

MUNRO PARK/EAST BEACH
CITY OF TORONTO

***Heritage Conservation
District Study and Plan***

*The James Family in Munro Park,
c 1907,
City of Toronto Archives*



Neville Park Boulevard looking south, March 2008

Wayne Morgan, Heritage Planner

November 2008

MUNRO PARK/EAST BEACH

CITY OF TORONTO

HERITAGE CONSERVATION DISTRICT STUDY AND PLAN

Wayne Morgan, Heritage Planner

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1. BACKGROUND

1.1. Resident Initiated Study

This Heritage Conservation District Study and Plan was initiated at the request of the Beach Lakefront Neighbourhood Association Inc (BLNA). The BLNA is a registered non-profit organization formed by residents of Neville Park Boulevard and Munro Park Avenue in response to a proposal for a five storey apartment building to be built on three lakefront lots currently containing three single detached dwellings. The BLNA has since broadened its role to include the maintenance and enhancement of the community that it represents. This Study and Plan and been fully funded by the BLNA.

The BLNA conducted a poll of area households to see if there was support for a Heritage Conservation District Study. The majority of household supported conducting the study.

1.2. Study Area Defined

Figure 1.1

Aerial Photograph of the Study Area, 2007, Source: Google Earth



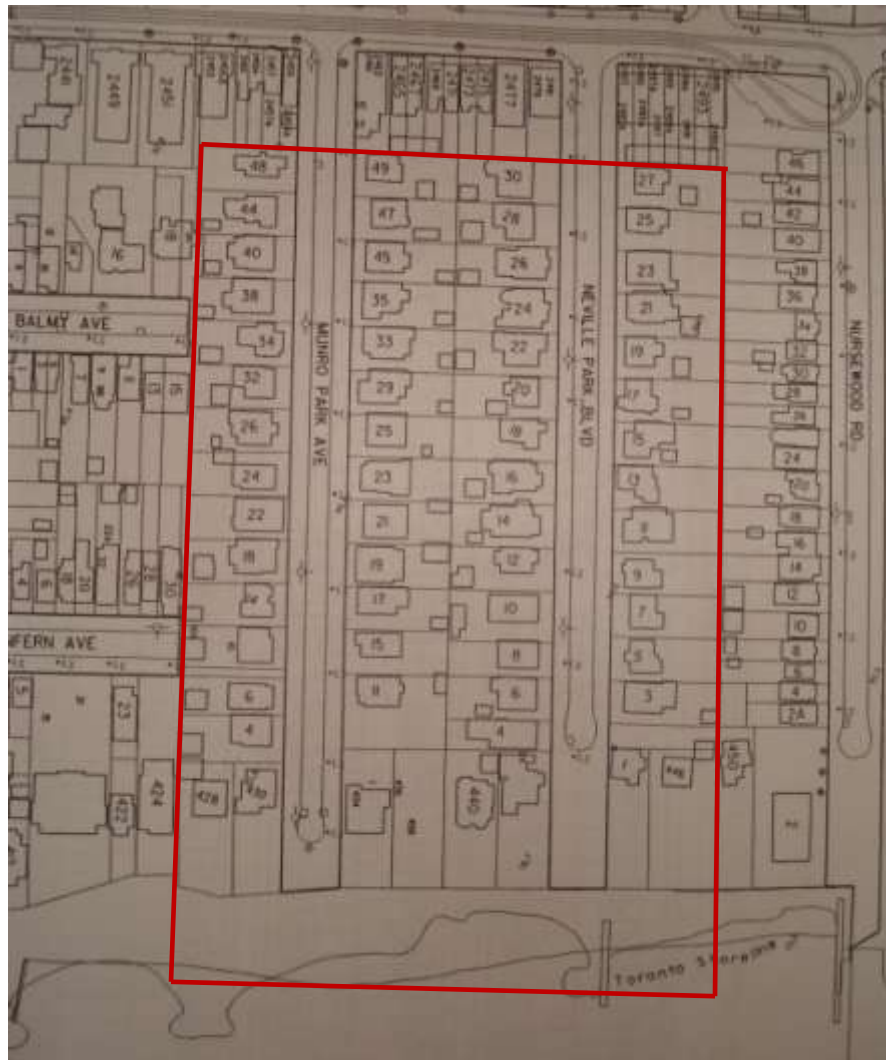


Figure 1.2

Property Data Map of the Study Area, Source: City of Toronto

The study area is shown outlined in red in Figures 1.1 and 1.2. Generally, the area is north of Lake Ontario, south of Queen Street East, east of Silver Birch Avenue and west of the R. C. Harris Filtration Plan which is at the foot of Victoria Park Avenue. More specifically, it includes all land between the rear lot-lines of properties fronting on the west side of Munro Park Avenue and the east side of Neville Park Boulevard extending south to the Lake Ontario shoreline and north to the rear lot-lines of properties fronting on Queen Street East. It includes those properties facing Lake Ontario on Lake Front Road but excludes all properties fronting on Queen Street.

1.3. Community Involvement

The Study and Plan were drafted with input from the executive of the Beach Lakefront Neighbourhood Association.

Some members of the community were involved in the preparation of the inventory of properties within the study area under the direction of the heritage planner.

The Beach Lakefront Neighbourhood Association will hold several neighbourhood open houses to receive input from residents and property owners of the proposed Heritage Conservation District on the Study and the proposed Plan. In addition, residents and property owners will be advised of and have the opportunity to voice their input when the Study is presented to the Toronto Preservation Board and at Community Council when the statutory meeting required under the *Ontario Heritage Act* is held.

1.4. Inventory Work

An inventory of each property in the District was conducted by some residents, with the assistance of students, under the direction of the heritage planner. The information collected includes:

- a short legal description of the property,
- current ownership as shown in the most recent assessment rolls at the City,
- information about construction of the property from building permit information held at the City archives
- the first owner/resident of the property and selected later owners
- an indication of the architectural style
- an architectural description including: mass, roof type, predominant construction materials, window types, front entrance character, veranda, building setback, landscaping, vehicle parking and accessory buildings,
- an overview of the heritage integrity of the building,
- an evaluation of whether the property contains a heritage building,
- extracts from the insurance plans
- photographs including any historic photos if available.

An example of the four page inventory for 15 Munro Park Avenue is shown in page 4.

MUNRO PARK / EAST BEACH
HERITAGE CONSERVATION DISTRICT STUDY

INVENTORY

Street Address:

15 Munro Park Avenue

Assessment Roll Number:

19-04-091-280-06200

Short Legal Description:

Plan 1450 Lot 20
Frontage 50 feet
Depth 120 feet
Site Area 6000 square feet

Current Ownership and Address:

White Juliet
Duke Anthony Sholto Raymond
15 Munro Park Ave
Toronto ON CAN M4E 1M2

Construction:

Date: 1911 - 1912
Architect: T. R. Hollingsworth
Builder: J. Lawing
Permit No.: 27343, May 12, 1911

Ownership/Residents

1st resident:
Walter J. Woolridge - 1913
Other residents:

Architectural Style: Queen Anne



March, 2008

pg. 1, 15 Munro Park Avenue

MUNRO PARK / EAST BEACH
HERITAGE CONSERVATION DISTRICT STUDY

INVENTORY

Landscaping of Front Yard

Location of main walkway: straight from main entrance - north side
Plantings: foundation plantings & trees and shrubs up walkway
Large Trees: 2 in front yard (1. coniferous, 1 deciduous); 1 south side yard
Fencing: none, although low stone wall to deal with change in grade

Vehicle Parking:

Location: south side driveway - towards rear

Accessory Buildings:

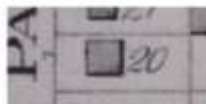
Building type: unknown; none visible from street
Location:

Integrity: High level of integrity; veranda alterations have not compromised the original design of the building; most heritage fabric remains including window sashes

Overall Evaluation: Heritage Building

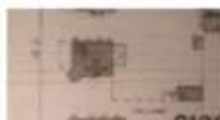
- constructed during the first years of the development of the district
- complies with the character of the District in terms of set back, building mass, height and predominant finished materials
- high degree of heritage integrity

Insurance Plan



1912-13

Good's Atlas



1916

March, 2008



pg. 3, 15 Munro Park Avenue

MUNRO PARK / EAST BEACH
HERITAGE CONSERVATION DISTRICT STUDY

INVENTORY

Architectural Description:

Mass:

Height: 2 1/2 storeys
Number of Bays: 2 bays
Plan: rectangular

Roof:

Style: flat with gable ends and cone on corner bay
Material: asphalt
Chimneys: one, south side
Eaves & Soffits: projecting eaves, plain soffits

Predominant Construction Materials:

Siding: red brick
Foundation: unknown
Trim: n/a
Other Siding: n/a

Windows:

Predominant Type: 1 x 1 in first two floors of bay; 10 x 1 in oval window over veranda; 3rd floor of corner bay - 8 by 8 casement windows
Other: lug sills and plain trim; oval on north elevation

Front Entrance:

Location: north bay
Door Type: appears to be wood paneled with upper divided light
Detail: window to north of door

Veranda:

1 storey on north half of front elevation; slender posts support a low sloping roof with wide entablature; centre stairway

Building Setback:

From sidewalk: 5 metres?

Alterations: to front veranda - replacement of piers; narrowing entrance stairway



March, 2008



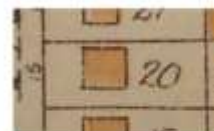
March, 1915

pg. 2, 15 Munro Park Avenue

MUNRO PARK / EAST BEACH
HERITAGE CONSERVATION DISTRICT STUDY

INVENTORY

Insurance Plans

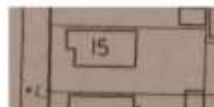


1924



1956

Property Data Map



2007

pg. 4, 15 Munro Park Avenue

1.5. Recommendations

The following are the recommendations arising from this study:

1.5.1. Designate the Munro Park/East Beach area a Heritage Conservation District

It is recommended that the area shown in Figure 3.60 on page 55 be designated by City Council as a Heritage Conservation District under Part V of the *Ontario Heritage Act*. This study has shown that:

- there are a large number of heritage properties within the District that warrant conservation as a heritage area;
- the District is a distinct geographic area that has a heritage character that is different from surrounding lands; and
- there is community support for designation of the area as a Heritage Conservation District.

1.5.2. Adopt the District Plan

It is recommended that Sections 3 to 8 inclusive of this report be adopted by City Council as the Heritage Conservation District Plan for managing change. The Plan:

- provides guidance for the management of physical changes in a way which conserves the heritage resources and character of the District while permitting changes that are sympathetic to the maintenance of that character; and
- was prepared in compliance with the *Ontario Heritage Act*.

1.5.3. Appoint a Heritage District advisory committee

It is recommended that City Council appoint a District heritage advisory committee consisting of not more than 6 property owners within the District to:

- review and advise City heritage staff on applications for heritage permits within the District;
- advise City heritage staff of heritage issues arising in the District; and
- promote good heritage conservation practice

1.5.4. Do not amend the City's Official Plan

The City's Official Plan has been examined as part of this study and there are no recommendations for amendment of the Official Plan. The Official Plan supports the objectives of this Heritage Conservation District Plan.

1.5.5. Amend the City's Zoning By-law

After a review of the City's Zoning By-law applicable to the study area and the character of the District, together with the District Plan objectives, principles and guidelines, it is recommended that the Zoning By-law be amended in its application to the District in the following areas:

- Reduce the maximum building height from 12 metres to 10 metres,
- Do not permit the enclosing of front verandas,
- Do not permit integral garages where the garage entrance is in the front wall of the principal building, and
- Remove the permissive exception that allows the erection or use of a duplex.

2. LEGISLATIVE FRAMEWORK

2.1. International Charters

Heritage conservation transcends community, provincial and national boundaries. To promote consistency and best practice in the management of change within a place of cultural heritage significance, principles for heritage conservation have been established in international charters. These charters have been developed by the International Council on Monuments and Sites (ICOMOS) and its national committees. ICOMOS is an international organization of professionals engaged in the conservation and protection of monuments and sites and is the United Nations' Educational and Scientific Committee's (UNESCO) principal advisor on such matters. The charters have been endorsed by the national committees, numerous government departments and agencies. They underpin heritage legislation, regulations and guidelines adopted at the national, provincial, municipal and local levels.

Four international charters, Venice, Burra, Washington and Appleton, apply to the Munro Park/East Beach area which, through designation as a heritage conservation district, is a place of cultural heritage significance. These charters support the scope of this study and the policy direction of this Plan.

2.1.1. Venice Charter

The first of the modern heritage conservation charters was adopted in Venice in May 1964. The following charter articles are applicable to the Munro Park/East Beach Heritage Conservation District (the District).

Article 1 – The concept of an historic monument embraces not only the single architectural work but also the urban or rural setting in which is found the evidence of a particular civilization, a significant development or an historic event. This applies not only to great works of art but also to more modest works of the past which have acquired cultural significance with the passing of time.

This article advises that an historic monument, such as this District, includes both prominent and more modest architectural works and the setting for those works.

Article 6. The conservation of a monument implies preserving the setting which is not out of scale. Wherever the traditional setting exists, it must be kept. No new construction, demolition or modification which would alter the relations of mass and color must be allowed.

Article 6 seeks to preserve a setting appropriate to the historic monument, in this case the setting for the heritage properties within the District. This article informs the District guidelines for new construction.

Article 11. The valid contributions of all periods to the building of a monument must be respected, since unity of style is not the aim of a restoration. When a building includes the superimposed work of different periods, the revealing of the underlying state can only be justified in exceptional circumstances ...

This article recognizes the evolution of heritage buildings and that the contribution of later alterations should be respected and given weight in any further change to the building.

Article 12. Replacements of missing parts must integrate harmoniously with the whole, but at the same time must be distinguishable from the original so that restoration does not falsify the artistic or historic evidence.

Article 12 seeks to distinguish new alterations from the historic fabric of the building, but that those alterations should be harmonious to the original. This article is addressed in the District guidelines.

Article 13. Additions cannot be allowed except in so far as they do not detract from the interesting parts of the building, its traditional setting, the balance of its composition and its relation with its surroundings.

This article informs the guidelines for additions in this Plan.

2.1.2. Burra Charter

The Burra Charter, which builds upon the Venice Charter, was adopted by Australia ICOMOS in August 1979 and has had several revisions, the latest in November 1999.

The following are some of the applicable articles from this Charter.

Article 2. Conservation and management

2.1 Places of cultural significance should be conserved.

2.2 The aim of conservation is to retain the cultural significance of a place.

Article 3. Cautious approach

3.1 Conservation is based on respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible.

- 3.2 *Changes to a place should not distort the physical or other evidence it provides, nor be based on conjecture.*

where the underlined terms have the following definitions:

Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, space and views.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Conservation means all the processes of looking after a place so as to retain its cultural significance.

The definition of place includes urban areas; this Heritage Conservation District is included in the meaning of place for the Burra Charter. The cultural significance of this District is defined generally in Section 3.4 of this report, and more specifically in Sections 3.1 to 3.3. This Plan's policies for managing change:

- seek to conserve the cultural significance of the District,
- are consistent with a cautious approach when making change, and
- seek to maintain and not distort the physical character of the District.

Article 8. Setting

Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place.

New construction, demolition, intrusions or other changes which would adversely affect the setting or relationship are not appropriate.

The Article supports inclusion of the visual setting in this Plan; a setting that includes not only prominent views, but also topographic and landscape considerations. Policies in this Plan protect the visual setting and ensure that changes to the setting are appropriate.

Article 12. Participation

Conservation, interpretation and management of a place should provide for the participation of people for whom the place has special associations and meanings, or who have social, spiritual or other cultural responsibilities for the place.

District residents have been involved in the development of the Plan and will be involved in District conservation as property owners and through a District advisory committee.

Article 15. Change

15.3 *Demolition of significant fabric of a place is generally not acceptable. However, in some cases minor demolition may be appropriate as part of conservation. Removed significant fabric should be reinstated when circumstances permit.*

Fabric means all the physical material of the place including components, fixtures, contexts, and objects.

This Article relates to policies of the Plan for conserving built heritage resources and policies that permit minor demolition in the rear of a building to permit a new addition.

Article 22. New Work

22.1 *New work such as additions to the place may be acceptable where it does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation.*

22.2 *New work should be readily identifiable as such.*

The Article is manifest in Plan policies for new work such as rear additions or new buildings and that new work should be harmonious with the District character.

Article 27. Managing change

27.1 *The impact of proposed changes on the cultural significance of a place should be analysed with reference to the statement of significance and the policy for managing the place. It may be necessary to modify proposed changes following analysis to better retain cultural significance.*

The Plan policies for managing change maintain the cultural significance of the District.

2.1.3. Washington Charter

Although not as frequently consulted as other charters, the Washington Charter, which was adopted by ICOMOS in October 1987, addresses the conservation of historic towns

and urban areas. Several Articles in this charter have relevance to the Munro Park/East Beach Heritage Conservation District.

Article 2 supports a broad approach to District conservation including not only the character of built resources but also the setting and its function. Reference to the interior of buildings has been deleted as Provincial legislation governing District designation does not permit the inclusion of interiors.

2. *Qualities to be preserved include the historic character of the town or urban area and all those material and spiritual elements that express this character, especially:*

- a) Urban patterns as defined by lots and streets;*
- b) Relationships between buildings and green and open spaces;*
- c) The formal appearance,...exterior, of buildings as defined by scale, size, style, construction, materials, colour and decoration;*
- d) The relationship between the town or urban area and its surrounding setting, both natural and man-made, and*
- e) The various functions that the town or urban area has acquired over time.*

Any threat to these qualities would compromise the authenticity of the historic town or urban area.

5. *... The conservation plan should determine which buildings must be preserved, which should be preserved under certain circumstances and which, under quite exceptional circumstances, might be expendable.*

Before any intervention, existing conditions in the area should be thoroughly documented.

The conservation plan should be supported by the residents of the historic area.

10. *When it is necessary to construct new buildings or adapt existing ones, the existing spatial layout should be respected, especially in terms of scale and lot size.*

The introduction of contemporary elements in harmony with the surroundings should not be discouraged since such features can contribute to the enrichment of an area.

These articles have considered in the District study and the District Plan policies for managing change.

2.1.4. Appleton Charter

The Appleton charter was published by ICOMOS Canada in August 1983. Several of the articles of this charter apply to this Heritage Conservation District.

Under section B Framework, it states:

Intervention with the built environment may occur at many levels (from preservation to redevelopment), at many scales (from individual building elements to entire sites), and will be characterized by one or more activities, ranging from maintenance to addition.

Though any given project may combine intervention scales, levels and activities, projects, should be characterized by a clearly stated goal against which small scale decisions may be measured.

Decisions concerning the relative importance of these factors {cultural significance; condition and integrity of the fabric; contextual value; appropriate use of available physical, social and economic resources} must represent as broadly base a consensus as possible.

Legitimate consensus will involve public participation and must precede initiation of work.

This District Plan provides a framework for managing change on an individual property or a broader project basis within a set of goals for the whole District – to maintain the District character of its heritage buildings and landscape features. In addition, the Plan has been developed with public input and the need for community consensus.

Sections C and D of the Appleton charter include principles that must be adhered to in protecting and enhancing the built environment, in addition to respecting the existing heritage fabric. The principles applicable to this District include:

Setting:

Any element of the built environment is inseparable from the history to which it bears witness, and from the setting in which it occurs. Consequently, all interventions must deal with the whole as well as the parts.

Additions:

New volumes, materials and finishes may be required to satisfy new uses or requirements. They should echo contemporary ideas but respect and enhance the spirit of the original.

Distinguishability:

New work should be identifiable on close inspection or to the trains eye, but should not impact the aesthetic integrity or coherence of the whole.

These principles have been taken into consideration in the development of this District Plan.

2.2.Provincial Initiatives

2.2.1. Heritage Legislation

The *Ontario Heritage Act* permits municipal councils to designate by by-law heritage conservation districts where the official plan contains provisions regarding such districts (Section 41(1). Part V of the *Act* deals with heritage conservation districts. The *Act* defines the notice requirements and the appeal procedures related to the municipal district designation by-law and requires council to hold a public meeting on the district plan.

The *Act* specifies that a municipality may undertake a study of any area for the purpose of designating a heritage conservation district. The scope of such a study is set out in Section 40 (2) of the *Act* (reproduced in Appendix No. 3).

When a municipality designates a heritage conservation district by by-law, it must adopt a heritage conservation district plan for the district. (Section 41.1(1)). The *Act* defines the content of a heritage conservation district plan (Section 41.1 (5) –Appendix No. 3). The plan shall include:

- (a) A statement of objectives for the designation of the district;
- (b) A statement explaining the cultural heritage value or interest of the district;
- (c) A description of the heritage attributes of the district and its properties;
- (d) Policies, guidelines and procedures achieving the objectives and managing change in the district; and
- (e) A description of minor alterations that do not require a heritage permit.

Once a heritage conservation district comes into force:

- The municipality shall not carry out any public work or pass any by-law that is contrary to the objectives of the plan (Section 41.2 (1)); and
- No property owner may alter or permit the alteration of a property, except the interior of a structure or erect, demolish or remove any building on a property in the district or permit the erection, demolition or removal of a building without a permit from the municipality (Section 42 (1)).

The *Act* specifies that heritage permits are not required for changes to building interiors and minor alterations defined in a heritage conservation district plan (Section 42 (2)).

Council must make a decision within 90 days of notice of receipt of a complete application is served on the applicant, or the application is deemed approved (Section 42 (2.2) (4)). In accordance with Section 42 (16), the City of Toronto Council has delegated the heritage permit approval to City staff except when:

- A building is proposed to be demolished within the heritage conservation district;
- A new building is proposed to be erected within the district; or
- The proposed alteration is contrary to the guidelines of the heritage conservation district plan.

2.2.2 Planning Legislation

Section 2 of the *Planning Act* defines heritage conservation to be a matter of provincial interest:

The Minister, the council of a municipality, a local board, a planning board and the Municipal Board, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,

- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

In addition, Section 3 (1) of the *Act*, permits the Minister to issue policy statements on “on matters relating to municipal planning that in the opinion of the Minister are of provincial interest” and to require that:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Municipal Board, in respect of the exercise of any authority that affects a planning matter,

- (a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision

The Minister has issued a Provincial policy statement under the Planning Act and that policy statement includes matters relating to heritage conservation.

2.2.3 Provincial Policy Statement Issued under the Planning Act

The most recent Provincial Policy Statement (PPS) issued under the *Planning Act* came into effect on March 1, 2005. Section 2.6 of the PPS addresses matters of cultural heritage and archaeology.

Policy 2.6.1 states:

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

The definition of the italicized terms states that:

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

Cultural heritage landscape means “a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It *involved* a grouping(s) of individual heritage features such as structures, spaces, archaeological site and natural elements, which together for a significant type of heritage form, distinctive from that of its constituent elements of parts. Examples may include ... heritage conservation districts designated under *the Ontario Heritage Act*.”

Conserved means the identification, protection, use and/or management of cultural heritage... in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

For the purposes of the PPS, this Heritage Conservation District Plan is the ‘conservation plan’. Any heritage impact assessment submitted for a property or properties in this District must be consistent with this Heritage Conservation District Plan and must demonstrate that the heritage values and integrity of the District are being conserved by the proposal.

The effect of this policy is that any planning application for a property or properties within this District must be consistent with this requirement of the PPS and therefore the Heritage Conservation District Plan.

Policy 2.6.3 of the PPS applies to this District. It states:

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*.

The italicized terms include the following meaning:

Protected heritage property means real property designated under Part ...V... of the *Ontario Heritage Act*.

Adjacent lands means for the purposes of policy 2.6.3 those lands contiguous to a protect heritage property or as otherwise defined in the municipal official plan.

Development means the creation of a new lot, a change in land use, or the construction of buildings and structures, requiring the approval under the *Planning Act* ...

Site alteration means activities, such as grading, excavation and the placement of fill that would change the landform and natural vegetative characteristics of a site.

Heritage attributes means the principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a *protected heritage property*.

The policy means that development on lands outside of, but contiguous to this Heritage Conservation District must not adversely affect the conservation of the heritage attributes of the District.

2.3 City Initiatives

2.3.1 Official Plan

The City of Toronto Official Plan was adopted by Council in November 2002 and approved, in part, with modifications by the Ontario Municipal Board July 2006 and further approved by the Board September 2007. Section 3.1.5 of the Official Plan contains heritage policies.

Policy 3.1.5 – 1 states:

Significant heritage resources, will be conserved by:

- 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.*

This policy enables Toronto City Council to designate heritage conservation districts under the *Ontario Heritage Act* and to adopt heritage conservation district plans.

Policy 3.1.5 – 2 requires a heritage impact statement for applications to amend the Official Plan and/or Zoning By-law. The Official Plan states that a Heritage Impact Statement must demonstrate that “the alterations conserve the character and significance of the heritage property.”

The Official Plan land use designation for most of this Heritage Conservation District is ‘Neighbourhoods’ as shown in Figure 2.1. The south edge of the District is designated ‘Parks’ and ‘Natural Areas’. The policies of the ‘Neighbourhoods’ designation state:

- 1. Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouse, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.
5. Development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhoods including in particular:
 - a. Patterns of streets, blocks and lanes, parks and public building sites;
 - b. Size and configuration of lots;

- c. Heights, massing, scale and dwelling type of nearby residential properties;
- d. Prevailing building type(s);
- e. Setbacks of buildings from the street or streets;
- f. Prevailing patterns of rear and side yard setbacks and landscaped open space;
- g. Continuation of special landscape or built-form features that contributes to the unique physical character of a neighbourhood; and
- h. Conservation of heritage buildings, structures and landscapes.

No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.

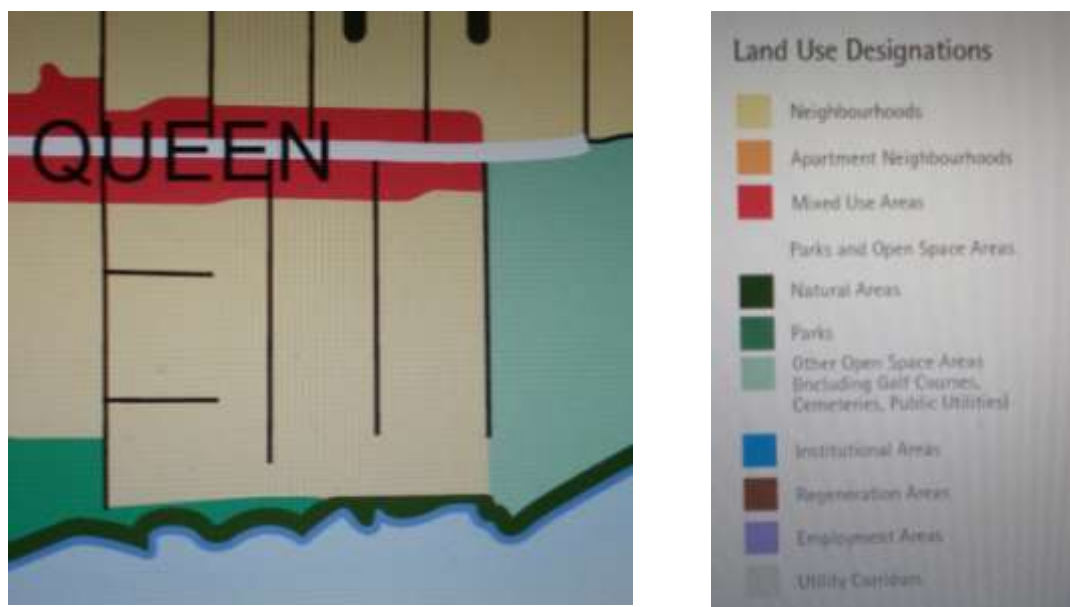


Figure 2.1

City of Toronto Official Plan- Land Use Designations – Munro Park / East Beach

Source: City of Toronto Official Plan, Land Use Plan, Map 21, June 2006.

The Official Plan policies and the Heritage Conservation District policies reinforce one another. The character of the District is supported by the Official Plan policies, while the Heritage Conservation District Plan details the physical character of the District, including its architectural character, which must be maintained and enhanced.

2.3.2 Zoning By-law

The former City of Toronto zoning by-law (438.86) zones this Heritage Conservation District “R1 Z0.6” and “G” as shown below. The following is an overview of the District residential zoning; the By-law should be referenced for the exact requirements.



Figure 2.2
*Zoning By-law 438-86, Part of
Map 54G-323 – Appendix A*

The “R” zoning for this area permits the following uses where “*” indicates detailed qualifications in the Zoning By-law before the use may be permitted:

- Converted house*
- Detached house
- Keeping of roomers or boarders*
- Residential care facility*
- Public park
- Public playground
- Day nursery*
- Municipal community centre
- Place of worship*
- Public school*
- Public transit

With the following accessory residential uses:

- Home/work*
- Parking area
- Parking station*
- Private home day care
- Private garage
- Privately-owned outdoor swimming pool*

In addition, in the permissive exceptions of the zoning by-law, duplexes are a permitted use in the District.

The Zoning By-law permits a maximum residential gross floor area of 0.6 times the area of the lot and a maximum height for the area of 12 metres as shown below.



Figure 2.3
**Zoning By-law 438-86, Part of
Map 54G-323 – Appendix B**

The height schedule establishes a minimum lot frontage of 10.5 metres for the area.

The Zoning By-law establishes the following standards for this residential district:

- *Minimum front yard setback:* 6 metres except on an inside lot between existing buildings where the minimum setback shall be the average of the shortest distances of the adjacent existing buildings;
- *Minimum side yard setbacks:* 0.45 metres where the side wall has no openings or 1.2 metres where the side wall has openings;
- *Minimum landscaped open space:* 30% of the area of the lot;
- *Minimum landscaped open space in front yard:* 50%
- *Maximum width of driveway:* 2.6 metres on lots with a lot frontage of 9.15 metres or less and 3.05 metres at the front lot line (and up to 4.9 at the front wall of the building) on lots with a frontage greater than 9.15 metres;
- *Maximum width of front yard walkway:* 1.06 metres

- *Front yard parking*: not permitted
- *Integral private garage*: not permitted on lots having a frontage less than 7.62 metres or on any lot if the floor level of the garage is below grade and vehicle access to the garage is in the front wall of the building.
- *Enclosure of one storey veranda*: is permitted if the veranda was constructed before October 15, 1953 and the veranda is not enlarged.
- *Reconstruction of one storey veranda*: is permitted

2.3.3 By-laws dealing with Heritage Conservation Districts

Toronto Council has adopted the following by-laws concerning heritage conservation districts:

- numerous individual heritage conservation districts,
- since the amendment of the *Ontario Heritage Act* in 2005, Heritage Conservation District Plans; and
- a permit process for all heritage conservation districts.

Article IV of Chapter 103 of the Toronto Municipal Code addresses heritage permits in heritage conservation districts. Clause 103-21 specifies that a heritage permit is deemed to have been issued (i.e., ***no heritage permit is required***) for the following exterior alterations to a property within a heritage conservation district:

- (1) Painting of wood, stucco or metal finishes
- (2) 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.
- (3) Installation of eaves troughs.
- (4) Weatherproofing, including installation of removable storm windows and doors, caulking, and weatherstripping.
- (5) Installation of exterior lights.

- (6) Any alteration that is not visible from a street.

Council has also delegated to City staff authority to issue heritage permits in certain circumstances by Clause 103-22 of Article IV of Chapter 103 of the Municipal Code. Staff may issue a heritage permit on behalf of Council if the work is compatible with the heritage conservation district guidelines. If the work is not compatible with the district guidelines, then Council approval is required.

Council has adopted property standards for heritage properties in Chapter 629 of the Municipal Code; these standards are in addition to the property standards that apply to all properties in the City. The heritage standards apply to the heritage features of designated properties; for a Heritage Conservation District this would be heritage features on the building exterior visible from the street. The standards require that heritage features be repaired, when they are repairable, rather than being replaced. When they cannot be repaired, the heritage features must be replaced with replicas. The standards for vacant heritage buildings are designed to ensure conservation of the heritage resource.

2.3.4 Focus of Heritage Conservation District Designation in the City

The approach that the City has taken to the designation of heritage conservation districts such as the four in Cabbagetown, Yorkville/Hazelton, the two in Rosedale and Lyall Avenue, focuses heritage conservation on building exteriors that are visible from the street. An addition to the rear of a building which is not visible from the street is permitted. This requires that the addition be no higher than the existing roof ridge. Similarly paint colours on building exteriors visible from the street are not considered to be a heritage permit matter.

3.0 DISTRICT PLAN - AREA CHARACTER

3.1 History

3.1.1 Pre 1910

In 1783, the chiefs of the Mississaugas agreed to sell to the British government a tract of land stretching from Cataraqui near Kingston to the Etobicoke Creek. As this purchase was improperly drawn up, in 1787 the Crown bought from the Mississaugas, the Toronto Purchase in which Yonge Street was assumed to be the centre of the Purchase. This purchase included the current City of Toronto. This was further clarified in an 1805 meeting with the Mississaugas (Arthur, 5; Gentilcore 2, plate 82).

York Township, now the City of Toronto, which includes the Heritage Conservation District, was initially surveyed by Joseph Bouchette in 1793. Other surveyors, including Alexander Aitkins (1793) and William Chewett (1799) built upon the initial work of Bouchette. As shown in Aitkins 'Plan of York Harbour' (Arthur,13), Queen Street was the base line for laying out farm lots. This portion of York Township was laid out in the 'single front' survey system.

The base line itself was run close to the shore of a river or lake... Along the base lines, a row of farm lots ... was surveyed. An allowance for a road was reserved along the front of the lots. Behind them, another road allowance and another row of lots would follow. Each of the rows was called a Concession ... and was number... In addition to allowances for roads parallel to the base line, land was also set aside for a set of cross roads at regular intervals of every township. (Gentilcore 1, p 6)

This Heritage District is part of the original Lot 1 in the broken front below the base line (Queen Street). The First Concession from the Bay contains lots extending north of Queen Street to Danforth Avenue (the north limit of the concession). The broken front created lots south of Queen Street which were extensions of lots in the First Concession north of Queen Street. Evidence of the early layout of the area is visible in Figure 3.1, a map of the area in 1878.

In 1799 – 1800, Kingston Road was constructed, dividing the lots east and immediately west of Woodbine Avenue in the First Concession. Lot 1 was divided roughly in half by Kingston Road.

In 1847, George Munro acquired the eastern part of Lot 1, Concession 1 from the Bay and the portion of the same lot in the broken front south of Queen Street.

George Munro (1800?-1878), a successful Toronto businessman, former Toronto alderman and mayor, and one-time member of the provincial legislature, bought the

eastern 60.5 acres of lot 1 south of the Kingston road, including the broken front {the area south of Queen Street}, in 1847. This property was known as the Painted Post Farm. Before he died in 1878, he had built a cottage and barn on the broken front (about 16 acres), and a cottage and barn near the Kingston road. These he leased to farmers. On the latter property he planted more than 400 fruit trees and about three acres of strawberries. (Campbell, 36)



Figure 3.1
The Heritage District in 1878
 Source: Illustrated Historical
 Atlas of the County of York,
 p. 35.

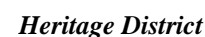


Figure 3.2
George Monro
Source: Campbell, p. 34.

George Munro's farmstead and orchard on Kingston Road are evident in the 1878 map. However, the cottage and barn mentioned above have not been illustrated on the map.

The 1890 Insurance Plan shows the site of the Heritage Conservation District as unsubdivided land, in contrast to the numerous subdivisions that developed to the west and north-west of the site.



Figure 3.3
Insurance Plan, 1890
Source: Goad, p. 34.

In 1896, George Monro's heirs, who continued to own the property, leased the land south of Queen Street to the Toronto Railway Company (TRC) for an amusement park. The area east and west of the Monro property had developed as a summer resort and recreation area in the latter half of the nineteenth century with service being provided by steamer and the gradual extension of the streetcar. The TRC extended streetcar service along Queen Street to Balsam Avenue in 1893 and into Munro Park in 1898 (ERA, 10). The photograph on the cover of this report shows the James family in Munro Park, probably on the bank of the creek on the east side of the

heritage district (see Figure 3.6). Buildings associated with the park are shown in the background. There were also amusement rides in the park as shown in Figure 3.5.

In 1907, the lease with the TRC terminated and the Monro family decided that, rather than continuing the amusement park, they would subdivide it for residential purposes.

Figure 3.4
Munro Park Streetcar, 1906
Source: City of Toronto archives, Series 71, Item 9895



Figure 3.5
Munro Park Ferris Wheel
Source: Campbell, p. 37.



3.1.2 Residential Development - 1910 – 1924

Three plans of subdivision (numbers 1402, 1450 and 389E) for residential development were registered on the property. A plan for lots on Munro Park Avenue was prepared on December 1, 1908 and approved by Toronto City Council on December 27, 1909 by report Number 23 of the Committee on Works. Development of the area was facilitated by the previous extension of the street car to the area and the annexation of the municipality of Balmy Beach in 1909 (Careless, 125). Now City services – sewers and water, could be provided to the area.

Figure 3.6, the portion of the 1910 insurance plan for the area, shows the results of the plans of subdivision. Two streets were laid out – Munro Park Avenue and Neville Park Boulevard. The site appears to have been cleared of any buildings from the amusement park. Existing buildings

on adjacent lands are shown. Two prominent physical features are identified on the map - the bluff near the Lake Ontario shoreline and the creek and ravine parallel to and east of Neville Park Boulevard. No structures are shown on the map for the District, although subdivision plan 1402 shows a building on lot 5, possibly a structure from the amusement park. This may be the existing dwelling at 44 Munro Park Avenue.

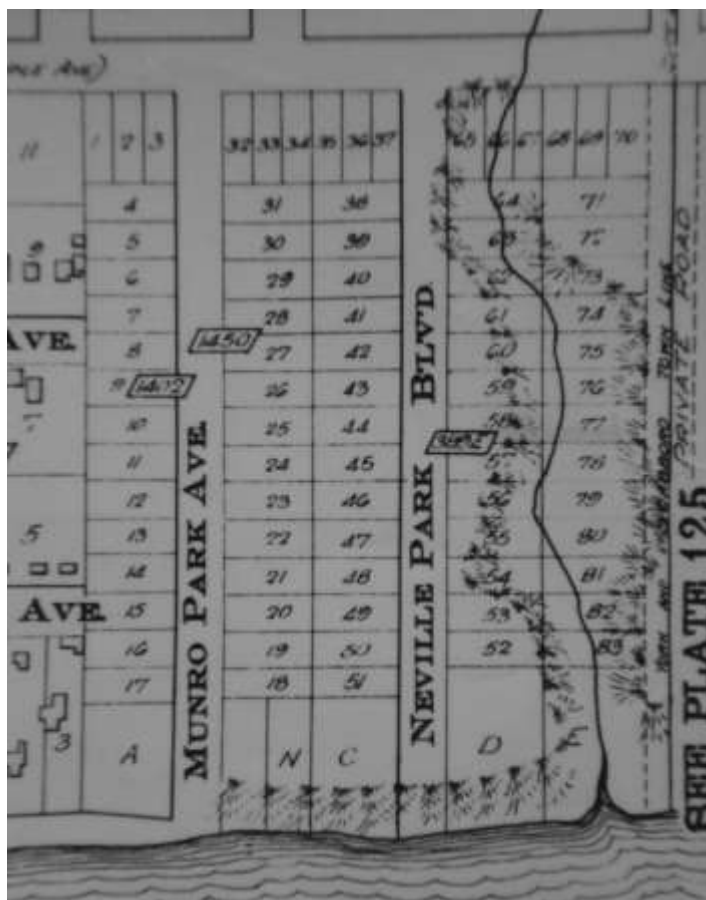


Figure 3.6
1910 Insurance Plan - Munro Park Area
Source: Toronto Public Library

Beginning in 1910 the City issued permits for the construction of residences in the heritage district. This development is shown below on available insurance plans for the area – 1912-1913, 1916 and 1924. Figure 3.10 shows a summary of the phases of this development. Figure 3.10 also identifies buildings built after 1924 and those structures constructed prior to 1924 that have been altered such that their early construction is no longer evident.

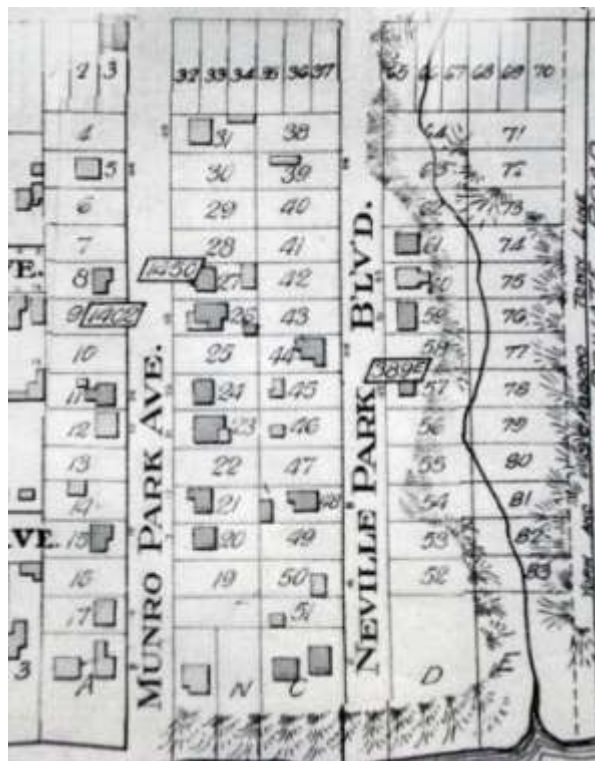


Figure 3.7
1912-13 Insurance Plan - Munro Park Area
Source: City of Toronto Archives

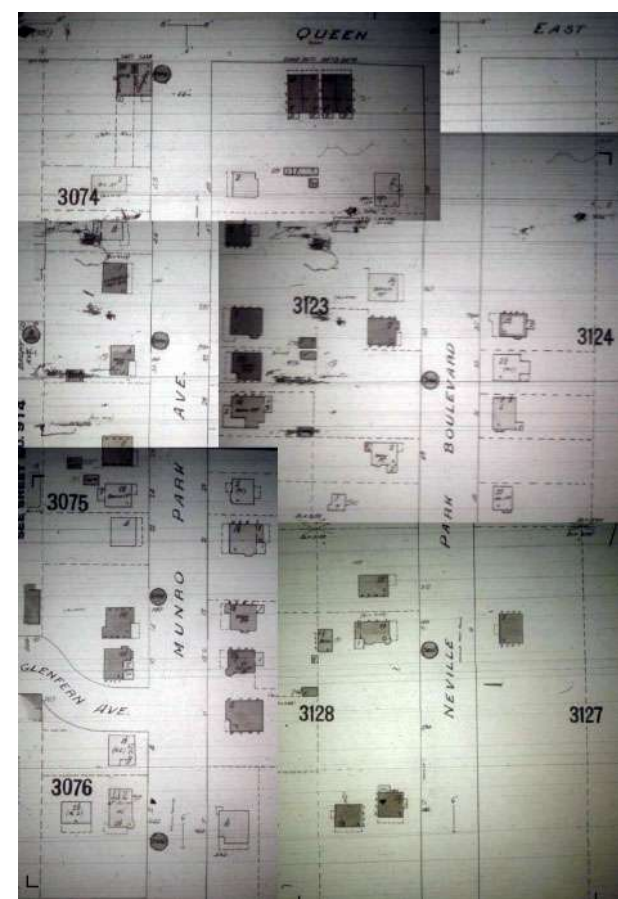


Figure 3.8
1916 Insurance Plan - Munro Park Area
Source: Toronto Public Library

Figure 3.9
1924 Insurance Plan - Munro Park Area
Source: Toronto Public Library



Figure 3.10 provides a summary of the building phases in the District. The group of post 1924 buildings also includes buildings constructed prior to 1924 that have been altered such that their exterior heritage integrity has been lost. Several buildings that were built prior to 1924 have been demolished and replaced with more recent structures.

Figure 3.10 shows that the majority of buildings in the District were constructed prior to 1924 and have retained much of their exterior heritage integrity.

Figure 3.10

District Building Phases

Source: Based on insurance plans and inventory information

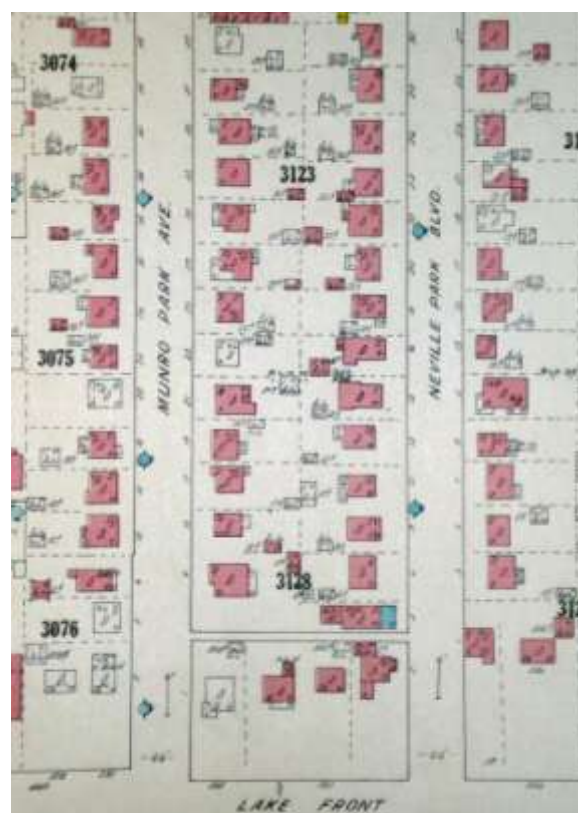
3.1.3 Development after 1924

Since 1924 there have been only a few changes in the District; not enough to change the character of the District as it appeared in 1924. The few vacant lots apparent on the 1924 map have built on, save lot 18 on Munro Park Avenue which remains vacant. Several buildings have been demolished and replaced with more modern buildings – 6 Munro Park Avenue and 5 and 14 Neville Park Boulevard. In addition, several buildings have been substantially altered beyond recognition as originally constructed.

Figure 3.11

1956 Insurance Plan - Munro Park Area

Source: Toronto Public Library



3.2 Heritage Attributes of the District

The following discussion of the heritage attributes of the District is organized around built form and landscape. Built form includes a discussion of the as the overall character of the buildings within the District and the identification those buildings which have been evaluated as ‘heritage’, that is structures which are important to the contribution of the character of the District.

3.2.1 Built Form

3.2.1.1 Character

- ***Massing***

All buildings in the District are single detached house form buildings with typical examples of such massing shown in figure 3.12.



Figure 3.12
Typical building massing
10 Munro Park Ave -1915
Source: City of Toronto Archives

- ***Height***

In the District building heights vary from 1 to a maximum of 2 ½ storeys¹ as shown in Figure 3.14; most are between 1 ½ and 2 storeys. Frequently the top floor is incorporated into the roof through the recurrent use of wide dormer windows as shown in the 1 ½ storey structure in Figure 3.13.



Figure 3.13
1 ½ storey house - 14 Munro Park Ave
April 2008

¹ It is difficult to determine the height of 440 Lake Front; it may be 2 ½ stories at grade, but 3 ½ stories facing Lake Ontario; the basement may be exposed on the Lake Ontario side giving the appearance of an additional storey.



Figure 3.14

District Building Height

Source: visual observation



Figure 3.15

1 storey house – 11 Neville Park Blvd

March 2008

Figure 3.16
2 storey house - 11 Munro Park Ave
March 2008



Figure 3.17

2 1/2 storey house – R.C. Harris House
10 Neville Park Blvd, March 2008

- ***Setback***

Generally buildings are setback a similar distance from the sidewalk creating a consistent unified streetscape as shown in Figure 3.18 and on the property data maps (e.g., Figure 3.14). In addition, there are relatively generous side yard setbacks between buildings providing a ‘spacious’ feeling of separation between houses as shown in Figure 3.19.

Figure 3.18
*West side, Neville Park Blvd
showing similar building
setbacks, March 2008*



Figure 3.19
East side, Munro Park Avenue – 25 – 35, showing effect of side yard setbacks, March 2008

- ***Predominant exterior building material***

There is variety in the predominant exterior cladding material of principal buildings in the District as shown in Figure 3.20, although the majority are clad in brick, usually dark red in colour. The second most common exterior cladding is stucco (originally called rough cast) or a stucco-like appearance, which is prevalent on the west side of Munro Park Avenue and the centre of the east side of Neville Park Avenue. Several buildings are clad in a combination of brick and stucco. Stone has been used as the predominant exterior cladding on three buildings on Munro Park Avenue, although those buildings are relatively recent in construction. Stone has also been used in combination with brick (see Figure Nos. 3.13 and 3.17) on two buildings. The house at 14 Munro Park Avenue has made use of field stone on the veranda and a pebble stone finish between the faux timbers on the gable ends of the

building. The building at 10 Neville Park Avenue has integrated red cut stone, probably Credit Valley stone, into the front façade.

There is an interesting variation on red brick cladding on a few District buildings. Several buildings on Munro Park have an unusual rusticated brick finish, as shown in Figure No. 3.21, with rubble stone veranda piers.

Figure 3.20
District Exterior Building Cladding,
Source: visual observation



Figure 3.21
Rusticated brickwork with a rubble stone veranda – 25 Munro Park Ave.
March 2008



- *Verandas/porticos/entrance canopies*

An important District attribute is the prevalence and variety of front verandas which provide a transition between the private space of the house and the semi-public space of the front yard. Where a veranda has not been constructed, there is usually an open portico or at a minimum, a canopy over the front entrance. Figure 3.22 shows buildings with

verandas, porticos (a roofed, open space at the front entrance) and entrance canopies. The majority of buildings in the District have a one or two storey veranda. Only five buildings in the District do not have a veranda, portico or canopy. A few of the verandas have been enclosed and some may have replaced piers with different, but compatible styles.



Figure 3.22
*District Front Verandas, Porticos
and Entrance Canopies*
Source: visual observation

Figure 3.23
*Carport extension of veranda –
35 Munro Park Ave. March 2008*



Figure 3.24
*Birch veranda piers – 428 Lake Front
April 2008*



Several of the unusual verandas in the District include 428 Lake Front Road (Figure 3.24), where the veranda piers and the horizontal beam (no shown in the photograph) are birch logs with the bark still on and 35 Munro Park Avenue (Figure 3.23), where the veranda has been extended along the front elevation to provide a carport. Figure 3.25 shows a typical portico at 16 Neville Park Boulevard, while Figure 3.26 shows a conopy over the front entrance.



Figure 3.25
***Open Portico & Hip Roof – 16 Neville
Park Blvd., April 2008***



Figure 3.26
***Entrance Canopy – 7 Neville Park Blvd.
March 2008***

Figure 3.27
***Cross Gable Roof with shed dormer –
10 Munro Park Ave. March 1915***
Source: City of Toronto Archives



Figure 3.28
***Gable Roof with corner tower and gable
dormer – 44 Munro Park Ave., March 2008***



- **Roof shape**

Figure 3.29 shows the type of roof structure in the District. Although there are three distinct roof types in the District – gable, hip and gambrel – there are a number of variations and complexities in those three roof types. The gable roof is the most common type, although as shown in Figures 3.27 and 3.28, there can be noticeable variations. Usually the long slope of the gable is pierced by a dormer window facing the street frontage as shown in Figure 3.27. Another gable roof with a corner tower is shown in Figure 3.28. Figure 3.23 shows a gable roof where the gable faces the street.

Figure 3.29
District Roof Types
Source: visual observation



After the gable roof, the hip roof is the most common. In several instances this roof type is bell-cast in shape and has exposed rafters or brackets under the eaves as shown in Figure 3.25. There are five buildings with a gambrel roof, a roof type that was not particularly popular in Toronto. Figure 3.30 shows an unusual variation on a District gambrel roof – a cross gambrel with a gambrel dormer.

The most common roofing material in the District is asphalt shingles. However, there are several with wood shingles and at least two with a slate roof. The one clay tile roof at 15 Neville Park Boulevard is not characteristic of the District.



Figure 3.30
*Cross Gambrel Roof –
34 Munro Park Ave.
April 2008*

- ***Windows and Doors***

Windows are said to be the eyes of a building; their treatment and style are important in understanding the architectural character of the building and the District. There are a number of window treatments that are characteristic of the District.



Figure 3.31
*Second Floor Window –
35 Munro Park Ave., March 2008*



Figure 3.32
*Upper Bay Window –
15 Munro Park Ave., March 2008*

One of the characteristic styles is shown in Figures 3.31 and 3.32. In these double sashed windows, the upper sash contains multiple lites, in these instances 18 while the lower, much larger sash is one single pane. Variations in this style are shown in Figures 3.33 to

3.37. The upper sashes in the windows at 29 Munro Park Ave. are unusual with the large centre lite surrounded by a dozen small lites.



Figure 3.33
Second Floor Window – 29 Munro Park Ave., March 2008



Figure 3.34
Bay Window – 11 Munro Park Ave., March 2008



Figure 3.35
Ground Floor Window – 22 Neville Park Blvd., April 2008



Figure 3.36
Oriel Window – 10 Munro Park Ave., March 1915

This window style is historically accurate as shown in a 1915 photograph of 10 and 15 Munro Park Avenue, with the ground floor oriel window of the former in Figure 3.36.

There are a number of bay and oriel windows in the District; these two windows types exist side by side on the north elevation of 10 Neville Park Boulevard (Figure 3.37). This bay window has leaded glass lites.

Two unusual window treatments are shown in Figures 3.38 and 3.39. Beside the front door at 48 Munro Park Avenue there is a square stained glass window in an angled

opening. Several buildings in the District have cut glass in the smaller upper sash of double sashed windows. The second floor window above the front door at 2 Neville Park Boulevard (Figure 3.39) has an unusual arrangement of long and small lites. Between this window and the front door of this building, the brickwork forms a decorative pattern.



Figure 3.37

*Bay and Oriel Windows – 10 Neville Park Blvd.,
April 2008*



Figure 3.38

*Window beside front door –
48 Munro Park Ave., April 2008*

Figure 3.39
*Window above front door –
2 Neville Park Blvd., April 2008*



Figure 3.40

Dormer Window – 19 Munro Park Ave., April 2008



Many of the dormer window openings have a number of windows with multiple lites (Figure 3.40). The gable roof of this dormer and the brackets supporting the projecting eaves are bell-cast in shape.

There are several different styles of entrance openings in the District. The most common are:

- a single leaf door with a small window to one side of the door (Figure 3.41); this example has an unusual arched door opening;
- a single leaf door with no windows near the door (Figure 3.42)
- a single leaf door with side lites (Figure 3.43) and
- a single leaf door with side lites and a transom lite at the top of the opening (Figure 3.44)



Figure 3.41

Arched front door opening with small window to one side – 44 Munro Park Ave., March 2008



Figure 3.42

Singe leaf front door with stone lintel – 7 Neville Park Blvd., March 2008



Figure 3.43

Front door opening with stone lintel and side lites – 18 Munro Park Ave., March 2008



Figure 3.44
*Front door opening with side lites and a fan-
lite transom –
26 Munro Park Ave., March 2008*

The entrance at 24 Munro Park Avenue is particularly noteworthy with its fine box panelling in the lower sections of the door and side lites and the patterned cut glass glazing filling the window openings.

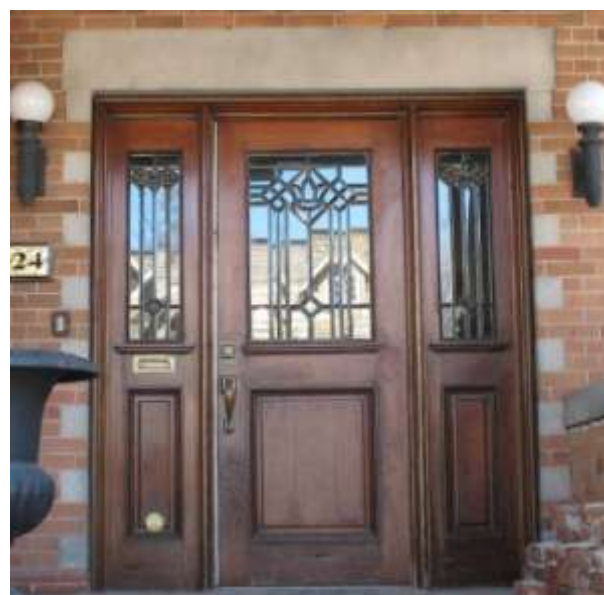


Figure 3.45
*Single leaf front door with stone lintel,
side lites and cut glass glazing –
24 Munro Park Ave., April 2008*

- ***Decorative Treatments***

Many District buildings are embellished with a variety of decorative trim, normally in wood. The style and extent of this trim is restrained compared to buildings constructed in the Victorian period.



Figure 3.46
*Moulded Brackets –
6 Neville Park Blvd., March 2008*

brackets that appear as moulded extensions of roof rafters, in this case the dormer roof. The same moulded brackets appear under the eaves of the roof of this house. This style of bracket is found on a number of District houses.

A number of houses have heavy timber brackets that appear to brace extended eaves as shown in Figures 3.47 and 3.15. Sometimes this style of bracket appears in combination with simple moulded brackets in the dormer (Figure 3.46).

Other variations of brackets appear in the District. On 2 Neville Park Boulevard, what appear as exposed roof rafters under the eaves are carved brackets (Figure 3.48). At 24 Munro Park Avenue (Figure 3.49) there are three types of brackets – the heavy timber and moulded brackets (on top of the veranda piers) and plain elongated blocks typical of Edwardian Classicism (Blumenson, 166) under the eaves of the hip roof and the projecting roof-like division between the first and second floors.



Figure 3.47
Heavy Timber Bracket –
32 Munro Park Ave., March 2008



Figure 3.48
Carved Rafter-like Brackets –
2 Neville Park Blvd., April 2008



Figure 3.49
Three Types of Bracket – 24 Munro Park Avenue,
March 2008

There is also considerable use in the District of faux or half timbering, particularly in gables as shown in Figures 3.50, 3.23 and 3.27. On 26 Munro Park Avenue, use is made of small projecting brackets that give the appearance of supporting the timbered gable.

Figure 3.50
Faux or Half Timbering
26 Munro Park Ave.,
March 2008



Materials that contrast with the principal exterior building material are frequently used to emphasize an architectural feature or to provide visual relief in the appearance of a façade. Stucco is often used as infill between the faux timber elements as shown at 10, 26 and 35 Munro Park Avenue (Figures 3.27, 3.50 and 3.23 respectively). At 14 Munro Park Avenue, a pebble stone finish is used as infill to tie in with the rubble stone of the veranda and chimney (Figure 3.51). At 7 Neville Park Boulevard, stucco has been used to give prominence to the second floor ‘flying’ gable (Figure 3.26). Wood shingle siding has been used between the first and second floor windows in the tower of 12 Neville Park Boulevard (Figure 3.51) and in the gambrel gable of 34 Munro Park Avenue (Figure 3.30). Plain and

moulded frieze boards appear occasionally below the eave as in 15 Munro Park Avenue (Figure 3.16) and 10 Neville Park Boulevard (Figure 3.17).



Figure 3.51
Pebble Stone Infill –
14 Munro Park Ave., April 2008

- *Accessory buildings*

Traditionally accessory buildings, such as garages, were located to the rear of the lot (Figure 3.14) and accessed by a driveway on one side of the building. Occasionally there is no garage and vehicles are parked on a driveway or by permit on the street.

Integral garages with openings on the front elevations of the principal building are not part of the District architectural character. The exceptions are recent constructions or alterations.

- *District Architectural styles*

Since most of the District was constructed by various builders and designed by various architects, no one architectural style predominates. However, the variety of District building styles represent a transition between, on the one hand, the ornate Victorian styles characterized by polychromatic brick work, elaborate spindles and carved brackets of verandas, finials and cresting on the roof ridges and elaborate carved bargeboard; and, on the other hand, the stripped down treatment characterized in the later Art Deco and Art Moderne styles (Blumenson).

The District architectural style is characterized by moderately substantial buildings housing the middle income and professional classes of the City. Although located in the Beach, generally these are not cottage-like structures later converted to permanent residences. Rather from the start, they were intended as permanent housing that displayed the moderate success of the owners.

The District architectural styles are characteristic of the early twentieth century and the willingness of architects and builders to incorporate elements from various traditional styles into pleasing but variegated domestic forms. The characteristics of Edwardian Classicism are displayed in several District buildings including 28 and 16 Neville Park Boulevard (Figures 3.49 and 3.25 respectively). Sometimes these buildings incorporate ‘Arts and Crafts’ features such as ‘exposed’

Figure 3.49
Edwardian Classicism –
28 Neville Park Blvd., March 2008



roof rafters under the eaves (24 Neville Park Boulevard).

The Bungalow style, particularly the 1 ½ storey version, is found throughout the District. This style has been described as:

In the strictest sense “Bungalow” refers to any one-storey dwelling built for seasonal or temporary use.... During the early years of this century {the 20th century} in California, the Bungalow became more than a temporary cottage or cabin. The Bungalow style is a permanent home maintaining in many instances the appearance of a one storey house, with sleeping quarters often squeezed into the upper floor; in more fully developed or elaborate examples a full second storey is concealed beneath the overhanging roof.

The broad, gently pitched roof, extensive porches or verandas in an informal asymmetrical plan combined with a variety of building materials, with no applied ornamentation are characteristics of the style ... the main roof or its gable will usually cover the porch space as well as the interior with a minimum number of breaks. Thus the roof covers not only verandas, but sunroom and sleeping porches and generally extends well beyond the walls of the house, terminating in deep overhanging eaves. .. When large cross gables or dormers are employed, their slope or pitch is similar to the main roof. .. Purlins, rafters, plates, braces and posts are highly visible in gable ends, under eaves, as well as supporting members for the extensive porches. (Blumenson, 176)

Again, many of these buildings incorporate ‘Arts and Crafts’ features as shown in the ‘Bungalow’ style house at 19 Munro Park Avenue. This house has a bell-cast roof that extends over the front veranda. The shape of the roof is replicated in the roof over the dormer. The main beam (entablature) of the veranda incorporates detailing similar to the brackets of the extended dormer roof.



Figure 3.50
Bungalow style –
19 Munro Park Ave.,
March 2008

There are also a number of buildings in a 'Queen Anne' style some of which are characterized by a corner tower with a conical roof. Although relatively late in the period when this style was common, it shows that there was nostalgia when this area was developed for styles that were more common in the late nineteenth century, although the level of decorative treatment was more restrained than earlier times or, in the case of intricate and complex trim, may be absent. This style has been described by McHugh as:

Utilizing an abundance of towers, turrets, gables, dormers and bay windows, their form is self-consciously asymmetric. Cladding is complicated, combining stone; hard, dark red brick; terracotta tile; and wood. Roofs are high, hipped or gabled, with high chimneys. .. Decoration includes wooden spindlework, terracotta panels, and stained glass (McHugh, 18)



Figure 3.51
Queen Anne –
12 Neville Park Blvd., March 2008

The Dutch Colonial Revival style (Blumenson, 146) is suggested in buildings with the gambrel roofs, especially 34 Munro Park Avenue (Figure 3.30).

Georgian Revival style buildings are not typical of the District character, although there is one at 30 Neville Park Boulevard. Other architectural styles that are not part of the District character include Gothic Revival, Italianate, Second Empire, Toronto Bay-n-Gable (McHugh, 16), Richardson Romanesque, Art Deco and Art Moderne.

3.2.2 Heritage Buildings in the District

Although the Province has established criteria for the designation of individual buildings under Part IV of the *Ontario Heritage Act* (Regulation 9/06), it has not established criteria for the identification of heritage buildings within a heritage conservation district. In part, the lack of Provincial criteria arises from the contextual value of all buildings in a district and that context can vary from district to district. For example, in Cabbagetown the importance of individual buildings arises from their contribution to a mid to late Victorian streetscape. For the Munro Park/East Beach Heritage Conservation District, the importance of each building within the District arises, in part, from the contribution that each building makes to the early twentieth century streetscape.

More specifically, for the purposes of this study, heritage buildings within this District are defined as:

- Having been built during the initial development period of the district – 1910 – 1924 and that,
 - retain original or character defining features, or
 - have been altered in a way which is sympathetic to the original character of the building, or
 - have been architecturally designed and retain important original architectural features, or
 - have a built form and features that contribute to the characteristic of the District, or
 - have had a resident or owner important to the development of Toronto or the community,
- or
- Having been built after 1924 and
 - have sufficient cultural heritage value to merit designation on their own in accordance with Regulation 9/06 issued under the *Ontario Heritage Act*, or
 - contribute to the character of the District.

Such heritage buildings are identified in Figure 3.52 and constitute almost 70% of the stock of principal buildings within the District.

[illegible]

3.2.3 Landscape Character

- *Topography - slope*

The land in the District has a distinct and noticeable slope towards Lake Ontario as shown in Figure 3.53. Between the north edge of the District and the top of the bluff down to the beach, the land drops approximately 9.1 metres (30 feet).



Figure 3.53
*National Topographic Map,
East Toronto, 30 M/11f,c
Scale – 1:25,000,
contour interval – 10' (3.05 .)
From 1960 air photograph*

- *Topography - ravine*

A remnant ravine exists on the east edge of the District, a ravine which extended north of Queen Street up the centre of Neville Park Boulevard. An indication of the ravine is evident in Figure 3.53 where the contours east of Neville Park Boulevard in the District angle up to Queen Street. It is more evident in the early insurance plans – Figures 3.6 and 3.7. As a result of this ravine feature, many rear yards on the east side of Neville Park Boulevard drop below the level of the front sidewalk.

- *Topography –Lakeshore bluff*

Another topographic feature important to the District character is the bluff at the south edge of the built up area which is shown in the topographic map above and in Figure 3.54. This natural feature, which is largely covered in trees along the top and shrubs and grass on the slope is the start of the Scarborough bluffs, which gently rise in elevation on the Lake Ontario shoreline easterly through the former municipality of Scarborough. It is an unbuilt area except for some stair structures at the end of the streets and some garden terracing.



Figure 3.54

View of the Lakeshore Bluff and Beach – stairs to Neville Park Boulevard, centre right, March 2008

- *The Beach area*

Between the Lakeshore Bluff and Lake Ontario is a sand beach and stone berms that protect the beach from the erosive effect of the littoral current of the Lake. The beach is undeveloped, with no structures or boardwalks. It also functions as an off-leash dog run area.



Figure 3.54

View of the Beach Area looking east, March 2008

- *Front yards*

Figure 3.55
Front Yard Landscaping
*East side, Neville Park
Blvd.,
June 2008*



As shown above, the front yards in the District are characterized by soft landscaping . This front yard landscaping typically includes:

- a large portion of the front yard for vegetation including:
 - a large tree close to the sidewalk,
 - grass,
 - shrubs, and
 - perennial and annual plantings.
- a driveway along one side of the front yard; the driveway is usually at grade or just slightly below grade, but at or above the sidewalk level except on the east side of Neville Park Avenue, where driveways often drop below the sidewalk level because of the rear ravine feature
- a low retaining wall or a sloping lawn to handle changes in grade
- infrequent use of front yard fences; when used, such fences are low in height, and
- a walkway leading directly to front door or to entrance on veranda or indirectly from the driveway.

- *Streets*

The character of the two streets, Munro Park Avenue and Neville Park Boulevard, and related lands consists of:

- trees that form a canopy over the street as shown in Figure 3.56
- Street trees are usually deciduous
- Vehicle parking on one side of the street
- Concrete sidewalks on both sides of street; slightly narrower sidewalks on Munro Park as shown in the table below
- Streets of different widths as shown in the table below – Streetcar tracks once extended along Neville Park Boulevard necessitating a wider street. Evidence of the streetcar tracks is still visible in the street as shown in Figure 3.57.
- Parkette at the end of the south end of the Neville Park right-of-way

Street and Sidewalk widths

Width (metres)	Neville Park Blvd	Munro Park Ave
Street	8.50	7.30
West sidewalk	1.68	1.52
East sidewalk	1.67	1.54

Figure 3.56

Tree Canopy over Streets -South end Munro Park Ave. looking north, March 2008





Figure 3.57
*Streetcar Tracks – Neville Park Blvd.,
June 2008*

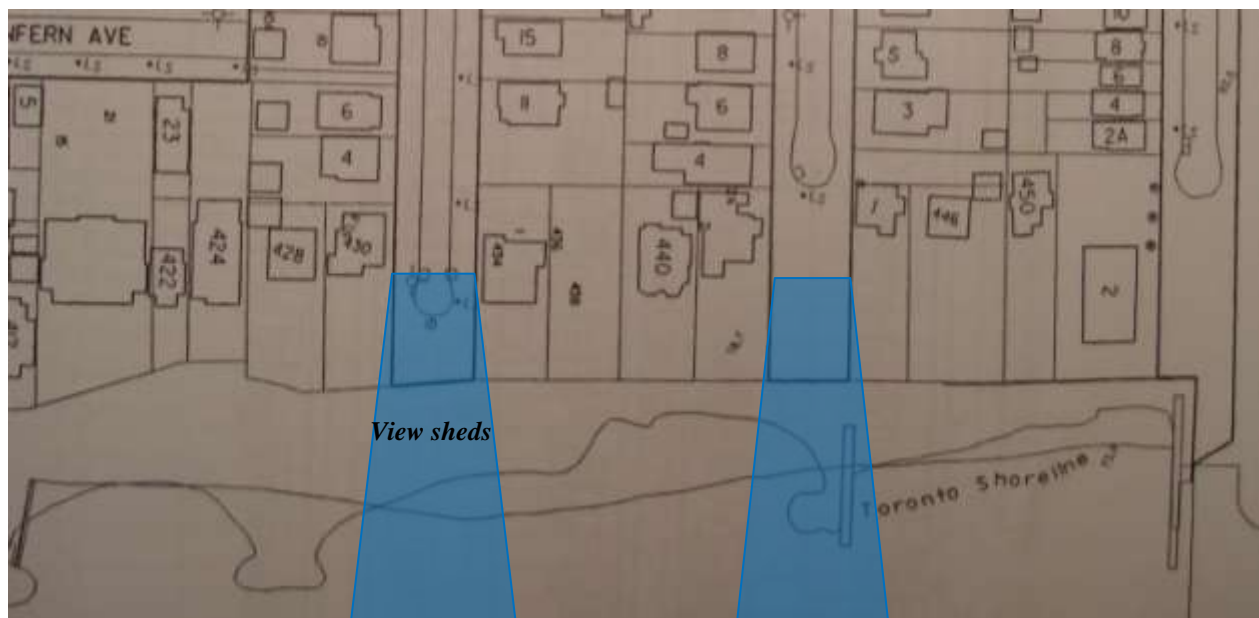


Figure 3.58
*View – Lake Ontario – Neville Park Blvd.,
June 2008*

- Views

At the south end of both Munro Park Avenue and Neville Park Boulevard there are unobstructed views of Lake Ontario, framed by trees, as shown in Figure 3.58. Figure 3.59 is an illustration of the view sheds at the end of these streets.

Figure 3.59
View sheds from the end of the streets,



3.3 Boundary of the Heritage Conservation District

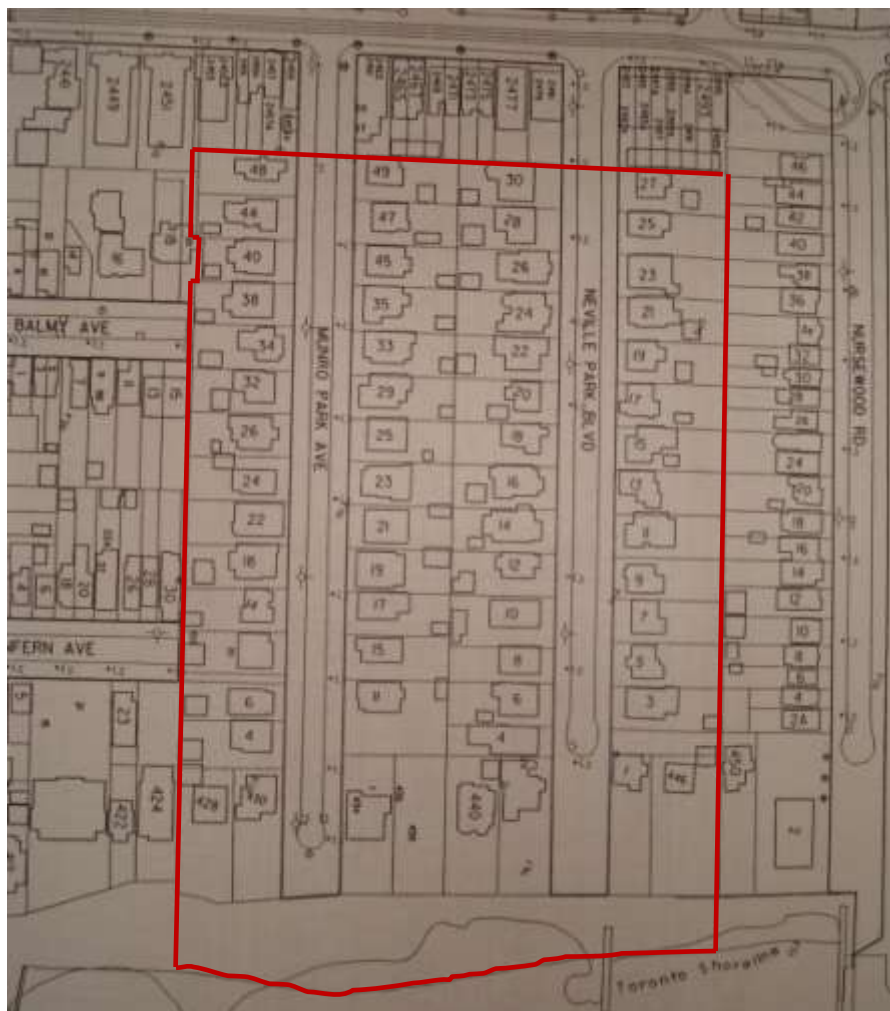


Figure 3.60
*Heritage Conservation
District Boundary*

The boundary of the study is confirmed as the boundary of the Munro Park / East Beach Heritage Conservation District. It is shown in Figure 360 and described as follows:

- North – a continuous line across the north property boundaries of 48 and 49 Munro Park Avenue and 30 and 37 Neville Park Boulevard
- West – a line across the rear lot line of properties on the west side of Munro Park Avenue and the west property line of 428 Lake Front Road, extending to the high water mark of Lake Ontario
- East - a line across the rear lot line of properties on the east side of Neville Park Boulevard and the east property line of 446 Lake Front Road, extending to the high water mark of Lake Ontario
- South – the high water line of Lake Ontario.

This boundary is confirmed for the following reasons:

- The character of the area is identifiable as described in this report and differs from the character of adjacent areas in the following respects:
 - The area to the north has a different built form character and function as shown in Figure 3.60 and in Figure 3.61.



Figure 3.61

Area Adjacent to the Heritage Conservation District – North – Queen Street (south side), Neville Park Blvd. west, March 2008

- The area to the west was developed earlier with both a different built form character, with less prevalence of the bungalow style of dwelling, and a different street orientation; its was not part of the original amusement park of Munro Park.
- Lake Ontario forms a distinctive geographic boundary on the south; and
- The area to the east, although part of the original amusement park is separated from the Munro Park/East Beach Heritage Conservation District by the remnants of the ravine. The area to the east also developed somewhat later, with a higher proportion of dwellings constructed after 1924 (Figure 3.9) than in the District. The space between dwellings also differs with the District, with a higher density of dwellings in the area to the east as shown in Figure 3.60.

3.4 Statement of Cultural Value or Interest

The following is a brief statement of the cultural value or interest of the Munro Park/East Beach Heritage Conservation District. This statement should be read in conjunction with the more detailed description of the heritage attributes of the District contained in Sections 3.1 to 3.3 of this report.

The cultural value or interest of this Heritage Conservation District arises from the historical development of the area, the architectural character of the built resources within the District and the landscape character within which those built resources are located. Residential development of this parcel of land, which slopes gently towards a bluff near the Lake Ontario shoreline, occurred following provision of streetcar service to the area and subdivision of this former amusement park site in 1910. The houses, most of which were constructed between 1910 and 1924, retain most of their important original architectural features or have been altered in a manner that supports the overall character of the District. Many of the houses were designed by Toronto architects in a variety of architectural styles current during the period of development and include such styles such as ‘Bungalow’, Edwardian Classicism, Queen Anne Revival and Dutch Colonial. The buildings, which are all single detached dwellings, range in height from 1 storey to 2 ½ storeys

The landscape character of the District, which consists of:

- an almost uniform setback of buildings from the street and each other providing a spacious, green setting for the buildings,
- a gentle slope of the land from the north end of the District down to the bluff above the Lake Ontario beach,
- a bluff clad in trees and shrubs between the built area and the Lake Ontario beach,
- a canopy of trees arching over the street framing views of Lake Ontario, and
- the remnant of a ravine on the east edge of the District,

is an essential character defining feature of the District.

4 DISTRICT PLAN - OBJECTIVES

The following are the overall objectives of the District Plan:

1. Retain heritage buildings and the character defining features of those buildings.
2. Manage change to the visible fronts and sides of all buildings so that changes are in keeping with the character of the District and the architectural style of the building whether the building is heritage or non-heritage.
3. Ensure that additions to existing buildings are to the rear of existing buildings and no higher than the roof ridge of existing buildings
4. Ensure that new buildings are in keeping with the character of the District and adjacent buildings
5. Retain the landscaped bluff above Lake Ontario and the beach in a natural state.
6. Maintain and enhance the tree canopy of the streets and the bluff.
7. Retain paved roadways and sidewalks no wider than currently exist.
8. Maintain the views of Lake Ontario at the end of each street.
9. Maintain soft landscaping in the front yards of all buildings in the District
10. Use the Guidelines in Sections 5 through 7, inclusive, to achieve the District Plan objectives.

5 DISTRICT PLAN - GUIDELINES – MANAGING CHANGE – EXISTING BUILDINGS

5.1 Building Retention

This District Plan seeks to maintain and enhance the built character of the District by:

- 5.1.1 Preventing the demolition of *heritage buildings* in the District as identified in Section 3.2.2 (Figure 3.52) of this Plan.
- 5.1.2 Permitting the demolition of non-heritage buildings in the District only when the approved design of the replacement building conforms to the District Plan and character of the District

5.2 Alterations to Existing Buildings

This section applies only to alterations to existing buildings in the District; it does not apply to proposals for additions which increase the volume of an existing structure.

Specific guidelines are preceded by a set of guiding heritage conservation principles. The principles provide the basis for the specific guidelines and are intended to provide guidance if the specific guidelines have not anticipated a particular alteration. In such situations, the guiding principles and District Plan objectives (Chapter 4) should be used to evaluate the proposal. Appendix 4 (page 87) provides information sources on good practice for the conservation of heritage buildings.

5.2.1 *Guiding principles* for alterations to existing buildings:

A. All buildings:

- i. Alterations must be consistent with the character of the District:
 - 1. Alterations should not attempt to introduce styles that are not prevalent in the District
 - 2. Alterations should be in keeping with the architectural character of the District and the building, whether heritage or non-heritage.

B. Heritage buildings:

- i. Design features of the building and site and historic building materials should be maintained.
- ii. Proposed work should be truthful both historically and architecturally.
- iii. Alterations must respect the architectural character of the building
- iv. Original heritage elements (such as doors, windows, decorative trim on the visible exterior of the building) should be:
 1. Repaired rather than replaced, or
 2. If the fabric cannot be repaired because of deterioration, it should be replaced with elements that are of the same style and similar material as the original
- v. Replacement/reconstruction of previously altered or lost features is acceptable provided that the replacement is based on documentary evidence (e.g., photographs, original architectural plans) and the style of the new feature replicates the original
- vi. Avoid the introduction of synthetic materials (vinyl or aluminum siding or trim) to the visible elevations of the building

C. Non-heritage buildings:

- i. Alterations should reflect the architectural style and character of the District but should be subtly discernable as new features.

5.2.2 *Guidelines for alterations* to all buildings, with additional requirements for heritage buildings as noted:

A. Front verandas/porches should be maintained and not be enclosed:

- i. Maintain porches and porticos – serve as a transition between the public outdoor and private interior space;

- ii. Porch and stair style, finish and detailing should reflect the original character of the building and complement the principal elevation;
- iii. Enclosing a porch that was originally open detracts from the architectural style and character of the principal elevation
- iv. On *heritage buildings*, if the veranda is deteriorated, repair with similarly styled elements of the same or similar material; if the veranda is beyond repair, reconstruct in the same style using the same or similar materials

B. **Front Entrances** should be maintained in their original location with their original features such as side lites and transoms.

- i. Encourage retention of original door trim on *heritage buildings*; if deteriorated beyond repair, replace with similarly styled trim.
- ii. Encourage retention of original doors on *heritage buildings*; if damaged, repair; if damaged beyond repair, replace with a similarly styled door.

C. **Window** styles (number of sashes and number of lites in each sash) should be appropriate to the original style of the building.

- i. Avoid replacing double sashes in a window opening with a single pane of glass.
- ii. Avoid inserting sashes with multiple lites where single paned sashes are appropriate.
- iii. Encourage replacement of inappropriate window sashes with sashes that are appropriate to the period when the building was constructed.
- iv. Encourage repair rather than replace historic window sashes.

- D. **Window openings** should not be enlarged on the front and visible side elevations.
- i. Encourage retention of original window trim on heritage buildings; when trim on heritage buildings cannot be retained because of deterioration, replace with similarly styled trim
 - ii. Encourage maintenance of original detailing around window openings of heritage buildings
- E. **Garages** should not be part of the front face or basement of the building.
- i. Do not alter the front wall of a building to create an entrance for an integral garage.
 - ii. Basements of existing buildings may not be altered to accommodate garages.
- F. **Roofs** are an important component of the visible presence of buildings in the District. Roof slopes and predominant roofing material should be maintained.
- i. Avoid introducing roofing materials, such as red clay tile, which is not characteristic of the District. Where existing buildings have used such materials, they may be maintained.
- G. **Dormer windows** are found frequently in the sloping roofs of many buildings in the District. New dormer windows may be constructed when the style of the window, both detailing and placement within the elevation of the building, are compatible with the architectural style of the building.
- H. **Chimneys** are important to the character of the District and, when visible from the street, should be maintained unless they are not part of the original plan of the building.
- i. On *heritage buildings*, chimney repairs should maintain the original height and profile of the chimney.

- I. ***Siding*** or building materials used to cover the exterior walls of the visible elevations of the building is important in defining the character of the District.
 - i. Alterations involving siding should not introduce building materials that are not in keeping with the original design/construction of the building or the character of the District.
 - ii. On *heritage buildings*, synthetic materials such as vinyl or aluminum siding, should not be used.
 - iii. Painting or cleaning of brick or stone with abrasive materials (e.g., sandblasting) is not acceptable conservation practice as it damages the exterior surface of the brick and/or exposes the brick or stone to accelerated weathering.

- J. ***Decorative trim*** such as brackets and bargeboard should be maintained, repaired when necessary and replaced in kind when it cannot be repaired.
 - i. Avoid on non-heritage buildings introducing decorative trim which is not part of the original design of the building.

- K. ***Accessibility*** - Exterior alterations to provide accessibility for persons with disabilities may be required to meet the changing needs of a building's residents. Wherever possible, such alterations should be designed:
 - i. so that they do not impair the character of the District.
 - ii. for *heritage buildings*:
 - 1. only after the character-defining spaces, features and finishes of the exterior have been identified, and
 - 2. so that the required accessibility work will not result in the loss or damage of those character defining features.

5.3 Additions to Existing Buildings

This section applies only to additions that increase the volume of an existing structure.

As in the previous section specific guidelines are preceded by a set of guiding heritage conservation principles that provide the basis for the specific guidelines. In addition they are to be used, together with the District Plan objectives, to provide guidance if the specific guidelines have not anticipated a particular addition.

5.3.1 *Guiding principles* for additions to existing buildings:

A. All Buildings:

- i. Additions should be subordinate to the principal structure in terms of height, location and massing
- ii. Any portion of the addition visible from the street should be consistent with the character of the District.
- iii. Additions should not attempt to introduce historical styles that are not prevalent in the District.
- iv. Additions should not create a building width on the front elevation or building height which is not in keeping with the character of the District and the immediate streetscape

B. *Heritage buildings:*

- i. Any portion of the addition visible from the street should be sympathetic with the architectural character of the building.
- ii. Additions should not obscure any important architectural features on the side of the building

5.3.2 *Guidelines for additions* to all buildings, with additional requirements for heritage buildings as noted:

A. *Additions to the principal structure* should be consistent with the character of the District and:

- i. Be located to the rear of and entirely behind the principal structure.
- ii. May be extended to one side on the rear of the principal structure if the addition cannot be fully accommodated in a rear extension of the principal structure, provided that the side yard condition of most of the principal structure is not reduced.
- iii. Be no higher than the roof ridge of the existing structure.
- iv. Be massed in such a way that the addition does not appear larger than the mass of the original structure.
- v. Be designed, where it is visible from the street, so that it is in keeping with:
 1. the character of the District including material, roof line and slope, ratio of solids to voids,
 2. the architectural character of the structure to which it is an addition, and
 3. the character of the immediate streetscape, taking topographic changes into consideration.
- vi. Designed, where it is visible from the street, in such a way that does not introduce historical architectural styles (e.g., Georgian, Gothic Revival, Neo-classical revival, Art Deco) which are not prevalent in the District.
- vii. On *heritage buildings*, in addition to the foregoing:
 1. Be designed to be sympathetic to the heritage structure, and
 2. Be located so as to not obscure character defining heritage features on the side of the building.

B. ***Garage*** additions should not be part of the front face of the building:

- i. Garages should be in separate structures located to the rear of the lot or, if that is not possible, as an addition set well back from the front wall of the building and be designed to meet the requirements for additions specified in this Plan.
- ii. On *heritage buildings*, garages that are attached to the principal building:
 1. On elevations of the garage that are visible from the street, should be sympathetic in style to the architectural character of the principal building, and
 2. Should not obscure character defining heritage features on the side of the building

6 DISTRICT PLAN - GUIDELINES – MANAGING CHANGE - NEW BUILDINGS

This chapter applies only to the construction of new buildings in the District.

As in Chapter five, specific guidelines are preceded by guiding heritage conservation principles which provide the basis for specific guidelines. The principles, together with the District Plan objectives, are intended to provide guidance if specific guidelines have not anticipated a particular new building.

6.1.1 *Guiding principles* for new buildings:

- A. New buildings should conform to the character of the District especially in terms of height, setback, massing, relationship of solids to voids, height of openings above grade, use of materials and architectural style.
- B. New buildings should acknowledge the effect of changes in topography when establishing conformity and fit within the District.
- C. New buildings should not attempt to introduce historical architectural styles that are not characteristic of the District and should be subtly discernable as new structures. The design of the new building should respect, and be compatible to, nearby heritage buildings, the streetscape and the overall character of the District.
- D. New buildings should maintain and enhance the District landscape character.

6.1.2 *Guidelines* for new buildings. New buildings should:

A. *Height*

- i. Have a roof ridge no higher than the roof ridge of adjacent buildings, taking topographic change into consideration; and
- ii. Not be higher than the 2 ½ storey height limit characteristic of the District.

B. *Front Yard Set back*

- i. Be no closer to the front property line than adjacent buildings, exclusive of any porch or veranda extensions on the adjacent buildings.

C. *Side Yard Set back*

- i. Be set back from the side property lines by no more than the average of the side yard set backs of adjacent properties and the immediate streetscape

D. *Width*

- i. Maintain the building width on adjacent properties and the immediate streetscape, preserving the prevailing 'building and space' rhythms within the streetscape.

E. *Ratio of Solids to voids in the front elevation*

- i. Have a similar ratio of solids (solid surface of the front and visible side elevations) to voids (windows and doors) as adjacent buildings

F. *Height of Openings above grade*

- i. Have ground, second and top floor window and door openings that are similar in the height of above grade as adjacent buildings

G. *Cladding*

- i. Have a primary cladding material on the principal and visible side elevations that is characteristic of the majority of buildings in the District – this includes red brick, stucco and stone with a red Credit Valley hue.
- ii. Differentiate between the primary siding material and the foundation material.

H. *Roof*

- i. Have a roof shape, pitch and surface material that is characteristic of roofs in the District. Mansard and flat roofs on new buildings should be avoided.

- ii. have roof materials characteristic of the majority of buildings in the District or have historical precedent in the District.

I. *Style*

- i. Not attempt to introduce historical architectural styles such as Georgian, Classical Revival, Gothic Revival, 2nd Empire or Art Moderne, which are not part of the architectural vocabulary of this District.
- ii. Should reflect the architectural style and character of the District but should be subtly discernable as a new building. The architectural style of the new building should respect, and be compatible to, adjacent or nearby heritage buildings, the streetscape and the District.

J. *Garages*

- i. New buildings must not be designed with integral garages that form part of the front wall of the building nor included in the basement of the building except on the east side of Neville Park Boulevard where the ravine feature results in the basement being at grade.
- ii. Garage functions should be accommodated in a separate structure. If that is not possible, then the garage may be a one storey side extension of the principal building set well back from the front face of the building.

7 DISTRICT PLAN - GUIDELINES – MANAGING CHANGE - LANDSCAPE CHARACTER

This chapter applies only to the landscape features in the District.

Specific guidelines are preceded by a set of guiding heritage conservation principles. The principles, together with the District Plan objectives, are intended to provide guidance if specific guidelines have not anticipated a particular landscape feature.

7.1 *Guiding principles* for landscape change within the District:

- A. All landscaping changes must maintain, and wherever possible, enhance the character of the District in both the private and public realm:
 - i. Front yards should be predominantly soft landscaping – grass, shrubs, trees and flowers.
 - ii. Driveways should be to one side of the lot and respect the existing grade.
 - iii. Maintain and enhance the street tree canopy. The provision of above grade utilities must not worsen the condition of the tree canopy.
 - iv. Maintain views of Lake Ontario from the north end of the District streets.
 - v. Maintain the bluff near Lake Ontario in a natural state except where stair structures are required at the ends of road rights-of-way to provide beach access.
 - vi. The beach should remain as natural as possible, with no new structures being located in the beach area

7.2 The Private Realm

This section applies to privately owned lands within the District and includes front yards, driveways, private lanes and a portion of the Lake Ontario bluff.

7.2.1 **Front yards** should be predominantly soft landscaping:

- A. Front yards should be predominantly any or all of the following soft landscaping elements:

- grass;
- flowers;
- shrubs;
- trees; and
- low hedging. .

In addition to those soft landscaping elements, the front yard may include:

- low retaining walls, when required, to deal with grade changes,
 - a driveway (the width of one car) located to the side of the front yard, when a driveway is required; and
 - a narrow walkway leading to the front entrance or porch.
- B. Property owners are encouraged to retain and preserve existing shrubs, hedging and trees.
- C. Where new shrubs or trees must be planted, property owners are encouraged to plant such trees and shrubs traditionally planted in the District (except Norway Maple, *Acer platanoides*, and Manitoba Maple, *Acer negundo*, which are not suitable for replanting). A list of suggested trees and shrubs is contained in Appendix 1 (page 83).
- D. Front yards must not be used to accommodate parking pads.
- E. Front yard fencing is not characteristic of the District and is discouraged. Where such fencing is required, it should be low enough to permit public viewing of the front yard and house.

7.2.2 **Driveways** should respect the existing topography of the area.

- A. Property owners are encouraged to maintain the existing driveway grades.
- B. Driveways should not be below the grade of the sidewalk in front of the property and should be close to the front yard grade except where existing topography requires otherwise such as the east side of Neville Park Boulevard.

C. Where *trees* that form part of the street canopy are located on private property:

- i. Property owners are encouraged to maintain those street trees.
- ii. When such street trees need replacing or where there is a gap in the canopy that could be filled with a new tree on private property, property owners are encouraged to plant trees traditionally planted in the District (except Norway and Manitoba Maple) and listed in Appendix 2 (page 84).

7.2.3 The *bluff* that forms a distinct physical feature between the largely private residential realm of the District and the public realm of the beach:

- A. Should be maintained in a natural or landscaped state.
- B. Should not be altered, cut into or diminished to accommodate new buildings or structures or extensions to existing buildings or structures.

7.2.4 Several *private lanes* exist in association with the properties fronting on Lake Ontario. These lanes should be enhanced with the planting of trees traditionally planted in the District and listed in Appendix 1.

7.3 The Public Realm

This section applies to all publicly owned lands within the District and includes streets, sidewalks, other lands within the public right-of-way and portions of the bluff.

7.3.1 Where *trees* that form part of the street canopy are located on public property:

- A. The City should maintain those street trees.
- B. When such street trees need to be replaced or where there is a gap in the canopy that could be filled with a new street tree on public property, the city should

plant trees traditionally planted in the District (except Norway and Manitoba Maple) and listed in Appendix 2 (page 84).

- 7.3.2 The portion of the **bluff** in public ownership should be maintained in a natural state except to accommodate stairs for pedestrian access from the ends of Munro Park Avenue and Neville Park Boulevard to the beach. The planting of new trees or shrubs should not obscure the views of the Lake from the District streets.
- 7.3.3 **Views** of Lake Ontario at the south end of Munro Park Avenue and Neville Park Boulevard should be maintained.
- 7.3.4 The **width of the paved surface of the streets and sidewalks** of Munro Park Avenue and Neville Park Boulevard should be maintained. The wider street surface of Neville Park Boulevard is associated with the streetcar which once ran on the street.
- 7.3.5 Since the south end of Neville Park Boulevard terminates some distance from the bluff, there is a **parkette** in the road right-of-way. This parkette should be maintained as a green area but views of the Lake should not be obscured by new tree or shrub plantings in it.
- 7.3.6 Wherever possible, wooden **utility poles** should be retained and any new or changed utility service should not damage the street tree canopy.
- 7.3.7 Any changes to **driveway entrances** should be carefully planned to ensure that compaction of street tree root systems does not occur.
- 7.3.8 **Street signs** should include the identification of this area as a heritage conservation district.
- 7.3.9 The **beach area** of the District should remain in a natural state free of any structures except those required to stabilize the area in response to wave action and lake currents.

8. DISTRICT PLAN – IMPLEMENTATION

8.1. Heritage Permits

8.1.1. Actions that do not require a heritage permit

As designation under Part V of the *Ontario Heritage Act* does not affect the interiors of buildings, ***interior alterations do not require a heritage permit***, provided that such alterations do not change any of the windows visible from the street.

In accordance with chapter 103 of the Toronto Municipal Code, the following actions do not require a heritage permit:

- A. Painting of wood, stucco or metal finishes on the exterior of a building; the painting of brick requires a heritage permit because of the potential for long term damage to bricks from painting.
- B. Repair of existing features, including roofs, wall cladding, dormers, creating cupolas, cornices, brackets, columns, balustrades, porches and steps, entrances, windows, foundation, and decorative wood, metal, stone or terra cotta provided that the same type of materials are used and provided that the repairs replicate the existing appearance of the building element.
- C. Reroofing, provided that the same roofing material (such as asphalt, clay tile, slate or wood) is used.
- D. Installation of eavestroughs, including downspouts.
- E. Weatherproofing, including installation of removable storm windows and doors, caulking and weatherstripping.
- F. Installation of exterior lights.
- G. Any alteration that is not visible from a street.

In addition to the above exemptions from a heritage permit as permitted by the Municipal Code, the following exemptions are also permitted in this Heritage Conservation District:

- H. Installation of satellite dishes provided that such dishes are not visible from the street.
- I. General landscape maintenance in the front and visible side yards including:
 - i. Pruning of trees and shrubs,
 - ii. Replacing trees, shrubs, flowers, grass with similar plant material,
 - iii. Replacing deteriorated walkways, driveways and retaining walls with elements of a similar dimension.
- J. Any landscaping in the rear yard.

8.1.2. Actions that require a heritage permit, but not Council approval

In accordance with the Toronto Municipal Code, the following actions may be approved by City staff, subject to Council retaining its authority to approve a heritage permit as specified in clause 103-22 B of the Municipal Code:

- A. Any work, including alterations and additions, not included in sections 8.1.1 and 8.1.3 of this report that is in conformity with the District Plan and maintains the character of the District. This would include:
 - i. Changing the glazing pattern of windows,
 - ii. Introducing new materials to the exterior of the building,
 - iii. Changes to the appearance (excluding paint colours) of the visible front of the building such as the construction of dormer windows.
 - iv. New front yard landscaping.
 - v. New accessory buildings not visible from the street.

8.1.3. Actions that require Council approval

The following work will require the approval of City Council:

- A. Demolition of a building within the District.
- B. Construction of a new building within the District, excluding accessory buildings that are not visible from the street.
- C. Alterations and additions that do not conform to the District Plan.

8.1.4. Appealing City Council's Decision

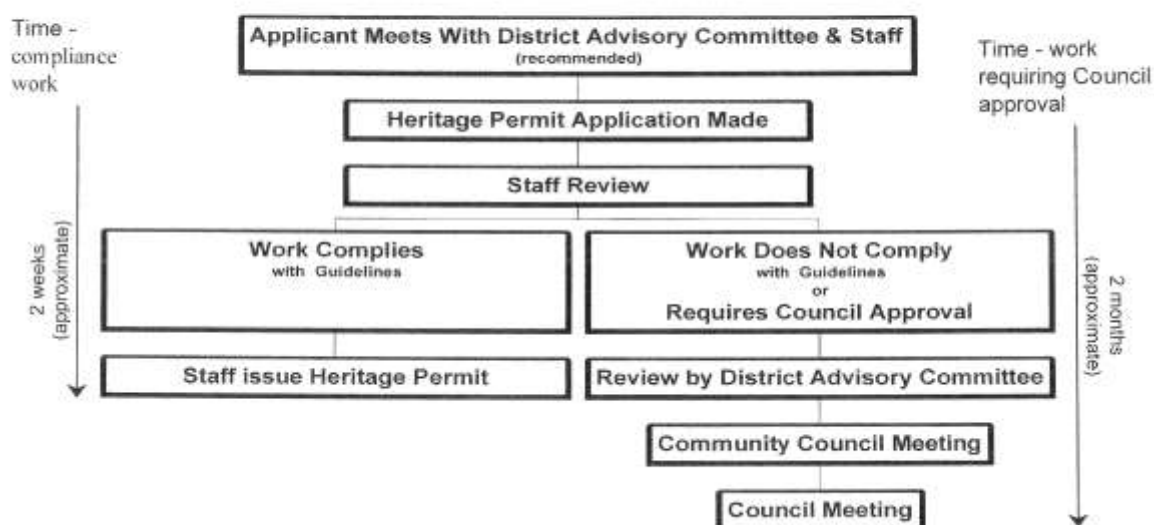
Section 42(6) of the *Ontario Heritage Act* permits the owner of a property to appeal Council's decision to refuse a heritage permit for the demolition, alteration or erection of a building or the alteration of a property or the conditions attached to a heritage permit granted by Council to the Ontario Municipal Board within 30 days of receiving Council's decision on the application.

8.1.5. Overview of the Permit Process

The following chart provides an overview of the heritage permit process, showing the two streams in the approval process – work that complies with the District Plan and work that does not comply. An application that complies with the District Plan will take approximately two weeks to process, while an application that does not comply will take at least two months for a Council decision.

It is recommended that, before an application is made for a heritage permit, the applicant meet with City heritage staff to discuss the proposal.

Heritage Permit Application Process



Information requirements for a Heritage Permit

The following information must be submitted when an application is made to the City.

- A. Name and address of owner,
- B. For additions and new buildings, location of the work on a property survey,
- C. Sketches or plans of the proposed work relative to the existing structure,
- D. Photographs of the existing building,
- E. Any heritage research including historic photographs/plans supporting the application,
- F. For a new building, a sketch, including photographs to show how the proposed building relates to adjacent buildings and the existing streetscape,
- G. A statement or description of how the proposal meets the District Plan objectives and guidelines, and
- H. Signed authorization from the property owner for the application.

Failure to include all of the required information could delay processing of the application and will mean that the application is not complete for the purposes of the time lines specified in the *Ontario Heritage Act*.

Should the City determine that a heritage impact assessment is required in support of a heritage permit application, the heritage impact assessment must demonstrate:

- A. That the proposal conforms to heritage character of the District as defined in the District Plan, and
- B. Where the proposal does not meet one or more of the guidelines of the District Plan,
 - i. Why the proposal cannot be revised to meet the guidelines, and
 - ii. what impact the construction of the proposal will have on:
 - 1. Adjacent and nearby properties,
 - 2. the Heritage Conservation District as a whole.

8.2. A District Advisory Committee

It is recommended that a District Advisory Committee be established in a manner and with a role similar to other District Advisory Committee's that have been established elsewhere in the City.

The District Advisory Committee will have the following composition and role:

- Group of not more than 6 property owners of the District.
- Reviews applications for compliance with guidelines
- Advises staff on applications – The recommendation of the District Advisory Committee will be included in any report submitted by City heritage staff to the Toronto Preservation Board and to City Council.
- Advises staff on issues related to the District Plan arising in the District.
- Promotes good heritage conservation practice within the District.
- Meets on a regular basis or through the internet as proposals are received.

8.3. Recommended Amendments to the City's Official Plan

No amendments are recommended to the City's Official Plan. This Heritage Conservation District Plan complies with and supports the policies of the City's Official Plan.

8.4. Recommended Amendments to the City's Zoning By-law

Once the Heritage Conservation District designation and Plan come into force, where there is a conflict between the District Plan and a municipal by-law, such as the Zoning By-law, the requirements of the Heritage Conservation District Plan "prevails to the extent of the conflict, but in all other respects the by-law {such as the Zoning By-law} remains in force."

Notwithstanding the precedence of the Heritage Conservation District Plan over the Zoning By-law, it is recommended that the Zoning By-law be amended as follows:

- A. Maximum Height – reduce from 12 metres to 10 metres.

Reason: Twelve metres is the approximate equivalent of four residential storeys. The character of the District is not more than 2 ½ residential stories. At 10 metres, the zoning by-law maximum would be the equivalent of approximately 3 residential storeys.

- B. Enclosure of Verandas – change from permitted to not permitted on front verandas

Reason: The character of the District is for front verandas to be open. Enclosing front verandas does not maintain the character of the District.

- C. Integral garages – prohibit where the entrance of the garage forms part of the front wall of the building.

Reason: Although the Zoning By-law prohibits integral garages on lots less than 7.62 metres or where the integral garage would be below grade and the entrance of the garage would be in the front wall of the building, it does not prohibit integral garages at grade with an entrance in the front wall of the building. Such garages are not characteristic of the District; in fact they are more characteristic of modern suburban development. Integral garages with an entrance on the front wall of a building should not be permitted in this District.

- D. Duplex – change from permitted to not permitted.

Reason: Duplexes are a built form that is not found in the District and construction of duplexes would be inconsistent with the character of the District.

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Appendix No. 1 New Tree and Shrubs for Front and Side Yards in a Heritage Conservation District

TREES	
Deciduous	
Acer saccharinum	Silver Maple (including cutleaf varieties)
Acer saccharum	Sugar Maple
Aesculus hippocastanum	Horse Chestnut
Betula papyrifera	Paper Birch
Carpinus caroliniana	Ironwood
Cercis canadensis	Eastern Redbud
Fraxinus pennsylvanica	Green Ash
Ginkgo biloba	Ginkgo (male only)
Gleditsia triacanthos var. inermis	Honey Locust
Juglans spp.	Walnut
Larix laricina	Larch
Malus spp.	Crabapple
Platanus x acerifolia	London Plane Tree
Quercus rubra	Red Oak
Robinia pseudoacacia	Black Locust
Sorbus aucuparia	Mountain Ash
Tilia spp.	Linden
Coniferous	
Picea abies	Norway Spruce
Picea pungens 'glauca'	Colorado Blue Spruce
Pinus strobus	White Pine
Pinus sylvestris	Scots Pine
Thuja occidentalis	White Cedar
SHRUBS	
Buddleja	Butterfly Bush
Forsythia x intermedia	Forsythia
Hibiscus syriacus	Rose of Sharon
Hydrangea spp.	White flowering varieties such as 'Annabelle', 'Peegee' and 'Snowhill'
Spiraea prunifolia	Bridalwreath Spirea
Syringa vulgaris	Common Lilac
Viburnum spp.	Viburnum

Source: Cabbagetown Heritage Conservation Districts, Heritage Character Statement and District Plan.

Appendix 2 Trees Suitable for Street Use in a Heritage Conservation District

TREES	
<i>Acer saccharinum</i>	Silver maple (including cutleaf varieties)
<i>Acer saccharum</i>	Sugar maple
<i>Aesculus hippocastanum</i>	Horse chestnut
<i>Carpinus caroliniana</i>	Ironwood
<i>Catalpa speciosa</i>	Northern Catalpa
<i>Fraxinus americana</i>	White Ash
<i>Fraxinus pennsylvanica</i>	Green ash
<i>Ginkgo biloba</i>	Ginkgo (male only)
<i>Gleditsia triacanthos</i> var. <i>inermis</i>	Honey locust
<i>Juglans nigra</i>	Black Walnut
<i>Sorbus aucuparia</i>	European Mountain Ash

Source: Cabbagetown Heritage Conservation Districts, Heritage Character Statement and District Plan.

Appendix 3 Extracts from the *Ontario Heritage Act* relating to Heritage Conservation Districts

Scope of Heritage Conservation District 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

HCD Plan requirements:

- 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.

Consultation

- 41.1 (6) Before a by-law adopting a heritage conservation district plan is made by council of a municipality under subsection 41(1) or under subsection (2), the council shall ensure that,
- a) information relating to the proposed heritage conservation district plan, including a copy of the plan, is made available to the public;
 - b) at least one public meeting is held with respect to the proposed heritage conservation district plan; and
 - c) if the council of the municipality has established a municipal heritage committee under section 28, the committee is consulted with respect to the proposed heritage conservation district plan.

Permit Required Once HCD in place

42. (1) 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.
42. (2) Despite subsection (1), the owner of a property situated in a designated heritage conservation district may, without obtaining a permit from the municipality, carry out such minor alterations or classes of alterations as are described in the heritage conservation district plan in accordance with clause 41.1 (5) (e) to any part of the property in respect of which a permit would otherwise be required under subsection (1).

Power of Heritage Conservation District Designation

- 41.2 (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
- 41.2 (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.

Appendix 4 Sources of Information on Good Conservation Practice:

Parks Canada, *Standards and Guidelines for the Conservation of Historic Places in Canada*, available on-line at www.pc.gc.ca

United States National Parks Services, Department of the Interior, Preservation Briefs, available on-line at www.nps.gov/history/hps/tps/briefs/presbhom.htm :

01: **Assessing Cleaning and Water-Repellent Treatments** for Historic Masonry Buildings

02: **Repointing Mortar Joints** in Historic Masonry Buildings

03: **Conserving Energy** in Historic Buildings

04: **Roofing** for Historic Buildings

06: **Dangers of Abrasive Cleaning** to Historic Buildings

07: The Preservation of Historic Glazed Architectural **Terra-Cotta**

09: The Repair of Historic **Wooden Windows**

10: Exterior **Paint Problems** on Historic Woodwork

13: The Repair and Thermal Upgrading of Historic **Steel Windows**

14: New **Exterior Additions** to Historic Buildings: Preservation Concerns

15: Preservation of Historic **Concrete**: Problems and General Approaches

16: The Use of **Substitute Materials** on Historic Building Exteriors

19: The Repair and Replacement of Historic **Wooden Shingle Roofs**

22: The Preservation and Repair of Historic **Stucco**

24: **Heating, Ventilating, and Cooling** Historic Buildings: Problems and Recommended Approaches

27: The Maintenance and Repair of Architectural **Cast Iron**

29: The Repair, Replacement, and Maintenance of Historic **Slate Roofs**

30: The Preservation and Repair of Historic **Clay Tile Roofs**

33: The Preservation and Repair of Historic **Stained and Leaded Glass**

35: Understanding Old Buildings: The Process of Architectural **Investigation**

36: Protecting **Cultural Landscapes**: Planning, Treatment and Management of Historic Landscapes

37: Appropriate Methods of Reducing **Lead-Paint Hazards** in Historic Housing

39: Holding the Line: Controlling Unwanted **Moisture** in Historic Buildings

40: Preserving Historic **Ceramic Tile** Floors

42: The Maintenance, Repair and Replacement of **Historic Cast Stone**

44: The Use of **Awnings** on Historic Buildings: Repair, Replacement and New Design