



STAFF REPORT ACTION REQUIRED

6-16 Glen Road – Amendment to Reasons for Designation and Passage of Designating By-law under Part IV, Section 29 of the Ontario Heritage Act

Date:	July 16, 2010
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Policy & Research, City Planning Division
Wards:	Toronto Centre-Rosedale – Ward 28
Reference Number:	P:\2010\Cluster B\PLN\HPS\TEYCC\te 08 17 10\teHPS17

SUMMARY

This report recommends that City Council amend the Reasons for Designation for the properties at 6-16 Glen Road (Glen Road Houses) as adopted by City Council at its meeting of November 19 and 20, 2007, and that City Council pass the by-law designating the properties at 6-16 Glen Road under Part IV, Section 29 of the Ontario Heritage Act.

On December 7, 2007, City Council served notice of its intention to designate the properties at 6-16 Glen Road under Part IV, Section 29 of the Ontario Heritage Act. The representatives of the owners of the Glen Road properties submitted an objection to the notice of intention to designate and the matter was referred to the Conservation Review Board. The owners have now agreed to withdraw their objection subject to minor revisions to the original Reasons for Designation (Attachment No. 3) and their replacement by the revised Reasons for Designation (Attachment Nos. 4-6).

Heritage Preservation Services is satisfied that the revised Reasons for Designation will ensure that the properties' cultural heritage values and attributes are preserved.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council adopt the revised Reasons for Designation as set out in Attachment Nos. 4-6 of this report.
2. Upon receipt of the owners' withdrawal of their notice of objection, City Council authorize the City Solicitor to introduce a bill in Council with the amended Reasons for Designation as set out in Attachment Nos. 4-6, designating the properties under Part IV, Section 29 of the Ontario Heritage Act.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The properties at 6-16 Glen Road were included on the City of Toronto Inventory of Heritage Properties in July 1974. In 2007, the three pairs of semi-detached house form buildings stood vacant and in a state of disrepair, and there was concern in the community for their future. To control the demolition of the buildings and the potential redevelopment of the sites, at its meeting of November 19 and 20, 2007, City Council stated its intention to designate the six properties under Part IV, Section 29 of the Ontario Heritage Act.

ISSUE BACKGROUND

Following Council's statement of intention to designate the properties at 6-16 Glen Road, the property owners objected to the proposed designations and the matter was referred to the Conservation Review Board in 2008. Since that time, the Conservation Review Board has convened a number of pre-hearing conferences, the buildings have been stabilized by the owners, and the City and the owners' representatives have met to discuss the preservation and potential redevelopment of the sites. As a result of these discussions, the City and the owners' legal representatives have agreed that minor changes to the Reasons for Designation would address the owners' concerns while preserving the properties' cultural heritage values and attributes. With these revisions, the owners have agreed to withdraw their objection, allowing the designating by-laws to be passed.

COMMENTS

At the request of the property owners' representatives and with the agreement of staff, the Reasons for Designation have been revised to clarify that the rear (west) wings of the semi-detached houses are not included as heritage attributes. This will enable the owners to redevelop the properties by placing new construction behind the heritage buildings.

In accordance with current practice, the original Reasons for Designation have been split into three parts, so that the properties containing the three pairs of semi-detached house form buildings will be covered by three rather than one designating by-law. However, the values and attributes described in the revised Reasons for Designation remain the same, apart from the clarification that the rear (west) wings are not included as heritage attributes.

The original Reasons for Designation (2007) are attached as Attachment No. 3, while the revised Reasons for Designation (2010) for the designating by-laws are found in Attachment Nos. 4-6.

With these revisions to the Reasons for Designation, the properties at 6-16 Glen Road still meet Regulation 9/06, the criteria developed by the Province of Ontario for municipal designation. To warrant designation under Part IV, Section 29 of the Ontario Heritage Act, a property must meet “one or more” of the criteria under any of, but not necessarily all of the categories of Design/Physical, Historical/Associative, and Contextual Value. The properties at 6-16 Glen Road retain their cultural heritage values under the categories of design, associative and contextual value as stated in the Revised Reasons for Designation.

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

CONTACT

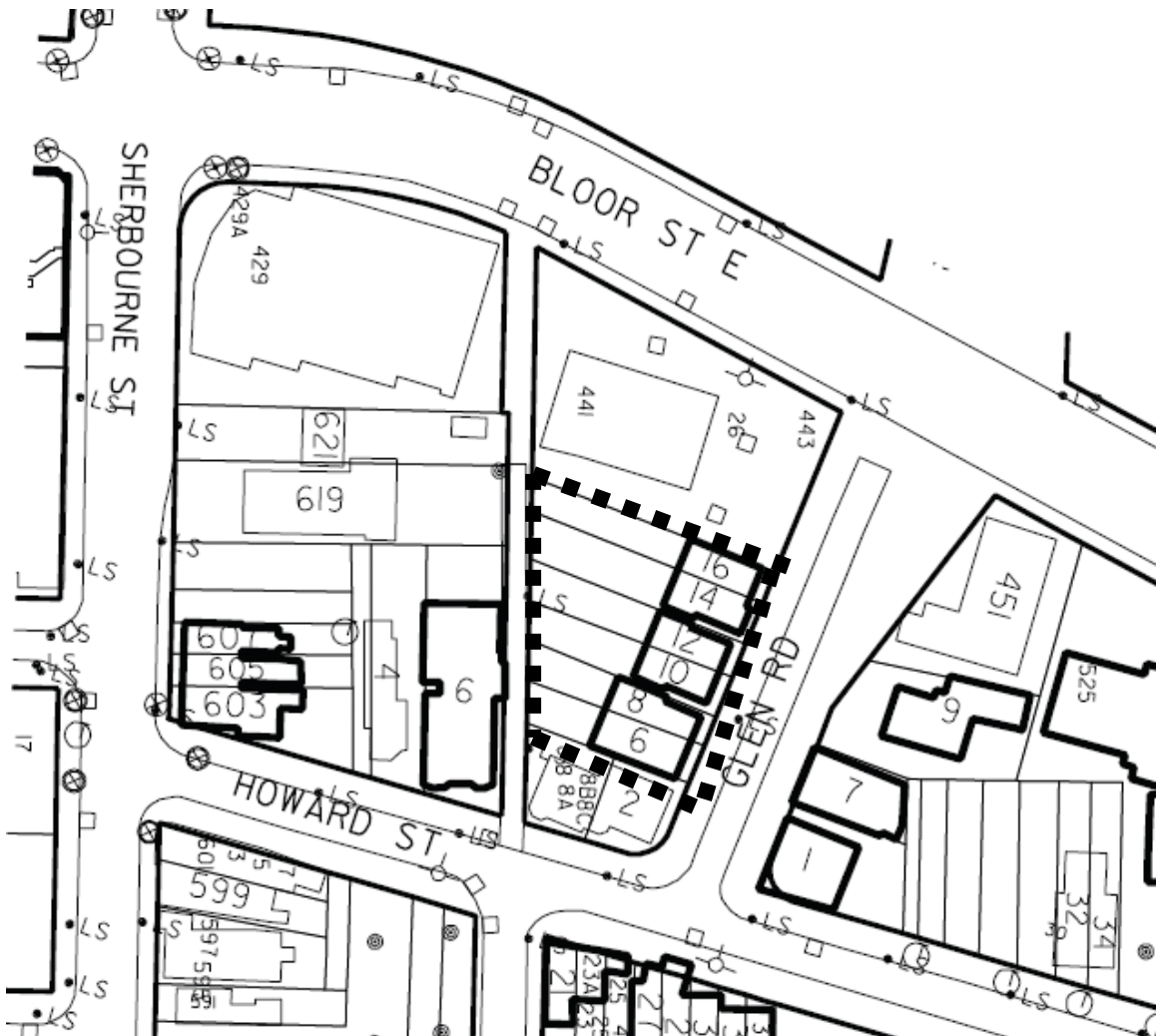
Mary L. MacDonald, Acting Manager
Heritage Preservation Services
Tel: 416-338-1079
Fax: 416-392-1973
E-mail: mmacdon7@toronto.ca

SIGNATURE

Kerri A. Voumvakis, Acting Director
Policy and Research
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2A-B – Photographs
Attachment No. 3 – Original Reasons for Designation
Attachment No. 4 – Revised Reasons for Designation, 6-8 Glen Road
Attachment No. 5 – Revised Reasons for Designation, 10-12 Glen Road
Attachment No. 6 – Revised Reasons for Designation, 14-16 Glen Road



The location of the properties at 6-16 Glen Road are shown within the dotted outline.

This location map is for information purposes only
the exact boundaries of the properties are not shown.



6 & 8 Glen Road



10 & 12 Glen Road



14 & 16 Glen Road



This photograph of the semi-detached houses at 6 and 8 Glen Road shows the side elevation (north) of #8 Glen Road, where the rear (west) west wing projects north and west of the main body of the house (which is covered by a gable roof). The flat-roofed two-storied wing is indicated by the **arrow**. The three pairs of semi-detached houses at 6-16 Glen Road were built at the same time and are virtually identical in plan. For all of the semi-detached houses at 6-16 Glen Road, the rear (west) two-storey flat-roofed wings are not included in the Revised Reasons for Designation.

The Original Reasons for Designation (2007), printed below and showing the revisions to the heritage attributes sections of the text highlighted in bold, are to be replaced by the Revised Reasons for Designation (2010).

The Revised Reasons for Designation (2010) have been reformatted to create three separate sets of Reasons for Designation (for 6-8, 10-12 and 14-16 Glen Road) for the designating by-laws. However, the heritage values and attributes remain the same as in the Original Reasons for Designation (2007), apart from the exclusion of the rear (west) wings, as specified below.

Glen Road Houses

Description

The six properties at 6, 8, 10, 12, 14 and 16 Glen Road are worthy of designation under Part IV of the Ontario Heritage Act, and meet the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. The three pairs of semi-detached 2½-storey house form buildings are located on the west side of Glen Road, north of Howard Street. Constructed on land formerly owned by Edgar Jarvis whose family developed the Rosedale neighbourhood, the Glen Road Houses were in place by September 1884 according to the tax assessment rolls. At that time, all but one of the units remained vacant and in the ownership of William Muir and Arthur Coleman, who developed the sites. The occupants in 1885 included merchants, an estate agent, and the owner of a livery stable. The six properties were listed on the City of Toronto Inventory of Heritage Properties in 1974, along with the other remaining buildings along this short stretch of Glen Road.

Statement of Cultural Heritage Value

The Glen Road Houses have design value as a surviving group of late 19th century house form buildings with patterned brickwork that are indicative of the style of residential buildings that were once prominent on Sherbourne Street and in the adjoining neighbourhood. The pairs of dwellings at 6-8 and 10-12 Glen Road are almost identical (excluding the detailing on the verandahs), while the houses at 14-16 Glen Road have different window types. Photographs in the collection of the City of Toronto Archives dating to 1913 reveal that the buildings retain most of their original features, with the pair of houses at 6-8 Glen Road displaying pattern brickwork, bargeboard and verandah detailing

Historically, the Glen Road Houses are integral parts of the collection of late 19th and early 20th century residential buildings along the street. The similar semi-detached houses at 18-20 and 22-24 Glen Road were demolished with other buildings for the

eastward extension of Bloor Street East and the widening of the Glen Road Bridge to Rosedale, making the survival of the Glen Road Houses more significant.

The three pairs of semi-detached houses at 6-16 Glen Road are also important in context with the other surviving buildings on Glen Road, where the Roslyn Apartments (1911) at #1 and #7 and the house form building (1888) designed by Eden Smith at #9 are also identified on the City's heritage inventory. Directly east, St. Simon's Anglican Church (1888) at 40 Howard Street (now known as 525 Bloor Street East) is designated under Part IV of the Ontario Heritage Act, while a number of single and semi-detached houses on Howard Street are also recognized heritage properties.

Heritage Attributes

6 and 8 Glen Road

The heritage attributes of the Glen Road Houses related to their design significance as good examples of late 19th century residential housing that form a cohesive group on the street are found on the exterior walls and roofs, consisting of:

- The 2½-storey structures covered by gable roofs with brick chimneys on the ends and cross gables with bargeboard on the east slopes
- The red brick cladding with contrasting yellow brick detailing, and the brick and wood trim
- The organization of the principal (east) façades as mirror images, with the main entrances placed in the centre and protected by an open single-storey wood verandah with columns, cornice and decorative spoolwork (the wood balustrade between the two units has been removed)
- On either side of the entries, the 2½-storey frontispieces under the cross gables where the first floor has bay windows with cornices and segmental-arched window openings with brick voussoirs
- The segmental-arched window openings with brick voussoirs across the second storey, where the openings above the entries are slightly wider in size
- The diminutive round-arched window openings in the attic level

The two-storey flat-roofed wings attached to the rear (west) walls of the semi-detached house form buildings at 6 and 8 Glen Road are not identified as heritage attributes in the Reasons for Designation.

10 and 12 Glen Road

The heritage attributes of the Glen Road Houses related to their design significance as good examples of late 19th century residential housing that form a cohesive group on the street are found on the exterior walls and roofs, consisting of:

- The 2½-storey structures covered by gable roofs with brick chimneys on the ends and cross gables with bargeboard on the east slopes
- The red brick cladding with contrasting yellow brick detailing, and the brick and wood trim (the east façades have been painted)
- The organization of the principal (east) façades as mirror images, with the main entrances placed in the centre and protected by an open single-storey wood verandah with brick piers and wood columns supporting a cornice (the wood balustrade has been removed from #10)
- On either side of the entries, the 2½-storey frontispieces under the cross gables where the first floor has bay windows with cornices and segmental-arched window openings with brick voussoirs
- The segmental-arched window openings with brick voussoirs across the second storey, where the openings above the entries are slightly wider in size
- The diminutive round-arched window openings in the attic level

The two-storey flat-roofed wings attached to the rear (west) walls of the semi-detached house form buildings at 10 and 12 Glen Road are not identified as heritage attributes in the Reasons for Designation.

14 and 16 Glen Road

The heritage attributes of the Glen Road Houses related to their design significance as good examples of late 19th century residential housing that form a cohesive group on the street are found on the exterior walls and roofs, consisting of:

- The 2½-storey structures covered by gable roofs with brick chimneys on the ends and cross gables on the east slopes
- The red brick cladding with contrasting yellow brick detailing, and the brick and wood trim (although the houses have been painted, the polychromatic brickwork remains visible)
- The organization of the principal (east) façades, with the main entrances placed in the centre and featuring segmental-arched door openings with paired wood doors and transoms
- The open single-storey verandah protecting the entries
- On either side of the entries, the 2½-storey frontispieces under the cross gables where the first floor has single-storey bay windows with cornices
- On the bay windows, the single oversized segmental-arched window opening on #14 and the pair of segmental-arched window openings on #16, all with brick voussoirs
- In the second storey, the segmental-arched window openings with brick voussoirs, apart from the oriel window on #14
- The diminutive round-arched window openings in the attic level

The two-storey flat-roofed wings attached to the rear (west) walls of the semi-detached house form buildings at 14 and 16 Glen Road are not identified as heritage attributes in the Reasons for Designation.

Glen Road Houses

Description

The properties at 6 and 8 Glen Road are worthy of designation under Part IV of the Ontario Heritage Act and meet the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. The pair of semi-detached 2½-storey house form buildings are located on the west side of Glen Road, north of Howard Street. Constructed on land formerly owned by Edgar Jarvis whose family developed the Rosedale neighbourhood, the Glen Road Houses were part of a group of six semi-detached houses at 6-16 Glen Road that were in place by September 1884 according to the tax assessment rolls. At that time, all but one of the units remained vacant and in the ownership of William Muir and Arthur Coleman, who developed the sites. The occupants in 1885 included merchants, an estate agent, and the owner of a livery stable. The properties at 6 and 8 Glen Road were listed on the City of Toronto Inventory of Heritage Properties in 1974, along with other remaining buildings along this short stretch of Glen Road.

Statement of Cultural Heritage Value

The Glen Road Houses have design value as a pair of surviving late 19th century semi-detached house form buildings with patterned brickwork that are indicative of the style of residential buildings that were once prominent on Sherbourne Street and in the adjoining neighbourhood. The pair of dwellings at 6 and 8 Glen Road are almost identical to their neighbours at 10 and 12 Glen Road, excluding the detailing on the verandahs. Photographs in the collection of the City of Toronto Archives dating to 1913 reveal that the buildings retain most of their original features, with the pair of houses at 6 and 8 Glen Road displaying pattern brickwork, bargeboard and verandah detailing

Historically, the Glen Road Houses are integral parts of the collection of late 19th and early 20th century residential buildings along the street. The similar semi-detached houses at 18-20 and 22-24 Glen Road were demolished with other buildings for the eastward extension of Bloor Street East and the widening of the Glen Road Bridge to Rosedale, making the survival of the Glen Road Houses more significant.

The pair of semi-detached houses at 6 and 8 Glen Road, together with their neighbours at 10-16 Glen Road, are important in context with the other surviving buildings on the street, where the Roslyn Apartments at #1 and #7 and the house form building designed by Eden Smith at #9 are also identified on the City's heritage inventory. Directly east, St. Simon's Anglican Church at 40 Howard Street (now known as 525 Bloor Street East) is designated under Part IV of the Ontario Heritage Act, while a number of single and semi-detached houses on Howard Street are also recognized heritage properties.

Heritage Attributes

The heritage attributes of the properties at 6 and 8 Glen Road are:

- The 2½-storey structures covered by gable roofs with brick chimneys on the ends and cross gables with bargeboard on the east slopes
- The red brick cladding with contrasting yellow brick detailing, and the brick and wood trim
- The organization of the principal (east) façades as mirror images, with the main entrances placed in the centre and protected by an open single-storey wood verandah with columns, cornice and decorative spoolwork (the wood balustrade between the two units has been removed)
- On either side of the entries, the 2½-storey frontispieces under the cross gables where the first floor has bay windows with cornices and segmental-arched window openings with brick voussoirs
- The segmental-arched window openings with brick voussoirs across the second storey, where the openings above the entries are slightly wider in size
- The diminutive round-arched window openings in the attic level

The two-storey flat-roofed wings attached to the rear (west) walls of the semi-detached house form buildings at 6 and 8 Glen Road are not identified as heritage attributes in the Reasons for Designation.

Glen Road Houses

Description

The properties at 10 and 12 Glen Road are worthy of designation under Part IV of the Ontario Heritage Act, and meet the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. The pair of semi-detached 2½-storey house form buildings are located on the west side of Glen Road, north of Howard Street. Constructed on land formerly owned by Edgar Jarvis whose family developed the Rosedale neighbourhood, the Glen Road Houses were part of a group of six semi-detached houses at 6-16 Glen Road that were placed by September 1884 according to the tax assessment rolls. At that time, all but one of the units remained vacant and in the ownership of William Muir and Arthur Coleman, who developed the sites. The occupants in 1885 included merchants, an estate agent, and the owner of a livery stable. The properties at 10 and 12 Glen Road were listed on the City of Toronto Inventory of Heritage Properties in 1974, along with other remaining buildings along this short stretch of Glen Road.

Statement of Cultural Heritage Value

The Glen Road Houses have design value as a pair of surviving late 19th century house form buildings with patterned brickwork that are indicative of the style of residential buildings that were once prominent on Sherbourne Street and in the adjoining neighbourhood. The pair of dwellings at 10 and 12 Glen Road are almost identical to their neighbours at 6 and 8 Glen Road, excluding the detailing on the verandahs. Photographs in the collection of the City of Toronto Archives dating to 1913 reveal that the buildings retain most of their original features.

Historically, the Glen Road Houses are integral parts of the collection of late 19th and early 20th century residential buildings along the street. The similar semi-detached houses at 18-20 and 22-24 Glen Road were demolished with other buildings for the eastward extension of Bloor Street East and the widening of the Glen Road Bridge to Rosedale, making the survival of the Glen Road Houses more significant.

The pair of semi-detached houses at 10 and 12 Glen Road are important in context with the other surviving buildings on Glen Road, where the Roslyn Apartments at #1 and #7 and the house form building designed by Eden Smith at #9 are also identified on the City's heritage inventory. Directly east, St. Simon's Anglican Church at 40 Howard Street (now known as 525 Bloor Street East) is designated under Part IV of the Ontario Heritage Act, while a number of single and semi-detached houses on Howard Street are also recognized heritage properties.

Heritage Attributes

The heritage attributes of the properties at 10 and 12 Glen Road are:

- The 2½-storey structures covered by gable roofs with brick chimneys on the ends and cross gables with bargeboard on the east slopes
- The red brick cladding with contrasting yellow brick detailing, and the brick and wood trim (the east façades have been painted)
- The organization of the principal (east) façades as mirror images, with the main entrances placed in the centre and protected by an open single-storey wood verandah with brick piers and wood columns supporting a cornice (the wood balustrade has been removed from #10)
- On either side of the entries, the 2½-storey frontispieces under the cross gables where the first floor has bay windows with cornices and segmental-arched window openings with brick voussoirs
- The segmental-arched window openings with brick voussoirs across the second storey, where the openings above the entries are slightly wider in size
- The diminutive round-arched window openings in the attic level

The two-storey flat-roofed wings attached to the rear (west) walls of the semi-detached house form buildings at 10 and 12 Glen Road are not identified as heritage attributes in the Reasons for Designation.

Glen Road Houses

Description

The properties at 14 and 16 Glen Road are worthy of designation under Part IV of the Ontario Heritage Act, and meet the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. The pair of semi-detached 2½-storey house form buildings are located on the west side of Glen Road, north of Howard Street. Constructed on land formerly owned by Edgar Jarvis whose family developed the Rosedale neighbourhood, the Glen Road Houses were part of a group of six semi-detached houses at 6-16 Glen Road that were in place by September 1884 according to the tax assessment rolls. At that time, all but one of the units remained vacant and in the ownership of William Muir and Arthur Coleman, who developed the sites. The occupants in 1885 included merchants, an estate agent, and the owner of a livery stable. The properties at 14 and 16 Glen Road were listed on the City of Toronto Inventory of Heritage Properties in 1974, along with other remaining buildings along this short stretch of Glen Road.

Statement of Cultural Heritage Value

The Glen Road Houses have design value as a pair of surviving late 19th century house form buildings with patterned brickwork that are indicative of the style of residential buildings that were once prominent on Sherbourne Street and in the adjoining neighbourhood. The houses at 14 and 16 Glen Road are distinguished from their neighbours at 6-8 and 10-12 Glen Road by their segmental-arched window openings. Photographs in the collection of the City of Toronto Archives dating to 1913 reveal that the buildings retain most of their original features.

Historically, the Glen Road Houses are integral parts of the collection of late 19th and early 20th century residential buildings along the street. The similar semi-detached houses at 18-20 and 22-24 Glen Road were demolished with other buildings for the eastward extension of Bloor Street East and the widening of the Glen Road Bridge to Rosedale, making the survival of the Glen Road Houses more significant.

The pair of semi-detached houses at 14 and 16 Glen Road are important in context with the other surviving buildings on Glen Road, where the Roslyn Apartments at #1 and #7 and the house form building designed by Eden Smith at #9 are also identified on the City's heritage inventory. Directly east, St. Simon's Anglican Church at 40 Howard Street (now known as 525 Bloor Street East) is designated under Part IV of the Ontario Heritage Act, while a number of single and semi-detached houses on Howard Street are also recognized heritage properties.

Heritage Attributes

The heritage attributes of the Glen Road Houses at 14 and 16 Glen Road are:

- The 2½-storey structures covered by gable roofs with brick chimneys on the ends and cross gables on the east slopes
- The red brick cladding with contrasting yellow brick detailing, and the brick and wood trim (although the houses have been painted, the polychromatic brickwork remains visible)
- The organization of the principal (east) façades, with the main entrances placed in the centre and featuring segmental-arched door openings with paired wood doors and transoms
- The open single-storey verandah protecting the entries
- On either side of the entries, the 2½-storey frontispieces under the cross gables where the first floor has single-storey bay windows with cornices
- On the bay windows, the single oversized segmental-arched window opening on #14 and the pair of segmental-arched window openings on #16, all with brick voussoirs
- In the second storey, the segmental-arched window openings with brick voussoirs, apart from the oriel window on #14
- The diminutive round-arched window openings in the attic level

The two-storey flat-roofed wings attached to the rear (west) walls of the semi-detached house form buildings at 14 and 16 Glen Road are not identified as heritage attributes in the Reasons for Designation.