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City Clerk's Office



Ulli S. Watkiss  
City Clerk

Secretariat  
Christine Archibald  
Toronto and East York Community Council  
City Hall, 12<sup>th</sup> Floor, West  
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**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER 0.18 AND  
48 HAVELOCK STREET  
CITY OF TORONTO, PROVINCE OF ONTARIO**

**NOTICE OF INTENTION TO DESIGNATE**

[REDACTED]  
48 Havelock Street  
Toronto, Ontario  
M6H 3B5

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

JDC Property Management Inc.  
3434 Dundas Street West  
Toronto, Ontario  
M6S 2S1

Take notice that Toronto City Council intends to designate the lands and buildings known municipally as 48 Havelock Street (Davenport, Ward 18) under Part IV of the Ontario Heritage Act.

Sylvan Apartments: 48 Havelock Street, Toronto

Description

The property at 48 Havelock Street is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for designation prescribed by the Province of Ontario under both design or physical value and contextual value. Located on the southwest corner of Havelock Street and Sylvan Avenue, the Reasons for Designation cover the original portion of the Sylvan Apartments, completed in 1910 and extending six units along Sylvan and two on Havelock. The south extension along Havelock Street, dating to 1927, is not included in the Reasons for Designation.

Statement of Cultural Heritage Value

The cultural heritage value of the Sylvan Apartments (1910) is related to its architectural significance as a well-designed early 20<sup>th</sup> century apartment building with features of Edwardian Classicism by Toronto architect James A. Harvey.

The cultural heritage value of the building also relates to its contextual importance as a visual feature on a corner lot in the neighbourhood northwest of College Street and Dufferin Street.

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### Heritage Attributes

The heritage attributes of the Sylvan Apartments related to its cultural heritage value as a good example of architectural design are found on the north wall facing Sylvan Avenue, the northeast corner, and the 1910 portion of the east wall on Havelock Street:

- The two-storey ell-shaped plan; the stone cornice extending across the north and east walls and the northeast corner beneath a brick parapet with stone coping; and, the placement of tripartite pediments at intervals on the north wall
- The application of materials, with brick cladding and brick, artificial stone and wood detailing
- The placement and detailing of the door and window openings, with: the Classical surrounds with columns, entablatures and semi-circular pediments that mark the current entrances; the multi-sided two-storey bay window found on the northeast corner of the building; the two-storey bay windows with wood detailing; the second-storey window openings with Classical surrounds; and, on the north wall, the flat-headed window openings with brick voussoirs and sills

Notice of an objection to the proposed designation may be served on the City Clerk, c/o Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 12<sup>th</sup> Floor, Toronto, Ontario, M5H 2N2, within thirty days of the 12<sup>th</sup> of July, 2006, **which is August 11, 2006**. The notice must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 12<sup>th</sup> day of July, 2006

Ulli S. Watkiss  
City Clerk