



TORONTO
BY-LAW NUMBER

1997-0218

BOX NUMBER

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SUPPLEMENTARY FILE

1997-0218-01.tif
[naming convention for oversize scans]

No. 1997-0218. A BY-LAW

To designate the property at 108 Mutual Street as being of architectural value or interest.

(Passed May 12, 1997.)

WHEREAS by Clause 12 of Neighbourhoods Committee Report No. 7, adopted by Council at its meeting held on May 12, 1997, authority was granted to designate the property at 108 Mutual Street as being of architectural 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 the buildings and structures thereon, to be of historical or architectural value or interest;

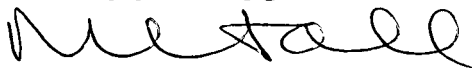
AND WHEREAS the Council of The Corporation of the City of Toronto has caused to be served upon the owners of the land and premises known as No. 108 Mutual Street and upon the Ontario Heritage Foundation Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*;

AND WHEREAS the reasons for designation are set out in Schedule "B" to this by-law;

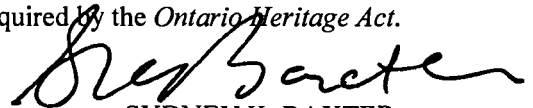
AND WHEREAS no notice of objection to the proposed designation has been served upon the Clerk of the municipality;

THEREFORE the Council of The Corporation of the City of Toronto enacts as follows:

1. The property at 108 Mutual Street, more particularly described and shown on Schedule "A" to this by-law, is designated as being of architectural 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 Schedules "A" and "C" 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 owner of the property at 108 Mutual Street and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

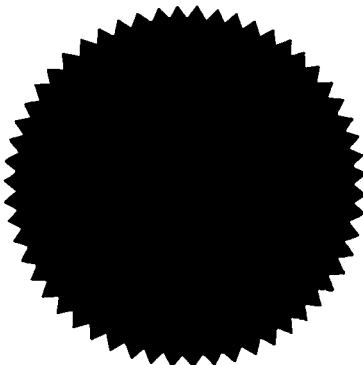


BARBARA HALL,
Mayor.



SYDNEY K. BAXTER
City Clerk.

Council Chamber,
Toronto, May 12, 1997.
(L.S.)



CITY OF TORONTO BY-LAW
No. 1997-0218

SCHEDULE "A"

All of Parcel 27-1 in the Register for Section A-22-A.

Being Lots 27, 28, 29, 30, 31, 32, 33, 34, 35 and 36 on the west side of Mutual Street and Lots 27, 28, 29, 30, 31, 32, 33, 34, 35 and 36 on the east of Dalhousie Street, according to Plan 22-A registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64) designated as PART 1 on a plan of survey deposited in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66) as 66R-17481.

City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario.

The hereinbefore described land being delineated by heavy outline on Plan SYE 2844 dated May 1, 1997 as set out in Schedule "C".

SCHEDULE "B"

PROPERTY RESEARCH SUMMARY

Address: 108 Mutual Street

Ward: 06

Current Name: Vacant

Historical Name: Robert Simpson Co. Limited Warehouse

Construction Date: 1910

Architect: Simpson's staff

Contractor/Builder: Unknown

Additions/Alterations: Mail Order Building, Max Dunning and Burke, Horwood and White Associates, 1916; Warehouse addition, Frank S. Corley, Architect, George Fuller Co., Contractor and Margison and Babcock, Engineers, 1930; Alter receiving docks on Mutual Street elevation, Maxwell Miller, Architect, 1972. Replace windows on west elevation, 1985.

Original Owner: Robert Simpson Company Limited

Original Use: Commercial (warehouse)

Current Use: Vacant

Category: C

Recording Date: January 15, 1997

Recorder: HPD:jc

History

Land Development:

The lands on which the properties at 108 Mutual Street stands were first described by Governor Simcoe's surveyors as Park Lot 7 in the First Concession from the Bay. This 100 acre lot was one of 30 tracts of land which ran north/south from Queen Street to Bloor Street. In 1793 the Crown granted Park Lot 7 to Captain John McGill, a loyal Queen's Ranger who had fought with Simcoe in the Revolutionary War. McGill was also given the position of Commissioner of Stores, a coveted job in the government of Upper Canada.

As the City of Toronto expanded northward in the mid-19th Century, many of the Park Lots were subdivided for development. Park Lot 7 was subdivided by John McGill's estate in 1836, at which time the line of Church Street was extended northward from Queen Street East. The McGill estate was developed in the 1850's.

In 1902, Robert Simpson, owner of Simpson's Departmental Store, leased a livery stable from Isaac Silver. The building was situated on the northeast corner of Dalhousie Street and Dundas Street East. In 1910, Simpson

purchased Lots 27, and parts of Lots 28, 29 and 30 and erected the Robert Simpson Co. Limited Warehouse on the site.

In 1952 Simpson-Sears Limited was incorporated as Sears Canada and, in the following year, this company acquired the Simpson's property on Mutual Street. In turn, Sears Canada was purchased by the Hudson's Bay Company in 1978. The warehouse complex at 108 Mutual Street was sold in 1992.

Architecture

108 Mutual Street:

The Robert Simpson Co. Warehouse was constructed in 1910 for Robert Simpson, according to the design of a Simpson's in-house architect. In 1916, the 11-storey Mail Order Building was erected to the east of the earlier building, according to the design of Max Dunning of Chicago in co-operation with Burke, Horwood and White Associates. Burke and Horwood designed the Simpson's Departmental Store, situated at the northwest corner of Queen Street West and Yonge Street, in 1894.

In 1930, another 11-storey addition was erected to the north and west of the earlier buildings, according to the design of Frank S. Corley, an in-house architect, George Fuller Co., Contractor and Margison and Babcock, Engineers.

The complex consists of three interconnecting buildings- the original warehouse building, the Mail Order Building and the 1930 addition. The 1910 warehouse building features five storeys and brick construction. The main (west) elevation has five recessed bays which span the second, third and fourth floors and contain window openings arranged singly and in groups of three. A flat roof covers the building. Adjoining this building to the east, and extending north to Gould Street, is the 11-storey Mail Order Building. Fronting onto Mutual Street, the building features red brick and reinforced concrete construction. The Mutual Street elevation has a centrally situated entrance block highlighted by cast-stone detailing and a curved entrance canopy. Windows are generously proportioned and are arranged both in ribbons and in pairs. Brick trim and spandrel panels bearing diamond, x, and raised panel motifs ornament the building. The west elevation contains a built-in open-air fire escape. Pedimented centre and end bays have pyramidal metal roofs while a flat roof covers the building.

The 1930 warehouse building, adjoining the other buildings to the north and west, displays elements of the International Style. The 11-storey building features red and buff brick and horizontal and vertical concrete band courses. Ribbon windows and windows arranged in pairs emphasize the horizontality of the building. It is covered by a flat roof.

Context:

The Sears Warehouse building complex dominates the block bounded by Church Street, Mutual Street, Gould Street and Dundas Street East. Until 1992, the complex was one of the oldest major industrial buildings still in use in the downtown core. Situated in a neighbourhood which contains commercial, industrial and residential buildings, this complex is a significant example of multi-storey warehouse design. It also serves as a reminder of the development of the Robert Simpson Company's Mail Order business in Ontario.

Summary:

The property at 108 Mutual Street, known as the Sears Warehouse, is recommended for designation for architectural reasons. The complex features three buildings: the original warehouse, erected in 1910; the Mail Order Building, erected in 1916 according to the design of Max Dunning and Burke, Horwood and White Associate Architects; and another warehouse, erected in 1930 according to the design of Frank S. Corley.

The original brick warehouse building has five storeys. The main (west) elevation features five recessed bays which span the second, third and fourth floors. A flat roof covers the building. Adjoining this building, to the east, and extending north to Gould Street, is the 11-storey Mail Order Building. It features reinforced concrete construction, a centrally situated entrance block with a curved entrance canopy, brick trim and spandrel panels bearing diamond, x and panel motifs, an open-air fire escape, and Pedimented centre and end bays with pyramidal metal roofs.

The 1930 warehouse building, adjoining the other buildings to the north and west, features elements of the International Style. The 11-storey building displays red and buff brick, concrete detailing, ribbon windows and a flat roof.

The Sears Warehouse building complex is, a significant example of multi-storey warehouse design. The buildings serve as an important reminder of the retail and architectural history of the City of Toronto.

Sources Consulted

Arthur, Eric. Toronto, No Mean City. University of Toronto Press: Toronto, 1986.

City of Toronto Directories: 1890-1911

Goad's Atlas: 1858, 1884, 1890, 1910

McHugh, Patricia. Toronto Architecture: A City Guide. McClelland and Stewart Inc., Toronto, 1989.

Scadding, Henry. Toronto of Old. Toronto: Adam, Stevenson and Co., Toronto, 1873.

Sears Warehouse 108 Mutual Street

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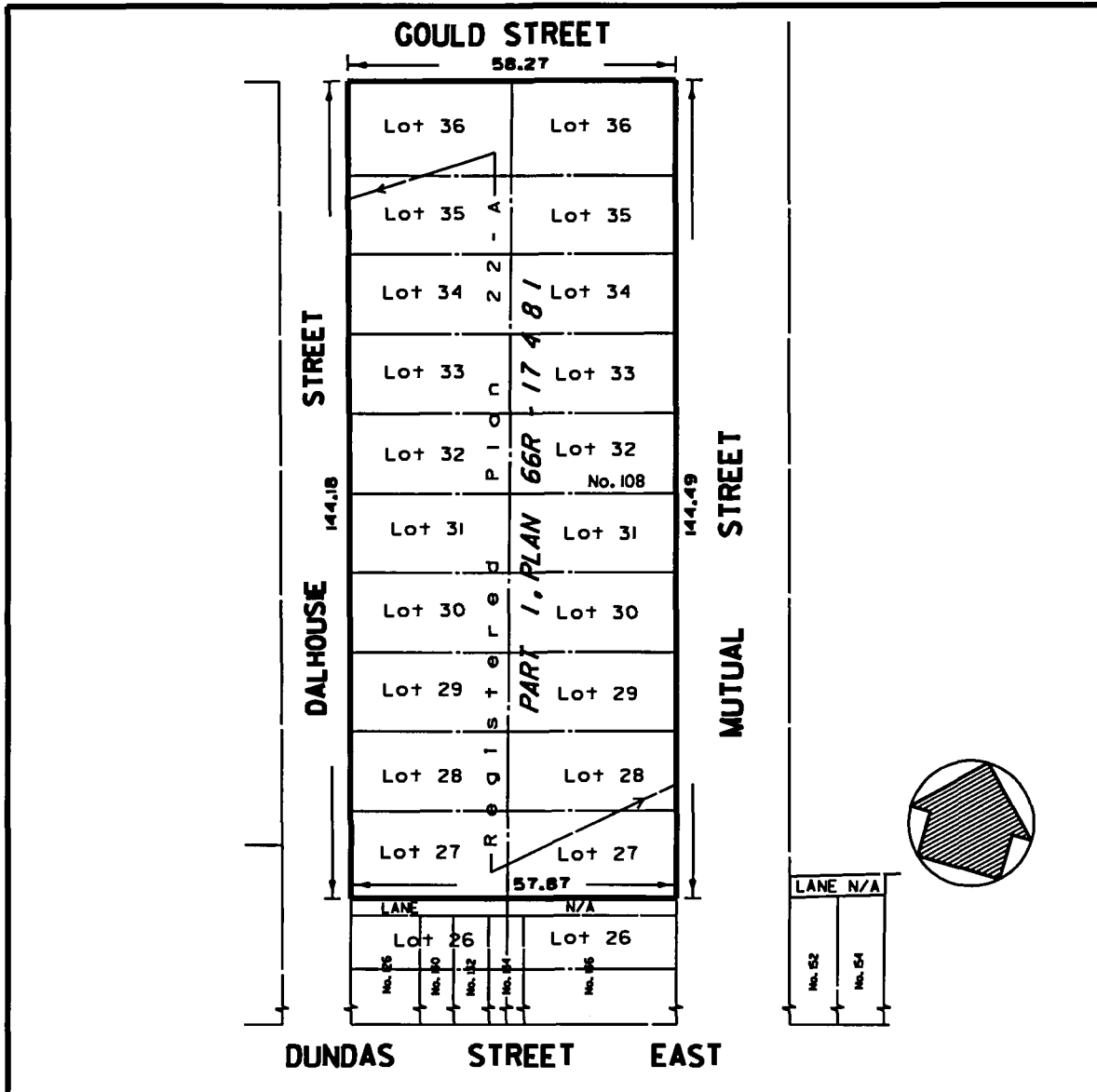
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The Sears Warehouse building complex was, until 1992, one of the oldest major industrial buildings still in use in the downtown core. Featuring significant examples of multi-storey warehouse design, the buildings serve as an important reminder of the industrial and architectural history of the City of Toronto.

SCHEDULE "C"

MAP AREA 5H-1



 Premises No. 108 Mutual Street

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.

CITY WORKS SERVICES
CITY OF TORONTO

SKETCH TO ILLUSTRATE

**LAND DESIGNATED AS
BEING OF ARCHITECTURAL AND
HISTORICAL VALUE OR INTEREST**



Drawn ME
Checked W.J.M.
Date: MAY 1, 1997.

W. Kowalenko-City Surveyor

FILE
M22-H

PLAN SYE2844

SYE2844

No. 1997-0218

A By-law

To designate the property at 108 Mutual Street as being of architectural value or interest.

Passed May 12 19 97

City Clerk

Certified as to form and legality and as being within the powers of Council to enact,

G. Watson
City Solicitor

Clause 12,
NMC # 7

May 12, 1997

(12)



Memorandum

TO: Pat Pizzuto, Records Unit, Administrative Services Section, 17th West

FROM: Angelina Macri, Legal Services Division, 14th West
Telephone #392-00079 Fax #392-0005

DATE: May 27, 1997

RE: Registration of By-laws

Enclosed herewith for filing in your Division are the following By-laws, which were registered on title:

<u>BY-LAW</u>	<u>REG'N DATE</u>	<u>INSTRUMENT NO.</u>	<u>PREMISES</u>
✓ 1997-0218	May 26, 1997	E083945	To designate the property at 108 Mutual Street as being of architectural value or interest
1997-0219	May 26, 1997	CA473149	To designate the property at 102-108 Shuter Street as being of architectural value or interest
1997-0230	May 26, 1997	CA473150	To lay out and dedicate for public highway purposes certain land to form part of Cawthra Avenue

Angelina Macri

AMals
Enclosures

- c. City Works Services
Attn: Survey & Mapping (277 Victoria Street)(letter only)
L. Milne, Infrastructure Planning & Transportation (25th East) (letter only)
Corporate Services
Attn: Archives Division (Basement) (letter only)