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IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1980, CHAPTER 337

AND IN THE MATTER OF THE DESIGNATION OF
77 WINCHESTER STREET, IN THE CITY OF
TORONTO, IN THE PROVINCE OF ONTARIO.

NOTICE OF PASSING OF BY-LAW

To:



✓ Ontario Heritage Foundation.

Take notice that the Council of the Corporation
of the City of Toronto has passed By-law No. 69-86
to designate the above property.

Dated at Toronto this 4th day of February, 1986.

Roy V. Henderson
Roy V. Henderson
City Clerk

No. 69-86. A BY-LAW

*To designate the Property at
No. 77 Winchester Street of architectural value.*

(Passed January 17, 1986.)

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 historic or architectural value or interest; and

Whereas the Council of The Corporation of the City of Toronto has caused to be served upon the owners of the lands and premises known as No. 77 Winchester Street and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks; and

Whereas the reasons for designation are set out in Schedule "B" hereto; and

Whereas no notice of objection to the said proposed designation has been served upon the clerk of the municipality;

Therefore the Council of The Corporation of the City of Toronto enacts as follows:

1. There is designated as being of architectural value or interest the real property more particularly described in Schedule "A" hereto, known as No. 77 Winchester Street.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto.

ARTHUR C. EGGLETON,
Mayor.

ROY V. HENDERSON
City Clerk.

Council Chamber,
Toronto, January 17, 1986.
(L.S.)

SCHEDULE "A"

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of parts of Lots 21 and 22 on the south side of Winchester Street, according to Plan 26 registered in the Land Registry Office for the Registry Division of Toronto (No. 63), the said parcel of land being designated as PART 11 on a plan of survey deposited in the said Land Registry Office as 63R-2479.

TOGETHER WITH a Right-of-way at all times, in common with all others entitled thereto, in, over, along and upon those parts of lots 21 and 22 according to said plan 26, designated as PART 12 on the said plan 63R-2479 to pass freely on foot or by vehicle to and from the lands hereindescribed;

AND TOGETHER WITH an easement at all times to enter upon those parts of lots 21 and 22 according to said plan 26, designated as PART 12 on the said plan 63R-2479 for the purpose of maintaining and repairing the south wall and metal fire escape on the building located upon the lands designated as aforesaid PART 11 on plan 63R-2479.

SCHEDULE "B"

Reasons for the designation of the Property at No. 77 Winchester Street (Hampton Mansions Apartment Building).

The Hampton Mansions Apartment Building, now known as the Three Streets Housing Co-operative, at 77 Winchester Street is designated on architectural grounds. It was built in 1910-11 to the design of Toronto architect Henry Simpson, when he was in partnership with Robert M. Young. The Hampton Mansions Apartments are noteworthy for their careful architectural detailing in which Simpson eliminated much of the ornamentation that was typical in buildings of the period. The Ionic columns of the portico and the splayed keystones of the windows are used to emphasize functional building components. This block was one of the earliest and largest apartment house buildings to be erected in this part of the City.