

Consolidated Clause in Toronto and East York Community Council Report 9, which was considered by City Council on November 30, December 1 and 2, 2004.

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**Intention to Designate under Part IV of the
Ontario Heritage Act - 6 Howard Street
(James Chalmers Building)
(Toronto Centre-Rosedale, Ward 28)**

City Council on November 30, December 1 and 2, 2004, amended this Clause by adding the following:

“That the Commissioner of Urban Development Services be requested to undertake a review and prepare a planning framework report for the area bounded by Bloor Street, Howard Street, Sherbourne Street and Parliament Street and submit her report to the Toronto and East York Community Council.”

This Clause, as amended, was adopted by City Council.

The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (September 24, 2004) from the Commissioner, Economic Development, Culture and Tourism:

Purpose:

This report recommends that Council state its intention to designate the property at 6 Howard Street (James Chalmers Building) under Part IV of the Ontario Heritage Act.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report. The cost of publishing the notice of intention to designate in the daily newspaper is included in the approved 2004 Culture Division budget.

Recommendations:

It is recommended that:

- (1) Council state its intention to designate the property at 6 Howard Street (James Chalmers Building) under Part IV of the *Ontario Heritage Act*;

- (2) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
- (3) if there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board; and
- (4) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

Staff have been informed that the James Chalmers Building is under possible threat of demolition. Staff have evaluated the property and determined that it merits designation.

Comments:

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

The following Statement of Reasons for Designation is intended for publication according to the provisions of the *Ontario Heritage Act*. The Reasons for Designation are attached (Attachment No. 3) and include a description of the heritage attributes of the property. The complete Reasons for Designation will be served to the property owner and the Ontario Heritage Foundation and included in the designating by-law.

Statement of Reasons for Designation

The property at 6 Howard Street (James Chalmers Building) is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural resource value or interest. Built in 1914, and originally owned by James Chalmers, 6 Howard Street was constructed as an apartment building. Standing on the north west corner of Howard Street and Glen Road, the James Chalmers Building is architecturally significant as an excellent example of Victorian design.

Conclusions:

It is recommended that Council state its intention to designate the property at 6 Howard Street (James Chalmers Building) under Part IV of the *Ontario Heritage Act*.

Contact:

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The Toronto and East York Community Council also submits the communication (October 21, 2004) from the City Clerk, Toronto Preservation Board:

Recommendation:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that City Council adopt the staff recommendations in the Recommendations Section of the report (September 24, 2004) from the Commissioner of Economic Development, Culture and Tourism.

Background:

The Toronto Preservation Board at its meeting held on October 21, 2004, considered a report (September 24, 2004) from the Commissioner of Economic Development, Culture and Tourism regarding 6 Howard Street (James Chalmers Building).

Recommendations:

It is recommended that:

- (1) Council state its intention to designate the property at 6 Howard Street (James Chalmers Building) under Part IV of the *Ontario Heritage Act*;
- (2) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the Solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
- (3) if there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board; and
- (4) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

The Toronto Preservation Board received a communication (sent by e-mail) addressed to Heritage Preservation Services from Karl D. Jaffary, Q.C., on behalf of Diamond Peak Holdings Ltd., in opposition to the listing and designation of the property, and a copy of the communication is on file in the office of the City Clerk.

The following persons appeared before the Toronto Preservation Board:

- Karl D. Jaffary, Q.C., on behalf of the owner, Diamond Peak Holdings Limited; and
- L. Persolja, Resident, expressing concern regarding the possibility of the building being demolished.

(Copies of the Location Map, Photographs and Reasons for Designation in the report were forwarded to all Members of the Toronto and East York Community Council with the agenda for its meeting on November 16, 2004, and copies are on file in the City Clerk's Office.)