

Authority: Toronto and East York Community Council Item 36.31,
adopted as amended, by City of Toronto Council on August 25, 26 and 27, 2010
Enacted by Council: February 24, 2011

CITY OF TORONTO

BY-LAW No. 322-2011

**To designate the property at 27 Howard Street (William McBean Houses) as being of
cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 27 Howard Street (William McBean Houses) 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 located 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 27 Howard Street and upon the Ontario Heritage Trust, a 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 27 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 27 Howard Street 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 24th day of February, A.D. 2011.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"

Reasons for Designation (Statement of Significance): 25 and 27 Howard Street

William McBean Houses

Description

The properties at 25 and 27 Howard Street are worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual value. Located on the south side of Howard Street, east of Bleecker Street, William McBean Houses (1876) at #25 and #27 Howard Street are a pair of 2½-storey semi-detached house form buildings. The properties were listed on the City of Toronto Inventory of Heritage Properties in 1974.

Statement of Cultural Heritage Value

Contextually, the properties at 25 and 27 Howard Street are integral parts of the collection of surviving heritage buildings dating to the late 19th and early 20th centuries that characterizes the Howard Street neighbourhood as it originated and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. The buildings at 25 and 27 Howard Street are placed between the William McBean Stores at #21-23 Howard Street to the west, and the other William McBean Houses at #29-31 and #33-35 Howard Street on the east. With the latter properties, William McBean Houses at 25 and 27 Howard Street are historically and visually linked to their surroundings as the oldest surviving buildings of their type in the neighbourhood and the only heritage properties remaining on the south side of Howard Street between Sherbourne Street and Parliament Street.

The William McBean Houses have design value as rare examples of late 19th century residential buildings with Second Empire styling in the Howard Street neighbourhood. As one of the most popular architectural styles of the era, the William McBean Houses display the distinctive mansard roofs that distinguish Second Empire buildings, along with the colourful and appealing pattern brick detailing. The semi-detached houses at 25 and 27 Howard Street are part of a group of connected buildings on the south side of Howard Street, extending east of Bleecker Street, which is comprised of the William McBean Stores at #21-23 and the semi-detached house form buildings at #25-27, #29-31 and #33-35. Following the angle of Howard Street, each pair of buildings is set back in relation to its neighbours.

Heritage Attributes

The heritage attributes of the properties at 25 and 27 Howard Street are:

- The pair of semi-detached house form buildings.
- The scale, form and massing of the 2½-storey rectangular plans.
- The red brick cladding, with brick, stone and wood trim, including contrasting buff brick applied for the quoins and the door and window detailing.

- The mansard roofs with decorative slate shingles and round-headed dormers.
- The firebreak wall with a brick chimney that forms the east elevation of #27 Howard Street.
- The design of each pair as mirror images, with the main entrances placed in the centre and flanked by single-storey bay windows (the storefronts are later additions that are not identified as heritage attributes).
- The placement of the buildings on the south side of Howard Street, east of Bleecker Street, where the semi-detached houses and their neighbours are aligned with Howard Street as it extends on a southeast angle from Sherbourne Street.

SCHEDULE "B"

PIN 21086-0114 (LT)

PT OF LOT 50 PL D172 TORONTO AS IN CA81881

City of Toronto, 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-2010-105, dated November 29, 2010, 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

PROPERTY INFORMATION SHEET

 NO. 27 HOWARD STREET (WILLIAM MCBEAN HOUSES)
 LAND DESIGNATED AS BEING OF CULTURAL
 HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

 WARD 28 – TORONTO CENTRE-ROSEDALE
 DATE: NOVEMBER 29 2010

SKETCH No. PS-2010-105