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City Clerk's Office

ONTARIO HERITAGE TRUST

OCT 22 2009  
RECEIVED

Secretariat  
Glenda Jagai, Administrator  
Etobicoke York Community Council  
Etobicoke Civic Centre  
Main Floor, South Block  
399 The West Mall  
Toronto, Ontario M5C 2Y2

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  
55 ST. PHILLIP'S ROAD  
CITY OF TORONTO, PROVINCE OF ONTARIO

NOTICE OF PASSING OF BY-LAW



*Registered Mail*

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

Claire Moran, Chairperson  
Board of Directors  
Unitarian Fellowship Of Northwest Toronto  
55 St. Phillips Road  
Etobicoke ON M9P 2N8

Take notice that the Council of the City of Toronto has passed By-law No. 134-2009 to designate 55 St. Phillip's Road (Arthur Crumpton House) as being of cultural heritage value or interest.

Dated at Toronto this 15th day of October, 2009.

  
 Ulli S. Watkiss  
City Clerk



Authority: Etobicoke York Community Council Item 3.46,  
as adopted by City of Toronto Council on March 5, 6, 7 and 8, 2007  
Enacted by Council: January 28, 2009

**CITY OF TORONTO**

**BY-LAW No. 134-2009**

**To designate the property at 55 St. Phillip's Road (Arthur Crumpton House) as being of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 55 St. Phillip's Road (Arthur Crumpton House) 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 55 St. Phillip's Road 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 55 St. Phillip's Road, 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 55 St. Phillip's Road 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 28th day of January, A.D. 2009.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

## SCHEDULE "A"

### REASONS FOR DESIGNATION

#### Description:

The property at 55 St. Phillip's Road 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 three categories of design or physical value, historical or associative value, and contextual value. Located on the northeast corner of St. Phillip's Road and Riverview Heights, the property was originally part of the property patented in the mid-19th century to members of the Wadsworth family, who established mills along the Humber River. The Weston Golf and Country Club acquired the lands from the Wadsworth Estate in 1920 and sold a small parcel to Margaret Crumpton in a series of transactions between 1923 and 1929. According to the tax assessment rolls, the house was completed by November 1925 and occupied by engineer Arthur Crumpton. In 1945, the site was purchased by David B. Crombie, who worked for MacLean-Hunter and Readers Digest before forming his own publishing company. Crombie retained the property until 1975 when it was acquired by the Unitarian Fellowship of Northwest Toronto and named "Fellowship House."

#### Statement of Cultural Heritage Value:

The cultural heritage value of the property at 55 St. Phillip's Road is related to its design or physical value as a representative example of the Tudor Revival style that displays a high degree of craftsmanship with its medieval-inspired elements.

The cultural heritage value of the Arthur Crumpton House also relates to its historical or associative value as a property that has direct association with an institution that is significant to the community. The Unitarian Fellowship of Northwest Toronto received its charter in 1960 as a fellowship of religious liberals with diverse beliefs concerning the nature of God and the universe and "committed to the preservation of personal integrity, to the continuing search for truth through critical inquiry, and to the obligation to work for the greater good of all humanity" (from By-law Number 1, Unitarian Fellowship of Northwest Toronto). One of only 55 Unitarian congregations in Canada, the Unitarian Fellowship has served the Weston and Rexdale neighbourhoods for nearly half a century.

The cultural heritage value of the Arthur Crumpton House is also connected to its contextual value as a visible landmark on St. Phillip's Road where it is positioned to overlook Cruickshank Park and the Humber River to the east.

#### Heritage Attributes:

The heritage attributes of the Arthur Crumpton House related to its cultural heritage value as a representative example of Tudor Revival styling that demonstrates a high degree of craftsmanship are found on the exterior walls and roof, consisting of:

- The application of random stone cladding with cut stone trim for the window openings, including the stone flat arch over the second-storey opening on the principal (south) façade.

- The two-storey T-shaped plan covered by steeply-pitched gable roofs with stone chimneys (including one extending up the north wall), the gabled dormers and wall dormers with wood and shingled trim.
- The organization of the principal (southwest) façade where an entrance is placed in an enclosed gable-roofed porch.
- The flat-headed window openings containing multi-paned windows that are typical of Tudor Revival detailing.
- The opening on the west façade, which contains a stained glass memorial window recognizing Ordway Lloyd, a long time strong supporter of the congregation.

**SCHEDULE "B"**

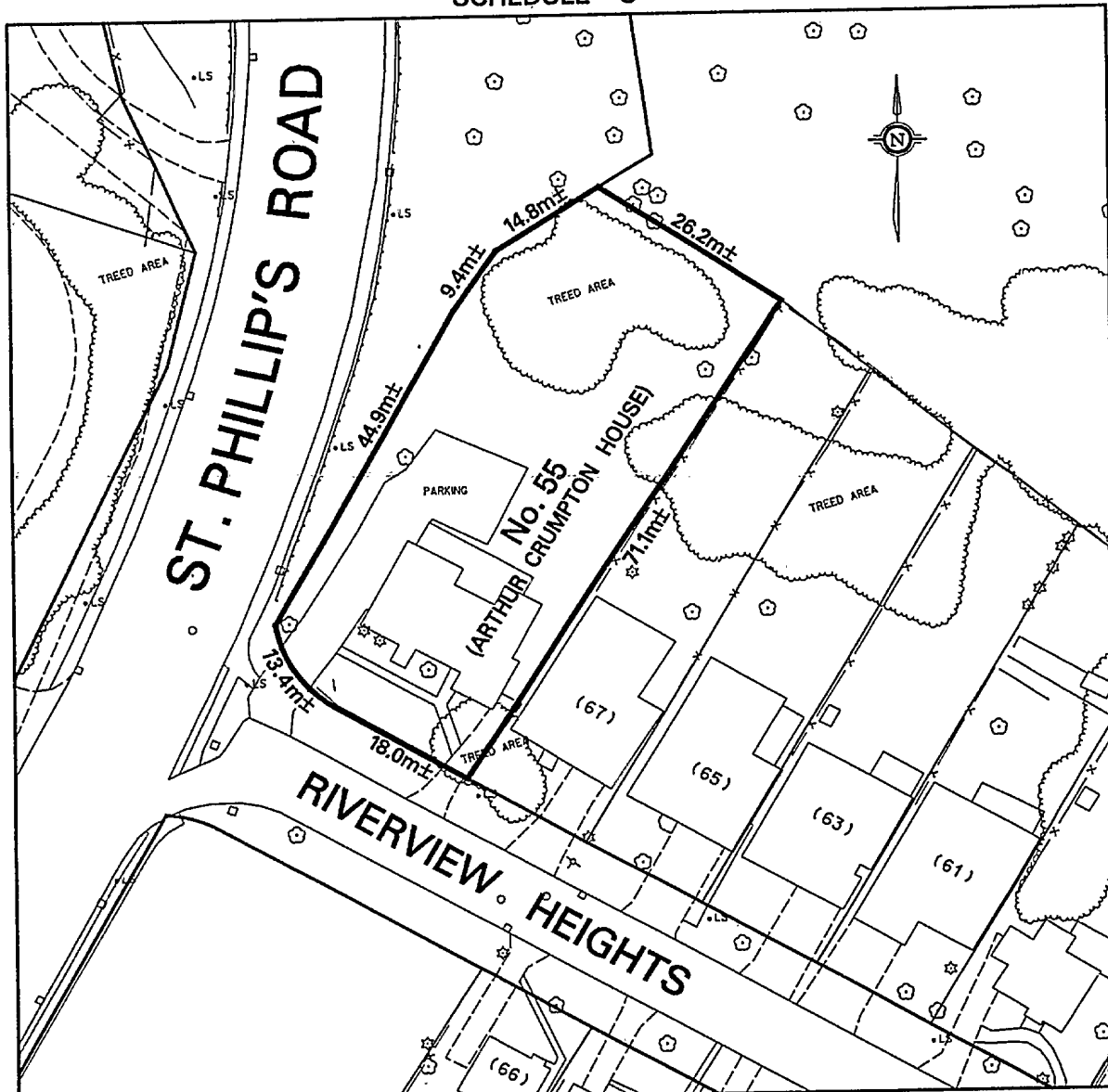
PIN 07374-0109 (LT)

PT LT 22 CON C FRONTING THE HUMBER BEING PT 1 64R4004 ETOBICOKE

City of Toronto (former City of Etobicoke), 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-2007-226 dated September 17, 2007, 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

## PROPERTY INFORMATION SHEET

No. 55 ST. PHILLIP'S ROAD  
 (ARTHUR CRUMPTON HOUSE)  
 LAND DESIGNATED AS BEING OF  
 CULTURAL HERITAGE VALUE AND INTEREST  
 (NOT TO SCALE)

WARD 2 - ETOBICOKE NORTH  
 DATE: SEPT. 17, 2007

SKETCH No. PS-2007-226