



**STAFF REPORT
ACTION REQUIRED**

606 - 618 Yonge Street, 5 - 9 St. Joseph Street, and 15 - 25 St. Nicholas Street - Alteration to a Heritage Property and Intention to Designate, Part IV, Section 29, Ontario Heritage Act

Date:	October 1, 2009
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	Toronto Centre-Rosedale – Ward 27
Reference Number:	

SUMMARY

This report addresses an application to permit a 45 storey mixed use development containing approximately 38,775 square metres of residential gross floor area and approximately 2,800 square metres of non-residential gross floor area on a 0.267 hectare site located on the south side of St. Joseph Street between Yonge Street and St. Nicholas Street. The site is municipally known as 606 - 618 Yonge Street, 5 - 9 St. Joseph Street, and 15 - 25 St. Nicholas Street.

This report recommends that City Council approve the proposed alterations to the heritage properties at 606 - 618 Yonge Street, 5 - 9 St. Joseph Street; and 15 - 25 St. Nicholas Street and designate seven properties at 606, 608, 610, 612, 614, 616 and 618 Yonge Street under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value as contributing to a historic and contextual streetscape that has defined Toronto’s primary commercial street since the late 19th century.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the alterations to the heritage properties at 606-618 Yonge Street, 5 - 9 St. Joseph Street and 15 - 25 St. Nicholas Street, substantially in accordance with the plans and drawings prepared by ERA Architects dated September 15, 2009, and on file with the Manager, Heritage Preservation Services subject to the following conditions:

- a. prior to Zoning By-Law Amendment approval, the owner shall:

submit a Conservation Plan to include drawings, to the satisfaction of the Manager of Heritage Preservation Services that provide “blow-up” elevations and sections of all heritage building façades at 1:50 scale including, but not limited, to the following: (1) storefront design; (2) window specifications for all heritage facade elevations; (3) reconstruction plan for roof dormer/parapet/cornice details; (4) return side wall details; etc.

- b. prior to Site Plan approval, the owner shall:

provide additional information to be submitted, based on the proposed Conservation Strategy, to include documentation substantially in accordance with that outlined within Section 8.0 (page 44) of the submitted Heritage Impact Statement. Specifically, a detailed plan shall also be submitted to outline mitigations measures that address construction impacts relative to the on-site heritage structures.

enter into a Heritage Easement Agreement for the properties at 606 – 618 Yonge Street with the City.

amend the existing Heritage Easement Agreement registered on the site, Instrument No. E171218 dated June 1, 1998, at 5 St. Joseph Street and 9 – 15 St Nicholas Streets, to address the proposed construction and permitted alterations;

- c. prior to the issuance of any building permit, including a permit for the demolition, excavation, and/or shoring on the subject property, the owner shall:

provide a Letter of Credit in a form and in an amount satisfactory to the Manager, Heritage Preservation Services to secure all work included in the Conservation Plan;

provide final plans satisfactory to the Manager of Heritage Preservation Services;

- d. prior to the release of the Letter of Credit the applicant shall:

provide evidence and documentation that the project scheme has been implemented, per approved Conservation Plan, satisfactory to the Manager of Heritage Preservation Services.

2. City Council include the following properties on the City of Toronto's Inventory of Heritage Properties:

- a. 606 Yonge Street
- b. 608 Yonge Street
- c. 614 Yonge Street
- d. 616 Yonge Street
- e. 618 Yonge Street

3. City Council state its intention to designate the following properties under Part IV, Section 29 of the Ontario Heritage Act. (Please note 610 and 612 Yonge Street are listed on the City of Toronto's Inventory of Heritage Properties)

- a. 606 Yonge Street
- b. 608 Yonge Street
- c. 610 Yonge Street
- d. 612 Yonge Street
- e. 614 Yonge Street
- f. 616 Yonge Street
- g. 618 Yonge Street

4. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the properties under Part IV of the Ontario Heritage Act.

5. If there are any objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designations to the Conservation Review Board.

6. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owners of the following properties:
 - a. 606 Yonge Street
 - b. 608 Yonge Street
 - c. 610 Yonge Street
 - d. 612 Yonge Street
 - e. 614 Yonge Street
 - f. 616 Yonge Street
 - g. 618 Yonge Street
7. The City Solicitor be authorized to introduce the necessary bill in Council authorizing the entering into a Heritage Easement Agreement.

Financial Impact

There are no financial implications resulting from the adoption of this report. The public Notice of Intention to Designate will be advertised on the City's web site in accordance with the City of Toronto Act provisions.

DECISION HISTORY

The buildings within the subject redevelopment site have the following heritage recognition:

- 610 and 612 Yonge Street are listed on the City of Toronto's Inventory of Heritage Properties, both listed on the Inventory on March 4, 1974.
- 5 - 9 St. Joseph Street and 15 & 17 St. Nicholas Street are listed on the City's Inventory of Heritage Properties, designated under Part IV of the Ontario Heritage Act (By-law 1997-0117, passed April 14, 1997), and are the subject of a Heritage Easement Agreement (Instrument No. E171218) registered June 1, 1998.

The owner has no objection to the designation of the site as part of this application.

ISSUE BACKGROUND

The property owner and their architect first met with City staff on April 10, 2008 to introduce the proposal for a potential redevelopment of the site. A subsequent site meeting occurred in August of 2008 with Heritage Preservation Services staff.

The applicant submitted an application for zoning bylaw amendment on October 15, 2008, requesting an increase in height and density to permit a 49-storey building containing residential dwelling units and a mix of non-residential uses on the site. A Heritage Impact Statement was submitted in conjunction with the application, outlining the proposed rehabilitation and conservation strategy for the existing buildings.

Following the receipt of the initial comments on the application, the applicant revised its plans by reducing the overall height of the building to 45 storeys and by reducing the height and extent of the podium. In addition, the design of the building elements at grade were revised to respond to comments of Heritage Preservation Services. This revised submission was made on August 6, 2009.

A further meeting occurred with City staff, including Heritage Preservation Services on August 17, 2009 to discuss any outstanding matters relating to the submission. Subsequent to this meeting, the applicant submitted a Conservation Plan containing a more detailed description of the proposed alterations and conservation works.

COMMENTS

Background

The properties identified as 606 - 618 Yonge Street, 5 - 9 St. Joseph Street and 15 – 25 St. Nicholas Street form the north end of the city block bounded by Yonge, St. Joseph and St. Nicholas streets.

The cultural value of this site lies in its contextual relationship with the adjacent streets: Yonge, St. Joseph and St. Nicholas streets. Each has a distinct character that reflects its origin and changing identity in the City's development. Yonge Street, originally the Town of York's primary military road, is now a commercial corridor and divides the City's east and west sides. St. Joseph Street, constructed as the driveway to Clover Hill house, currently displays many fine late 19th century houses some of which have been adapted to institutional use. St. Nicholas Street, originally known as Brownvilles Lane, has evolved into a unique lane-like corridor with a mixed pattern of occupancies.

This site's cultural value also lies in quality of its architecture. The commercial buildings reflect late 19th century commercial development on Yonge Street and the Rawlinson Cartage complex buildings demonstrate the emergence of warehouse construction north of the waterfront.

Finally, the long-term occupancy and development of the area by Rawlinson Cartage (1895-1968), one of Toronto's earliest moving and storage companies, brings added historical interest to this site.

Key exterior attributes that express the heritage value of the commercial buildings along Yonge Street include: narrow plot width providing approximately 15' of frontage on Yonge Street; small scale (2 1/2 and 3 storey) brick commercial buildings; glazed ground floor storefronts on Yonge Street; selected brick detailing articulating windows, floor levels and the roof parapet.

Key exterior attributes that demonstrate the heritage value of the early 20th century warehouse buildings at 5 St. Joseph Street and 15 St. Nicholas Street are as described in the Reasons for Identification in the Heritage Easement Agreement as follows:

5 St. Joseph Street: located on the southeast corner of St. Joseph and St. Nicholas Streets, the four-storey red brick warehouse has a rectangular plan above a stone base. The principal (north) façade on St. Joseph Street is organized into three extended bays by wide brick piers with stone trim. In the ground floor, the centre bay contains an entrance set in a monumental round-arched opening, flanked by round-arched window openings. The second and third-floor segmental-headed window openings are set in groups of three, except where the oversized entrance arch extends above the first floor. In the fourth storey, groups of round-arched window openings are linked by a running string course. The fenestration has brick lintels and continuous stone sills. The pattern of window openings continues along the side (east and west) elevations. The rear (south) façade abuts the adjoining building at 15 St. Nicholas Street.

15 St. Nicholas Street: the north portion of the property identified as 15 St. Nicholas Street (known for convenience purposes as 17 St. Nicholas) contains a six-storey red brick storehouse with a mixture of segmental and round-headed window openings displaying stone sills and brick voussoirs. It adjoins, on the south, a three-storey red brick building constructed as stables for Rawlinson Cartage. Its principal (west) façade has a large carriage entrance flanked by flat-headed door and window openings. The second storey contains a row of diminutive segmental-headed window openings, while the third floor has slightly larger openings with multi-paned sash windows, brick voussoirs and stone sills. Facing west onto St. Nicholas Street, the storehouse and stables abut the adjoining warehouse at 5 St. Joseph Street on the north.

Proposal

The proposed 45-storey residential condominium point tower would be located on the west portion of the site, set back more than 30 metres from the Yonge Street front property lot lines.

The podium of the building would encompass virtually the entire site on the first three levels, essentially corresponding with the existing buildings on the site. On the fourth level, the podium would be setback from Yonge Street to incorporate the original roofline of the most northerly of the commercial buildings at 614 to 618 Yonge Street. The podium would be set back 6 metres for the balance of the buildings at 606 to 612 Yonge Street, and also stepped back from the south lot line by approximately 14 metres. The fifth and sixth levels incorporate further reductions in the extent of the podium.

The proposal will revitalize the commercial frontage on Yonge Street with retail space that is reprogrammed for contemporary retail requirements. New retail uses will be added along the St. Joseph Street frontage to further animate this street. Live/work units and a potential health club are proposed on the St. Nicholas Street frontage adding activity and an improved pedestrian realm for this unique street. The entrance to the residential condominium will occur on St. Joseph Street, at the location of the existing 5 St. Joseph Street building entrance. The entrance will be enhanced through the introduction of additional glazing and a potential canopy. Access to the underground parking garage is provided from St. Joseph Street, in essentially the same location as the existing City stub lane, which is proposed to be closed. Loading activity will occur from a driveway at the south limit of the lands from St. Nicholas Street.

The proposal will include conservation of characteristic elements of historic buildings on site:

- The 3-storey brick buildings at 606 and 608 Yonge Street will be retained in place, including the south side demising, existing roof and foundation walls for a depth of 6 metres from the street, beyond which the structure will be replaced. The interior wood floor structures and north demising wall will be removed, and a new concrete frame on the inside will stabilize the existing masonry walls.
- The 3-storey brick buildings at 610 and 612 Yonge Street will be retained in place, including the north demising wall, the existing roof and foundation walls for a depth of 6 metres from the street, beyond which the structure will be replaced. The interior wood floor structures and south demising wall will be removed, and a new concrete frame on the inside will stabilize the existing masonry walls.
- The 2-1/2 storey building at 614 Yonge Street will be retained in place to the peak of the roof (a depth of approximately 6 metres from the street), beyond which the building will be demolished. The interior wood floor structures along with the north demising wall will be removed, and a new concrete frame on the inside will stabilize the existing masonry walls.
- The lower 2 floors of the 4-storey brick facade of 616 Yonge Street will be retained in place beyond which the building will be demolished. Above the 2nd floor, alterations to the upper 2 floors will restore the original pitched roof which matched that of 614 Yonge Street.

- The 2-1/2 storey brick building at 618 Yonge Street will be retained in place for the full depth of the pitched roof (approximately 12 metres from Yonge Street), beyond which the building will be demolished. The interior wood floor structures and south demising wall will be removed, and a new concrete frame on the inside will stabilize the existing masonry walls.
- 5 - 9 St. Joseph Street: all of the listed key attributes will remain intact. The 4-storey brick facade of 5 - 9 St. Joseph Street will be retained in place along St. Joseph Street for a depth of 3.4 metres (to the first setback in the brick). Minor alterations will occur at ground floor openings only. All of the openings above the ground floor will remain unchanged.
- Along St. Nicholas Street - except for the northernmost 3.4 metres which will be retained in place - the 4-storey brick facade will be documented and dismantled, and reconstructed with new brick or reclaimed brick to match the size and colour of the existing. In general, the reconstruction will be as existing with minor alterations proposed in order to adapt to the new uses. Everything behind the facade will be demolished.
- 15 St. Nicholas Street: the 3-storey brick facade will be documented and dismantled, and reconstructed with new brick that matches the existing brick size and colour. As shown in the drawings prepared by ERA Architects Inc., door and window openings will be altered to suit the new residential occupancy within. Everything behind the facade will be replaced.
- 25 St. Nicholas Street: the 6-storey brick facade will be documented and dismantled, and reconstructed with new brick that matches the existing brick size and colour. As shown in the drawings prepared by ERA Architects Inc., door and window openings will be altered to suit the new residential occupancy within. Everything behind the facade will be replaced.

Heritage Comments

It is the general practice of Heritage Preservation Services to support applications for additional floors on heritage buildings provided that the proposed addition is stepped back in such a manner that it is not visible from the street. However, while this project proposes to add a 45 storey point tower within a collection of heritage properties, it incorporates strategies to mitigate the impact of the vertical addition that occurs at and proximate to onsite heritage properties. Specifically, the project meets objectives that would preserve and reinforce the property's cultural, historic and contextual significance. Namely, the project would:

- Revitalize the commercial and historic character of the Yonge Street properties through the rehabilitation of buildings in accordance to Parks Canada Standards and Guidelines.

- Conserve and enhance the existing contextual relationships of the site upon the Yonge, St. Joseph and St. Nicholas Street frontages.
- Conserve the heritage attributes of the buildings while adapting them for future occupancies which will further activate the surrounding streets and provide for an improved pedestrian environment.
- Commemorate the historic occupancy of the site by Rawlinson Cartage.
- Activate an historic downtown alleyway (St Nicholas Street) with substantive streetscape improvements to create an enriched pedestrian experience in this historic downtown core enclave.

Based upon the submitted Heritage Impact Statement and subject to the applicant supplying an engineering report that advises on the project's constructability without displacing identified heritage resources, the current Conservation Plan would retain and reinforce the heritage values that currently exist at the site and in the district. However, HPS will continue to work with the applicant to ensure that as much of the heritage fabric is retained as possible. Specifically, at the Yonge Street frontage, HPS would strongly encourage the applicant to retain the historic rhythm of the storefronts along Yonge Street in terms of materials, entry locations and fenestration elements. Restoration and rehabilitation of Yonge Street façades shall adhere to The Parks Canada Standards and Guidelines and to the best practices of Conservation planning. In this light, careful consideration will also be given to such components as proposed window specifications and cladding treatment, signage and lighting schemes, etc. Additionally, HPS will strongly promote a conservation strategy in which reconfigured and consolidated commercial space within the Yonge Street commercial structures does not weaken perception of these buildings as small-scale individual structures. Exterior bearing walls, when possible, should remain.

In accordance with the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada*, the project meets the following standards relating to rehabilitation and restoration:

- Conserve the *heritage value* of a historic place. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
- Conserve *heritage value* by adopting an approach calling for *minimal intervention*.

- Recognize each *historic place* as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other *historic places* or other properties or by combining features of the same property that never coexisted.
- Find a use for a *historic place* that requires minimal or no change to its *character-defining elements*.
- Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
- Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place*, and identifiable upon close inspection. Document any intervention for future reference.
- Repair rather than replace *character-defining elements*. Where *character-defining elements* are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
- Conserve the heritage value and *character-defining elements* when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with and distinguishable from the historic place.
- Create any new additions or related new construction so that the essential form and integrity of a *historic place* will not be impaired if the new work is removed in the future.
- Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

Reasons for Designation

The seven properties at 606, 608, 610, 612, 614, 616 and 618 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 categories of contextual, design and, in the case of 610, 612 and 616 Yonge Street, associative value. Located on the west side of Yonge Street, south of St. Joseph Street, the seven properties form a collection of late 19th century commercial buildings with period styling that reflect the surviving historical character of Yonge Street between Wellesley and Bloor streets.

The Reasons for Designation (Statements of Significance), Attachment Nos. 6A-6E, are intended to be posted on the City of Toronto's web site and served on the owners of the seven properties at 606, 608, 610, 612, 614, 616 and 618 Yonge Street and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act. The Reasons for Designation (Statements of Significance) include statements of the cultural heritage values of the properties with descriptions of their heritage attributes.

CONTACT

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SIGNATURE

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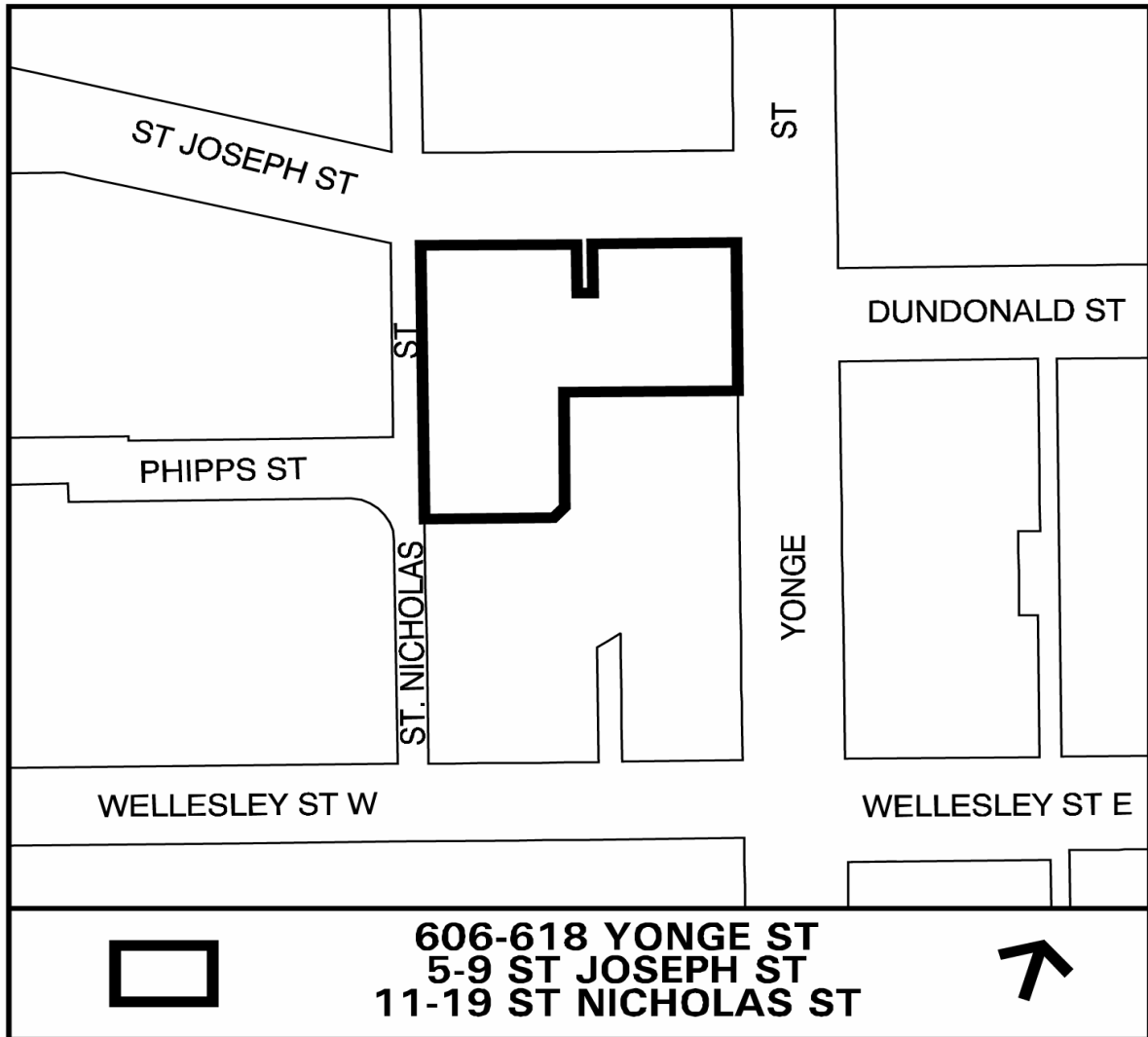
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ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photos of Existing Structures
Attachment No. 3 – Historic and Proposed Rendering of Site
Attachment No. 4 – Site Plan
Attachment No. 5 – Proposed Elevations
Attachment No. 6A - Reasons for Designation, 606 and 608 Yonge Street
Attachment No. 6B – Reasons for Designation, 610 and 612 Yonge Street
Attachment No. 6C – Reasons for Designation, 614 Yonge Street
Attachment No. 6D – Reasons for Designation, 616 Yonge Street
Attachment No. 6E – Reasons for Designation, 618 Yonge Street

ATTACHMENT NO. 1

LOCATION MAP: 606 - 618 YONGE STREET, 5 - 9 ST. JOSEPH STREET; AND 15 - 25 ST. NICHOLAS STREET:



This map is for information purposes only.
The exact boundaries of the property are not shown.



EXISTING 5-9 ST JOSEPH STREET

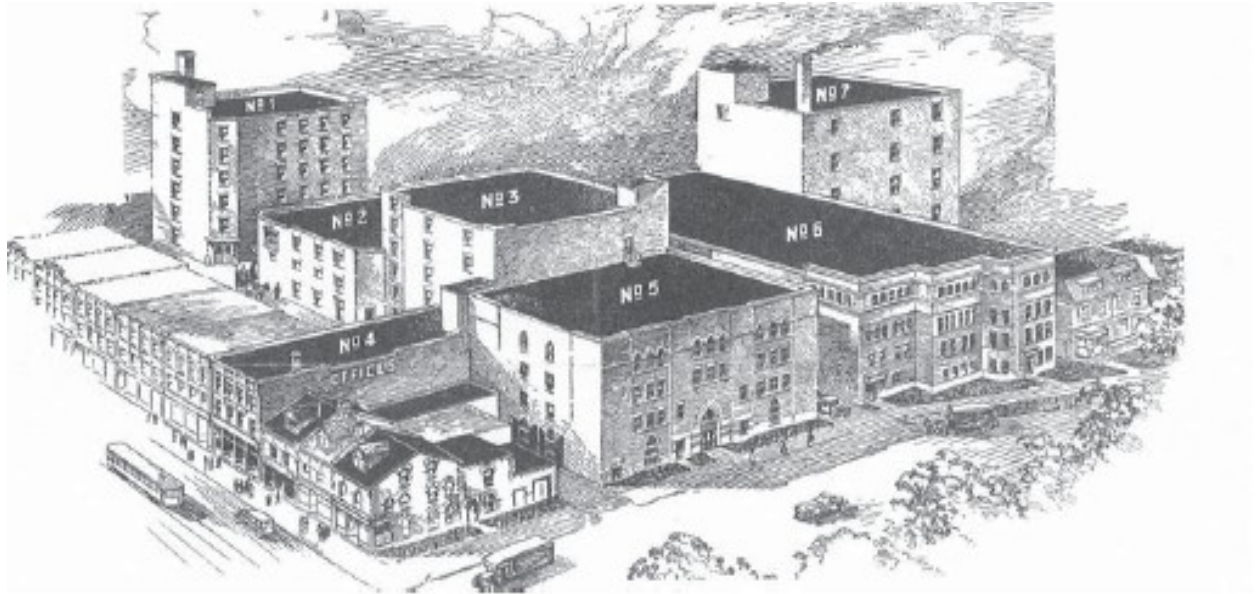


Figure 10: North facade of 5-9 St. Joseph Street.
Source: ERA.

EXISTING 15-25 ST NICHOLAS STREET

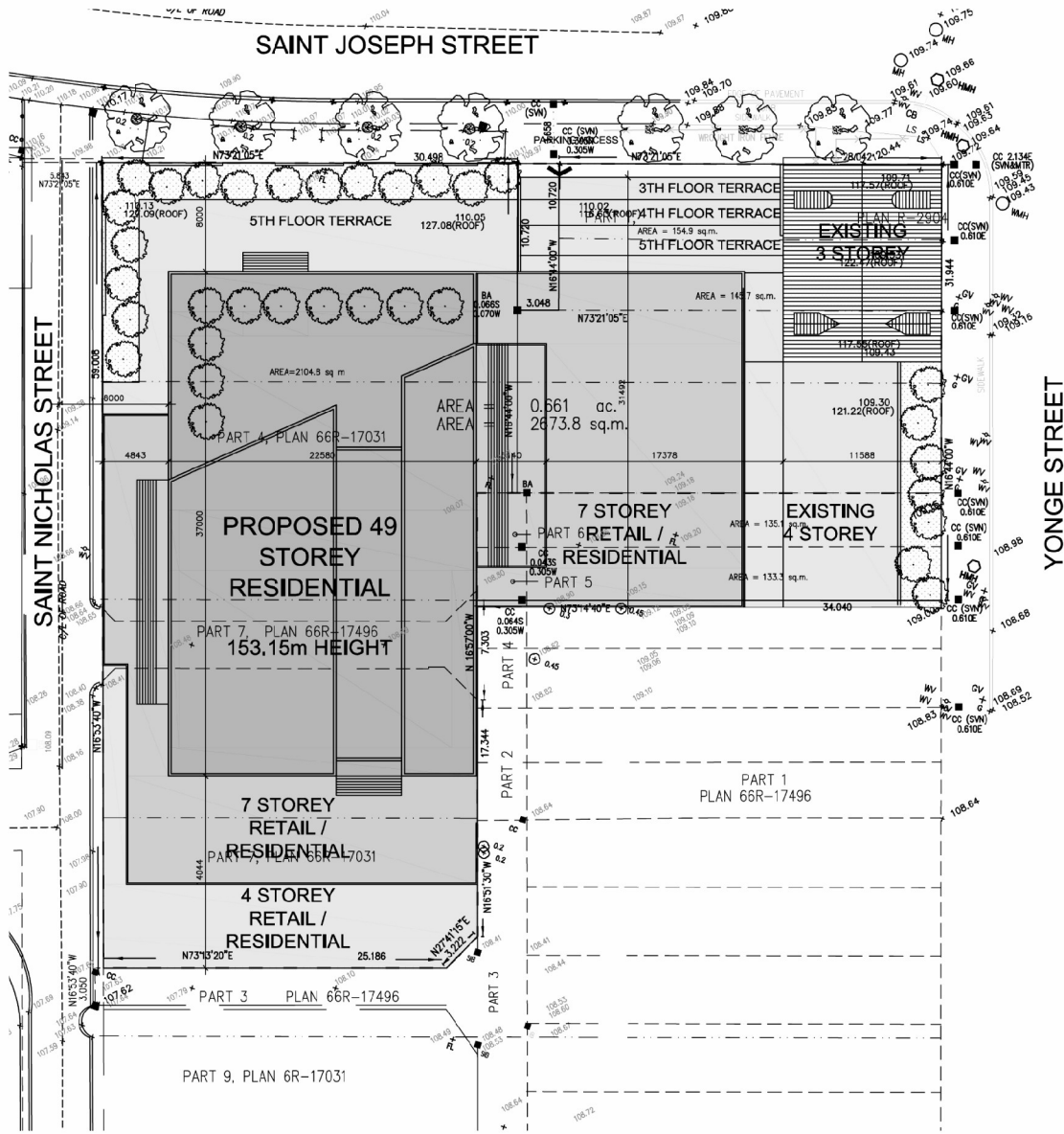


Figure 11: St. Nicholas Street. looking south.



Looking southwest over the subject site.





Site Plan

Applicant's Submitted Drawing

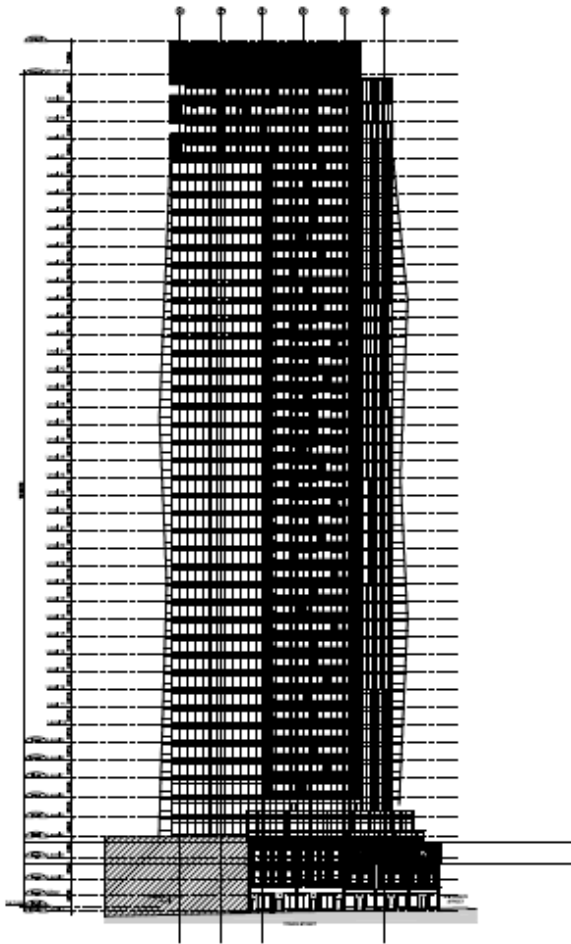
Not to Scale 

606-618 Yonge St, 5-9 St Joseph St,
and 11-19 St Nicholas St

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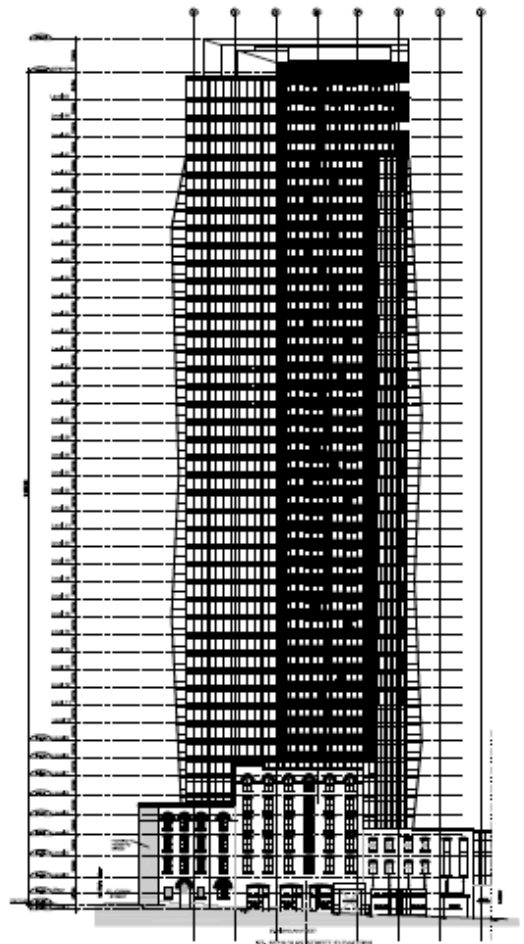
PROPOSED ELEVATIONS:

ATTACHMENT NO. 5



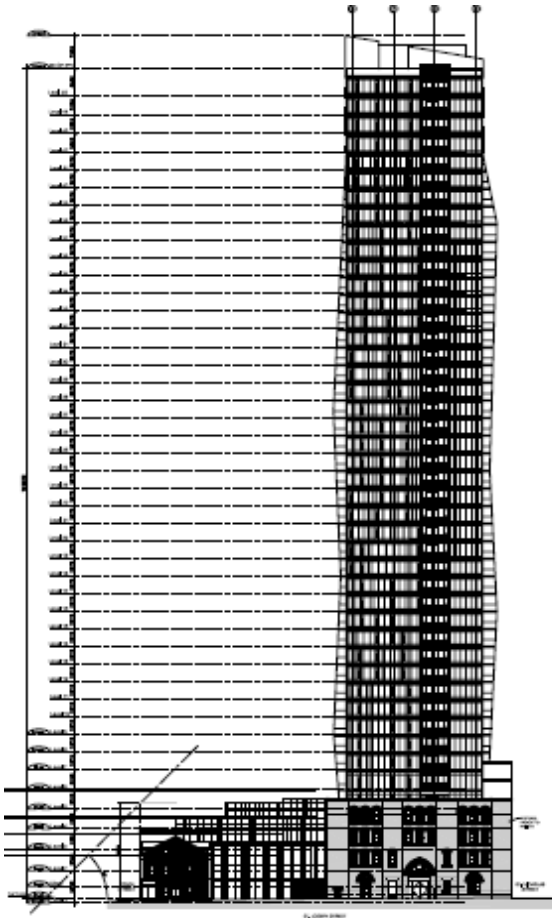
EAST ELEVATION

Proposed Yonge Street Elevation

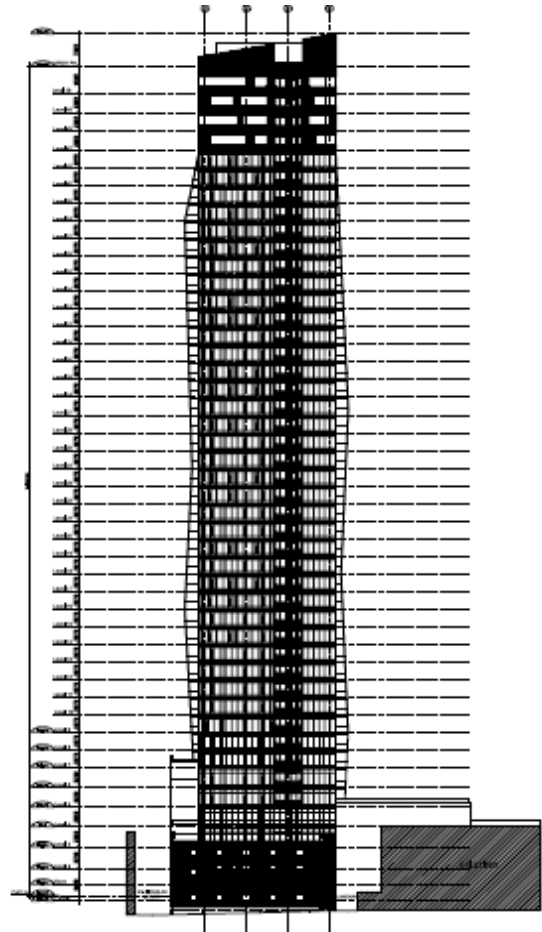


WEST ELEVATION

Proposed St Nicholas Street Elevation



NORTH ELEVATION

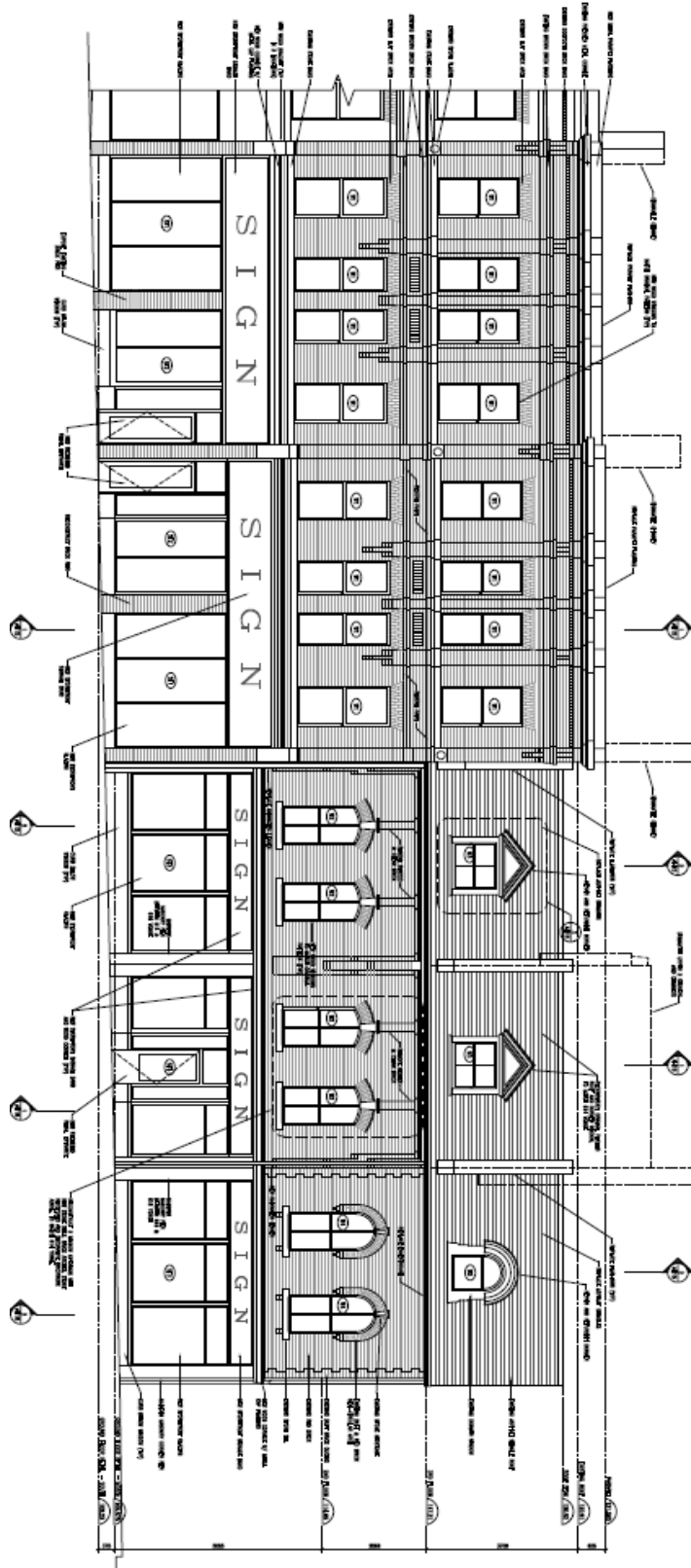


SOUTH ELEVATION

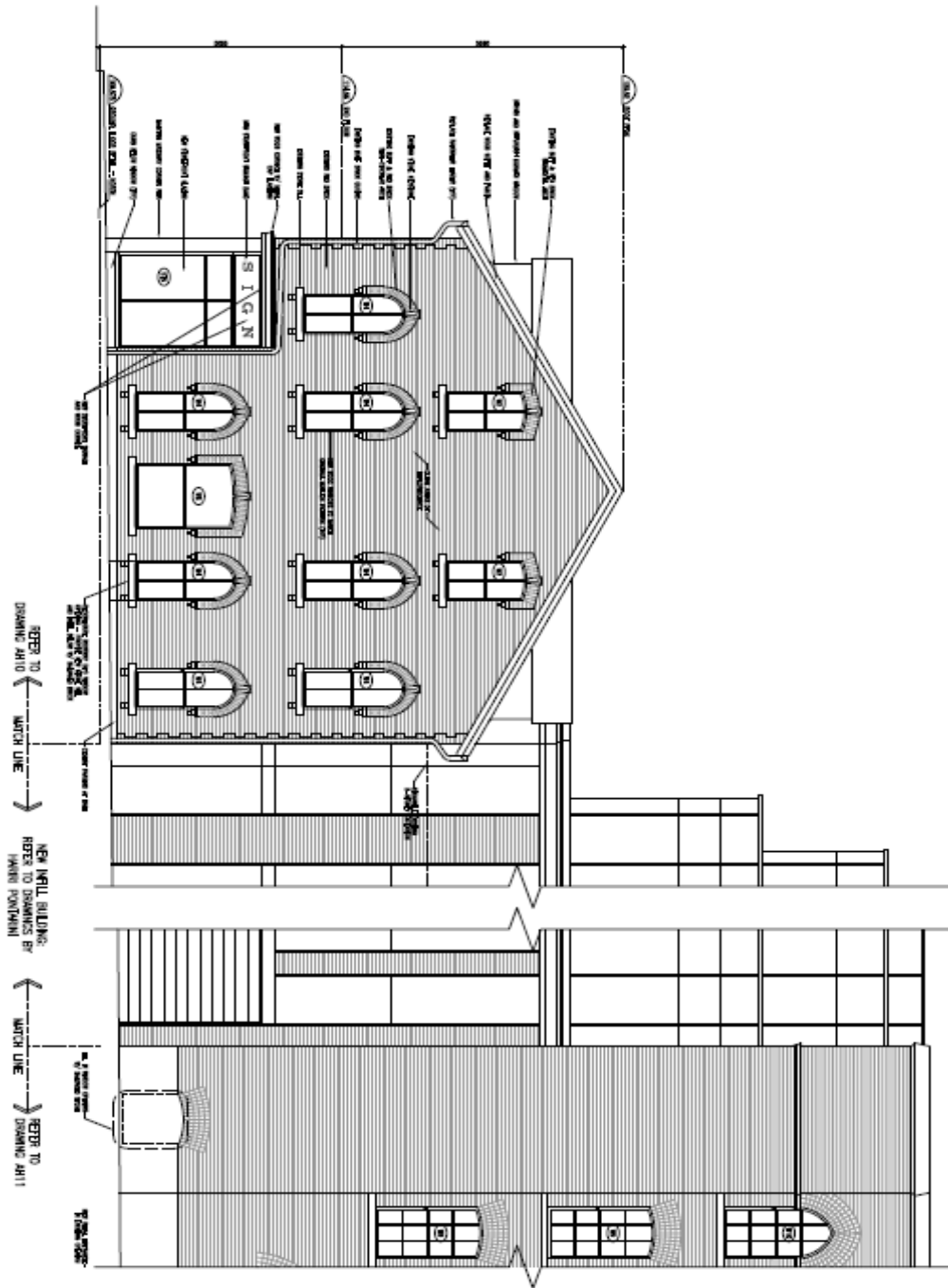
Proposed St Joseph Street Elevation

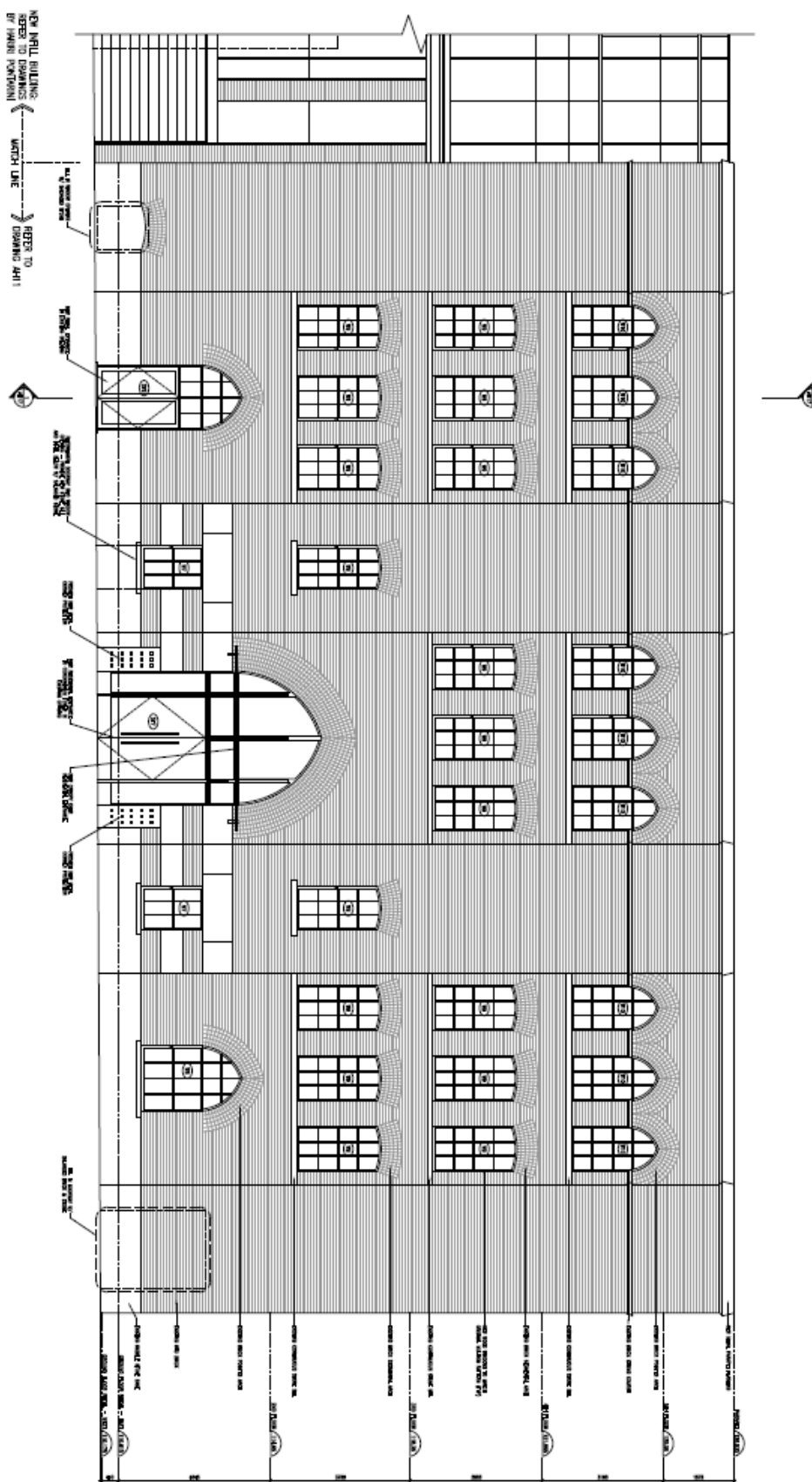
Proposed south elevation (no street frontage)

Proposed Yonge Street Elevation



Proposed St Joseph Street Elevation: East to West (2 drawings)





Henderson Block

Description

The properties at 606 and 608 Yonge Street are 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 their cultural heritage value. The properties meet the criteria for municipal designation prescribed by the Province of Ontario under the categories of contextual and design value. The three-storey commercial buildings at 606 and 608 Yonge Street (1886) are part of an eight-unit row at 596-612 Yonge commissioned by James and Elmes Henderson and first occupied by James Simpson, a sewing machine agent at #606, and Margaret Howard, who operated a millinery business at #608.

Statement of Significance

With their location on Yonge Street, the properties at 606 and 608 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 two units of the Henderson Block 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 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 properties at 606 and 608 Yonge Street were developed by the mid 1880s as part of a 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 two units of the Henderson Block at 606 and 608 Yonge Street are 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 at 610 to 618 Yonge, two units of the Henderson Block at 606 and 608 Yonge Street contribute to a continuous street wall of commercial buildings that share a similar scale, materials and detailing.

Heritage Attributes

The heritage attributes of the Henderson Block at 606 and 608 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 original storefronts have been altered)
- 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 610 and 612 Yonge Street, which share their setback, height, alignment of floors, and brick cladding

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

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

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

Henry Turner Building

Description

The property at 618 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 was in place by 1884 when Henry Turner operated a drug store on the premises.

Statement of Significance

With its location on Yonge Street, the Henry Turner 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 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 618 Yonge Street was developed by the mid 1880s as part of a 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 Henry Turner Building is a representative example of a 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 building displays features associated with the Italianate and Gothic Revival styles, particularly the round-arched window openings and the application of distinctive pattern brickwork for the corner quoins and window trim. With the neighbouring properties to the south at 606 to 616 Yonge Street, the Henry Turner 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 Henry Turner Building are:

- The scale, form and massing
- The 2½-storey plan, where the east façade is divided into two bays above the first-storey storefront (the original storefront has been altered)
- The materials, with red brick cladding, contrasting buff brick trim, and stone, wood and glass detailing
- The gable roof, with a segmental-arched dormer on the east slope
- The fenestration on the east façade, where the second floor has a pair of round-arched window openings with brick and stone voussoirs and stone keystones
- On the north elevation facing St. Joseph Street, the round- and segmental-arched door and window openings with brick and stone detailing
- The detailing, with decorative corner quoins on the east and north walls
- The location of the property, which anchors the southwest corner of St. Joseph Street, where it shares its setback, alignment of floors, and brick cladding with the adjoining commercial buildings to the south