

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Repeal of Designating By-law 385-2014 - 28-30 and 76 Howard Street

Date: January 12, 2017

To: Toronto Preservation Board
Toronto and East York Community Council

From: Chief Planner and Executive Director, City Planning Division

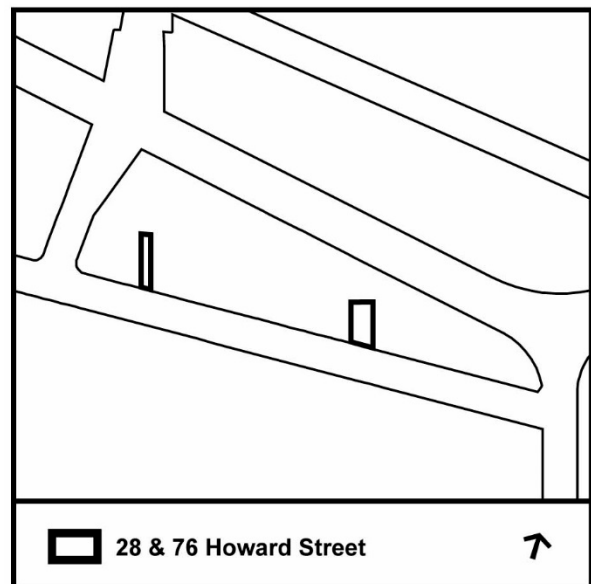
Wards: Toronto Centre-Rosedale - Ward 28

SUMMARY

This report recommends that City Council state its intention to designate the property at 28-30 Howard Street under Part IV, Section 29 of the Ontario Heritage Act, and to repeal City of Toronto By-law 385-2014, designating the property at 76 Howard Street.

In 2013, as part of the approvals for the redevelopment of the lands in North St. Jamestown, City Council agreed to the relocation of the heritage building known as the William Whitehouse at 76 Howard Street to a neighbouring site at 28-30 Howard Street. The property at 76 Howard Street was listed on the City of Toronto Inventory of Heritage Properties, now known as the Heritage Register, in 1974 and designated under Part IV, Section 29 of the Ontario Heritage Act in 2014 by By-law 384-2014.

Following the relocation of the William Whitehead House in December 2016, it is necessary to repeal By-law 385-2014 to remove the designation from the property at 76 Howard Street, and pass a new by-law designating the heritage values and attributes of the William Whitehead House in its new location at 28-30 Howard Street. On its new site adjoining the designated heritage properties at 32-34 Howard Street, the house form building will be restored and its cultural heritage values and attributes conserved.



Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies. Designation enables City Council to review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

The Chief Planner and Executive Director recommends that:

1. City Council state its intention to designate the property at 28-30 Howard Street under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 28-30 Howard Street (Reasons for Designation) attached as Attachment 6 to the report (January 12, 2017) from the Chief Planner and Executive Director, Planning Division.
2. If there are no objections to the designation of the property at 28-30 Howard Street in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act and to register the by-law on title to the property at 28-30 Howard Street.
3. If there are objections to the designation of the property at 28-30 Howard Street in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. City Council state its intention to repeal By-law 385-2014, being the by-law designating the property at 76 Howard Street.
5. If there are no objections to the repeal of By-law 385-2014 in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council repealing By-law 385-2014 and to register the repealing by-law on title to the property at 76 Howard Street.
6. If there are objections to the repeal of By-law 385-2014 in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the repealing by-law to the Conservation Review Board.
7. If the designation of the property at 28-30 Howard Street and/or the repeal of By-law 385-2014 are referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decisions on the designation and/or repeal.
8. City Council authorize and direct City Officials to take the necessary action to give effect to the foregoing in accordance with the Ontario Heritage Act, including the giving of notice and updating of the Heritage Register.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The property at 76 Howard Street was included on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1974.

At its meeting of December 16, 2013, City Council adopted TE28.8 "Alterations to Heritage Property; Demolition of Heritage Property; Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act; Authority to Enter into Heritage Easement Agreements – 603, 605-607 Sherbourne Street, 6-16 Glen Road, 4 Howard Street, 76 Howard Street (North St. James Town)":

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE28.8>

City Council designated the property at 76 Howard Street under Part IV, Section 29 of the Ontario Heritage Act at its meeting of May 8, 2014 by By-law 385-2014.

COMMENTS

At its meeting of December 16, 2013, City Council approved the recommendations in a report from Heritage Preservation Services for alterations to and the designation under Part IV, Section 29 of the Ontario Heritage Act of a number of properties in the North St. James Town neighbourhood. In December 2016, as part of the development approvals for the North St. James Town neighbourhood, the William Whitehead House was relocated from the designated property at 76 Howard Street directly west to the previously vacant property at 28-30 Howard Street. In its new location adjoining the designated heritage properties at 32-34 Howard Street, the house form building will be restored and its cultural heritage values and attributes conserved.

To complete the development approvals for the North St. James Town properties and to ensure the protection of the heritage building in its new location, it is necessary to designate the property at 28-30 Howard Street under Part IV, Section 29 of the Ontario Heritage Act as the new location of the William Whitehead House, and to repeal By-law 385-2014 designating the former location of the heritage building on the property at 76 Howard Street.

Maps and plans showing the original and new locations of the William Whitehead House are attached (Attachments 1, 3 and 4), as well as photographs of the heritage building (Attachment 2). For the designating by-law for 28-30 Howard Street, the Statement of Significance (Reasons for Designation) is appended as Attachment 6 and identifies the new street address of the William Whitehead House and describes its location on Howard Street. Otherwise, all of the cultural heritage values and attributes of the

property are the same as those included in Schedule "A" (Reasons for Designation) of the 2014 designating by-law (Attachment 5).

The Statement of Significance (Attachment 5) for the property at 28-30 Howard Street comprises the Reasons for Designation. Notice of Intention to Designate and to repeal By-law 385-2014 will be advertised on the City of Toronto's web site and served on the property owner and the Ontario Heritage Trust in accordance with the requirements of the Ontario Heritage Act.

CONTACT

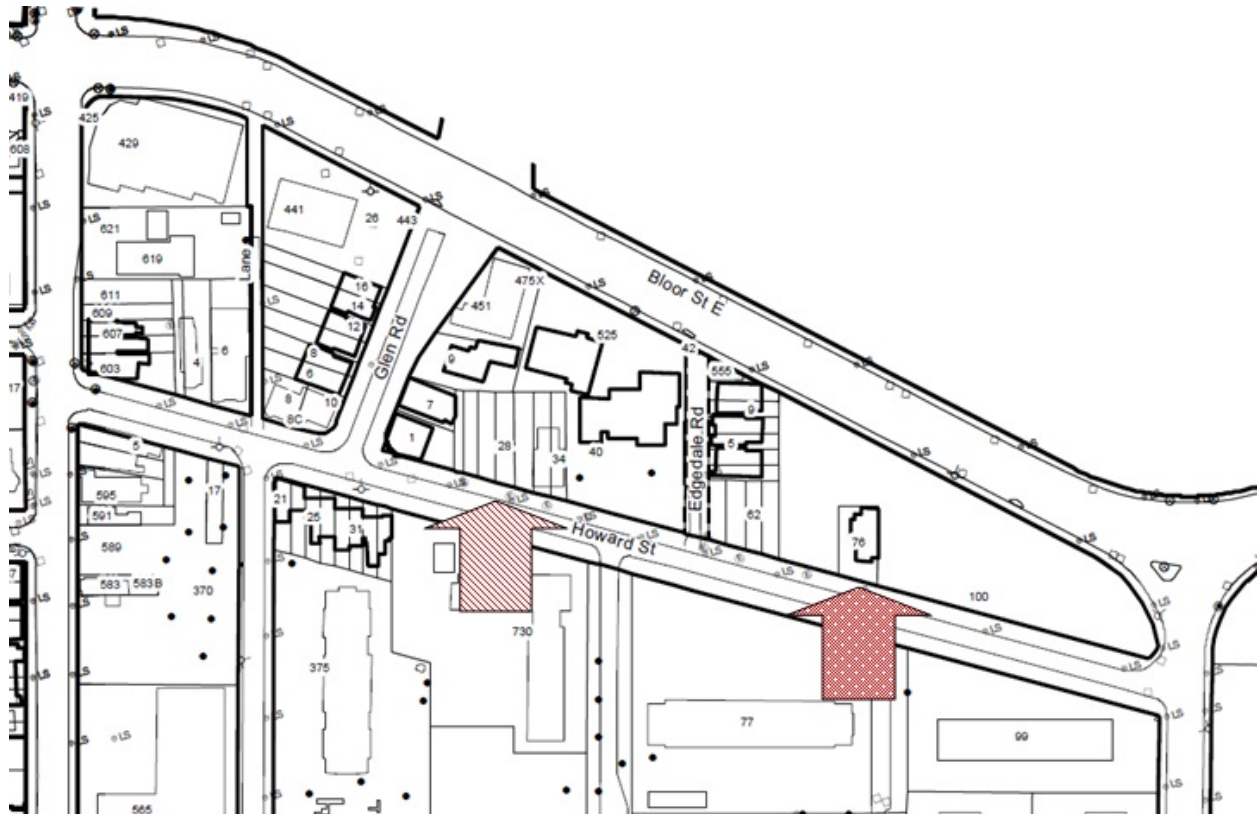
Tamara Anson-Cartwright, CAHP
Program Manager
Heritage Preservation Services
Tel: 416-338-1083; Fax: 416-392-1973
E-mail: tansonc@toronto.ca

SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1 - Location Map, 28-30 and 76 Howard Street
Attachment 2 - Photographs, William Whitehead House
Attachment 3 - Site Plan, 28-30 Howard Street
Attachment 4 - By-law 385-2014, Schedule "C" (Sketch), 76 Howard Street
Attachment 5- By-law 385-2014, Schedule "A" (Reasons for Designation), 76 Howard Street
Attachment 6 - Statement of Significance (Reasons for Designation), 28-30 Howard Street



The original location of the William Whitehead House at 76 Howard Street is shown on the right (arrow with dots), with its new location at 28-30 Howard Street on the left (arrow with lines).

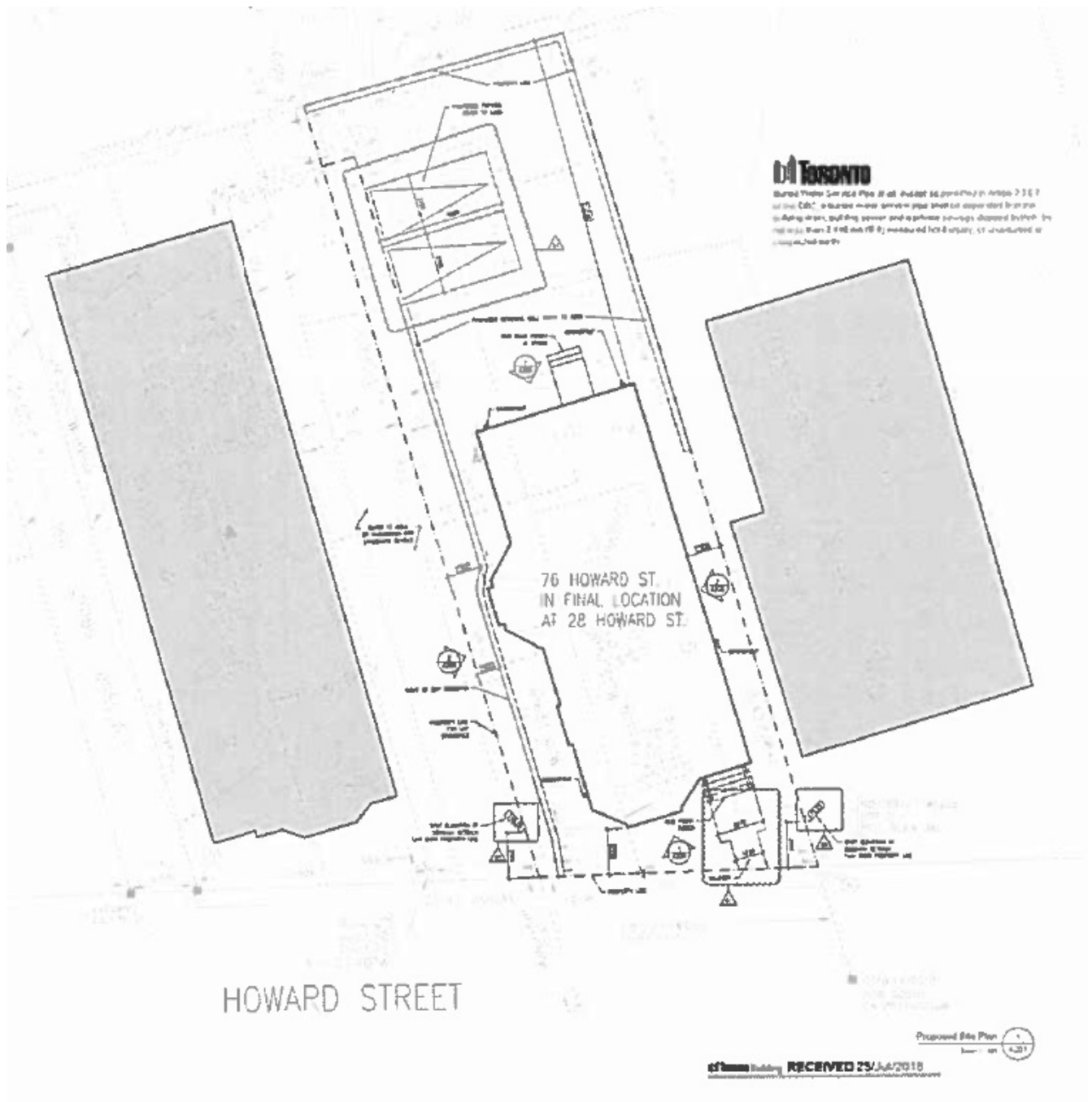
This map is for information purposes only; the exact boundaries of the properties are not shown.



The William Whitehead House is shown in its original location at 76 Howard Street, prior to its relocation to 28-30 Howard Street.

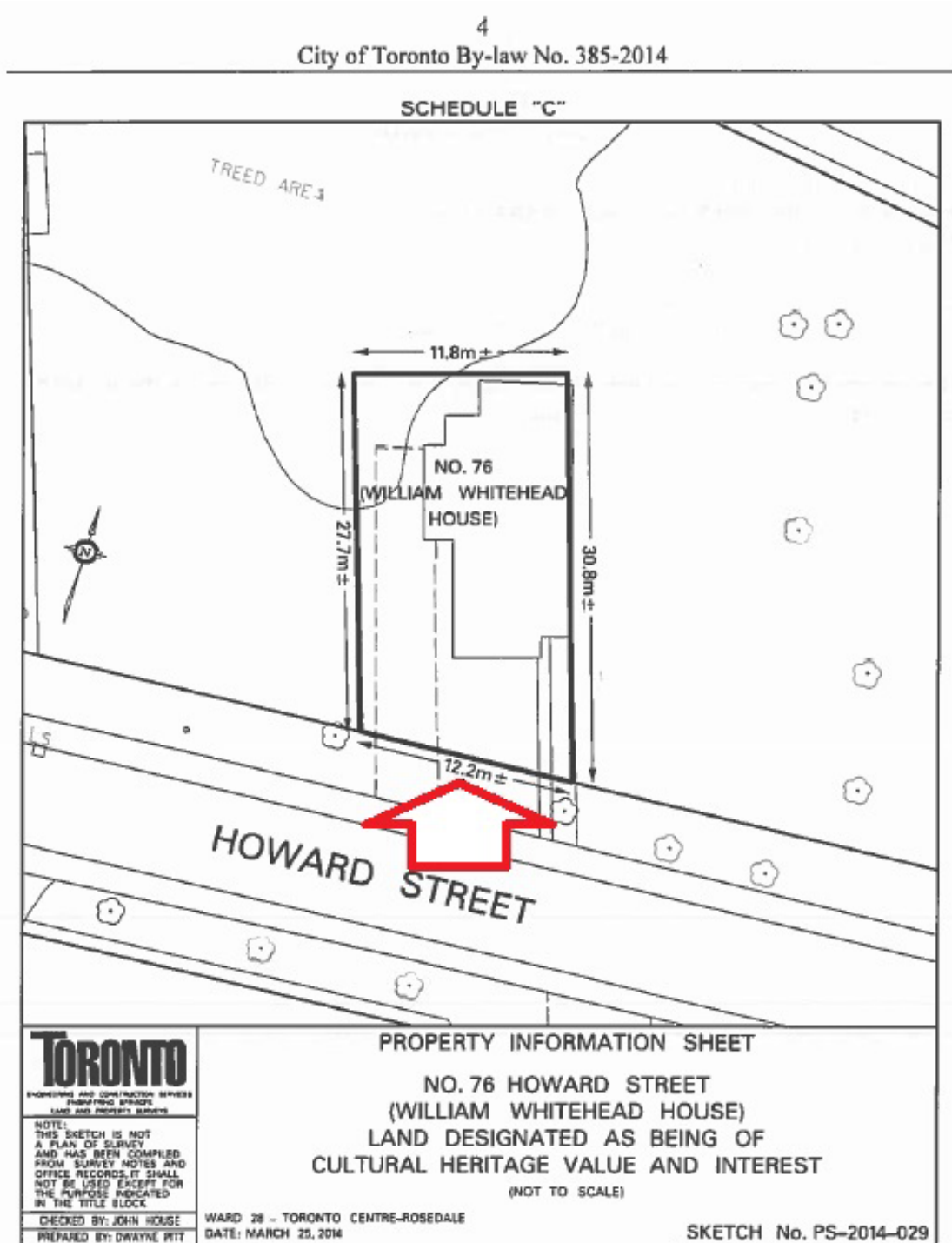


Archival photograph dating to 1913 of the William Whitehead House (left) in its original location at 76 Howard Street (the other houses were demolished) (City of Toronto Archives, Series 372, Item 120).



The new location of the William Whitehead House is shown at 28-30 Howard Street.

(Courtesy of ERA Architects)



Showing the original location of the William Whitehead House at 76 Howard Street where it was designated by City of Toronto By-law 385-2014.

SCHEDULE "A"
REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)

William Whitehead House

Description

The property at 76 Howard Street is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual value. Located on the north side of Howard Street, east of Edgedale Road, the William Whitehead House (1887) is a 2½ storey detached house form building. The property was listed on the City of Toronto Inventory of Heritage Properties in 1974.

Statement of Cultural Heritage Value

Contextually, the William Whitehead House is an integral part 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. Historically and visually linked to its surroundings, the William Whitehead House anchors the east end of the neighbourhood where it is the last remaining building on the north side of Howard Street, east of Edgedale Road.

The William Whitehead House is a late 19th century house form building with decorative Queen Anne Revival styling that contributes to its architectural significance. Distinguished by its sprawling plan with classical and medieval-inspired elements and stone and terra cotta detailing, the building is viewed from many vantage points with the removal of the neighbouring structures.

Heritage Attributes

The heritage attributes of the property at 76 Howard Street are:

- The detached house form building
- The scale, form and massing of the 2½-storey rectangular plan
- The cross-gable roof with a brick chimney
- The red brick cladding, with brick, stone, wood and terra cotta trim
- The principal (south) façade, which is dominated by a 2½-storey bay window under a projecting gable with classical detailing, shingles and, in the attic level, paired round-arched window openings
- The main entrance, which is recessed in the right (east) bay and protected by a brick porch with a round-arched opening and classical detailing
- The fenestration, with flat-headed window openings, round-arched windows in the side (east and west) gables and, on the west elevation, a bay window
- The placement of the building on the north side of Howard Street, east of Edgedale Road and opposite the entrance to Rose Avenue

STATEMENT OF SIGNIFICANCE: 28-30 HOWARD STREET ATTACHMENT 6 (REASONS FOR DESIGNATION)

The property at 28-30 Howard Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design and contextual values.

Description

The William Whitehead House (1887) is a 2½-storey detached house form building that was commissioned and first occupied by a commissions' merchant & manufacturers' agent who represented English industrialists in Toronto. The house was constructed at 76 Howard Street, west of Parliament Street, where it was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1974 and designated under Part IV, Section 29 of the Ontario Heritage Act in 2014 by City of Toronto By-law 385-2014. In 2016, the heritage building was relocated further west to a new site at 28-30 Howard Street on the north side of the street between Glen Road (west) and Edgedale Road (east) and beside the designated heritage properties at 32-34 Howard Street.

Statement of Cultural Heritage Value

The William Whitehead House is a late 19th century house form building with decorative Queen Anne Revival styling that is distinguished by its sprawling plan with the classical and medieval-inspired elements and the stone and terra cotta detailing.

Contextually, the William Whitehead House is an integral part of the collection of surviving heritage buildings dating to the late 19th and early 20th centuries and characterizing the Howard Street neighbourhood as it originated and evolved as a desirable upscale residential enclave southeast of Sherbourne Street and Bloor Street East. Historically and visually linked to its surroundings, the William Whitehead House is among the last remaining buildings on the north side of Howard Street.

Heritage Attributes

The heritage attributes of the William Whitehead House at 28-30 Howard Street are:

- The placement, setback and orientation of the building on the north side of Howard Street
- The scale, form and massing of the 2½-storey detached house form building with the rectangular-shaped plan
- The cross-gable roof with the brick chimney
- The red brick cladding with the brick, stone, wood and terra cotta trim
- The principal (south) elevation, which is dominated by the 2½-storey bay window under the projecting gable with the classical detailing, shingles and, in the attic level, paired round-arched window openings
- The main entrance, which is recessed in the right (east) bay and protected by the brick porch with the round-arched opening and classical detailing

- The fenestration, with the flat-headed window openings, the round-arched windows in the side (east and west) gables and, on the west elevation, the bay window