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City Clerk's Office

Ulli S. Watkiss
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
484 YONGE STREET (YONGE STREET FIRE HALL CLOCK TOWER)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW 223-2016

Kingsett Real Estate Property Growth LP 4
c/o Equity ICI Real Estate Services Inc.
1240 Bay Street, Suite 601
Toronto, ON M5R 2A7

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law No. 223-2016 to designate 484 Yonge Street (Yonge Street Fire Hall Clock Tower) (Toronto Centre-Rosedale, Ward 27) as being of cultural heritage value or interest.

Dated at Toronto this 21st day of March, 2016.

6a Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item TE11.9, as adopted by City of Toronto Council on November 3 and 4, 2015

CITY OF TORONTO

BY-LAW No. 223-2016

To designate the property at 484 Yonge Street (Yonge Street Fire Hall Clock Tower) 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 484 Yonge Street as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known municipally as 484 Yonge Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property and caused the Notice of Intention to be posted on the City's web site 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 the reasons for designation are set out in Schedule "A" to this by-law; and

Whereas no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto enacts:

1. The property at 484 Yonge Street, more particularly described in Schedule "B" and shown on Schedule "C" 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 at 484 Yonge Street and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site 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 March 10, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)

The property at 484 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 all three categories of design, associative and contextual values. The property was listed on the City of Toronto Inventory of Heritage Properties (now the Heritage Register) in 1974. City Council authorized the Historic Yonge Heritage Conservation District Study Area in 2012, including the property at 484 Yonge Street.

Description

Located on the west side of Yonge Street between Grenville and Grosvenor Streets, the property at 484 Yonge Street contains the building constructed for the City of Toronto in 1871 as Fire Hall No. 3, which was expanded before being decommissioned in 1929. Beginning in the 1950s, for more than half a century the well-known St. Charles Tavern occupied the site.

Statement of Cultural Heritage Value

The property at 484 Yonge Street has cultural heritage value for the design of the clock tower from the former Yonge Street Fire Hall, which was one of two purpose-built fire stations commissioned by the City of Toronto in the early 1870s that, while providing fire fighting services to the northern neighbourhoods became a familiar symbol of community identity. The clock tower displays architectural elements typical of the late Victorian era, particularly the classical detailing from Italianate precedents and the mansard roof associated with the popular Second Empire style.

The surviving clock tower on the former fire hall at 484 Yonge Street is valued historically as a rare collaboration between architects James Grand and William Irving, who were recognized practitioners in Toronto in the mid 19th century. While Grand, an English-trained architect and his younger Scottish colleague Irving worked individually and with other architects, they never formed a formal partnership apart from collaborating on two fire halls for the City of Toronto, including the former Yonge Street Fire Hall with the surviving clock tower.

The property at 484 Yonge Street has important historical associations with the LGBTQ community of Toronto. Operating as the St. Charles Tavern, for nearly 30 years the site was particularly associated with Toronto's gay community as a popular nightclub and, beginning in the 1960s the site of annual Hallowe'en drag shows. The latter revues, which mixed enthusiastic patrons and on-lookers with violent protesters, resulted in the alliance of LGBTQ activists, supportive politicians and local businesses in initial steps to combat homophobia. These events, which occurred beneath the clock tower at 484 Yonge, are regarded as milestones in the recognition of the diversity and contributions of LGBTQ culture in the City.

The associative value of the clock tower from the former fire hall is also linked to the historical development of Yonge Street as it evolved in the mid to late 1800s from a local shopping destination for the adjoining residential neighbourhoods to its rebranding as Toronto's "Main

Street" after Robert Simpson and Timothy Eaton opened landmark department stores near the Queen Street intersection. The popularity and rapid growth of the area around Yonge and College Streets required local services, including the fire hall with the iconic clock tower that immediately became a focal point in and for the community.

Contextually, the fire hall clock tower is valued for its contribution to the character of Yonge Street, north of College Street, which is typified by the surviving buildings that began and supported the transition of Yonge Street in the late 19th century as Toronto's main commercial corridor. The highly visible clock tower from the former Yonge Street Fire Hall is an integral part of the small collection of surviving buildings from this era that includes the neighbouring Oddfellows Hall (1892) at Yonge and College Streets.

The contextual value of the property at 484 Yonge Street is also related to its historical and visual links to its surroundings on the west side of Yonge Street between Grenville and Grosvenor Streets where the clock tower from the former Yonge Street Fire Hall adjoins the commercial building at 480 Yonge Street, which dates to the mid-19th century, was updated in the early 1900s and is also recognized on the City of Toronto's Heritage Register. A familiar feature on Yonge Street since the 1870s, the distinctive clock tower from the former Yonge Street Fire Hall is a long-standing local landmark in Toronto.

Heritage Attributes

The heritage attributes of the Yonge Street Fire Hall Clock Tower on the property at 484 Yonge Street are:

- The placement, setback and orientation of the clock tower on the west side of Yonge Street between Grenville and Grosvenor Streets
- The materials, with the brick cladding and the brick, slate and wood detailing
- The scale, form and massing of the clock tower, which rises above the second-storey level of the neighbouring buildings
- Above the brick base with the trios of round openings, the clock tower with the bell-cast mansard roof, which supports the extensions to the tower that incorporate a clock and terminate in a hipped roof
- The detailing on the clock tower, where the four sides feature round-arched window openings with classical keystones and cornices, cross-hatched woodwork and clock faces
- The views of the clock tower from both directions on Yonge Street

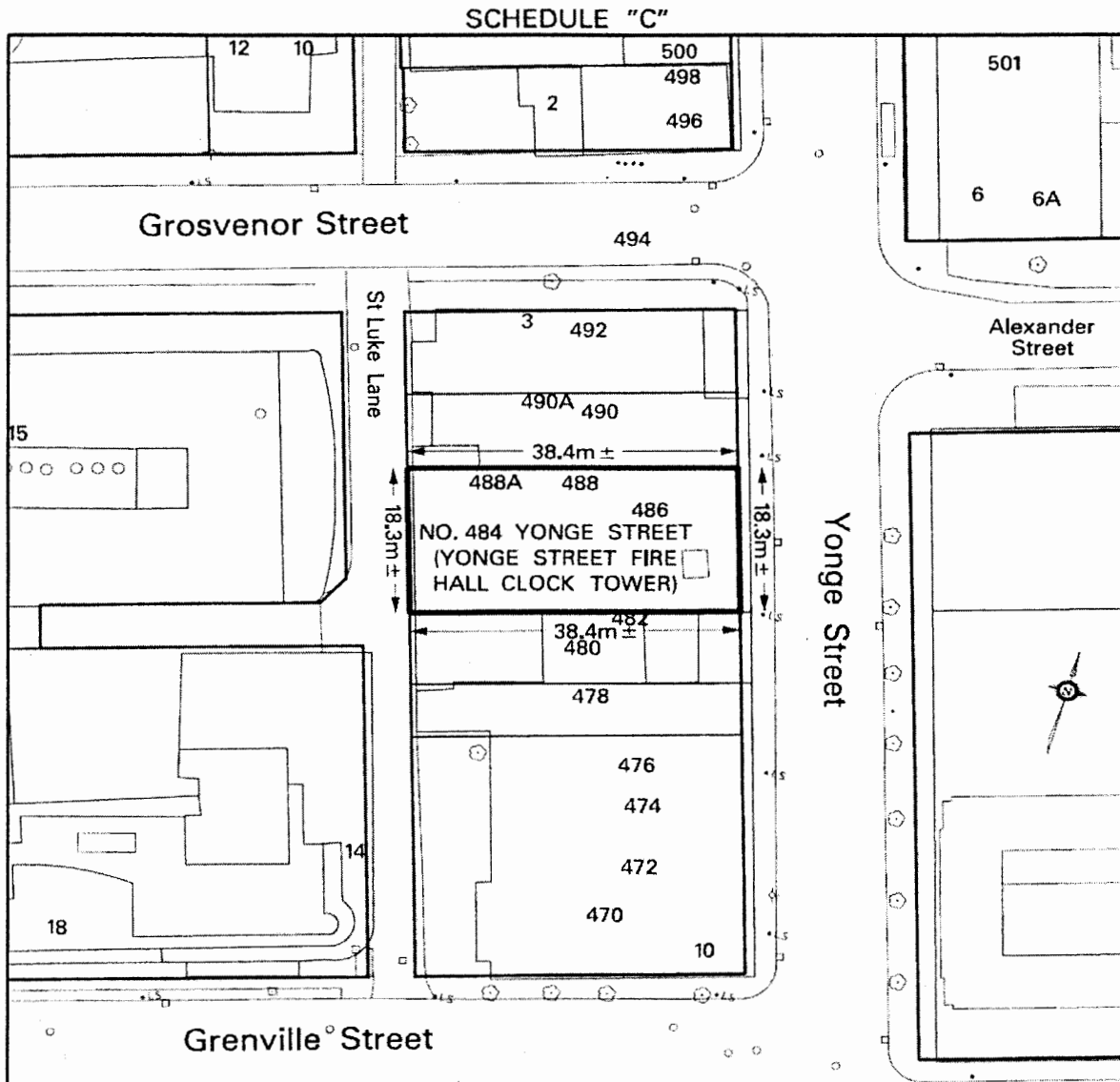
SCHEDULE "B"
LEGAL DESCRIPTION

PIN 21104-0142(LT)

LT 11-12 PL 159 TORONTO

City of Toronto, Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2016-026 dated March 3, 2016, as set out in Schedule "C".



NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS, IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK

CHECKED BY: JOHN HOUSE
PREPARED BY: DWAYNE PITT

WARD 27 - TORONTO CENTRE-ROSEDALE
DATE: MARCH 03, 2016

PROPERTY INFORMATION SHEET

**NO. 484 YONGE STREET
(YONGE STREET FIRE HALL CLOCK TOWER)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST**

(NOT TO SCALE)

SKETCH No. PS-2016-026