



Figure 10. #74 Lyall in the late 1890s (Courtesy of David Van Dyke)



Figure 11. #33 Lyall c1910 (Courtesy of John Duncan)



Figures 12. and 13. Charlie Dunn back from WWI in front of his parent's home at #33 Lyall in 1916. (Courtesy of John Duncan)



Figure 14. Looking east from in front of #47 Lyall in the 1930s. Clara Jane Duncan, daughter of William J. Dunn a prominent builder in East Toronto who built #33 and #47 Lyall. (Courtesy of John Duncan)



Figure 15. Looking east from in front of #47 Lyall in March 2006. The street and the houses have changed little, while the tree canopy remains largely intact.

7.2 Architecture

The urban development of Lyall Avenue dates from the 1880s to the present, however the bulk of original development along Lyall appears to have occurred between 1880 and 1920. This period of construction during the growth and evolution of East Toronto, from a small rail village to a town, and finally a Toronto suburb, contributes a unique mix of architectural styles of the period that include variations on High Victorian, Edwardian Classical, and Bungalow designs.

High Victorian 1865 - 1900

At least five houses on the street have survived from the 19th century, including #22, #38, #50, #62, and #74, each possessing a building type unique to the street. The mode, size and architectural character of these Victorian era buildings mesh well with the simple style and detailing of the more prevalent turn-of-the-century architecture of the street.



Figure 16. #22 Lyall (left) exemplifies High Victorian details



Figure 17. #74 Lyall represents typical Neo-Georgian farmhouse. This style was popular in the latter half of the nineteenth century because its second storey was “hidden”, providing a tax lower rate. While still common in rural Ontario, only a few remain in Toronto.

Edwardian Classicism 1900 - 1930

The majority of the houses on the street can be identified as having distinct features of Edwardian Classicism with simple, balanced (if not symmetrical) designs, and many windows. Lyall Avenue is dominated by the typical Toronto Edwardian four-square model. This large and practical brick house type displays robust but simple wood detailing most often found in the gable. Many houses on the street of the same vintage, though not of the classic four-square prototype, are similar in their massive and solid brick structures, often with different window detailing and expansive porches.



Figure 18. #6 Lyall exhibits simple stone accents typical of Edwardian styles



Figure 19. #26 Lyall shows square and simple design

Bungalow 1900 – 1945

While Edwardian Classicism is the dominant architectural style for early 20th Century development along Lyall, a few properties exhibit low-pitched roofs, wide verandas and varied building materials typical of bungalows in Toronto. This cottage-like construction is typical of many streets to the south in the Beach.



Figure 20. #48 Lyall is an example of Toronto Bungalow design

Contemporary Structures 1950 - present

Prior to the 1950's most new homes on Lyall were added to the street by severing off sections of larger lots and building new houses adjacent to the existing buildings. This incremental subdivision contributed to the interesting mix of architectural styles on the street. For the most part this process resulted in the construction of homes sympathetic to the proportions of those adjacent, contributing to an eclectic but cohesive architectural character.

Mid-twentieth century developments in the area, though obviously more modern in appearance, are mainly in keeping with the materiality and massing that represent the architectural character of the street. However more recent developments interrupt the rhythm of the street. Through demolitions, extensive alterations and lot splitting these new developments often exceed the typical vertical height of 2-2.5 stories and infringe on established setback lines from the street and spacing between houses. In addition, these developments have largely ignored the materials palette, window types, and architectural detailing common to the area.



Figure 21. #51 Lyall constructed as infill after 1956 exhibits a style of its time but relates to the neighbourhood in height, setback and material.



Figure 22. #35 Lyall c1905 demolished 2004.



Figure 23. Splitting the original 50 ft lot, new developments #35A + B disregard established character in massing, lot occupation, materials and setbacks.



Figure 24. #35B (right) physically overwhelms the vernacular massing of neighbouring #37 c1905.



Figure 25. Looking west along Lyall Avenue, 2005.

7.3 Streetscape and Open Space

In contrast to other streets in the neighbourhood, where both historical and modern development patterns have favoured semi-detached dwellings, Lyall Avenue remains mainly a street of detached residential homes. Its wide lot frontages, consistent setbacks, sizable front lawns, and modest ground floor heights above grade create a distinct relationship with the road that is unique in the area. A diversity of heritage homes, many having large front porches add interest and variation, while general heights of 2-2.5 stories and front yard setbacks add consistency.

The pedestrian-friendly nature of Lyall Avenue is of particular importance as the street acts as an important link to several area schools. Sidewalks exist on both sides of the street and are located directly at the street's edge. Most homes have side driveways, many with garages at the side or rear. On street permit parking is allowed and in only a few cases have front yard parking pads or driveways been constructed. Traffic flows in both directions on the street and a public transit stop exists at the corner of Lyall Avenue and Main Street.

The comfortable spacing of the built form has providing for handsome front gardens, yards and tree growth. A mature tree canopy, composed of mostly Silver Maple and White Oak, is a key feature of Lyall's landscape and works in tandem with front lawns to anchor Lyall Avenue's streetscape character.

7.4 Heritage Evaluation

The architectural styles along Lyall Avenue are part of a chronology of East Toronto's development. As a whole, the massing and proportion of these structures establish a distinct streetscape that is significant for its relationship between the built and natural environment.

As part of a Heritage Conservation District, all buildings are designated under Part V of the Ontario Heritage Act. In this District Plan each building in the study area has been categorized to help clarify which buildings contribute to the heritage character of Lyall Avenue and guide the nature of future change in the area.

Using the Ministry of Culture's Criteria for Property of Cultural Heritage Value or Interest a team of heritage professionals was consulted in order to determine the contributing quality of each property in the District. These evaluations are based on available documentation and existing architectural conditions. As the District character continues to evolve these evaluations should be reviewed on a regular basis to ensure that an accurate representation of their contributing qualities is maintained.

The Ministry of Culture's Criteria for Property of Cultural Heritage Value or Interest identifies the following criteria for evaluation:

Design or Physical Value

The property:

- Demonstrates a rare, unique, representative or an early example of a style, type, expression, material, or construction method; or
- Displays a high degree of artistic merit or craftsmanship; or
- Demonstrates a high degree of technical or scientific achievement; or
- Demonstrates or reflects the work or ideas of a particular builder, designer or theorist.

Historical or Associative Value

- Has strong associations with a theme, event, belief, person, activity, organization, or institution that has made a significant or unique contribution to a community; or
- Yields information that contributes to an understanding of a culture or community.

Contextual Value

- Is particularly important in establishing the character of an area; or
- Provides a physical, historical, functional, visual lineage to its surroundings; or
- Create a symbolic, aesthetic or visual landmark.⁵

⁵ Ontario Regulations 10/06, issued January 25, 2006.

The properties that meet one or more of the identified criteria have been categorized as ‘Contributing’. These properties are understood as having historical, cultural or architectural significance to the defined District. Conversely, those properties that fail to meet any one of the above criteria have been categorized as ‘Non-contributing’.

The majority of properties along Lyall are recognized for their contextual value in establishing a ‘visual lineage’. This aesthetic relates strongly to architectural attributes such as the proportions of porches, window openings and height, as well as the integrity of construction materials and detail. A number of the original houses on Lyall have been altered and have been evaluated based on the reversibility of these changes and their representation of the street’s existing architectural character.

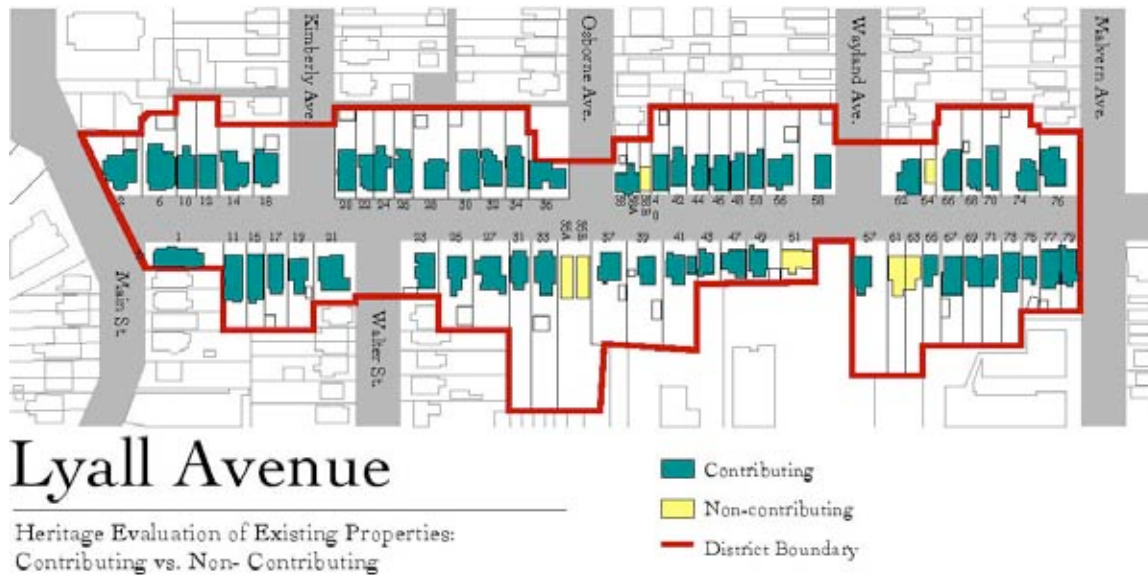


Figure 26.

8. District Guidelines

The following guidelines are designed for managing property alteration and development in the Lyall Avenue Heritage Conservation District with a view to protect and enhance those elements that contribute to cultural heritage value of the District.

These guidelines are not intended as strict regulations but are to provide assistance in the design and decision-making process. All alteration and development within the District will require prior approval of City of Toronto Heritage Preservation Services, and in some cases Council, unless exempted under the terms of the delegation by-law, in addition to other existing building and planning approvals. Assistance in interpreting these principles will be available from staff of Heritage Preservation Services.

As part of the study process all existing planning controls and policies of the study area have been reviewed for compliance with the following guidelines. It is recommended that the height limit and minimum lot frontages in the zoning by-law be reviewed and amended to more closely match the guidelines in this District Plan.

8.1 Definitions

Italicized terms included in these guidelines have the following meanings:

Contributing Buildings:	Properties that contribute to the character of the District and/or are historically, architecturally or culturally significant as identified in the Heritage Evaluation or determined by further evaluation
Non-Contributing Buildings:	Properties that do not contribute to the character of the District and/or are not historically, architecturally or culturally significant as identified in the Heritage Evaluation or determined by further evaluation
District:	The Lyall Avenue Heritage Conservation District
Heritage Character:	As defined by the Statement of Cultural Heritage Value in this Plan

8.2 Additions and Alterations to Contributing Buildings

Most construction in the *District* will occur as alterations and additions to existing buildings. It is the intent of these guidelines to encourage the preservation of existing *contributing buildings*, to aid sensitive and contextual design for new work and to strengthen and support the *heritage character* of the *District*.

- 8.2.1. Alterations and additions to buildings should maintain or enhance rather than detract from the existing architectural style and character of the building and those surrounding it.
- 8.2.2. Reasonable effort should be taken to repair rather than replace significant architectural elements.
- 8.2.3. Using contributing buildings in the *District* and the building concerned as a guide, alterations and additions should be consistent with their size, scale and proportion and level of detail.
- 8.2.4. No alteration or addition should visually overwhelm the building in question or neighbouring buildings.
- 8.2.5. Alterations and additions should maximize the use of materials that predominate in the building concerned or in buildings of similar architectural style in the *District*.
- 8.2.6. Existing wall to window ratio and proportion should not be materially altered.
- 8.2.7. Windows, doors and details should relate in scale and proportion to those of the existing building.
- 8.2.8. Height of an addition should not exceed the height of the ridge of an existing sloping roof or the height of the existing roof or parapet.
- 8.2.9. Principles and guidelines in paragraph 8.2.1 need not apply to alterations and additions that do not have significant visual impact when viewed from the street.
- 8.2.10. Integral garages and below grade entrances are not permitted.

8.3 Alterations/Additions to Non-Contributing Buildings

- 8.3.1. Alterations and additions to *non-contributing buildings* should contribute to and not detract from the *heritage character* of the *District*.
- 8.3.2. Alterations and additions to *non-contributing buildings* should be designed to be compatible with the contributing buildings of the *District*, in terms of scale, massing height, setback, entry level, materials and fenestration.
- 8.3.3 The roof profile and the location of the eaves lines or the roof parapet should be designed so that the apparent height of the building is compatible with that of its neighbours and is not visually overwhelming to neighbouring buildings.

8.4 Demolition

The guidelines in this section are to be applied to all buildings in the *District*.

- 8.4.1 *Contributing buildings* should not be demolished.
- 8.4.2. Demolition of a non-contributing building will generally be permissible if the replacement building, as shown in the building permit application, contributes to the *heritage character* of the *District* and is acceptable under these guidelines and the zoning by-law.

8.5 New Buildings

- 8.5.1 New buildings should contribute to and not detract from the *heritage character* of the *District*.
- 8.5.2 New buildings should be designed to be compatible with the *District's contributing buildings* in terms of scale, massing height, setback, entry level, materials, and fenestration.
- 8.5.3 The roof profile and the location of the eaves lines or the roof parapet should be designed so that the apparent height and form of the roof is compatible with that of the streetscape.
- 8.5.4 Integral garages and below grade entrances are not permitted.
- 8.5.5 The ground floor elevations of new construction should be designed so its height above grade is compatible with that of the streetscape.
- 8.5.6 Remaining lot frontages should not be subdivided.

8.6 Landscape and Streetscape

- 8.6.1 The preservation of existing landscapes, trees and mature vegetation, in both the public and private realm, is encouraged.
- 8.6.2 The open space character of the *District* should be maintained through balanced setbacks and green frontages. Prohibit front yard parking.
- 8.6.3 The planting of species characteristic to the *District* is encouraged, especially when replacing dying specimens.
- 8.6.4 Protect existing street trees from damage due to site development, redevelopment and paving modifications, street and infrastructure works.
- 8.6.5 Views created by the canopy of mature street trees and sidewalks are essential to the character of the neighbourhood and should be protected.
- 8.6.6 An open view from the sidewalk to the building face contributes to the *District's* historical streetscape and should be maintained.
- 8.6.7 If required, the use of hedges or decorative fencing in iron or wood should be promoted.
- 8.6.8 The sensitive and timely replacement of dead or dying street trees by the City of Toronto Urban Forestry staff is strongly encouraged.

8.7 Adjacent Properties

- 8.7.1 Developments and alterations to properties adjacent to the defined *District* should be evaluated for their impact of the *heritage character* of the adjacent *District* under provision 2.6.3 of the Provincial Policy Statement.

9. Implementation

In designating the Lyall Avenue Heritage Conservation District, City Council takes the following actions:

- The Lyall Avenue Heritage Conservation District, with boundaries as illustrated in this Plan, is designated as a Heritage Conservation District under Part V of the Ontario Heritage Act.
- All individual properties within the District are added to the City of Toronto's Inventory of Heritage Properties as properties designated under Part V of the Ontario Heritage Act.
- The District Plan is adopted by by-law to guide all development and demolition in the District.

Section 42 of the Ontario Heritage Act states that, no property owner in the Heritage Conservation District shall alter any part of the property, erect, demolish or remove any building or structure on the property, other than the interior of any structure without a permit.

The City of Toronto has adopted a streamlined process for the issuance of permits in Heritage Conservation Districts through delegation By-law No. 1005-2001. The following section describes this process and outlines those circumstances in which exterior alterations may be deemed minor in nature and no permit is required.

9.1 Minor Alterations

Part V, Section 42(1) 1., of the Ontario Heritage Act specifies that permits are required for the alteration of any part of the property, **other than the interior of any structure or building** within a heritage conservation district. Therefore, under the Act and according to the Lyall Avenue Heritage Conservation District Plan, **no heritage permit is required for interior alterations.**

In addition, Toronto City Council has provided that a permit be deemed to have been issued for certain alterations to the external portions of a building or structure. Therefore, no heritage permit is required for:

- **An alteration that is not visible from the street,**
- Exterior painting of wood, stucco or metal finishes,
- Repair, using the same materials, of existing exterior features, including roofs, wall cladding, dormers, cresting, cupolas, cornices, brackets, columns, balustrades, porches and steps, entrances windows, foundations and decorative wood, metal, stone or terra cotta,
- Installations of eavestroughs,

- Weatherproofing, including installations of removable storm windows and doors, caulking and weatherstripping, and
- Installations of exterior lights.

Although a permit is not required in the above instances, property owners and residents are encouraged to conform to the spirit and intent of the Statement of Cultural Heritage Value for the Lyall Avenue Heritage Conservation District.

9.2 Heritage Permits Issued by City Staff

In Heritage Conservation Districts, City Council has authorized City staff to issue Heritage Permits on behalf of Council when the work is compatible with the guidelines of the Heritage Conservation District Plan. The proposed work can involve construction of a building or structure or alteration to the exterior of a building or structure, excluding those matters set out in Section 9.1 of this Plan.

Permit applicants are encouraged to meet with City staff in the Heritage Preservation Services section of the Planning Division regarding proposed work. These meetings will help City staff to understand the proposal and assist applicants in meeting the guidelines.

For any work requiring the issuance of a building permit, the building permit, once approved by Heritage Preservation Services staff, is deemed to be the Heritage Permit; no additional permit will be required.

Should an alteration not require a building permit but relate to a matter not exempt from the requirement of a heritage permit as described in Section 9.1 of this Plan, City staff may issue a separate heritage permit. These Heritage Permits are for alterations visible from the street and include, but are not limited to, such matters as:

- new aerials, antennas and skylights;
- new vents on the roof or from the basement;
- exterior air conditioning units;
- masonry cleaning or painting;
- any change in existing architectural features, such as windows.

In delegating authority to staff, City Council may decide that it, rather than staff, will make a decision on any permit application. At any time prior to the issuance of a Heritage Permit, City Council, at the request of the Ward Councillor, may consider a Heritage Permit application.

9.3 Heritage Permits Issued by City Council

When a heritage permit application does not, in view of City staff, comply with the District guidelines or when it involves the demolition of a structure in the Heritage Conservation District, City Council will decide on the application. In making its decision, Council will be provided with the advice of City staff and information provided by the applicant.

10. Bibliography

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11. Acknowledgements

Resident Committee

Lauren Millier (Coordinator)
Liz MacKay
Scott Kennedy
Joanne Guterres
Patricia Griffin
Ann Marie O'Connor
Arthur Wigglesworth
Ann Grissom

Contributors of Recollections and Archival Materials

Gene Domagala
Barbara Carroll
John Duncan
Barbara Myrvold
Jane Randall

City of Toronto

Councilor Sandra Bussin
Brian Gallagher, Heritage Preservation Services

Study Team

Michael McClelland, E.R.A. Architects Inc.
Edwin Rowse, E.R.A. Architects Inc.
Kirsten Stein, E.R.A. Architects Inc.