



**STAFF REPORT  
ACTION REQUIRED**

**6 Howard Street – Repeal of Designation Bylaw No. 341-2005**

<b>Date:</b>	February 6, 2007
<b>To:</b>	Toronto Preservation Board Toronto & East York Community Council
<b>From:</b>	Director, Policy and Research, City Planning Division
<b>Wards:</b>	28, Toronto Centre - Rosedale
<b>Reference Number:</b>	

**SUMMARY**

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This report recommends that Council pass a by-law to repeal Designation By-law No. 341-2005, as the building on the property was demolished in March, 2006. This action is required by the *Ontario Heritage Act*.

**RECOMMENDATIONS**

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**The City Planning Division recommends that:**

1. Council enact a by-law to repeal Designation By-law No. 341-2005; and
2. The appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

**Financial Impact**

There are no financial implications resulting from the adoption of this report. The cost of publishing the notice of the repealing by-law in the daily newspaper is included in the approved 2007 City Planning Division budget.

## **DECISION HISTORY**

At its meeting of July 20-22, 2004, City Council refused an application for permission to demolish the property at 6 Howard Street (TEYCC, Report 6, Clause 40). The property was subsequently designated under Part IV of the *Ontario Heritage Act* by By-law No. 341-2005, enacted May 4, 2005.

## **ISSUE BACKGROUND**

The owners of the vacant three storey walk-up apartment building neglected the maintenance of the building to the point where it became structurally unsound. In early 2006 the building showed signs that it might collapse, potentially damaging a neighbouring occupied building. On March 21, 2006, the Building Division ordered its demolition as it was a threat to public safety. The building was subsequently demolished.

## **COMMENTS**

Section 34.3 of the *Ontario Heritage Act* states that the council of a municipality shall pass a by-law to repeal a by-law designating a property where demolition has been approved. The notation “demolished” will be added to the Inventory of Heritage Properties.

As a result of the demolition of this building, staff have made recommendations to the Licensing and Standards Committee regarding enhanced property standards for designated heritage buildings. The ability to implement such property standards was included in amendments to the *Ontario Heritage Act* passed in 2005. Also included is a recommendation that the City Solicitor and the Executive Director, Municipal Licensing and Standards, investigate how the powers given to the City under the new City of Toronto Act can help protect designated heritage buildings from demolition by neglect.

## **CONTACT**

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## **SIGNATURE**

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