

Authority: Toronto and East York Community Council Item 29.9, as adopted by City of Toronto Council on November 30, December 1, 2, 4 and 7, 2009

Enacted by Council: June 9, 2010

CITY OF TORONTO

BY-LAW No. 597-2010

To designate the properties at 610 and 612 Yonge Street (Rawlinson Cartage Buildings) and 614 Yonge Street (William Doherty Building) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the properties at 610 and 612 Yonge Street (Rawlinson Cartage Buildings) and 614 Yonge Street (William Doherty Building) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures located thereon, to be 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 as 610, 612 and 614 Yonge Street and upon the Ontario Heritage Trust, a 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, 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 HEREBY ENACTS as follows:

1. The properties at 610, 612 and 614 Yonge Street, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, are 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 properties at 610, 612 and 614 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, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 9th day of June, A.D. 2010.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION****610 and 612 Yonge Street: Rawlinson Cartage Buildings**Description

The properties at 610 and 612 Yonge Street are worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario under the three categories of contextual, associative and design value. The three-storey commercial buildings at 610 and 612 Yonge Street (1886) are part of an eight-unit row at 596-612 Yonge commissioned by James and Elmes Henderson and occupied by the Rawlinson Cartage Company for nearly three-quarters of a century. The properties were included on the City of Toronto Inventory of Heritage Properties in 1974.

Statement of Significance

With their location on Yonge Street, the properties at 610 and 612 Yonge Street contribute to the character of the street as it evolved from its origins as a military road to become Toronto's most famous commercial thoroughfare. The Rawlinson Cartage Buildings are placed on the west side of the street between Wellesley and Bloor, which is one of the remaining areas of Yonge Street that retains its late 19th and early 20th century character as the setting of low-rise commercial structures. Located south of St. Joseph Street, the properties were part of the lands developed in the mid 1800s by John Elmsley Jr. (1801-1863), a prominent provincial politician who established a country estate on a park lot south and west of Yonge and Bloor streets. As a convert to Roman Catholicism, when Elmsley laid out a subdivision with residential, commercial and institutional uses, he named the streets after saints including St. Alban (now Wellesley Street) and St. Joseph. The properties at 610 and 612 Yonge Street were developed by the mid 1880s as part of a collection of the two- to three-storey commercial buildings with decorative brickwork and varied roof styles that reflect the historical character of Yonge Street from Wellesley to Bloor streets.

When the Rawlinson Cartage Company acquired the existing buildings at 612 Yonge Street in 1895 and 610 Yonge in 1901, the properties became associated with one of the oldest moving and storage companies in Toronto. Founded in 1855 by Marmaduke Rawlinson, the firm was originally located on nearby Gloucester Street before moving to Yonge Street, north of St. Joseph. When the company acquired 612 Yonge Street, it also purchased a nearby commercial warehouse at 11 St. Joseph Street. While the offices of Rawlinson Cartage occupied the storefronts at 610 and 612 Yonge Street, the company commissioned additional warehouses to the rear (west) of the properties, and extended the building at 610 Yonge to connect it to the warehouses at 5 St. Joseph and 15 St. Nicholas (the properties on St. Joseph and St. Nicholas Street that are associated with the Rawlinson Cartage Company are designated under Part IV, Section 29 of the *Ontario Heritage Act*). With its visible and accessible location on Yonge Street, the Rawlinson Cartage Company retained the properties, along with the adjoining complex of warehouses, until the late 1960s when the firm was sold.

The Rawlinson Cartage Buildings are also representative examples of late 19th century commercial structures with architectural features drawn from the predominant styles of the era. Above the first-floor storefronts, the upper stories of the buildings display Classical detailing, with brick parapets, brackets, piers and corbels. With the neighbouring properties to the north and south at 606 to 618 Yonge Street, the Rawlinson Cartage Buildings contribute to a continuous street wall of commercial buildings that share a similar scale, materials and detailing.

Heritage Attributes

The heritage attributes of the properties at 610 and 612 Yonge Street are:

- The scale, form and massing.
- The materials, with brick cladding, and brick, stone, wood and glass detailing.
- The three storey plans on brick foundations, where the east façade of each building is divided into two asymmetrical bays above the first-floor storefronts (the storefronts retain their cornices and rhythm of door and window openings).
- The brick parapets with corbelled brick detailing marking the flat rooflines.
- The fenestration on the second and third stories, with flat-headed window openings with brick flat arches, continuous stone sills, and corbelled brickwork beneath the central windows in the third floor.
- The detailing, with the horizontal division of the second and third floors with string courses, and the vertical division of the upper stories by piers with corbelled brickwork.
- The location of the properties adjoining the complementary commercial buildings directly north and south, including the near-identical structures at 606 and 608 Yonge Street, which share their setback, height, alignment of floors, and brick cladding.

614 Yonge Street: William Doherty Building

Description

The property at 614 Yonge Street is worthy of inclusion on the City of Toronto Inventory of Heritage Properties and designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value. The property meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of contextual and design value. The 2½-storey commercial building (1885) was commissioned by John Wickson, who also owned the neighbouring properties at 616 and 618 Yonge Street, and was first occupied by William Doherty, a painter and wall paper hanger.

Statement of Significance

With its location on Yonge Street, the William Doherty Building contributes to the character of the street as it evolved from its origins as a military road to become Toronto's most famous commercial thoroughfare. The commercial building is placed on the west side of the street between Wellesley and Bloor, which is one of the remaining areas of Yonge Street that retains its late 19th and early 20th century character as the setting of low-rise commercial structures. Located south of St. Joseph Street, the property at 614 Yonge Street was part of the lands developed in the mid 1800s by John Elmsley Jr. (1801-1863), a prominent provincial politician who established a country estate on a park lot southwest of Yonge and Bloor streets. As a convert to Roman Catholicism, when Elmsley laid out a subdivision with residential, commercial and institutional uses, he named the streets after saints including St. Alban (now Wellesley Street) and St. Joseph. The William Doherty Building was developed by the mid 1880s as part of the collection of two- to three-storey commercial buildings with decorative brickwork and varied roof styles that reflect the historical character of Yonge Street from Wellesley to Bloor streets.

The William Doherty Building is a representative example of a late 19th century commercial structure with architectural features drawn from the predominant styles of the era. Above the first-floor storefront, the upper storey displays the segmental-arched window openings and elaborate brick detailing inspired by the Italianate style. With the neighbouring properties to the north and south at 606 to 618 Yonge Street, the William Doherty Building contributes to the continuous street wall of commercial buildings that share a similar scale, materials and detailing.

Heritage Attributes

The heritage attributes of the William Doherty Building are:

- The scale, form and massing.
- The materials, with brick cladding and brick, stone, wood and glass detailing.
- The 2½-storey plan on a stone foundation, where the east facade is organized into two bays above the first-floor storefront (the original storefront has been altered).
- The gable roof with a gabled dormer on the east slope (the east slope of the roof with the dormer is included in the Reasons for Designation).
- The fenestration in the second floor, where a pair of segmental-arched window openings have brick hood moulds with keystones and stone sills.
- The detailing beneath the eaves, with brick panels and brackets.
- The location of the property adjoining the complementary commercial buildings directly north and south, which share its setback, alignment of floors, and brick cladding.

SCHEDULE "B"

Part of PIN 21104-0003 (LT)

Part of PCL 3-1 SEC A192E;

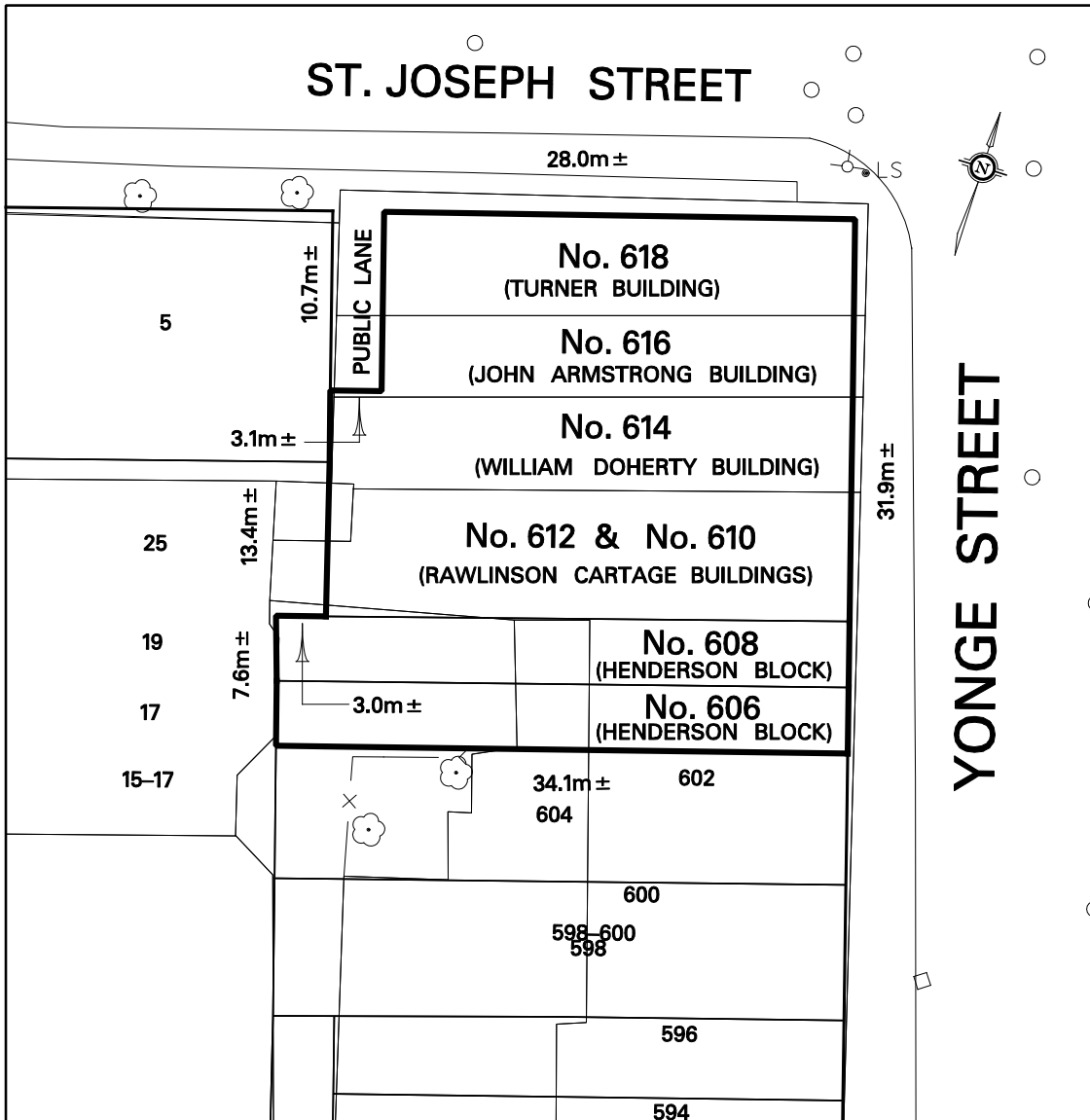
Lot 3 on Plan 192E and part of Lot 19 on Plan D3 designated as PART 2 on Plan R-2904 Saving and Excepting thereout and therefrom PART 4 on Plan 66R-17031

City of Toronto, Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described lands being delineated within the heavy outline and shown as Nos. 610 and 612 (Rawlinson Cartage Buildings) and No. 614 (William Doherty Building) on Sketch No. PS-2010-025 dated March 9, 2010, as set out in Schedule "C".

SCHEDULE "C"



Toronto
 TECHNICAL SERVICES DIVISION
 SURVEY & MAPPING SERVICES

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

PROPERTY INFORMATION SHEET

NOS. 606 AND 608 YONGE STREET (HENDERSON BLOCK); NOS. 610 AND 612 YONGE STREET (RAWLINSON CARTAGE BUILDINGS); NO. 614 YONGE STREET (WILLIAM DOHERTY BUILDING); NO. 616 YONGE STREET (JOHN ARMSTRONG BUILDING) AND NO. 618 YONGE STREET (TURNER BUILDING)

LANDS DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 27 - TORONTO CENTRE-ROSEDALE
 DATE: MARCH 09, 2010

SKETCH No. PS-2010-025