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ONTARIO HERITAGE TRUST
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Culture Programs & Services Branch
Culture Services Unit

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
70 YORK STREET (FREDERICK CROMPTON BUILDINGS)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

70 York Street Limited
181 Bay Street, #330
Toronto, Ontario
M5J 2T3

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. 1063-2009 to designate 70 York Street (Frederick Crompton Buildings) (Toronto Centre-Rosedale, Ward 28) 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 7.14,
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2007
Enacted by Council: October 27, 2009

CITY OF TORONTO

BY-LAW No. 1063-2009

To designate the property at 70 York Street (Frederick Crompton Buildings) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 70 York Street (Frederick Crompton Buildings) 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 the buildings and structures 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 70 York 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 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 70 York 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.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 70 York 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 27th day of October, A.D. 2009.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION**Description

The property at 70 York Street (formerly known as 74-76 York Street) is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual value. Located on the west side of York Street, north of Wellington Street West, the pair of four-storey commercial buildings was completed in 1889 for Frederick Crompton, a corset manufacturer whose factory was located next door. The first occupants of the first-floor commercial units were a druggist and a wholesale seller of fancy goods. The property was listed on the inaugural City of Toronto Inventory of Heritage Properties in June 1973, and a Heritage Easement Agreement was registered in 1988.

Statement of Cultural Heritage Value

The Frederick Crompton Buildings have design value as well-designed examples of late 19th century commercial architecture with Romanesque Revival detailing. The style was popularized in Toronto in landmark buildings such as the fourth City Hall (now known as Old City Hall) and the Legislative Building at Queen's Park, where elements of the designs were applied to commercial, industrial, institutional and residential projects. Romanesque Revival features are recognized on the Frederick Crompton Buildings with the rustic stone cladding in the lower floor, and the repetition of round-arched arcades from the base to the upper storey.

Contextually, the edifice is one of the few surviving examples of late 19th century commercial buildings with Classical embellishments in Toronto's financial district. The Frederick Crompton Buildings complement the scale, cladding and detailing of the neighbouring Toronto Club (1888) at 107-109 Wellington Street West (on the southeast corner of York Street), which is designated under Part IV of the *Ontario Heritage Act*.

Heritage Attributes

The heritage attributes of the Frederick Crompton Buildings related to their design value as well-crafted examples of late 19th century commercial structures with Romanesque Revival features are found on the principal (east) façade and flat roofline, consisting of:

- The four-storey east façade with red brick cladding, metal detailing, and stone trim in contrasting white and red tones with both smooth and rock-faced finishes.
- The organization of the first storey, where semi-circular headed bays form an arcade with wide white stone bases, slender red stone columns with moulded smooth stone capitals, and rock-faced voussoirs with moulded smooth stone keystones.
- In the first floor, the entranceways in the end bays of the arcade between four windows surmounted by transom lights.

- The spandrels, with patterned white rock-faced stone, between the arcade and the cornice above the first floor.
- In the second and third floors, the window openings separated by pilasters with brick and moulded stone capitals.
- The four window openings in the centre of the second and third stories, which are divided into pairs by moulded cast iron colonettes.
- On the second floor, the fenestration with stone bases (created by the cornice above the first storey), pilasters, and stone and brick voussoirs with inset stone lintels.
- The treatment of the third-storey window openings with stone lintels and sills.
- In the fourth floor, the row of semi-circular headed openings with brick and stone pilasters, radiating stone and brick voussoirs, a drip mould, and a continuous sill.
- The organization of the fourth-storey openings, which are paired in the centre bays and contain double-hung sash windows.

SCHEDULE "B"

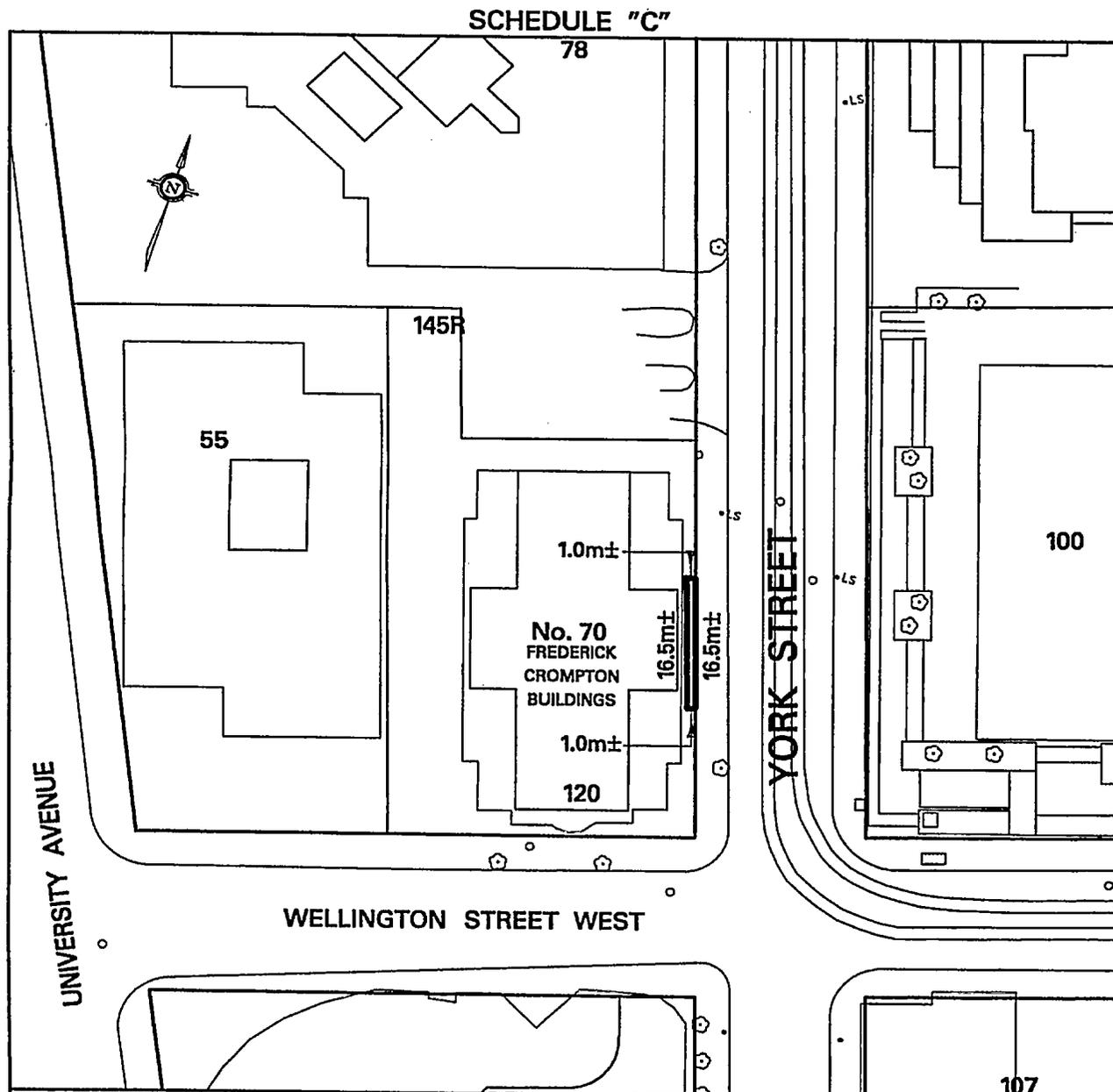
Part of PIN 21411-0197 (LT)

Parts of Lots 2, 3 and 4 on Plan D-37 designated as PART 1 on Plan 66R-24440

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-2009-089 dated September 14, 2009, as set out in 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 28 - TORONTO CENTRE-ROSEDALE
DATE: SEPT 14, 2009

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)

SKETCH No. PS-2009-089