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City Clerk's Office

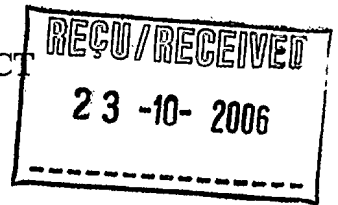
Secretariat
Christine Archibald
Toronto and East York Community Council
City Hall, 12th Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Ulli S. Watkiss
City Clerk

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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 PASSING OF BY-LAW

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

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

John M. Alati
Davies Howe Partners
The Fifth Floor
99 Spadina Avenue
Toronto, Ontario
M5V 3P8

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

Take notice that the Council of the City of Toronto has passed By-law No. 796-2006 to designate 48 Havelock Street (Sylvan Apartments) (Davenport, Ward 18) as being of cultural heritage value or interest.

Dated at Toronto this 20th day of October, 2006.

Ulli S. Watkiss
City Clerk

/ R.P.M.
2/8/07

RR

Authority: Toronto and East York Community Council Report 4, Clause 9,
as adopted by City of Toronto Council on May 23, 24 and 25, 2006
Enacted by Council: September 27, 2006

CITY OF TORONTO

BY-LAW No. 796-2006

To designate the property at 48 Havelock Street (Sylvan Apartments) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 48 Havelock Street (Sylvan Apartments) 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 48 Havelock Street and upon the Ontario Heritage Trust, 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 was served upon the Clerk of the municipality;

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

1. The property at 48 Havelock 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 48 Havelock Street and upon the Ontario Heritage Trust 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 27th day of September, A.D. 2006.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"

REASONS FOR DESIGNATION

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 20th 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.

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; and
- 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.

SCHEDULE "B"**LEGAL DESCRIPTION**

PIN 21294-0170 (LT).

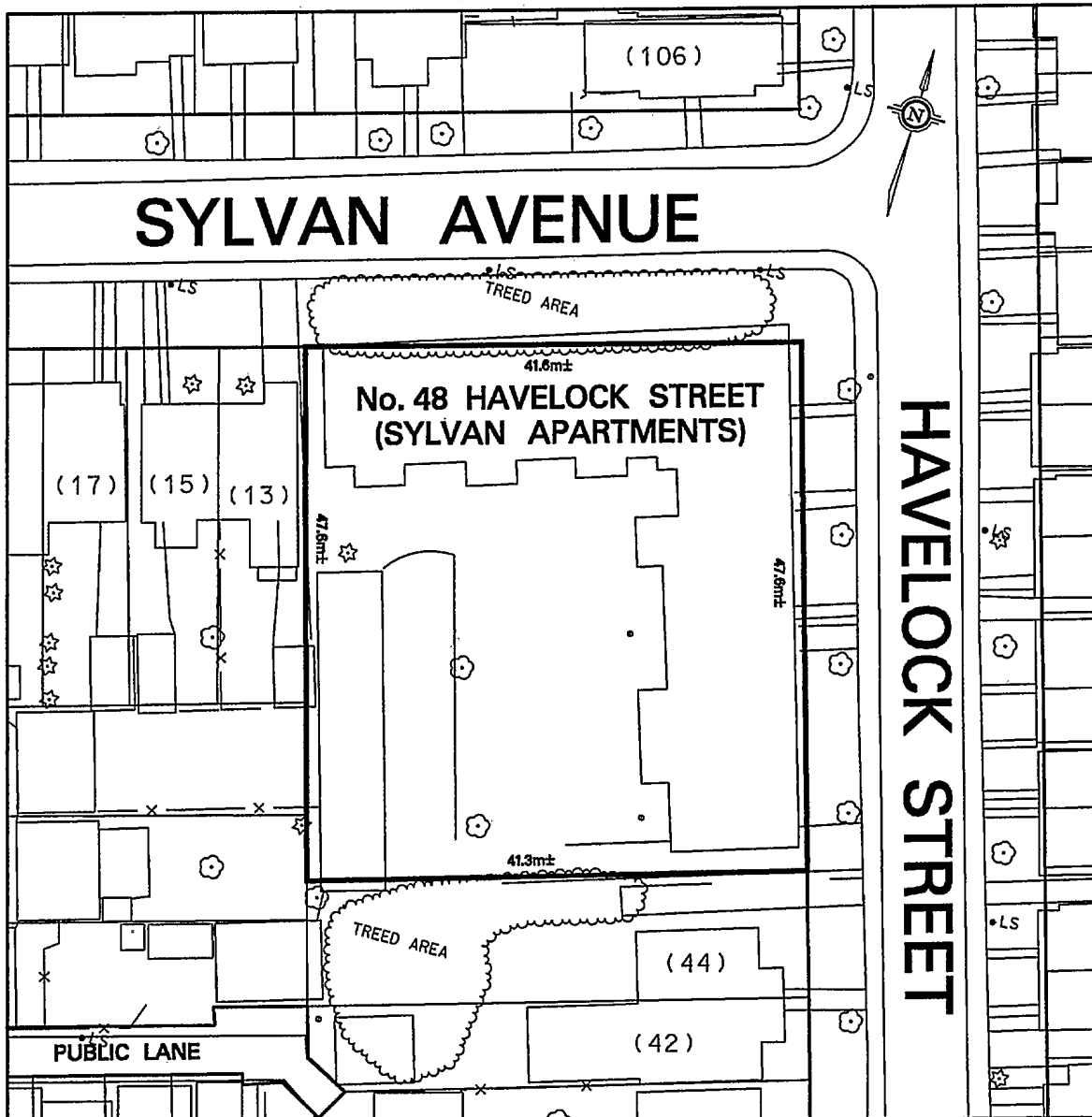
LT 197-199 PL 405 TORONTO; PT LT 196 PL 405 TORONTO AS IN WB204406

City of Toronto and 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-2006-113 dated August 16, 2006, 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

PROPERTY INFORMATION SHEET

**No. 48 HAVELOCK STREET
 (SYLVAN APARTMENTS)
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST
 (NOT TO SCALE)**

WARD 18 - DAVENPORT
 DATE: AUG. 15, 2008

SKETCH No. PS-2006-113