

Authority: Notice of Motion J(43),
as adopted by City of Toronto Council on May 23, 24 and 25, 2006
Enacted by Council: October 30, 2008

CITY OF TORONTO

BY-LAW No. 1157-2008

To designate the property at 120 Howland Avenue (St. Alban's Chapel) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 120 Howland Avenue (St. Alban's Chapel) 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 120 Howland Avenue 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 120 Howland 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 120 Howland Avenue 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 30th day of October, A.D. 2008.

GLORIA LINDSAY LUBY,
Deputy Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”**REASONS FOR DESIGNATION**

The property at 120 Howland Avenue is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural resource value or interest. St. Alban’s Chapel was completed in 1897 according to the designs of the Toronto architectural firm of Richard C. Windeyer and Son. Richard C. Windeyer, Sr., in solo practice, prepared the plans for the adjoining St. Alban the Martyr Church and See House (archbishop’s residence), which were in place in 1885 and 1887, respectively. The buildings form a precinct at the northwest corner of Howland Avenue and Barton Avenue where St. Alban’s Chapel is located on the west side of Howland, north of the church and See House. The Chapel housed St. Alban’s School for Boys from 1898 until its closure in 1911. Beginning in the 1930s, the building served as the parish hall for the congregation. In 1964, St. Alban’s Chapel was leased to St. George’s College (since 1991, Royal St. George’s), which developed a campus in this location. The Chapel is now known as “Ketchum Hall” in honour of Dr. Frank Ketchum, a member of the school’s inaugural board of directors.

St. Alban’s Chapel is an integral component of the St. Alban’s precinct where St. Alban the Martyr Church at #100 Howland and the See House at #110 Howland are designated under Part IV of the *Ontario Heritage Act*. The Chapel is historically notable for its association with the church, which was planned as Toronto’s Anglican cathedral before St. James’ Cathedral formally received that distinction. Architecturally, the Gothic Revival design of St. Alban’s Chapel complements the church and See House. With the latter buildings, St. Alban’s Chapel is an institutional landmark in the West Annex neighbourhood.

The heritage attributes of St. Alban’s Chapel consist of the exterior walls and roof. Rising two stories above a stone foundation with window openings, the structure is clad with red brick and trimmed with brick, stone and wood. The rectangular plan is covered by a gable roof with a large chimney on the east end. Under a gable with flared eaves, a projecting frontispiece with buttresses is asymmetrically placed on the south façade. Steps lead to a set of entrance doors that are set in a segmental-arched opening beneath a flat-headed window opening in the second storey. On the remainder of the south wall, piers organize the fenestration. To the right (east) of the entry, a large segmental-arched opening is positioned in the first storey under a tripartite window opening in the second floor. On the east elevation facing Howland Avenue, the chimney divides the wall where single segmental-arched window openings in the first floor are surmounted by larger flat-headed window openings that contain pairs of windows. A secondary entrance, piers and irregularly placed window openings mark the north wall, while the rear (west) elevation is concealed by a series of additions that are not included in the Reasons for Designation.

SCHEDULE "B"

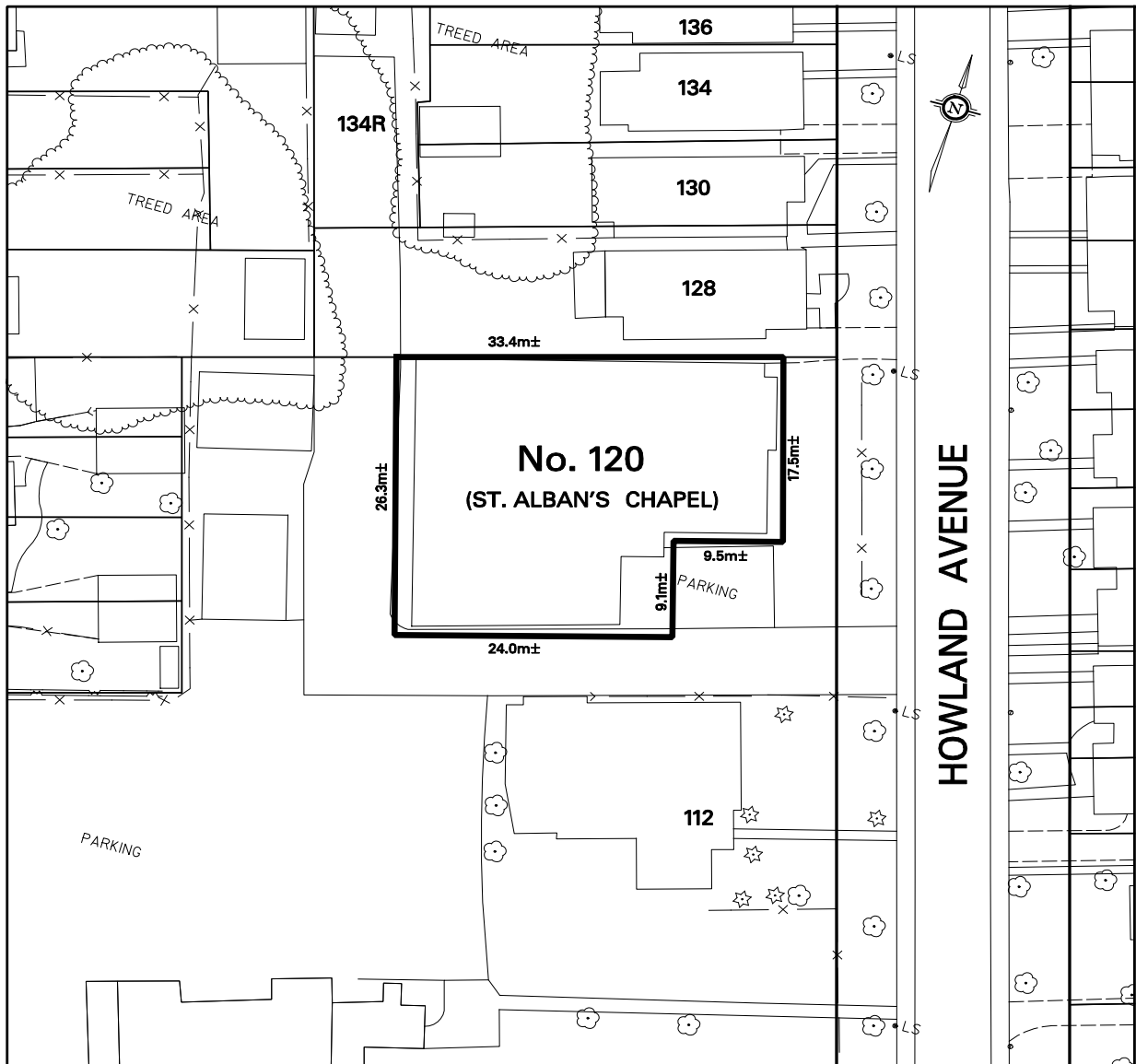
Part of PIN 21229-0219 (LT)

Parts of Lots 118 and 119 on Plan 608 North West Annex designated as PART 1 on Plan 66R-23899

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-2008-130 dated October 7, 2008, 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

WARD 20 - TRINITY-SPADINA
DATE: OCTOBER 08, 2008

PROPERTY INFORMATION SHEET

NO. 120 HOWLAND AVENUE (ST. ALBAN'S CHAPEL).
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

SKETCH No. PS-2008-130