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City Clerk's Office

ONTARIO HERITAGE TRUST

JUN 03 2014

~~SECRET~~

Ulli S. Watkiss
City Clerk

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

Tel: 416-392-7033
Fax: 416-397-0111
e-mail: teycc@toronto.ca
Web: www.toronto.ca

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

NOTICE OF PASSING OF BY-LAW

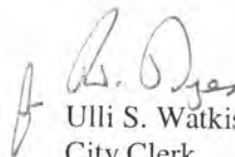
Bloor Parliament (Block D) Investments Ltd.
2811 Dufferin Street
Toronto, Ontario
M6B 3R9

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

Lanterra Developments
2811 Dufferin Street
Toronto, Ontario
M6B 3R9
Attn.: Linda Warth

Take notice that the Council of the City of Toronto has passed By-law No. 385-2014 to designate the property at 76 Howard Street (William Whitehead House) as being of cultural heritage value or interest.

Dated at Toronto this 2nd day of June, 2014.


Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 28.8,
as adopted by City of Toronto Council on December 16, 17 and 18, 2013

CITY OF TORONTO

BY-LAW No. 385-2014

To designate the property at 76 Howard Street (William Whitehead House) as being of cultural heritage value or interest.

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 76 Howard Street (William Whitehead House) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 76 Howard Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property and 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, § 162-4.1. 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 enacts:

1. The property at 76 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 76 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on May 8, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

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

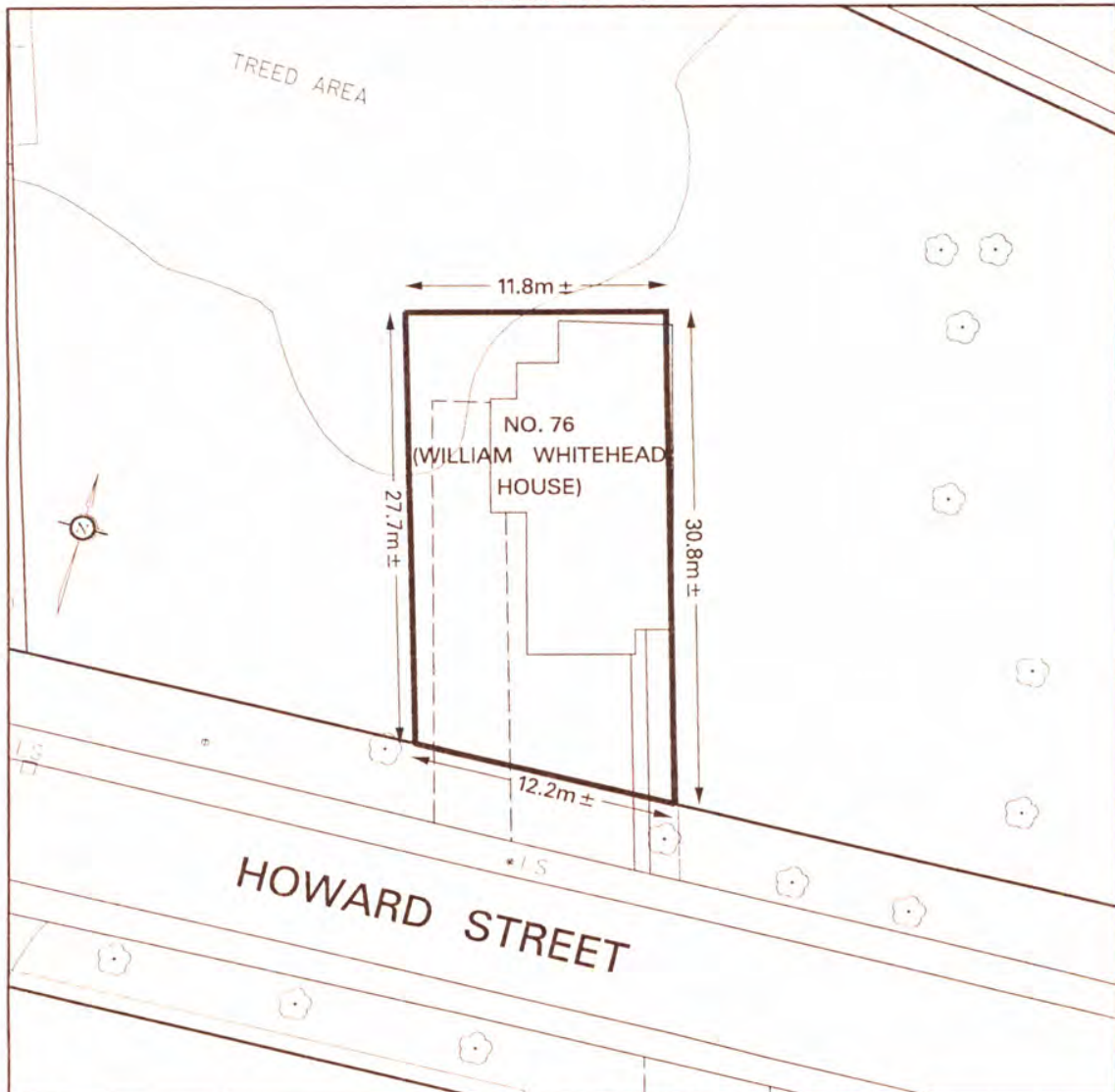
SCHEDULE "B"
LEGAL DESCRIPTION

Part of PIN 21086-0068 (LT)
Part of Lot 8 on Plan D297 designated as PART 14 on
Plan 64R-15501

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-2014-029 dated March 25, 2014, as set out in Schedule "C".

SCHEDULE "C"



Toronto
ENGINEERING AND CONSTRUCTION SERVICES
ENGINEERING SERVICES
LAND AND PROPERTY SURVEYS

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. 76 HOWARD STREET
(WILLIAM WHITEHEAD HOUSE)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST
(NOT TO SCALE)

WARD 28 - TORONTO CENTRE-ROSEDALE
DATE: MARCH 25, 2014

SKETCH No. PS-2014-029