

Authority: Toronto and East York Community Council Item 2.7, as adopted by City of Toronto Council on February 5, 6, 7 and 8, 2007 and Toronto and East York Community Council Item 27.97, as adopted by City of Toronto Council on September 30 and October 1, 2009

Enacted by Council: October 27, 2009

CITY OF TORONTO

BY-LAW No. 1061-2009

To designate the property at 70 Roehampton Avenue (North Toronto Collegiate Institute) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 70 Roehampton Avenue (North Toronto Collegiate Institute) 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 thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 70 Roehampton Avenue and upon the Ontario Heritage Trust, a Notice of Intention to designate the property and caused the Notice of Intention to be published in a newspaper having general circulation in the municipality as required by the *Ontario Heritage Act*; and

WHEREAS a notice of objection dated April 5, 2007 was served upon the Clerk of the municipality; and

WHEREAS the objector has served a notice of withdrawal upon the Clerk and on the Conservation Review Board; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 70 Roehampton Avenue, 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 Roehampton Avenue and upon the Ontario Heritage Trust and to cause notice of this by-law to be 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 Roehampton Avenue is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for designation prescribed by the Province of Ontario under the two categories of design or physical value and historical value. Located northeast of Yonge Street and Eglinton Avenue East on property that extends from Roehampton Avenue (south) to Broadway Avenue (north), the first phase of North Toronto Collegiate Institute opened in 1912. The property was included on the City of Toronto Inventory of Heritage Properties in 2004.

Statement of Cultural Heritage Value

The property at 70 Roehampton Avenue has design or physical significance as a representative example of a well-crafted educational complex designed in the variation of the Neo-Gothic style popularly known as “Collegiate Gothic.” Distinguished by its lack of polychromatic brickwork, symmetrical organization and medieval-inspired design elements, the style became the norm for educational buildings in Ontario during the first half of the 20th century.

North Toronto Collegiate has historical value as it represents an early commission of the important Toronto architect, Forsey Page (1885-1970). Following training at the University of Toronto, Page joined Stanford Warrington in a partnership that lasted until 1925. North Toronto Collegiate Institute was designed during the firm’s tenure. After a brief solo career, Page embarked on a new practice with W. Harland Steele, a recent graduate of the Ecole des Beaux Arts. As Page and Steele, the firm designed many of the landmarks of the Modern era in Toronto, ranging from the Garden Court Apartments on Bayview Avenue (completed in 1942) to Benvenuto Place (completed in 1955 with Peter Dickinson as chief designer) and Commerce Court (completed in 1972 in association with American architect I. M. Pei). The latter properties are represented on the City’s heritage inventory.

Historically, the value of the property is linked to its associations with an institution that is significant to the community. Founded in 1909, North Toronto Collegiate Institute was the first high school in North Toronto, which was incorporated as a town in 1890. After occupying a temporary location in the town hall, the school opened in 1912. During the latter year, the City of Toronto annexed the Town of North Toronto, leading to an increase in the population of the area and a corresponding need for expanded educational facilities. In 1921, under the supervision architect C. H. Bishop, Superintendent of Building for the Toronto Board of Education, plans were produced for a south wing facing Roehampton Avenue, followed by the addition of a third storey to the entire complex in 1928. Subsequent additions and alterations were completed in 1955 and 1966.

Heritage Attributes

The heritage attributes of North Toronto Collegiate Institute related to its cultural heritage value as a representative example of an early 20th century educational complex with Collegiate Gothic styling that demonstrates a high degree of craftsmanship are found on the north façade and east elevation of the original school (1912) and the south façade of the 1921 addition as described below, comprised of:

- On the north façade (dating to 1912 and built facing Broadway Avenue), the central entrance set in a pointed arch with stone moulding and corbel stops; and, on either side of the entrance, the first storey of the three-sided bay windows with window openings and transoms set in stone surrounds flanked by red brickwork.
- On the east elevation, the pointed-arch stone and brick motifs on the piers flanking the three-sided tower (the tower is not included in the Reasons for Designation); and the stone gablets on the piers flanking the corners and window openings (the brick piers are not included in the Reasons for Designation).
- On the south façade (dating to 1921 and built facing Roehampton Avenue), the separate boys and girls entrances where each brick-clad portal has a brick parapet with stone coping, a stone tablet incorporating a scroll and flanked by brackets, stone string courses, and a recessed Tudor-arched entrance with a stone surround.
- On the interior, the three-part door transom with coloured glass, inscribed “labor omnia vincit 1912” and incorporating the initials “NT”.
- On the exterior, the date stones from the various phases of construction, including the “1966” west addition.

SCHEDULE "B"**LEGAL DESCRIPTION**

PIN 21136-0451 (LT)

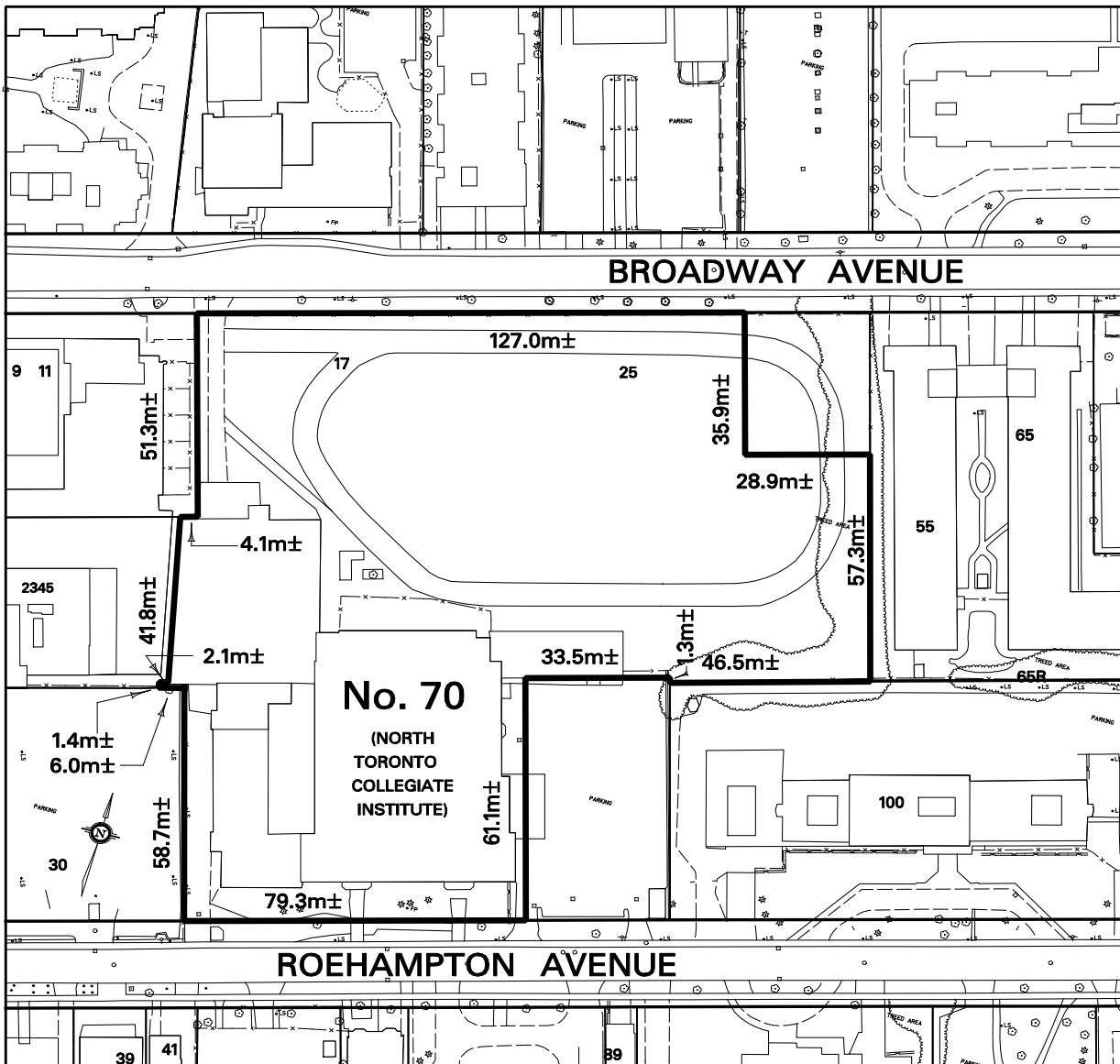
PART LOT A, 44 & 45 & PART 1 FOOT RESERVE REGISTERED PLAN 806, ALL OF LOT 3 & PART LOTS 2, 3 & 5 REGISTERED PLAN 639 DESIGNATED AS PART 2, PLAN 66R-23306

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-2009-094 dated September 30, 2009, as set out in Schedule "C".

SCHEDULE "C"



ROEHAMPTON AVENUE

PROPERTY INFORMATION SHEET

NO. 70 ROEHAMPTON AVENUE (NORTH TORONTO COLLEGIATE INSTITUTE). 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

CHECKED BY: JOHN HOUSE
PREPARED BY: DWAYNE PITT

WARD 22 - ST. PAUL'S
DATE: SEPTEMBER 30, 2009

SKETCH No. PS-2009-094