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RECEIVED
2023/10/14
(YYYY/MM/DD)
Ontario Heritage Trust

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
650 (including entrance addresses at 650A and 652 Yonge Street) YONGE
STREET
NOTICE OF PASSING OF DESIGNATION BY-LAW 816-2023**

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3
registrar@heritagetrust.on.ca

TAKE NOTICE that Council for the City of Toronto passed Designation By-law 816-2023 on September 6, 2023, which designates the lands, buildings and structures known municipally as 650 (including entrance addresses at 650A and 652 Yonge Street) Yonge Street, under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, as a property of cultural heritage value or interest.

This notice is being served to the Owner of the Property, the Ontario Heritage Trust, and any Objectors and Interested Persons.

The City Clerk did not receive any objections to the Notice of Intention to Designate the Property. Therefore, City Council did not consider any objections and passed the Designation By-law for the Property.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Take notice that an appeal of the Designation by-law for the Property by those persons permitted to appeal under section 29 of the Ontario Heritage Act may be made by filing a notice of appeal with the City Clerk, Attention: Registrar Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2; Email: RegistrarCCO@toronto.ca within thirty days of October 4, 2023, which is November 3, 2023.

A Notice of Appeal must:

- (1) set out the reasons for the objection to the designation by-law; and
- (2) set out the reasons in support of the objection to the designation by-law.

If you wish to appeal to the Ontario Land Tribunal (OLT), forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>.

Who Can File An Appeal:

Any persons who object to the designation by-law may refer the matter to the Ontario Land Tribunal.

Getting Additional Information:

A copy of the by-law and background information about the application is available for public inspection by contacting Heritage Planning staff at heritageplanning@toronto.ca.

Further information in respect of the Designation By-law is available from the City of Toronto at:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH5.13>

Dated at the City of Toronto on October 4, 2023.

A handwritten signature in black ink, appearing to read "jfe falv".

John D. Elvidge
for City Clerk

Authority: Planning and Housing Committee Item PH5.14,
as adopted by City of Toronto Council on July 19 and 20,
2023

City Council voted in favour of this by-law on
September 6, 2023

Written approval of this by-law was given by Mayoral
Decision 12-2023 dated September 6, 2023

CITY OF TORONTO

BY-LAW 816-2023

To designate the property at 650 Yonge Street (including entrance addresses at 650A and 652 Yonge Street) as being of cultural heritage value or interest.

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact By-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 650 (including entrance addresses at 650A and 652 Yonge Street) Yonge Street as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 650 (including entrance addresses at 650A and 652 Yonge Street) Yonge Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act; and

Whereas the reasons for designation are set out in Schedule A to this By-law;

The Council of the City of Toronto enacts:

- 1.** The property at 650 (including entrance addresses at 650A and 652 Yonge Street) Yonge Street, more particularly described in Schedule B attached to this By-law, is designated as being of cultural heritage value or interest.
- 2.** The City Solicitor is authorized to cause a copy of this By-law to be registered against the property described in Schedule B to this By-law in the proper Land Registry Office.
- 3.** The City Clerk is authorized to cause a copy of this By-law to be served upon the owners of the property 650 (including entrance addresses at 650A and 652 Yonge Street) Yonge Street at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on September 6, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

650 (INCLUDING ENTRANCE ADDRESSES AT 650A AND 652 YONGE STREET) YONGE STREET

Reasons for Designation

The property at 650 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 value and contextual value.

Description

The property at 650 Yonge Street (including entrance addresses of 650A and 652 Yonge Street) is located on the west side of Yonge Street, in the block between Irwin Avenue and St. Mary Street. It is part of a contiguous row of mixed-use buildings constructed as a group between 1873 and 1875. The properties in the row retain their original scale, form, and massing as a 2-1/2-storey buildings and share the same design. They are part of a larger cohesive grouping of built heritage resources that provide a distinct sense of place and represent Toronto's 1860s-1950s architecture, a period when historic Yonge's commercial main street character was established and flourished.

The property at 650 Yonge Street was included on the City of Toronto's Inventory of Heritage Properties (now the Heritage Register) in 1974, and is identified as contributing property in the Historic Yonge Street Heritage Conservation District, adopted by City Council in 2016 and currently under appeal.

Statement of Cultural Heritage Value

The 2-1/2-storey property at 650 Yonge Street has design and physical value for its typology as a representative example of a Main Street Commercial Row building constructed during a significant period of development along Yonge Street. It is part of an architecturally unified group comprising the 7 storefront bays at 646-658 Yonge Street, which share a common scale, form, and massing. The east elevation of 650 Yonge Street displays characteristics of the Georgian style, including the gable roof, symmetrical composition, and gabled dormer, in combination with other features more common to later periods of construction, resulting in a vernacular architectural expression.

Contextually, the property has cultural heritage value for maintaining and supporting the historic main street character of Yonge Street, south of Bloor Street. Situated on the west side of the block between Irwin Avenue and St. Mary Street, the subject property contributes to the low-rise streetwall condition found on this portion of Yonge Street through its scale, form and massing, and is consistent with the rhythm produced by finegrained storefronts along the streetscape. The property is part of a row of buildings with the same architectural design, a typology that is found in a high concentration along this portion of Yonge Street, particularly on the west side of the

street. In form and architectural style, the row also references the group of buildings on the southwest corner of Irwin Avenue; together, these two groupings frame the intersection of Yonge Street and Irwin Avenue, and express one of Yonge Street's earliest periods of development as a commercial main street.

The property at 650 Yonge Street is functionally, visually and physically linked to Yonge Street, Toronto's "Main Street", as a mixed-use building housing the services, amenities, and employment opportunities necessary to support daily life in neighbouring residential areas. The property is also historically linked to the metamorphosis of Yonge Street into Toronto's main commercial corridor.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 650 Yonge Street as a representative example of a Main Street Commercial Row building designed in a vernacular style with Georgian influences:

- The placement, setback and orientation of the row of buildings on the west side of Yonge Street between Irwin Avenue and St. Mary Street
- The rectangular plan, scale, form and massing of the 2-1/2-storey building
- The gable roof, with the ridgeline oriented parallel to Yonge Street
- On each bay of the principal (east) elevation, the symmetrical placement of the pair of window openings in the second storey and the centrally-placed dormer window with gable roof
- The brick cladding and detailing on the east elevation (currently stuccoed), which likely includes brick hood moulds and brick quoining on the south corner of the elevation
- Entrances providing at-grade access from the street to the ground floor and upper floors of the building
- Ground floor storefronts featuring an increased proportion of glazing compared to the upper stories (the storefronts have been modified)

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 650 Yonge Street as supporting and maintaining the character of this portion of Yonge Street, and as being historically, functionally, and visually linked to its surroundings:

- The placement, setback and orientation of the building within a group of buildings comprising an architecturally uniform row on the west side of Yonge Street between Irwin Avenue and St. Mary Street

- The scale of the building, which is consistent with the 2-4 storey streetwall height along this portion of Yonge Street
- The recessed entrance doorways of the ground floor units, which are consistent with the storefronts along this portion of Yonge Street
- The higher percentage of glazing on the ground floor façade along Yonge Street relative to upper floors, which serves the purpose of indicating retail use at-grade that can be accessed directly from Yonge Street and residential and/or commercial uses in upper floors

SCHEDULE B
LEGAL DESCRIPTION

PART OF PIN 21109-0105 (LT)
LOTS 3 & 4, REGISTERED PLAN 218E
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)