

Authority: Toronto and East York Community Council Item TE23.16, adopted as amended, by City of Toronto Council on April 26, 27 and 28, 2017

CITY OF TORONTO

Bill 1434

BY-LAW -2017

To designate the property at 610 Markham Street West (Robert Watt House) 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 City Council to designate the property at 610 Markham Street (Robert Watt House) 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 land and premises known municipally as 610 Markham 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 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 no notice of objection was served upon the Clerk of the municipality; 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 610 Markham 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 at 610 Markham 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 December , 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 610 MARKHAM STREET

The property at 610 Markham Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 610 Markham Street is located on the west side of the street at the north end near Bloor Street West and contains a 2½-storey detached house form building. Archival records indicate that it was the first building constructed on the west side of Markham between Bloor and Lennox streets and, in September 1889, it was owned and occupied by Robert Watt, a contractor who possibly built it. After serving as both a residence and a church, in 1967 the site was acquired by local entrepreneur Edwin "Honest Ed" Mirvish for the second phase of Mirvish Village and afterward occupied by Anne Macklin Mirvish's studio. The property at 610 Markham Street was listed on the City of Toronto's Heritage Register on November 3, 2015.

Statement of Cultural Heritage Value

The property at 610 Markham Street has cultural heritage value for its design as a late 19th century house form building that is representative of its type with features derived from the popular styles at the close of the Victorian era, including the Gothic Revival and Italianate. The Robert Watt House is distinguished by its surviving original detailing and retains its architectural integrity.

The Robert Watt House is historically linked to Mirvish Village, the famed artists' enclave created by Ed Mirvish and his family on Markham Street between Bloor Street West and Lennox Street. Originally acquired for additional parking for the nearby "Honest Ed's" retail complex, the houses were saved and converted as an artists' colony with studios as well as restaurants and unique shops. Mirvish Village became a cultural and tourist destination in Toronto, including the property at 610 Markham Street.

Contextually, the Robert Watt House at 610 Markham Street assists in defining, maintaining and supporting the character of Mirvish Village, which consists of the collection of preserved detached, semi-detached and multi-unit house form buildings dating to the late 19th and early 20th centuries that contribute to this special area on the eastern limits of the Palmerston neighbourhood.

The property at 610 Markham Street is also visually, historically, physically and functionally connected to its setting on the east side of Markham Street in Mirvish Village where it complements the neighbouring house form buildings in scale, setback and vintage detailing.

Heritage Attributes

The heritage attributes of the house form building on the property at 610 Markham Street are:

- The setback, placement and orientation of the building on the west side of Markham Street, south of Bloor Street West
- The scale, form and massing of the 2½-storey structure with the rectangular-shaped plan above the stone foundation
- The materials, with the brick cladding (now painted) and the brick, stone and wood detailing
- The cross-gable roof, with the brick chimney on the south end and, on the east slope, the gable containing the decorative wood detailing
- The principal (east) elevation, where the lower storey is partially enclosed with the main entrance recessed in a round-arched opening at the north (right) end
- On the east elevation, the fenestration with the Palladian window with the stained-glass transom that is centered in the first (ground) floor beneath the oriel window in the second storey and the round-arched opening in the attic level (the flat-headed opening at the north end of the second floor appears to be an alteration)
- On the round-arched door and window openings, the decorative brickwork

The southernmost bay of the building, comprising the two-storey section south of the east gable and the single-storey section at the south end of the east elevation (including the flat-headed door opening), is not original to the design and is not identified as a heritage attribute.

SCHEDULE B
LEGAL DESCRIPTION

FIRSTLY:

Part of PIN 21254-0212(LT)

Part of Lot 105, Plan 632, designated as Part 31 on Reference Plan 66R-29394, City of Toronto

SECONDLY:

Part of PIN 21254-0213(LT)

Part of Lot 107, Plan 632, designated as Part 33 on Reference Plan 66R-29394, City of Toronto