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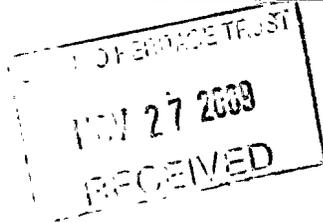
Un organisme du gouvernement de l'Ontario

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City Clerk's Office



Secretariat
Rosalind Dyers
Toronto and East York Community Council
City Hall, 2nd Floor, West
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Toronto, Ontario M5H 2N2

Ulli S. Watkiss
City Clerk

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



NOTICE OF PASSING OF BY-LAW


2 Keewatin Avenue
Toronto, ON M4P 1Z8

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

Persingham Holdings Limited
33 Harbour Square
Toronto, ON M5J 2G2
Attention: Lawrence Brenzel

Take notice that the Council of the City of Toronto has passed By-law No. 1062-2009 to designate 2 Temperance Street (Dineen Building) (Toronto Centre-Rosedale, Ward 27) as being of cultural heritage value or interest.

Dated at Toronto this 25th day of November, 2009.

Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 12.11,
as adopted by City of Toronto Council on January 29 and 30, 2008
Enacted by Council: October 27, 2009

CITY OF TORONTO

BY-LAW No. 1062-2009

To designate the property at 2 Temperance Street (Dineen Building) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 2 Temperance Street (Dineen 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 thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 2 Temperance Street and upon the Ontario Heritage Trust, a Notice of Intention to designate the property and 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 a notice of objection dated March 15, 2008 was served upon and received by the City Clerk on March 19, 2008; and

WHEREAS the objector has served a notice of withdrawal upon the City Clerk and on the Conservation Review Board; and

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

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 2 Temperance Street, more particularly described in Schedule "B" and shown on Schedule "C" 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.

SCHEDULE "A"**Reasons for Designation****Description**

The property at 2 Temperance Street is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. Located on the northwest corner of Yonge Street and Temperance Street, the four-storey commercial building was completed after September 1897 for the offices, showroom and workshops of the W. and F. Dineen Company, producers of hats, caps and furs. A rendering of the original building in an issue of the *Canadian Architect and Builder* (August 1897) indicates that the structure was extended with the addition of a fourth floor and the completion of a four-storey wing on the west end. The property was listed on the inaugural City of Toronto Inventory of Heritage Properties in June 1973.

Statement of Cultural Heritage Value

The Dineen Building has design value as a surviving example of a late 19th century commercial building with Classical features in the City's financial district. Its detailing was inspired by the Renaissance Revival style, which is identified by the use of different window shapes and the application of Classical motifs. The rounded southeast corner is a highlight of the design.

The Dineen Building is associated with F. H. Herbert, an English-born architect who settled in Toronto in 1890 and established a practice that mixed commercial, industrial and residential commissions, among them elaborate houses on Jarvis Street and in the Forest Hill and Annex (East and West neighbourhoods). Along Yonge Street, he designed the alterations in 1901 to the Argyle Hotel at the corner of Yonge Street and Wellington Street West (now incorporated into BCE Place at 181 Bay Street), which is designated under Part IV of the *Ontario Heritage Act*.

Contextually, the Dineen Building is representative of the 19th century character of Yonge Street, which became Toronto's "Main Street" following the opening of department stores by Robert Simpson and Timothy Eaton around the Yonge and Queen intersection. In the vicinity, other low-scale buildings typical of the period are the former bank branches and commercial storefronts at BCE Place, the Bank of British North America Building at #49 Yonge, the Hiram Piper and Brother Building at #83 Yonge, and the Upper Canada Bible and Tract Societies Building at #102 Yonge, which are designated under the *Ontario Heritage Act*.

3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 2 Temperance Street and upon the Ontario Heritage Trust and to cause notice of this by-law to be 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 27th day of October, A.D. 2009.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

Heritage Attributes

The heritage attributes of the Dineen Building related to the property's design, associative and contextual value as a surviving example of a late 19th century commercial building designed by architect F. H. Herbert that contributes to the character of Yonge Street are:

- The scale, form and massing of the four-storey plan with a rounded southeast corner.
- The east and south facades facing Yonge Street and Temperance Street, respectively, beneath the flat roofline with a cornice (the original cornice has been replaced apart from a section of brackets on the east wall) and, on the south end, a chimney.
- The buff brick cladding with brick and stone trim.
- The division of the first-floor storefronts from the upper stories by a cornice that extends along the east wall and wraps around the southeast corner.
- The mixture of flat-headed and round-arched window openings.
- The southeast corner, which is embellished with a decorative cartouche above the fourth-floor window opening.
- On the south and east walls in the bays adjoining the corner and in the north bay on the east facade, the flat-headed window openings with entablatures, keystones and, in the third storey, balconies.
- On the south and east facades, the placement in the outer bays of flat-headed window openings in two-storey surrounds with pilasters, corbels and brackets beneath trios of round-arched window openings with Classical embellishments.
- On the south elevation, the entrance that is set in a monumental-round-arched corbelled surround with a keystone that incorporates a flat-headed transom and paired window openings (the original doors have been replaced).
- The westward extension of the building along Temperance Street, featuring complementary cladding and detailing.

SCHEDULE "B"**LEGAL DESCRIPTION**

PIN 21403-0016 (LT)

PCL 2-3 SEC Y1

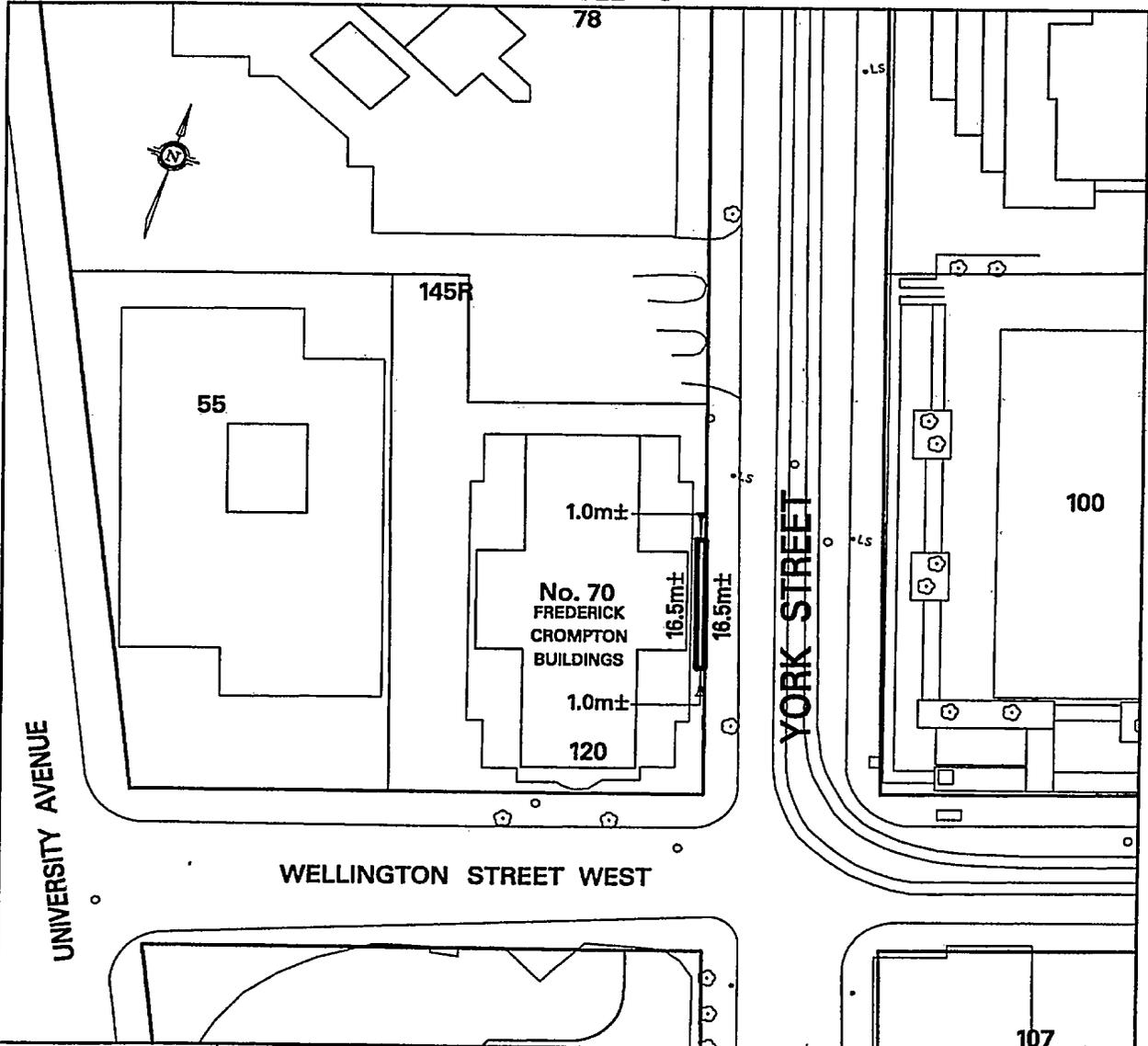
PT TOWN LT 2 S/S RICHMOND ST PL TOWN OF YORK TORONTO PT 1 TO 4, R2733

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2009-085 dated August 13, 2009, 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

PROPERTY INFORMATION SHEET

PROPERTY INFORMATION SHEET. NO. 70 YORK STREET (FREDERICK CROMPTON BUILDINGS). LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST.

(NOT TO SCALE)

WARD 28 - TORONTO CENTRE-ROSEDALE
 DATE: SEPT 14, 2009

SKETCH No. PS-2009-089