

Authority: North York Community Council Item NY13.17, as adopted by City of Toronto Council on May 3, 4 and 5, 2016

**CITY OF TORONTO**

**Bill 1025**

**BY-LAW -2017**

**To designate the property at 217 Sheldrake Boulevard (The Forsey Page 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 217 Sheldrake Boulevard (The Forsey Page House) as being 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 217 Sheldrake Boulevard and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has 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 one notice of objection was served upon the Clerk of the municipality; and

Whereas by letter dated September 7, 2016, the Conservation Review Board confirmed that the objection was withdrawn; and

Whereas the reasons for designation are set out in Schedule A to this by-law;

The Council of the City of Toronto enacts:

1. The property at 217 Sheldrake Boulevard more particularly described in Schedule B 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 217 Sheldrake Boulevard 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 October , 2017.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

## SCHEDULE A

### STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 217 SHELDRAKE BOULEVARD

The property at 217 Sheldrake Boulevard 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 all three categories of design, associative and contextual value.

#### Description

Located on the south side of Sheldrake Boulevard between Yonge Street and Mount Pleasant Road, the Forsey Page house is a one-and-a-half storey, brick-clad, house-form building. Completed in 1910, this was the first house Page, the renowned Toronto architect, designed for himself.

#### Statement of Cultural Heritage Value

The Forsey Page house has design value as a representative example of a bungalow in the Tudor Revival style which is evident in its one-and-a-half storey form with a great, broad, gable roof incorporating a verandah. The dormer gable, featuring decorative half-timbering and stucco, and the leaded glass windows are elements of the Tudor Revival. Bungalows and the Tudor Revival were popular in the first quarter of the 20<sup>th</sup> century but the combination of the two is rare within the neighbourhood.

The house has value for its association with the prolific and influential Toronto-based architect Forsey Page, as it was the first of several houses he would design for himself. Through his sole practise and subsequent partnerships, Page and Warrington, and Page and Steele, Forsey Page contributed some of the most outstanding buildings which shaped the architectural character of the City of Toronto. Page & Steel were honoured with 24 design awards and 5 Massey Medals, the highest Canadian architectural recognition. Forsey Page served as President of the Ontario Association of Architects, Chancellor of the College of Fellows of the Royal Architectural Institute of Canada and Senator of the University of Toronto.

The house has contextual value as it defines and maintains the character of Sheldrake Boulevard. Apart from a few earlier houses, the properties of Plan 691, on Sheldrake Boulevard and Stibbard Avenue, were developed within a twenty year period between 1904 and 1924 which provided remarkable neighbourhood cohesion. This is enriched by the great variety of building forms, scale, styles and materials which differentiate each house. As the only Tudor Revival style bungalow on the street, the Forsey Page house maintains this architectural diversity. The house is visually and historically linked to its surroundings.

#### Heritage Attributes

The heritage attributes of the property located at 217 Sheldrake Boulevard are:

- The placement, set back and orientation of the building as it is located within its property boundary on the south side of Sheldrake Boulevard.

- The massing of the bungalow house-form building is one-and-half storeys on a square plan with a great broad sweeping gable roof that incorporates a verandah, the distinctive dormer gable on the north elevation and a chimney on the east elevation
- On the north elevation, the arrangement of the door and casement window openings, with a central doorway flanked by a window on either side, and the triple-light, casement window in the dormer gable
- On the north elevation, the arrangement of four equally-spaced supports for the veranda
- On the west elevation, the four-light window towards the north-west corner and its leaded lights
- On the east elevation, the two double-light windows on either side of the chimney, the four-light window at the south-east corner, all with the leaded lights and the smaller window with double-hung sash
- On the south elevation, the four-light window at the south-eastern corner and its leaded lights
- The brick cladding including the flat-arched voussoirs in the window heads
- The cast stone window sills on the west, north, east and south elevation at the corner window opening
- While the main (north) entrance has been modified it retains the traditional pattern of a door flanked by narrow sidelights

**SCHEDULE B**

LEGAL DESCRIPTION

PIN 21137-0207(LT)

LT 21 BLK E PL 691 NORTH TORONTO

City of Toronto, Province of Ontario

Registry Division of the Toronto Registry Office (No. 66)