

RIVERDALE
HERITAGE CONSERVATION DISTRICT PLAN
PHASE 1

ST. MATTHEW'S CHURCH, FIRST AVENUE

Prepared for:

Riverdale Area Residents

May 2008

**Riverdale
Heritage Conservation District Plan
Phase 1**

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1.0 Executive Summary

Sponsored by area residents, this document constitutes the Study and District Plan for the Riverdale Heritage Conservation District Phase I. It examines properties on First Avenue east of DeGrassi Street, and on West and Tiverton Avenues. It recommends the creation of a Heritage Conservation District (HCD) under Part V of the *Ontario Heritage Act* to assist residents in protecting and restoring the heritage character and fabric within those boundaries. It is expected that on completion of this study, a second study will be undertaken for the remainder of First Avenue from De Grassi Street to Broadview Avenue and adjacent streets.

A summary of the importance of these three streets is set out at the beginning of the Heritage Character Statement:

“The significance of these streets lies in the large number of original buildings, with the majority of their heritage attributes present or capable of being restored. The streets were some of the earliest developed on the east side of the Don River, and reflect the period of development which stretched from the mid 1880s to the First World War. The houses are a mixture of the “Bay-n-Gable” style, Second Empire Row houses, and examples of modest scaled Edwardian Four Square. The houses were built for working class residents and are generally modest in scale and detail. It is the relative completeness of the “sets,” and the relatively early period of development in a generally later community, that warrants protection under Part V of the Ontario Heritage Act. It is the continuity of the heritage fabric that is most important to protect, preserve and restore.”

The background research for the study was undertaken by a number of local residents comprising the volunteer Riverdale Heritage Conservation District (Phase I) Committee, in consultation with Catherine Nasmith, the heritage architect for the project, and with advice from City of Toronto staff. The research was compiled by residents on property data sheets for every property in the HCD that contain, where known, the date of construction, first and current occupants, architectural information, builder, and property addresses. Photographs of each property within the HCD were also taken – and scanned electronically – by members of the Committee, and correspond to each data sheet. Over the period of the study, several public meetings were held. Flyers announcing the meetings contained detailed information on the progress of the initiative. The flyers were prepared and distributed by members of the Committee, and for the third meeting also by the City.

This document analyses and defines the architectural and landscape character of these three distinct streets, and makes recommendations for preservation and gradual restoration of their heritage fabric. There are also guidelines for maintenance and restoration of properties, as well as for demolition, infill and replacement buildings. The guidelines apply to both buildings and landscape. The legislative framework and the process of establishment and administration of the HCD are also set out.

In addition to looking at the architectural and landscape character of the District, the analysis of the HCD includes a brief history of the settlement of the land, its sub-division, and development.

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BOUND SEPARATELY

Heritage Conservation District Inventories for First Avenue, West Avenue and Tiverton Avenue. Lists of residents, past and present.

3.0 Objectives

Objectives of the Study

The primary objectives of this Heritage Conservation District (HCD) study are:

- to identify and evaluate the historical and architectural character and fabric of three streets in Riverdale of special identity;
- to propose methods by which the residents and the City of Toronto can effectively protect and restore this character and fabric;
- to develop guidelines for conservation of the heritage fabric and restoration of lost features in both the public and private realm;
- to develop design guidelines which clearly define appropriate change, whether it is for altering existing buildings or for new construction, in the HCD and in areas “adjacent to” the HCD;
- to develop design guidelines for the streetscapes in order to strengthen their heritage character; and
- to recommend efficient implementation and management procedures.

4.0 Legislative Framework

4.1 City of Toronto

OFFICIAL PLAN

The Official Plan for the City of Toronto states:

3.1.5 HERITAGE RESOURCES

1. *Significant heritage resources, will be conserved by:*
 - a) *listing properties of architectural and/or historic interest on the City’s “Inventory of Heritage Properties”, designating them and entering into conservation agreements with owners of designated heritage properties; and*
 - b) *designating areas with a concentration of heritage resources as Heritage Conservation Districts and adopting conservation and design guidelines to maintain and improve their character.*
2. *Heritage resources on properties listed on the City’s Inventory of Heritage Properties will be conserved. Development adjacent to properties on the City’s “Inventory of Heritage Properties” will respect the scale, character and form of the heritage buildings and landscapes.*

The City of Toronto is able to consider heritage designations of either individual properties or larger districts under the authority of the *Ontario Heritage Act*.

4.1.1 CITY OF TORONTO INVENTORY

Prior to the creation of the *Ontario Heritage Act*, the City of Toronto began to develop an Inventory of Heritage Properties, a list composed of individual properties that are recognized for their heritage significance and are either “designated” under Part IV of the Act or are “listed.” The “listed” properties are candidates for subsequent designation under the *Ontario Heritage Act*. In this report, properties already included on the City of Toronto’s Inventory of Heritage Properties are identified as “listed” properties in Section 8.3 – Heritage Evaluation.

4.2 Ontario Heritage Act

The *Ontario Heritage Act, 2005* is the provincial Act that regulates the protection of heritage within the province. Part V of the Act gives a municipality responsibility for the designation of defined areas as Heritage Conservation Districts. The City of Toronto has 15 designated districts, including:

- Fort York
- Wychwood Park
- Draper Street
- East Annex
- North and South Rosedale
- Cabbagetown (3 districts)
- Yorkville/Hazelton Avenue
- Harbord Village Phase I
- Lyall Avenue
- Blythwood Avenue
- Union Station Area
- Queen Street West
- Weston

Other areas have expressed interest in or are in the progress of forming HCDs:

- Harbord Village Phase II
- Balmy Beach
- Annex (Madison Avenue).

The procedure for designation of an HCD under Part V of the Act is as follows: The municipality identifies an area or areas to be examined for future designation after consultation with its Municipal Heritage Committee (in this case the Toronto Preservation Board) regarding the by-law. After examination of the study area, the municipality may designate by by-law an HCD. If the by-law is not appealed to the Ontario Municipal Board, it comes into effect upon expiry of the appeal period. If appealed, a hearing is held by the Ontario Municipal Board and, if approval of the Board is received, the municipal by-law comes into effect.

Designation under Part V of the *Ontario Heritage Act* gives City Council control over the alteration and demolition of certain elements of all buildings within an HCD in order to maintain, enhance and restore the heritage character of the District.

As described in this study, a process is carried out to ensure that securing Council approval is efficient and that fair, reasonable and manageable guidelines will be applied.

4.3 Provincial Policy Statement

The Ontario government's Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development, and promotes the provincial "policy-led" planning system. The PPS is issued under the authority of Section 3 of the Planning Act and came into effect on March 1, 2005. The Planning Act requires that planning decisions on applications that are subject to the new PPS "shall be consistent with" the policies.

4.3.1 PPS SECTION 2.6

2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.

2.6.3 Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.

PPS DEFINITIONS OF “SIGNIFICANT” AND “PROTECTED HERITAGE PROPERTY”

Significant: *in regard to cultural heritage and archaeology, resources that are valued for the important contribution they make to our understanding of the history of a place, an event, or a people.*

Criteria for determining significance for the resources identified in sections (c)-(g) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used.

While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.

Protected heritage property: *real property designated under Parts IV, V or VI of the Ontario Heritage Act; heritage conservation easement property under Parts II or IV of the Ontario Heritage Act; and property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss.*

4.4 Ontario Heritage Act Requirements for the Study

The *Ontario Heritage Act* prescribes the contents of the study required for the HCD and the HCD District Plan.

SCOPE OF STUDY

40. (2) *A study under subsection (1) shall,*

(a) examine the character and appearance of the area that is the subject of the study, including buildings, structures and other property features of the area, to determine if the area should be preserved as a heritage conservation district;

- (b) examine and make recommendations as to the geographic boundaries of the area to be designated;*
- (c) consider and make recommendations as to the objectives of the designation and the content of the heritage conservation district plan required under section 41.1;*
- (d) make recommendations as to any changes that will be required to the municipality's official plan and to any municipal by-laws, including any zoning by-laws. 2005, c. 6, s. 29.*

HERITAGE DISTRICT PLAN

41.1 (5) *A heritage conservation district plan shall include,*

- (a) a statement of the objectives to be achieved in designating the area as a heritage conservation district;*
- (b) a statement explaining the cultural heritage value or interest of the heritage conservation district;*
- (c) a description of the heritage attributes of the heritage conservation district and of properties in the district;*
- (d) policy statements, guidelines and procedures for achieving the stated objectives and managing change in the heritage conservation district; and*
- (e) a description of the alterations or classes of alterations that are minor in nature and that the owner of property in the heritage conservation district may carry out or permit to be carried out on any part of the property, other than the interior of any structure or building on the property, without obtaining a permit under section 42. 2005, c. 6, s. 31.*

4.5 Requirements for Municipal Consistency with Heritage Conservation District Plan

Under the *Ontario Heritage Act*, as amended by Bill 60 in March 2005, the Heritage Conservation District Plan binds the municipality as follows:

4I.2 (1) *Despite any other general or special Act, if a heritage conservation district plan is in effect in a municipality, the council of the municipality shall not,*

(a) carry out any public work in the district that is contrary to the objectives set out in the plan; or

(b) pass a by-law for any purpose that is contrary to the objectives set out in the plan. 2005, c. 6, s. 31.

CONFLICT

4I.2 (2) *In the event of a conflict between a heritage conservation district plan and a municipal by-law that affects the designated district, the plan prevails to the extent of the conflict, but in all other respects the by-law remains in full force. 2005, c. 6, s. 31.*

This document comprises the Study and the District Plan for the Riverdale Heritage Conservation District Phase I, including First Avenue east from De Grassi Street (north and south sides of the street), and Tiverton and West Avenues (east and west sides of the street). The property at the north east corner of De Grassi Street and First Avenue is excluded, as it relates primarily to St. Ann's Roman Catholic Church which fronts onto Gerrard Street to the north. Recommendations for the protection of St. Ann's Church and the Manse, separate from the District Plan, are included.

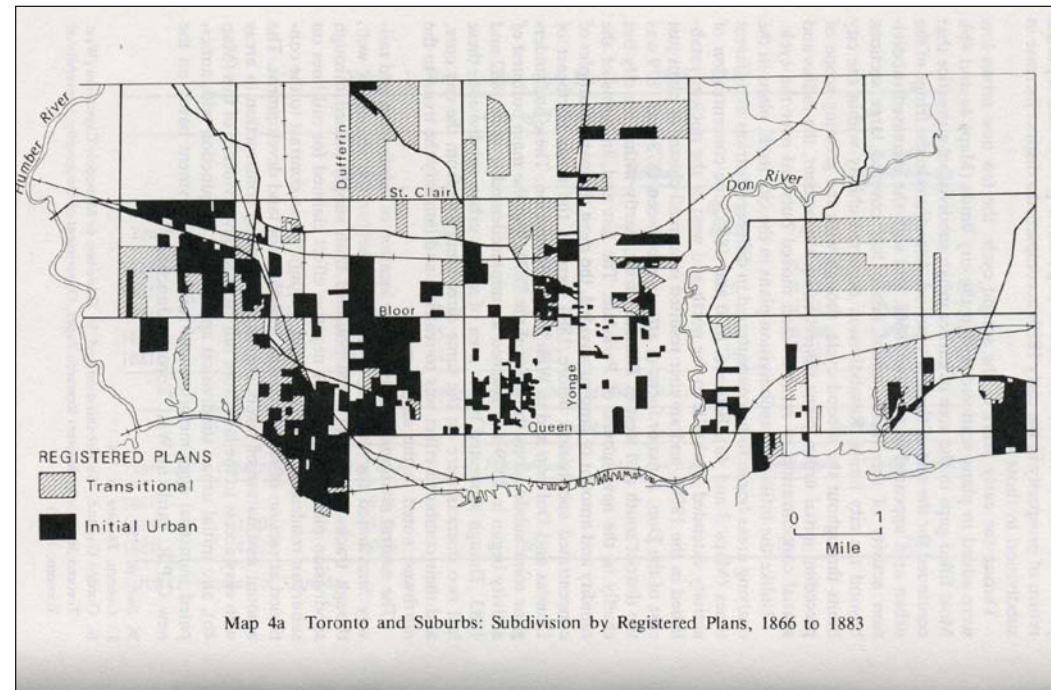
5.0 District Analysis

Here, as in other parts of Toronto, the earliest subdivision of land for factories and workers' housing followed the development of railway lines or main roads. The general subdivision plans, architectural styles and building patterns established on De Grassi and other Victorian and Edwardian streets across Toronto would be repeated here.

5.1 General History – Early Settlement: 1793 to 1884

The three streets in this District are in an area known variously as Don Mount, Riverside and Riverdale that grew from a handful of settlers in the 1790s to about 3000 on the eve of annexation to the City of Toronto in 1884.

Illustration from Isobel Ganton's Article "Subdivision Process in Toronto", page 216, Shaping the Urban Landscape, Aspects of the Canadian City-Building Process, Gilbert A. Stelter and Alan F. J. Artibise, 1982

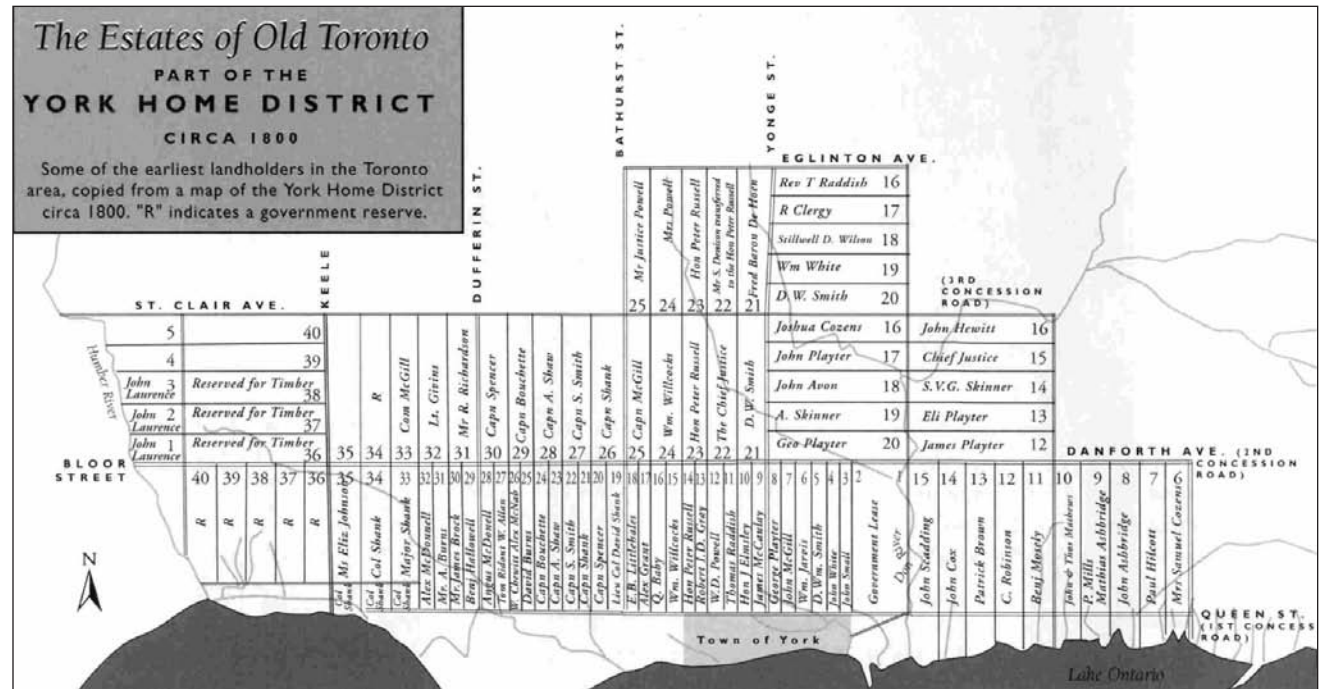


5.1.1 THE FARM LOTS

East of the Don River, in the area bounded by Lake Ontario, the Don River, Danforth Avenue, and Logan Avenue, farm lots were granted by the colonial government to the earliest settlers to the area. The first three farm lots were assigned by His Excellency Lieutenant-Governor John Graves Simcoe to John Scadding (riverside Lot 15), John Cox (Lot 14 between Broadview Avenue and De Grassi Street), and Frederick Brown (Lot 13 straddling Logan Avenue). The lots ran from the lake to Danforth Avenue.

Although Brown remains a mystery, we know that Scadding was a long-time associate of John Graves Simcoe, who accompanied the Lt.-Governor to the then Town of York, and that John Cox was a Loyalist farmer, seeking a grant of land in recognition of his “Loss and Services in the American War.” Cox’s petition emphasized that he was in possession of “Stock and farming Utensils to a Considerable amnt” and well able to cultivate the land. In September 1793, the 200-acre lots were granted and settlement began.

The Estates of Toronto circa 1800, showing ownership of Lots 15, 14, 13. Illustration taken from *The Estates of Old Toronto*, pg. 10, by Liz Lundell.



No trace remains of the homes or either Cox or Brown, but Scadding's pioneer cabin is now at Exhibition Place. Of general interest to the history of the Riverdale area is the fact that Henry Scadding donated Riverdale Park as well as the lands on which the Don Jail, Riverdale Hospital and the other public buildings stand today, for public use.

The rectangular shape and specific boundaries of the original land grants was to shape future land patterns. The Town of York was renamed the City of Toronto in 1834.

5.1.2 THE 1840s

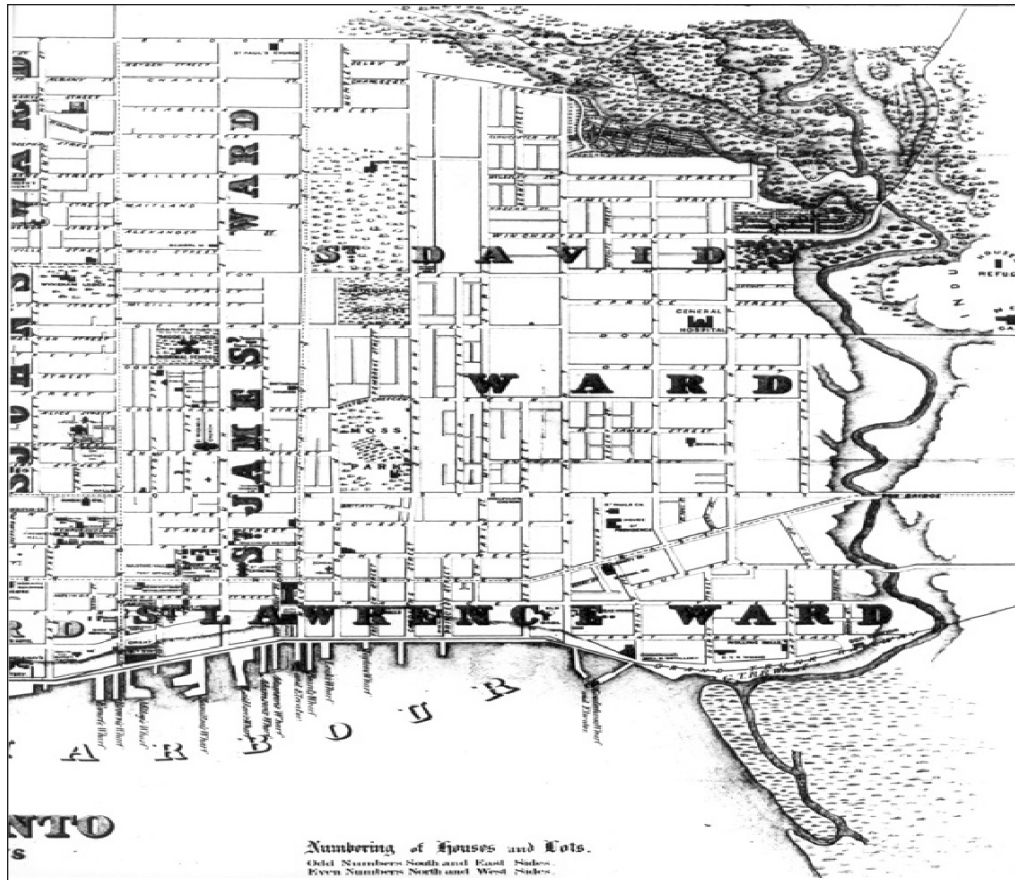
The 1842 Cane map shows one bridge across the Don River on the road to Kingston (later Queen Street East), which became the centre of settlement in the area. Architect/surveyor John George Howard (of High Park and Colborne Lodge fame) stomped along Kingston Road in December 1847, sketching the plan of a "cottage" near the river and describing his route over knolls and through the pastures, cornfields, pine trees, and "thick bush" then abundant in the area.

5.1.3 THE 1850s

The railway age came to Toronto, and to this area, in the 1850s. The Boulton Atlas of 1858 shows a railway bridge taking the Grand Truck Railway across the Don River near the lake. The tracks then slice north-east, defining a corner of what would later become this three-street District. The Boulton map also shows a "new bridge" at Park Street (later Eastern Avenue), a bridge at Kingston Road (now Queen Street East), and a small group of buildings along Kingston Road, just east of the bridge.

5.1.4 THE 1860s

An 1866 map shows another new bridge crossing the Don River at Don (later Gerrard) Street to serve the recently opened Don Jail in the then County of York. This link to the City of Toronto ultimately encouraged urban development eastward to the County until it stopped around this area.

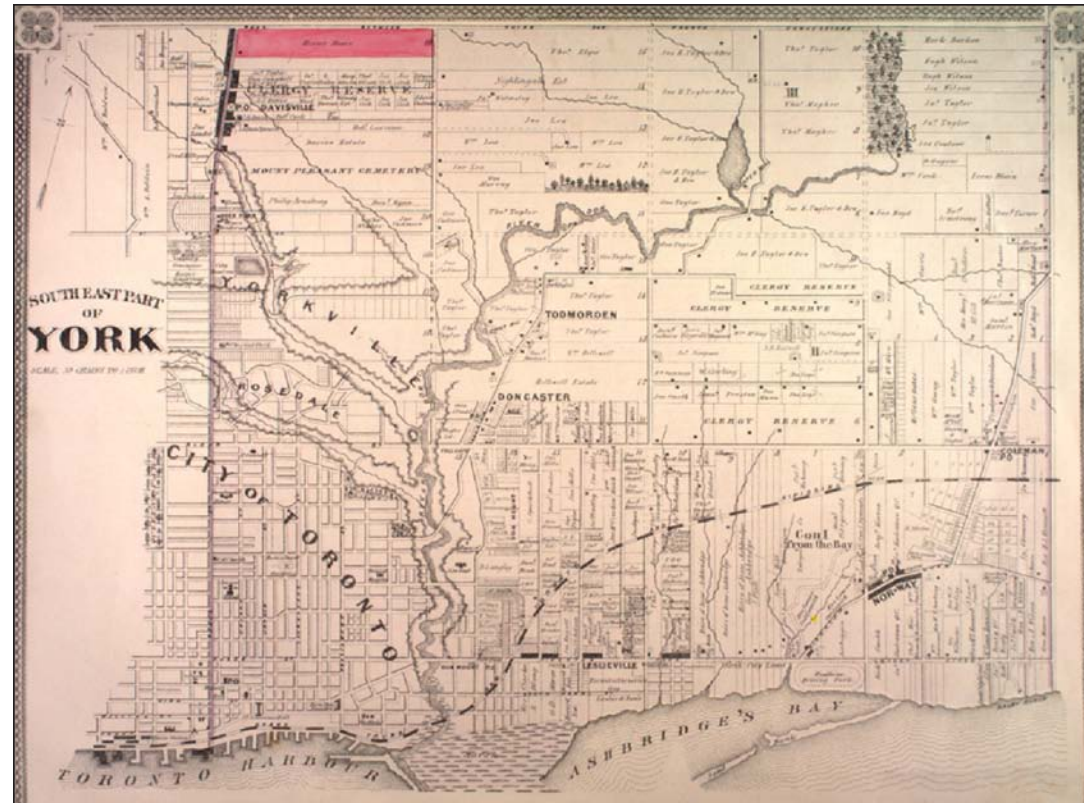


insert from 1866 Chewitt Map showing bridges over the Don River

The 1866 map also shows the final bridge across the Don, at Winchester Street, which provided the only access to the Danforth area until the Prince Edward Viaduct finally connected Bloor Street with Danforth Avenue in 1918, thus stimulating major post-World War I development. Before the viaduct provided direct access, the route to Danforth Avenue was down through the Don Valley and along a long track, and then north-east up the slope of present-day Riverdale Park.

5.1.5 THE 1870s

A County of York Map from 1878 indicates that the eastern suburbs of the County were linked to the City of Toronto by three bridges over the meandering Don River: Queen Street/Kingston Road, with a toll gate at Scadding Road/Don Mills Road (later Broadview Avenue); Gerrard Street, still stopping at Don Mills Road (later Broadview); and Winchester Street, leading diagonally up the hill to a toll gate near the junction of Don Mills Road and Danforth Avenue. With more bridges, more people could live east of the river and cross into the city to their places of work.



1878 Map of area

300 families are listed in the 1878 City Directory as settled in the area known as Don Mount, concentrated along Kingston Road (later Queen Street), Don Mills Road (later Broadview Avenue), Rambler's Road (later Gerrard Street), as well as such local streets as De Grassi, Boulton, and Grover. Thomas Mitchell, with a home near Blong Street (later Logan Avenue), owned most of the land from Farm Lot 13 that would soon be subdivided and developed into the area that comprises the Riverdale HCD today. The adjacent farmland, a remnant of Former Farm Lot 14, was owned by John Smith.

Don Mount/Riverside/Riverdale developed as a solid, working-class area, including general labourers, tailors, shoemakers, blacksmiths, teamsters, machinists, grocers, and many in the building trades. Farms and market gardens were still prominent features of the local landscape.

The great flood of 1878 swept away all the bridges over the Don River except the steel railway bridge near the lake. This event provided a major impetus to annexation with the City which had the resources to build bigger bridges that could carry streetcars, and which could straighten the Don River.

5.1.6 ANNEXATION TO THE CITY

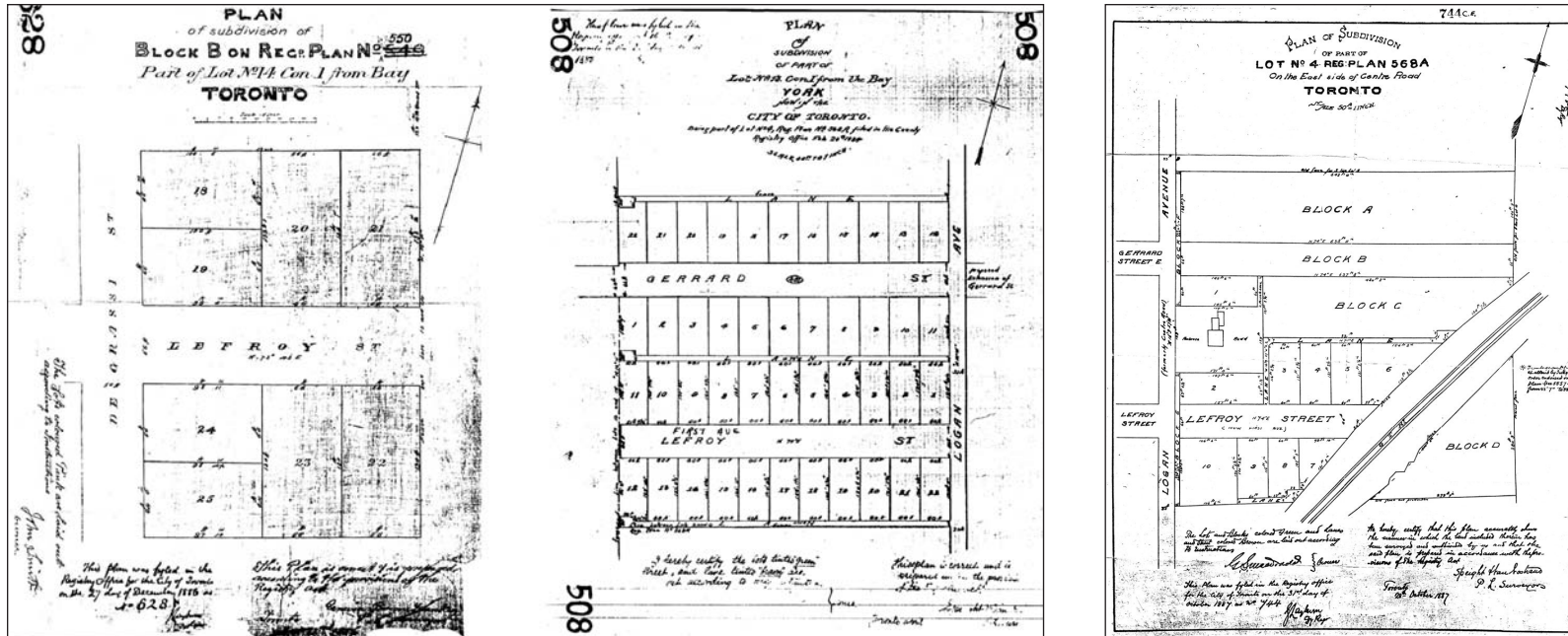
Until March 1884, the area comprising Don Mount/Riverside/Riverdale was governed by York Township Council. However, facing rapid development, the need for new public services, and the inability of the Township to pay for such services, more than 700 residents, ratepayers, and property owners petitioned the City of Toronto to annex their area. Despite the objections of a few large property owners fearing increased taxes, City Council agreed to the request of the petitioners. On March 25, 1884, the area was annexed as the new Ward of St. Matthew.

5.2 Early Development: 1884-

5.2.1 SUBDIVISION

Annexation, which allowed for the subsequent rebuilding of bridges across the Don River and access by streetcar, was critical to the development of the three streets which comprise the Riverdale HCD. Almost immediately after annexation, several subdivision plans were registered. Plan 508 laid out Gerrard Street East and the eastern part of Lefroy (later First) Avenue to Logan Avenue in 1885. Plan 638, extended Lefroy westward to De Grassi Street in 1886. On the 1878 County of York Map, the land of Plan 508, and 638 is indicated as owned by J. & G. Logan.

While this HCD plan deals primarily with lands to the east of De Grassi Street (as a first phase), it is important to consider the subdivision that created the whole of Lefroy Street/First Avenue as a continuous east-west street from Broadview Avenue to Logan Avenue. On the 1878 map, the land east of the boundary



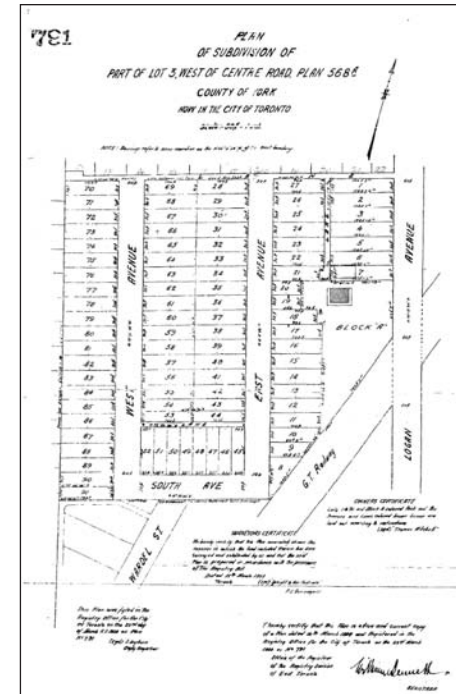
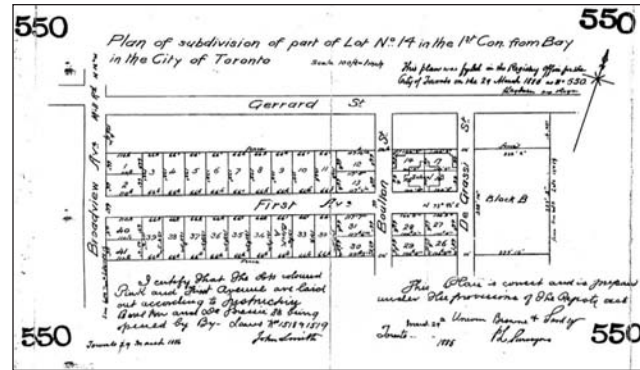
Registered Plans 550 (628), December 1886, 508, February 1884, and 568A, October 1887, showing early subdivision of Lefroy/First Avenue. Plan 568A has an illegible signature.

between Lot 13 and 14 is shown as owned by J. Smith and subdivided for development, with the street “First Avenue”. The two plans of subdivision for the western section of the modern-day First Avenue are both dated almost ten years later (1886), and call the street “Lefroy”. It is not clear who made the final decision on the street name, width and alignment. On the 1887 map the street is called Lefroy but subtitled First Avenue, suggesting agreement was reached between 1886-1887.

In 1888, Plan 791, clearly signed by Thomas Mitchell, laid out West Avenue, East Avenue (later Tiverton Avenue) as well as South Avenue (later Dundas Street East) and Logan Avenue between the Grand Trunk Railway tracks and First Avenue. Little is known about Mitchell, but the 1871 census lists him as age 49 and a farmer and member of the Church of England. At the time of registration of the subdivision, he would have been 66 years old, probably looking to retire from farming and to enjoy the wealth that was being generated from rapid subdivision of land as the City rapidly expanded both east and west.

(right) Registered Plan of Subdivision No 550, March 1886, signed by owner John Smith.

(far right) Registered Plan of Subdivision 791 (568a), March 1888, signed by owner Thomas Mitchell.

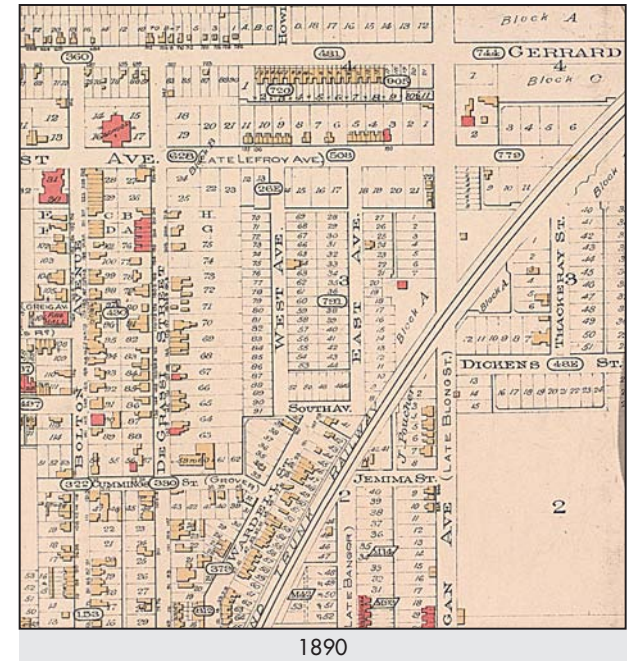
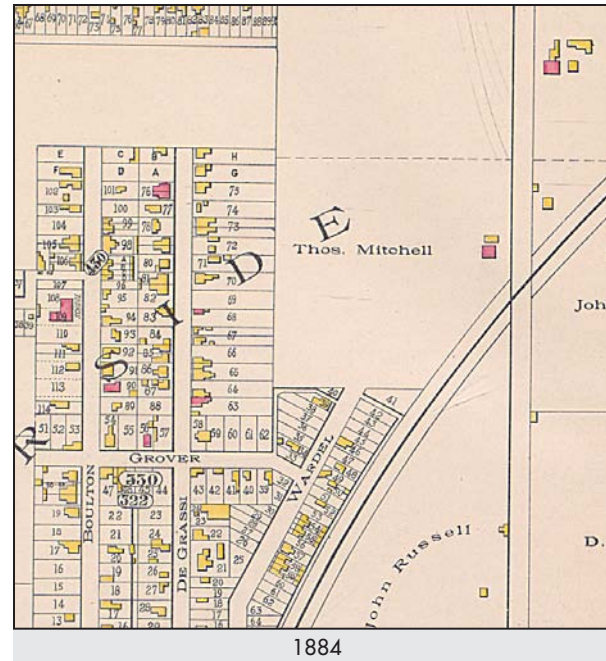


5.2.2 STREET WIDTHS / LOT SIZES

First Avenue/Lefroy Street (today’s First Avenue) is laid out at one chain, or 66 feet wide, which is the most common street width in the City of Toronto. It allows for two vehicular lanes, as well as some parking, sidewalks and a boulevard. On Mitchell’s subdivision, three streets – East (today’s Tiverton Avenue), West and South (part of today’s Dundas Street East) – are set at 50 feet wide, providing for a more intimately scaled street, with smaller pavement width, sidewalks both sides of the street and smaller front gardens. Interestingly, East and West Avenues are shown developed up to the southerly edge of the lane on First, but without access through to First. In the original plan, the sole access to East, West and South Avenues is from Wardel Street, which runs more or less parallel to the railway tracks. South Avenue, and the southernmost two lots on West Avenue, later became part of Dundas Street East, with Tiverton dead ending against the railway, likely when the road and rail were grade separated.

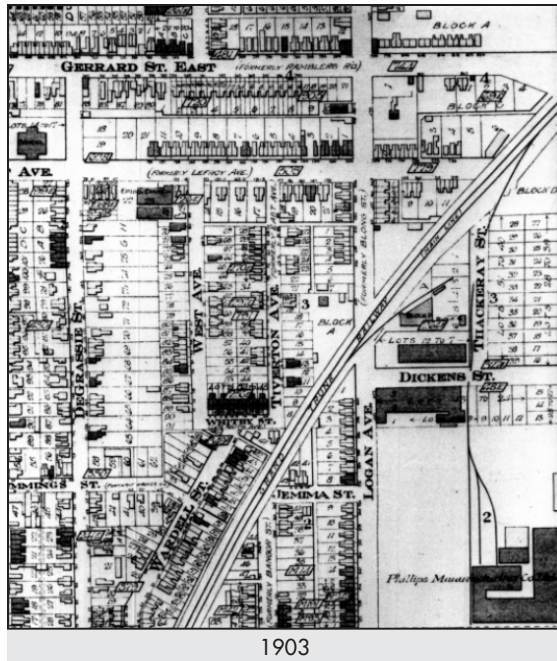
All three streets have mature trees planted in the street right of way but privately maintained within the portion of front gardens that extend onto public property.

Goods Insurance Atlases show development from farmers fields in 1884.

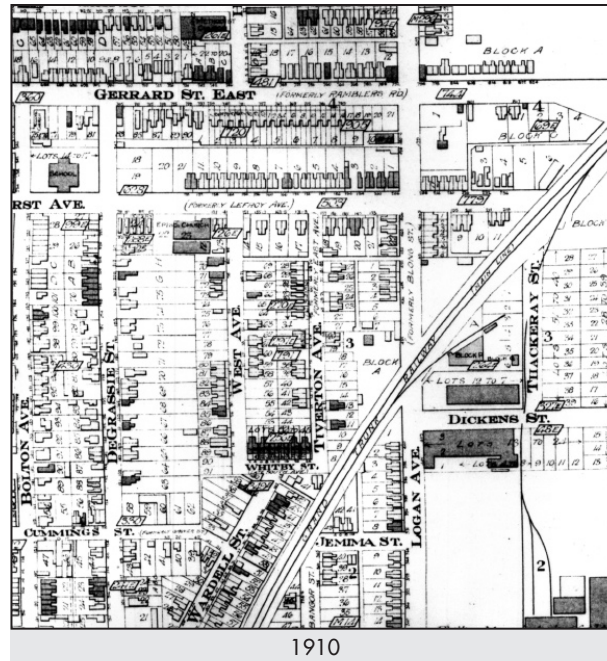


Along First Avenue/Lefroy Street in the Logan plan (508) and in plan 568, the lot widths are generally 60 feet wide by 120-125 feet deep, with a lane shown north and south of the street. All of these lots were later subdivided by the builders into widths of thirty, twenty or fifteen feet. The sites for St. Matthew’s Anglican Church and St. Ann’s Roman Catholic Church (outside of the HCD boundary) were part of Block B from subdivision Plan 628 (Smith). Presumably the churches were able to purchase portions of these larger lots. There is no indication that landowners donated lands for church purposes.

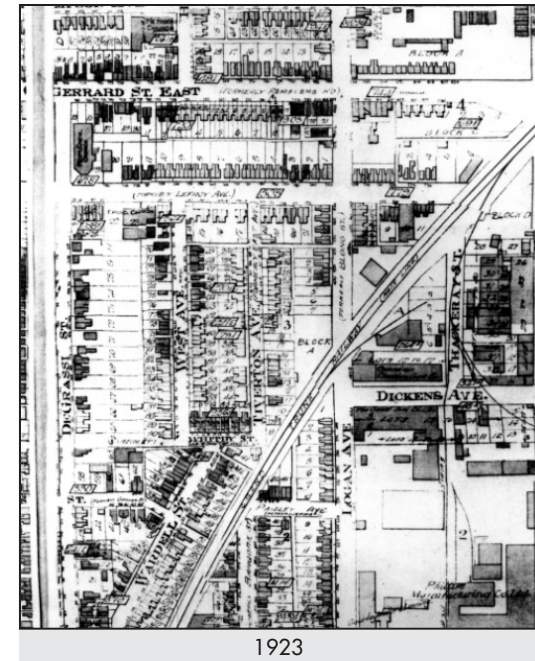
In Plan 568, the original lot pattern on East (Tiverton) and West Avenues was that of smaller lots, 25 and 30 feet by 100 feet – generally without back lanes. The eight 25-foot lots shown on South Avenue were re-organized by builders into twelve smaller lots. A handful of the lots were developed at thirty feet, but most were re-organized or split into two to allow for narrower, less expensive houses, in some cases as narrow as 12 feet.



1903



1910



1923

5.3 Street Names

Place names are important and often indicative of a street's history, perhaps alluding to an original owner, builder or historically significant resident. Unfortunately, neither First Avenue nor the more historically distinctive names associated with the Riverdale HCD – Lefroy and Tiverton – can be traced with any certainty.

Toronto's first, and most distinguished, Lefroy was Sir John Henry Lefroy. As a young officer, Lefroy had been sent to Upper Canada in 1842 to take over the Toronto Observatory and undertake extensive scientific expeditions. During his twenty years in Toronto, he married and became active in scientific, literary and social circles, but had no known link with this area. A prominent, late-nineteenth century lawyer and legal scholar, Augustus H. F. Lefroy, suggests another possibility, but, again, there is no known link with this area.

Even the name “First” Avenue remains a mystery. The eastern portion of Lefroy was renamed First Avenue by 1888, and is shown as such on Plan 791. The western portion of Lefroy was, similarly, renamed First Avenue in 1896, probably to simplify and unify the street name. Two suggestions for the name “First” Avenue are because it was the first street south of Gerrard, or the first street east of the Don River, but no evidence has been found to support either.

West Avenue was laid out and named geographically on Plan 791 in 1888. The same plan also showed an East Avenue and a South Avenue. But no North Avenue was created, so the geographic naming pattern remained incomplete.

East Avenue was renamed Tiverton Avenue in 1896. Whether there is a link to other Tivertons – such as Tiverton in John Graves Simcoe’s home county of Devonshire or Tiverton in the former colony of Rhode Island – remains unknown, but evocative.

5.4 Architects and Builders

Over the course of the research, a great deal of information came to light on the builders and architects working in the District, and almost all were identified.

5.4.1 ARCHITECTS

It is unusual to find architects designing middle or working class housing in Toronto neighbourhoods, let alone well-known architects such as Strickland & Symons, E. J. Lennox (nos. 15, 17, 19 and 21 Tiverton Avenue) and John A. Pearson (no. 78 West Avenue) who designed homes in the area. In addition to these

three well recognized architects are several less well-known architects whose work also deserves attention and recognition. The harmonious architectural context of the District owes a debt to such lesser Edwardian lights as:

- Frederick W. Ingram, who was active on both sides of West Avenue and the west side of Tiverton Avenue;
- Percy H. Finney, who designed six detached houses on the east side of Tiverton Avenue; and
- E. S. (possibly E. G.) Wilson, who designed two pairs of semis on the east side of Tiverton Avenue.

5.4.2 BUILDERS

Extremely important to the quality of the built environment were the many, usually anonymous, builders, contractors and craftspeople who often designed as well as constructed the houses lining city streets. By scrutinizing surviving building permits, assessment rolls and City directories, we can identify, and celebrate, some of the builders who assisted the architects or worked on their own.

Among the Victorian and Edwardian builders (place of residence in brackets) who deserve recognition are:

- Thomas T. Baldwin (Lefroy & Degrassi), who built eleven houses on Lefroy Street/First Avenue in the late 1880s, including nos. 132 to 146 on the north side, and nos. 131 to 143 on the south side;
- Taylor Butler (190 First), who built a row of eight houses at nos. 174 to 188 and a detached house at 190 First Avenue in the late 1880s, operated a planing mill in Cabbagetown, moved into the large, detached house at 190 First, and built two more detached houses at 192 and 194 First Avenue after the Great War;

- George Rennie (105 Sumach), a Cabbagetown carpenter, who built row houses at nos. 177, 179 and 181 First Avenue, semis at 183 to 189 First Avenue, and semis at 81-83 Tiverton Avenue, all in the early 1890s;
- Henry T. Thompson (80 Logan), a carpenter who built a pair of semis on the north side of First Avenue in the 1890s;
- Henry Peterman (80 West), who built and moved into the first house on West Avenue, the detached Victorian at no. 80;
- Samuel J. Wylie (144 Spruce), a Cabbagetown carpenter who built the only Victorian semis on the west side of Tiverton Avenue, and three Victorian houses on the west side of West Avenue, before moving into 82;
- Love Bros. (1000 Gerrard East), who built six Edwardian detached houses at 52 to 62 Tiverton Avenue, and a pair of Edwardian semis at 152-154 First Avenue;
- Pettit & Pettit, who built two detached houses on the west side of West Avenue, including the one designed by John A. Pearson of Darling & Pearson;
- William Hodgkinson (128 Degrassi), a carpenter who built a dozen Edwardian houses, including row housing at 1-3 West Avenue, 2-4 Tiverton Avenue, and 57 to 63 Tiverton Avenue, as well as semis at 73-75 Tiverton Avenue;
- William Hodge (62 West), a carpenter who built and moved into an Edwardian detached house at 62 West Avenue, and then built semis at 17-18 West Avenue;
- Bertram H. Morehouse (10 First), who built a pair of Edwardian semis at 63-65 West Avenue, moved into 63 West Avenue, and then built semis at 31-33 Tiverton Avenue
- Walter Nash (253 Lansdowne Avenue), a row of semi-detached houses from 208 Logan Avenue to 226 First Avenue;
- Hugh Munro, who built Edwardian semis at 25, 27, and 29 Tiverton Avenue;

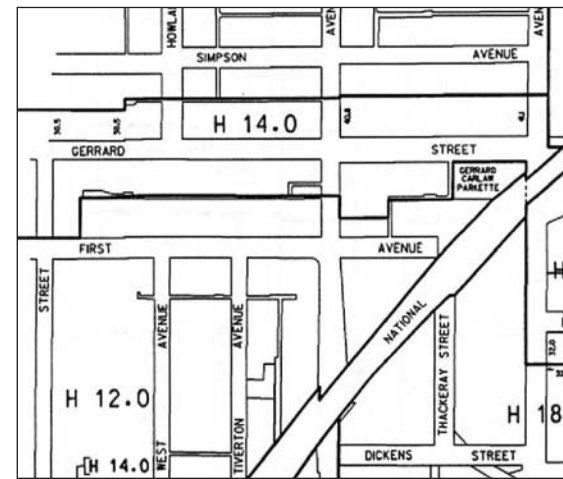
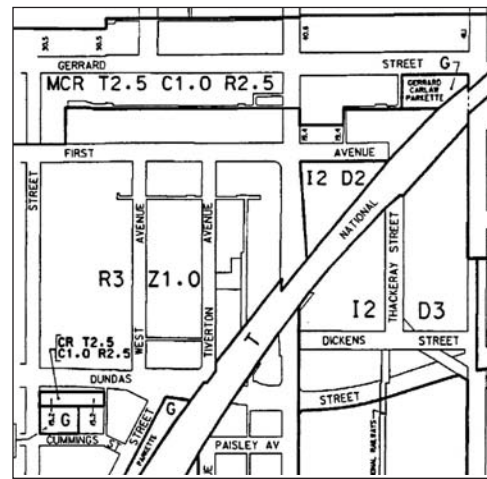
- E.F. Leidy (667 Gerrard East), who built Edwardian semis at 64-66 and 68-70 Tiverton Avenue; and
- Kay Bros (190 Withrow), who built an Edwardian detached house at 58 West Avenue, and Edwardian semis at 67-69 West Avenue.

5.5 Zoning Analysis

The present zoning for the District is R3 Z1.0, permitting residential uses up to 1.0 x the area of the lot. The height limit is 12m.

Adjacent to the District, on the St. Ann's Roman Catholic Church property at 711 Gerrard Street East, which stretches from Gerrard Street to First Avenue, the Zoning is MCR T 2.5 C1.0 R 2.5 (Mixed Commercial/Residential), with a height limit of 14m.

*detail from City of Toronto Zoning Bylaw No 438-86,
Zoning Maps 52-H 312*



6.0 Heritage Character Statement

6.1 Introduction

The significance of these streets lies in the large number of original buildings, with the majority of their heritage attributes present or capable of being restored. The streets were some of the earliest developed on the east side of the Don River, and reflect the period of development which stretched from the mid 1880s to the First World War. The houses are a mixture of the “Bay-n-Gable” style, Second Empire Row houses, and examples of modest scaled Edwardian Four Square. The houses were built for working class residents and are generally modest in scale and detail. It is the relative completeness of the “sets,” and the relatively early period of development in a generally later community, that warrants protection under Part V of the *Ontario Heritage Act*. It is the continuity of the heritage fabric that is most important to protect, preserve and restore.

The stability of a Heritage Conservation District will allow for gradual reversal of surface alterations and restoration of missing heritage features.

6.1.1 BUILT FORM AND CURRENT CONDITION

The development of these three streets repeats a common pattern seen across Toronto in Victorian and Edwardian times: small-scale development, often by local builders or contractors, using similar materials, similar forms, and similar details, but offering slight variations on a theme. This pattern created the architectural diversity-within-harmony so characteristic of authentic Victorian and Edwardian neighbourhoods, and is also found in other Toronto Heritage Conservation Districts, such as Cabbagetown and Harbord Village.

Remarkably, few houses on these three streets have been demolished or renovated beyond the possibility of restoration. Some of the houses are fine examples of their genre – such as the group of eight Second Empire row-houses along the north side of First Avenue (nos. 174-188), a number of classic Toronto “Bay-n-Gable” houses in various locations, and E.J. Lennox’s Edwardian workers’ cottages on Tiverton (nos. 15-17, 19-21). The row of simple Edwardian workers’ houses east of Logan built by Walter Nash sport

little ornament, but with their projecting cedar shingle decorated bays create a nice rhythm worthy of restoration. The whole is more than the sum of its parts.

6.2 Architectural Styles



festive woodwork typical of Bay-n-Gable

6.2.1 TORONTO "BAY-N-GABLE"

The Toronto "Bay-n-Gable" was the most common house built by speculative builders for sale or rent to middle and working class families during the Victorian era. It is a signature Toronto style, mixing Gothic Revival and Italianate elements – as characteristic of the city as the brownstone is to New York, or the painted lady to San Francisco.

The typical "Bay-n-Gable" house is tall and narrow, two to three tall stories high with a peaked gable over bay windows. Front doors are located to the side of the front elevation, and there are painted wood porches of varying sizes and detail. It often has elaborate painted, turned-wood detail on the porch and gables. Many front entrances have a pair of narrow wooden doors with a large single glass pane in each door, and a transom window above. Windows are tall in proportion and in wood frames, one-over-one, again frequently with stained or leaded glass transom windows above. Even though many of the decorative elements were mass-produced, there is great variety in the detail of individual houses. Repetition generates very pleasing streetscapes.

6.2.2 SECOND EMPIRE ROW

The Second Empire style originated in France during the reign of Napoleon III's reign and borrows heavily from French historical precedents. Its most distinctive feature is the mansard roof, which was originally developed in the late 1600s by French architect Francois Mansard. By using a steeply sloped front wall of the building as a "roof", attic space became a useable top storey to the building, a pragmatic response to



Second Empire



Edwardian side hall

height restrictions in Paris. In Ontario, the mansard roof is combined with other Italianate features such as elaborate dormer windows in the roof and heavy bracketed cornices under the roofs.

Second Empire first appeared in Ontario during the 1860s and was highly popular until the 1880s. It persisted in modified row house form and, in fact, is still used in row housing today because the style delivers an attractive two story house without the need for expensive roof framing or slate or shingle roofing. Because the sloped “roof” area is small, even modest houses often sport polychromatic slate designs in diamonds or flowers. Brickwork is often also polychromatic, combining red and yellow brick, with the more expensive yellow brick used for arches over windows and quoins at the corners. Windows are single and paired, segmentally arched, one-over-one sash windows with hood mouldings and rusticated keystones. Woodwork on porches, roofs and window areas borrows from Gothic and Italianate detail found on other contemporary houses.

6.2.3 MODIFIED EDWARDIAN FOUR SQUARE

Edwardian Classicism is often associated with the reign of Edward VII but has its roots in an earlier reaction to elaborate Gothic Victorian styles. Classical symmetry and detail supplanted the romantic picturesque Victorian asymmetry. In Ontario, Edwardian Classicism combines both American and English Classical and French/American Beaux Arts influences.

The simple robust Edwardian style is handsome rather than pretty, combining simple square plans and plain brickwork with hipped roofs supported on bracketed cornices, often with dentil ornamentation. It is found in grand houses built for the wealthy, but its sensible planning and construction also suited the sensibility of builders looking to deliver modest, less expensive housing to the mass market. The term “four square” comes from a simplified American builder’s version of Edwardian Classicism, which used a simple square plan, two rooms wide by two rooms deep, with a centre hall entrance. Porches feature classical columns, sometimes on brick or stone piers, with plain entablatures and turned balusters.



*front gabled third storey example from
Madison Avenue*

The style appears in simplified form on these streets in narrower urban lots to a side hall plan similar in footprint to the “Bay-n-Gable” but without the elaborate trim and peaked roofs of the earlier Victorian style. Houses feature the plain brickwork and unornamented window openings of the Edwardian four square, with modest classical porch details. A common variation in the side hall plans is the front gabled third story faced with decorative shingle, and a heavy returned overhand, sometimes with heavy brackets below. Often the gable sports a Palladian window or a grouping of smaller attic windows. Windows are generally single hung sash, with the upper sash frequently subdivided into smaller panes.

6.3 First Avenue



*(left) No. 165, builder Frederick J. Macdonald, first
group of houses 1886*

*(right) No. 177 First Avenue, former corner store,
now office of architect Martin Liefhebber*

First Avenue is primarily a late-Victorian, working-class street, with pockets of Edwardian development and examples of more substantial middle-class housing. Subdivided by Plan 508 in 1886, Lefroy Street/First Avenue experienced an instant burst of activity that lasted for about five years, from 1886 to 1891. Building trailed off during a local depression, to be rekindled during the pre-war Edwardian boom.

6.3.1 SOUTH SIDE

The first houses on First Avenue appeared on the south side of the street in 1886. These were the three modest, Second Empire semis that became nos. 155-157, 163-165, and 171-173 First. That year, builder Frederick J. Macdonald moved into no. 171, becoming the first resident on the street. He was joined the following year by salesman Thomas Harrison (no. 155), safe-maker Charles Lowman (157), bookkeeper Charles Petter (163), shoe manufacturer Edmund Wilson, and baker Jerome Van Buren (173). Most, but not all, houses were owner-occupied.

In 1889, another early resident of special interest moved into no. 163 First: Arthur F. Rust. Rust became one of Toronto's early documentary photographers when he started taking pictures of streets, bridges, and other public works for the City Engineer's Office run by his older brother, Charles Henry Rust, who lived in Cabbagetown.

Of these original houses, all but the very first one, occupied by Macdonald, have survived.

6.3.2 NORTH SIDE



No. 182-184, 1890, Taylor Butler builder/developer

The first houses on the north side of the street appeared in 1887. These included a pair of modest, mansarded semis at nos. 166-168, similar to the 1886 houses across the street, and an impressive, 3-storey, Bay-n-Gable at no. 190, the only brick house on the street. The first resident on this side of the street was shoemaker George Washington, who moved into no. 166 while the other houses were still under construction in 1887.

The following year, 1888, proved to be a busy one on the north side of First Avenue.

Toward the eastern end of the street, steam-fitter George T. Domelle rented no. 168, next door to Washington's house at 166. Taylor Butler, builder and mill-operator, moved into his large, detached house at no. 190, and completed the extremely fine Second Empire terrace houses between nos. 174 and 188. The eight new houses were soon rented by Taylor and other owners to musician Emile Erhart (no. 174), painter Alfred Bundy (176), carpenter Frederick Tomlinson (178), shaver William Bate (180), foreman Richard M. Cherry (182), foreman Daniel J. Wilcox (184), school teacher Charles S. McMain (186), and machinist Samuel B. Davenport (188). Finally, shoemaker Alfred Charlesworth moved into his own new detached house at no. 172.



No. 146, builder
Thomas T. Baldwin

Toward the western end of the street, another local builder, Thomas T. Baldwin, added four, 2-story semis at nos. 132-134, 136-138, 140-142, and 144-146. By 1889, builder Baldwin had moved into 136, and was soon joined by tinsmith John E. A. Wildman, tinsmith George D. Mathewson, shoemaker Harry Tolhurst, post-office clerk John McCandless, carpenter Newman Irish, and labourer John Jamieson.



house by Walter Nash,
east of Logan Avenue



illustration from John Ross Robertson



First Avenue, north side

In 1904, builder Walter Nash developed and sold a row of simple Edwardian houses east of Logan. The repetition of the cedar shingled bays creates a pleasing rhythm. The primarily working-class nature of the street is evident from the occupations of these early residents, extending the similarly working-class nature of earlier development during the Don Mount years. Most of the early semis and row-houses have survived to commemorate the Victorian working-class roots of the street and the District.

6.3.3 ST. MATTHEW'S ANGLICAN CHURCH

First Avenue's other major attraction is, of course, St. Matthew's Church. The church was designed in 1889 by Strickland & Symons, who had recently designed St. Simon's Anglican Church at Bloor and Howard streets, and the Consumers' Gas purifying plant that now houses the Canadian Opera Company at Front and Berkeley Streets. According to John Ross Robertson founder and publisher of the Toronto Telegram, the church's particular glory lay in its interior, "one of the handsomest" in the city. It featured stained glass windows by renowned glazier McCausland & Son, whose craftsmanship could be admired in houses, churches and public buildings across the city, and perhaps in some of the houses built in the immediate area. The Bishop of Toronto celebrated the first service at the new church on Easter 1890, right in the midst of the Victorian building boom in the parish.

6.3.4 LANDSCAPE/STREETScape

First Avenue/Lefroy Street (today's First Avenue) is laid out at the standard single chain (66 feet) right of way. The street enjoys a rather typical Toronto residential street cross section: the paved area is wide enough for two cars to pass, with a lane of parking on the street; there is a five foot sidewalk on either side, with fences, front gardens and porch entrances to the residences. Trees are planted in the front gardens. The research did not find any early photos of the street, but the illustration of St. Matthew's Church above shows a small grassed boulevard between the sidewalk and a much narrower paved area than currently exists. The research did not determine if the street was widened at some time to eliminate the grass boulevard shown, or if the illustration shows an idealized condition.

6.4 Tiverton Avenue



*workers cottage
Designed by
E.J. Lennox*

East Avenue, renamed Tiverton in 1896, was subdivided by Plan 791 in 1888. By 1889, the lots had been laid out and sold, primarily to small builders and land speculators. By 1890, construction had started on the east side of the street.

As on First and West Avenues, development along East / Tiverton Avenue started with a brief flurry in the early 1890s, paused for about a decade, before entering its Edwardian boom years around 1905 to 1911. Of particular note is an extremely rare pair of workers' cottages designed by prominent Toronto architect, E. J. Lennox in 1905. A number of other houses were designed or built by more local architects and builders, whose work appears elsewhere in the district.

6.4.1 EAST SIDE

The east side of Tiverton Avenue has a distinct Victorian presence created by 10 houses built in 1889 and 1891: seven between fall 1889 and fall 1890; and three more by fall 1891.

The first group included: nos. 53-55, a pair of semis by carpenter George Miller who promptly moved into no. 53; semis at nos. 67, 69 and 71, owned by bedding manufacturer Courtice E. Smith and rented out to agent William McTear (no. 67), plasterer George Thorne (69) and shoemaker Richard Wilson (71); and more semis at nos. 87-89 constructed by Cabbagetown carpenter George Rennie, who also become active on First Avenue.

By the fall of 1891, three more houses had been added to the street: no. 51, owned and occupied by plasterer John Walpole; and nos. 81-83, owned and occupied by yeast manufacturer Andrew Craig (no. 81) and book-keeper John Bryson (83). Meanwhile, George Rennie had sold his semis to Mungo Nasmith, who rented them out for the first time to brass finisher John McIntosh (no. 87) and engineer James Glover (89). The boom in Victorian working-class housing was complete, whether by design, or, more probably, as a result of an economic downturn.

The Edwardian boom along Tiverton began with an architectural bang. In the spring of 1905, E.J. Lennox, one of Toronto's most prominent architects, took out a building permit and started constructing workers' cottages at nos. 15-17 and 19-21 Tiverton Avenue. How did this happen? Without supporting plans or documents, we can only speculate. The Tiverton lots were owned by Toronto lawyer David Fasken, who was actively speculating elsewhere in Riverdale. In 1902-03, Lennox had designed Fasken's mansion at 2354 Queen Street East in the Beach. Perhaps Lennox was just doing a good client a favour. On the other hand, Lennox was a businessman. He ran a large architectural firm that needed commissions of all sizes to stay in business. Perhaps he was doing both himself and his client a good turn.

Whatever the reason, Tiverton Avenue is the proud possessor of two delightful semis with capped dormers that reflect Lennox's larger "workmen's cottages," also constructed in 1905 to house some of the men building Casa Loma for Sir Henry Pellatt. In April 1906, the first tenants had moved into the Lennox-Fasken cottages: labourer Frederick McBrien (no. 15), printer James Lowrey (17), salesman Robert Steele (19), and widow Rose Smith (21), all with large families of six or seven people.

By the following spring, another dozen houses had been built and occupied. The boom was roaring toward the completion of the street by 1913. Thereafter, the only addition was modern, in-fill housing tucked between the Lennox houses in the early 1990s.

Other local builders and architects active on the street included:

- Carpenter William Hodgkinson, who had built a row of houses at nos. 1, 3, and 5 West Avenue, built a similar row of four houses at nos. 57, 59, 61 and 63 Tiverton, and a pair of semis at nos. 73-75 Tiverton; and
- Builder Bertram H. Morehouse, who had just built and moved into one of his semis on West Avenue, designed another pair of semis at nos. 31-33 Tiverton.

Such local work helps create architectural harmony on local streets.

6.4.2 WEST SIDE



No. 54, designed by Architect Percy H. Finney



No. 64-70, designed by Architect E.G. or S. Wilson

With three exceptions – one Victorian, one inter-war, and one modern – the west side of Tiverton Avenue is entirely Edwardian.

In 1891, local carpenter Samuel J. Wylie constructed the first, and only, Victorian houses on the west side of Tiverton, a pair of 2¹/₂-storey brick semis at nos. 22-24. By fall 1892, yeast manufacturer George Nuttall was renting no. 22, and labourer John Thompson was renting no. 24. Then development halted for over a decade. Local architect and builder, Frederick W. Ingram, lived at no. 22 during the late 1890s.

Although no architects of Lennox or Pearson's quality worked on this side of Tiverton, many of the houses – from working-class semis to middle-class detached – were designed by architects and/or built by identified local contractors whose talents have not yet been recognized.

Interest in Tiverton was re-ignited in 1905 when building permits were issued for 14 houses – both detached and semi-detached. The first houses were under construction at nos. 10 and 12 Tiverton (apparently without benefit of permit).

By spring 1906, the first new residents had moved in: inspector James W. Davis was renting no. 10 and carpenter Godwin Swire was renting no. 12. Another dozen houses were either finished or under construction, but still uninhabited at this time. These included:

- Six 2¹/₂-storey detached houses at 52, 54, 56, 58, 60, and 62 Tiverton, designed by Toronto architect Percy H. Finney (43 Victoria) and constructed by local contractor, Love Brothers (1000 Gerrard East), who had taken out the building permit;
- Four 2¹/₂-storey semi-detached houses at nos. 64-66 and 68-70 Tiverton, designed by local architect "E.S. Wilson" (perhaps Ewart G. Wilson who lived at 50 Langley) and constructed by local contractor, E. F. Leidy (667 Gerrard East), who took out the building permit;



*No. 16, designed by
Frederick W. Ingram*



*No. 57 Tiverton,
carpenter William
Hodgkinson*



*No. 72 Tiverton,
1982, Post Modern
design by Architect
Ian McGillivray*

- Two 2¹/₂-storey semi-detached houses at nos. 26-28 Tiverton, constructed by Beach contractor John Ramsey (84 Balsam), who took out the building permit; and
- A pair of 2-storey semis at 14-16 Tiverton, designed and built by local architect Frederick W. Ingram (446 Logan) who owned the lots, took out the permit, and eventually lived at 31 West Avenue.

During the busy summer of 1906, the only resident in these new houses was foreman Edward Sheridan who rented no. 52 Tiverton. An interesting historical footnote is that another of the new Finney & Love houses – no. 56 Tiverton – was sold to Thomas Lymer, who served as butler to eleven Lieutenant-Governors of Ontario between the 1880s and 1930s. Lymer himself remained at Government House until retiring to the Beach in the 1930s. Clearly, this butler to the Queen's/Kings' representatives in Ontario wanted, and was able, to share in the Edwardian prosperity that was showering wealth on those he served.

The boom continued, with the aid of:

- Carpenter William Hodgkinson, who built a row of three attached houses at nos. 2, 4, and 6 Tiverton, similar to his row at 1, 3, and 5 West Avenue, and the row across Tiverton at nos. 57, 59, 61, and 63; and
- Samuel Coombs, whose pair of semis at nos. 32-34 Tiverton were the last houses built before the Great War.

By 1912, the Edwardian boom was over and the west side of Tiverton almost completely developed. The next significant addition was a pair of semis, built around 1925 during the interwar boom, at nos. 22-24 Tiverton. The final award winning house, no. 72 Tiverton, was added in 1982 by the home's architect-occupant, Ian McGillivray, replacing an earlier 1944 cottage.

6.5 West Avenue

On March 22, 1888, local land-owner Thomas Mitchell registered subdivision plan 791, which laid out both West Avenue and East Avenue (later Tiverton Avenue), and prepared the way for a brief flurry of building on both streets. (The plan also laid out “South Avenue,” later Dundas Street East, which is not part of this HCD.) Following this initial interest, however, development stopped, only to be rekindled during the pre-war, Edwardian boom from about 1905 to 1913. Thereafter, a few semis were built in the mid-1920s, and infill row houses in the early 1990s.

6.5.1 EAST SIDE

The east side of West Avenue is almost entirely Edwardian, a blend of modest workers’ houses and more substantial semi-detached and detached middle-class houses, some designed by local architects and constructed by local builders.

The first houses on the east side of the street were a pair of classic 2-storey Victorian semis, built as an investment by Kate Stewart and John M. McNabb. Although completed in 1890, nos. 51 and 53 remained vacant until 1893 when plasterer Stuart Wallace moved into no. 51 and labourer John Towers moved into no. 53 with a family of seven. Not surprisingly, nos. 51-53 remained the only houses on the east side until the Edwardian boom, although local carpenter William H. Sawyer (631 Gerrard East) did take out a building permit in 1894 for a 2-storey, roughcast stable and workshop to be built behind 51. At some point between then and the Edwardian boom, Sawyer bought and occupied no. 51 itself.

The Edwardian boom lasted from spring 1904, when a pair of working-class semis, probably designed by Frederick W. Ingram, were under construction at nos. 21 and 23, until 1911, when bridge-builder Alexander Armstrong’s detached house at no. 7 was completed.

Frederick W. Ingram was particularly active here, and elsewhere in the District. By May of 1906, he had completed several more houses on this side of the street, and taken up residence at no. 31.



*No. 31, residence
of local architect
Frederick W. Ingram*

Other houses by local architects and builders include (place of residence in brackets):

- Row of three attached houses at nos. 1, 3 and 5, by carpenter William Hodgkinson of De Grassi Street;
- An elegant little pair of semis at nos. 17-19, built by carpenter William Hodge, who lived with his wife Annie across the street at 62 West Avenue; and
- A stylish pair of semis at nos. 63-65, designed by builder Bertram H. Morehouse (10 First), who then moved into no. 63, and built by Cabbagetown contractor John Holmes (222 Carlton), who moved into no. 65.

Ingram, Hodgkinson, Hodge, and Morehouse were also active on Tiverton Avenue.

6.5.2 WEST SIDE

By fall 1889, Thomas Mitchell had sold most of his newly laid-out lots and the first house was under construction: builder Henry Peterman's substantial, detached house at no. 80 West Avenue. By 1890, Peterman had moved into his new house. Peterman's house, with its original stained glass, shingled dormer, and slate roof, still stands Victorian watch over the street.

In 1891, two more detached houses were built just north of Peterman's: Cabbagetown carpenter Samuel J. Wylie's house at no. 82, and local contractor John Fraser's house at no. 86. Wylie (formerly of 144 Spruce Street) turned around and built a pair of modest, but decorative, semis at nos. 46-48, whose first residents were machinist Charles Gray (no. 46) and stonecutter Charles Montgomery (48). These semis, with their original carved bargeboard and stained glass, have also survived, and illustrate the architectural connection between the heritage district of Cabbagetown across the Valley and this District.



*No. 80, builder
Henry Peterman's
own residence*



*No. 82, Samuel
Wylie's house, also a
Cabbagetown builder*



*No. 34, probably
designed by Architect
Frederick W. Ingram*

After a long pause, West Avenue, on both sides, was swept along by the pre-war, Edwardian boom. The first Edwardian workers' housing on the west side of the street appeared in 1904: two pairs of brick semis at nos. 30-32 and 34-36. Since local architect Frederick W. Ingram still owned three of the four, and since they form a striking resemblance to houses known to be by him, Ingram probably designed this group.

In 1905, Edward G. Paddon moved into his house at 30 West Avenue. Meanwhile, Ingram had sold his three houses to butcher William E. Bright (no. 32), Elizabeth Clegg (34), and salesman Henry F. Clarke (36). Bright then rented his property to printer Thomas Arbuthnot, and Clegg rented hers to clerk James E. Scott. Small-scale development and real estate investment clearly touched all classes, including the working class.

1905 also brought the first of several detached houses to the north end of the street: no. 58, built by local contractor Kay Bros. of 190 Withrow, for Gas Company engineer Rudolph Ellis and his wife Jane, who had previously lived on De Grassi Street.

One other house of special interest is 78 West Avenue. This 2-storey detached dwelling was designed by prominent Toronto architect John A. Pearson, of Darling & Pearson. It was built by Pettit & Pettit for an expected cost of \$2500. In 1906, Pearson rented his new house to traveller James Pearson, formerly of 99 Winchester Street in Cabbagetown.

The Edwardian boom picked up pace from 1907 until 1912. A pair of semis was built during the inter-war boom of the mid-1920s, and a row of modern, infill houses was added in the early 1990s.

6.5.3 LANDSCAPE/STREETSCAPE – TIVERTON AND WEST AVENUES

As noted in the District Analysis, these two streets were originally linked only to South street (now Dundas Street East) and to the railway. The smaller lots on a 50-foot street right of way anticipated development as workers' housing for the industry that inevitably followed the rail lines across Toronto. At some time these streets were linked through to First Avenue. Tiverton Avenue is one way, with a single lane of traffic and one lane of parking. West Avenue connects to Dundas Street East and also has as single lane of traffic, but

Tiverton residents enjoy the quiet of the dead end street caused by the passage of Dundas Street below grade under a diagonal railway overpass near the south end of Tiverton. The narrower right of way results in much smaller front yards, without space for a boulevard; most have gardens and many have large trees. The relatively short face-to-face distance between the houses on these two streets creates streets that are prized for their sense of enclosure, often developing a strong neighbourliness among residents and a strong local identity. Other Toronto examples of such intimate workers' streets are Draper and Tranby Streets, both in existing Heritage Conservation Districts.



Intimate scaled Tiverton Avenue.

7.0 District Boundaries

7.1 Boundaries

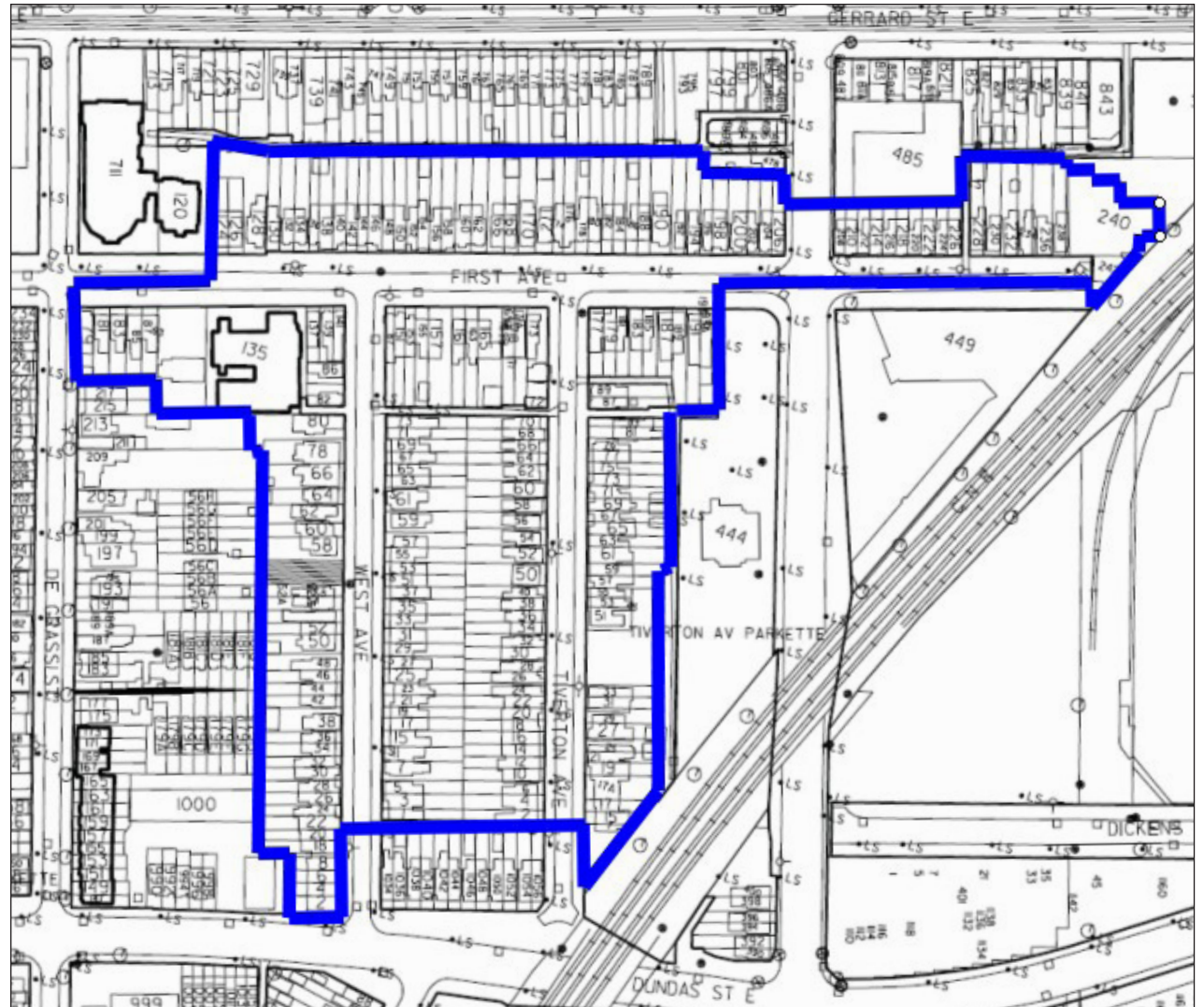
The boundaries of the Heritage Conservation District (HCD) are shown on the attached plan.

The HCD boundaries are established to capture all properties east of De Grassi Street on First Avenue (except St. Ann's Roman Catholic Church and rectory (see below), and all properties fronting on Tiverton and West Avenues, which are part of two adjacent plans of subdivision, some of the first to occur after annexation of this area in 1884. Even though there are several non-contributing properties on the west side of West Avenue, it is important to include both sides of the street in order to allow for restoration of lost heritage attributes over time. The western section of First Avenue from Broadview Avenue to De Grassi Street was developed as part of a separate plan of subdivision and a different owner, but as it shares the same heritage character, it could be included in a future expansion of this District.

Originally part of the same plans of subdivision, the properties on Dundas Street East and Gerrard Street have been excluded because of their location on Dundas Street, giving a markedly different character to the streetscape. St. Ann's Roman Catholic Church (711 Gerrard Street) has been excluded from the HCD because it is listed under Part IV of the *Ontario Heritage Act* and is therefore protected separately. The course of the study determined that the rectory at 120 First Avenue, unlike the church building, is not listed under Part IV. It is recommended that further to this plan 120 First Avenue be examined for listing on the Inventory of Heritage Properties. In the event of redevelopment, these properties immediately "adjacent to" the HCD would be governed by the same guidelines that apply to this District.

7.2 District Map

RIVERDALE HERITAGE CONSERVATION DISTRICT PHASE I



8.0 Heritage Evaluation

8.1 Overview

The significance of these streets lies in the large number of original buildings, with the majority of their heritage attributes present or capable of being restored. The streets were some of the earliest developed on the east side of the Don River and reflect the period of development that stretched from the mid 1880s to the First World War (1914-1918). The houses are a mixture of the “Bay-n-Gable” style, Second Empire Row houses and examples of scaled down builder’s Edwardian Four Square, as well as a pair of early bungalows. As most of the houses were built for working class residents, they are generally modest in scale and detail. It is the relative completeness of the original fabric and its relatively early period of development in a generally later community that warrants protection under Part V of the *Ontario Heritage Act*. Almost all of the original structures survive, and it is this continuity of heritage fabric that it is important to protect and preserve. The stability of a Heritage Conservation District will allow for gradual reversal of surface alterations and restoration of missing heritage features.

All properties in the HCD are subject to the District Plan. Paving, lighting, trees, curbs, and other landscape features in the public realm are included in the HCD, and proposed changes to these features are, as such, also subject to the District Guidelines.

8.2 Definitions

All of the properties in the HCD have been assessed as either “contributing” or “non-contributing” to the heritage character of the streets through review by the heritage architect and photographic analysis.

8.2.1 CONTRIBUTING PROPERTIES

Properties with features that define the heritage character and which retain sufficient original heritage fabric to allow for preservation or restoration.

8.2.2 NON-CONTRIBUTING PROPERTIES

Properties which do not have heritage character defining features or heritage fabric.

8.3 Property Classification

8.3.1 FIRST AVENUE

Contributing	Non-Contributing
North side: Nos. 124-238 South side: Nos. 79-165, 173-193	North side: Nos. 240-242 South side: Nos. 169, 171 (replacement houses)

Property currently listed on the City of Toronto Inventory of Heritage Properties:

135 First Avenue – St. Matthew's Anglican Church

8.3.2 TIVERTON AVENUE

Contributing	Non-Contributing
West side: Nos. 2-70, East side: Nos. 15-89	West side: No. 72 (replacement house)

8.3.3 WEST AVENUE

Contributing	Non-Contributing
East side: Nos. 1-73, West side: Nos. 18-36, 42-52, 54, 58, 62, 64, 66, 78-86	West side: Nos. 18, 38, 52 ^{1/2} , 56*, 60

*No. 56 is the street address for all the homes in an infill development behind West Avenue, outside the HCD boundaries.

9.0 District Guidelines

9.1 Overview

Establishing a Heritage Conservation District arrests the erosion of the heritage character of the District and marks the beginning of a gradual process of incremental change to reverse any damage that has occurred. As individual owners or public agencies are in a position to undertake change, the District Guidelines assist in ensuring that change contributes to the protection and enhancement of the heritage character of the HCD. Over time, an accrual of small changes creates a positive upward momentum. The regulation of the District creates a stable environment in which owners can make appropriate investments in their properties with certainty. Nothing in these Guidelines is intended to force repairs or alterations. Rather, the Guidelines are designed to ensure that whenever work is undertaken, it contributes to the heritage character of the HCD.

On First, Tiverton and West Avenues, most of the buildings retain the original heritage fabric. They were built in several styles within a relatively short period of development. Because most of the houses in the HCD are capable of conservation and restoration, the emphasis in these guidelines is on restoring and conserving the heritage fabric.

The principal structures on contributing properties should be retained and proposals for their demolition refused. Guidelines for replacement buildings are intended only for situations where catastrophic events such as natural disaster or fires have resulted in the loss of buildings on contributing properties, or for the replacement of non-contributing properties whenever they are demolished.

Proposals for new ancillary buildings such as garages and additions, where visible from the public right of way, to buildings on non-contributing properties are to be in keeping with the character of the District.

In addition to the requirements of these Guidelines, the heritage attributes of properties that are “listed” or designated under Part IV of the *Ontario Heritage Act*, as defined in their respective listing reports or designation bylaws, should be maintained and enhanced in any proposed alteration to the property.

Infill guidelines will apply in areas adjacent to the district, such as St. Ann's Roman Catholic Church and rectory, No. 56 West Avenue (an infill townhouse complex) and the paved area at the south end of Tiverton Avenue.

9.2 Items/Activities Affected by the Guidelines

Nothing in these Guidelines will prevent the building of additions or the making of alterations to the rear of properties that are permitted under the zoning by-law. However, additions at the rear of properties must be no higher than the ridge of the main roofline of the property as seen from the street in front of the building. The Guidelines apply only to the public realm: the exterior of private buildings and to landscaped areas that can be clearly seen from the street or the public sidewalk. The following items/activities are exempted from control by the Guidelines as per the City of Toronto's By-law 1005-2001 as it applies to all HCDs:

- re-painting of wood, stucco or metal finishes
- repair of existing 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, provided that the same type of materials are used;
- installation of eavestroughs;
- weatherproofing, including installation of removable storm windows and doors, caulking, and weatherstripping; and
- installation of exterior lights.

9.3 Building Maintenance – General Principles

The general principles of building maintenance that apply to properties in an HCD are:

- The life of the original fabric should be extended through ongoing regular maintenance, such as re-pointing brick and regular painting of woodwork.
- Repair and maintenance is preferred over replacement of heritage elements.
- Removal or replacement of heritage character defining features should be avoided. If repair is not possible, then the heritage elements should be replaced with similar materials or by using reclaimed materials wherever possible.
- Restoration of lost features should be carried out on the basis of documented evidence of the actual feature, and with like materials.
- Where the builder of a property is known but documentation of the original features is not available, similar buildings by the same builder may offer guidance for restoration of missing features.
- Skylights, mechanical equipment, meters, air conditioning equipment, roof vents or other visible service elements should be avoided wherever possible.

9.4 Building Maintenance – Guidelines



restored masonry, Laurier Avenue, Cabbagetown

9.4.1 MASONRY

CONSERVATION

- Every effort must be made to avoid loss of original brickwork or stone.
- Clean only when accumulated material is causing risk to the underlying materials, using least abrasive methods available.
- Avoid sandblasting, high pressure water blasting or harsh chemicals that will harm older masonry, in particular the soft brick found in Victorian houses.
- Brickwork should not be painted.
- Re-point brickwork with mortars that match the formulas of traditional mortars.
- Do not use modern hard Portland cement mortars on old soft masonry, as it leads to the rapid deterioration of the masonry.
- Ensure joint profile and texture of mortar joints match original.
- Repair brickwork with reclaimed material to match adjacent brickwork.
- Avoid repair with modern masonry materials, as introduction of modern materials will introduce stresses into historic materials.

REPLACEMENT

- In cases where brick must be replaced and suitable re-claimed material cannot be found, stucco in a colour compatible to that of neighbouring brickwork may be considered.
- Avoid the use of concrete brick, modern brick, false stone, aluminum or vinyl siding on the front elevations.

INFILL

- Encourage the use of red clay brick on infill projects.

9.4.2 FOUNDATIONS

CONSERVATION

- Stone foundations are vulnerable to spalling from freeze/thaw action on moisture in the material.
- Protect masonry from moisture penetration by maintaining drainage systems.
- Repoint foundations regularly, matching original mortar formulas.
- Avoid masonry coatings or cement over stonework, as it can lead to rapid deterioration due to trapped moisture.
- Avoid build up of snow, ice or salts on masonry foundations.
- Ensure good drainage away from foundation walls.

9.4.3 ROOFING

CONSERVATION

- Every effort should be made to retain surviving slatework, and where financially feasible, re-introduce the decorative elements.
- Maintain slate-work using qualified tradespersons, restore missing slates if feasible.



surviving decorative slate roofing

REPLACEMENT

- Slate is preferred but unlikely to be financially feasible for most homeowners. Slate textured asphalt shingles may be considered.
- Asphalt shingles will provide a neutral, economical replacement roofing.
- Matching roof materials on semi-detached houses is desirable.
- Avoid metal or terra-cotta tile roofing.

9.4.4 WINDOWS

*restored Victorian wood windows
with wood storms, Cabbagetown*

The Victorian and Edwardian period is marked by innovation and mass production of glass in industrial processes. Prior to this period, glass was expensive, and hard to produce in large sheets, hence smaller, multi-pane windows were used.

The Victorian “Bay-n-Gable”, Second Empire houses and Edwardian Four Square houses generally have large, and tall, one over one, double hung sash windows, with sash-cords, pulleys and counter-weights. Storm windows sometimes have divisions- using less expensive smaller panes of glass. These systems can generally be repaired, and repair will result in a superior and longer lasting window than most generally available modern replacement windows.

Modern windows require frequent replacement, sometimes as frequently as every 10-20 years. Many heritage buildings have windows in useful service for over 100 years because the windows were built of superior materials, and can be easily repaired. Repair is generally less expensive over the long term than replacement.

A challenge in introducing modern thermopane glazing into heritage buildings is that the muntin bar needed to cover the thermopane frame is usually wider than the traditional bar for single glazing. This is less of a problem in these houses because the original sashes had large single panes, it is therefore possible to use thermopane-glazed units in double hung frames and achieve a compatible appearance to the original windows.

CONSERVATION

- Avoid removal and replacement of original windows.
- Repair using similar materials.
- Conserve old glass.
- Attain thermal improvement by installation of storm windows either on the interior or exterior.
- Use weatherstripping systems designed for heritage windows.

REPLACEMENT

- If it is determined that the original windows cannot be restored, or if already lost, replacement windows should match the size, proportion, division and location of the originals, and wherever possible, materials.
- In cases where windows must be replaced, wood windows are preferred, allowing for restoration of an appropriate colour scheme to the building.
- Every effort should be made to preserve stained or leaded glass features, using qualified craftsmen to execute work.
- Avoid introduction of new windows on the front elevations.
- Avoid vinyl and aluminum windows.



typical ornate Victorian Door

9.4.5 DOORS

CONSERVATION

- Maintain original wood doors wherever possible.
- Retain transom windows.

- Thermal upgrade of existing doors can be undertaken by installing astragals and weatherstripping. In most cases the original doors can have thermopane units added without detracting from the appearance.
- Paint is the preferred finish for doors.

REPLACEMENT

- Where doors have been lost, use evidence from adjoining properties, preferably by the same builder, as a guide to finding appropriate replacement doors.
- Avoid metal doors or modern manufactured doors.



Edwardian porch on a Victorian House

9.4.6 PORCHES

The look of porches is very important to maintaining the heritage character of the HCD.

CONSERVATION

- It is desirable to restore porches where missing.
- Avoid removal of porches.
- Maintain open porches.
- Re-opening of closed-in porches should be encouraged.
- Paint woodwork.
- Locate entrances to basements at the sides of buildings to avoid compromising the heritage attributes of front porches.
- Match original woodwork when replacing missing elements. If information is not available, use the heritage fabric of houses by the same builder and period as a guide.

RESTORATION/REPLACEMENT

- Plain square pickets and handrails are preferred if information on original shape of baluster and handrails is not available.
- Paint woodwork.
- Match original woodwork when replacing missing elements, if information not available use heritage fabric of houses by the same builder and period as a guide.
- Avoid second floor porches, unless it can be demonstrated such a porch was part of the original heritage fabric of the property.
- Permit the restoration of an earlier porch if evidence can be produced that such a porch existed.
- Addition or expansion of a front porch may be considered where none existed before, as long as the new porch is in character with other porches on similar houses in the area.
- Avoid metal railings, concrete steps, concrete slabs, open risers.

9.4.7 BASEMENT ENTRANCES

- Avoid basement entrances in the front of houses.
- Where basement entrances exist, screen them from view from the street with plantings.
- If unavoidable, ensure the entrance is discreet, door and windows are not visible from the street, and are well screened with plantings.
- Destruction of the heritage fabric of porches to create basement entrances is to be strongly avoided.



9.4.8 WOODWORK, DECORATIVE ELEMENTS

CONSERVATION

- The decorative woodwork is an essential element of the heritage character of the street.
- Encourage preservation of all woodwork through regular maintenance and painting.
- Encourage the uncovering of hidden decorative materials.
- Avoid the use, and encourage the removal, of aluminum, vinyl or plywood.

REPLACEMENT

- Encourage the replacement of missing woodwork using photographic documentation or houses by the same builder in the area as a guide

9.4.9 PAINT

In HCDs with consistent architectural character, the overall appearance of the District is strongly enhanced when houses are painted in the colours of the original houses or colours appropriate to the period of construction. That notwithstanding, the City of Toronto DOES NOT regulate paint colours in HCDs, but does require review and approval for painting of previously unpainted surfaces.

The following advice is offered for the benefit of homeowners wishing to use appropriate paint colours when repainting one or more surfaces.

CONSERVATION/RESTORATION REPLACEMENT

- Examination of paint scrapings under a photographer's loop or a microscope will give a good idea of the original colours of the house if the owner is interested in restoring the original colour scheme.

- While colour co-ordination in the district is not required by the City of Toronto, residents may choose to undertake research, perhaps in concert with a paint supplier, to develop a palette of historically accurate paint colours that can be made available to interested homeowners.
- Window sashes and frames are painted dark colours, as is woodwork.
- Avoid laborious picking out of detail in multi-colored schemes, maximum of three complimentary colours used on any house.
- Pairs of houses look best when painted in matching colour schemes.

REFERENCE

- A useful reference, although not reflecting research into Toronto colour traditions, is Roger W. Moss and Gail Caskey Winkler's book *Victorian Exterior Decoration: How to Paint your Nineteenth-Century American House Historically*, Henry Holt and Company, New York, 1987.

9.4.10 GUTTERS, EAVESTROUGHS AND DOWNSPOUTS

As noted above, the City of Toronto does not regulate the installation of eavestroughs or downspouts in HCDs. However, the following information is offered to assist homeowners in making appropriate decisions.

- Wherever possible route rainwater leaders to the sides of buildings, and direct drainage away from foundations.
- Ensure gutters and eavestroughs are well maintained to prevent damage to masonry and other finishes.
- The use of galvanized steel is preferred to pre-finished materials to allow co-ordination with paint colours.

- Where appropriate, with cedar or slate roofing, copper is encouraged.
- Avoid damage to heritage features when installing drainage systems.

9.5 Landscape / Streetscape

9.5.1 FENCES

As early photographs of the streets were not found, it is not possible to establish whether front yard fences are part of the historic appearance of the streets. Nonetheless, the following principles should apply to fences (and hedges, etc.) in front of homes in the HCD.

- Fences or hedges should not impede view of front garden or views along houses.
- Transparent fences are preferred, preferably black iron work, with a maximum height for solid fences of 3 feet, and for transparent fences 5 feet.
- Where wood is used, finish with paint or solid stain finish.
- Encourage common fencing designs for pairs or rows of houses by the same builder.
- Decorative gates may exceed the fence heights, if made of transparent materials.
- Avoid chain link, brick, stone, solid boarding fences.



modern decorative iron fencing Cabbagetown

9.5.2 FRONT GARDENS

- Soft surfaces, planting or grass is preferred,
- Minimize the amount of hard paving between houses or in front of houses to sidewalks.

9.5.3 TREES

- Street trees should be spaced regularly, and be of mixed species as originally found on the street.

9.5.4 PARKING

- Avoid parking accessed from the street. Access private parking from lanes wherever possible.
- Limit parking to rear yard and on-street.
- Front yard parking should be gradually eliminated.
- Avoid garage doors on the street.

9.5.5 PAVING

- Further research is needed to determine the original paving materials used on the streets within the HCD. Asphalt paving exists now and may have always been the paving material on these streets.

9.5.6 LIGHTING

Further research is needed to determine what style of street lighting existed historically.

- Pedestrian oriented street lighting is needed.
- Prior to changing street lighting research to be undertaken to determine whether there is an earlier fixture that would be more compatible with the heritage character of the street
- If no information is available on original fixtures, an appropriately scaled modern lamp may be considered.



*transformer on
Brunswick Avenue*

9.5.7 MECHANICAL SERVICES

- Avoid mechanical equipment such as transformers, air conditioning units or utility meters in front yards or on the fronts of buildings

9.6 Demolition

Demolition of contributing properties in the district is to be strenuously avoided. Application for demolition permits should be refused except in exceptional circumstances such as a structural instability or dereliction where judged by an expert heritage consultant to be beyond restoration. All efforts will be made by the municipality to enforce property standards and prevent “demolition by neglect.”

Demolition of non-contributing properties will generally be permissible if the replacement building, as shown in the building permit plans, is acceptable under these Guidelines and can be shown to improve and enhance the heritage character of the HCD.

9.7 Additions and Alterations

Additions and alterations which erode the heritage features or character of contributing buildings should be avoided. Additions should not overwhelm the original building. Alterations to restore documented lost heritage features are encouraged. Additions at the rear of properties must not be higher than the ridge of the main roofline of the property as seen from the street in front of the building. Additions which are visible from the street or public sidewalk should be compatible in material, window and door openings and general proportion with the main building.

9.8 New Infill

As the primary goal of the HCD is to preserve and restore the heritage fabric of the area, and as there are few gaps existing in the heritage fabric, few infill buildings are anticipated. In the rare situation where infill occurs, new buildings in the District must be compatible in character, scale, spacing, setback, location, height, width, materials, proportion of window openings, height of roofs and eaves, entrance doors, and floor heights with that of the surrounding buildings. New buildings should avoid mimicry of the historic style of adjacent properties. It is desirable to engage an architect to design infill buildings in the District.

9.9.1 ZONING IN AND ADJACENT TO THE DISTRICT

The current R3 Z1 zoning is appropriate for the area, permitting residential uses of up to one times coverage of the lot, and dwellings of similar scale to those in the HCD. Rezoning of property in the District to higher densities or heights will not be permitted. St. Ann's Roman Catholic Church (711 Gerrard Street East) and the rectory (120 First Avenue) are zoned differently (MCR – Mixed Commercial-Residential) because of the frontage onto Gerrard Street. As noted in Section 8 (“Boundaries”), St. Ann's Church is “listed” on the City of Toronto's Inventory of Heritage Properties and, in this report, 120 First Avenue is

recommended for examination for “listing”. As “listed” properties adjacent to an HCD, their demolition should be refused by the City of Toronto.

In the case of permission being granted for redevelopment of these properties, the portions along First Avenue should be zoned as the rest of First Avenue (R3 Z1), and any re-development on Gerrard Street, as properties adjacent to the HCD, would be kept to the same guidelines as additions to the rear of properties in the HCD (i.e., not visible above the roof lines of houses along First Avenue.) Similarly, along Logan Avenue and Dundas Street East, in order to keep re-development of property adjacent to the HCD in scale with homes in the District, the existing R3 Z1 zoning and height limits of 12 m. should be retained.

The City of Toronto should automatically appeal any variances in height or zoning that might be granted through the Committee of Adjustment in the District or on property adjacent to it.

9.10 Replacement Buildings

Replication of lost buildings is discouraged except in instances such as the loss of one half of a pair of homes. In such instances, the detail should be based on accurate documentation of the original and very carefully executed, with the advice of a professional heritage architect.

9.11 Conservation Manual

The above District Guidelines are general in nature; more detailed technical information on best practices for conservation in the HCD is desirable. It is recommended that over the first 5-10 year period of the HCD’s establishment, a Conservation Manual be developed with more detailed information on best practices for conservation of the heritage fabric in the District.

10.0 Administration of the District

10.1 Municipal Policy

For implementation of the Riverdale Heritage Conservation District Phase I, Toronto City Council may consider the following actions:

- Designating the Riverdale Heritage Conservation District Phase I, with boundaries as illustrated in this report, as a Heritage Conservation District under Part V of the *Ontario Heritage Act*.
- Adding all individual properties within the HCD to the City of Toronto's Inventory of Heritage Properties as properties designated under Part V of the *Ontario Heritage Act*, and adopt the evaluations of the individual buildings included in this report.
- Adhering to Section 42 of the *Ontario Heritage Act* which states that:

“No owner of property situated in a heritage conservation district that has been designated by a municipality under this Part shall do any of the following, unless the owner obtains a permit from the municipality to do so:

- 1. Alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property.*
- 2. Erect, demolish or remove any building or structure on the property or permit the erection, demolition or removal of such a building or structure.”*

10.2 Delegation of Authority

The City of Toronto has adopted a streamlined process for the issuance of building-related permits in HCDs through a delegation by-law. The following excerpt from the *Ontario Heritage Act* describes Council's authority to delegate by by-law:

DELEGATION

(16) The council of a municipality may delegate by by-law its power to grant permits for the alteration of property situated in a heritage conservation district designated under this Part to an employee or official of the municipality if the council has established a municipal heritage committee and consulted with it before the delegation. 2005, c. 6, s. 32 (6).

SAME

(17) A by-law under subsection (16) may specify the alterations or classes of alterations in respect of which power to grant permits is delegated to the employee or official of the municipality. 2005, c. 6, s. 32 (6).

Within HCDs, Council's delegation by-law authorizes City staff to issue permits when the proposed work is compatible with the Guidelines. The proposed work can involve construction of a building or structure or alteration to the exterior of a building or structure.

Permit applicants are encouraged to meet with Heritage Preservation Services staff regarding proposed work. These meetings will help City staff to understand the applicant's proposal and the degree to which it is compatible with the Guidelines.

10.3 Heritage Permits

Within HCDs, special “Heritage Permits” are required for any alterations visible from the street, including such alterations as new aerials or antennas, skylights, vents, exterior air conditioning units, masonry cleaning or painting, and replacement of existing architectural features such as windows. Building Permits are not normally required for such work.

For work requiring a Building Permit, heritage approval is also required and the Building Permit, when issued, is deemed to include a Heritage Permit.

Should alterations (such as those listed above) require a Heritage Permit but not a Building Permit, a separate Heritage Permit will normally be required.

10.3.1 WHEN NO HERITAGE PERMIT IS REQUIRED

Through its delegation by-law (By-law 1005-2001), Toronto City Council has determined that, within HCDs, no Heritage Permit (nor Building Permit) is required for:

- building alterations not visible from the street;
- exterior re-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;
- installation of eavestroughs;
- weatherproofing, including installations of removable storm windows and doors, caulking and weather-stripping; and
- installation of exterior lights.

Although permits are not required in the above instances, property owners and residents are nonetheless encouraged to conform to the spirit and intent of the Heritage Character Statement and District Guidelines.

10.3.2 HERITAGE PERMIT APPLICATION CONTENT

Applications that are not part of the Building Permit process but which require a Heritage Permit must contain the following information:

- address of the property;
- name and address of the property owner;
- a signed statement by the owner authorizing the application;
- a description of the proposed work, including all of the following:
 1. a site plan/sketch showing the location of the proposed work;
 2. drawings of the proposed work showing materials, dimensions and extent of the work to be undertaken;
 3. any written specifications or documentation for the proposed work;
 4. photographs showing the existing building condition where the work is to take place; and
 5. any research or documentation in support of the proposal including archival photographs of the property, pictures or plans of similarly styled buildings in the community.

Although Council has delegated authority for issuing Heritage Permits to City staff, Council can decide that it, rather than staff, will consider any given application.

Where a major alteration or a replacement building in proposed HPS *may* ask for a heritage impact assessment and conservation strategy to be prepared by a qualified professional heritage consultant, documentation of existing in photos, perspective drawings or Photoshop illustrations of the proposed alteration or streetscape (this material may request also be requested in electronic format).

10.3.3 WHEN CITY COUNCIL ISSUES HERITAGE PERMITS

When a Heritage Permit application within an HCD does not, in the view of City staff, comply with the District Guidelines, or when it involves the demolition of a structure in the HCD, City Council will decide the application. In making its decision, Council will be provided with the advice of City staff.

10.3.4 APPEALING CITY COUNCIL'S DECISION

The *Ontario Heritage Act* provides a process for appealing the decision of City Council. The applicant for a Heritage Permit may appeal the decision of Council on alterations, new construction or demolition to the Ontario Municipal Board.

10.4 Heritage Conservation District Advisory Committee

A Heritage Conservation District Committee was established to liaise with City staff and the heritage architect through the HCD study process. If they so choose, this Committee will comprise the Riverdale Heritage Conservation District (Phase I) Advisory Committee whose role will be to provide comment to City staff in reviewing applications for Heritage Permits within the HCD. The Committee will also be the point of contact in the community for residents wishing to expand the HCD beyond the boundaries shown in this document.

10.5 Property Standards

The City of Toronto's Property Standards By-Law requires property owners to maintain the heritage attributes of their properties.

11.0 Riverdale Heritage Conservation District Committee

The following local residents comprise the Riverdale Heritage Conservation District (Phase I) Committee:

Jonathan Mousley (Chair)

Arnold Ashton

Peter Aucott

Phyllis Garden

Robert Hercz

Alan Jones

Tuula Kalliomaki

Tanya Litzenberger

Carol Mark

Susan Murray

Susan Pilon

Miriam Purtill

Kerry Riley

Scott Smith

Gerald Whyte

Each member of the Committee performed one or more volunteer roles, such as taking and/or scanning photographs, or performing research on individual homes and buildings within the HCD.

The Committee, as a whole, liaised with Catherine Nasmith, heritage architect and consultant to the project. Catherine was assisted by historian Sally Gibson, who undertook supplemental research tasks and assisted with the drafting of some sections of the report.

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Robertson, John Ross. *"St. Matthew's Church,"* in *Landmarks of Toronto, Volume 4*, Toronto: Evening Telegram, 1904: 103-105.

Sauriol, Charles. *Remembering the Don: A Rare Record of Earlier Times Within the Don River Valley.* Toronto: Consolidated Amethyst Communications, Inc., 1981.

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12.2 Primary Sources:

ARCHIVES OF ONTARIO

- Land records, including petition by John Cox for York Township Lot 14 (August 1793)
- Architectural records, including E. J. Lennox, and Symons & Strickland
- Graphic records, including paintings by Elizabeth Simcoe, photographic fonds

CITY OF TORONTO ARCHIVES

- Assessment records, St. Matthew's Ward, various years from 1886 onward
- Building permits, various years, notably 1905.
- City Council Minutes and Reports, various topics, including street names, annexation of Riverside (1884)
- City Directories, various years, 1878 onward
- Cane Map of the City of Toronto, 1842
- Map, 1878 (Illustrated Atlas of the County of York)
- Goad's insurance maps for 1884 (plate 35); 1890 (plate 47); 1894(plate 47); 1899 (plate 47); 1903 (plate 47); 1910 revised to 1912, (volume 1, plate 4); 1910 revised to 1923 (volume 1, plate 4)
- Photographs, e.g., City Engineer's Office, Series 376

ONTARIO LAND REGISTRY OFFICE

- Subdivision plans, including Plan 508 (1885), Plan 628 (1886), and Plan 791 (1888)

TORONTO PUBLIC LIBRARY: RIVERDALE BRANCH

- Ephemera, local history collection

TORONTO REFERENCE LIBRARY

- John George Howard, Survey Notebook for 1847 (Baldwin Room)
- City Directories, various years
- Globe (digitized), articles re: 1884 Annexation
- City of Toronto, Boulton Atlas, plate 30 (1858)
- Photographs

UNIVERSITY OF TORONTO MAP LIBRARY

- City of Toronto Map compiled from Surveys, 1866