
**KINGSWOOD ROAD SOUTH
HERITAGE CONSERVATION DISTRICT**

June 5, 2009



Figure 1: Archival Postcard of Balmy Beach, Toronto Reference Library

K i n g s w o o d R o a d S o u t h
H e r i t a g e C o n s e r v a t i o n D i s t r i c t

PREPARED FOR:

Kingswood Road South Residents
2240 Queen Street East
Toronto, Ontario M4E 1G2

PREPARED BY:

E.R.A. Architects Inc.
10 St. Mary Street, Suite 801
Toronto, Ontario M4Y 1P9
04-035 MM/SW/LR/KS/MS





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APPENDIX I

Kingswood Road South Heritage Conservation District Building Inventory





1.0 Plan Summary

In recognition of their special character and cultural heritage value, more than 70 areas in Ontario have been recognized as Heritage Conservation Districts under the Ontario Heritage Act. In maintaining their uniqueness and sense of place, 12 of these districts contribute to the rich history and dynamic landscape of the City of Toronto.

This report is the result of a City of Toronto by-law and a community polling process authorizing a Heritage Conservation District Study to be undertaken for six character areas in the Balmy Beach neighbourhood. All properties along Kingswood Road between Bracken Avenue and Queen Street East including addresses 4 thru 175 have been defined by the City of Toronto as comprising one such character area and is understood by this District Plan as Kingswood Road South.

This Heritage Conservation District Plan has been prepared for consideration by the property owners of Kingswood Road South and City Council, and proposes the formal recognition of the Kingswood Road South Heritage Conservation District under Part V of the Ontario Heritage Act.

The key components of this Heritage Conservation District Plan are:

- To provide a comprehensive analysis of the historical and architectural character of Kingswood Road South as a means to evaluate and establish the heritage character of the street;
- To encourage and facilitate the participation and input of local residents, as well as the Municipality, in pursuing and promoting awareness of the preservation of the area's character; and
- To provide design guidelines to assist property owners and decision makers in the assessment of appropriate changes and development proposals within the District.

Sanctioned under provincial and municipal heritage policy, this Plan includes an analysis of the historical development and an architectural evaluation of the built form of the portion of Kingswood Road south of Bracken Avenue and north of Queen Street East. It recognizes Kingswood Road as a part of Toronto's historic Balmy Beach neighbourhood worthy of protection for its combination of vernacular architecture (local building traditions and elements), historical patterns of development and streetscape character. Based on this analysis, this Plan recommends the creation of a Kingswood Road South Heritage Conservation District under Part V of the Ontario Heritage Act, and proposes

heritage guidelines as a tool to aid the City and the residents of Kingswood Road South in strengthening and protecting the street's heritage character.

ERA Architects Inc. has prepared this Heritage Conservation District with respect to: the *Province of Ontario's 2005 Provincial Policy Statement* Section 2.6; the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*; and *Part V of the Ontario Heritage Act*.

2.0 Background and Methodology

Balmy Beach is well known to many Torontonians as a neighbourhood of special character stemming from its historical evolution from a seasonal resort community to a mature Toronto neighbourhood. Its geographic location along the lakefront, east of Kew Beach, west of the Scarborough Bluffs and south of the Kingston Road ridge, has endowed this area with a special sense of place. It is one of only a few Toronto neighbourhoods that remain connected to its waterfront. Early 20th-century architecture and mature streetscapes preserve a strong relationship with the history of Balmy Beach and the historical development of Toronto. Recently, however, demolition and infill developments have begun to erode some of the unique and historic attributes of this Toronto community.

In response to development pressures evident in their neighbourhood the Character Committee of the former Balmy Beach Residents Association (BBRA) contacted City staff late in 2003 to find out more about Heritage Conservation Districts and how they can assist in the preservation and enhancement of their heritage streetscapes. Subsequently, the BBRA held a series of public meetings with City staff to inform residents of the study process and to gauge the community's interest in proceeding with a Heritage Conservation District Study of their neighbourhood. During these meetings support for this process was mixed and, at the urging of area residents, the City proceeded to conduct a poll within the proposed study boundary to accurately measure the community's support. As part of this polling process the study area was divided into fourteen character areas, each of which voted whether to continue the study process or not. Six character areas voted to continue the study process and agreed that a second poll would be taken when the studies were completed to gauge support for the adoption of a Heritage Conservation District Plan if proposed for each character area.

Following this initial polling process, a group of Balmy Beach residents formed the Balmy Beach Heritage Conservation Committee (BBHCC) to proceed with the study of the remaining character areas defined by the City as: Glenfern Avenue including properties along lower Silverbirch Avenue and the Lake Front (here after referred to as the Glenfern Area); Balmy Avenue; Kingswood Road between Queen Street East and Bracken Avenue (Kingswood South); Kingswood Road between Bracken Avenue and Kingston Road (Kingswood North); Bracken Avenue (1 to 37) and Bingham Avenue (2 to 45). Under the advice and guidance of City of Toronto Heritage Preservation Services staff, the BBHCC held an interview process and retained ERA Architects Inc. (ERA) to act as a professional consultant for this study and appropriate District Plan(s) for the remaining character areas.

As part of the study process, a group of community volunteers led by Barbara Myrvold, a

local historian and resident, photographed, researched and recorded the history of each property. Their research in Toronto City directories and assessment rolls, along with examination of historical maps and pictures was complemented by interviews and surveys of area residents. Barbara also prepared a history of Balmy Beach and each character area. The materials gathered formed a property inventory used by the consultant team to develop an historical evaluation of the properties within each character area, to identify key patterns of neighbourhood development, and to prepare appropriate guidelines for the protection of each area's heritage character.

In response to the public consultation process initiated by the City, it was decided that the Kingswood Road South Heritage Conservation District Study would consider the recognition of each character area separately, and that an individual study plan would be proposed for the consideration of the property owners of each character area at the time of the second poll. Following preliminary meetings with the BBHCC, two working groups were established of interested residents of the character areas south and north of Queen Street East. These groups met on November 23, 2005 and November 30, 2005 respectively. At these meetings residents were introduced to the consultant team, presented with a brief history of their neighbourhood, and were engaged in discussions regarding the defining features of their character areas and concerns about the nature of change in the area.

Two additional community meetings were held in June of 2006, one for the character areas north of Queen Street East and one for the character areas south of Queen Street East. These meetings were held to present the study findings and draft guidelines for the study areas. Following these meetings a group of residents from Kingswood Road South chose to complete the study process and work with ERA to develop District guidelines that they felt would best protect the valued heritage assets of their neighbourhood. All residents of Kingswood Road South were invited to one of three meetings to discuss the revised guidelines. This Heritage Conservation District Plan is the result of these discussions and an updated evaluation of the existing properties of Kingswood Road South.

3.0 Policy and Provisions

The processes and procedures of the Kingswood Road South Heritage Conservation District Studies were sanctioned under the terms laid out by Part V of the Ontario Heritage Act 1990, the 2005 Provincial Policy Statement and provisions of the City of Toronto Official Plan.

The Ontario Heritage Act (1990)

The Ontario Heritage Act represents the primary piece of Provincial legislation that regulates the protection of heritage resources within Ontario. According to Part V of the Act, as amended on April 28th 2005, the municipality may by by-law designate any area as a Heritage Conservation District. Based on these provisions, municipalities shall adopt a District Plan that identifies the cultural value of the District and provides principles for protecting that value¹.

The Ontario Heritage Act section 41.1(5) defines the content of a Heritage District Plan as including the following:

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

¹ Ontario Ministry of Culture, Ontario Heritage Act, R.S.O. 1990, Chapter O.18, 2006.

Provincial Policy Statement (2005)

The purpose of the Provincial Policy Statement (PPS), issued under the Planning Act, is to provide municipalities in Ontario with policy direction on matters related to land use planning and development. As it relates to this Heritage Conservation District Study, Part V, Section 2.6 of the PPS states:

- “Significant built heritage resources and *significant cultural heritage landscapes* shall be *conserved*”; and
- “*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*.²”

The City of Toronto Official Plan (2005)

The Official Plan outlines Toronto’s vision for the future character of the City. As statutory policy, the Official Plan guides the City in its decisions on how best to achieve balanced change, growth, and development. In this case, the Official Plan addresses how the City of Toronto will implement and address municipal requirements set forth in the Ontario Planning Act and Ontario Heritage Act.

With reference to the identification and protection of heritage resources Section 3.1.5 of the new Official Plan states:

1. Significant heritage resources will be conserved by:
 - a) Listing properties of architectural and/or historic interest on the City’s Inventory of Heritage Properties, designating them and entering into conservation agreements with owners of designated heritage properties; and
 - b) Designating areas with a concentration of heritage resources as Heritage Conservation Districts and adopting conservation and design guidelines to maintain and improve their character³.

2 Ontario Ministry of Municipal Affairs and Housing, 2005 Provincial Policy Statement (Queen’s Printer for Ontario, 2005), pp.21

3 City of Toronto Urban Development Services, City of Toronto Official Plan, 2002, Section 3.1.5.

The Official Plan also recognizes the importance of protecting stable neighbourhoods and heritage resources for their contributing qualities to the character of the City. Section 3.1.5 of the Official Plan further states:

- Our heritage buildings, districts and landscapes create a unique sense of place and a rooted sense of local identity and continuity for Torontonians... Heritage conservation not only makes our neighbourhoods even more attractive, it also increases their desirability and value.
- Significant heritage resources will be conserved by... designating areas with a concentration of heritage resources as Heritage Conservation Districts and adopting conservation and design guidelines to maintain and improve their character⁴.

4.0 District Objectives

Developed as part of the historic neighbourhood of Balmy Beach, Kingswood Road south of Bracken Avenue and north of Queen Street East is a good example of the cultural patterns that contribute to the rich history of Toronto's urban landscape. Unfortunately, recent developments tend to be less characteristic of the area's established character and threaten to undermine the area's historic value.

It is the objective of this District Plan to identify the heritage attributes that define the character of this street and determine a framework to protect the cultural value of this community. It is the intention of this Plan to establish an understanding of the section of Kingswood Road south of Bracken Avenue and north of Queen Street East within the historical evolution of Toronto and provide guidelines for future developments to complement and enhance this character.

5.0 District Boundary

The house types and streetscape features of Kingswood Road South represent a settlement pattern that is distinct from other residential development in the area. As defined by the study poll conducted by the City of Toronto, this Heritage Conservation District Plan proposes a district boundary that includes all of the existing residential lots and structures fronting on Kingswood Road south of Bracken Avenue and north of Queen Street East.



Figure 2. Heritage Conservation District Boundary Kingswood Road South

6.0 Cultural Heritage Value and Heritage Attributes

The nature of the heritage character of Kingswood Road South lies in its relationship to the early development patterns of the historic Balmy Beach area, from a rural resort community related to the lakefront to a mature Toronto neighbourhood. First planned as part of the subdivision of the old Munro estate in 1908, Kingswood Road was a prime area for suburban development following the annexation of this section of Balmy Beach by Toronto in 1909.

Development of Kingswood Road south of Bracken Avenue as a permanent residential street began around 1909. The bulk of construction took place around 1915 with mature development reached by the early 1930s. Kingswood Road South was developed piecemeal over a period of time evidently by individual landowners who owned single or multiple lots. This process resulted in a street of detached dwellings exhibiting an eclectic mixture of vernacular architecture (local building traditions and elements) of the time. Drawing inspiration from classic Edwardian, bungalow, English cottage and colonial styles, these homes establish an understood scale to the street and relate well to each other in siting, massing, proportion and material palette. Exercises in vernacular design, and an influence of craftsman style, create a cohesive architectural language that plays on the rural roots of the area.

Kingswood Road South is a well-maintained example of the early permanent residential development patterns of the Balmy Beach neighbourhood. The area's history, vernacular architecture, cohesive streetscape and natural landscape contribute to a highly valued suburban aesthetic that is worthy of recognition and protection.

Cultural Heritage Value

- *Historical association to the development of the Balmy Beach area;*
- *Representative of the transition of the area from a rural resort community to a permanent neighbourhood; and*
- *Staggered development of properties contributes to an eclectic mix of architectural styles which are a cohesive example of early 20th century domestic architecture.*

Heritage Attributes

- *Historical relationship of Kingswood Road South to the development of the Balmy Beach community;*
- *The vernacular architecture of the early-20th century;*
- *A cohesive streetscape representative of original lot patterns;*
- *Vista down Kingswood Road South towards Lake Ontario;*
- *Consistent setbacks and massing; and*
- *A mature and rich tree canopy fostered by its fifty-foot lots.*



Figure 3. South Kingswood Road, west side, #38, #40, #42

7.0 District Analysis

7.1 Historical Development

Balmy Beach – Early Landowners, Surveys and Subdivisions

Toronto's Balmy Beach neighbourhood comprises the area south of Kingston Road to Lake Ontario, and east of MacLean Avenue to Victoria Park Avenue (originally the York and Scarborough Town line). It was first surveyed in the 1790s as part of lots 1 and 2 in the Broken Front and Concession I from the Bay, York Township. In the mid-1800s, two prominent Torontonians established country estates there. Merchant and former Toronto mayor George Munro⁵ purchased part of lot 1 in 1847. Adam Wilson, a prominent lawyer and later a politician and distinguished judge, held part of lots 1 and 2 by 1853. Today's Scarborough Road marks the boundary between the Munro and Wilson properties.



Figure 4. George Munro, 180?-78



Figure 5. Adam Wilson, 1814-91

On January 19, 1876, Adam Wilson registered Plan 406, subdividing his property into 145 park lots and laying out Balsam, Beech, Birch (now Silver Birch), Pine, and Maple avenues (the last later becoming part of Queen Street). He also set aside a private promenade (Balmy Beach Park) adjoining the beach at the south end of Beech Avenue, for the “common use and enjoyment of lot owners.”⁶

Wilson developed Balmy Beach with some of his friends and business associates, who located their own summer residences there: “four other well-known gentlemen, Messrs.

5 George consistently spelling his last name as “Monro,” the form used for his entry in the Dictionary of Canadian Biography, which also noted variant spellings, Munro and Munroe. “Munro” was used by some of his two sons and four daughters, for a park opened by the lake on his old estate in 1896, and the present street.

6 Statutes of the Province of Ontario, 1903, 3 Edw. VII, ch. 50.

Robert Beaty, James Beaty, Dr. [Orlando] Winstanley, and Benjamin Morton, the latter of whom sold out to Mr. A. McLean Howard.⁷ The syndicate divided Balmy Beach into six parcels along its three north-south streets. Wilson retained the two easterly portions on both sides of Birch Avenue from the lake to Kingston Road; his Balmy Beach cottage was located on the lake west of Birch.

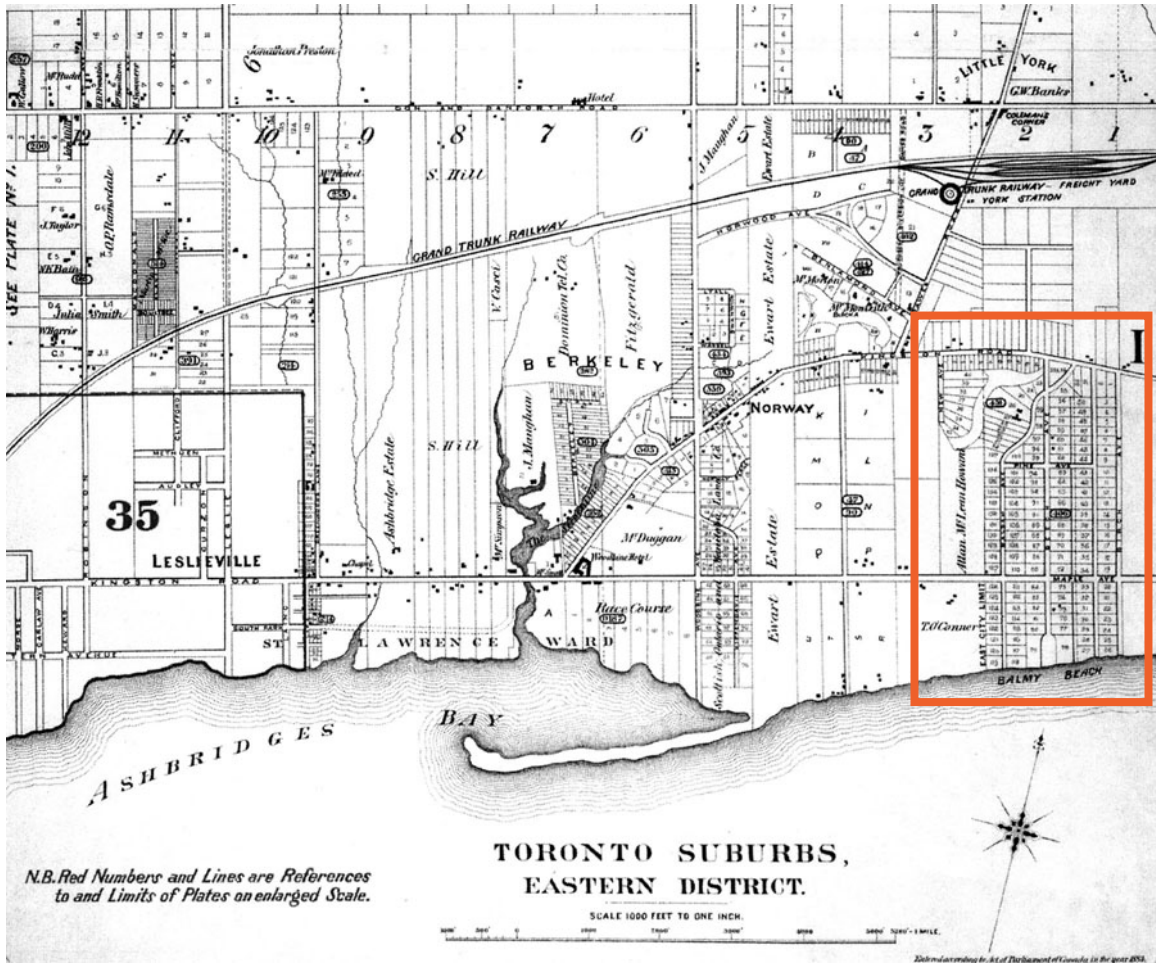


Figure 6. Goad's Atlas of 1884 showing Adam Wilson's Plan 406 for Balmy Beach

7 "The Beaches become a populous suburb," Toronto Daily Star, 21 April 1906. Reprinted in Beach Metro News, 1 August 1993,



Figure 7. Munro Park Streetcar, circa 1898

Summer Resort

In the 1870s, the Beach district began to be served by steamer and streetcar and to be developed as a summer resort. The Toronto Gravel Road and Concrete Company started streetcar service along Kingston Road in 1875, and the horse-drawn trams served Woodbine Park (later Greenwood Race Track), which opened that same year. Victoria Park started east of Balmy Beach in June 1878 and excursion steamers made several trips a day from pickup points in downtown Toronto. Kew Gardens opened west of Balmy Beach the following year. By that time, several prominent Toronto businessmen and local land-owners had opened the Scarborough Heights Hotel, one of the area's first summer hotels located near Beech Avenue and Kingston Road. It was the site of an auction sale of "Park Lots at Balmy Beach!" held in September 1878 and advertised in the *Toronto Globe*:

Nine valuable park lots on Beech Avenue, Balmy Beach, each lot having a frontage of 135 feet by a depth of 257 feet...on which to build summer villas, being only four and a half miles distant from Toronto and about ten minutes walk from the most beautiful beach on Lake Ontario, where boating and bathing can be indulged in with perfect safety... about 15 minutes walk from Victoria Park between which and Toronto the steamer "Maxwell" plies constantly.⁸

During the 1880s, Queen Street East was opened and the area began to be served by streetcar, two crucial factors in the growth of Balmy Beach. In 1880, York Township agreed to survey Queen Street east from Woodbine Park to the Scarborough Township boundary. The Toronto Street Railway Company (TSR) extended its streetcar service along Queen Street East to Woodbine Park in 1887 and to Lee Avenue in 1889. Its successor, the Toronto Railway Company (TRC) extended service to Balsam Avenue in 1893 and into Munro Park in 1898, both during summer months only.

⁸ "Sale of Park Lots at Balmy Beach!" *Toronto Globe*, 7 September 1878, 6.

During these two decades, Wilson and his partners in the original plan, along with other early cottagers and some developers registered about a dozen subdivision plans at Balmy Beach. Several new streets were laid out, including Balmy, Glen Fern, Oak (now Willow), a second Maple Avenue (now Scarborough Road), Cedar, Fir, Hazel, Spruce (now Spruce Hill), Howard (now MacLean) and Hughes (now Fernwood Park).

Many of the new streets were named for trees, continuing the tradition that Adam Wilson started in his original plan. This has become a way of distinguishing the area; or as one long-time Balmy Beacher remarked, “if you’re not on a street with a ‘tree name,’ you’re not in Balmy Beach.”⁹

Some of Balmy Beach’s natural features were described a few decades later:

Its situation from many standpoints is unique. It is a natural pocket with a southern aspect and having a warm soil, the perfect drainage, and the proximity of the lake, the flora is exceptionally diversified and with the possible exception of part of the Niagara Peninsula, it has a greater variety of trees and plants than any other spot in Canada. Sassafras grows there to a height of twenty feet, and almost every rare Canadian plant can be cultivated successfully.¹⁰

In 1888, virtually all of lot 2 to the edge of the lake, including a large portion of the original Balmy Beach subdivision, became part of the Village of East Toronto¹¹. Lot 1 remained in York Township. This included lots in Balmy Beach east of today’s Willow Avenue as well as the largely undeveloped Munro estate.

Despite being divided politically, Balmy Beach continued to flourish as a resort community with vacationers staying in a growing number of tents, cottages, summer hotels and boarding houses. In 1891, the Church of England started a summer tent church at Balmy Beach for all denominations (the beginnings of St. Aidan’s Anglican). Day visitors could use Munro Park, opened in 1896 on the lake just to the west of Victoria Park; soon both parks were operated and served by the Toronto Railway Company.

9 Cathy Commins, “A history of Balmy Beach,” Ward 9 News, 25 March 1980, 3.

10 “The Beaches become a populous suburb,” Toronto Daily Star, 21 April 1906. Reprinted in Beach Metro News, 1 August 1993.

11 East Toronto was incorporated as a village in 1888 and raised to a town in 1903. The community had developed in the vicinity of Main and Gerrard streets, near the Grand Trunk Railway’s York Station.

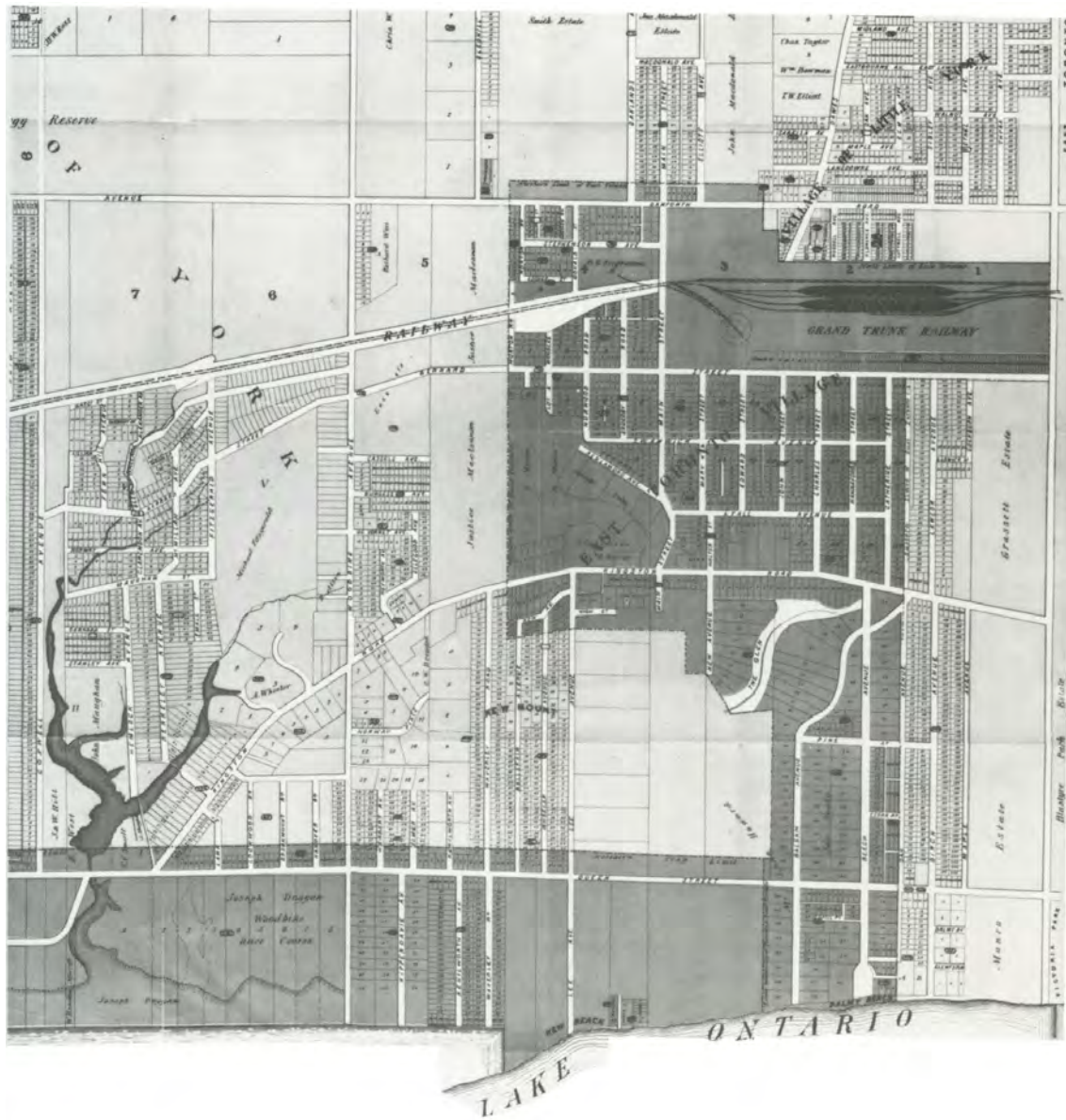


Figure 8. Map of Toronto and Suburbs, East of the Don, including East Toronto Village, 1892

Year Round Settlement

By the end of the 1890s, Balmy Beach was beginning to change from a seasonal resort to a year-round settlement. In 1899, Balmy Beach residents sought their own post office, claiming 150 families. In that year, Allan McLean Howard Jr. advertised building lots for sale at Balmy Beach, “the most beautiful annex of Toronto, and the coming suburban residential part of the city,” offering the advantages of “city water and gas” and “no city taxes.”¹²

12 “Balmy Beach,” *Toronto World*, 1 April 1899, 9.



Figure 9. Balmy Beach Clubhouse, 1905-1936

In 1900, the Balmy Beach Property Owners' Association was formed to lobby the East Toronto Council for better services. The municipality responded by building a permanent fire hall on Spruce Avenue in 1902 and opening Pine Avenue School (now Balmy Beach School) in 1906; it also placed its waterworks on the lakefront in 1905. The growing community also featured a new church, Beech Avenue Methodist Church (now Kingston Road United), and a private school, Balmy Beach College, both opened in 1907.

Social gatherings and sporting competitions were a big part of life at Balmy Beach, and many organizations were formed including a lawn bowling club, a hockey club, a baseball team, a skating and curling club, a gun club, a Masonic lodge, and a Bachelors' Club. Starting in 1903, many of these activities centred at the Balmy Beach Club, which continues to operate today. With assurances that a clubhouse would be built at Balmy Beach Park, "the demand for property within the prescribed limits – Howard ave. to Munro Park – has increased wonderfully," the *Toronto Star* commented in August 1903. "The clubhouse will be for the use of owners and residents only, and this new move has made more people look towards Balmy Beach."¹³

The *Toronto Star* discussed developments at Balmy Beach in an article published on April 21, 1906:

None of the lots within the boundaries average less than 50 feet frontage, and no house of less value than \$2,000 can be built. This condition is almost invariable and has resulted in the erection of a splendid class of summer cottage. Since the advent of the [street] railway, the number of houses suitable for living in all year round has greatly increased and at least 250 families now spend the

¹³ "At the Beaches; Balmy Beach," *Toronto Daily Star*, 15 August 1903, 15.

winter there. This is increased during the summer by about the same number of families so that estimating five to a family, the population during the summer months is about 2,500 and about half that in the winter. There is between 400 and 500 houses, most of which have been erected within the last five years, and 40 or 50 are being built this spring.¹⁴

In 1906, reports began circulating that the Grand Trunk Railway (GTR) and the Canadian Pacific Railway (CPR) planned to construct lines along the beach, and Canadian Northern Railway (CNoR) proposed a route just north of Queen Street East. Local residents, fearing that their property values and the character of their district would be destroyed, rallied to oppose the “railway invasion,”¹⁵ even sending a delegation to the railway commission in Ottawa. The community was successful in its fight, and the CPR and CNoR stayed north of the Danforth, and the GTR retained its old route north of Gerrard.

Neither Victoria nor Munro parks reopened in 1907 but Scarborough Beach Amusement Park began lakeside operations in that year on the old Thomas O’Connor farm between Balmy Beach and Kew Beach. In 1908, the Munro family and its partner, Charles Millar¹⁶, subdivided their property in lot 1 north of Queen between Maple (now Scarborough Road) and Victoria Park avenues. Their plan 1408 created 205 building lots and laid out Lynwood (now Kingswood Road), Glendale (now Bingham Avenue) and Bracken avenues. The ravine between Lynwood and Victoria Park south of Bracken was set aside as “Block A.” Other plans subdivided the Munro estate south of Queen, creating Munro Park Avenue and Neville Park Boulevard on the old park site.

Annexation to Toronto and City Suburb

The annexation of East Toronto to the City of Toronto had been discussed for years. Most Balmy Beachers favoured annexation, seeing many possible advantages including paved streets, more reliable water and electric light systems, a good sewage system, better police and fire protection, a free postal delivery service, and extended streetcar service to the city. When East Toronto and the city finally agreed to join forces on December 15, 1908, one of the terms was that the area of the town south of Kingston Road would be “set aside as a residential district free from factories and hotels.”¹⁷ The annexation of “Balmy Beach,” 187 acres between East Toronto and Scarborough Township, followed on December 15, 1909.¹⁸

14 “The Beaches become a populous suburb,” Toronto Daily Star, 21 April 1906. Reprinted in Beach Metro News, 1 August 1993.

15 “Beach District Aroused Over Railway Invasion,” Toronto World, 21 December 1906, pp.1

16 Charles Vance Millar (1853 – 31 October 1926) was a Toronto lawyer and financier. He is now known primarily for his will, whose playful bequests including giving the bulk of his estate to the woman who gave birth to the most children in the 10 years following his death. The resulting contest became known as the Great Stork Derby.

17 City of Toronto Council, Minutes, 1908, Appendix C, 20 Sept. 1908, 127-8.

18 City of Toronto Council, Minutes, 1909, Appendix C, 12 Nov. 1909, 77-8.



Figure 10. Construction of the Bingham Loop in 1922

After annexation, most of Balmy Beach's remaining undeveloped land was subdivided, often in places where ravines, streams and swamps had impeded growth. One long-time resident recalled that Willow Avenue south of Queen "was not opened up until 1914 or 15 when the swamp was filled with ashes from the city dump and the stream put into pipes."¹⁹ Block A of the Munro estate was subdivided, extending Neville Park Boulevard north of Queen. In 1920, the last remaining portion of the McLean Howard estate north of MacLean Avenue and Queen Street was subdivided for residences.

The 1910 *Goad's Atlas of the City of Toronto and Suburbs* showed considerable development in the original Balmy Beach subdivision, including several brick buildings among the mostly wood structures. The old Munro estate appeared to be empty, except for two frame buildings on Lynwood Avenue (Kingswood) just north of Queen Street East.

By that time, a small shopping district had started to develop in the vicinity of Queen and Beech with 11 stores listed in the Toronto city directory for 1910. The Prince Edward Theatre, renamed the Fox in 1937, opened in April 1914, and a branch of the Bank of British North America (later Bank of Montreal) filled in the northeast corner in 1917.

After annexation, city services gradually were extended to Balmy Beach. Streetcar service, which often was cut back to Scarboro' Beach Park, was improved once the Ontario Railway Board ordered the Toronto Railway Company (in 1914) to provide regular service to Neville Park. This news encouraged the local real estate market. An advertisement in April 1914 proclaimed, "With better car service assured, values in this section will surely increase. Buy now for a good advance."²⁰

The 1920s saw transportation improvements along Kingston Road encouraging devel-

¹⁹ Olga Marie Porter Commins and Cathy Commins, "A history of Balmy Beach, Ward 9 News, 8 April 1980, 13.

²⁰ "Munro Beach bargains," Toronto Star, 9 April 1914, 27.

opment in the north section of Balmy Beach, which had lagged behind the south part adjoining Queen Street East. The Bingham Loop opened on December 2, 1922, soon after the TTC took over service on Kingston Road between Queen Street East and Victoria Park. Up to that time, the area was served by the Scarborough Radial Line to West Hill, but residents welcomed the new, more comfortable and more frequent city service²¹. In February 1923, the *Toronto Globe* observed “a very noticeable development of the vacant lots and a ‘building in’ of the property along the Kingston Road within the city limits:”²²

Building activity has increased to a large degree since the installation of the double trackage, and the frequent trolley services between King street and the city limits has stimulated interest in building property in the neighbourhood of Kingston road and Victoria Park avenue, the terminal of the city car.²³

The newspaper went on to discuss a new subdivision on Bingham, Bracken and Victoria Park avenues, where 154 lots on St. John’s Industrial School grounds, south of Kingston Road, had been placed on the real estate market in January 1923 and sold rapidly.

Several apartment buildings sprang up in Balmy Beach in the 1920s, generally two to three stories high containing 6 to 29 units. Most were located on Queen Street East and Kingston Road, but a few were built on the Lake Front, including two east of Silver Birch Avenue.

Waterfront Development

The Depression of the 1930s saw two major City of Toronto projects along the waterfront in the Balmy Beach area. The first was the development of a waterfront park beginning around 1930 when some 211 dwellings and an unspecified number of boathouses were removed from the lakefront west of Silver Birch Avenue. In their place went a public boathouse, a refreshment booth, a lavatory building, an athletic field, and a 4,800-foot boardwalk. A crowd of 60,000 was present on Victoria Day in 1932 for the opening of the park, which, after some debate, became known as Eastern Beaches Park.

The second large project was the beginning of a water filtration plant at Victoria Park in 1932. The waterworks replaced the Toronto Board of Education’s first forest school opened on part of the site in 1912, and a “boys” camp operated by the T. Eaton Co. for its male employees from 1917 to 1927 in another section. The west wing of the new waterworks was completed in 1935, but the matching east wing was not added until the mid-1950s. Nicknamed the “Palace of Purity,” the plant was named in 1946 for Balmy Beach resident Roland Caldwell Harris, Toronto’s Commissioner of Works from 1912 to 1945.

21 James Bow, “Venerable Bingham Loop” [<http://transit.toronto.on.ca/streetcar/4154.shtml>] (June 6, 2006).

22 “Building active on Kingston Road,” *Toronto Globe*, 23 February 1923, 10.

23 Ibid



Figure 11. Victoria Park Pumping Station, December 17, 1936.

More Recent Developments

After the completion of these major projects along the waterfront, development seemed to settle in the Beach area. In the 1960s, however this began to change as the aging housing stock, much of which had been built as summer homes, began being bought up for redevelopment.

The scale of buildings and the character of the Beach area might have been very different if it were not for the actions of local residents who rallied to defeat a scheme to build 17- and 25-storey apartment towers south of Queen Street between Lee and Leuty avenues. About 1200 people joined a ratepayers and residents association to fight the rezoning which would be necessary for the development to go ahead.

Robert Fulford dated the “discovery” of the Beach around 1970, when he began to hear people calling the area “the Beaches.” That was when the area started to become fashionable, he said, and real estate prices began to climb out of the reach of those who had traditionally lived in the neighbourhood²⁴. A group of architects, writing about the area in 1972, noted that:

This small precinct has become a very desirable and highly sought after area in which to live. ... Queen itself has a small town quality ... The Beaches, unfortunately, is under some pressure for redevelopment. It would be a pity if this occurred in a way which changed or altered its essential character.²⁵

The previous year, the *Toronto Star* had reported that for Ward 9, “a broad based local citizens’ group” was attempting to deal with redevelopment and housing, although it had formed “as a reaction to the proposed construction of a downtown short take off and landing airport and the extension of the Gardiner Expressway through residential

²⁴ Robert Fulford, “Memories of the Beach; the evolution of a village in our biggest city,” *Canadian Geographic* (December 1989-January 1990): 60-66.

²⁵ Jack Klein, “The Beaches” in *Exploring Toronto*. (Toronto: Toronto Chapter of Architects in affiliation with Architecture Canada, 1972).

sections of the Ward.”²⁶ A few years later the *Toronto Sun* noticed the addition of some “characterless low-rise apartments . . . adding an unwelcome feature to the quaint jumble of architectural styles that had grown out of the former cottages.”²⁷

Redevelopment pressures also threatened to change the balance of Queen Street East’s traditional mixture of commercial and residential uses, and led to new zoning for the section from Coxwell to the city limits in 1987. The Ontario Municipal Board approved this rezoning on January 6, 1989. In its decision, the OMB stated that it “prefers the city’s evidence as supported by most area residents to maintain the character of the area and preserve the total residential community. To do otherwise would open the floodgates for redevelopment.”²⁸

Some of the contentious issues facing Beachers evaporated somewhat with the onset of the recession in 1989, which slowed the pace of redevelopment, brought real estate prices down to a more reasonable level and shifted the focus of Beach residents, in their traditional role of defenders of the area, to environmental issues such as sewage treatment, garbage incineration and water quality. However, the closure of Greenwood Raceway at the end of 1993 and the Ontario Jockey Club’s decision to sell the 82-acre site rallied the community to demand a voice in the redevelopment of the property.

When the real estate market heated up again in the late 1990s, redevelopment pressures reappeared. Once again, Beach residents have rallied to protect the character of their neighbourhood.

The Development of Kingswood Road

Kingswood Road South is situated on what was once the north section of the country estate of George Munro, who bought the eastern 60.5 acres of lot 1 south of the Kingston Road, including the broken front, in 1847. This property became known as the Painted Post Farm. Before he died in 1878, Munro had built a cottage and a barn near the Kingston Road and similar buildings by the lake that he leased to farmers. On the former property, he planted more than 400 fruit trees and about three acres of strawberries. In the early 1900s, “a large colony” of summer campers used the section “north of Queen, opposite Victoria and Munro Parks,”²⁹ which remained heavily wooded.

In 1908, three of Munro’s children, Amy G. Munro, Frances J. Neville, and Neville F. Munro, with Charles Millar, a Toronto lawyer, subdivided the Munro estate north of Queen

26 Margaret Daly, “The Beaches: an old neighbourhood adopts a new strategy for growth.” *Toronto Star*, 20 November 1971.

27 Gregory Glover, “The Beaches: a state of mind.” *Toronto Sun*, 21 April 1974.

28 Sharon Hick, “OMB supports Queen rezoning.” *Beach Metro News*, 7 February 1989, 1.

29 “At the Beaches” 1903, quoted by Brother Cyril Powers, “St. John’s School at Scarborough – (1893-1957), Scarborough Historical Notes and Comments (v. 4, September 1980), 2.

Street between Maple (now Scarborough Road) and Victoria Park avenues. Their plan 1408 laid out Lynwood Avenue (now Kingswood Road), as well as Glendale (now Bingham Avenue) and Bracken avenues. It also set aside a large block for future development behind the east side of Lynwood and the south side of Bracken where there was a ravine and a stream. Sixty-two building lots were created fronting Lynwood Avenue south of Bracken. Each lot was 50 feet wide, except for a few near Queen and Bracken that were about ten feet narrower. Lots on the west side were 110 feet deep, while those on the east (ravine) side were 130 feet deep.

A large advertisement promoting the new subdivision appeared in the *Toronto World* on September 5, 1908:

See Munro Property Grow Between Kingston Rd. and Munro Park. The Healthiest, Highest and Cheapest Home Spots Around Toronto For Sale. Forty-five acres laid out in lots. Prices attractive to speculators and home-seekers. A down payment of twenty-five per cent only required. Lots from Nine dollars a foot up, according to location. Proper building restrictions to protect locality. Taxes at Township rate. Why pay rent when you can own your own home? Take a King or Queen Street car and see it for yourself. Maps and information at Queen Street end of property today and Monday. G. A. Case, Limited. Traders' Bank Building.³⁰

Some development had occurred on Kingswood Road South by 1910 when Goad's Atlas of the City of Toronto and Suburbs showed two frame buildings on either side of the street just north of Queen; the rest of Plan 1408 appeared to be empty. The subdivision was in York Township until December 15, 1909, and unlike Toronto after the Great 1904 Fire, evidently the township had no by-laws restricting the construction of wood buildings. These houses may have been the "Properties for Sale" listed in the *Toronto Star* on September 20, 1909: "Balmy Beach, Lynwood Avenue, just north of Queen, close to cars, new, surrounded by beautiful trees, large verandahs. Apply on premises. Terms easy."³¹ A few days later, one of the subdivision's developers advertised "Tenders Wanted for Grading Lynnwood [sic] Avenue From Kingston road to Queen street, near Munro Park. Millar, Ferguson and Hunter, 55 Yonge street."³²

Kingswood South, along with the rest of plan 1408, was included in the "Balmy Beach" annexation to Toronto on December 15, 1909. Shortly after, Lynwood Avenue was renamed Kingswood Road to avoid confusion with a city street with the same name in the Deer Park neighbourhood.³³

30 Toronto World, 5 September 1908, 13.

31 Toronto Star, 20 September 1909, 4.

32 Toronto Star, 25 September 1909, 23. Millar, Ferguson and Hunter was the law firm of Charles Millar.

33 City of Toronto Bylaw 5470, 1910. The city also considered changing Lynwood avenue to Briar avenue. See Toronto Globe, 1 February 1910, 28. 2

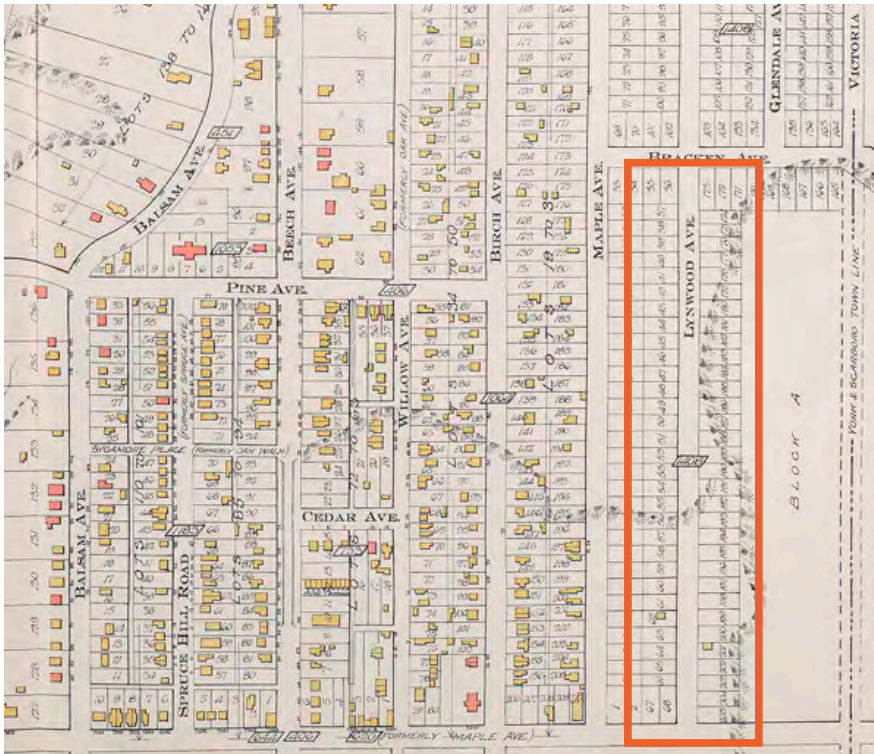


Figure 12. Goad's Atlas 1910

Promotion of Balmy Beach real estate continued throughout the 1910s. An advertisement in May 1912 described its attractions:

No section of the city offers such inducements to build a home as Balmy Beach – away from the city noise, dust, and smoke. Lots on restricted residential streets, nicely wooded, close to the cars and lake. Consider the [sic] and the fact that you can buy land in this choice district at prices which cannot be equaled in any other section...³⁴

The ad then listed lots for sale on several local streets, including Kingswood Road, at \$23 to \$35 a foot. The advertisement noted, “The above streets are all restricted to one spot to 50 feet, and are choice spots for bungalows.”³⁵

Evidently these promotions were successful. Forty percent of the houses on Kingswood South were built before 1915, by which time construction across the city was stalled because of the First World War. By 1923, when a new edition of Goad's Atlas was published, there were only a handful of undeveloped lots on Kingswood South. Single, detached, mostly brick buildings occupied the wide lots.

³⁴ “Beach Properties see Sanagan & Co.” Toronto Star, 25 May 1912, 17.

³⁵ “Beach Properties see Sanagan & Co.” Toronto Star, 25 May 1912, 17.



Figure 13. Goad's Atlas 1923

Kingswood South was developed piecemeal over a 25-year period, evidently by individual landowners who owned single, or sometimes, multiple lots. In about 1908, William J. McWaters, Kingswood South's first resident, "purchased the greater part of the [Munro] property from Mr. Millar, including what is now Kingswood Rd., and Neville Park Blvd." Several similar Edwardian four-square houses soon dotted Kingswood Road on his properties. This pattern continued in the early 1930s, when F. J. O'Connor built three almost identical houses at 60-64 Kingswood.

The street soon was favoured by Toronto's middle class. Occupations of earliest residents include several travelers, salesmen and managers, a few dentists and editors, and an architect, an optometrist and a grocer. Most were employed by or owned businesses in Toronto, showing that, by the 1910s, this section of Balmy Beach was a city suburb with year-round residents.



Figure 14. Periods of Development
Kingswood Road South

7.2 Architectural Typology

The homes in Kingswood Road South date back as early as 1909. The bulk of dwellings were built between 1910 and 1920 with full lot development reached by the early 1930s. Developed during the growth and evolution of the Balmy Beach neighbourhood, from a rural resort community to an early Toronto suburb, the homes along Kingswood Road between Bracken and Queen Street East exhibit an eclectic mix of architectural designs. The street's variations on Edwardian classic, the Toronto bungalow, English cottage and colonial revival styles represent popular trends in vernacular design of this period, while their cottage influences in scale and detail maintain a connection with the neighbourhood's rural past.

Edwardian Classicism

The number of the houses on the street can be identified as having distinct features of Edwardian Classicism with simple, balanced (if not symmetrical) designs, and many windows. This practical house type, often constructed of brick, displays robust but simple wood detailing. These homes present a degree of formality in contrast to the more casual bungalow styles on the street, but relate well through modest 2.5 storey massing, shared setbacks and rustic detailing.



Figure 15. 4 Kingswood Road



Figure 16. 65 Kingswood Road

Bungalows

Bungalow refers to a style of house popularized in the United States before WWI and consists of low cottage-like houses of 1 to 1.5 storeys. A good number of the homes along this portion of Kingswood Road exhibit low-pitched roofs, wide verandas and varied building materials that are characteristic of Toronto versions of this style. This design's modest proportions and rustic textures are common in the area and relate strongly to the Beach's seasonal past.



Figure 17. 21 Kingswood Road

English Cottage

Several homes along Kingswood Road south of Bracken exhibit asymmetrical gables, shed roof dormers, irregular and multi-paned windows, and textured materials. Often, more generally classified as Period Revival, the characteristics of these homes contribute to a picturesque sensibility reminiscent of English cottage designs.



Figure 18. 152 Kingswood Road



Figure 19. 165 Kingswood Road

Colonial Revival

Constructed around 1930, the later homes built on Kingswood Road show neo-classical details. Their symmetrically balanced windows and centre-hall plans, simplified cornices and accentuated front doors, draw inspiration from New England and arts & craft styles.



Figure 20. 25 Kingswood Road



Figure 21. 87 Kingswood Road

7.3 Streetscape and Open Space

The portion of Kingswood Road between Bracken Avenue and Queen Street East demonstrates a relatively concentrated period of construction and a strong example of the vernacular architecture of Toronto's early suburbs. As a street of detached residential homes, Kingswood Road's fifty-foot wide lot frontages, shared setbacks, and front yards establish a consistent relationship with the road and a unique streetscape in the area. The comfortable siting and vernacular massing of the dwellings create a rhythm to the streetscape, while large front porches, graded gardens and pathways add interest and variation along the street.

As a result of its period of development, construction along this portion of Kingswood Road assumed the presence of personal automobiles and provided for vehicles through side driveways. Where the landscape has hindered this pattern, garages have been integrated at the front of properties in such a way as not to dominate the front entryway of dwellings. In situating these accommodations on a different plane or at the rear of the lots, an open relationship to the front elevations of each home has been maintained.

The East side of Kingswood Road is adjacent to the Neville Park ravine and contains a dynamic grade south of Bracken Avenue. The grade change of Kingswood Road is a defining feature of the street and creates an important view corridor to the lake. The

comfortable spacing of the built form has fostered a mature tree canopy that complements this landscape together maintaining both a physical and visual connection with the area's rural past.

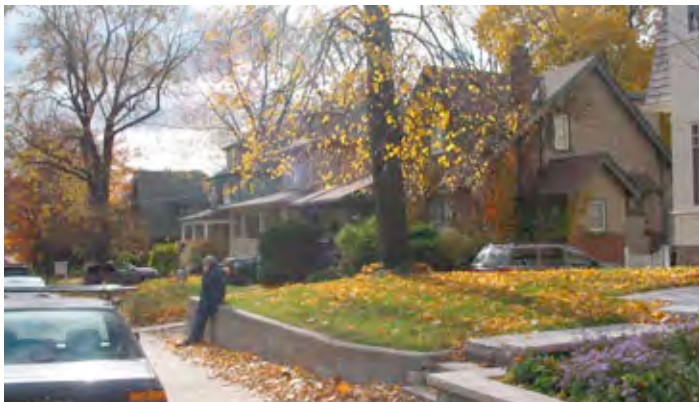


Figure 22. Looking south down the west side of Kingswood Road

Landscaping

Due to the sloping topography of Kingswood Road the landscape in front of many of the houses along the street is defined by stone or concrete retaining walls which are integrated into the landscape.

Tree Types

Mature oak and spruce trees define the Kingswood Road tree canopy. Younger trees include a mix of cedar, birch, flowering crab apple, jack pines and juniper bushes. As the mature tree canopy ages, it is strongly encouraged that new oak and spruce species be planted to maintain the long-term health of the historic tree canopy.

7.4 Heritage Evaluation

The architectural styles of Kingswood Road are part of a chronology of the development of the Balmy Beach neighbourhood. As a whole, the vernacular designs (the styles of architecture and decoration common to the houses on the street built in a certain time period), lot frontages and materials of these dwellings establish a handsome streetscape that represents the historical development patterns of Balmy Beach and the natural environment.

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

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

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

Design or Physical Value

The property:

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

Historical or Associative Value

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

Contextual Value

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

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

The majority of properties along Kingswood Road south of Bracken are recognized for their contextual value in establishing a ‘visual lineage’. This aesthetic relates strongly to architectural attributes such as the proportions of porches, window openings and height, as well as the integrity of construction materials and detail. The context of the District is established also by the relationship of buildings to one another; their height, scale and proportion to one another and integration of the landscape, including street trees.



House Number	Contributing/ non-contributing
4	Contributing
8	Contributing
9	Contributing
11	Contributing
12	Contributing
16	Non-Contributing
17	Contributing
19	Contributing
21	Contributing
22	Contributing
25	Contributing
28	Contributing
30	Contributing
37	Contributing
38	Contributing
39	Contributing
40	Contributing
42	Contributing
51	Contributing
55	Contributing
56	Contributing
57	Contributing
58	Contributing
60	Contributing
61	Contributing
62	Contributing
63	Contributing
64	Contributing
65	Contributing
67	Contributing
69	Contributing
71	Contributing
73	Contributing

House Number	Contributing/ non-contributing
87	Contributing
88	Contributing
89	Contributing
90	Contributing
91	Non-Contributing
94	Contributing
98	Contributing
100	Contributing
102	Contributing
104	Contributing
106	Contributing
108	Contributing
110	Contributing
112	Contributing
123	Contributing
125	Contributing
127	Contributing
131	Non-Contributing
139	Contributing
141	Non-Contributing
146	Contributing
150	Contributing
152	Contributing
162	Contributing
165	Contributing
167	Contributing
168	Contributing
169	Contributing
171	Contributing
173	Contributing
174	Contributing
175	Contributing

Contributing
District Guidelines
 Non-Contributing

Figure 23. Heritage Evaluation Summary
Kingswood Road South

The following guidelines are designed to assist property owners in managing alterations and development in the Balmy Beach Heritage Conservation District – Kingswood South. The guidelines are based in the criteria presented in *Ontario Heritage Tool Kit* and the *Parks Canada Standard and Guidelines for the Conservation of Historic Places in Canada*, a web link to both documents is included in Section 10. The purpose is to protect those elements that contribute to the cultural and heritage value of the District and to maintain the contextual attributes of this area.

As part of the study process all existing planning controls and policies of the study area have been reviewed for compliance with the following guidelines.

It is recommended that the height limit and minimum lot frontages in the zoning by-law be reviewed and amended to more closely match the guidelines in this District Plan.

8.1 Definitions

The italicized terms included in these guidelines have the following meanings:

<i>Contributing Buildings:</i>	<i>Properties that contribute to the character of the District and/or are historically, architecturally or culturally significant as identified in the Heritage Evaluation or determined by further evaluation</i>
<i>Non-Contributing Buildings:</i>	<i>Properties that do not contribute to the character of the District and/or are not historically, architecturally or culturally significant as identified in the Heritage Evaluation or determined by further evaluation</i>
<i>District:</i>	<i>The Balmy Beach Heritage Conservation District – Kingswood South, as identified in Figure 2.</i>
<i>Heritage Character:</i>	<i>As defined by the Statement of Cultural Heritage Value in this Plan</i>

8.2 Additions and Alterations to Buildings

It is anticipated that most construction in the *District* will occur as alterations and additions to existing buildings. It is the intent of these guidelines to encourage the preservation of existing *contributing buildings*, to aid sensitive and contextual design for new work and to strengthen and support the heritage character of the *District* and the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada* will serve as the basis for review of any proposed work that requires a heritage permit.

Principles and guidelines do not apply to alterations and additions that do not have significant visual impact when viewed from the street.

8.3 Additions and Alterations to Contributing Buildings

8.3.1 Alterations and additions to buildings should maintain or support the existing architectural style and character of the building and those surrounding it.

8.3.2 Reasonable effort should be taken to repair rather than replace significant architectural elements.

8.3.3 Alterations and additions to buildings should be consistent in size, and scale and proportion when compared with neighbouring buildings; they should be designed so that they do not visually overwhelm the building in question or neighbouring buildings.

8.3.4 Alterations and additions should maximize the use of materials that predominate in the building concerned or in buildings of similar architectural style in the District.

8.3.5 Integral garages (that are below grade or in front of the main wall of the house) are not permitted.

8.3.6 Height of an addition should not exceed the height of the ridge of an existing sloping roof or the height of the existing roof or parapet and /or be consistent when compared to adjacent contributing buildings.

8.4 Alterations and Additions to Non-Contributing Buildings

8.4.1 Alterations and additions to *non-contributing buildings* should contribute to the *heritage and contextual character* of the District.

8.4.2 Alterations and additions to *non-contributing buildings* should be designed to be compatible with the contributing buildings of the *District*, in terms of scale, massing, height, setback, and entry level,

8.4.3 The roof profile and the location of the eaves lines or the roof parapet should be consistent in size and scale when compared with adjacent contributing buildings.

8.5 Demolition

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

8.5.1 *Contributing buildings* should not be demolished.

8.5.2 Demolition of a building will require that the replacement building, as shown in the building permit application, contributes to the heritage and contextual character of the District, meets the guidelines of the Heritage Conservation District plan and the zoning by-law.

8.6 New Buildings

8.6.1 New buildings should contribute to the *heritage and contextual character* of the District.

8.6.2 New buildings should be designed to be compatible with the *District's contributing buildings* in terms of building materials, scale, massing, height, lot coverage, setback and entry level and landscaped area.

8.6.3 The roof profile and the height of the eaves lines or the roof parapet should be designed so that the apparent height and form of the roof is compatible with that of the streetscape.

8.6.4 Integral garages (that are below grade or in front of the main wall of the house) are not permitted.

8.7 Lot Frontages

8.7.1 Subdivision of existing lots is not permitted.

8.7.2 Side yards contribute to the established rhythm of the streetscape and shall be protected.

8.7.3 Balanced setbacks and green frontages shall be maintained in order to protect the open space character of the *District*.

8.8 Landscape and Streetscape

The following landscape and streetscape guidelines are intended to guide future improvements that residents may wish to undertake as they maintain or redevelop their

properties. These guidelines are intended to set direction for improvements to maintain consistency within the heritage district.

8.8.1 The preservation of existing landscapes, trees and mature vegetation, in both the public and private realm, is strongly encouraged.

8.8.2 The open space character of the *District* should be maintained through balanced setbacks and green frontages.

8.8.3 The planting of species characteristic to the *District* is encouraged, especially when replacing dying specimens. Species of trees in the district should be documented so that appropriate maintenance or replanting can be carried out as necessary.

8.8.4 Protection of existing street trees from damage due to site development, redevelopment and paving modifications, street and infrastructure works is required in accordance with the City of Toronto tree protection by-law. Sensitive and timely replacement of dead or dying street trees by the City of Toronto Urban Forestry staff is strongly encouraged.

8.8.5 Views created by the canopy of mature street trees and sidewalks are essential to the character of the neighbourhood and shall be protected.

8.8.6 An open view from the sidewalk to the building face contributes to the *District's* historical streetscape and shall be maintained.

8.8.7 The vista towards Lake Ontario from Kingswood Road shall be maintained.

8.9 Adjacent Properties

Developments and alterations to properties adjacent to those in the defined *District* should be evaluated for their impact of the *heritage character* of the adjacent *District* under provision 2.6.3 of the Provincial Policy Statement, 2005.

9.0 Implementation

In designating the Kingswood Road South Heritage Conservation District – Kingswood South, City Council takes the following actions:

- The Balmy Beach Heritage Conservation District – Kingswood South, with boundaries as illustrated in this Plan, is recognized as a Heritage Conservation District; and
- The District Guidelines adopted by by-law to assist all development and demolition in the District.

The City of Toronto Planning Division is responsible for the day-to-day implementation of the Kingswood South Heritage Conservation District.

All building permit applications are reviewed by Heritage Preservation Services staff to determine whether work complies with the District Guidelines.

Under the terms of Part V, Section 42(1)1 of the Ontario Heritage Act, property owners must apply to the municipality for a heritage permit for alterations to their property. For any work requiring the issuance of a building permit, the building permit, once approved by Heritage Preservation Services staff, is deemed to be the Heritage Permit; no additional permit will be required.

Property owners DO NOT need a heritage permit for minor exterior alterations (see Section 9.1) or for any interior alterations.

9.1 Minor Alterations

In an effort to streamline the application process for heritage permits, the City of Toronto adopted By-Law No. 1005-2001, which identifies if a heritage permit is required or if it is not required. The work listed below DOES NOT REQUIRE a heritage permit:

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

Currently, the City of Toronto does not have a heritage permit application process. However, in the future the City of Toronto may opt to develop a formal heritage permit application process.

Following a process of public consultation, the Kingswood Road South Heritage Conservation District also considers “minor alterations” not requiring a heritage permit to include:

- Any exterior work not requiring a building permit application and for which there is no heritage permit application process.

This process has been agreed to with the expectation that property owners will undertake exterior alterations not requiring a building permit in good faith. Although a permit is not required in the above instances, property owners and residents are encouraged to conform to the spirit and intent of the District Guidelines.

9.2 Building Permits

Building permit applicants are encouraged to meet with City staff in the Heritage Preservation Services section of the Planning Division regarding proposed work. These meetings will help City staff to understand the proposal and assist applicants in meeting the Kingswood Road South Heritage District Guidelines.

9.3 Next Steps

As the Kingswood Road South Heritage Conservation District moves forwards, it is recommended that the following strategies be adopted into the long-term management plan:

Volunteer Architect

In relation to the reviewing proposals for change, it would be useful to recruit a volunteer such as a local planner, designer, architect, engineer, and/or historian, to review heritage permit applications with the heritage advisory committee and provide comment. We would feel that calling on this expertise may assist the committee, particularly in circumstances when there are differences of opinion, on how to weight the impact of a proposed application.

Periodic Review

As planning policy is continually evolving, we recommend that a review of the Kingswood Road South Heritage Conservation District be undertaken every 5-10 years. These reviews would provide an opportunity to evaluate the effectiveness of the HCD through an ongoing inventory of heritage permit applications and incorporate new information regarding changes to the cultural heritage value and heritage attributes into the HCD.

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11.0 Acknowledgements

Balmy Beach Heritage Conservation Committee

David Bruce
Barbara MacIntosh
Barbara Myrvold
Linda Sheppard
Elizabeth Sisam

Contributors of recollections and archival material

Mary Campbell
Mary Louise Jarvis
Craig Lowry
Harry and Mary Miller
Rob Mikel
Michael Vaughn

City of Toronto

Councilor Sandra Bussin
Brian Gallagher, Heritage Preservation Services

Study Team

Michael McClelland, E.R.A. Architects Inc.
Scott Weir, E.R.A. Architects Inc.
Lindsay Reid, E.R.A. Architects Inc.
Kirsten Stein, E.R.A. Architects Inc.
Matthew Somerville, E.R.A. Architects Inc.



Kingswood Road South Heritage Conservation District
E.R.A. Architects Inc.

APPENDIX I

Kingswood Road South Heritage Conservation District Building Inventory



**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

4 Kingswood Road.



Lot and Plan Number	Pt Lot 68 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1913	
First Owner/Occupant	Pellett James A	
Occupation Workplace	Trav	
City Directory Listings	1914-1920 Pellett James A trav	
Fire Insurance Plans	Goad's Atlas: 1910: no building shown on north part of Lot 68 Goad's Atlas: 1910 revised to 1913: no building shown on north part of Lot 68 Goad's Atlas: 1910 revised to 1924: brick building shown on north part of Lot 68 labelled 4 Kingswood	
Architect/Builder		
Architectural Style		
Additional comments / observations		
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

8 Kingswood Road.



Lot and Plan Number	Lot 66 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1912	
First Owner/Occupant	Lovatt Thos	
Occupation Workplace	Carp Property Dept City Hall	
City Directory Listings	1912 unfinished house 1913-1920 Lovatt Thos 1930 Lovatt Thos; John Doughty 1933 Lovatt Thos	
Fire Insurance Plans	Goad's Atlas: 1910: No building shown on Lot 66 Goad's Atlas: 1910 revised to 1913: Brick building shown on Lot 66 labelled 8 Kingswood Road	
Architect/Builder		
Architectural Style		
Additional comments / observations	<p>Lot 66 Plan 1408 is 37 feet wide.</p> <p>1909 City of Toronto Assessment Roll (Lot 1 Division 5 Lynwood Ave) showed "Lovatt Thos" as the owner of a "Vacant Lot" on Lot 66, Plan 1408. The lot size was 37 x 110.</p> <p>Mrs Thomas Lovatt's brother, John Doughty, also lived at 8 Kingwood Road. For 18 years, Doughty was the stenographer of Toronto theatre tycoon Ambrose Small, whose disappearance on December 2, 1919, the day he sold his theatre chain for one million dollars, remains one of the city's great mysteries. John Doughty vanished the following day. Investigators learned that Doughty disliked his boss and was fearful he would lose his position with Small, now that the business was sold. When Small's safe deposit boxes were opened, securities, valued at \$1,125,000, were found, but an inventory showed \$105,000 in bonds was missing. Police discovered \$105,000 in negotiable Victory bonds hidden in the home of Doughty's sister. Doughty himself was found one year later, working in a Portland, Oregon paper mill under the name Charles B. Cooper. He was returned to Toronto, where he was indicted, charged with having stolen the bonds and abducting Small. At his trial (his lawyer was Clara Brett Martin - first woman lawyer in Ontario, Canada & the British Empire), Doughty was found guilty of embezzlement, but cleared of the accusation of abduction, and was sentenced to six years' imprisonment in the Kingston Penitentiary. When released, he returned to live at 8 Kingswood Road.</p> <p>Attachments</p> <ul style="list-style-type: none"> • Additional information on John Doughty 	
Recorder	Barbara Myrvold	Date: February 17, 2006

8 Kingswood Road.

John Doughty

Mrs Thomas Lovatt's brother, John Doughty, also lived at 8 Kingwood Road. For 18 years, Doughty was the stenographer of Toronto theatre tycoon Ambrose Small, whose disappearance on December 2, 1919, the day he sold his theatre chain for one million dollars, remains one of the city's great mysteries. John Doughty vanished the following day. Investigators learned that not only did Doughty dislike his boss but also he was fearful he would lose his position with Small, now that the business was sold. When Small's safe deposit boxes were opened, securities, valued at \$1,125,000, were found, but an inventory showed \$105,000 in bonds was missing. Police discovered \$105,000 in negotiable Victory bonds hidden in the home of Doughty's sister. Doughty himself was found one year later, working in a Portland, Oregon paper mill under the name Charles B. Cooper. He was returned to Toronto, where he was indicted, charged with having stolen the bonds and abducting Small, to cover the thefts. At his trial (his lawyer was Clara Brett Martin - first woman lawyer in Ontario, Canada & the British Empire), Doughty was found guilty of embezzlement, but cleared of the accusation of abduction, and was sentenced to six years' imprisonment in the Kingston Penitentiary. When released, he returned to live at 8 Kingswood Road.

John Doughty and Ambrose Small – Selected Sources



John Doughty, resident at 8 Kingswood Road

1. "Held Bonds for [Ambrose] Small Doughty told Mitchell; millionaire's former secretary assured detective he was ignorant of Small's fate." *Toronto Star*, 31 December 1920, p. 3. "I have been employed by Mr. Small, as stenographer, and my chief work was correspondence, and fixing theatrical contracts for him, over a period of eighteen years. On the evening of December 2, 1919, I left the Grand Opera House about 6:10 pm ...that evening my two nephews came for me with my automobile, Douglas Doughty and George Lovatt, who both reside with my sister, Mrs T. Lovatt, 8 Kingswood road. We drove directly home, arriving about 6:45 pm. I also make my home with my sister at Kingswood road. ..."

2. <http://www.southroosedale.org/docs/ambrosesmall.asp> (February 21, 2006)

Ambrose Small - Just hours after selling his chain of theatres for 1.7 million dollars, Ambrose Small disappeared from his home at 51 Glen Road. This was on December 2, 1919. The suspicion fell upon his wife, Theresa, who was very active in Toronto society, spoke eight languages, came from a wealthy brewing family, and was a devout catholic in Orange (Protestant) Toronto. Ambrose was a solid protestant who came from a poor family but married well.

Shortly before his disappearance, Ambrose's wife, Theresa, took the one million dollar cheque which was the downpayment on the sale of their theatre chain to the bank. Ambrose failed to return home that evening after a business meeting and an argument with an employee named John Doughty. Whipped up by sensational stories in the newspapers speculating about his disappearance, the citizens of Toronto, without any proof, turned their suspicions on Mrs. Small.

She didn't help matters by making a large donation to her catholic church shortly after her husband disappeared. The Ontario Government stepped in, forced the return of the money to

Small's estate and froze the estate. Mrs. Small was vilified by Ambrose Small's two sisters, Gertrude and Florence, who were influenced by a scoundrel named Patrick Sullivan. Mrs. Small became a recluse in the Glen Road mansion, seeing only Roman Catholic priests and nuns. This was understandable, considering the hostility that was displayed towards her by the press and the predominantly Orange Toronto.

Also under suspicion was John Doughty who worked for Ambrose Small and disappeared the next day with \$100,000 in negotiable bonds from Small's safety deposit bank. It appears that he returned to Toronto twice and on both occasions visited Mrs. Small. When finally located and returned to Toronto, he was found guilty of theft and imprisoned.

Toronto Police Officers Detective Austin Mitchell and Chief Inspector George Guthrie headed the investigation. The Ontario Provincial Police investigation was conducted by Donald Hammond but, after a search of the valleys around Rosedale and even under the basement floor of 51 Glen Road, all leads ended in nothing. Ambrose Small's disappearance became such a sensation around the world and so much interest was aroused in the United States and Europe that even Sherlock Holmes' creator, Sir Arthur Conan Doyle, offered his assistance to the police. All this was to no avail.

Mrs. Small finally inherited Ambrose Small's estate and lived in seclusion until her death. Her estate was willed to the Roman Catholic Church and upheld after legal challenges by Small's sisters. However, the story does not end there. One of Ambrose Small's theatres was the Grand Theatre in London, Ontario and there are many stage actors who have claimed that they have seen the ghost of Ambrose Small in this theatre. At least the present residents of the Small mansion can be thankful that his ghost has decided the theatre is a more appropriate haunt than his old home.

For further information, see Fred McClement's book, *The Strange Case of Ambrose Small*, McClelland & Stewart, 1974. [Note, McClement erroneously states that Doughty lived at 8 "Kingsmount" Road.

2. Wild Talents A Hypertext Edition of Charles Hoy Fort's Book Edited and Annotated by Mr. X [<http://www.resologist.net/talent01.htm>] (February 21, 2006) [excerpts]

Upon Dec. 2, 1919, Ambrose Small, of Toronto, Canada, disappeared. He was known to have been in his office, in the Toronto Grand Opera House, of which he was the owner, between five and six o'clock, the evening of Dec. 2nd. Nobody saw him leave his office. Nobody -- at least nobody whose testimony can be accepted -- saw him, this evening, outside the building. There were stories of a woman in the case. But Ambrose Small disappeared, and left more than a million dollars behind.(3)

Then John Doughty, Small's secretary, vanished.

Small's safe deposit boxes were opened by Mrs. Small and other trustees of the estate. In the boxes were securities, valued at \$1,125,000. An inventory was found. According to it, the sum of \$105,000 was missing. There was an investigation, and bonds of the value of \$105,000 were found, hidden in the home of Doughty's sister.

All over the world, the disappearance of Ambrose Small was advertised, with offers of reward, in acres of newspaper space. He was in his office. He vanished. [15/16]

Doughty, too, was sought. He had not only vanished: he had done all that he could to be unfindable. But he was traced to a town in Oregon, where he was living under the name of Cooper. He was taken back to Toronto, where he was indicted, charged with having stolen the bonds, and with having abducted Small, to cover the thefts.

It was the contention of the prosecution that Ambrose Small, wealthy, in good health, and with no known troubles of any importance, had no motive to vanish, and to leave \$1,125,000 behind: but

that his secretary, the embezzler, did have a motive for abducting him. The prosecution did not charge Small had been soundlessly and invisibly picked out of his office, where he was surrounded by assistants. The attempt was to show that he had left his office, even though nobody had seen him go: thinkably he could have been abducted, unwitnessed, in a street. A newsboy testified that he had seen Small, in a nearby street, between 5 and 6 o'clock, evening of Dec. 2nd, but the boy's father contradicted this story. Another newsboy told that, upon this evening, after 6 o'clock, Small had bought a newspaper from him: but, under examination, this boy admitted he was not sure of the date.

It seemed clear that there was relation between the embezzlement and the disappearance, which, were it not for the inventory, would have covered the thefts: but the accusation of abduction failed. Doughty was found guilty of embezzlement, and was sentenced to six years' imprisonment in the Kingston Penitentiary.

3. The Disappearance of Ambrose Small Ontario, Canada By Daniel Cumerlato [Excerpts] [http://www.hauntedhamilton.com/gotw_ambrosmall.html] (February 21, 2006)
The Main Suspects ...

John Doughty:

Who is he? Ambrose's assistant at the Toronto Grand where he made his head office.

Why was he a suspect? At the same time of Ambrose's disappearance, John was reported missing as well. After talking to the people closet to them, the detectives would find out that John had hated Ambrose for being greedy and cheap. John felt that he had help build Ambrose's fortune and wanted part of the profits. Ambrose would only continue to pay the pittance of a salary to John and never even buy him a present at Christmas. It was found out that John even told a friend that he wanted to kill Ambrose.

The Disappearance of John Doughty

The day after Ambrose disappeared, his assistant John Doughty arrived in Montreal. After that day, John was never seen from again. The only evidence of his still being alive was found by his sister. There was evidence at his apartment around Christmas time that showed he had arrived and left quickly.

Years later John was found in Oregon City, Oregon, hiding out under a new identity with a brand new life. One of his current employees, known as "Three Fingers" for obvious reasons, saw a wanted poster for John Doughty and immediately called the police to report his manager, Charlie Cooper.

John was brought back to Toronto and his case was met with huge public interest. This would turn out to be one of the most anticipated trials in Canada's history as thousands gathered inside and outside of Old City Hall. Disappointment abound when it was found out that there wasn't enough evidence to try him for Ambrose's death. The jury would find John guilty, but only for the theft of \$104,000 worth of bonds. He was sentenced to five years in prison.

4. AMBROSE SMALL What Happened to the Entertainment Impresario & Does His Ghost Still Haunt the Theater that He Loved? [<http://www.prairieghosts.com/ambrose.html>] (February 21, 2006) [Excerpts]

...In 1919, Small and [his wife] Teresa began negotiating the sale of the Small chain of theaters to a British-owned firm, Trans-Canada Theaters Limited. The deal was concluded on December 2, 1919 and the Small's received a check for \$1 million, with an additional \$700,000 to be paid to them in installments over the next five years. The husband and wife endorsed the check and deposited it in their account at the Dominion Bank at 11:45 in the morning.

That afternoon, Small told his lawyer, E.W.M. Flock that he planned to inform his secretary John Doughty that not only had Doughty been retained by the new firm as a secretary and booking manager, but he would see a substantial increase in salary. ...

Several days passed before anyone realized that Small had disappeared. His wife and friends were so used to his dalliances and gambling that they guessed he had simply gone out of town for a few days. They wanted to ignore his shortcomings so badly that they never dreamed he could have met with foul play. Once his disappearance became official though, the authorities launched the biggest manhunt in Canadian history. Teresa Small offered a staggering \$50,000 reward for information on her husband, inspiring every amateur sleuth and crackpot to join the hunt with the legitimate detectives already on the case.

Meanwhile, the police were also seeking John Doughty, who had (coincidentally, it turned out) vanished on the same day as Ambrose Small. The authorities learned that Doughty had not taken kindly to losing his position with Small and before leaving town, he had gone to the Dominion Bank and, using Small's key to his safety-deposit box, had absconded with \$100,000 in negotiable Victory bonds. Doughty was found one year later, working in a Portland, Oregon paper mill under the name Charles B. Cooper. He was arrested and sentenced to five years in prison for the theft of the bonds but was cleared of having anything to do with Small's disappearance. He didn't learn until his capture that he had never lost his job at all and would have received a much larger salary with the new company.

www.law.stanford.edu/library/wlhb/papers/MartinClaraB_fl-Gall05.pdf

[Clara Brett] Martin's second high-profile case was her defense of John Doughty in 1921, the man accused of kidnapping and possibly murdering Ambrose Small, a somewhat notorious Toronto millionaire. As before, Martin worked on the case with a prominent criminal attorney—this time I.F. Hellmuth, K.C.

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

9 Kingswood Road



Lot and Plan Number	Lot 203 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1910	
First Owner/Occupant	Beness Thomas B	
Occupation Workplace	proofreader R. G. McLean	
City Directory Listings	1910-1913 Benness Thomas B proofreader R. G. McLean 1914-1919 Crossley Wallace eng	
Fire Insurance Plans	Building not shown Goad's Atlas: 1910 Goad's Atlas: 1910 revised to 1913: Brick building shown on Lot 203 labelled 7 Kingswood Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 203 labelled 7 Kingswood	
Architect/Builder		
Architectural Style		
Additional comments / observations	<p>Variant street names and numbers 1910 Lynwood av 1911 Kingswood rd 7</p> <p>Street address changed from 7 Kingswood to 9 Kingswood sometime after the apartment building was constructed to the south, c.1942</p> <p>Toronto Assessment Rolls for Lot 203, Plan 1408 (known as 7 Kingswood Road) 1913: Benness Thos 53 Proof reader [occupant and owner] 1914: Crossley Wallace mech eng</p> <p>Attachments 1911 Census Canada for Benness</p>	
Recorder	Barbara Myrvold	Date: February 17, 2006

9 Kingswood Road

1911 Census Canada - Home / 1911 / Ontario / York South / 20 East Toronto / page 2
 [http://automatedgenealogy.com/census11/Test16.jsp?id=77785]

Ln	Family Name	Place of habitation	Sex	Relationship	Marital status	Birth month	Year	Age at Last b-day	Country at Birth	Year of Immigration	Tribal Origin	Religion	Occupation
2	14 Benness Thos	7 Kingswood	M	Head	M	Apr	1859	52	Ontario			English Methodist	Proof reader
3	14 Benness Harriett	"	F	Wife	M	July	1861	50	O			English Methodist	none
4	14 Benness M. A.	"	F	Daughter	S	Oct	1888	22	"			English Methodist	Grocer?
5	14 Benness H. S.	"	F	Daughter	S	May	1896	15	"			English Methodist	none
6	14 Weir H	"	F	Boarder	S	Feb	1889	22	"			English R. Cath	stenographe
7	14 Cook W H	"	M	Boarder	S	Sept	1882	28	"			English Methodist	student

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

11 Kingswood Road



Lot and Plan Number	Lot 202 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1913	
First Owner/Occupant	Benness Thos B	
Occupation Workplace	builder	
City Directory Listings	1914 vacant / Benness Thos B [listed at 9 Kingwood] 1915-1945 Benness Thos B builder 1914 Taylor Ruth 1915-1922 Cooke W. Hamilton barr 1921 Benness Helen S. tchr Williamson rd Public Schl 1930 Waddington Jos Jones ? 1935 Hutchin Fredk Dylon Chas R, Capt 1945 Wendolt Mrs Hutchins Fredk D	
Fire Insurance Plans	Goad's Atlas: 1910 revised to 1913: No building not shown on Lot 202 Goad's Atlas: 1910 revised to 1924: Brick building shown on Lot 202 labelled 11 Kingswood	
Architect/Builder		
Architectural Style		
Additional comments / observations	Toronto Assessment Rolls for Lot 202, Plan 1408 1913: Lot 202 "Vacant Lot" Owner: Chamberlain Albert Yonge St. Arcade 1914: 11 Kingswood Name: Benness Thomas B. Owner: Millar Chas Thomas B. Benness lived at 11 Kingswood from 1914 until at least 1945. Previously he had lived next door at 9 Kingswood. Apparently 11 Kingswood was divided into flats. It may have been known as #9 Kingswood in c.1913.	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

12 Kingswood Road.



Lot and Plan Number	Lot 65 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1909	
First Owner/Occupant	Galbraith Wm G	
Occupation Workplace	Trav	
City Directory Listings	1910-1930 Galbraith Wm G	
Fire Insurance Plans	Goad's Atlas: 1910: No building shown on Lot 65 Goad's Atlas: 1910 revised to 1913: Frame building shown on labelled Lot 65, labelled 12 Kingswood Goad's Atlas: 1910 revised to 1924: Frame building shown on labelled Lot 65, labelled 12 Kingswood	
Architect/Builder		
Architectural Style		
Additional comments / observations	<p>1909 Toronto Assessment Roll: Galbraith William resident and owner of Lot 65 Plan 1408</p> <p>Address in 1910 Toronto City Directory: Lynwood Avenue</p> <p>Lot 65, Plan 1408 is 40 feet wide</p> <p>Attachments</p> <ul style="list-style-type: none"> • 1911 Census Canada for Galbraith • "Social Notes." <i>Toronto Star</i>, 20 July 1915 • "Classified." <i>Toronto Star</i>, 18 January 1930, p. 32. 	
Recorder	Barbara Myrvold	Date: February 17, 2006

12 Kingswood Road

1911 Census Canada - Home / 1911 / Ontario / York South / 20 East Toronto / page 1 & 2
[http://automatedgenealogy.com/census11/Test16.jsp?id=77785]

Ln	Family	Name	Place of habitation	Sex	Relationship	Marital status	Birth month	Year	Age at Last b-day	Country Place of Birth	Year of Immigration	Tribal Origin	Religion	Occupation
46	13	Galbraith Maria ?	12 Kingswood	F	Head	M	Mar	1881	30	Scotland	1904	Scotch	Anglican	income
47	13	Galbraith Nina	"	F	Daughter	S	Jun	1885	26	Scotland	"	Scotch	Anglican	assistant
48	13	Galbraith Molly	"	F	Daughter	S	Jul	1886	24	Scotland	"	Scotch	Anglican	assistant
49	13	Galbraith Madge	"	F	Daughter	S	Aug	1892	18	Scotland	"	Scotch	Anglican	telephone
50	13	Galbraith Winnie	"	F	Daughter	S	Apr	1896	15	Scotland	"	Scotch	Anglican	none
1	13	Galbraith Helen	12 Kingswood	F	Daughter	S	Sept	1896	14	Scotland	"	Scotch	Anglican	none

Newspapers

"Social Notes ... A most successful surprise partie [sic] was held at the home of Mrs. W. Galbraith, 12 Kingswood road, Balmy Beach, in honor of her daughter Helen... The early part of the evening was spent in dancing and music. Buffet supper was served in a spacious dining room. Mrs. Galbraith and her daughter expect to leave Toronto on Tuesday evening." *Toronto Star*, 20 July 1915

"Beach, nice cosy room, every convenience, private home, first class meals, business gentleman. 12 Kingswood road. O." *Toronto Star*, 18 January 1930, p. 32.

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

16 Kingswood Road



Lot and Plan Number	Lot 64 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1921	
First Owner/Occupant	Vandiewiele Albert	
Occupation Workplace	Photo	
City Directory Listings	1922 vacant 1923-1930 Vandiewiele Albert photo 1940 Wood Byron F	
Fire Insurance Plans	Goad's Atlas: 1910: no building shown on Lot 64 Goad's Atlas: 1910 revised to 1913: no building shown on Lot 64 Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 64; no street number given	
Fire Insurance Plans	Goad's Atlas: 1910: No building shown on Lot 203 Goad's Atlas: 1910 revised to 1913: building shown on Lot 203; labelled 7 Kingswood	
Architectural Style		
Additional comments / observations		
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

17 Kingswood Road



Lot and Plan Number	Lot 201 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1909	
Original Owner/Occupant	Telchener Mrs Emma	
Occupation Workplace	wid. Robt	
City Directory Listings	<p>1910 vacant [listed as Lynwood av [east side] 1912 Telchener Mrs Emma wid. Robt 1913 Titkchener Mrs Emma; Titkchener Edwd repr Ford Motor Co. 1914 vacant 1915-1915 Reed Glory C Mrs 1916-1917 Mason G. Eric 1920 Cooper Mabelle 1930 Johnson Elton</p>	
Fire Insurance Plans	<p>Goad's Atlas: 1910: frame building shown on Lot 201 Lynwood Avenue; no street number provided Goad's Atlas: 1910 revised to 1913: frame building shown on Lot 210, labelled 17 Kingswood Road Goad's Atlas: 1910 revised to 1924: frame building shown on Lot 210, labelled 17 Kingswood Road</p>	
Architect/Builder		
Architectural Style		
Additional comments / observations	<p>Toronto Assessment Rolls for Lot 201, Plan 1408 1913: Titchener Emma [occupant and owner] [listed as 13 Kingswood] 1914: Reed [listed as 17 Kingswood]</p> <p>17 Kingswood, along with 28 Kingswood, are the oldest houses on this section of Kingswood Road - the only two to be shown on this section of the street on 1910 Goad's Atlas, Plate 108.</p> <p>Variant street names and numbers in Toronto City Directories</p> <p>Attachments 1911 Census Canada for Telchener 17 Kingswood Road</p>	
Recorder	Barbara Myrvold	Date: February 17, 2006

12 Kingswood Road

1911 Census Canada - Home / 1911 / Ontario / York South / 20 East Toronto / page 1
 [http://automatedgenealogy.com/census11/Test16.jsp?id=77785]

Ln	Family	Name	Place of habitation	Sex	Relationship	Marital status	Birth month	Year	Age at Last b-day	Country Place of Birth	Year of Immigration	Tribal Origin	Religion	Occupation
41	12	Telchener Emma	17 Kingswood	F	Head	W	Mar	1862	49	England	1907	English	Anglican	Income
42	12	Telchener Noreen	"	F	Daughter	S	Jul	1887	24	England	"	English	Anglican	stenographer
43	12	Telchener T?lly	"	F	Daughter	S	Aug	1887	23	England	"	English	Anglican	
44	12	Telchener Minerva ?	"	F	Daughter	S	Feb	1889	22	England	"	English	Anglican	assistant
45	12	Telchener Emma	"	F	Daughter	S	Nov	1892	18	England	"	English	Anglican	

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

19 Kingswood Road



Lot and Plan Number	Lot 200 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1919	
First Owner/Occupant	Bass Fredk L.	
Occupation Workplace	Dentist. 181-183 Yonge	
City Directory Listings	1920-1922 Bass Fredk L. Dentist. 181-183 Yonge 1930 Montgomery Saml E	
Fire Insurance Plans	Goad's Atlas: 1910 revised to 1913: no building not shown on Lot 200 Goad's Atlas: 1910 revised to 1924: frame building shown on Lot 200; no street number provided	
Architect/Builder		
Architectural Style		
Additional comments / observations		
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

21 Kingswood Road



Lot and Plan Number	Lot 199 Plan 201	
Heritage evaluation		
Estimated Construction Date	1918	
First Owner/Occupant	Gray Andrew order clk.	
Occupation Workplace	Toronto Plate Glass Co. 91-133 Don Roadway	
City Directory Listings	1919-1922 Gray Andrew order clk. 1930 Gray Edward S	
Fire Insurance Plans	Goad's Atlas: 1910 revised to 1913: no building shown on Lot 199 Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 199 labelled 21 Kingswood Road	
Architect/Builder		
Architectural Style		
Additional comments / observations		
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

22 Kingswood Road



Lot and Plan Number	Lot 63 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1918	
First Owner/Occupant	Bottomley Herbert	
Occupation Workplace	trav E.T. Carter & Co. [est. 1865 wool, hides, yarns, raw furs, cotton and cotton seed meal, 85 Front e.]	
City Directory Listings	1919-1940 Bottomley Herbert trav	
Fire Insurance Plans	Goad's Atlas: 1910 revised to 1913: no building shown on Lot 63 Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 63 labelled 22 Kingswood Road	
Architect/Builder		
Architectural Style		
Additional comments / observations	"Society notes...Miss Doris Bottomley presented her pupils in a varied program of piano solos, duets and trios, at the home of Mrs. H. Bottomley, Kingswood Road. A special duet was played by Miss Bottomley and her brother, Mr. George Bottomley; and the former received a bouquet of red roses from her pupils." Globe and Mail, 11 June 1940, p. 10.	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

25 Kingswood Road



Lot and Plan Number	Lot 198 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1932	
First Owner/Occupant	Boyce John F	
Occupation Workplace		
City Directory Listings	1933 vacant 1934-1935 Boyce John F 1940 Hogarth Gordon	
Fire Insurance Plans	Goad's Atlas: 1910 revised to 1913: no building not shown on Lot 198 Goad's Atlas: 1910 revised to 1924: no building not shown on Lot 198	
Architect/Builder		
Architectural Style		
Additional comments / observations		
Recorder	Barbara Myrvold	Date:

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

28 Kingswood Road



Lot and Plan Number	Lot 62 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1908	
First Owner/Occupant	McWaters Wm J	
Occupation Workplace	trav Wm. Harland & Son [of Merton, London, S.W., Canadian Branch, 400 Eastern av. Varnish & coach colours]	
City Directory Listings	1910-1919 McWaters Wm J trav 1920 Silman Elizth 1930-1940 Coutthard Wm H V	
Fire Insurance Plans	Goad's Atlas: 1910: frame building on Lot 62, Plan 1408 Lynwood Avenue; no street number provided Goad's Atlas: 1910 revised to 1913: frame building on Lot 62, Plan 1408; labelled 28 Kingswood Goad's Atlas: 1910 revised to 1924: frame house on Lot 62, Plan 1408; no street number provided.	
Architect/Builder		
Architectural Style		
Additional comments / observations	<p>One of the earliest houses on Kingswood Road. See also 17 Kingswood Road</p> <p>Variant street names and numbers in Toronto city directories 1910: Lynwood av [west side] 1911: 3 Kingswood rd 1912: 28 Kingswood rd</p> <p>Attachments 1911 Census Canada for McWalters, Kingswood Road Selected Properties on Plan 1408, Kingswood Road owned by Mary McWaters and William J. McWaters "Well-known at Beach W. J. M'Waters dies; purchased part of Munro Park from Late Chas. Millar." Toronto Star, 15 June 1928, p. 32</p>	
Recorder	Barbara Myrvold	Date: February 17, 2006

28 Kingswood Road

1911 Census Canada - Home / 1911 / Ontario / York South / 20 East Toronto / page 1
 [http://automatedgenealogy.com/census11/Test16.jsp?id=77785]

Ln	Family Name	Place of habitation	Sex	Relationship	Marital status	Birth month	Year	Age at Last b-day	Country Place of Birth	Year of Immigration	Tribal Origin	Religion	Occupation
22	5 McWaters W. J.	4/14/24? Kingswood	M	Head	M	Sep	1848	62	O [Ontario]		Irish	Methodist	Income
23	5 McWaters Minny	"	F	Wife	M	Dec	1848	62	O		Irish	Methodist	none

Selected Properties on Plan 1408, Kingswood Road owned by Mary McWaters and William J. McWaters

Lot Number	House Number	Name	Source
179		Vacant Lot	1914 Assessment Roll, Ward No. 1, Div. No. 6, p. ?
180		Vacant Lot	1914 Assessment Roll, Ward No. 1, Div. No. 6, p. ?
181		Vacant Lot	1914 Assessment Roll, Ward No. 1, Div. No. 6, p. ?
184		Vacant Lot	1914 Assessment Roll, Ward No. 1, Div. No.6, p. ?
	150	Smyth John	1912 Assessment Roll

Newspapers

"Well-known at Beach W. J. M'Waters dies; purchased part of Munro Park from Late Chas. Millar." Toronto Star, 15 June 1928, p. 32

William James McWaters, aged 79, died at his late residence, 3 Spruce Hill Rd., on Friday June 15...Twenty years ago he became interested in Balmy Beach. About that time the old amusement park was called "Munro Park" and was operated by the street railway, who later sold the property to the late Charles Millar. Mr. McWaters purchased the greater part of the property from Mr. Millar, including what is now Kingswood Rd., and Neville Park Blvd., and subdivided and sold the property several years ago.

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

30 Kingswood Road



Lot and Plan Number	Lot 61 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1916	
First Owner/Occupant	Merrill Edwd B	
Occupation Workplace	emp Hydro Electric Power Comm	
City Directory Listings	1917-1920 Merrill Edwd B emp Hydro Electric Power Comm 1930-1940 McNeil John	
Fire Insurance Plans	Goad's Atlas: 1910 revised to 1913: building not shown on Lot 61 Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 61 labelled 30 Kingswood Road	
Architect/Builder		
Architectural Style		
Additional comments / observations		
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

37 Kingswood Road



Lot and Plan Number	Lot 197 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1910	
First Owner/Occupant	Lynn Thos W	
Occupation Workplace	butcher 1130 Yonge	
City Directory Listings	1911-1920 Lynn Thos W butcher 1130 Yonge 1930-1940 Gourlay Thos	
Fire Insurance Plans	Goad's Atlas: 1910: Building not shown on Lot 197 Goad's Atlas: 1910 revised to 1913: frame building shown on Lot 197, labelled 37 Kingswood Goad's Atlas: 1910 revised to 1924: frame building shown on Lot 197 labelled 37 Kingswood Road	
Architect/Builder		
Architectural Style		
Additional comments / observations	Variant street names and numbers in Toronto city directories 1911 Kingswood rd, 19 1912 Kingswood rd, 37 Attachments • 1911 Census Canada for Lynn, 37 Kingswood • 1914 Toronto Assessment Roll	
Recorder	Barbara Myrvold	Date: February 17, 2006

37 Kingswood Road

1911 Census Canada - Home / 1911 / Ontario / York South / 20 East Toronto / page 1
 [http://automatedgenealogy.com/census11/Test16.jsp?id=77785]

Ln	Family Name	Place of habitation	Sex	Relationship	Marital status	Birth month	Year	Age at Last b-day	Country Place of Birth	Year of Immigration	Tribal Origin	Religion	Occupation
37	11 Lynn Thomas	37 Kingswood	M	Head	M	Jun	1863	48	Ireland	1870	Irish	Methodist	Butcher
38	11 Lynn Nancy	"	F	Wife	?	May	1865	46	Ontario		English	Methodist	None
39	11 Gough Percy	"	M	Son-in-law	M	Oct	1884	26	Ontario		English	Anglican	
40	11 Gough Hazel	"	F	Daughter	M	Mar	1889	22	Ontario		English	Anglican	

1914 Assessment rolls

Name: Lynn Thomas W
 Age: 50
 Manhood Franchise: mf
 Freehold or Tenant: F
 Occupation: Butcher
 Name of owner/lessee: Lynn Thomas W
 Street or Lot No: 37
 Name of Street: Kingswood
 Size of Lot: 50 x 130
 Actual Value of land: 1150
 Value of Buildings: 2000
 Total value: 3150
 Religion: M
 Public/Separate School: P
 Total No. Residents: 2

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

38 Kingswood Road



Above: April 2004
Right: 2 April 2006

Lot and Plan Number	Lot 60 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1910/1911	
First Owner/Occupant	1911-1916 Fitton Selwyn	
Occupation Workplace	clk Colonial Investment & Loan Co 51 King W	
City Directory Listings	1911-1916 Fitton Selwyn clk 1920 Krueger L. F. 1930 Goddard Albert W 1940 Overling R. Galton	
Fire Insurance Plans	Goad's Atlas: 1910: building not shown on Lot 60 Goad's Atlas: 1910 revised to 1913: Frame building shown on Lot 60 labelled 38 Kingswood Road Goad's Atlas: 1910 revised to 1924: Frame building shown on Lot 60 labelled 38 Kingswood Road	
Architect/Builder		
Architectural Style		
Additional comments / observations	Attachments 1911 Census Canada for Fitton, Kingswood Road	
Recorder	Barbara Myrvold	Date: February 17, 2006

38 Kingswood Road

1911 Census Canada - Home / 1911 / Ontario / York South / 20 East Toronto / page 1
 [http://automatedgenealogy.com/census11/Test16.jsp?id=77785]

Ln	Family Name	Place of habitation	Sex	Relationship	Marital status	Birth month	Year	Age at Last b-day	Country of Birth	Year of Immigration	Tribal Origin	Religion	Occupation
24	6	Fitton Selwyn Kingswood	M	Head	M	Nov	1886	24	England	1906	English	Anglican	accountant
25	6	Fitton Mary	F	Wife	M	Nov	1884	26	Ontario		English	Methodist	none
26	6	Fitton William	M	Brother	M	Apr	1894	17	England	1910	English	Anglican	assistant

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

39 Kingswood Road



Lot and Plan Number	Lot 196 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1914	
First Owner/Occupant	Ironsides Errel C (owner) Nixon James B (occupant)	
Occupation Workplace	Ironsides : barrister, solicitor Nixon : Trav	
City Directory Listings	1915 Nixon James B trav 1916 Nixon James B trav; Ironsides Errel C 1920 Errel C. Ironsides, barrister, solicitor, 403 Kent Building, 156 Yonge. 1930 Tunnell Arthur L	
Fire Insurance Plans	Goad's Atlas: 1910 revised to 1913; no building shown on Lot 196 Goad's Atlas: 1910 revised to 1924; brick building shown Lot 196 labelled 39 Kingswood Road	
Architect/Builder		
Architectural Style		
Additional comments / observations	Nixon, the first occupant listed in the TCD, probably boarded with Errel C. Ironsides, barrister, solicitor, 403 Kent Building, 156 Yonge. Ironsides is listed with Nixon in 1916 TCD, then by himself in 1920 TCD. Similar protruding brickwork as 165 Kingswood Road Attachments Toronto Assessment Roll 1914 "Oldest Mason in Canada Mr. J. B. Nixon, of 39 Kingswood road ..." Toronto Star, 17 July 1918 E. C. Ironsides, 39 Kingswood Road, organizer of a "back-yard gardening" competition. Toronto Star, 26 August 1918, p. 16.	
Recorder	Barbara Myrvold	Date: February 17, 2006

39 Kingswood Road

1914 Assessment roll

Name: Unfinished House
Age:
Manhood Franchise:
Freehold or Tenant:
Occupation:
Name of owner/lessee: Ironside Erell 20 Wheeler Ave
Street or Lot No.: 196
Name of Street: Kingswood
Plan No: 1408
Size of Lot: 50 x 130
Actual Value of land: 1150
Value of Buildings: 500
Total value: 1650
Religion:
Public/Separate School: P
Total No. Residents: 2

Newspapers

“The Beaches: Oldest Mason In Canada.” *Toronto Star*, 17 July 1918, p. 9.
Mr. J. B. Nixon, of 39 Kingswood road, will be 71 years old to-morrow. He was born in Elizabethvale, Ont., and came to Toronto as a boy. For many years he was engaged in the wool business with his father. He joined the Masonic Order when 21 years of age, and is now the oldest Mason in Canada. He is now inspector for benevolent grants for this order, and has always been away from home on his birthday attending the Grand Lodge. This year, owing to his attending the Grand Lodge in Windsor, a telegram wishing him many happy returns of the day was sent to him there, with the names of ten of his eleven grandchildren, one being absent in New York City.”

“The Beaches: Beaches should win big garden prizes; awards will be made at fall exhibition on September 11th to 14th.” *Toronto Star*, 26 August 1918, p. 16.
The Beaches, Aug. 26. Several thousand of dollars have been given in prizes and publicity in connection with back-yard gardening by the Ontario Government under the auspices of the Ontario Resources Committee. E. C. Ironsides, 39 Kingswood road, who is the organizer of the section of the city known as the North Eastern section...

The Beaches: Gunner Ironsides death.” *Toronto Star*, 20 March 1918, p. 18
Gunner Perry R. Ironsides...died. He is survived by his father Alex Ironside, Grant street, Hamilton, Ont., and two brothers...Earl Ironside, 39 Kingswood road, Toronto.

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

40 Kingswood Road



Lot and Plan Number	Lot 59 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1919	
First Owner/Occupant	Davis Geo D	
Occupation Workplace	editor Maclean Pub	
City Directory Listings	1920- 1922 Davis Geo D editor 1923 Law Jas A mgr Canada Packing Co Ltd 1930 Henchon G Ernest 1933 Hollister Frances S. J. Cowan & Hollister 1943 Thompson Herbert B barber 1828 Queen e 1953-1963 Scadding Chas A. s/smn Simpsons 1973-1998 Lammers Herman ofc mgr Burandt Interiors (Lammers Herman & Linda)	
Fire Insurance Plans	Goad's Atlas: 1910 revised to 1913; no building shown on Lot 59 Goad's Atlas: 1910 revised to 1924; brick building shown Lot 59; no street number given	
Architectural Style		
Additional comments / observations	Designation By-law No. 750-2004 enacted by Toronto City Council on Sept. 30, 2004. http://www.toronto.ca/legdocs/bylaws/2004/law0750.pdf Building shown on Goad's Atlas: 1910 revised to 1924 – no house number shown	
Recorder	Barbara Myrvold	Date: February 17, 2006

Designation By-law No. 750-2004 enacted by Toronto City Council on Sept. 30, 2004.
<http://www.toronto.ca/legdocs/bylaws/2004/law0750.pdf>

Authority: Notice of Motion J(19), moved by Deputy Mayor Bussin, seconded by Councillor Pitfield, as adopted by City of Toronto Council on July 20, 21 and 22, 2004
Enacted by Council: September 30, 2004

CITY OF TORONTO
BY-LAW No. 750-2004

To designate the property at 40 Kingswood Road (George Davis House) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 40 Kingswood Road (George Davis House) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 40 Kingswood Road and upon the Ontario Heritage Foundation, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*; and WHEREAS the reasons for designation are set out in Schedule “A” to this by-law; and WHEREAS no notice of objection to the proposed designation was served upon the Clerk of the municipality.

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 40 Kingswood Road, more particularly described in Schedule “B” and Building shown on Schedule “C” attached to this by-law, is designated as being of cultural heritage value or interest.
2. City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule “B” to this by-law in the proper Land Registry Office.
3. City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 40 Kingswood Road and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 30th day of September, A.D. 2004.

DAVID R. MILLER, ULLI S. WATKISS

Mayor City Clerk

(Corporate Seal)

2 City of Toronto By-law No. 750-2004

SCHEDULE “A”

REASONS FOR DESIGNATION

The property at 40 Kingswood Road is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural resource value or interest. Located on the west side of Kingswood Road, north of Queen Street East, the house was completed in 1919 for George Davis, an editor with Maclean’s Publishing. The site is associated historically with the stained glass artist F. S. Hollister, who occupied the premises during the 1930s. Hollister was a principal with the Toronto firm of Cowan and Hollister, whose commissions included the World War 1 memorial windows for the Peace Tower in

Ottawa. Architecturally, the George Davis House is a good example of Period Revival Design with English Tudor elements that contributes to the Balmy Beach neighbourhood. The heritage attributes of the property are comprised of the exterior walls and roof. The structure rises two stories under a steeply-pitched gable roof with extended eaves and a brick chimney. The house is clad with reddish brown brick and trimmed with brick, stucco and wood. The upper floor is faced with stucco and displays wood half timbering. A projecting jetty, featuring brackets and a gable roof with extended and returned eaves, is placed on the east façade facing Kingswood Road. A bay window with multi-paned transoms is found at the base of the jetty, which is flanked on the right by an entrance. The remaining fenestration, combining bay windows and narrow flat-headed window openings, has multi-paned transoms.

3 City of Toronto By-law No. 750-2004

SCHEDULE “B”

PIN 21008-0097 (LT).

Lot 59 on Plan 1408 in the Land Titles Division of the Toronto Registry Office (No. 66) in the City of Toronto and Province of Ontario.

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2004-121 dated August 10, 2004, as set out in Schedule “C”.

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

42 Kingswood Road



Lot and Plan Number	Lot 58 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1919	
First Owner/Occupant	Robertson Wm R	
Occupation Workplace		
City Directory Listings	1919 unfinished 1921 vacant 1922-1923 Robertson Wm R 1930 Gibson Albert D	
Fire Insurance Plans	Goad's Atlas: 1910 revised to 1913: no building shown on Lot 58 Goad's Atlas: 1910 revised to 1924; brick building shown Lot 58, labelled 42 Kingswood Road	
Architect/Builder		
Architectural Style		
Additional comments / observations		
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

51 Kingswood Road



Lot and Plan Number	Lot 195 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1913	
First Owner/Occupant	Booth Albert E	
Occupation Workplace	Cont	
City Directory Listings	1914-1916 Booth Albert E cont 1920 Sinclair Chas G 1930 Hackland Gordon S	
Fire Insurance Plans	Goad's Atlas: 1910: building not shown on Lot 195 Goad's Atlas: 1910 revised to 1913: brick building shown on Lot 195 labelled 51 Kingwood Road Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 195; house number not provided	
Architect/Builder		
Architectural Style		
Additional comments / observations	Albert Booth was a contractor and may have built this house Attachments • Toronto Assessment Roll 1914	
Recorder	Barbara Myrvold	Date: February 17, 2006

51 Kingswood Road

Toronto Assessment roll 1914

Name: Booth Albert E
Age: 34
Manhood Franchise: mf
Freehold or Tenant: F
Occupation: Contractor
Name of owner/lessee: Booth, Lila Booth Albert E
Street or Lot No.: 61
Name of Street: Kingswood
Size of Lot: 50 x 130
Actual Value of land: 1150
Value of Buildings: 2,500
Total value: 3650
Religion: M
Public/Separate School: P
Total No. Residents: 5

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

55 Kingswood Road



Lot and Plan Number	Lot 194 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1911	
First Owner/Occupant	McCunn Dougall	
Occupation Workplace		
City Directory Listings	1912-1913 McCunn Dougall 1914-1930 Walsh James mgr Standard of Empire 318, 123 Bay	
Fire Insurance Plans	Goad's Atlas: 1910: Building not shown on Lot 194 Goad's Atlas: 1910 revised to 1913: two frame buildings shown on Lot 194 labelled 55 Kingwood Road Goad's Atlas: 1910 revised to 1924: two frame buildings shown on Lot 194 labelled 55 Kingwood Road	
Architect/Builder		
Architectural Style		
Additional comments / observations	<p>Attachments</p> <ul style="list-style-type: none"> • 1911 Census Canada: McCunn 55 Kingswood • Dougall McCunn information • Toronto Assessment Rolls 1914 	
Recorder	Barbara Myrvold	Date: February 17, 2006

55 Kingswood Road

1911 Census Canada - Home / 1911 / Ontario / York South / 20 East Toronto / page 1
[<http://automatedgenealogy.com/census11/Test16.jsp?id=77785>]

Ln	Family Name	Place of habitation	Sex	Relationship	Marital status	Birth month	Year	Age at Last b-day	Country Place of Birth	Year of Immigration	Tribal Origin	Religion	Occupation
34	10	McCunn D. R.	55 Kingswood	M	Head	M	Oct	1864	46	Quebec		Scotch Presbyterian	Income
35	10	McCunn Janette	"	F	Wife	?	Dec	1864	46	Quebec		Scotch Presbyterian	Income
36	10	McCunn Irene	"	F	Daughter	S	Feb	1888	23	Quebec		Scotch Presbyterian	Stenographer

Dougall McCunn

Dougall McCunn derived some of his income from property sales and development. He owned/occupied several properties on Plan 1408 over the years according to Toronto City Directories and Assessment Rolls: Lot 194 (55 Kingswood) 1911; Pt Lot 117 (161 Kingswood) 1915; Lot 137 (7 Bingham, 1929 "McCunn Douglas B"); Lot 138 (9 Bingham, 1929 "McCunn Douglas B"); Lot 123 (20 Bingham Ave, 1929, when he lived at 17 Balsam Rd.).

Toronto Assessment rolls 1914

Name: Walsh James J
Age: 49
Manhood Franchise: mf
Freehold or Tenant: F
Occupation: Manager
Name of owner/lessee: Walsh James J 318 Stair Bldg
Street or Lot No.: 55
Street Name: Kingswood Road
Size of Lot: 50 x 130
Actual Value of land: 1150
Value of Buildings: 2800
Total value: 3150
Religion: M
Public/Separate School: P
Total No. Residents: 2

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

56 Kingswood Road



Lot and Plan Number	Lot 57 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1911	
First Owner/Occupant	Hurd Burt	
Occupation Workplace	pressman Atwell Fleming Ptg Co	
City Directory Listings	1911 vacant houses 1912 vacant 1913 Hurd Burt pressman Atwell Fleming Ptg Co 1914 Adams Frank 1915 Coombes Leslie H 1917-1918 Malm Theodore 1919 Keary Chas J 1921-1930 Dobs/Dobbs John	
Fire Insurance Plans	Goad's Atlas: 1910: No building shown on Lot 57 Goad's Atlas: 1910 revised to 1913: frame building shown on Lot 57 labelled 56 Kingwood Road Goad's Atlas: 1910 revised to 1924: frame building shown on Lot 57 no street number given	
Architect/Builder		
Architectural Style		
Additional comments / observations		
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

57 Kingswood Road



Lot and Plan Number	Lot 193 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1927	
First Owner/Occupant	Hudson Heron	
Occupation Workplace	[owner] Imperial Service Garage 9-15 Laplante av	
City Directory Listings	1928	absent
	1929-1933	Hudson Heron (Imperial Service Garage
	1934	Rickard Hugh P
	1935-1940	Mcroy James [Jas M]
Fire Insurance Plans	Goad's Atlas: 1910: no building shown on Lot 193 Goad's Atlas: 1910 revised to 1913: no building shown on Lot 193 Goad's Atlas: 1910 revised to 1924: no building shown on Lot 193	
Architect/Builder		
Architectural Style		
Additional comments / observations	1914 Toronto Assessment Rolls listed "Hudson James J. Toronto P. O." as the owner of a vacant lot at Lot 193, Plan 1408	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

58 Kingswood Road



Lot and Plan Number	Lot 56 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1920	
First Owner/Occupant	Elliott Albert	
Occupation Workplace	Ontario Optical Co 395 Yonge	
City Directory Listings	1920 unfinished house 1921-1930 Elliott Albert Ontario Optical Co 395 Yonge	
Fire Insurance Plans	Goad's Atlas: 1910: No building shown on Lot 56 Goad's Atlas: 1910 revised to 1913: no building shown on Lot 56 Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 56 labelled 58 Kingswood Road	
Architect/Builder		
Architectural Style		
Additional comments / observations		
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

60 Kingswood Road



Lot and Plan Number	Lot 55 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1931	
First Owner/Occupant	Meek Henry T	
Occupation Workplace of First Owner/Occupant	with Can Life Assce 302 Bay	
City Directory Listings	1932-1935 Meek Henry T	
Fire Insurance Plans	Goad's Atlas: 1910: No building shown on Lot 55 Goad's Atlas: 1910 revised to 1913: no building shown on Lot 55 Goad's Atlas: 1910 revised to 1924: no building shown on Lot 55	
Architect/Builder	F. J. Connell	
Architectural Style		
Additional comments / observations	Attachments "F. J. Connell will erect three dwellings at 60-64 Kingswood Rd., to cost \$18,000." Toronto Star, 19 December 1930, p. 40.	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

61 Kingswood Road



Lot and Plan Number	Lot 192 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1918	
First Owner/Occupant	Allan Margt Mrs	
Occupation Workplace	wid Wm	
City Directory Listings	1918 unfinished 1919-1920 Allan Margt Mrs wid Wm 1930 Allan Lillian	
Fire Insurance Plans	Goad's Atlas: 1910: No building not shown on Lot 192 Goad's Atlas: 1910 revised to 1913: No building not shown on Lot 192 Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 192 labelled 61 Kingswood Road	
Architect/Builder		
Architectural Style		
Additional comments / observations	1914 Toronto Assessment Roll listed "Munro Charles R. 2217 Queen St. E." as the owner of a "Vacant Lot" at Lot 192, Plan 1408.	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

62 Kingswood Road



Lot and Plan Number	Lot 54 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1931	
First Owner/Occupant	Simpson Wm G	
Occupation Workplace	mgr Miner Rubber Co. Ltd 142-144 Front W	
City Directory Listings	1932-1935 Simpson Wm G	
Fire Insurance Plans	Goad's Atlas: 1910: No building shown on Lot 54 Goad's Atlas: 1910 revised to 1913: no building shown on Lot 54 Goad's Atlas: 1910 revised to 1924: no building shown on Lot 54	
Architect/Builder	F. J. Connell	
Architectural Style		
Additional comments / observations	"F. J. Connell will erect three dwellings at 60-64 Kingswood Rd., to cost \$18,000." Toronto Star, 19 December 1930, p. 40.	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

63 Kingswood Road



Lot and Plan Number	Lot 191 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1913	
First Owner/Occupant	Howson John E	
Occupation Workplace		
City Directory Listings	1914-1916	Howson John E
	1917	Larkin Frank A
	1920	Peterson Agnes Mrs
	1930	Dillon Hazel Mrs
Fire Insurance Plans	Goad's Atlas: 1910: no building shown on Lot 191 Goad's Atlas: 1910 revised to 1913: brick building shown Lot 191 labelled 63 Kingswood Road Building shown on Goad's Atlas: brick building shown Lot 191 with no street number	
Architect/Builder		
Architectural Style		
Additional comments / observations	Attachments 1914 Toronto Assessment Roll	
Recorder	Barbara Myrvold	Date: February 17, 2006

63 Kingswood Road

1914 Assessment rolls

Name: Howson John E

Age: 61

Manhood Franchise: mf

Freehold or Tenant: T

Occupation: Retired

Name of owner/lessee: Peterson Hazel 191 Church St

Street or Lot No.: 63

Name of Street: Kingswood Road

Size of Lot: 50 x 130

Actual Value of land: 1000

Value of Buildings: 2,800

Total value: 3800

Religion: M

Public/Separate School: P

Total No. Residents: 5

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

64 Kingswood Road



Lot and Plan Number	Lot 53 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1931	
First Owner/Occupant	Myers Burton J	
Occupation Workplace	optometrist Foster-Myers 750 Yonge	
City Directory Listings	1932-1933 vacant 1934 Myers Burton J optometrist Foster-Myers 750 Yonge (occupant) 1935 Baldwin Wm Premier Art Gu'ld (occupant)	
Fire Insurance Plans	Goad's Atlas: 1910: No building shown on Lot 53 Goad's Atlas: 1910 revised to 1913: no building shown on Lot 53 Goad's Atlas: 1910 revised to 1924: no building shown on Lot 53	
Architect/Builder	F. J. Connell	
Architectural Style		
Additional comments / observations	"F. J. Connell will erect three dwellings at 60-64 Kingswood Rd., to cost \$18,000." Toronto Star, 19 December 1930, p. 40.	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

65 Kingswood Road



Lot and Plan Number	Lot 190 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1913	
First Owner/Occupant	Gardiner Geo L	
Occupation Workplace	mgr dir. Ideal Bedding Co, Ltd 2 Jefferson av	
City Directory Listings	1914-1920 Gardiner Geo L 1930 Gregory Claude J	
Fire Insurance Plans	Goad's Atlas: 1910: building not shown on Lot 190 Goad's Atlas: 1910 revised to 1913: brick building shown on Lot 190 labelled 65 Kingswood Road Building shown on Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 190 no street number provided	
Architect/Builder		
Architectural Style		
Additional comments / observations	Attachments 1914 City of Toronto Assessment Roll	
Recorder	Barbara Myrvold	Date: February 17, 2006

65 Kingswood Road

1914 City of Toronto Assessment Roll

Name: Gardiner George L
Age: 31
Manhood Franchise: mf
Freehold or Tenant: F
Occupation: Manager
Name of owner/lessee: Gardiner George L
Street or Lot No.: 65
Name of Street: Kingswood
Size of Lot: 50 x 130
Actual Value of land: 1000
Value of Buildings: 2,700
Total value: 3800
Religion: E
Public/Separate School: P
Total No. Residents: 7

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

67 Kingswood Road



Lot and Plan Number	Lot 189 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1919	
First Owner/Occupant	Mills Robt E	
Occupation Workplace	chief dir. of records Statistics Dept Pub Health	
City Directory Listings	1920 Mills Robt E chief dir. of records Statistics Dept Pub Health 1921-1923 Gray Geo trav Lincoln Paper Mills Co Ltd 112 Bay 1930 Richardson Julian P	
Fire Insurance Plans	Goad's Atlas: 1910: No building shown on Lot 189 Goad's Atlas: 1910 revised to 1913: No building shown on Lot 189 Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 189 labelled 67 Kingswood Road	
Architect/Builder		
Architectural Style		
Additional comments / observations	1914 Toronto Assessment Roll listed "Crown Horace F 429 W. 60 th St. Chicago Ill" as the owner of a "Vacant Lot" at Lot 189, Plan 1408.	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

69 Kingswood Road



Lot and Plan Number	Lot 188 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1921	
First Owner/Occupant	Howarth Thos C	
Occupation Workplace		
City Directory Listings	1922-1923	Howarth Thos C
	1924-1930	Sewell Horace C surveyor 105, 79 Adelaide e
Fire Insurance Plans	Goad's Atlas: 1910: no building shown on Lot 188 Goad's Atlas: 1910 revised to 1913: no building shown on Lot 188 Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 188 no street number provided	
Architect/Builder		
Architectural Style		
Additional comments / observations	1914 Toronto Assessment Roll listed "Pease Willhelmina H 48 Coxwell Ave" as the owner of a "Vacant Lot" on Lot 188, Plan 1408. Horace Sewell may be related to John Sewell, Toronto mayor 1979 - 80	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

71 Kingswood Road



Lot and Plan Number	Lot 187 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1913	
First Owner/Occupant	Nicholl James	
Occupation Workplace	Architect; supt Dom Realty Co (1914)	
City Directory Listings	1914-1916 Nicoll [sic] James supt Dom Realty Co 1917-1920 Hulbig Walter S. 1930 Stamper Arthur V	
Fire Insurance Plans	Goad's Atlas: 1910: no building shown on Lot 187 Goad's Atlas: 1910 revised to 1913: brick building shown on Lot 187 labelled 71 Kingswood Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 187 labelled 71 Kingswood	
Architect/Builder	James Nicholl [attributed]	
Architectural Style		
Additional comments / observations	Attachments <ul style="list-style-type: none"> • 1914 Toronto Assessment Roll • James Nicholl reference 	
Recorder	Barbara Myrvold	Date: February 17, 2006

1914 Toronto Assessment rolls

Name: Nicholl James
Age: 35
Manhood Franchise: mf
Freehold or Tenant: F
Occupation: Architect
Name of owner/lessee: Nicholl James
Street or Lot No: 71
Name of Street: Kingswood
Size of Lot: 50 x 130
Actual Value of land: 1000
Value of Buildings: 2,200
Total value: 3200
Religion: P
Public/Separate School: P
Total No. Residents: 4

James Nicholl Reference

James Nicholl, "Buildings of the Canadian Bank of Commerce," *Canadian Banker*, vol. 45, no. 2, January, 1938

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

73 Kingswood Road



Lot and Plan Number	Lot 186 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1931	
First Owner/Occupant	Johnston Gordon C	
Occupation Workplace	stk slsmn	
City Directory Listings	1932-1935 1940	Johnston Gordon C Manning Jos P stk slsmn
Fire Insurance Plans	Goad's Atlas: 1910: no building shown on Lot 186 Goad's Atlas: 1910 revised to 1913: no building shown on Lot 186 Goad's Atlas: 1910 revised to 1924: no building shown on Lot 186	
Architect/Builder	H. Addison Johnston ? R. Forrest Telfer ?	
Architectural Style		
Additional comments / observations	<p>1914 Toronto Assessment Roll listed "Millar Charles 55 Yonge St" as the owner of a "Vacant Lot" at Lot 186 Plan 1408. Charles Vance Millar (1853 – 31 October 1926) was a Toronto lawyer and financier, and one of the developers of Plan 1408.</p> <p>Gordon C. Johnston may have been a son of H. Addison Johnston (see 9 Silver Birch Avenue) and a brother-in-law of R. Forrest Telfer (see Bracken), both prominent local builders; he may have his family members build/design the house at 73 Kingswood Road.</p>	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

87 Kingswood Road



Lot and Plan Number	Lot 185 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1931	
First Owner/Occupant	Watts Albert E	
Occupation Workplace	suprvsr Frigidaire Sales Corp	
City Directory Listings	1932-1934 Watts Albert E suprvsr 1935 Elliott Eric 1940 Bible Chas	
Fire Insurance Plans	Goad's Atlas: 1910: no building shown on Lot 185 Goad's Atlas: 1910 revised to 1913: no building shown on Lot 185 Goad's Atlas: 1910 revised to 1924: no building shown on Lot 185	
Architect/Builder		
Architectural Style		
Additional comments / observations		
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

88 Kingswood Road



Lot and Plan Number	Lot 52 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1932	
Original Owner	Williams Kew	
Occupation Workplace		
City Directory Listings	1932 Kingswood rd 86 house under construction 1933-1935 Williams Kew	
Fire Insurance Plans	Goad's Atlas: 1910: no building shown on Lot 52 Goad's Atlas: 1910 revised to 1913: no building shown on Lot 52 Goad's Atlas: 1910 revised to 1924: no building shown on Lot 52	
Architect/Builder	Kew Williams [attributed]	
Architectural Style		
Additional comments / observations	<p>Kew Williams (1873-1956) was a son of Joseph Williams, an early settler of the Beach community (1853) who developed "The Canadian Kew Gardens" opened to the public in May 1879. Kew Williams married Bertha Curran in 1902 and, with his brothers, constructed a stone house on the west side of Lee Avenue in Kew Gardens for his bride. Kew Gardens was sold to the City of Toronto in 1907, and by 1910 30 Lee Avenue became the official residence of the "park caretaker." By January 1909, Kew Williams had relocated his family to 370 Lake Front, west of Silver Birch Avenue near Balmy Beach Club. His house was one of many properties expropriated and demolished for Eastern Beaches Park, which opened on 24 May 1932. Around that time, Kew Williams moved to Kingswood Road, where he probably helped design and build this house (as he had once done for the Kew Gardens house); he was once a plasterer and later was in the construction business.¹ Kew Williams is said to have built the wall in front of 88 Kingswood from stone dismantled from his 370 Lake Front house, hauling it up the Kingswood hill by wheelbarrow and hand.²</p>	
Recorder	Barbara Myrvold	Date: February 17, 2006

¹ Toronto City Directories 1905; "Kew Williams; retired builder was city pioneer," *Globe and Mail*, 3 February 1956, 4.

² Craig Lowry, telephone interview with Barbara Myrvold, 2 April 2006. Gordon Lowry, who lived at Kingswood, across the road from Kew Williams in the 1930s, told this story to his son, Craig.

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

89 Kingswood Road



Lot and Plan Number	Lot 184 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1918	
First Owner/Occupant	McWalters Wm J (see also 28 Kingswood)	
Occupation Workplace		
City Directory Listings	<p>1918 unfinished</p> <p>1919 McWalters (i.e. McWaters) Wm J (see also 28 Kingswood)</p> <p>1920 Mathewson Victor slsmn hdware 734 Queen e (occupant)</p> <p>1921-1923 Vearncombe Hubert acct</p>	
Fire Insurance Plans	<p>Goad's Atlas: 1910: no building shown on Lot 184</p> <p>Goad's Atlas: 1910 revised to 1913: no building shown on Lot 184</p> <p>Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 184, labelled 89 Kingswood</p>	
Architect/Builder		
Architectural Style		
Additional comments / observations	<p>1914 Toronto Assessment Roll showed "McWaters Mary/ McWaters William 28 Kingswood Rd" as the owner of a "Vacant Lot" at Lot 184 Plan 1408"</p> <p>Attachments</p> <p>"Well-known at Beach W. J. M'Waters dies; purchased part of Munro Park from Late Chas. Millar." "William James McWaters, aged 79, died at his late residence, 3 Spruce Hill Rd., on Friday June 15....Twenty years ago he became interested in Balmy Beach. About that time the old amusement park was called "Munro Park" and was operated by the street railway, who later sold the property to the late Charles Millar. Mr. McWaters purchased the greater part of the property from Mr. Millar, including what is now Kingswood Rd., and Neville Park Blvd., and subdivided and sold the property several years ago." Toronto Star, 15 June 1928, p. 32</p>	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

90 Kingswood Road



Lot and Plan Number	Lot 51 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1912	
First Owner/Occupant	Harper Elmer W	
Occupation Workplace	E. L. Ruddy Co. Ltd	
City Directory Listings	1913-1917 Harper Elmer W E. L. Ruddy Co. Ltd 1920-1930 Murray Robt C	
Fire Insurance Plans	Goad's Atlas: 1910: no building shown on Lot 51 Goad's Atlas: 1910 revised to 1913: brick building shown on Lot 51 labelled 90 Kingswood Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 51 labelled 90 Kingswood	
Architect/Builder		
Architectural Style		
Additional comments / observations	Now called "Bryndernen"	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

91 Kingswood Road



Lot and Plan Number	Lot 183 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1914	
First Owner/Occupant	Hadley John (occupant); Hofer Paul A. (owner)	
Occupation Workplace	Hadley John: Die Sinker	
City Directory Listings	1917 Rechiter Ernest 1918 Williams Edwin I 1919-1920 Hancox Frefk draughtsman sewers br. Dept of Works City Hall 1921 Vacant 1922 Campbell Andrew 1930 McMaster Harry	
Fire Insurance Plans	Goad's Atlas: 1910: no building shown on Lot 183 Goad's Atlas: 1910 revised to 1913: No building shown Lot 183 Goad's Atlas: 1910 revised to 1924: building shown on Lot 183 labelled 91 Kingswood Underwriters Survey Bureau Plan 928-3 January 1956: 2 storey concrete block dwelling shown labelled 91 Kingswood	
Architect/Builder		
Architectural Style		
Additional comments / observations	1914 City of Toronto Assessment Roll Name: Hadley John Age: 50 Manhood Franchise: mf Freehold or Tenant: T Occupation: Die Sinker Name of owner/lessee: Hofer Paul A 177 Victoria Park Ave. Street or Lot No: 121 Kingswood	Size of Lot: 50 x 130 Actual Value of land: 1000 Value of Buildings: 2,800 Total value: 3800 Religion: Public/Separate School: P Total No. Residents: -
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

94 Kingswood Road



Lot and Plan Number	Lot 50. Plan 1408	
Heritage evaluation		
Estimated Construction Date	1914	
First Owner/Occupant	Coombes Leslie H.	
Occupation Workplace		
City Directory Listings	1915 vacant 1916-1917 Coombes Leslie H. 1920 Morris Wm 1930 Musson Edwd	
Fire Insurance Plans	Goad's Atlas: 1910: no building shown on Lot 50 Goad's Atlas: 1910 revised to 1913: no building shown on Lot 50 labelled 90 Kingswood Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 50; no street number given	
Architect/Builder		
Architectural Style		
Additional comments / observations		
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

98 Kingswood Road



Lot and Plan Number	Lot 49 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1911	
First Owner/Occupant	Cunningham Wm	
	Traveller – Dry goods [1911 Census] supt The James Robertson Co Ltd [1913 Toronto City Directory] [lead works plumbers supplies...215-219 Spadina av]	
City Directory Listings	1913-1930 Cunningham Wm	
Fire Insurance Plans	Goad's Atlas: 1910: no building shown on Lot 49 Goad's Atlas: 1910 revised to 1913: brick building shown on Lot 49 labelled 98 Kingswood Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 49 no street number given	
Architect/Builder		
Architectural Style		
Additional comments / observations	Attachments 1911 Census Canada: Cunningham Wm 18 Kingswood Rd	
Recorder	Barbara Myrvold	Date: April 12, 2006

98 Kingswood Road

1911 Census Canada - Home / 1911 / Ontario / York South / 20 East Toronto / page 13
 [http://automatedgenealogy.com/census11/Test7.jsp?id=77798&frag=e082/e002038668&dir=1911a]

Ln	Family Name	Place of habitation	Sex	Relationship	Marital status	Birth month	Year	Age at Last b-day	Country Place of Birth	Year of Immigration	Tribal Origin	Religion	Occupation	
1	1	Cunningham Wm	18 Kingswood	M	Head	M	Oct	1883	27	England	1901	English	Anglican	Traveller Dy goods
2	1	Cunningham Ruth	"	F	Wife	M	Sept	1881	29	England	"	English	Anglican	None
3	1	Cunningham J. C.	"	M	Son	S	May	1909	2	Ontario	"	English	Anglican	

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

100 Kingswood Road



Lot and Plan Number	Lot 48 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1919	
First Owner/Occupant	Upton Harold C	
Occupation Workplace	dept mgr. Can. Fairbanks-Morse Co. Ltd [scales valves & mill supplies 26-28 Front w]	
City Directory Listings	1920-1930 Upton Harold C dept mgr.	
Fire Insurance Plans	Goad's Atlas: 1910: no building shown on Lot 48 Goad's Atlas: 1910 revised to 1913: no building shown on Lot 48 Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 40 labelled 100 Kingswood	
Architect/Builder		
Architectural Style		
Additional comments / observations	Similar construction date and style to #202 Kingswood; may have been constructed by the same builder	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

102 Kingswood Road



Lot and Plan Number	Lot 47 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1918	
First Owner/Occupant	Donaldson Geo	
City Directory Listings	1918 1919-1930	unfinished Donaldson Geo
Fire insurance plans	Goad's Atlas: 1910 revised to 1913: no building shown on Lot 47 Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 47 no street number given	
Architect/Builder		
Architectural Style		
Additional comments / observations		
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

104 Kingswood Road



Lot and Plan Number	Lot 46 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1920	
First Owner/Occupant	White Jos	
Occupation Workplace	sec-treas. Broadview Mfg Co. [ladies waists, rear 99-107 Danforth av.]	
City Directory Listings	1921-1925 White Jos sec-treas. Broadview Mfg Co. [1922-3: mfrs agt] 1930 Vearncombe Hubert	
Fire Insurance Plans	Goad's Atlas: 1910: no building shown on Lot 46 Goad's Atlas: 1910 revised to 1913: no building shown on Lot 46 Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 46 no street number given	
Architect/Builder		
Architectural Style		
Additional comments / observations		
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

106 Kingswood Road



Lot and Plan Number	Lot 45 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1920	
First Owner/Occupant	Clark Chas	
Occupation Workplace		
City Directory Listings	1921-1925 1930	Clark Chas Clark Annie A Mrs
Fire Insurance Plans	Goad's Atlas: 1910: no building shown on Lot 45 Goad's Atlas: 1910 revised to 1913: no building shown on Lot 45 Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 45 labelled 106 Kingswood	
Architect/Builder		
Architectural Style		
Additional comments / observations	Building not shown Goad's Atlas: 1910 revised to 1913 Building shown on Goad's Atlas: 1910 revised to 1924	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

108 Kingswood Road



Lot and Plan Number	Lot 44 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1920	
First Owner/Occupant	Murray Duncan C	
Occupation Workplace	gro	
City Directory Listings	1921-1925 Murray Duncan C gro 1930 Murray Jessie C; Murray Annie S	
Fire Insurance Plans	Goad's Atlas: 1910: no building shown on Lot 44 Goad's Atlas: 1910 revised to 1913: no building shown on Lot 44 Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 44 no street number given	
Architect/Builder		
Architectural Style		
Additional comments / observations		
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

110 Kingswood Road



Lot and Plan Number	Lot 43 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1930	
First Owner/Occupant	Ford Wm H	
Occupation Workplace	barrister 392 Bay br 176 Main	
City Directory Listings	1931-1935 Ford Wm H barrister 392 Bay br 176 Main	
Fire Insurance Plans	Goad's Atlas: 1910: no building shown on Lot 43 Goad's Atlas: 1910 revised to 1913: no building shown on Lot 43 Goad's Atlas: 1910 revised to 1924: no building shown on Lot 43	
Architect/Builder		
Architectural Style		
Additional comments / observations	<p>advertisement 1931 TCD, p. 552: Wm. H. Ford Barrister, Solicitor, Notary Temple Building Annex 392 Bay Street Branch office, 176 Main St Phones Adel. 2351 Res Howard 7631</p> <p>Attachments "Kingswood Road party for Ernie Bray Saturday." "Climaxing the series of teas held by the Liberal Ladies of the Beaches Riding in honour of their candidate, Ernie Bray, Mrs. William Ford will entertain at her home 110 Kingswood Road on Saturday afternoon...." Globe and Mail, 28 July 1943, p. 11.</p>	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

112 Kingswood Road



Lot and Plan Number	Lot 42 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1923	
First Owner/Occupant	Wharrin Herbert J.	
Occupation Workplace	Slsmn	
City Directory Listings	1925-1930 Wharrin Herbert J. slsmn	
Fire Insurance Plans	Goad's Atlas: 1910: no building shown on Lot 42 Goad's Atlas: 1910 revised to 1913: no building shown on Lot 42 Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 42 labelled 112 Kingswood	
Architect/Builder		
Architectural Style		
Additional comments / observations		
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

123 Kingswood Road



Lot and Plan Number	Lot 182 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1913	
First Owner/Occupant	Coyne Frederick W (owner)	
Occupation Workplace		
City Directory Listings	1914-1915 vacant 1916-1917 Oxley Reginald M 1918-1919 Carson Jno A; Tracey Harris J 1920 Duncan Robt 1921 Donnelly Hector 1930 Wall Norman S	
Fire Insurance Plans	Goad's Atlas: 1910: no building shown Goad's Atlas: 1910 revised to 1913: brick building shown on Lot 182 no street number given Building shown on Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 182 labelled 129 [sic] Kingswood	
Architect/Builder		
Architectural Style		
Additional comments / observations	1914 Toronto Assessment Roll listed "Coyne Frederick W 200 St. Clarens Ave." as the owner of a "Vacant House" at 123 Kingswood Road.	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

125 Kingswood Road



Lot and Plan Number	Lot 181 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1916	
First Owner/Occupant	Robinson Clarence G	
Occupation Workplace	trav Julian Sale Leather Goods Co. Ltd.	
City Directory Listings	1917-1930 Robinson Clarence G trav	
Fire Insurance Plans	Goad's Atlas: 1910: no building shown on Lot 181 Goad's Atlas: 1910 revised to 1913: no building shown on Lot 181 Goad's Atlas: 1910 revised to 1924: building shown on Lot 181 labelled 125 Kingswood	
Architect/Builder		
Architectural Style		
Additional comments / observations	1914 Toronto Assessment Roll listed "Gagnon Emile 2359 Queen St. E." as the owner of a "Vacant Lot" at Lot 181 Plan 1408. Two-story bank (hill) house with cellar kitchen	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

127 Kingswood Road



Lot and Plan Number	Lot 180 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1920	
First Owner/Occupant	Robinson Chas W	
Occupation Workplace	agt IOF [Independent Order of Foresters]	
City Directory Listings	1920 unfinished houses 1921 Robinson Chas W agt IOF 1922 Thompson William C 1923 Absent 1925-1930 Richardson Clephane W	
Fire Insurance Plans	Goad's Atlas: 1910: no building shown on Lot 180 Goad's Atlas: 1910 revised to 1913: No building shown on Lot 180 Goad's Atlas: 1910 revised to 1924: Building shown on Lot 180; no street number provided	
Architect/Builder		
Architectural Style		
Additional comments / observations	Two-story bank (hill) house 1914 Toronto Assessment Roll showed "McWaters Mary/ McWaters William 28 Kingswood Rd" as the owner of a "Vacant Lot" at Lot 180 Plan 1408" See 28 Kingswood Road re McWaters	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

131 Kingswood Road



Left: 2 April 2006

Above: April 2004; demolished 2005



Lot and Plan Number	Lot 179 Plan 1408	
Heritage evaluation		
Estimated Construction Date	2005 Original house (c. 1927, pictured here) demolished 2005	
First Owner/Occupant		
Current owner	Maurice Bard	
City Directory Listings	1928 1929-1930	Cleworth Charles drftsmn Turnbull Elevator Co Watson R J
Fire Insurance Plans	Goad's Atlas: 1910: No building shown on Lot 179 Goad's Atlas: 1910 revised to 1913: No building shown on Lot 179 Goad's Atlas: 1910 revised to 1924: No building shown on Lot 179 Underwriters Survey Bureau Plan 928-3 January 1956: 1 storey brick dwelling shown labelled 131 Kingswood	
Architect/Builder	Gear Developments Inc. (2005 house) [http://www.luxurytorontohomes.com/AlanGear/profile.html]	
Architectural Style		
Additional comments / observations	1914 Toronto Assessment Roll showed "McWaters Mary/ McWaters William 28 Kingswood Rd" as the owner of a "Vacant Lot" at Lot 179 Plan 1408" see 28 Kingswood Road	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

139 Kingswood Road



Lot and Plan Number	Lot 178 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1920	
First Owner/Occupant	Leslie Chas H	
Occupation Workplace	mgr/vice-pres Toronto Battery Service Co. 21-23 McCaul	
City Directory Listings	1920 unfinished houses 1921-1930 Leslie Chas H	
Fire Insurance Plans	Goad's Atlas: 1910: No building shown on Lot 178 Goad's Atlas: 1910 revised to 1913: No building shown on Lot 178 Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 178 labelled 139 Kingswood	
Architect/Builder		
Architectural Style		
Additional comments / observations	1914 Toronto Assessment Roll showed "McWaters Mary/ McWaters William 28 Kingswood Rd" as the owner of a "Vacant Lot" at Lot 178 Plan 1408" See 28 Kingswood	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

141 Kingswood Road



Lot and Plan Number	Lot 177 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1921	
First Owner/Occupant	Fox Arthur C	
Occupation Workplace	mgr. Empire Wall Papers Ltd 334 Yonge	
City Directory Listings	1922-1930 Fox Arthur C mgr.	
Fire Insurance Plans	Goad's Atlas: 1910: No building shown on Lot 177 Goad's Atlas: 1910 revised to 1913: no building shown on Lot 177 Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 177; no street number given Underwriters Survey Bureau Plan 928-3 January 1956: 1 storey brick dwelling labelled 141 Kingswood shown	
Architect/Builder		
Architectural Style		
Additional comments / observations	1914 Toronto Assessment Roll showed "Perry William J 59 Victoria St" as the owner of a "Vacant Lot" at Lot 177 Plan 1408"	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

146 Kingswood Road



Lot and Plan Number	Lot 41 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1912	
First Owner/Occupant	1913-1920	Chadwick Wm
Occupation Workplace	sec British Welcome League	
City Directory Listings	1913-1920 1925-1930	Chadwick Wm sec British Welcome League Wolfe Morris
Fire Insurance Plans	Goad's Atlas: 1910: No building shown on Lot 41 Goad's Atlas: 1910 revised to 1913: brick building shown on Lot 41 labelled 146 Kingswood Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 41; no street number given	
Architect/Builder		
Architectural Style		
Additional comments / observations	1912 Toronto Assessment Roll listed "Chadwick William Sect" as the occupant of 146 Kingswood Road. similar building date and style (originally) as #150, 209, 223 Kingswood Road – may have been constructed by the same builder	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

150 Kingswood Road



Right: 2 April 2006
Top: April 2004

Lot and Plan Number	Lot 40 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1911	
First Owner/Occupant	Smyth John (occupant); McWaters William and McWaters Mary (owners)	
Occupation Workplace	Real estate	
City Directory Listings	1911	unfinished houses (2)
	1912-1913	Poole Chas J painter
	1914-1915	Perrin Wm R mgr W. R. Perrin & Co [packing machinery, presses, etc. 530 King e.]
	1916-1917	Hamilton Guy C
	1920	Parkhill Reginald C
	1925	vacant
	1930	Camp Wm
Fire Insurance Plans	Goad's Atlas: 1910: No building shown on Lot 177 Goad's Atlas: 1910 revised to 1913: frame building shown on Lot 40 labelled 150 Kingswood Goad's Atlas: 1910 revised to 1924: frame building shown on Lot 40 labelled 150 Kingswood	
Architect/Builder		
Architectural Style		
Additional comments / observations	Attachments 1911 Census Canada: Smyth Kingswood Road Toronto Assessment Rolls: 1912, 1913 "Perrin Hamilton" [wedding] <i>Toronto Star</i> , 31 October, 1917, p. 14 Similar building date and style (originally) as #146, 209, 223 Kingswood Road – may have been constructed by the same builder.	
Recorder	Barbara Myrvold	Date: February 17, 2006

150 Kingswood Road

1911 Census Canada - Home / 1911 / Ontario / York South / 20 East Toronto / page 1
[http://automatedgenealogy.com/census11/Test16.jsp?id=77785]

Ln	Family Name	Place of habitation	Sex	Relationship	Marital status	Birth month	Year	Age at Last b-day	Country Place of Birth	Year of Immigration	Tribal Origin	Religion	Occupation
29	8 Smyth J. T.	140 ? Kingswood	M	Head	M	Oct	1880	30	England	1905	English	R. Catholic	Real estate?
30	8 Smyth Teresa		F	Son	M	Jul	1883	28	England	"	English	R. Catholic	None

Toronto Assessment Rolls

1912 Toronto Assessment Roll

Name: Smyth John

Occupation: real estate

Owner: McWaters Mary / McWaters William J. (see 28 Kingswood)

Street No: 150 Kingswood Road

1913 Toronto Assessment Roll

Owner: Hamilton Guy C

Occupation: Abattoir

Street No: 150 Kingswood Road

Newspapers

"Perrin-Hamilton" [wedding] "Very quietly at half-past two o'clock this afternoon the marriage was solemnized at St. Aidan's Church of Miss Mary Louise Hamilton, daughter of Mrs. G. R. Hamilton, Kingswood Road, to Mr. Sidney Redfield Perrin, son of the late W. R. Perrin, of Chicago... The bride, who was unattended, as brought in and given away by her mother. ... After the ceremony the bridal party and guests drove to the residence of the bride's mother in Kingswood road where Mrs. Hamilton held a reception..." *Toronto Star*, 31 October, 1917, p. 14

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

152 Kingswood Road



Lot and Plan Number	Lot 39 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1920	
First Owner/Occupant	Bretz Pursey	
Occupation Workplace	city editor	The Evening Telegram
City Directory Listings	1920 1921-1930	unfinished house Bretz Pursey city editor The Evening Telegram
Fire Insurance Plans	Goad's Atlas: 1910: No building shown on Lot 39 Goad's Atlas: 1910 revised to 1913: No building shown on Lot 39 Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 39, no street address given	
Architect/Builder		
Architectural Style		
Additional comments / observations	Variant owners names in Toronto City Directories 1922-1923 Bretz Percy 1924-1925 Bretz Walter P [Percy] "Rising house market reported by realtor...No. 152 Kingswood Rd., six-room house on a 50 by 135-foot lot, sold for \$7,500." Toronto Star, 17 April 1936, p. 41.	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

162 Kingswood Road

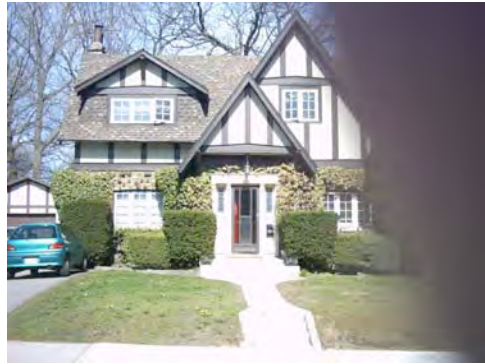


Above: April 2004
Right: 2 April 2006

Lot and Plan Number	Lot 38 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1913	
First Owner/Occupant	Taylor Chas N	
Occupation Workplace	sales mgr R. D. Fairbairn 107 Simcoe [manufacturers of dry goods, novelties for women's wear]	
Owner/Occupant	1913 vacant (listed as #164 Kingswood rd) 1914-1917 Taylor Chas N sales mgr 1920-1920 Pollock Leo F. 1925 Hulbig Walter 1930 Edwards Clarence F	
Fire Insurance Plans	Goad's Atlas: 1910: No building shown on Lot 38 Goad's Atlas: 1910 revised to 1913: building shown on Lot 38 labelled 174 Kingswood Goad's Atlas: 1910 revised to 1924: building shown on Lot 38 no street number given Underwriters Survey Bureau Plan 928-3 January 1956: stone 2 storey building labelled 162 Kingswood	
Architect/Builder		
Architectural Style		
Additional comments / observations	Toronto Assessment Rolls for Lot 38 Plan 1408 1912: "Vacant Lot" 1913: "Unfinished House" Owner "Richards Charles 6 Bracken Ave" 1914: Taylor Charles N 162 Kingswood Road	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

165 Kingswood Road



Lot and Plan Number	Lot 176 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1918	
First Owner/Occupant	Cleghorn Edwd D	
Occupation Workplace	genl mgr Commercial Cars Ltd. 88-90 Adelaide and 115-119 Dupont	
City Directory Listings	1919	vacant
	1920-1920	Cleghorn Edwd D genl mgr
	1921-1930	Garrett Hugh
Fire Insurance Plans	Goad's Atlas: 1910: No building shown on Lot 176 Goad's Atlas: 1910 revised to 1913: No building shown on Lot 176 Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 176 labelled 165 Kingswood	
Architect/Builder		
Architectural Style		
Additional comments / observations	Similar protruding brickwork as 39 Kingswood Road 1914 Toronto Assessment Roll showed "Purvis Jessie Toronto P.O." as the owner of a "Vacant Lot" at "Lot 176 Plan 1408"	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

167 Kingswood Road



Lot and Plan Number	Lot 175 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1917	
First Owner/Occupant	Winder Geo S	
Occupation Workplace	sls mgr Heintzman & Co.	
City Directory Listings	1918 vacant 1919-1921 Winder Geo S sls mgr 1925-1930 Jacobi Frank	
Fire Insurance Plans	Goad's Atlas: 1910: No building shown on Lot 175 Goad's Atlas: 1910 revised to 1913: No building shown on Lot 175 Goad's Atlas: 1910 revised to 1924: Building shown on Lot 175; no street number given	
Architect/Builder		
Architectural Style		
Additional comments / observations	1914 Toronto Assessment Roll showed "Richards Charles c/o 123 Beech Ave" as the owner of a "Vacant Lot" at "Lot 175 Plan 1408" Similar building date and style (originally) as #175 Kingswood Road; may have been constructed by the same builder	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

168 Kingswood Road



Lot and Plan Number	Lot 37 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1914	
First Owner/Occupant	Camplin Wm	
Second Owner/Occupant	vet. Surg	
Current Owner	1915-1917	Camplin Wm vet.surg
	1920-1925	Tomkins Fred
	1930	Mullen Henry
Architect/Builder		
Fire Insurance Plans	Goad's Atlas: 1910: No building shown on Lot 37 Goad's Atlas: 1910 revised to 1913: No building shown on Lot 37 Goad's Atlas: 1910 revised to 1924: Brick building shown on Lot 37 labelled 168 Kingswood	
Architectural Style		
Additional comments / observations	Toronto Assessment Rolls for Lot 37 Plan 1408 1912: "Vacant Lot" 1913: "Vacant Lot" Owner: "MacKay Arthur S. Ottawa" 1914: Camplin William Lot 37 Current owner is Ed Robertson of Bare Naked Ladies	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

169 Kingswood Road



Lot and Plan Number	Lot 174 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1917	
First Owner/Occupant	Skinner Geo	
Occupation Workplace	Trav	
City Directory Listings	1918 vacant 1919-1921 Skinner Geo trav 1930 Chester Maria Mrs	
Fire Insurance Plans	Goad's Atlas: 1910: no building shown on Lot 174 Goad's Atlas: 1910 revised to 1913: no building shown on Lot 174 Goad's Atlas: 1910 revised to 1924: brick building shown on Lot 174 labelled 169 Kingswood	
Architect/Builder		
Architectural Style		
Additional comments / observations	1914 Toronto Assessment Roll showed "Richards Charles" as the owner of a "Vacant Lot" at "Lot 174 Plan 1408"	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

171 Kingswood Road



Lot and Plan Number	Pt Lot 172 Pt Lot 173 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1913	
First Owner/Occupant	1914-1916 Wilkins Fredk D	
Occupation Workplace	foreman Eby Blais [i.e. Blain], Ltd 21-23 Front [wholesale grocers]	
City Directory Listings	1914-1916 Wilkins Fredk D foreman Eby Blais 1920-1930 Crawshaw Leonard R. asst sec Board of Trade	
Fire Insurance Plans	Goad's Atlas: 1910: no building shown on Lot 173 or Lot 172 Goad's Atlas: 1910 revised to 1913: no building shown on Lot 173 or Lot 172 Building shown on Goad's Atlas: 1910 revised to 1924: brick on south section of Lot 173; no street number given	
Architect/Builder		
Architectural Style		
Additional comments / observations	171 Kingswood, 173 Kingswood and 175 Kingswood were constructed on Lot 172 and Lot 173 Plan 1408, each original lot being 50 x 130.	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

173 Kingswood Road



Lot and Plan Number	Pt Lot 172 Pt Lot 173 Plan 1408	
Heritage evaluation		
Estimated Construction Date	1913	
First Owner/Occupant	Harrington Wm [A]	
Occupation	insp Bell Tel Co.	
City Directory Listings	1914 vacant 1915 Harrington Wm [A] insp Bell Tel Co. 1916 Spanner Gordon C [C. Gordon] clk Records & Writs Office H C of J [High Court of Justice] Osgoode Hall 1920 Mitchell Guy 1930 Gillies Ralph C	
Fire Insurance Plans	Goad's Atlas: 1910: no building shown on Lot 173 or Lot 172 Goad's Atlas: 1910 revised to 1913: no building shown on Lot 173 or Lot 172 Building shown on Goad's Atlas: 1910 revised to 1924: brick building on middle section of Lot 173 173 Kingswood	
Architect/Builder		
Architectural Style		
Additional comments / observations	171 Kingswood, 173 Kingswood and 175 Kingswood were constructed on Lot 172 and Lot 173 Plan 1408, each original lot being 50 x 130.	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

174 Kingswood Road



Lot and Plan Number	Pt lots 35 and 36, Plan 1408	
Heritage evaluation		
Estimated Construction Date	1913	
First Owner/Occupant	Camplin Wm	
Occupation Workplace	vet. Dentist 14-16 West market	
City Directory Listings	1913-1914 Camplin Wm vet. Dentist 14-16 West market 1915-1930 Booth James 1915 real est.; 1916 gro; 2316 Queen	
Fire Insurance Plans	Goad's Atlas: 1910: No building shown on Lot 35 or Lot 36 Goad's Atlas: 1910 revised to 1913: Brick building shown on Lot 35 and Lot 36; frame outbuilding shown on Lot 35; labelled 158 Kingswood Goad's Atlas: 1910 revised to 1924: Brick building shown on Lot 35 and Lot 36; frame outbuilding shown on Lot 35; labelled 174 Kingswood	
Architect/Builder		
Architectural Style		
Additional comments / observations	Toronto Assessment Rolls for Lot 35 and Lot 36 Plan 1408 1912: "Vacant Lot" Owner: "How?? Lillian" [listed in section for Bracken Avenue] 1913: "Unfinished House" Owner: "Campblin William c/o 209" 1914: Boothe James Estate agent [174 Kingswood Road] Street number changed 1913 - 158 Kingswood (Camplin) 1914 - 174 Kingswood (Camplin) Variant spellings 1930 Boothe, Jas	
Recorder	Barbara Myrvold	Date: February 17, 2006

**BALMY BEACH HERITAGE CONSERVATION
DISTRICT STUDY**

175 Kingswood Road



Lot and Plan Number	Pt Lot 172 Pt Lot 173 Plan 1408	
Heritage evaluation		
Construction Date	1917	
First owner/occupant	Garlick Harry S	
Current owner	dept mgr Jones Bros & Co [showcases] 29-31 Adelaide w. factory 83 Richmond w.	
City Directory Listings	1918-1921 1945 –	Garlick Harry S dept mgr Brewer Geo W
Fire Insurance Plans	Goad's Atlas: 1910: no building shown on Lot 172 or Lot 173 Goad's Atlas: 1910 revised to 1913: no building shown on Lot 172 or Lot 173 Goad's Atlas: 1910 revised to 1924: brick building shown on north section of Lot 173; brick labelled 175 Kingswood	
Architect/Builder		
Architectural Style		
Additional comments / observations	Similar building date and style (originally) as #167 Kingswood Road; may have been constructed by the same builder. 171 Kingswood, 173 Kingswood and 175 Kingswood were constructed on Lot 172 and Lot 173 Plan 1408, each original lot being 50 x 130.	
Recorder	Barbara Myrvold	Date: April 9, 2006

