over-clad), stone sills and surrounds on the second storey windows
 - Expressed cornice above the first storey retail storefront
 - Molded string course to delineate second and third storeys

Historical and Associative Value

The following heritage attributes contribute to the cultural heritage value of the property at 750 Yonge Street as an example of the work of the architects Curry and Sparling:

- The design elements that are characteristic of the Renaissance Revival architectural style, such as the expressed cornice and entablature, brick and stone material,

regular rhythm of window openings with shouldered architraves and triangular pediments, and the molded string course used to divide the façade

- The high quality of the materials used, particularly the limestone cladding of the main elevation

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 750 Yonge Street as supporting and maintaining the historic character of this portion of Yonge Street, and as being functionally, visually, physically, and historically linked to its surroundings:

- The placement, setback, and orientation of the commercial building on the west side of Yonge Street, mid-block between Charles Street West and Bloor Street West
- The materials of the building's façade, which are consistent with the brick and stone detailing found in the historic buildings on this portion of Yonge Street
- The stone cladding on the building's east elevation facing Yonge Street that is indicative of its role as the main elevation
- The scale of the building, which is consistent with the three-storey height and rhythm of narrow storefronts of the adjacent properties, which together form a historic streetwall

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

The property at 752 Yonge Street (including entrance addresses at 752 and 754 Yonge Street) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural value and meets Regulation 9/06, the provincial criteria prescribed for municipal designation.

Description

The property at 752 Yonge Street (including entrance addresses at 752 and 754 Yonge Street) is located on the west side of Yonge Street, mid-block between Charles Street West and Bloor Street West. It contains a three-storey mixed-use brick building constructed in 1912 in the Edwardian Classicism architectural style. The building retains its historic scale, form and massing as a main street commercial row building fronting onto Yonge Street, where it is part of a cohesive grouping of built heritage resources that contribute to a distinct sense of place representing Toronto's late nineteenth to early twentieth century architecture - a period when Yonge Street's main street character was established and flourished.

The property was included on the Heritage Register in March 2016.

Statement of Cultural Heritage Value

The property at 752 Yonge Street has design and physical value as a representative example of a main street commercial row building type constructed in 1890 and designed in the Edwardian Classicism architectural style. The use of the Edwardian style is evident in its flat roof with rectangular plan, symmetrical composition with evenly spaced out window bays, each flanked with decorative brickwork including brick pilasters and ashlar lintels, decorative square billet brickwork that delineates the third floor from the parapet, and the central stepped up and sloping central gable parapet with finials. The building's low-rise and fine grained built form with storefront at grade is representative of its typology.

Situated on the west side of Yonge Street, mid-block between Bloor Street West and Charles Street West, the subject property maintains and supports the historic commercial main street character of Yonge Street, south of Bloor Street, particularly through its connection with the adjacent low-rise properties at 750, and 756-758 Yonge Street that together form a historic streetwall. The design and material palette of the building are reflective of the predominant architectural styles and features that define historic Yonge Street.

Contextually, the property at 752 Yonge Street (including entrance addresses at 752 and 754 Yonge Street) is functionally, visually, physically, and historically linked to Yonge Street, often considered Toronto's "Main Street," as a mixed-use main street commercial row building from the early twentieth century that has consistently provided services, amenities, and employment opportunities to the neighbouring residential areas for over one hundred years.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 752 Yonge Street as a representative example of a main street commercial row building designed in the Edwardian Classicism style:

- The placement, setback, and orientation of the building on the west side of Yonge Street, mid-block between Bloor Street West and Charles Street West
- The scale, form, and massing of the three-storey building within a rectangular shaped plan
- The flat roofline
- The brick cladding
- The architectural details that are representative of the Edwardian Classicism architectural style, including:
 - Simple symmetrical composition with evenly spaced out bays
 - Ashlar sill course, ashlar lintels, and brick pilasters on second and third floors
 - Decorative square billet brickwork that delineates the third floor from the parapet
 - Parapet with stepped up central gable, pilasters, and finials

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 752 Yonge Street as supporting and maintaining the historic character of this portion of Yonge Street, and as being functionally, visually, physically, and historically linked to its surroundings:

- The placement, setback, and orientation of the commercial building on the west side of Yonge Street, mid-block between Charles Street West and Bloor Street West
- The brick cladding on the building's east elevation facing Yonge Street, which is consistent with the brick detailing found in the historic buildings on this portion of Yonge Street
- The scale of the building, which is consistent with the three-storey height and rhythm of narrow storefronts of the adjacent properties, which together form a historic streetwall

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

The properties at 756-758 Yonge Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural value and meet Regulation 9/06, the provincial criteria prescribed for municipal designation.

Description

The properties at 756-758 Yonge Street are located on the west side of Yonge Street, mid-block between Charles Street West and Bloor Street West. The contiguous properties contain a three-storey commercial brick building constructed in 1909 in the Edwardian Classicism style. The building retains its historic scale, form and massing as a main street commercial row building fronting onto Yonge Street, where it is part of a cohesive grouping of built heritage resources that contribute to a distinct sense of place representing Toronto's late nineteenth to early twentieth century architecture - a period when Yonge Street's main street character was established and flourished.

The property at 756 Yonge Street was included on the Heritage Register in May 2023, and the property at 758 Yonge Street was included on the Heritage Register in March 2016.

Statement of Cultural Heritage Value

The properties at 756-758 Yonge Street have design and physical value as a representative example of a main street commercial row building type constructed in 1909 and designed in the Edwardian Classicism architectural style. The use of the Edwardian style is evident in its flat roof with rectangular plan, symmetrical composition with evenly spaced out window bays, each flanked with decorative brickwork including ashlar sill course, brick pilasters, brick quoins, simple projecting brick panels, and the brick parapet that incorporates a simple projecting cornice supported by corbels. The building's low-rise and fine grained built form with storefront at grade is representative of its typology.

Situated on the west side of Yonge Street, mid-block between Bloor Street West and Charles Street West, the subject properties maintain and support the historic commercial main street character of Yonge Street, south of Bloor Street, particularly through their connection with the adjacent low-rise properties at 750 and 752 Yonge Street that together form a historic streetwall. The design and material palette of the building are reflective of the predominant architectural styles and features that define historic Yonge Street.

Contextually, the properties at 756-758 Yonge Street are functionally, visually, and physically linked to Yonge Street, often considered Toronto's "Main Street," as a mixed-use main street commercial row building from the early twentieth century that has consistently provided services, amenities, and employment opportunities to the neighbouring residential areas for over one hundred years.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the properties at 756-758 Yonge Street as a representative example of a main street commercial row building designed in the Edwardian Classicism style:

- The placement, setback, and orientation of the building on the west side of Yonge Street, mid-block between Bloor Street West and Charles Street West
- The scale, form, and massing of the three-storey building within a rectangular shaped plan
- The flat roofline
- The brick cladding
- The architectural details that are representative of the Edwardian Classicism architectural style, including:
 - Simple symmetrical composition with evenly spaced out bays
 - Ashlar sill course, and brick pilasters on second and third floors
 - Brick quoins on third floor
 - Projecting brick panels that delineate the second and third floors
 - Brick parapet with projecting cornice supported by evenly spaced corbels

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the properties at 756-758 Yonge Street as supporting and maintaining the historic character of this portion of Yonge Street, and as being functionally, visually, physically, and historically linked to their surroundings:

- The placement, setback, and orientation of the commercial building on the west side of Yonge Street, mid-block between Charles Street West and Bloor Street West
- The brick cladding on the building's east elevation facing Yonge Street, which is consistent with the brick detailing found in the historic buildings on this portion of Yonge Street
- The scale of the building, which is consistent with the three-storey height and rhythm of narrow storefronts of the adjacent properties, which together form a historic streetwall

LOCATION MAP AND CURRENT PHOTOGRAPH

750, 752, 756-758 YONGE STREET

ATTACHMENT 4



Figure 1. This location map is for information purposes only. The exact boundaries of the properties are not shown. The red outlines mark the locations of the subject sites (City of Toronto iView Mapping, annotated by Heritage Planning, 2025).



Figure 2. From left to right: the main (east) facades of 750, 752, and 756-758 Yonge Street (Heritage Planning, 2024).

750, 752, AND 756-758 YONGE STREET

In undertaking this research and evaluation, we recognize that 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.



Figure 3. From left to right: the main (east) facades of 750, 752, and 756-758 Yonge Street (Heritage Planning, 2024).

1. DESCRIPTION

750, 752, AND 756-758 YONGE STREET	
ADDRESS	750 (including entrance address at 750A), 752 (including entrance addresses at 752A and 754), and 756-758 Yonge Street
WARD	Ward 11 - University-Rosedale
NEIGHBOURHOOD/COMMUNITY	Bay-Cloverhill ¹
CONSTRUCTION DATE	750: 1912 752: c.1890

¹ As defined by City of Toronto Neighbourhoods map and profiles

	756-758: c.1909
ORIGINAL USE	750: Mixed Use 752: Mixed Use 756-758: Mixed Use
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	750: Mixed-Use 752: Mixed-Use 756-758: Mixed-Use
ARCHITECT/BUILDER/DESIGNER	750: Curry and Sparling 752: Unknown 756-758: Unknown
ADDITIONS/ALTERATIONS	See Section 3
LISTING DATE	750: May 10, 11 and 12, 2023 752: March 10, 2016 756: May 10, 11 and 12, 2023 758: March 10, 2016

2. ONTARIO REGULATION 9/06 CHECKLIST:

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The following checklist identifies the prescribed criteria met by the subject properties at 750 Yonge Street (including entrance address 750A Yonge Street), 752 Yonge Street (including entrance addresses at 752A and 754 Yonge Street), and 756-758 Yonge Street for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Ontario Heritage Act if the property 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.

750 YONGE STREET

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	N/A
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N/A
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	✓

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

752 YONGE STREET

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	N/A
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N/A
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	N/A

756-758 YONGE STREET

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	N/A
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	N/A
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N/A
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	N/A
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓

8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	N/A

3. RESEARCH

This section of the report describes the history, architecture, and context of the property. Visual resources related to the research are located in Section 4. Archival and contemporary sources for the research are found in Section 5 (List of Sources).

i. HISTORICAL INFORMATION

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 750, 752, and 756-758 Yonge Street occupy four contiguous lots on the west side of Yonge Street, midblock between Bloor Street West and Charles Street West (Figures 1 and 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 in 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, which includes the future location of the subject properties, was granted to James and Elizabeth MacCaulay in 1797.²

Through a series of purchases and exchanges beginning in 1799, Chief Justice John Elmsley acquired several portions of Park Lots 7-11, resulting in land holdings encompassing the area between today's University Avenue on the west to Mutual Street on the east, between Queen and Bloor streets. Elmsley began selling parts of his property in the 1820s, and the first residential subdivisions were laid out on the tracts by the mid-nineteenth century. However, with sections of Yonge Street remaining impassible south of Bloor Street, few buildings were completed prior to the mid 1800s.

After acquiring his lands in the area, Elmsley initiated discussions about making improvements to Yonge Street, which at this point in time was a rustic road that acted as an intermediary between York and the rural lands to the north but was generally ill equipped to provide reliable transportation between the two. The proposed improvements were intended to encourage traders and farmers to bring their produce and business to the markets in York.³ The solution was to macadamize a portion of Yonge Street as a test to determine its effectiveness at mitigating muddy impediments; this proved a success and led to the continued macadamization of the street as

² Book 113, Volume 588; Park Lot 9 to 11, Historical Books, Land Registry Office, 121.

³ As York's population grew, Yonge Street's commercial and economic role was beginning to take precedence over its initial military role.

financed through road tolls.⁴ The first toll gate was built close to the subject properties, at the northeast corner of Bloor Street and Yonge Street. Following the incorporation of the City of Toronto in 1834 and continued population growth, additional infrastructure and transportation improvements were made along Yonge Street, including omnibus service beginning in 1849 and the installation of Toronto Street Railway tracks in 1861.

As early as 1842, clusters of buildings appear at the crossroads of Yonge and Bloor Streets in historic mapping and the early layout of the subject property parcels have been sketched out (Figure 4). By the late 1850s, wood frame buildings, which pre-date the present extant buildings, are apparent on the subject properties (Figure 5).

An Indigenous burial site, known as "Sandhill", was historically located to the north of the subject properties, near the current intersection of Yonge and Bloor Streets.⁵ The burial site was first reported in 1873 and described at the time as being of great antiquity, although it may have also included the burial of an Indigenous soldier who perished during the Battle of York in 1813. While the exact location of this burial site is not known, historical records and the Province of Ontario's archaeological site description identify that the burial site was removed or destroyed during the nineteenth century prior to development and is no longer present in the area.⁶

The development of Yonge Street, south of Bloor Street, was expedited in the decade between 1880 and 1890 (Figures 6 and 7). This also marked the area's transition from existing on the borders of Toronto proper to becoming an integral part of the urban and commercial city life. Yonge Street provided goods and services to the residential areas to the east and west that were well established neighbourhoods by the 1890s. In turn, the residents provided a customer base and work force for the commercial businesses on Yonge Street. Tracing the occupancy history of the subject properties at 750, 752, and 756-758 Yonge Street (as well as the adjacent properties on the block) illustrates this symbiotic relationship, where a consistent history of grocers, bakers, millineries, tailors, confectionaries, and others cycle through the storefronts fronting onto Yonge Street, while residential buildings start to appear fronting onto parallel streets, such as Balmuto Street to the west (Figure 7). The opening of the first department stores near the Yonge and Queen Street intersection resulted in the rebranding of Yonge Street as Toronto's "main street", which was filled in north to Bloor Street by the end of the century. The majority of the buildings comprised two and three-storey commercial blocks, such as the subject properties at 750, 752, and 756-758 Yonge Street.⁷

750 Yonge Street

The extant, three-storey, stone and brick clad building at 750 Yonge Street was not the first building constructed on this site. The 1889 Fire Insurance Plan illustrates a two-storey, semi-detached brick clad building with two storefronts on the subject property

⁴ Macadamization was an early form of street paving using stones and gravel.

⁵ This site is registered as the AkGu-2 archaeological site with the Province of Ontario.

⁶ The subject properties are not identified as retaining archaeological potential in the City of Toronto's Archaeological Management Plan.

⁷ The extant buildings replaced the original buildings that appear in the 1842 Cane Map, 1858 Boulton Map, and 1880 Fire Insurance Plan in 1912, 1890, and 1909, respectively.

(Figure 6).⁸ City Directories list the early tenants as Robert Locke, a tinsmith and later a plumber, and Fred Knight, a saddler and harness maker. Locke and Knight remain operating out of this location for about fifteen years, after which a gentlemen's furnishings store and later a millinery occupy 750 Yonge Street, while a photography and art studio continue to occupy 748 Yonge Street in various partnerships until 1912.

During this time, the property was owned by Horace P. Blachford (1844-1921), who purchased the property from the Land Security Company in 1886.⁹ Horace was one of the co-founders of the H&C Blachford Ltd. Shoe Company, along with his brother, Charles Blachford (1848 - 1935). The company started in 1864 with a storefront opening at 133 King Street when Charles was only sixteen years old, and Horace was twenty.¹⁰ At the start, they sold practical and functional shoes and later developed into fashionable designs with the trends of the time, featuring both Canadian-made and imported products.¹¹ The brothers moved to their second, larger location at 107 King Street in 1886, and moved again in 1897 to 114 Yonge Street.¹² In 1912, the firm of H&C Blachford Ltd. was incorporated and two years later they opened their main commercial storefront at 286-288 Yonge Street.¹³

In 1912, an advertisement appeared in the "Contract Record and Engineering Review" expressing tenders open for a store and apartments near Yonge and Bloor streets for Howard Blachford, as designed by the architects Curry and Sparling.¹⁴ The assessment rolls for 1912 likewise record an unfinished store at the address of 748-750 Yonge Street owned by Horace P. Blachford, which confirms that the building advertised in the engineering review is the same three-storey, Renaissance Revival style building that stands at 750 Yonge Street today.¹⁵ Historic photos from 1910 and 1912 show the two-storey building that pre-dated it (Figures 9-11). The next publication of the City Directories lists Percival S. Blachford, Horace's son, as a shoe salesman operating at 748 Yonge Street (750 Yonge Street is vacant).¹⁶

Percival Blachford sold shoes at 748 Yonge Street until 1940, after which the space was used by the Woman's Committee Navy League of Canada, followed by Princess Fashion Furs, various businesses related to beauty salons, and a McDonald's

8 The 1858 W.S. Boulton map shows a two-storey wood frame building on the subject property. The change in material could indicate that this earlier building was either demolished and rebuilt, or simply altered to introduce new brick cladding. The 1880 Fire Insurance Plan lists the historic addresses of 748 and 750 Yonge Street, which were 660 1/2 and 662 Yonge Street, respectively.

9 Book 113, Volume 588; Park Lot 9 to 11, Historical Books, Land Registry Office, 150.

10 "Yonge Street was bush when this pioneer started business," *The Globe* (Toronto), March 25, 1930, ProQuest Historical Newspapers.

11 Ibid.

12 "Seventy Years in Business," *The Globe* (Toronto), March 28, 1934, ProQuest Historical Newspapers.

13 Ibid.

14 "Contracts Awarded," *Contract Record and Engineering Review* 26, No.7 (February 1912): 70, <https://archive.org/details/engineeringcontr261torouoft/page/n211/mode/2up>

15 The Contract Record tender lists Howard Blachford as the client, but the assessment rolls clarify that Horace P. Blachford was the actual property owner. Howard was Horace's son.

16 "H. P. Blachford Funeral at St. James' Cemetery," *The Globe* (Toronto), February 17, 1921, ProQuest Historical Newspapers.

restaurant - to name a few of the more prominent tenants. Today, the storefront is undergoing alterations and is currently unoccupied.¹⁷

Architects for 750 Yonge Street: Curry and Sparling

The architectural firm Curry and Sparling was formed in 1909, when Samuel George Curry (1854-1942), a local Toronto architect who was well established in his career, invited the comparatively inexperienced William F. Sparling (1884-1940) to form a partnership. Prior to joining Curry, Sparling received training through an apprenticeship with Burke & Horwood, and briefly held a position with the Ontario Department of Public Works. During the seven years that the two men practiced together, they completed a number of commercial and residential commissions, including the Lionel Rawlinson Building on Gloucester Lane (1911), the Bond Street offices of atlas publisher Charles E. Goad (1912), and the original Granite Club on Church Street (1914). The design for the Trusts and Guarantee Building at 320 Bay Street was also completed under the partnership, though Sparling completed the project on his own after the two parted ways. Sparling is known for his frequent use of the Renaissance Revival style.

Samuel George Curry first began work as a draftsman for Robert Gage in Kingston, Ontario, but moved to Toronto in 1879 and entered into a partnership with Frank Darling that lasted until 1892. He alternated between working alone and in a series of brief partnerships, partnering with Francis S. Baker (1895-1898), Henry Sproatt and Ernest R. Rolph (1905-1907) before his partnership with Sparling, which lasted from 1909 until 1917. During his career, Curry was also frequently appointed to the role of local architect by the Federal Department of Public Works, supervising the construction and management of its projects, but not responsible for the design of the buildings. Curry retired from full-time practice in 1917, ending his partnership with Sparling, but worked sporadically under his own name until at least 1922. Curry contributed to the formation of the Ontario Association of Architects in 1890, and also briefly served as an alderman to Toronto City Council in 1902-1903.

752 Yonge Street

Land Registry books show that in 1844, John Elmsley grants a parcel of land to John Burgess for 75 pounds.¹⁸ The description of the land parcel appears to align with that of the subject properties at 752 Yonge Street and 756-758 Yonge Street; this is confirmed in subsequent assessment rolls that list John Burgess as the owner for all three properties. The extant building was purpose-built as a hotel for Burgess in 1890 and replaced the older Rising Sun Hotel that was located in the adjacent building at 756-758 Yonge Street. An unfinished building is recorded at 752-754 Yonge Street in both the directories and the assessment rolls for 1890.¹⁹ Fire Insurance Plans and historic photographs confirm that this new building is the extant three-storey brick clad building with no setback, and a flat roof with pronounced pediment at 752 Yonge Street (Figures 7 and 9).

¹⁷ Tenancy of the upper storeys is unknown.

¹⁸ The LRO describes John as the eldest son of Colin Burgess (a carpenter). John immigrated to Toronto from Scotland circa 1820. His son was also named John Burgess (1834-1908).

¹⁹ Historic address sometimes written as 752 and 754 Yonge Street, or 752-754 Yonge Street.

As per an obituary from *The Globe*, John Burgess Jr. dies in 1908 and is survived by his son, Colin Burgess.²⁰ In the year following the death of John Burgess Jr., the Rising Sun Hotel disappears from the directory and the property at 752 Yonge Street is instead listed as a house, as occupied by Colin Burgess. The cessation of the operations of the Rising Sun Hotel was a result of a decision made by the License Commissioners to repeal the liquor licenses of forty-one hotels in the City.²¹ Some hotels whose original licenses were lost paid to extend them, while others remained opened and operated as temperance houses. The Rising Sun Hotel, however, chose to close its doors on the night of July 31st, 1909.²² Colin Burgess continued to use the building as a residence until roughly 1925, when the building was converted for commercial purposes and functioned as such for the next century. Some of these businesses included women's wear, shoe stores, and a silks and textiles shop. The ground floor unit is currently occupied by a restaurant.

756-758 Yonge Street

The original building located at 756-758 Yonge Street was a two-and-a-half-storey wood frame building with a setback located on the west side of Yonge Street south of Bloor Street, where it terminated the T-intersection created by Hayden Street to the east (Figure 6). This building was the first Rising Sun Hotel owned by John Burgess. Mention of the Rising Sun Hotel on Yonge Street appears as early as 1858, where a newspaper article advertising the sale of real property describes how it is adjacent to the Rising Sun Hotel.²³

Bloor Street's role as the northern boundary of Toronto paired with the proximity of the Bloor Street toll booth and the Village of Yorkville to the north would each contribute to the subject property being a practical location for a hotel, or saloon. The name of John Burgess appears periodically in the directories in association with the hotel at this address, as well as the name of Thomas Loudon, who was the sometime proprietor and owner of the hotel (but not the property itself, according to assessment rolls).²⁴ The Rising Sun Hotel was founded by either John Burgess Sr., or his son, John Burgess Jr. (1834-1908).²⁵

20 "Death of Mr. John Burgess," *The Globe* (Toronto), October 16, 1908, ProQuest Historical Newspapers.

21 "Final Stage is To-Night: License Reduction Goes into Full Effect," *The Globe* (Toronto), July 31, 1909, ProQuest Historical Newspapers.

22 After the closure of the Rising Sun Hotel, there was an attempt made to reinstate the establishment's liquor license, but this proposal was met with opposition from a local religious community who argued that there were already too many licensed hotels along this portion of Yonge Street. The proposal was rejected, and the Rising Sun Hotel remained closed.

23 "Executors' Sale of Valuable Real Property," *The Globe* (Toronto), June 23, 1858, ProQuest Historical Newspapers.

24 Thomas Loudon was a famous oarsman and was credited with bringing Toronto its first real racing craft. He also was one of the first winners of the Toronto Rowing Club belt in 1871 ("Thomas Loudon Dead Was Famous Oarsman," *Toronto Daily Star*, September 17, 1928, ProQuest Historical Newspapers).

25 "Death of Mr. John Burgess," *The Globe* (Toronto), October 16, 1908, ProQuest Historical Newspapers.

In 1890, the hotel was located at 756-758 Yonge Street and run by Thomas Loudon. By 1891, the hotel had moved to 752 Yonge Street and 756-758 Yonge Street became a boarding house run by Mrs. Elizabeth King. In 1895, the building was a fruit store and later became a grocery store. The extant building at 756-758 was constructed in 1909 (Figure 12). In 1909, two businesses were listed at 756-758, a butcher and a millinery. Since then, the building has been the premises of a variety of retail businesses. One commercial business with longer than average tenure includes Curry's Art Store (from the 1950s to the 1990s) located at 756 Yonge Street.²⁶ The ground floor units are currently occupied by a magic mushroom store and a restaurant.

ii. 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.

750 Yonge Street (1912)

The property at 750 Yonge Street comprises a three-storey mixed-use main street commercial row building designed in a Renaissance Revival architectural style, which has been clad in limestone on the two upper storeys (Figure 15). Dating to 1912, the building features a rectangular plan with a flat roof. Archival photography and building records show that the roof formerly supported a parapet with balustrades, likely also of limestone construction (Figures 13 and 16). The main elevation (east) fronts onto Yonge Street and aligns with the historic streetwall created with the adjacent properties to the north (Figure 20). Due to its height in relation to the two-storey building to its south, the brick cladding of its south elevation is visible from Yonge street (Figure 14). Approximately 10m back from the front property line is a shallow recessed bay with windows.

A tender call issued by the architectural firm of Curry and Sparling appears in the February 14, 1912, issue of "Contract Record and Engineering Review" for a new store and apartment building for Howard Blachford on Yonge Street near Bloor.²⁷ Curry and Sparling designed the building in the Renaissance Revival architectural style, and most of the key features of this design are visible on the building's main (east) elevation, which is arranged into three vertical bays of equal width.

Renaissance Revival architecture was popular in Toronto for commercial buildings because it had the appeal of classical design, but followed a less formal application of those design traditions, which allowed for flexibility to suit a building's function and placement.²⁸ Some examples of the style err on the conservative side, such as the property at 750 Yonge that has a symmetrical, squared main elevation with a more

26 While not the first Curry's in the City of Toronto, the store is emblematic of its development at the time, especially extending its function from solely an art supply store to house drafting supplies, a gallery, and various art offices.

27 Although the tender call indicates the use of terracotta, a news report from the June 25, 1912, edition of *The Globe* notes that the overhanging cornice of Indiana limestone fell to the sidewalk during construction.

28 Patricia McHugh and Alex Bozikovic, *Toronto Architecture: A City Guide*, 2nd ed., 2017.

balanced height to width ratio, an absence of columns, and a smooth appearance achieved by the limestone cladding. Its roofline features a simple but prominent cornice with block modillions, dentils, and entablature, which is partially repeated above the ground level storefront. Its flat-headed window openings are vertically oriented and arranged into a regular, symmetrical layout across the three bays of the upper storeys: they feature stone sills and shouldered architraves around the third storey windows, and triangular pediments above the second storey windows, which are typical of the Renaissance Revival style (currently over-clad). A molded string course is used to delineate the second and third storeys.

In 1946, the building was altered according to designs by a prolific local architect, Benjamin Swartz (Figure 16). On the ground floor, the two shops at 748 and 750 Yonge Street were combined into one storefront (which accounts for the merged commercial address in subsequent years). Building Records indicate that no alterations were made to the main (east) elevation above the storefront. In 1962, minor interior alterations were made to the third floor in connection with the commercial tenant of Princess Furs, and in 1972 an addition was constructed at the rear of the property. In the same year, Building Records indicate that there were columns at the front of the storefront that were faced with brick; subsequent alterations to the storefront for its use as several restaurants have resulted in its current appearance.

752 Yonge Street (1890)

The property at 752 Yonge Street comprises a three-storey painted brick building designed in an Edwardian Classicism style (Figure 18). Dating to 1890, the building was constructed as a hotel, then served as a residence circa 1909-1925, after which it was adapted to a mixed-use, commercial function whereby its low-rise scale and massing with narrow lot frontage and ground floor storefront is representative of the main street commercial row typology.

The building features a rectangular plan with a flat roof. The east elevation contains three bays at the second storey and four bays at the third storey. The second-floor fenestration consists of two evenly spaced windows to the east and the west, and one large horizontal band of modern windows in the middle. The third-floor fenestration consists of four evenly spaced windows that are framed by brick pilasters and are topped by ashlar lintels. Decorative square billet brickwork adorns the space between the ashlar lintels and the cornice. Supported by several brackets, there is a cornice that separates the second and third floors. Immediately below the parapet, the third storey cornice is supported by evenly spaced brackets in line with the window surrounds. The parapet contains a central, stepped up and sloping, gable with three finials.²⁹ The parapet appears to be partially covered with a deteriorating plaster material whereby red bricks are exposed.

Based on Building Records, in 1922, the building was altered to include a larger window on the second floor (Figure 19). The alterations also included a new shopfront layout on the ground floor, with side entrance and a new stairway leading to two flats above. In 1978, an application was made to make alterations and build an addition to the existing

29 Two additional finials formerly sat atop the inner pilasters of the parapet; these have since been lost.

store and office building for an eating establishment by changing the layout of the basement and first floors, designed by Stone and Kohn Architect.

756-758 Yonge Street (1909)

The property at 756-758 Yonge Street comprises a three-storey buff brick, main street commercial row building designed in Edwardian Classicism style (Figure 20). Dating to 1909, the building features a rectangular plan with a flat roof. The east elevation has a symmetrical composition divided into four bays. Each bay has a vertically oriented window opening at both the second and third storey framed by decorative brickwork, including an ashlar sill course and brick pilasters. Brick quoins are implemented on the third storey window surrounds. In between the second and third storey windows there are four projecting brick panels that lack ornamentation. The brick parapet incorporates a simple projecting cornice supported by evenly spaced corbels. The parapet is capped with copper flashing.

In 1940, the building was altered to create a new storefront layout with entrance to apartments above and new stairs to the basement in the rear of the property. In 1947, an application was made to create a new rear addition to the building 756 Yonge Street for Curry's Art Store to house additional offices and gallery space and was designed by the office of John B. Parkin Associates. Further interior alterations were completed in 1977 at both 756 Yonge Street and 758 Yonge Street to modernize retail and office spaces. In 1992, an application was made to alter the storefront at 758 Yonge Street.

iii. 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 City of Toronto Property Data Map attached (Attachment 4) shows the site of the subject properties at 750, 752, and 756-758 Yonge Street. All four properties are situated on the west side of Yonge Street, mid-block between Bloor Street West and Charles Street West (Figures 1 and 2).

The subject properties are located just north of the Historic Yonge Street Heritage Conservation District (HYHCD), which was designated by City Council in 2016 and was approved by OLT in 2024. While not within the HYHCD boundary, the close proximity of the subject properties to this area means that there is significant overlap in their development history with that of the District's, and therefore the historic built fabric contributes to a similar context and sense of place. Yonge Street, south of Bloor Street, has a distinct mixed-use character that runs north-south into downtown Toronto. Its collection of historic mixed-use and commercial buildings constructed during the late nineteenth and early twentieth century reflect a period of accelerated growth and investment that established Yonge Street as Toronto's emerging "Main Street." Pre-established transportation methods and high commercial activity along the route culminated in the opening of Canada's first subway line along Yonge Street in 1954.

Yonge Street's historic main street character is generally typified by two- to four-storey heights, narrow lot frontages, zero setbacks from the street, flat or mansard roof profiles, brick and stone construction with wood detailing, storefronts at grade, and a variety of late nineteenth and early twentieth century architectural styles, including Georgian, Italianate, Renaissance Revival, Edwardian Classical, Second Empire, and Mid-century Modern.

After the Second World War, development changes and innovations in construction techniques saw early examples of high rise buildings introduced along Yonge Street in 1956, and in 1973 two towers were built at the intersection of Yonge and Bloor streets that rose thirty-four and thirty-five storeys in height (Figure 8). The portion of the historic streetwall formed by the subject properties, as well as the William Luke Buildings at 774 Yonge Street (c.1885) and the former Uptown Theatre at 764 Yonge Street (c.1918), are otherwise framed by modern and contemporary high-rises that bookend the block (Figure 14). This grouping of built heritage resources contributes to a distinct sense of place along a street that serves an important civic and commercial function in the city and provides a historic connection to how Yonge Street developed into this role (Figure 20).

Nearby buildings designated under Part IV of the Ontario Heritage Act include the William Luke Buildings at 774 Yonge Street (c.1885), the mixed-use/commercial buildings at 699-700 Yonge Street (1887), the Robert Barron Building at 720 Yonge Street (1889 and 1902), the commercial buildings at 710-718 Yonge Street (c.1909), and the St. Charles Court Apartments at 30 Charles Street East (1914-1915).

4. VISUAL RESOURCES

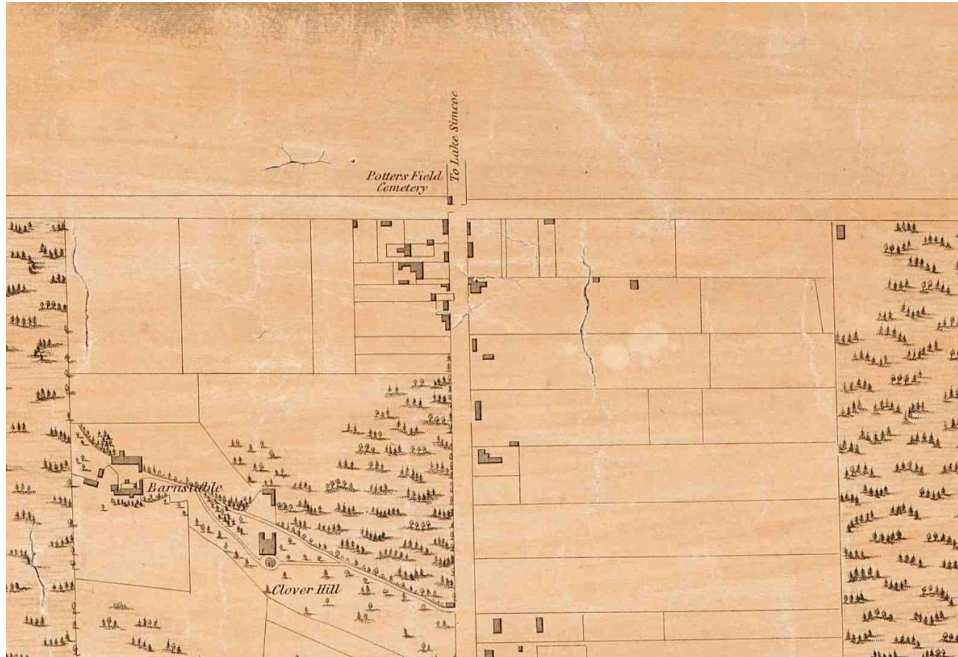


Figure 4. Excerpt from the 1842 Cane Map, which shows a collection of smaller lots running east-west on the west side of Yonge Street, just south of Bloor Street. The surrounding area shows larger lots without much structural development (Ng).

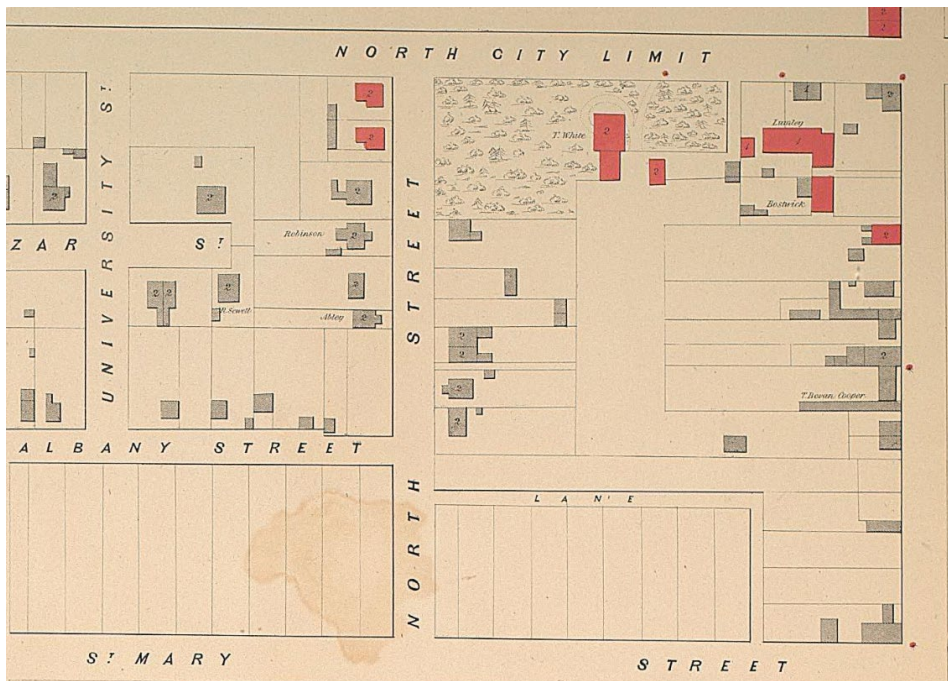


Figure 5. Excerpt from the 1858 WS Boulton, Atlas of the City of Toronto and Vicinity map, which shows additional buildings appearing at the crossroads of Yonge and Bloor Streets (Ng). Approximate location of subject properties outlined in red (annotated by Heritage Planning).

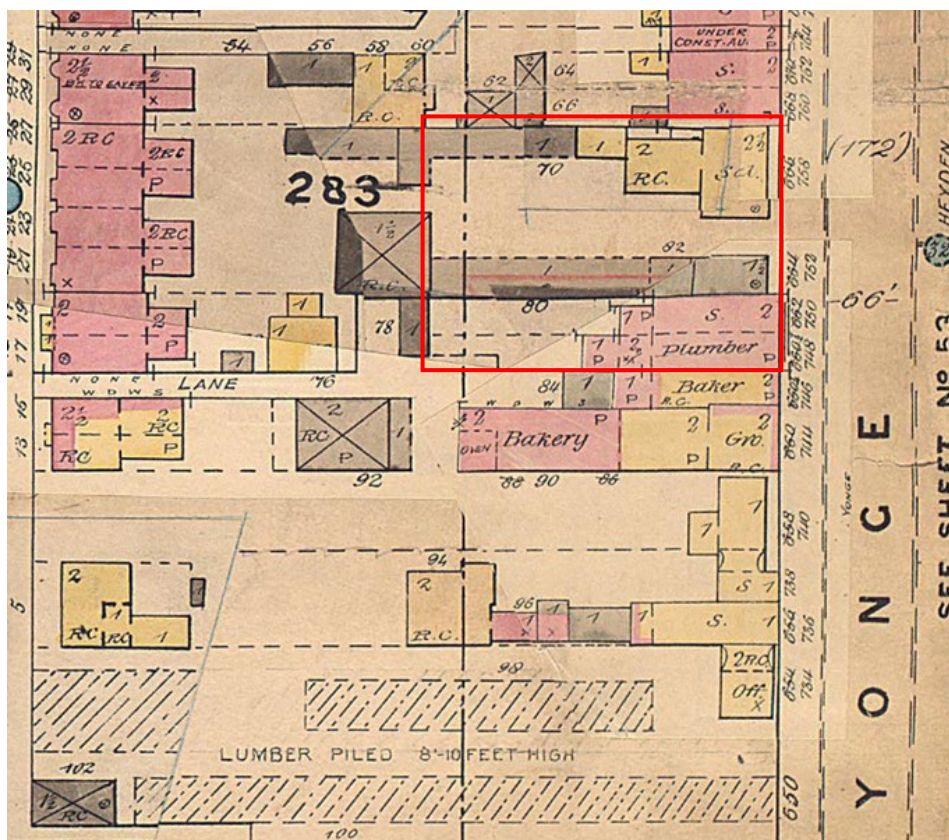


Figure 6. Excerpt 1889 Fire Insurance Plan (Ng). Approximate location of subject properties outlined in red (annotated by Heritage Planning). Note that the buildings shown in this image are those that pre-date the extant buildings today.

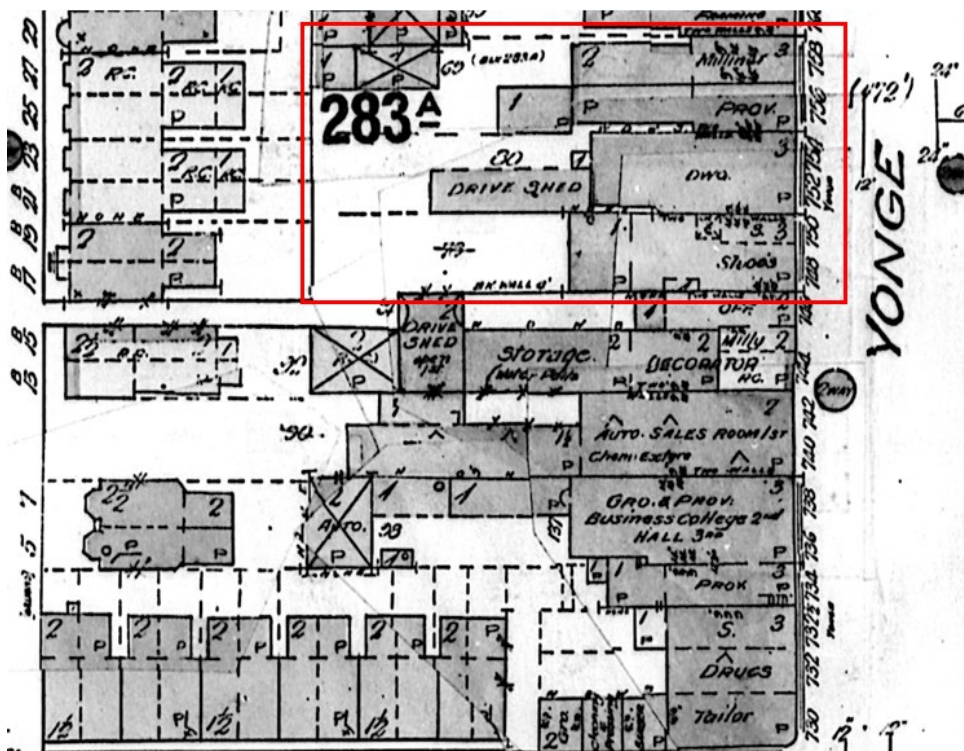


Figure 7. Excerpt from 1909 Fire Insurance Plan. The buildings 750, 752, and 756-758 are illustrated on the map. Residential properties along Balmuto Street are visible to the west (Ng). Approximate location of subject properties outlined in red (annotated by Heritage Planning).



Figure 8. Historic aerial photo from 1978 showing the introduction of high rise buildings adjacent to the subject properties at the intersection of Yonge and Bloor streets (City of Toronto mapping).

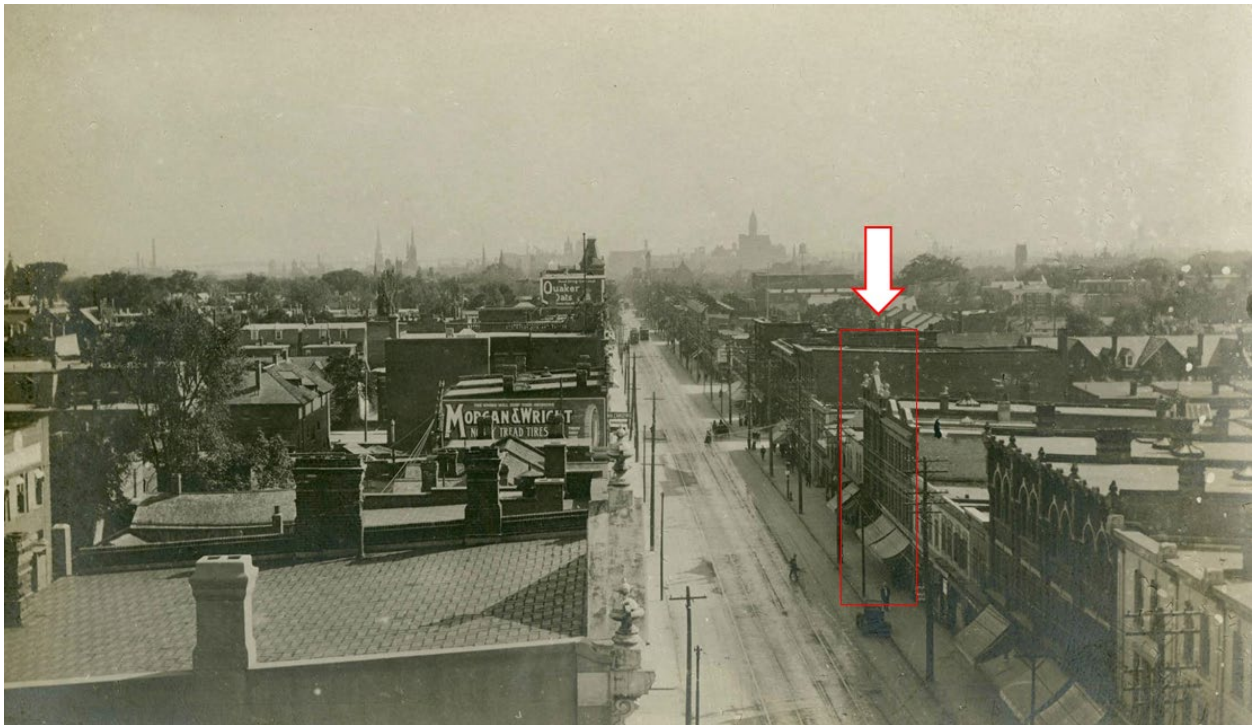


Figure 9. Yonge Street, College to Bloor Streets, looking south from south of Bloor Street, in 1910. Subject buildings at 752 and 756-758 Yonge Street are outlined in red; subject building at 750 Yonge Street not yet built; original parapet of 756-758 Yonge Street is visible (Toronto Public Library; annotated by Heritage Planning).



Figure 10. Southwest corner of Yonge and Bloor streets in January 31, 1912 (CTA; cropped and annotated by Heritage Planning).

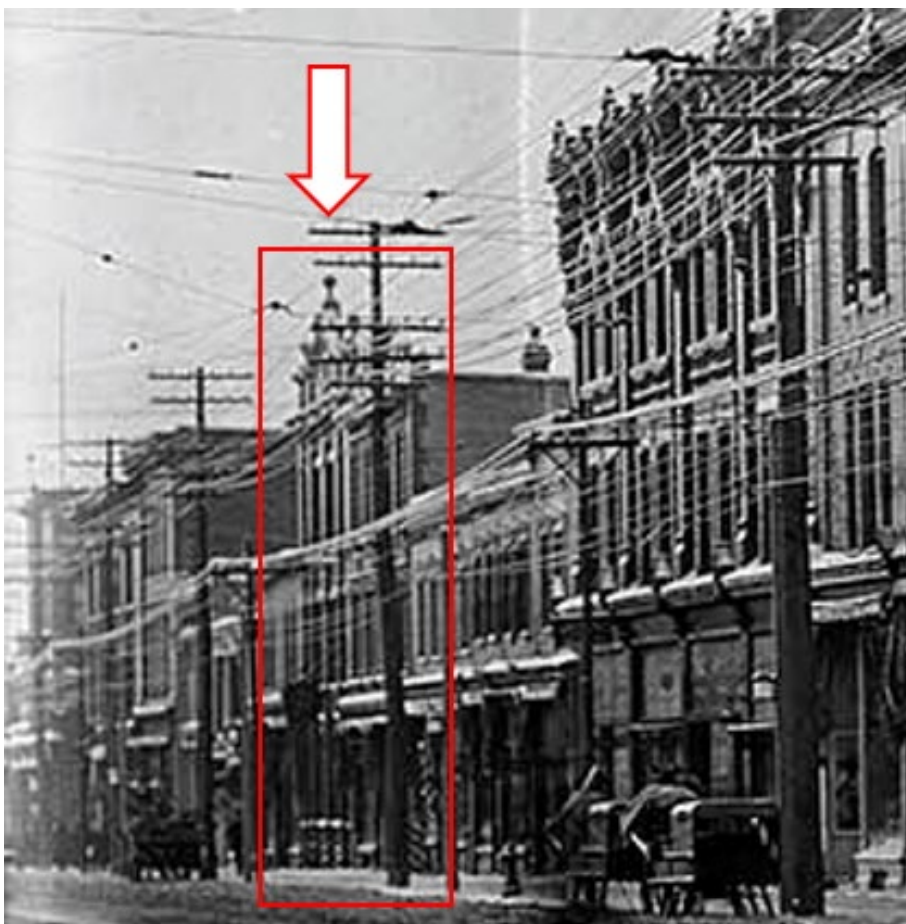


Figure 11. Detail of Figure 10; showing the buildings at 752 and 756-758 Yonge Street; 750 Yonge Street is not yet built (CTA; cropped and annotated by Heritage Planning).

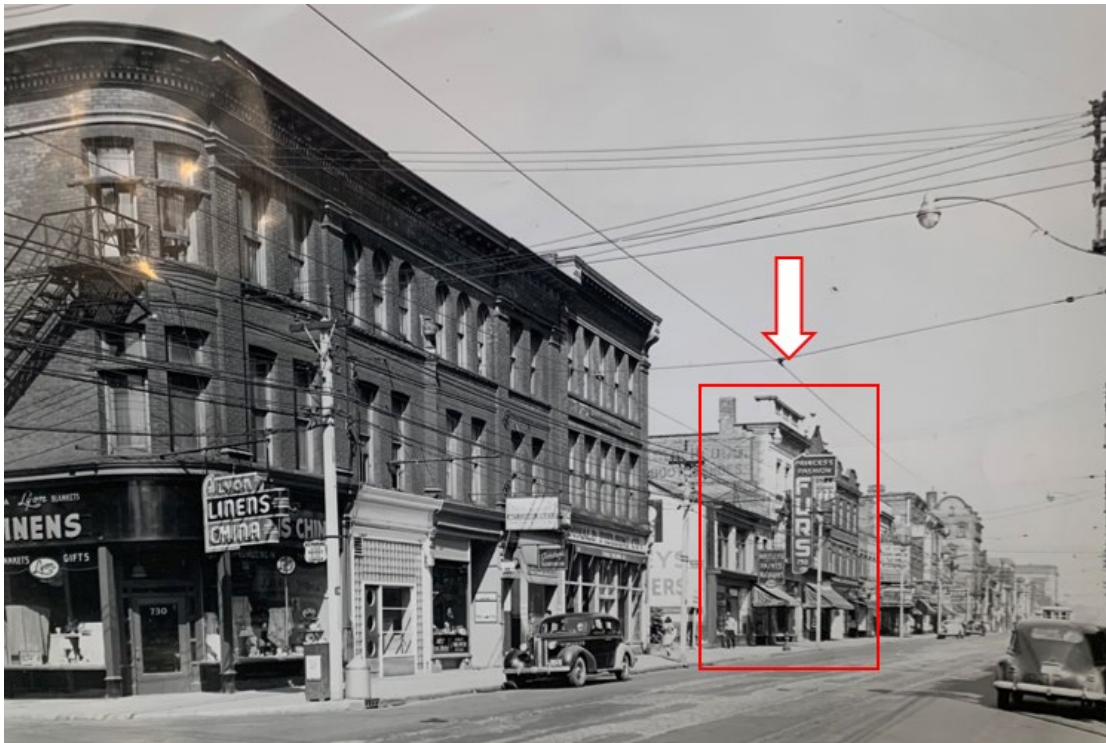


Figure 12. Yonge Street at Charles Street West, looking north, in September 1948. Subject properties outlined in red; all three of the buildings' original parapets are intact (CTA; annotated by Heritage Planning).



Figure 13. 750, 752, and 756-758 Yonge Street in 1975. 756-758 Yonge Street's parapet has been removed (CTA).



Figure 14. Contextual view from the southeast, looking northwest, with the subject properties at the centre of the photograph (Heritage Planning, 2024).



Figure 15. View of east elevation of 750 Yonge Street (Heritage Planning, 2024).

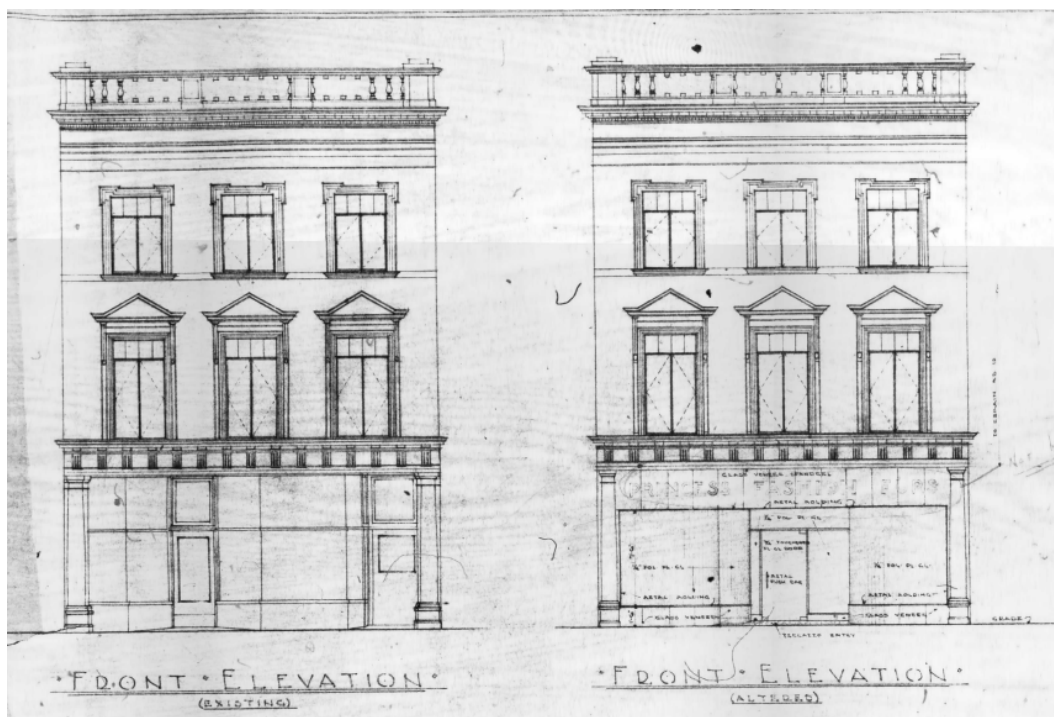


Figure 16. Building Records from 1946 for 750 Yonge Street, illustrating the ground floor alterations that combined the two storefronts into one, according to designs by the architect Benjamin Swartz. Elevation also shows the building's original parapet.



Figure 17. View of east elevation of 752 Yonge Street (Heritage Planning, 2024).

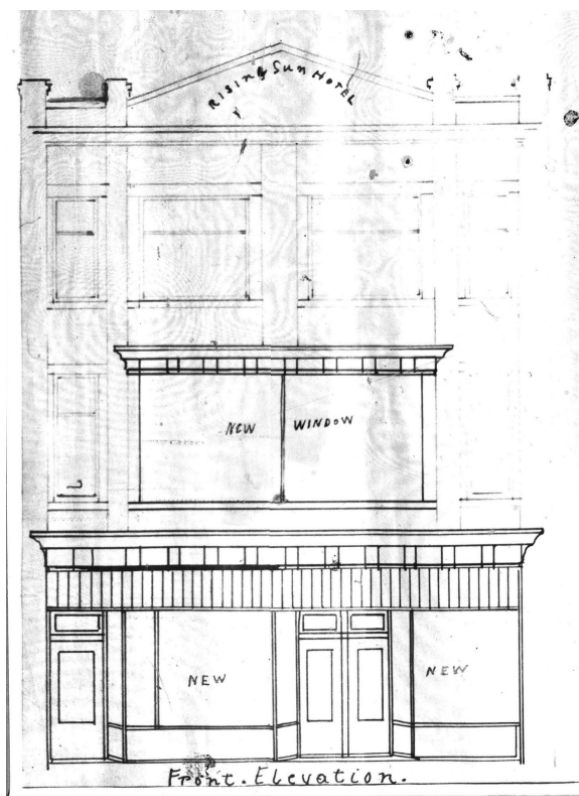


Figure 18. Building Records from 1922 showing the east elevation of 752 Yonge Street.



Figure 19. View of east elevation of 756-758 Yonge Street (Heritage Planning, 2024).



Figure 20. The subject properties at 750, 752, and 756-758 Yonge Street in context along Yonge Street, looking south, and showing the nearby heritage properties that collectively contribute to a historic streetwall (Heritage Planning, 2024).

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