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MAY 05 1997

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
5 AND 11 ST. JOSEPH STREET AND
9 AND 15 ST. NICHOLAS STREET
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

To: Dovestar Developments Limited
11 St. Joseph Street, 2nd Floor
Toronto, Ontario
M4Y 1J8

Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that the Council of the Corporation of the City of Toronto has passed By-law No. 1997-0177 to designate 5 and 11 St. Joseph Street and 9 and 15 St. Nicholas Street as being of architectural and historical value or interest.

Dated at Toronto this 1st day of May, 1997.



Sydney K. Baxter
City Clerk

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No. 1997-0177. A BY-LAW

To designate the properties at 5 and 11 St. Joseph Street and 9 and 15 St. Nicholas Street as being of architectural and historical value or interest.

(Passed April 14, 1997.)

WHEREAS by Clause 6 of Neighbourhoods Committee Report No. 6, adopted by Council at its meeting held on April 14, 1997, authority was granted to designate the properties at 5 and 11 St. Joseph Street and 9 and 15 St. Nicholas Street as being of architectural and historical 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 historic 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 Nos. 5 and 11 St. Joseph Street and 9 and 15 St. Nicholas 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 the owner's notice of objection to the proposed designation, previously served upon the Clerk of the municipality, has now been withdrawn;

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

1. The properties at 5 and 11 St. Joseph Street and 9 and 15 St. Nicholas Street, more particularly described and shown on Schedule "A" to this by-law, are designated as being of architectural and historical 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 properties at 5 and 11 St. Joseph Street and 9 and 15 St. Nicholas 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, April 14, 1997.
(L.S.)

SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of:

FIRSTLY:

Part of Parcel 75-1 in the Register for Section A-D-3.

Being Lot 78 and the easterly 10.00 metres in perpendicular width, throughout from front to rear of Lot 77 according to Plan D-3 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64).

SECONDLY:

Part of Parcel 3-1 in the Register for Section A-192-E.

Being Lot 4 according to Plan 192E and parts of Lots 19, 20 and 21 according to Plan D-3 both the said Plans being registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), designated as PARTS 4, 5, 6 and 7 on a plan of survey deposited in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66), as 66R-17031.

Together with and subject to all rights and easements set out in Parcel 3-1 in the Register for Section A-192-E.

THIRDLY:

All of Parcel 21-1 in the Register for Section A-D-3.

Being parts of Lots 21 and 22 according to Plan D-3 registered in the Land Registry Office for the Metropolitan Toronto Registry Division (No. 64), designated as PART 9 on a plan of survey deposited in the Land Registry Office for the Land Titles Division of Metropolitan Toronto (No. 66), as 66R-17031.

The hereinbefore FIRSTLY, SECONDLY and THIRDLY described lands being delineated by heavy outline on Plan SYE 2837 dated April 7, 1997.

SCHEDULE "B"

Heritage Property Report

Basic Building Data:

Address: 5 and 11 St. Joseph Street, and 9 and 15 St. Nicholas Street

Ward: 5

Current Name: not applicable

Historical Name: Rawlinson Cartage

Construction Date:	5 St. Joseph Street: 1905-1907; 11 St. Joseph Street: west sections, 1895; east section, 1898; 9 St. Nicholas Street: 1913; 15 St. Nicholas Street: north and south sections, 1905
Architect:	11 St. Joseph Street (west sections): Dick and Wickson; 11 St. Joseph Street (east section): A. Frank Wickson; 5 St. Joseph Street, 9 St. Nicholas Street, and 15 St. Nicholas Street: Wickson and Gregg
Contractor/Builder:	11 St. Joseph (east section): Dancy Brothers (no contractor/builder identified for other buildings)
Additions/Alterations:	11 St. Joseph (west section): 4th floor added, 1898, A. Frank Wickson, architect; 11 St. Joseph (east section): 4th floor added, 1899, A. Frank Wickson, architect
Original Owner:	Marmaduke Rawlinson
Original Use:	commercial (warehouses, storehouse and stables)
Current Use*:	commercial (various)
Heritage Category:	Neighbourhood Heritage Property (Category C)
Recording Date:	September 1995
Recorder:	HPD:KA

* this does not refer to permitted use(s) as defined in the Zoning By-law

Historical Background:

Following the founding of the Town of York in 1793, Lieutenant Governor John Graves Simcoe divided the area bounded by the Don River and present day Queen, Dufferin and Bloor Streets into 30 "park lots" which were distributed to members of Upper Canada's political and military elite. Two lots immediately west of Yonge Street were awarded to John Elmsley, Sr., the Chief Justice of Upper Canada in 1796, and his son-in-law, Dr. James Macaulay, an army surgeon with the Queen's Rangers. The men divided their holdings, with Macaulay retaining the southern portions along Queen Street West, and Elmsley receiving the north halves with a large frontage on Yonge Street. Originally the setting of a country estate, the Elmsley lands were inherited by John Elmsley, Jr. (1801-1863), a member of the Legislative and Executive Councils of Upper Canada. Following his conversion to Roman Catholicism in 1833, John Elmsley, Jr. subdivided his holdings and laid out streets whose names, including St. Alban's (later renamed Wellesley), St. Mary, St. Thomas, and St. Joseph, reflected his religious zeal. The area west of Yonge and south of Bloor developed with a mixture of residential, commercial and religious uses, including St. Basil's Church at 50 St. Joseph Street, built by the Basilian Fathers on the former Elmsley Estate (and included on the City of Toronto Inventory of Heritage Properties).

In 1895, the administrators of the Elmsley Estate engaged the Toronto architectural partnership of Dick and Wickson to design a three-storey warehouse at 11 St. Joseph Street (the west sections of the property now identified as 11 St. Joseph), west of a laneway running parallel to Yonge Street and behind (west of) the Yonge Street shop fronts. Identified on Goad's Atlases as "Brownsville Lane", this passage later became the southern extension of St. Nicholas Street. The new building at 11 St. Joseph was immediately purchased by Marmaduke Rawlinson, who had established a cartage business on Gloucester Street in 1855 and, by 1890, was located at 624

Yonge Street, north of St. Joseph Street. When acquiring the St. Joseph Street property, Rawlinson also bought the existing commercial property at 612 Yonge Street, built in 1884 and located four doors south of St. Joseph Street (now part of 610 Yonge Street and not included in the "Reasons for Designation"). The proximity to the cabinet making factory at 602 Yonge Street belonging to his relative, Lionel Rawlinson, one of the city's leading furniture designers, may have been a factor in Marmaduke Rawlinson's relocation to the same block.

In 1898, two building permits were issued to Marmaduke Rawlinson for the addition of a fourth (attic) storey to the warehouse at 11 St. Joseph Street and, abutting the east wall of the latter building, a three-storey warehouse at the southwest corner of St. Nicholas Street (the east portion of the property now identified as 11 St. Joseph). Both projects were designed by architect A. Frank Wickson, who had established a private practice following the untimely death in 1895 of his partner N. B. Dick. Wickson supervised the addition of a fourth storey to the east section of 11 St. Joseph Street in 1899.

After the turn of the century, Marmaduke Rawlinson continued to expand his property near Yonge and St. Joseph Streets. In 1901, he acquired the commercial building at 610 Yonge Street. Four years later, Rawlinson engaged architect A. Frank Wickson and his new partner, Alfred H. Gregg, to design a complex containing a six-storey storehouse and three-storey stables to the rear (west) of his Yonge Street shop fronts, a site now identified as 15 St. Nicholas Street. While this project was underway, Wickson and Gregg prepared the plans for a four-storey warehouse on the southeast corner of St. Joseph and St. Nicholas Streets (5 St. Joseph Street), which was completed in 1907. House form buildings along the east side of St. Nicholas Street, north of Wellesley Street West, were replaced by a six-storey warehouse at 9 St. Nicholas in 1913. Wickson and Gregg supervised alterations to the commercial buildings at 610 and 612 Yonge Street in 1917-1918, evidently providing a link from the shop fronts to Rawlinson's buildings at 5 St. Joseph Street and 15 St. Nicholas Street. Prior to 1923 (when it is shown on an updated version of Goad's Atlas), a six-storey buff brick warehouse was built at 10 Phipps Street, abutting the west wall of the warehouse at 11 St. Joseph Street (the property at 10 Phipps Street is not included in the Reasons for Designation).

By 1919, Rawlinson Cartage occupied the properties now known as 610 and 612 Yonge Street, 5 and 11 St. Joseph Street, and 9 and 15 St. Nicholas Street, all of which were included on the City of Toronto Inventory of Heritage Properties in 1974. The development of the complex involved the work of architect A. Frank Wickson over two decades. The company's founder, Marmaduke Rawlinson, served as an alderman for (former) Ward 3 in 1911 and 1912. Now located in Mississauga, the company was one of the first express and storage firms in the City of Toronto.

Architectural Description:

The properties identified as 5 and 11 St. Joseph Street and 9 and 15 St. Nicholas Streets contain a complex of buildings along the south side of St. Joseph Street at St. Nicholas Street, and on the west side of St. Nicholas, south of St. Joseph. Architect A. Frank Wickson was involved in the design of all of the buildings, which share the restrained Classical detailing favoured for commercial buildings around the turn of the 20th century.

5 St. Joseph Street:

Located on the southeast corner of St. Joseph and St. Nicholas Streets, the three-storey red brick warehouse has a rectangular plan above a stone base. The principal (north) facade 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) facade abuts the adjoining building at 15 St. Nicholas Street. Part of the east wall of 5 St. Joseph is attached to the rear (west) wall of the Rawlinson Cartage Building at 610 Yonge Street.

11 St. Joseph Street:

The four-storey warehouse at the southwest corner of St. Joseph and St. Nicholas Streets is constructed of red brick above a brick and stone base. The building is arranged in three parts which are stepped to follow the curve of St. Joseph Street west of Yonge Street. The two sections at the west end have a rounded corner where the portions meet. On the principal (north) facade, ground-floor entrances (some altered) are interspersed with segmental-headed window openings on the west portions and round-headed openings on the east section. The second storey has segmental-headed window openings in the west section and flat-headed openings in the east part. A wide band of complementary yellow brickwork runs above the second-storey openings. In the third storey, the facade displays flat-headed window openings with round-arched floating transoms. Above a projecting cornice, the attic storey has an arcade of round-arched window openings. The attic level is topped by a cornice with a string course linked by paired pilasters. All of the fenestration has stone sills and brick voussoirs. The window shapes are repeated on the east wall facing St. Nicholas Street. The west wall abuts the Cityhome building at 21 St. Joseph Street, which complements the historical building in height and materials.

9 St. Nicholas Street:

The six-storey red brick warehouse at 9 St. Nicholas Street has a rectangular plan with the narrow end wall forming the principal (west) facade on St. Nicholas Street. The two-bay facade has segmental-headed window openings with brick voussoirs and stone sills in all stories. In the ground floor, one opening has been altered for an entrance. The warehouse is separated from the former stables next door at 15 St. Nicholas Street by a narrow laneway which provides access to the rear of the commercial buildings facing Yonge 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) facade 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 former storehouse and stables are connected to the Rawlinson Cartage shop front at 610 Yonge Street to the east and abut the adjoining warehouse at 5 St. Joseph Street on the north.

Context:

The complex of buildings developed for Rawlinson Cartage is located on the south side of St. Joseph Street west of Yonge Street and extend along the east side of St. Nicholas Street, south of St. Joseph. This section of St. Nicholas Street originated as a laneway running behind the shop fronts on Yonge Street.

Part of the complex, east of St. Nicholas Street, is attached to the Rawlinson Cartage Building at 610 Yonge Street. The latter site, and the neighbouring commercial shop fronts at 570-584, 586, 588, and 592-596 Yonge, are included on the City of Toronto Inventory of Heritage Properties. On St. Joseph Street, opposite the Rawlinson Cartage Buildings, the five-unit row house at 6-14 St. Joseph Street and the semi-detached house at 20 St. Joseph Street are designated under Part IV of the Ontario Heritage Act. The Cloverhill Apartments at 26 St. Joseph are listed on the City of Toronto Inventory of Heritage Properties.

The Rawlinson Cartage Buildings are significant in their relationship to one another and to the surrounding area northwest of Yonge and Wellesley Streets. The properties form a commercial enclave centered at the corner of St. Joseph and St. Nicholas Streets and extending south along St. Nicholas Street to Phipps Street.

Summary:

The properties at 5 and 11 St. Joseph Street and 9 and 15 St. Nicholas Street are identified for architectural and historical reasons. The buildings were designed for Rawlinson Cartage, one of the oldest express and storage firms in Toronto, founded in 1855. Over two decades, the successive Toronto architectural firms of Dick and Wickson, A. Frank Wickson, and Wickson and Gregg prepared plans for the complex. Sharing restrained Classical detailing, the Rawlinson Cartage Buildings exemplify commercial architecture at the turn of the 20th century. As a group, the properties at 5 and 11 St. Joseph Street and 9 and 15 St. Nicholas Street form an important commercial enclave centered at the corner of St. Joseph and St. Nicholas Street, directly west of Yonge Street.

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SCHEDULE "C"

MAP AREA 50H-23

