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RECEIVED
2023/10/14
(YYYY/MM/DD)
Ontario Heritage Trust

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO**

649 YONGE STREET (entrance addresses at 647 Yonge Street and 12A Isabella Street)

NOTICE OF PASSING OF DESIGNATION BY-LAW 814-2023

Ontario Heritage Trust
10 Adelaide Street East
Toronto, ON M5C 1J3
registrar@heritagetrust.on.ca

TAKE NOTICE that Council for the City of Toronto passed Designation By-law 814-2023 on September 6, 2023, which designates the lands, buildings and structures known municipally as 649 Yonge Street (entrance addresses at 647 Yonge Street and 12A Isabella Street), under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, as a property of cultural heritage value or interest.

This notice is being served to the Owner of the Property, the Ontario Heritage Trust, and any Objectors and Interested Persons.

The City Clerk did not receive any objections to the Notice of Intention to Designate the Property. Therefore, City Council did not consider any objections and passed the Designation By-law for the Property.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Take notice that an appeal of the Designation by-law for the Property by those persons permitted to appeal under section 29 of the Ontario Heritage Act may be made by filing a notice of appeal with the City Clerk, Attention: Registrar Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2; Email: RegistrarCCO@toronto.ca within thirty days of October 4, 2023, which is November 3, 2023.

A Notice of Appeal must:

- (1) set out the reasons for the objection to the designation by-law; and
- (2) set out the reasons in support of the objection to the designation by-law.

If you wish to appeal to the Ontario Land Tribunal (OLT), forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>.

Who Can File An Appeal:

Any persons who object to the designation by-law may refer the matter to the Ontario Land Tribunal.

Getting Additional Information:

A copy of the by-law and background information about the application is available for public inspection by contacting Heritage Planning staff at heritageplanning@toronto.ca.

Further information in respect of the Designation By-law is available from the City of Toronto at:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH5.13>

Dated at the City of Toronto on October 4, 2023.



John D. Elvidge
for City Clerk

Authority: Planning and Housing Committee Item PH5.13,
as adopted by City of Toronto Council on July 19 and 20,
2023

City Council voted in favour of this by-law on
September 6, 2023

Written approval of this by-law was given by Mayoral
Decision 12-2023 dated September 6, 2023

CITY OF TORONTO

BY-LAW 814-2023

To designate the property at 649 Yonge Street (entrance addresses at 647 Yonge Street and 12A Isabella Street) as being of cultural heritage value or interest.

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact By-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 649 Yonge Street (entrance addresses at 647 Yonge Street and 12A Isabella Street) as being 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 lands and premises known as 649 Yonge Street (entrance addresses at 647 Yonge Street and 12A Isabella Street) and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act; and

Whereas the reasons for designation are set out in Schedule A to this By-law;

The Council of the City of Toronto enacts:

- 1.** The property at 649 Yonge Street (entrance addresses at 647 Yonge Street and 12A Isabella Street) more particularly described in Schedule B attached to this By-law, is 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 649 Yonge Street (entrance addresses at 647 Yonge Street and 12A Isabella Street) at and upon the Ontario Heritage Trust and to cause notice of this By-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on September 6, 2023.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

649 YONGE STREET (ENTRANCE ADDRESSES AT 647 YONGE STREET AND 12A ISABELLA STREET)

Reasons for Designation

The property at 649 Yonge Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical value, historical/associative value and contextual value.

Description

The property at 649 Yonge Street (including entrance addresses at 647 Yonge Street and 12A Isabella Street) is located on the east side of Yonge Street, in the block between Isabella Street and Charles Street East. It comprises two earlier structures of different heights and dates of construction re-clad with a newer 3-storey façade dating to the early-20th century. The property is part of a cohesive grouping of built heritage resources that provide a distinct sense of place and represent Toronto's 1860s-1950s architecture, a period when Yonge Street's commercial main street character was established and flourished.

The property was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) on March 15, 1974 and is identified as a contributing property in the Historic Yonge Street Heritage Conservation District, adopted by City Council in 2016 and currently under appeal.

Statement of Cultural Heritage Value

Design or Physical Value

The property at 649 Yonge Street (including entrance addresses 647 Yonge Street, 12A Isabella Street) has design and physical value as a representative example of a Main Street Commercial Row building constructed during a significant period of development along Yonge Street. The unique design of the 3-storey building dates to the early-20th century and displays restrained Italianate influences, while skillfully integrating two earlier structures with different heights and floor levels behind a unified façade.

The subject property is valued for its association to Lionel Rawlinson, a prominent Toronto cabinet maker and furniture dealer in the late-19th and early-20th centuries. Rawlinson Furniture operated out of the location at 649 Yonge Street for just over 75 years, taking over the property from another cabinetmaker, Henry Schomberg. Together, the two businesses contributed to nearly a century of furniture making activity on the site. Lionel Rawlinson was significant to the Yonge Street area as the owner of other property nearby, including a larger warehouse at 18 Gloucester Lane.

Contextually, the property has cultural heritage value for maintaining and supporting the historic main street character of Yonge Street, south of Bloor Street. Situated on the east side of the block between Isabella Street and Charles Street East, the subject property's scale, form and massing contribute to the low-rise streetwall condition found on this portion of Yonge Street. The building's fenestration pattern and materiality are shared by many other buildings in the area, which all date to the late-19th and early-20th century.

The property at 649 Yonge Street (including 647 Yonge Street and 12A Isabella Street) Yonge Street is functionally, visually and physically linked to Yonge Street, Toronto's "Main Street", as a commercial building housing the services, amenities, and employment opportunities necessary to support daily life in neighbouring residential areas. As a commercial property associated with a prominent local business, the property is also historically linked to the metamorphosis of Yonge Street into Toronto's main commercial corridor.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 649 Yonge Street as a representative example of a Main Street Commercial Row building designed in a vernacular style with Italianate influences:

- The placement, setback and orientation of the building on the east side of Yonge Street between Isabella Street and Charles Street East
- The scale, form and massing of the 3-storey building
- The material palette, with the buff brick cladding and brick and stone details
- The flat roofline and copper parapet coping
- The decorative brickwork at the parapet and cornice above the third-storey windows
- The flat-arched window openings in the second and third stories
- The decorative brickwork accenting the window openings including brick lintels, frames, and aprons
- The wood cornice and sign band above the ground floor storefronts
- Entrances providing at-grade access from the street to the ground floor and upper floors of the building

Historical or Associative Value

The following heritage attributes contribute to the cultural heritage value of the property at 649 Yonge Street as associated with Lionel Rawlinson, a prominent Toronto cabinet maker:

- The wood and copper storefront cornice spanning the full width of the elevation, which was modified while Lionel Rawlinson's company owned the two buildings comprising the property

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property at 649 Yonge Street as supporting and maintaining the character of this portion of Yonge Street, and as being historically, functionally, and visually linked to its surroundings:

- The placement, setback and orientation of the building on the east side of Yonge Street between Isabella Street and Charles Street East
- The scale of the building, which is consistent with the 2-4 storey streetwall height along this portion of Yonge Street
- The recessed entrance doorways of the ground floor units, which are consistent with the storefronts along this portion of Yonge Street
- The materials of the building's façade, which are consistent with the brick, stone, and wood detailing found along this portion of Yonge Street
- The higher percentage of glazing on the ground floor façade along Yonge Street relative to upper floors, which serves the purpose of indicating retail use at-grade that can be accessed directly from Yonge Street and residential and/or commercial uses in upper floors

SCHEDULE B
LEGAL DESCRIPTION

PIN 21108-0183 (LT)
PART OF PARK LOT 8, CONCESSION 1 FTB
GEOGRAPHIC TOWNSHIP OF YORK, AS IN CT496555
EXCEPT THE EASEMENT THEREIN
City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)