

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. 598-2010

To designate the property at 616 Yonge Street (John Armstrong Building) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 616 Yonge Street (John Armstrong 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 616 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 property at 616 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 property at 616 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"

616 Yonge Street: John Armstrong Building

Description

The property at 616 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, associative and design value. The commercial building (1885) was commissioned by John Wickson, who also owned the neighbouring properties at 614 and 618 Yonge Street, and was first occupied by druggist John Armstrong.

Statement of Significance

With its location on Yonge Street, the property at 616 Yonge Street 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 John Armstrong 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 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 property at 616 Yonge Street was originally developed by the mid 1880s as part of a collection of commercial buildings whose appearances reflected the historical character of Yonge Street from Wellesley to Bloor streets.

As constructed, the John Armstrong Building resembled the adjoining 2½-storey gable-roofed commercial structures at 614 and 618 Yonge Street. It had been altered in 1929 for the Toronto Paint Company according to the plans of Toronto architects Kaplan and Sprachman, who designed a new east façade with two additional stories. With the neighbouring buildings to the north and south at 606 to 618 Yonge Street, the John Armstrong 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 John Armstrong Building are:

- The scale, form and massing.
- The materials, with brick cladding and brick, stone, wood and glass detailing.
- On the east façade, the oversized commercial window opening in the second storey above the first-floor storefront (the original storefront has been altered).

- The location of the property adjoining the commercial buildings on the north and south, which share its setback, alignment of stories, and brick cladding.

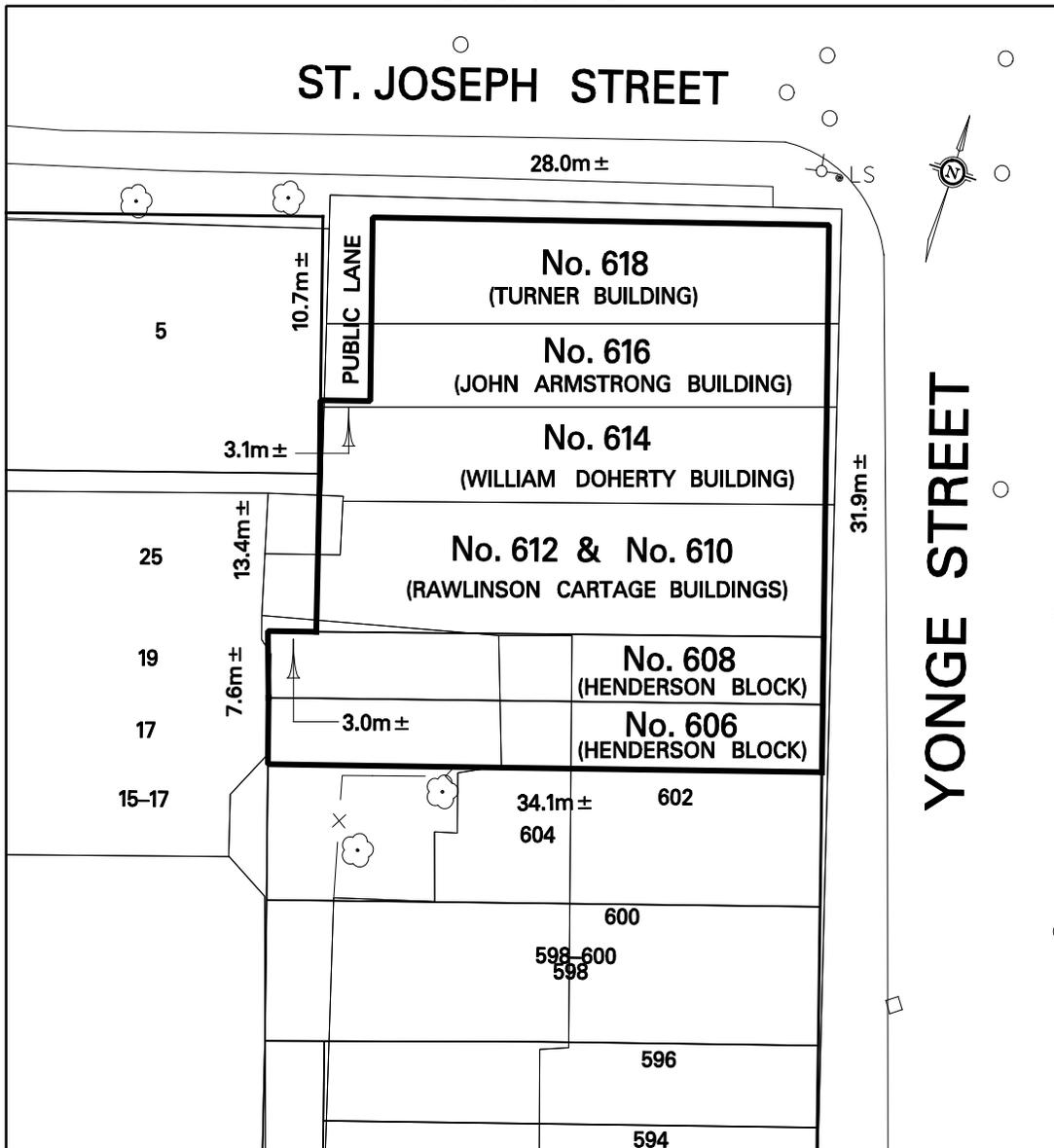
SCHEDULE "B"

PIN 21104-0129 (LT)
LT 2 PL 192E TORONTO

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

The hereinbefore described land being delineated within the heavy outline and shown as No. 616 (John Armstrong Building) on Sketch No. PS-2010-025 dated March 9, 2010, as set out in Schedule "C".

SCHEDULE "C"



<p>Toronto</p>	<p>PROPERTY INFORMATION SHEET</p>
<p>TECHNICAL SERVICES DIVISION SURVEY & MAPPING SERVICES</p>	<p>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)</p>
<p>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</p>	<p>LANDS DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST (NOT TO SCALE)</p>
<p>CHECKED BY: JOHN HOUSE PREPARED BY: DWAYNE PITT</p>	<p>WARD 27 - TORONTO CENTRE-ROSEDALE DATE: MARCH 09, 2010</p> <p style="text-align: right;">SKETCH No. PS-2010-025</p>