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**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER 0.18 AND  
601 SHERBOURNE STREET (THOMAS CRUTTENDEN BUILDING)  
CITY OF TORONTO, PROVINCE OF ONTARIO**

**NOTICE OF PASSING OF BY-LAW**

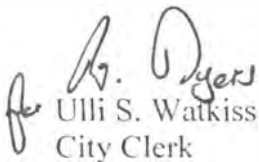
Holdings Limited  
[REDACTED]

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

Howard Coffee Shop Holdings Limited  
[REDACTED]

Take notice that the Council of the City of Toronto has passed By-law No. 1319-2011 to designate 601 Sherbourne Street (Thomas Cruttenden Building) (Toronto Centre-Rosedale, Ward 28) as being of cultural heritage value or interest.

Dated at Toronto this 9<sup>th</sup> day of January, 2012.

  
Ulli S. Watkiss  
City Clerk

Authority: Toronto and East York Community Council Item 36.31, adopted as amended,  
by City of Toronto Council on August 25, 26 and 27, 2010  
Enacted by Council: December 1, 2011

## CITY OF TORONTO

### BY-LAW No. 1319-2011

**To designate the property at 601 Sherbourne Street (Thomas Cruttenden Building)  
as being of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 601 Sherbourne Street (Thomas Cruttenden 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 located 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 601 Sherbourne Street and upon the Ontario Heritage Trust, a 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 601 Sherbourne 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 601 Sherbourne 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 1st day of December, A.D. 2011.

FRANCES NUNZIATA,  
Speaker

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

## **SCHEDULE "A"**

### **REASONS FOR DESIGNATION (STATEMENT OF SIGNIFICANCE)**

#### **601 Sherbourne Street**

##### Description

The property at 601 Sherbourne Street is worthy of designation under Part IV, Section 29 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 categories of design and contextual value. Located on the southeast corner of Sherbourne Street and Howard Street, the Thomas Cruttenden Building (1902) is a three-storey commercial building.

##### Statement of Cultural Heritage Value

Contextually, the Thomas Cruttenden Building is an integral part of the collection of surviving heritage buildings dating to the late 19th and early 20th centuries that characterizes the Howard Street neighbourhood as it originated and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. The property is visually and historically linked to its neighbourhood surroundings, as it represents the post-1900 evolution of the historical enclave and stands as a highly visible commercial building anchoring the west entrance to Howard Street.

While the Thomas Cruttenden Building typifies the commercial buildings that appeared in the early 20th century when the Edwardian Classical style was favoured for domestic and commercial architecture, the building is distinguished by its craftsmanship with the classical roof detailing, distinctive rounded corner, and the structure's scale and placement near the Sherbourne Street and Howard Street intersection.

##### Heritage Attributes

The heritage attributes of the property at 601 Sherbourne Street are:

- The commercial building at the southeast corner of Sherbourne Street and Howard Street.
- The scale, form and massing of the three-storey plan that is shaped to reflect the angle formed by the intersection of Sherbourne Street with Howard Street.
- The red brick cladding and the trim that includes brick and wood.
- The extended cornice with brackets that marks the roofline.
- The distinctive rounded northwest corner.
- The cornice dividing the first-floor storefront from the upper stories (the storefronts have been altered).

- The second- and third-storey fenestration, where the brick piers that organize segmental-arched window openings with stone lintels and sills are highlighted with corbelled brickwork.
- The rear (east) three-storey wing, with complementary cladding and detailing.
- The position of the building on the corner lot.

**SCHEDULE "B"**

PIN 21086-0095 (LT)

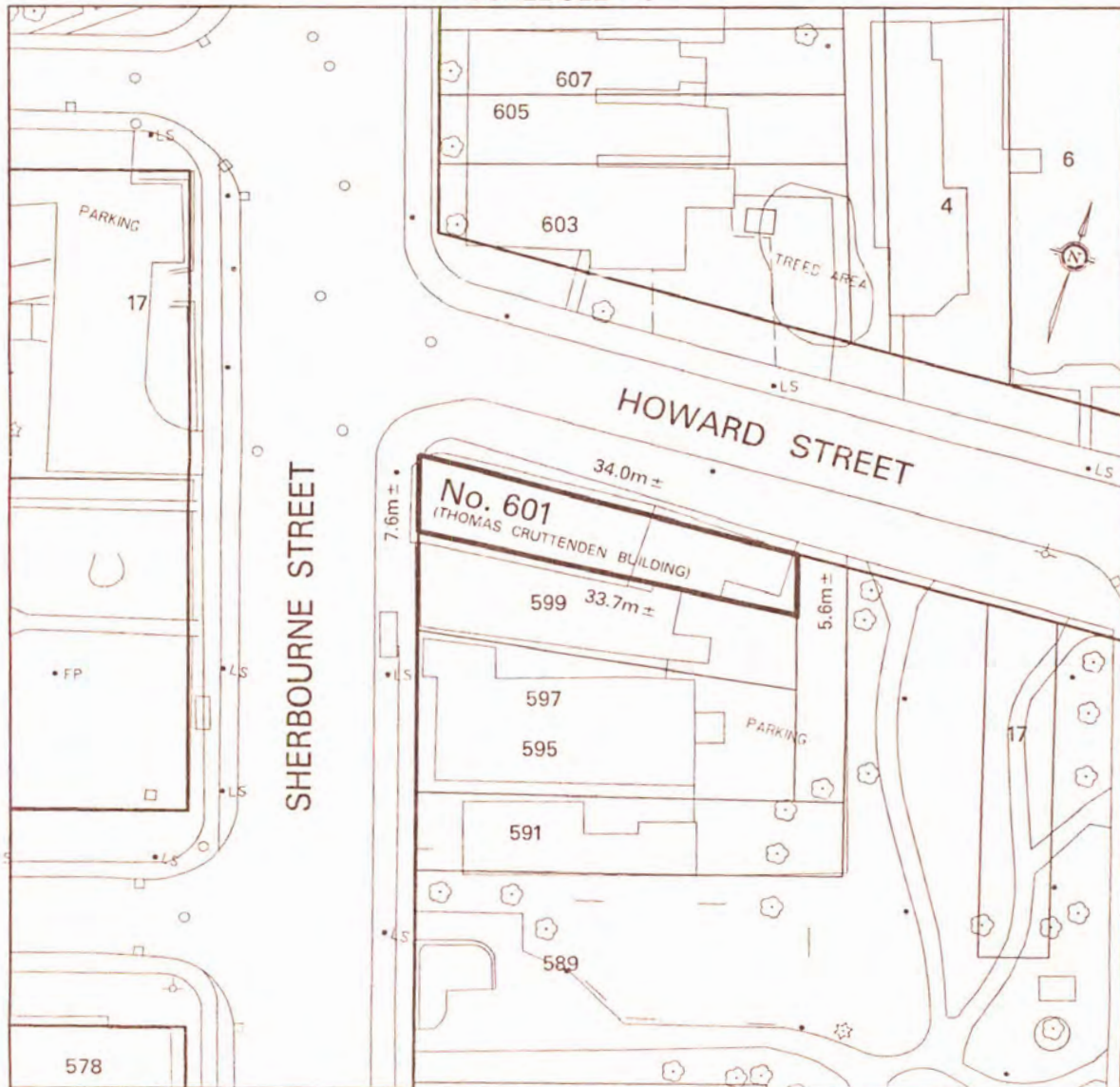
PT LT 1 PL D58 TORONTO AS IN CA263913

City of Toronto 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-2010-092 dated November 12, 2010, 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

 NO. 601 SHERBOURNE STREET  
 (THOMAS CRUTTENDEN BUILDING)  
 LAND DESIGNATED AS BEING OF CULTURAL  
 HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

 WARD 28 - TORONTO CENTRE-ROSEDALE  
 DATE: NOVEMBER 12, 2010

SKETCH No. PS-2010-092