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**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER 0.18 AND  
436 WELLINGTON STREET WEST (Monarch Building)  
CITY OF TORONTO, PROVINCE OF ONTARIO**

**NOTICE OF PASSING OF BY-LAW**

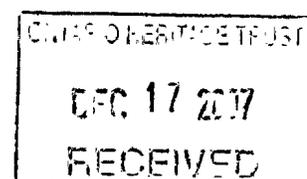
BGNR Development Inc  
2 St. Clair Avenue West, #1702  
Toronto, Ontario  
M4V 1L5

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. 1248-2007 to designate 436 Wellington Street West (Monarch Building) (Trinity-Spadina Ward 20) as being of cultural heritage value or interest.

Dated at Toronto this 17<sup>th</sup> day of December, 2007.

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: November 20, 2007

**CITY OF TORONTO**

**BY-LAW No. 1248-2007**

**To designate the property at 436 Wellington Street West (Monarch Building) as being of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 436 Wellington Street West (Monarch 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 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 436 Wellington Street West and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused 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*; 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 436 Wellington Street West, 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 436 Wellington Street West 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 20th day of November, A.D. 2007.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

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

The property at 436 Wellington Street West 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 north side of Wellington Street West in the long block between Spadina Avenue (east) and Portland Street (west), the six-storey warehouse was completed in 1915 when the tax assessment roll was compiled. It was originally known as the Croft Building after William Croft and Sons, the original tenants who manufactured fancy goods. In 1948, it was renamed the Monarch Building following the occupancy of the Monarch-Belting Company, makers of conveyor belts. The property was listed on the City of Toronto Inventory of Heritage Properties in 1974, and a Heritage Easement Agreement was registered in 1997. The former warehouse has been converted into a residential condominium.

Statement of Cultural Heritage Value

The Monarch Building is a good example of an early 20th century warehouse from the first generation of 'tall buildings' in Toronto with the Classical form and embellishments characteristic of structures of this type and period. The principal (south) façade follows the typical Classical organization with a base, shaft and cornice, with pilasters applied to the shaft to emphasize the height and organize the fenestration.

The building is associated with the architectural practice of C. J. Gibson. Following training in Toronto and New York City, Gibson formed a partnership with Henry Simpson before opening his own firm in 1893. Gibson designed churches, houses and industrial buildings, including residential commissions on Jarvis Street and in the Rosedale and Annex neighbourhoods. Many of his projects, including St. John's Norway Church (1893) at 256 Kingston Road are recognized on the City's heritage inventory.

Contextually, the Monarch Building is part of a collection of industrial buildings that date to the early 1900s and share similar forms and setbacks from Wellington Street West. West of the Monarch Building, the Houlding Knitwear Building (1916) at #462, Butterick Publishing Building (1915) at #468, and the adjoining Granatstein Buildings (1907) at #482 and #488 are listed on the City's heritage inventory. The Monarch Building supports the character of the King-Spadina neighbourhood as it developed in the early 20<sup>th</sup> century as the City's primary industrial area with carefully-detailed, medium-sized warehouses.

### Heritage Attributes

The heritage attributes of the Monarch Building related to its design value as a good example of an early 20th century warehouse with Classical detailing are found on the exterior walls and flat roofline, consisting of:

- The narrow rectangular plan extending six stories above the raised basement.
- The red brick cladding with stone trim.
- The brick cornice with a central parapet that marks the flat roofline.
- The narrow three-bay principal (south) façade, which is organized horizontally by a Classical base, shaft and cornice, and vertically by brick piers with beveled edges and stone caps.
- The main entrance, which is placed at street level in the right (east) bay of the south façade and features a stone surround with an entablature, name band, and modified swan's neck pediment.
- Above the basement, the large rectangular window openings with continuous sills that are placed in each floor.
- The brick soldier courses marking the window openings in the lower five floors, and the stone band course connecting the window heads in the top storey.
- The long west elevation, where the pattern of pilasters organizing the large window openings is repeated.
- The east elevation, which has segmental-headed window openings.
- The rear (north) wall, with segmental-arched window openings divided by pilaster strips.

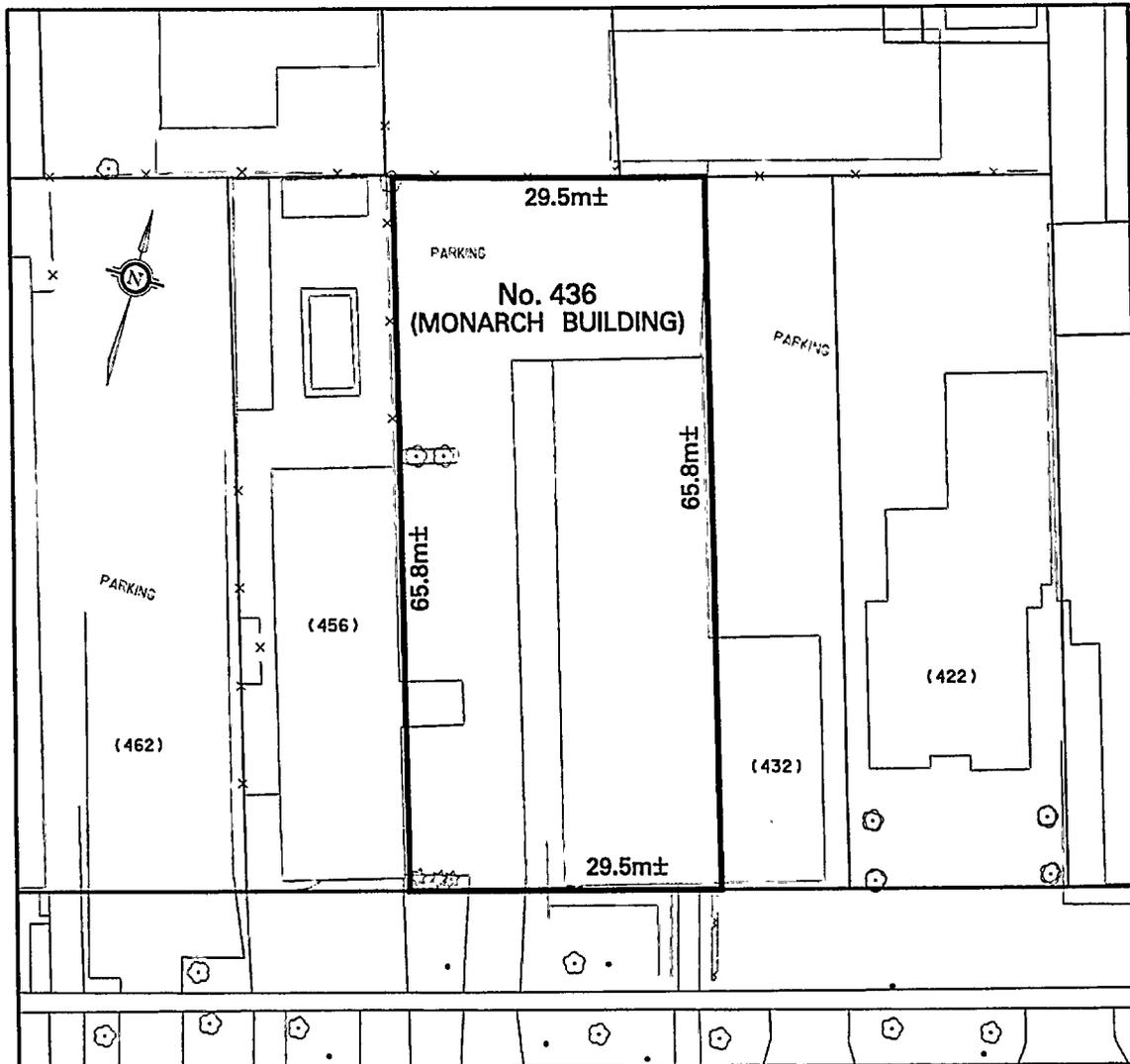
**SCHEDULE "B"**

All Units and Common Elements comprising the property included in Metropolitan Toronto Condominium Plan No. 1232, being Property Identifier Numbers 12232-0001 (LT) to 12232-0086 (LT), Land Titles Division of the Toronto Registry Office (No. 66)

City of Toronto, Province of Ontario

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2007-256 dated October 23, 2007, as set out in Schedule "C".

SCHEDULE "C"



# WELLINGTON STREET WEST

## PROPERTY INFORMATION SHEET

No. 436 WELLINGTON STREET WEST  
(MONARCH BUILDING)

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

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

WARD 20 - TRINITY-SPADINA  
DATE: OCT. 23, 2007

SKETCH No. PS-2007-256