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City Clerk's Office

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
618 YONGE STREET (TURNER BUILDING)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

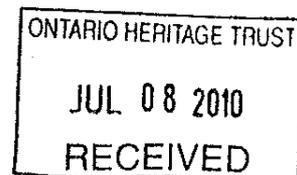
Diamondcorp
22 St. Clair Avenue East, Suite 1010
Toronto, Ontario
M4T 2S3

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

Take notice that the Council of the City of Toronto has passed By-law No. 599-2010 to designate 618 Yonge Street (Turner Building) (Toronto Centre-Rosedale, Ward 27) as being of cultural heritage value or interest.

Dated at Toronto this 7th day of July, 2010.

Ulli S. Watkiss
City Clerk



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. 599-2010

To designate the property at 618 Yonge Street (Turner Building) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 618 Yonge Street (Turner 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 618 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 618 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 618 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

(Corporate Seal)

ULLI S. WATKISS
City Clerk

SCHEDULE "A"**618 Yonge Street: 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.

SCHEDULE "B"

PIN 21104-0002 (LT)

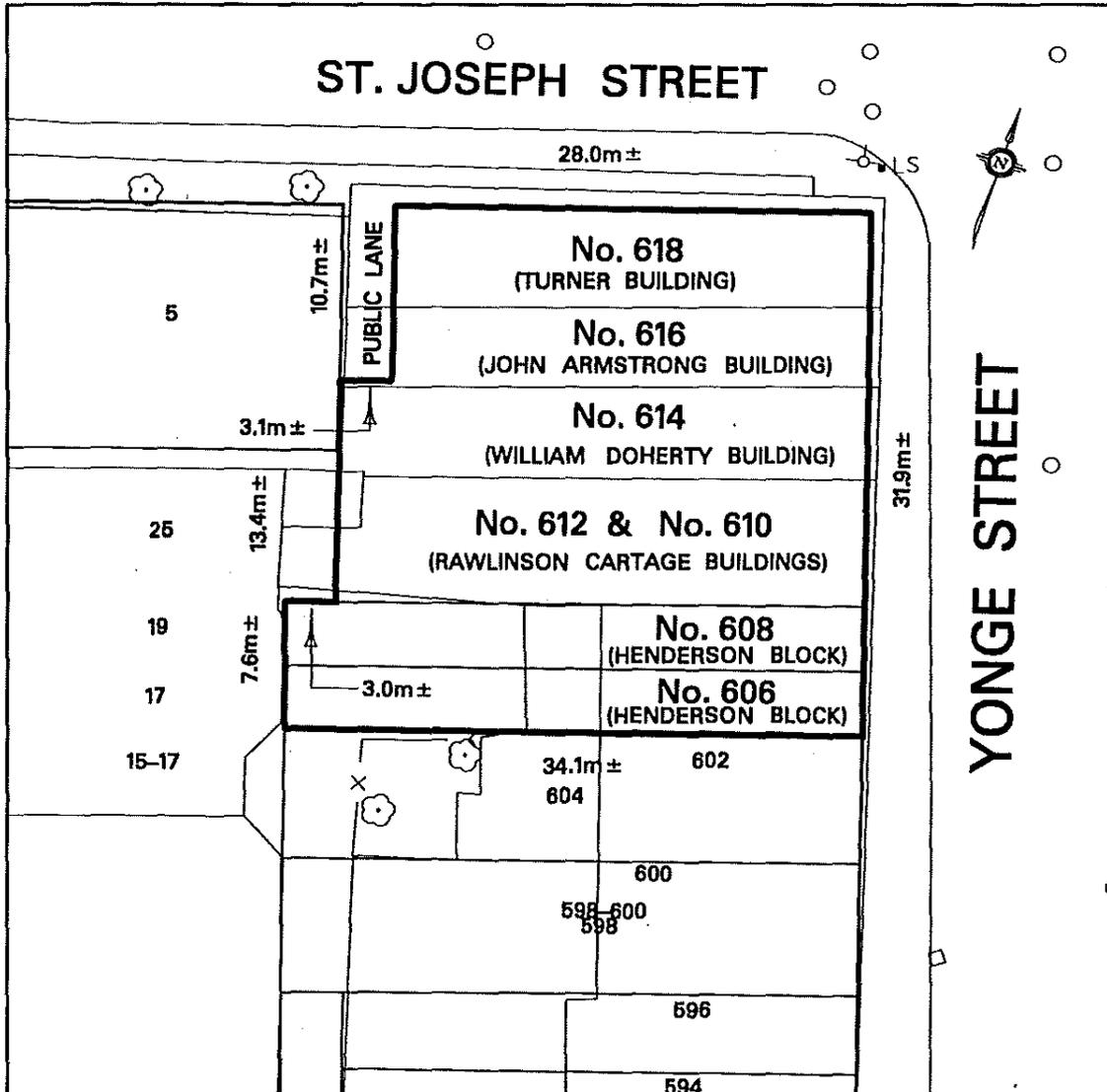
PCL 1-2 SEC A192E; LT 1 PL 192E TORONTO PT 1, R2904

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. 618 (Turner Building) on Sketch No. PS-2010-025 dated March 9, 2010, as set out in Schedule "C".

SCHEDULE "C"



Toronto
 TECHNICAL SERVICES DIVISION
 SURVEY & MAPPING SERVICES

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

CHECKED BY: JOHN HOUSE
 PREPARED BY: DWAYNE PITT

WARD 27 - TORONTO CENTRE-ROSEDALE
 DATE: MARCH 09, 2010

PROPERTY INFORMATION SHEET

NOS. 606 AND 608 YONGE STREET (ENDERSON 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)

LANDS DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST
 (NOT TO SCALE)

SKETCH No. PS-2010-025