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City Clerk's Office

**Secretariat**  
Ellen Devlin  
Toronto and East York Community Council  
City Hall, 2<sup>nd</sup> Floor, West  
100 Queen Street West  
Toronto, Ontario M5H 2N2

**Ulli S. Watkiss**  
City Clerk

**Tel:** 416-392-7033  
**Fax:** 416-397-0111  
**e-mail:** [teycc@toronto.ca](mailto:teycc@toronto.ca)  
**Web:** [www.toronto.ca](http://www.toronto.ca)

ONTARIO HERITAGE TRUST

MAY 11 2017

RECEIVED

**IN THE MATTER OF THE ONTARIO HERITAGE ACT  
R.S.O. 1990 CHAPTER 0.18  
CITY OF TORONTO, PROVINCE OF ONTARIO  
76 HOWARD STREET  
28-30 HOWARD STREET**

**REPEAL OF BY-LAW 385-2014 AND  
INTENTION TO DESIGNATE 28-30 HOWARD STREET**

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

**Repeal of designating By-law No. 385-2014 and Notice of Intention to Designate 28-30 Howard Street**

**76 Howard Street**

Take notice that Toronto City Council intends to repeal City of Toronto By-law No. 385-2014, a by-law designating the property at 76 Howard Street (William Whitehead House) under Part IV, Section 29 of the Ontario Heritage Act, to remove the heritage designation from the property following the relocation of the William Whitehead House in December 2016 to 28-30 Howard Street.

**Reasons for Repeal of the Designating By-law**

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.

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

**Notice of Intention to Designate 28-30 Howard Street containing the William Whitehead House**

Take notice that Toronto City Council intends to designate the William Whitehead House in its new location 28-30 Howard Street Part IV, Section 29 of the Ontario Heritage Act.

**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

Notice of an objection to the proposed repeal of by-law and proposed designation may be served on the City Clerk, Attention: Ellen Devlin, Administrator, Toronto and East York Community Council, Toronto City Hall, 100 Queen Street West, 2nd floor, Toronto, Ontario, M5H 2N2, within thirty days of May 12, 2017, which is June 12, 2017. The notice of objection must set out the reason(s) for the objection, and all relevant facts.

Dated at Toronto this 10<sup>th</sup> day of May, 2017



6~ Ulli S. Watkiss  
City Clerk