

Authority: Toronto and East York Community Council Report No. 9, Clause No. 14,  
as adopted by City of Toronto Council on November 30, December 1 and 2, 2004  
Enacted by Council: May 4, 2005

**CITY OF TORONTO**

**BY-LAW No. 341-2005**

**To designate the property at 6 Howard Street (James Chalmers Building) as being of  
cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 6 Howard Street (James Chalmers 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 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 6 Howard Street and upon the Ontario Heritage Foundation, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by 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 to the proposed designation was served upon the Clerk of the municipality;

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

1. The property at 6 Howard 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 6 Howard Street and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 4th day of May, A.D. 2005.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

## **SCHEDULE “A”**

### **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 with 19 units. 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.

Heritage attributes of the building are found on the exterior walls and roof. Clad in red brick with stone details, the James Chalmers Building stands three storeys above a raised basement. The base floor is clad in grey stone and the walls are faced with red brick. The flat roof has a bracketed cornice.

The south elevation is divided into three bays. All of the window openings are flat-headed. In the outer bays, large bay windows rise three and a half storeys. On the ground floor, the central bay contains the main entrance with two doorways (partially below grade). The fenestration of the top three floors within the central bay consists of paired window openings on each floor, which originally contained French doors. Two courses of stone reach between the paired window openings and on the third floor, is a carved stone cartouche. All of the window openings and the doorways on the south elevation have wide stone lintels above and narrow sills below. The southeast and southwest corners of the building are decorated with stone quoins. Some of the stone detail is now painted. Stone band courses wrap around the side (east and west walls).

The east elevation, along a laneway, is distinguished by three-sided bay windows with wood cladding that are placed near either end of the wall. At the centre of the wall, a square bay window with quoins and flat-headed window openings with stone trim rises four storeys. An entrance is incorporated in the ground floor. The remainder of the east wall has flat-headed window openings with decorative brickwork beneath the sills and single and tripartite arc-headed window openings with brick voussoirs. A brick chimney marks the east wall. The west wall displays the same features as the east elevation. The rear wall (north), while altered, blends three-storey wood-clad bay windows with the arc-headed openings introduced on the side elevations.

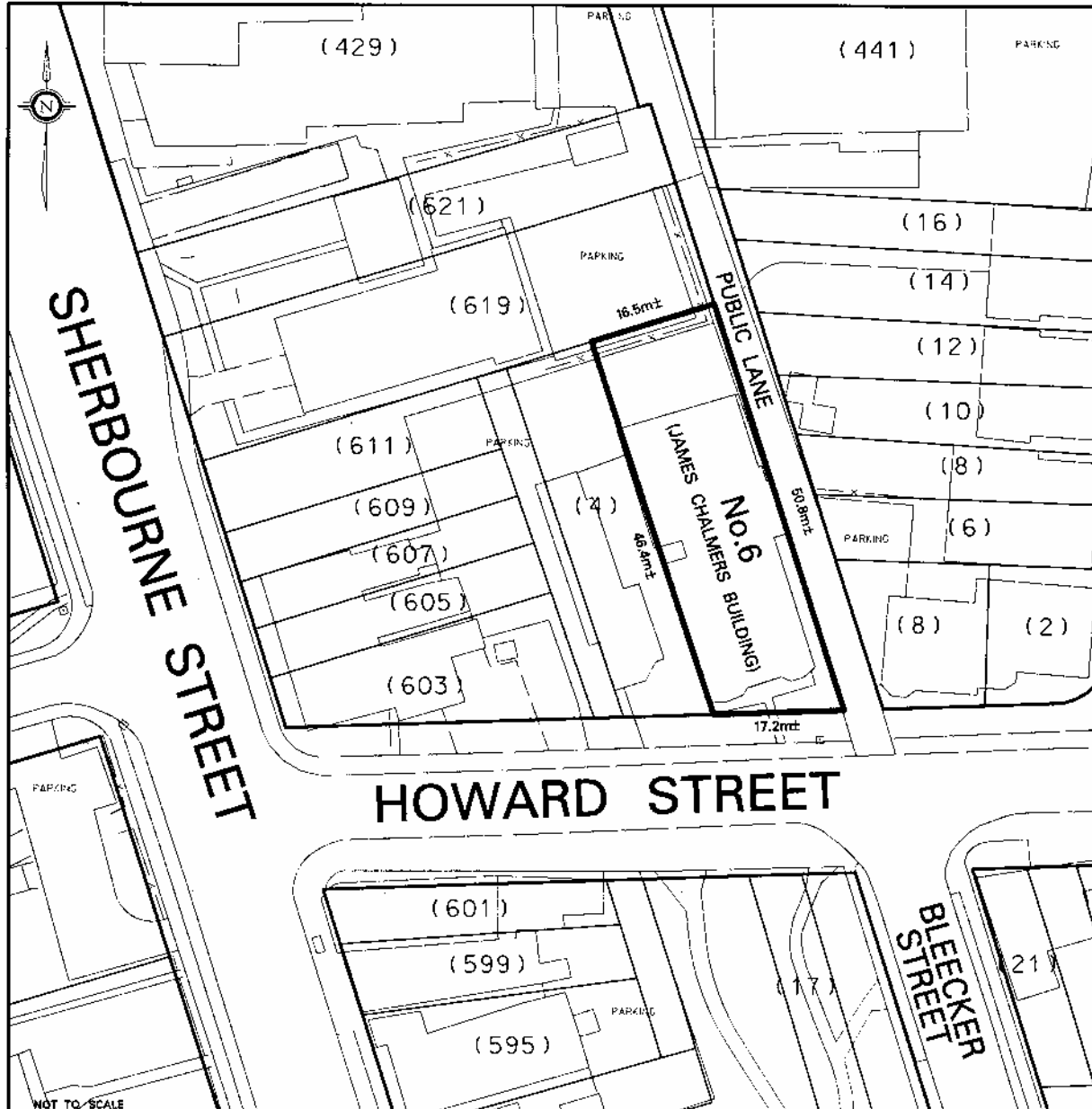
**SCHEDULE “B”**

PIN 21086-0058 (R).

PT LT 8 PL 44 TORONTO WITH THAT PART OF ROADWAY TO EAST PT 6 64R15499 in the Registry Division of the Toronto Registry Office (No. 66) in the City of Toronto and Province of Ontario.

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2005-044 dated April 25, 2005, as set out in Schedule “C”.

## SCHEDULE "C"


**Toronto**

 WORKS & EMERGENCY SERVICES  
 TECHNICAL SERVICES DIVISION  
 SURVEY & MAPPING

 NOTE: THIS SKETCH HAS  
 BEEN COMPILED FROM  
 OFFICE RECORDS.

## PROPERTY INFORMATION SHEET

No. 6 HOWARD STREET (JAMES CHALMERS BUILDING)  
 LAND DESIGNATED AS BEING OF  
 CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

 WARD 28 - TORONTO CENTRE-ROSEDALE  
 DATE: APRIL 25, 2005

SKETCH No. PS-2005-044