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MAR 08 2011



City Clerk's Office

Secretariat
Rosalind Dyers
Toronto and East York Community Council
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

RECEIVED

Ulli S. Watkiss
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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
8 HOWARD STREET (WILLIAM MUIR HOUSE)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

Holdings Limited
22 Ranchdale Crescent
Don Mills, Ontario
M3A 2M2

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Howard Coffee Shop Holdings Limited
265 Ridley Boulevard, Unit 408
Toronto, Ontario
M5M 4N8

Take notice that the Council of the City of Toronto has passed By-law No. 318-2011 to designate 8 Howard Street (William Muir House) (Toronto Centre-Rosedale, Ward 28) as being of cultural heritage value or interest.

Dated at Toronto this 4th day of March, 2011.

Ulli S. Watkiss
City Clerk

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. 318-2011

To designate the property at 8 Howard Street (William Muir House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 8 Howard Street (William Muir House) 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 8 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 8 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 8 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): 8 Howard Street****William Muir House****Description**

The property at 8 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. The 2½-storey house form building (1884) is located on the north side of Howard Street between Glen Road (east) and Red Rocket Lane (west).

Statement of Cultural Heritage Value

The William Muir House at 8 Howard Street contributes to 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. Placed on the north side of Howard Street, west of Glen Road, the house is visually and historically linked to the neighbourhood surroundings, particularly the William Muir House (1884) adjoining it at 2 Glen Road (on the northwest corner of Howard Street), the complementary Glen Road Houses directly northeast at #6-16 Glen Road, and the low-scale residential and commercial buildings on the opposite side of Howard Street.

The design value of the William Muir House as a late 19th century house form building includes the application of bay windows beneath gable roofs that is indicative of the distinctive Toronto Bay-n-Gable style. The building is associated through its provenance, set back and design aesthetic with the adjoining William Muir House (1884) at 2 Glen Road, as well as the neighbouring semi-detached houses at 6-16 Glen Road. While altered, the integrity of the William Muir House at 8 Howard Street remains, including the scale, form and massing of the original facades.

Heritage Attributes

The heritage attributes of the property at 8 Howard Street are:

- The house form building with an entrance address on Howard Street.
- The scale, form and massing of the 2½-storey L-shaped plan.
- The cross-gable roof with a gabled dormer and a brick chimney.
- The red brick cladding, with brick, stone and wood trim (the brickwork has been painted).
- On the principal (south) façade, the bay window with wood detailing in the left (west) bay (the first-floor entrance has been altered, and the commercial storefronts and enclosed second-storey sun porch are additions).

- The fenestration with segmental-arched window openings.
- The placement of the building on the north side of Howard Street, at the west end of the house form building at 2 Glen Road.

SCHEDULE "B"

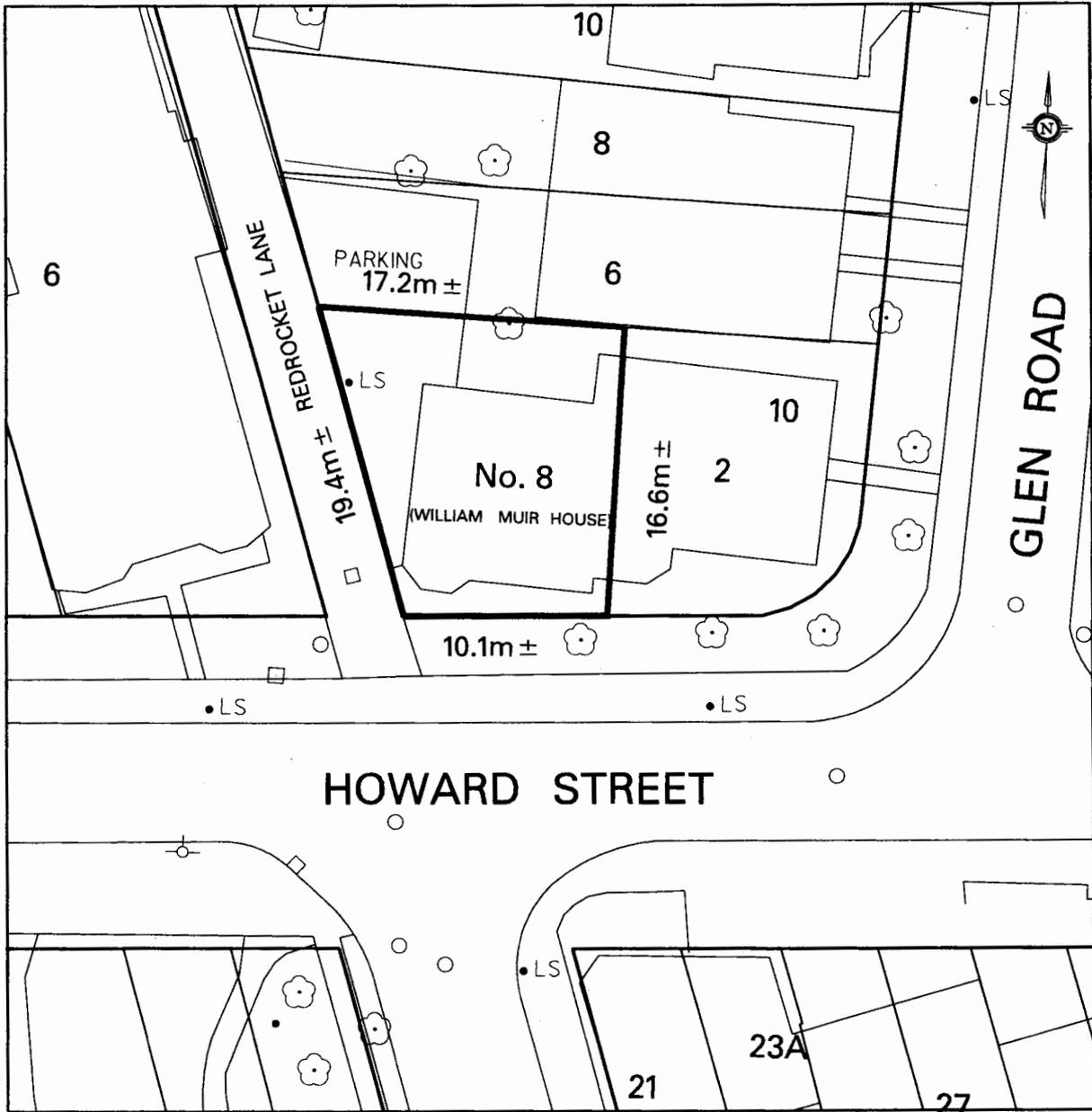
PIN 21086-0084 (LT)

PT LT 7-8 PL 360 TORONTO AS IN EP141315

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-2010-100 dated November 19, 2010, as set out in Schedule "C".

SCHEDULE "C"



HOWARD STREET

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. 8 HOWARD STREET (WILLIAM MUIR HOUSE)
LAND DESIGNATED AS BEING OF CULTURAL
HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 28 - TORONTO CENTRE-ROSEDALE
DATE: NOVEMBER 19TH, 2010

SKETCH No. PS-2010-100