



STAFF REPORT ACTION REQUIRED

Amending of Designating By-law – 160 Gerrard Street East (Allan Gardens)

Date:	September 5, 2012
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Toronto Centre-Rosedale – Ward 27
Reference Number:	P:\2012\Cluster B\PLN\HPS\TEYCC\September 11 2012\teHPS40

SUMMARY

This report recommends that City Council amend former City of Toronto By-law No. 481-86 designating the property at 160 Gerrard Street East under Part IV, Section 29 of the Ontario Heritage Act to revise the Reasons for Designation in accordance with the 2005 changes to the Ontario Heritage Act. The site contains Allan Gardens, the public park that is owned and managed by the City of Toronto.

In 2004, City Council approved the amending of the designating by-law to add additional heritage resources to the Reasons for Designation following the relocation of portions of the University of Toronto Greenhouse to Allan Gardens. However, the process was not completed at that time. Approval is being sought to amend the designating by-law now to describe the cultural heritage values and attributes of the designated property as set out in the 2005 amendments to the Ontario Heritage Act.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend By-law No. 481-86 of the former City of Toronto under Section 30.1 of the Ontario Heritage Act to revise the Reasons for Designation to explain the cultural heritage value or interest of the property at 160 Gerrard Street East (Allan Gardens) and describe its heritage values.

2. City Council authorize the City Solicitor to introduce the necessary bill in Council amending By-law 481-86 of the former City of Toronto pursuant to Part IV, Section 30.1 of the Ontario Heritage Act.
3. Prior to the passing of the designating bill, City Council require that a schedule to the by-law be prepared containing a map showing the key views at Allan Garden that are described in the Reasons for Designation.

Financial Impact

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

DECISION HISTORY

The property at 160 Gerrard Street East containing Allan Gardens was listed on the former City of Toronto inaugural Inventory of Heritage Properties in June 1973 and designated under Part IV, Section 29 of the Ontario Heritage Act in July 1986 by By-law No. 418-86.

In October 2004, City Council approved the amending of the designating by-law to update the Reasons for Designation to include additional heritage resources, particularly the relocated University of Toronto Greenhouse that is now known as the Children's Conservatory. However, Council's decision was not advertised as per the requirements of the Ontario Heritage Act at that time and the amending by-law was not introduced.

ISSUE BACKGROUND

Allan Gardens is a key historical property in the City of Toronto that contains iconic structures in a landscaped setting that is also an archaeological site. Since the original designating by-law was passed more than 25 years ago, several comprehensive studies (including archaeological assessments) have documented the multi-layered history and evolution of Allan Gardens. It is important that the Reasons for Designation, which assist in guiding changes to site, be updated to reflect all of the property's heritage values and attributes, including its identification as an archaeological site and the key views within Allan Gardens and to and from the park.

Since City Council granted authority to amend City of Toronto By-law No. 481-86 designating the property at 160 Gerrard Street East under Part IV, Section 29 of the Ontario Heritage Act, the legislation was amended in 2005. It is the practice of the City when updating designating by-laws to revise the Reasons for Designation to describe the cultural heritage values and attributes of the designated property as required by the Ontario Heritage Act as amended in 2005. The revised Reasons for Designation (Attachment No. 4) include the heritage resources at Allan Gardens described in the original by-law, the University of Toronto greenhouse (now known as the Children's Conservatory), as well as landscape features, the plant collection, archaeological resources, and view corridors. Since the changes to the Ontario Heritage Act, Allan Gardens has been extensively studied by Commonwealth Resources, landscape historian Pleasance Crawford and other experts whose work informed the identification and

evaluation of heritage resources in the attached Heritage Property Research and Evaluation Report (Attachment No. 5).

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached, as well as the original Reasons for Designation (Attachment No. 3) and the amended Reasons for Designation (Attachment No. 4). The 2012 revisions contain a statement of cultural heritage value and a list of heritage attributes that relate to Regulation 9/06, the provincial criteria prescribed for municipal designation following the 2005 amendments to the Ontario Heritage Act.

CONTACT

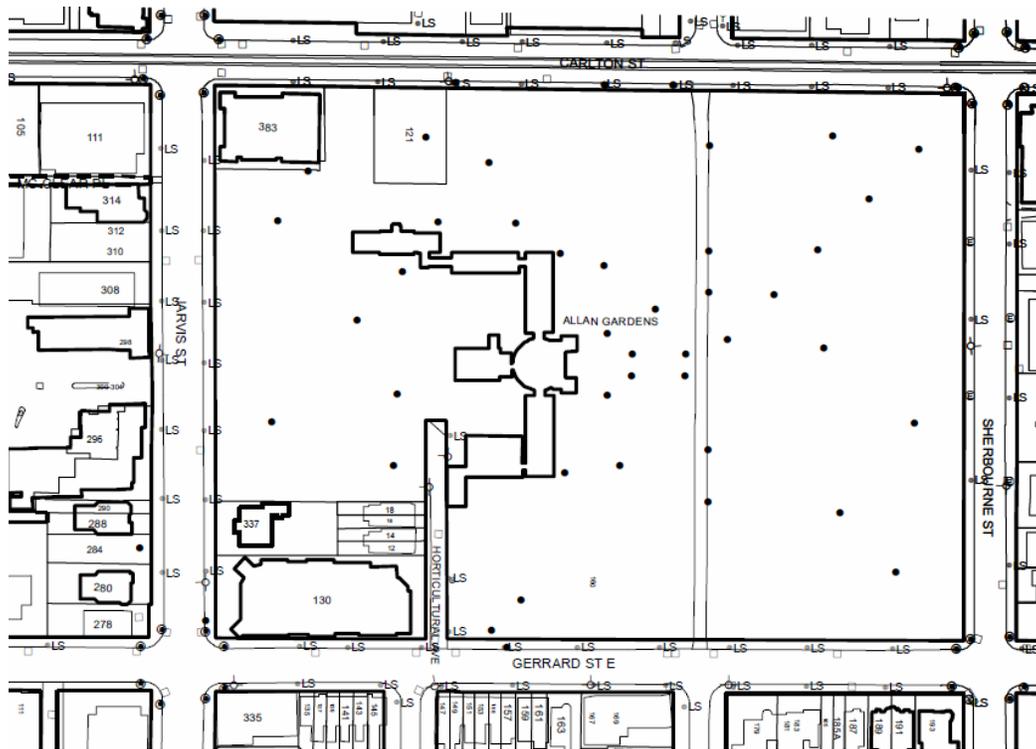
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SIGNATURE

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City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Original Reasons for Designation, 1986
Attachment No. 4 – Amended Reasons for Designation (Statement of Significance), 2012
Attachment No. 5 – Heritage Property Research and Evaluation Report



This location map is for information purposes only;
 the exact boundaries of the property at not shown

Allan Gardens fills the city block bounded by Gerrard Street East (south), Sherbourne Street (east), Carlton Street (north) and Jarvis Street (west), apart from the buildings on the northeast corner of Jarvis and Gerrard and the southeast corner of Jarvis and Carlton



Principal (east) façade of the iconic palm house at Allan Gardens, which anchors the eight-part complex of structures on the west side of the park



View of Allan Gardens from Carlton Street east of Jarvis Street, showing part of the landscaping and pathway system on the grounds, including the collection of nearly 300 trees

ORIGINAL REASONS FOR DESIGNATION (1986):
160 GERRARD STREET EAST

ATTACHMENT NO. 3

Allan Gardens

SCHEDULE "B"

Reasons for the designation of the Property at No. 160 Gerrard Street East.

The property known as Allan Gardens at 160 Gerrard St. East is designated on architectural and historical grounds. In 1860, the noted Toronto figure the Honourable George William Allan gave the grounds to the Toronto Horticultural Society. Allan, a barrister by profession, held many important offices throughout his life including that of Mayor of Toronto, Legislative Councillor, Speaker of the Senate, Chancellor of Trinity University and he was active in charitable organizations including the Toronto Horticultural Society. The Society opened the grounds and first pavilion in September 1860, upon the occasion of the visit to Toronto of His Royal Highness the Prince of Wales (later Edward VII). In 1888, the Horticultural Society deeded the property and buildings to the City and in 1901 the park was named Allan Gardens in honour of the original donor. Today, Allan Gardens is one of the oldest and most important horticultural centres in Canada. The existing Palm House, based on British prototypes such as the Crystal Palace, and the Palm House at the Royal Botanical Gardens at Kew, is the most important structure on the site and was designed by City Architect, Robert McCallum in 1910, with greenhouse additions in 1913. Conservatories of this type, with its glass dome and fine metal tracery, are rare in North America. The historic Palm House and grounds have been important as a focus for the area and are a Canadian landmark.

Allan Gardens

Former City of Toronto By-law No. 481-86, designating the property at 160 Gerrard Street East under Part IV, Section 29 of the Ontario Heritage Act is amended to revise the Reasons for Designation to describe the site's cultural heritage values and attributes as set out in the 2005 amendments to the Ontario Heritage Act.

Description

The property at 160 Gerrard Street East is designated under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under the three categories of design, associative and contextual values. Located in the city block bounded by Gerrard Street East (south), Sherbourne Street (east), Carlton Street (north) and Jarvis Street (west), Allan Gardens is a City of Toronto park and a significant open space in the Garden District between Yonge Street and the Don River.

Statement of Cultural Heritage Value

Allan Gardens is a rare surviving example of a botanic gardens and public park established in mid 19th century Toronto that was founded by and named for George William Allan, a noted property owner, land developer, politician and philanthropist, who reserved a portion of his family's Moss Park Estate for the creation of a horticultural gardens. Allan donated the nucleus of the present site to the Toronto Horticultural Society, which is significant as the first organization of its type in Ontario and among the oldest in Canada. Allan Gardens is associated with the City of Toronto architect Robert McCallum, the noted landscape architect J. Austin Floyd, and Scottish sculptor David Watson Stevenson, all of whom contributed to the evolution of the park.

Allan Gardens also yields information that contributes to an understanding of the development of Toronto, from its aboriginal origins, its settlement and subdivision as part of the late 18th century park lot system, its layout in the mid 19th century as a private "botanical garden" amidst an upscale residential neighbourhood, and the successive changes over more than 150 years as a public park with significant open space for civic, cultural and recreational pursuits in Toronto. As a registered archaeological site, Allan Gardens includes evidence of both pre-contact and historic Euro-Canadian history that reflects the evolution of Toronto.

From a design perspective, Allan Gardens contains a unique extant collection of greenhouses associated with a public garden that illustrates the evolution of glass technology from the Edwardian era to the later 20th century. The iconic palm house that stands as the centrepiece on the grounds purports to be the oldest surviving structure of

its kind in Canada, and one of a select few remaining in North America. The greenhouse additions, as well as the auxiliary buildings, demonstrate the development, use and successive changes to the site, and the tall brick chimney attached to the boiler room is a visible feature on the grounds.

Contextually, Allan Gardens stands as a landmark in Toronto where its open space, iconic structures and special features reflects the history of horticulture in the city. The site continues to define, support and maintain the character of the Garden District, the downtown Toronto neighbourhood that derives its name and origins from the park. The gardens form the nucleus of the surrounding residential neighbourhood where the tree-lined streets were laid out in relation to the park and continue to contribute to the views in and out of the site. Allan Gardens is also visually, historically, functionally and physically related to its surroundings through its landscaped grounds interspersed with structures, pathways, trees and plants.

Heritage Attributes

The heritage attributes of Allan Gardens are comprised of expansive landscaped grounds with a pathway system that has evolved over time, the interconnected complex of eight horticultural buildings as well as a monument to Robert Burns, the collection of nearly 300 trees ranging in age from 50 to 150 years, the extensive plant collection, archaeological resources, and key views both inside and out of the park, specifically:

Landscape Features

- The system of pathways crossing the site, including the north-south axial corridor linking Gerrard and Carlton Streets, the east-west passage between the Palm House complex and the Robert Burns Monument and Sherbourne Street, the diagonal paths at the northeast, southeast and west ends of the park, and the meandering pathways adjoining the structures
- The collection of nearly 300 trees, representing 47 different species
- The plant collection, both outside and under glass in the greenhouses

Structures

Palm House, 1910:

- The placement of the structure near the west end of Allan Gardens, west of the north-south axial path and facing east toward Sherbourne Street, where it forms the nucleus of the eight-part complex of horticultural buildings
- The scale, form and massing of the single-storey structure
- The materials, with brick, stone, wood, glass and metal
- The circular brick-clad base with sandstone detailing
- The fenestration, with wood-framed windows, sidelights and transoms beneath a frieze with dentils
- The iconic 16-sided dome with curved trusses supporting the glazing (the original steel components were replaced with aluminum ones)

- Above the dome, the clerestory windows separating it from a small cupola with a finial
- The square corner pavilions, which are faced with sandstone, decorated with incised pilasters and reliefs, and covered by small domes with finials
- The entrances to the Palm House, which are placed on the east facades of the pavilions and were converted from the original three-part windows with transoms
- Between the entries, the colonnade where the original entrance was changed to windows and the portico removed

North Conservatory, 1956 (Greenhouse No. 2)

- The placement of the North Conservatory, which is connected to the Palm House (south) and the Arid House (west) The scale, form and massing of the single-storey structure
- The long rectangular plan
- The masonry base with glazed walls and a gable roof with glazing bars (the original bars have been replaced)
- The entrance where double doors are surmounted by a wood portico, pediment and brackets

Arid House, 1957 (Greenhouse No. 1)

- The placement of the Arid House, which is connected to the North Conservatory (east) and the Children's Conservatory (north)
- The scale, form and massing of the single-storey structure
- The long rectangular plan
- The glazed walls beneath a steel-framed and glazed gable roof
- The entries on the gabled end walls, and the connection to the former University of Toronto Greenhouse (Children's Conservatory) to the north

Children's Conservatory, 2004 (former University of Toronto Greenhouse)

- The placement of the Children's Conservatory, which is connected to the Arid House (south)
- The scale, form and massing of the single-storey structure The long rectangular plan, with the structure organized in three parts
- Above a fieldstone base, the steel frame containing continuous bands of wood-framed windows with transoms
- The glazed hipped roof that is extended in the centre by a hip-roofed monitor with finials
- On the north façade, the round-arched portico with Tuscan columns (which were replicated from the original) that adjoins a glazed vestibule with tiered fanlights
- The adjoining wings, which are covered by glazed gable roofs

South Conservatory, 1924 (Greenhouse No. 4)

- The placement of the South Conservatory, which is connected to the Palm House (north)
- The scale, form and massing of the single-storey structure The long rectangular plan
- The masonry base, glazed walls and gable roof with glazing (the curved eaves were removed)
- The north section of the structure, which retains wood framing and wood sash windows from the 1894 freestanding south conservatory
- The south part of the conservatory with the steel framing
- The set of double doors that is surmounted by a wood portico with brackets

Tropical Houses, 1957 (Greenhouses 5 and 6)

- The placement of the Tropical Houses, where the Tropical House also known as Greenhouse No. 5 is connected to the South Conservatory (east) and attached to the Administration Building (west)
- The scale, form and massing of the pair of single-storey structures that are placed side-by-side
- The steel-framed glazed gable roofs that are connected at the eaves
- The wood framed walls supporting the glazing
- The entrance on the west elevation of Greenhouse 6

Administration Building, c. 1923

- The placement of the Administration Building, which is attached to the Tropical House also known as Greenhouse No. 5 (east)
- The scale, form and massing of the single-storey structure
- The rectangular plan under a flat roof
- The brick cladding, with brick banding on the west and south facades and stone detailing
- The main entrance, which is placed on the north wall, with a secondary entry on the east elevation
- The brick voussoirs and stone keystones and sills on the openings

Boiler Room and Chimney, 1910

- The placement of the Boiler Room and Chimney, which is connected to the Palm House (east) by a link building (the link is not identified as a heritage attribute)
- The scale, form and massing of the single-storey structure
- The rectangular plan beneath a flat roof
- The brick cladding with brick and stone detailing
- The stepped roofline at the west corner with stone quoins, and the parapet walls on the north and south elevations with stone cornices
- The door and paired window openings with brick and stone detailing
- The tall brick chimney with inset panels and crenelles

The Robert Burns Monument

- The placement of the monument at the east end of the grounds near Sherbourne Street where it faces west toward the Palm House
- The structure, composed of marble and bronze
- The four-sided marble base with classical detailing and, on each side, a bronze relief with a quotation from Burns' poetry
- The bronze statue of Scottish poet Robert Burns in a standing position

Archaeology

- The archaeological site at Allan Gardens under the Borden registration number AjGu-80, encompassing the property bounded by Gerrard Street East (south), Sherbourne Street (east), Carlton Street (north), and Jarvis Street (west), apart from the properties at the northeast corner of Gerrard and Jarvis and the southeast corner of Jarvis and Carlton

Key Views

The key views of Allan Gardens that extend inside and outside of the property are:

- The view from Carlton Street along the north-south axial corridor south to Gerrard Street East and Pembroke Street toward the historical location of "Moss Park" near Queen Street East
- The view from Gerrard Street East along the north-south axial corridor north to Carlton Street and Homewood Avenue toward the historical location of "Homewood" near Wellesley Street East

The key views inside Allan Gardens are:

- The view to and from the Palm House complex and the Robert Burns Monument and Sherbourne Street
- The view from the north-south axial corridor to the spires of Jarvis Street Baptist Church (130 Gerrard Street East) and (former) St. Andrew's Presbyterian Church (383 Jarvis Street) 'book-end' the site
- The view from Jarvis Street to the distinctive brick chimney on the boiler room with the iconic dome of the Palm House beyond
- The views from both ends of the diagonal pathways at the northeast, southeast and west ends of the park, as well as the views from both ends of the meandering pathways in the west part of the grounds

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



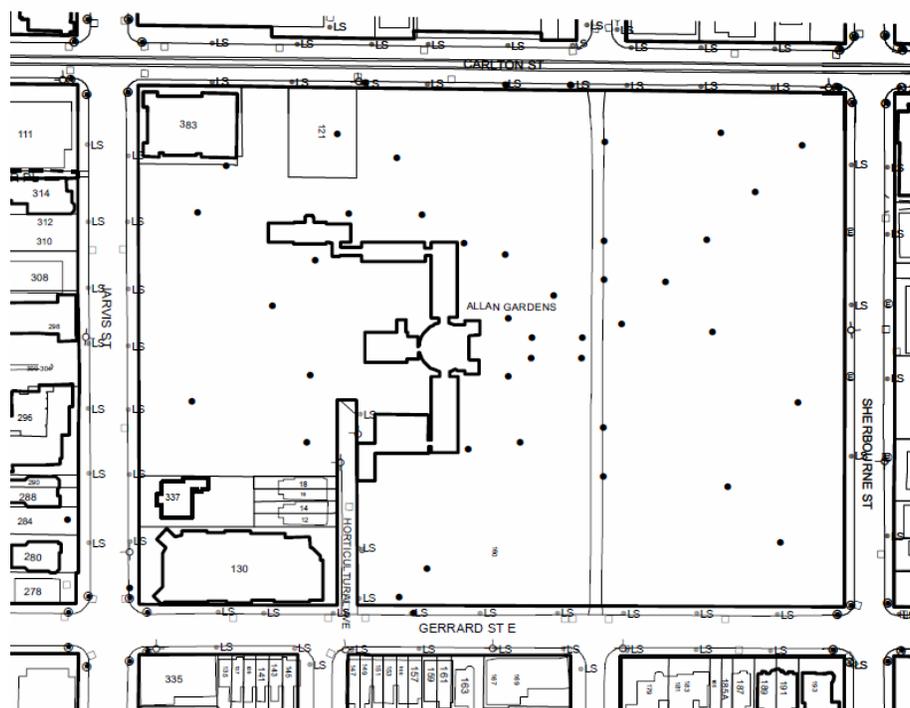
ALLAN GARDNES
160 GERRARD STREET EAST, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

August 2012

1. DESCRIPTION



Above: City of Toronto Property Data Map showing the location of Allan Gardens
Cover: Palm House, Allan Gardens (Heritage Preservation Services, August 2012)

160 Gerrard Street East: Allan Gardens	
ADDRESS	160 Gerrard Street East
WARD	27 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Part Park Lots 5 & 6
NEIGHBOURHOOD/COMMUNITY	Garden District
HISTORICAL NAME	Allan Gardens
CONSTRUCTION DATE	1855 ("botanical garden" established)
ORIGINAL OWNER	George William Allan
ORIGINAL USE	Private horticultural garden
CURRENT USE*	City of Toronto park * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	See Section 2.ii
DESIGN/CONSTRUCTION/MATERIALS	Various structures on-site: brick, stone, wood, metal & glass
ARCHITECTURAL STYLE	See Section 2.iii
ADDITIONS/ALTERATIONS	See Section 2.i
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Designated under Part IV, Section 29, Ontario Heritage Act, City of Toronto By-law No. 481-86
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	August 2012

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at Allan Gardens, which was designated under Part IV, Section 29 of the Ontario Heritage Act in 1986 by former City of Toronto By-law No. 418-86. The report includes an evaluation of the property according to Ontario Regulation 9/06, the criteria for municipal designation prescribed by the Province of Ontario following the 2005 amendments to the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1798	Park Lot 5 is patented to David William Smith, Surveyor-General of Upper Canada, who sold the undeveloped tract in 1819
1819	William Allan acquires Park Lot 5 where he constructs a residence named "Moss Park" in the 1820s
1829	Landscape designer Andre Parmentier lays out Allan's estate grounds
1845	Allan subdivides Park Lot 5, transferring the north section to his son & heir, George William Allan
1853	George William Allan inherits his father's property
1855	Allan subdivides most of Park Lot 5, retaining private gardens north of Gerrard Street East
1857	"Allan Park" is shown on a Plan of the City of Toronto (Image 6.1)
1858	Allan offers to donate a 5-acre portion of his estate to the Toronto Horticultural Society (THS) for a "Botanical Garden"; the property is transferred in 1859 but not legally deeded until 1861
1858	The "Botanical Garden" (sic) is illustrated on Boulton's Atlas (Image 6.2)
1859	THS prepares the land & lays out walks for the future public gardens
1860	A temporary "rustic pavilion" is constructed along with the lodge (gardener's cottage) (Images 6.5 & 6.6)
1860 Sept	The Botanical Garden is officially unveiled by the Prince of Wales (future Edward VII) & the grounds opened to the public
1862	Browne's plan of Toronto labels the "Botanical Gardens" (sic), showing the layout with the pavilion & lodge (Images 6.3 & 6.4)
1863	The site is referred to as the "Horticultural Gardens"
1864	The City's Walks and Gardens Committee receives the THS's five acres, purchases the five surrounding acres from Allan, and leases the parcel to the THS as a public garden
1879	A new pavilion is completed, a tiered fountain installed, & the lodge relocated (Image 6.8); the park is referred to in the media as "Allan Gardens"
1880	The THS erects a small conservatory (greenhouse) south of the pavilion
1884	Goad's Atlas illustrates the pavilion, conservatory & lodge (Image 6.7)
1889	An iron fence is erected around the grounds with entrance gates on Gerrard and Carlton Streets (Image 6.13)
1894	The THS replaces the south conservatory with a larger one (referred to as the "palm house" in some sources)
1901	Following the death of George William Allan, the City of Toronto officially renames the park "Allan Gardens"
1902	The pavilion is destroyed by fire, which damages the adjoining conservatory (6.10)
1902	A statue of Robert Burns is placed near the northeast corner of Allan Gardens (& moved to its

	current location in 1956) (Image 6.9)
1910 ¹	The new palm house is built near the former location of the pavilion, along with the boiler room and chimney (Images 6.11 & 6.14-6.16)
Pre-1913	The lodge is demolished
1915	Plan by Parks Department shows the layout of Allan Gardens with structures and landscape features (Image 6.17)
1919	Allan Gardens is illustrated in a post card (Image 6.18)
c. 1923	The administration building is constructed on Horticultural Avenue (Image 6.19)
1924	The south conservatory (greenhouse) is attached to the palm house (Images 6.20 & 6.21)
c. 1954	The iron fountain and fence are removed
1955	Dunington-Grubb, Floyd & Stensson, landscape architects, prepares a new landscape plan
1956	The south conservatory is extended & the north conservatory built (Image 6.25)
1957	Three greenhouses are relocated from Exhibition Park and attached to the north and south conservatories (Image 6.25)
1957	The palm house is altered with the removal of the central entrance & portico (Image 6.27)
1957	The City expropriates properties on Jarvis Street to extend the park
1958	Additional landscaping is completed, including new circular fountains east of the palm house (Image 6.26)
1961	The Adam Memorial drinking fountain is installed in the central oval
1962	Through a land exchange with the Board of Education, City Council acquires additional land on Jarvis Street for the extension of Allan Gardens
1963	The Archaeological and Historic Sites Board of Ontario unveils a plaque commemorating the THS at Allan Gardens
1964	A basin integrating a fountain is installed west of the Palm House
1973	The property at 160 Gerrard Street East is listed on the City of Toronto Inventory of Heritage Properties
1975	The palm house is altered with the replacement of the wood glazing bars with aluminum ones
1986	The property at 160 Gerrard Street East is designated under Part IV, Section 29 of the Ontario Heritage Act by By-law No. 481-86
1990s	The City acquires additional property on Carlton Street, east of Jarvis Street, which is added to the parkland
1995	Landscape architect Robert Duguid designs the pergola and new landscaping east of the Palm House (removing the Floyd fountains)
2004	The central portion of the University of Toronto Greenhouse (completed 1932) is relocated to the northwest corner of Allan Gardens as the Children's Conservatory
2005	Stage 1 & 2 archaeological assessments are completed at Allan Gardens (Image 8.1)
2012	Further limited archaeological work is undertaken as part of a watermain replacement project

ii. HISTORICAL BACKGROUND

Garden District

The property at 160 Gerrard Street East comprising Allan Gardens forms the nucleus of the neighbourhood now known as the “Garden District.”² The land was originally

¹ The same year, a men’s lavatory is constructed near the previously built women’s lavatory; both were replaced by a Comfort Station in 1928, which was later demolished

² In 2001, the name was officially adopted by the City of Toronto for the area bounded by Queen Street East, Yonge Street, Carlton Street and Sherbourne Street

subdivided in 1797 following the founding of the Town of York when a series of 100-acre “park lots” was laid out north of present-day Queen Street extending to Bloor Street. The acreage was granted to military and government officials with the intention of creating a landed gentry to ensure the permanence of the community.

William Allan, a Scottish immigrant who served as York’s first postmaster and collector of customs, became the town's wealthiest man through his financial acumen as a merchant who served in the provincial government and as the president of the Bank of Upper Canada. In 1819, Allan purchased Park Lot 5 (which was located directly west of present-day Sherbourne Street) where he developed an estate named “Moss Park” in remembrance of his birthplace.³ While Allan reserved part of the site for a private garden that was laid out in 1829, by the mid 19th century, “a large bush, known as Allan’s Bush, extended all the way from Gerrard to Bloor Streets...”⁴

In 1845, William Allan subdivided his Moss Park estate, conveying the north portion to his son and heir, George William Allan who built a residence named “Homewood” on the site. Following the death of William Allan in 1853, George William Allan relocated to Moss Park where he continued his career as a lawyer, municipal politician (serving as Mayor of Toronto) and community leader who was active in cultural pursuits. He was described as “the president of everything cultural and horticultural that happened in Toronto – the Historical Society, Ontario Society of Artists, Conservancy of Music, Horticultural Society, and the Royal Canadian Institute.”⁵

In the mid 19th century, George William Allan registered parts of Park Lot 5 for upscale residential subdivisions. In the area north of Gerrard Street East, he reserved a parcel for formal gardens to attract buyers seeking properties bordering open space and as a reflection of his personal interest in horticulture. Through his philanthropy and travels, Allan would have been familiar with the developments in Britain and Europe where plant conservatories or ‘stoves’ on private estates inspired the establishment of public ‘pleasure gardens’ with picturesque walkways and exhibition pavilions. During the era when Allan was laying out “Allan Park” (Image 1), the Royal Botanical Gardens at Kew with its Palm Stove, and the Great Exhibition of 1851 in Hyde Park with Joseph Paxton's famous Crystal Palace attracted worldwide attention.

Historical maps and atlases dating to the mid 19th century depict the location and layout of Allan's “Botanical Garden” (Images 6.1-6.4).

Allan Gardens

³ Allan commissioned the “Moss Park” estate house in 1827, which was completed two years later near the Queen Street East frontage of the property. As part of his improvements to Moss Park, in 1845 Allan commissioned architect and surveyor John Howard to lay out a new road along the east boundary of the estate that was originally known as “Allan’s Lane” and later renamed “Sherbourne Street”

⁴ Pearson, 57. William Allan’s 1829 garden was planned by Andre Parmentier, a leading North American landscape designer

⁵ Martyn, 111

In a transaction made in 1858 but not legalized until 1861, George William Allan conveyed a five-acre oval-shaped portion of his private gardens to the Toronto Horticultural Society (THS).⁶ Allan's intention in donating the acreage was "to promote the interest of horticulture and at the same time provide a new source of healthful recreation and a rational enjoyment for their fellow citizens."⁷ The THS engaged Edwin Taylor, a landscaper who had trained with Joseph Paxton in England, to lay out the site. The grounds incorporated in the centre of the oval a temporary "rustic pavilion" for performances and displays, as well as a lodge (gardener's cottage), with both structures designed by Toronto architect William Hay. Illustrated in 1858 (Image 6.2), the "Botanical Garden" was officially opened to the public two years later in a ceremony attended by the Prince of Wales. Browne's Plan of Toronto in 1862 (Images 6.3 and 6.4) outlined the grounds, showing the locations of the pavilion and lodge along with the landscaping and pathways (including the primary axial corridors running north-south and east-west and intersecting in the centre of the oval). The structures are depicted in their setting in Images 6.5 and 6.6.

In 1863-64, the City of Toronto purchased the five acres surrounding the oval-shaped gardens and leased them to the THS with the proviso that the public receive access to the entire 10-acre tract. With this transaction, the grounds were extended to Sherbourne Street. In 1878, the THS authorized the construction of a new pavilion on a rise of land near the west end of the park, while an ornate multi-tiered iron fountain replaced the earlier pavilion at the centre of the oval (Image 6.8). Both structures were in place in 1879 and designed by the notable Toronto architectural firm of Langley, Langley and Burke. The next year, a glass conservatory was erected south of the pavilion (and shown in Image 6.7). The City of Toronto acquired the property from the cash-strapped THS in 1888 with the intention of reorienting the pathways, a project that did not occur until the 20th century. However, the municipality undertook the replacement of the south conservatory with a new structure in 1894.

In 1901, the park was officially renamed "Allan Gardens" in honour of William George Allan, recently deceased. The following year, a statue commemorating the centenary of the demise of Scottish poet Robert Burns was unveiled near the northeast corner of the grounds (shown in Image 6.9 and relocated on the site in 1956). The monument was commissioned by the Burns Literary Society of Toronto, funded by public subscription, and donated to the City of Toronto. Also in 1902, a devastating fire levelled the pavilion, damaged the adjoining conservatory and destroyed the entire plant collection (Image 6.10). The current palm house was completed in 1910 on the site of the pavilion, along with the boiler room and chimney (Images 6.11, 6.12 and 6.16), while the surviving portion of the south conservatory was reconstructed as a freestanding greenhouse (Images 6.14 and 6.15). During the same period, the municipality "redeveloped the secondary perimeter path system overlaid on the axial system" by paving the primary axial paths and applying gravel and stone dust to the serpentine

⁶ The Toronto Horticultural Society is commemorated by a historical plaque installed at Allan Gardens by the forerunner to today's Ontario Heritage Trust

⁷ Commonwealth, 2004, 1-3

passages (Images 6.13, 6.18, 6.19 and 6.22).⁸ Much of the work followed a 1915 plan developed by the City's Parks Department (Image 6.17), which included the construction of new south conservatory that was attached to the palm house in 1924 (Images 6.20, 6.21 and 6.23). The layout remained largely intact after World War II apart from the additional of a diagonal pathway across the southwest quadrant, which is visible in an aerial photograph from that era (Image 6.24). However, lack of maintenance led to the deterioration of the structures.

A period of dramatic change for Allan Gardens began in 1954 following the appointment of George T. Bell as Parks Commissioner for the City of Toronto. Under Bell's direction, the tiered fountain (1879) and iron perimeter fence (1889) were removed, the Burns Monument relocated, and the walkways reconfigured. In the late 1950s, the south conservatory was extended, the north conservatory constructed, and a trio of greenhouses relocated from Exhibition Place to form the tropical houses (double-width structures attached to the south conservatory) and arid house (adjoining the north conservatory) (Image 6.25). For the first time, all of the structures were opened to the public as an "Indoor Botanical Gardens".⁹

In 1955, the City engaged the leading Canadian landscape architectural partnership of Dunington-Grubb, Floyd and Stensson to prepare new plans for Allan Gardens. J. Austin Floyd was the partner-in-charge of this initiative and continued to work on the project after he left the latter firm. Described as "strongly Beaux-Arts, rather than Picturesque" and a "masterful piece of modern design," Floyd introduced to the area east of the palm house a series of six circular basins with fountains and lighting that were surrounded by planting beds (Image 6.27).¹⁰ The children's' playground was placed south of the tropical houses. An aerial photograph from 1959 depicts the changes to the grounds (Image 6.26).

In a series of transactions undertaken in the 1950s and 1960s to open up the west end of Allan Gardens, the City of Toronto acquired additional lands along Jarvis and Carlton Streets that originated as part of neighbouring Park Lot 6. The properties contained a group of residential and commercial buildings dating to the late 19th century, along with the original Toronto High School (later the Toronto Collegiate Institute and the first location of Jarvis Street Collegiate). After the municipality removed the structures, the west end of Allan Gardens remained 'book-ended' on either side by Jarvis Street Baptist Church at 130 Gerrard Street East and (originally) St. Andrew's Presbyterian Church at 383 Jarvis Street. Both churches were designed by architects Langley, Langley and Burke during the same period that the latter firm completed the commissions for the pavilion and tiered fountain. With Allan Gardens now accessible from all the surrounding streets, "these changes marked a philosophical shift from a horticultural garden to a city park."¹¹

⁸ Commonwealth, 2004, 2-12

⁹ Commonwealth, 2004, 2-20. Prior to this period, certain greenhouses were reserved for plant production

¹⁰ Commonwealth, 2004, 2-21

¹¹ Commonwealth, 2004, 2-21

During the 1960s, changes at Allan Gardens included the installation in the central oval of a drinking fountain commemorating author and historian G. Mercer Adam. The serpentine walkways were removed from the perimeter of the park in 1969, as well as both the rectilinear and serpentine paths introduced in Floyd's plan. In their place, diagonal walkways linked the centre of the grounds with the northwest and southwest corners, and additional pathways crossed the park to the recently acquired allotments on Jarvis and Carlton Streets. Allan Gardens was listed on the inaugural City of Toronto Inventory of Heritage Properties and designated under Part IV, Section 29 of the Ontario Heritage Act in 1986.

When the City expanded Allan Gardens through the purchase of additional acreage in 1995, it also demolished the circular fountains east of the Palm House and introduced a pergola. In 2004, the City of Toronto relocated the University of Toronto Greenhouse to the northwest corner of Allan Gardens for use as a children's conservatory (Images 7.1-7.4). Stage 1 and 2 archaeological assessments of the grounds in 2005 revealed evidence of earlier pathways and a variety of artifacts associated with the recreational and horticultural uses of the property. Today, "Allan Gardens is one of the jewels of Toronto's downtown public open space system" and "a time capsule that embodies nearly 150 years of civic and cultural history."¹²

Architects, Landscape Architects and Sculptors associated with Allan Gardens

The palm house at Allan Gardens was designed by Robert McCallum (1851-1916) in his role as Toronto's City Architect. After training as an engineer, McCallum worked for the Department of Public Works in Ontario before accepting commissions to design residential and commercial buildings (including several projects for the T. Eaton Company). McCallum joined the municipality in 1903 and, two years later, he was named "City Architect and Superintendent of Building" in the newly created City Architect's Department. McCallum's tenure in the position coincided with a period of rebuilding and expansion in Toronto that followed the devastating Great Fire of 1904. Over a ten year period, he supervised the plans for a collection of police stations, fire halls, pumping stations, libraries and hydro substations, as well as the City Morgue on Lombard Street. His designs for the palm house preceded those for the clubhouse at St. Matthew's Lawn Bowling Club in 1906, but remained unexecuted until 1910.¹³

The Children's Conservatory (former University of Toronto greenhouse), which was relocated to Allan Gardens in 2004, was designed by the Toronto architectural partnership of Mathers and Haldenby who, after establishing their office in 1921, prepared the plans for numerous buildings on campus, ranging from the Fitzgerald Building in 1927 to Robarts Library in 1968-73 (the latter in conjunction with the firm of Warner Burns Toan and Lunde, library specialists). In designing the U of T greenhouse,

¹² Landplan, December 2006, 10

¹³ Many of the buildings designed by McCallum in his capacity as City Architect are recognized on the City's heritage inventory, including St. Matthew's Lawn Bowling Club's clubhouse, which was recently designated in its new location on Broadview Avenue, north of Gerrard Street East

Mathers and Haldenby worked with the reputable Lord and Burnham Company, whose expertise in the design and construction of conservatories dated back to that firm's origins in England in the 19th century. After opening an office in St. Catharines, the company was responsible for many glass structures in Canada, including several at Allan Gardens.

The significant changes to the landscaping at Allan Gardens in the 1950s were overseen by Canadian landscape architect, J. Austin Floyd (1910-81). After a six-year stint as assistant director of the Toronto Planning Board, from 1954 to 1956 he was a partner with Dunington-Grubb, Floyd and Stensson. The firm was founded by the English-born husband-and-wife team of Howard B. Grubb (1881-1965) and Lorrie A. Dunington (1877-1945) who immigrated to Canada in 1911 and established Sheridan Nurseries to provide materials for the private and public commissions they accepted, primarily in Toronto and Southern Ontario. They were joined by Jesse Vilhelm Stensson (who graduated from the School of Design at Harvard University after working at Sheridan Nurseries where his father was the manager) and, briefly, by Floyd. In private practice, Floyd is best known for designing the distinctive interior garden at the Sheridan Centre Hotel and the "Fragrant Garden" at the Canadian National Institute for the Blind, in addition to his work at Allan Gardens.

In place at Allan Gardens for more than a century, Robert Burns Monument was designed by Scottish sculptor David Watson Stevenson (1842-1904), a specialist in marble and bronze portraits whose works are found in collections and public spaces in England, Scotland, the United States and Canada. Purportedly, "his best known work consists of the hunting scenes that decorate the Queensberry Memorial, Edinburgh and a bronze statue of Robert Burns (1902) for Leith, Toronto and Halifax."¹⁴

iii. ARCHITECTURAL DESCRIPTION

The contemporary photographs in Section 9 below illustrate the structures that form part of Allan Gardens. Placed west of the axial path linking Gerrard and Carlton Streets, the buildings are clustered in a group of eight interconnected structures dating from 1910 to 1956. The design of the greenhouses and their placement in open space to offer views from and into the buildings was influenced by developments in Europe from the previous century. Advances in glass and iron production in the early 1800s coincided with the Victorian pastime of producing and observing rare plant species in climate-controlled year-round environments. The first domed conservatories appeared in Europe during the Napoleonic era and were precedents for Sir Joseph Paxton's great Chatsworth Conservatory at the English private house and those at the Royal Botanical Gardens at Kew, completed by 1840. Following the Great Exhibition of 1851 and the unveiling of the monumental "Crystal Palace," the type was replicated throughout the world in varied scales for horticultural exhibits and as venues for performance and display. The Crystal Palace introduced in Toronto at a provincial exhibition in 1858 was relocated 20 years later to the grounds of the inaugural Toronto Industrial Exhibition (forerunner to today's

¹⁴ Toronto Civic Sculpture, 29

Canadian National Exhibition) and led to the appearance of the Horticultural Pavilion at present-day Exhibition Place in 1907.¹⁵ The opening of the first two pavilions at Allan Gardens coincided with the construction and relocation of the Crystal Palace. While neither the “rustic pavilion” nor the pavilion that succeeded it in 1879 replicated the “palace” in scale or appearance, when a new conservatory was planned after the 1902 fire, its design was inspired by the glass and iron technology favoured for garden architecture.

Palm House, 1910 (Greenhouse No. 3)

The central exhibition building known as the palm house for the plant material it displays was the third structure designed as the focal point of Allan Gardens, following the “rustic pavilion” (1859-1879) and the horticultural pavilion (1879-1902). The palm house is placed at the west edge of the original five-acre parcel of parkland where it is flanked by the south (1924) and north (1956) conservatories at either end.

As a horticultural building with features from the Edwardian Classical style favoured for architectural design in the pre-world War I era, the palm house was purportedly fabricated locally, and not by the Lord and Burnham Company, which did not open a Canadian branch until 1914. It stands on a brick base with sandstone detailing where glazed walls with transom windows are protected by a multi-sided dome that is, in turn, capped by a cupola with a finial. The dome trusses, consisting of 16 ribs, were produced by the Toronto iron works McGregor and McIntyre Limited.¹⁶ The central structure is flanked by side pavilions with sandstone cladding that are covered by smaller domes with finials. The north and south walls were altered when the adjoining conservatories were attached. At the same time, the east portico and entrance were removed, with new entries introduced on the east faces of the side pavilions. With its iconic profile and visibility from many areas of Allan Gardens, the palm house remains “a wonderful example of Edwardian architecture, a lighter-than-air domed confection of steel and glass.”¹⁷

Boiler Room and Chimney, 1910

Built at the same time as the palm house, the boiler room is attached to its rear (west) wall via a small connecting building that is not identified as a heritage attribute. With a single-storey rectangular plan beneath a flat roof, the structure is clad with brick, and brick and stone is applied for the door and paired window openings. The stepped roofline at the west corner is marked by stone quoins, while the north and south elevations display raised parapet walls with stone cornices. The tall brick chimney, which is decorated with inset panels and crenelles, is a visible feature near the west end of Allan Gardens.

¹⁵ The pavilion was designed by Toronto architect G. W. Gouinlock in his capacity as architect for the Canadian National Exhibition. Coincidentally, in 1903 Toronto’s Board of Control approved the appointment of Gouinlock as City Architect. After he turned it down, Robert McCallum received the position. As the palm house at Allan Gardens was planned five years before it was constructed, Gouinlock and McCallum were designing conservatories at the same time

¹⁶ The glazing bars in the central dome were replaced with aluminum ones in 1975

¹⁷ Dendy, 155

Administration Building, c. 1923

The administration building is located on Horticultural Avenue where it abuts part of the west wall of the tropical houses. Rising one storey and covered by a flat roof, the structure is clad with brick with brick banding on the south and west walls and stone trim on all elevations. The main entrance is placed on the north wall, with a secondary entry on the east elevation. The openings display brick voussoirs and stone keystones and sills.

South Conservatory, 1924 (Greenhouse No. 4)

The south conservatory is placed directly south of the palm house and was installed in 1924 as the first greenhouse physically attached to the latter structure. The north part of the south conservatory with its wood framing and window sash is from the freestanding greenhouse, dating to 1894 and rehabilitated after the fire of 1902. It was extended southward in 1956 under the direction of the Lord and Burnham Company of St. Catharines.

The south conservatory features a steel-framed structure (apart from the north section described above) over a masonry base and beneath a gable roof with glazing bars. A set of double doors is placed beneath a wood portico with brackets. Altered in 1974 with the removal of the curved eaves, the south conservatory displays the collection of tropical orchids and bromeliads at Allan Gardens.

North Conservatory, 1956 (Greenhouse No. 2)

Attached to the north end of the palm house via a vestibule, the north conservatory was fabricated in 1956 by the Lord and Taylor Company of St. Catharines. Above a masonry base, the structure has galvanized steel walls holding the glazing under a gable roof with glazing bars (replaced in 1974 with aluminum bars). An entry with a wood portico, pediment and brackets contains double doors. The greenhouse was designed for the display of warm tropical plants.

Tropical Houses, 1957 (Greenhouses 5 and 6)

The pair of greenhouses were relocated to Allan Gardens from Exhibition Place in 1957. Predating World War I and designed by the American office of the Lord and Burnham Company, two of the structures were placed side-by-side and attached to the west end of the south conservatory as the tropical houses. An entrance is found on the west elevation of the northernmost structure (Greenhouse 6). With wood-framed walls beneath steel-framed gable roofs that are attached at the eaves line, the glazing is original.

Arid House, 1957 (Greenhouse 1)

Housing ferns and cycads, the arid house was originally built at Exhibition Place before 1912 and relocated to Allan Gardens in 1957 where it is attached to the west end of the north conservatory. The structure was designed by Lord and Burnham Company's American office and features a long rectangular plan with glazed walls beneath a steel-framed glazed gable roof. Entries are placed on the narrow end walls, one of which connects the arid house to the north conservatory. It adjoins the former University of Toronto greenhouse, which is connected to its north elevation.

Children's Conservatory (University of Toronto Greenhouse), 2004

In 2004, the University of Toronto greenhouse was relocated to Allan Gardens where it was attached to the north end of the arid house (Greenhouse No. 1) for the Children's Conservatory. It was originally constructed in 1932 adjoining the Botany Building on the university's St. George Campus near the northwest corner of College Street and Queen's Park Crescent West. Composed of eight segments to house different plant species, the central section featured a "header house" where the tropical house was flanked by structures for cacti and succulents (east) and orchids and ferns (west). This tripartite section was relocated to Allan Gardens, where the principal façade faces north toward Carlton Street.

Above a fieldstone base, the structure has a steel frame containing continuous bands of wood-framed windows with transoms. The centre section of the greenhouse features a glazed hipped roof that is extended in the centre by a hip-roofed monitor with finials. On the north façade, a round-arched portico on Tuscan columns (the original details were replicated) leads to a glazed vestibule with tiered fanlights. Glazed gable roofs cover the adjoining wings.

Robert Burns Monument, 1902

Originally placed near the northeast corner of Allan Gardens, in 1956 the statue was relocated further south on the west side of Sherbourne Street where it faces west toward the palm house.

The statue consists of a standing bronze figure of Scottish poet Robert Burns on a ten-foot marble pedestal. The four-sided pedestal is embellished with bronze reliefs and quotations from the poet's works.

iv. ARCHAEOLOGY

Allan Gardens is a registered multi-component archeological site under Borden registration number AjGu-80. A Stage 1 and 2 archaeological assessment of Allan Gardens was undertaken in November 2005 and focused on the open land at the east end of the site, as well as the areas near the west boundary that were developed in the late 19th century for residential and commercial purposes and expropriated in the late 20th century

to expand the park. The results of the 2005 assessment determined that there is potential to encounter deeply buried archaeological deposits, currently capped and protected through prior park landscaping activities.

In May 2012 further limited archaeological assessment work was undertaken as part of a watermain replacement project at Allan Gardens. Through this work, a pre-contact archaeological site component as identified through the discovery of a limited number of lithic (stone) flakes and a historic Euro-Canadian component was confirmed through the identification of traces of earlier pathway systems across the grounds, including the axial walk that once linked the Burns Monument (in its original location near the northeast corner of the site) with the central fountain. The open spaces also yielded artifacts such as coins, toys and window glass (possibly from earlier greenhouses) relating to activities in Allan Gardens as both a public and exhibition space.

Potential exists for the recovery of rear yard features including privies, wells, cisterns and exterior sheds associated with the building lots located along Jarvis and Carlton Streets. Buried landscape features, paths and structures, including the base of the iconic tiered fountain, may remain. The possibility of identifying additional elements is significant to understanding the historical evolution of the property, including "the circulation system between the period 1860 to 1879 (which) is the least understood due to the lack of an original layout plan and the limited number of photographs that date from this period."¹⁸ As a result, any below grade activity on the site is subject to archaeological review by the City of Toronto.

v. CONTEXT

The images in Section 6 below trace the evolution of the property since its founding as private gardens and through the many stages of its development as a city park. Today, Allan Gardens is a significant open space in the core of Toronto where it fills most of the city block bounded by Gerrard Street East (south), Sherbourne Street (east), Carlton Street (north) and Jarvis Street (east).

A study of Allan Gardens determined that it represents a “designed landscape whose significance is defined in part by its physical manifestations of the 19th century philosophy of landscape treatment, by its collection of structures devoted to horticulture, by its gardening elements, and by its collection of plant material both in the ground and under glass.”¹⁹ The initial layout and subsequent changes to Allan Gardens represented the evolving theories and preferences of landscape design. The picturesque garden style that emerged in England in the 18th century was led by designers such as Capability Brown and evoked romantic paintings of European landscapes by Poussin and other artists. The ideals of experiencing the outdoors to evoke pleasure led to garden designs incorporating winding pathways amid diverse topography where structures were strategically placed to surprise and delight the eye. The picturesque approach was

¹⁸ Commonwealth, 2004, 3-28

¹⁹ Commonwealth, 2004, 1-7. This is according to UNESCO’s classification system of cultural landscapes

rejected by other landscape designers who preferred manicured settings organized along geometrically-inspired passages. At Allan Gardens, the two styles of landscape design were ultimately combined: the earliest images of the site illustrate the axial pathways (originally with north-south and east-west axes meeting in the centre of the oval), which were overlaid with serpentine passages later in the 19th century. Today, Allan Gardens retains the north-south corridor through the centre of the original site, but displays other diagonal and meandering pathways that reflect the evolution of the park.

The landscaping at Allan Gardens includes a substantial collection of nearly 300 trees, ranging in age from less than half a century to approximately 150 years and encompassing 47 different species.²⁰ When a comprehensive tree survey was undertaken in 2005, the oldest identified tree was a mature White Oak.

Throughout Allan Gardens, the structures, pathways and landscape elements were specifically placed – and, in some cases, replaced – over time to enhance the visitor’s experience of the setting, and also to promote the views looking within and to and from the park. Retaining the westward views toward the two churches on Jarvis Street whose spires terminate the vista at that end of the property has always been an important consideration when changes were made to the site.

The significant views and view corridors were identified in 2005 and are shown in Image 8.2. The historical vistas include the view southward along the axial corridor, across Gerrard Street East and down Pembroke Street toward Queen Street East where “Moss Park” once stood. A similar view extends northward along the same corridor that crosses Carlton Street and continues along Homewood Avenue toward Wellesley Street East and the original location of “Homewood”. Another important vista is the one between the east entrance to the palm house complex and the Robert Burns Monument and Sherbourne Street. At the west entry to Allan Gardens, the view is preserved from Jarvis Street to the iconic brick chimney on the boiler room and the domed roof of the palm house beyond. Allan Gardens is also viewed from Jarvis Street along Gerrard Street East to the south entrance to the grounds, with a corresponding view on Carlton Street to the north entry, and vantage points along Jarvis and Sherbourne Streets. The diagonal pathways at the northeast, southeast and west ends of Allan Gardens and the meandering walkways within the grounds provide additional views across, into and out of the park.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A”

²⁰ A Tree Inventory and Management Strategy, Allan Gardens, undertaken in May 2005 was the first exhaustive examination of the site since 1976

if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	X

Rare Example of a Type – Allan Gardens is a rare surviving example of a botanic gardens and public park that was established in Toronto in the mid 19th century. It contains a unique extant collection of greenhouses and auxiliary buildings associated with public gardens.

The distinctive palm house is an iconic building in the city that purports to be the oldest surviving structure of its kind in Canada, and one of a select few remaining in North America.²¹ A symbol of the horticultural activities at Allan Gardens, the palm house anchors an eight-building complex that includes remnants of the 1894 south conservancy. The park incorporates horticultural buildings relocated from other sites in Toronto, including the tropical houses that were originally found at Exhibition Place and now represent the only double-width greenhouses at Allan Gardens. Similarly, the former University of Toronto greenhouses, described as a “botanical Crystal Palace”, was once part of the largest botany research institute in Canada and was saved from demolition with its move to Allan Gardens.

Scientific Achievement – Allan Gardens contains a rare collection of plant material that is unique in Toronto and includes exterior trees and shrubs as well as exotic succulents, tropicals and palms under glass in the various greenhouses. The collection is documented in consultants’ studies that are cited in Section 5.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

Person - The property is directly associated with early Toronto politician, land developer, community leader and philanthropist, George William Allan who reserved the parcel as the site of horticultural gardens before donating the land to the Toronto Horticultural Society. In his memory, the property was official renamed Allan Gardens in 1901.

²¹ Allan Gardens Conservatory Plant Study, 2009, 3 According to the study, late 19th century conservatories survive in public gardens, parks and zoos in Glasgow, San Francisco, Chicago and Pittsburgh, with pre-World War I examples extant in New York City, Buffalo, Baltimore and Toronto

Organization - Allan Gardens is also linked to the formation and evolution of the Toronto Horticultural Society, which was founded in 1834 as the first in the province and remains among the oldest in Canada. A provincial plaque commemorating the organization is found at Allan Gardens.

Community - Allan Gardens also yields information that contributes to an understanding of the development of Toronto. A study of its history reveals the evolution of the park lot system, from the initial settling of the properties as country estates in the early 1800s, and the subdivision of the tracts for residential development in the mid- to late-19th century where, in the case of Allan Gardens, botanical gardens were reserved as a feature of the neighbourhood. More significantly, as one of the “very few public open spaces in Toronto or for that matter in Canada that can convey the same sense of nation and city building...Allan Gardens has been a cornerstone of civic, cultural and human activity in the City of Toronto.”²²

Architect/Artist – City of Toronto architect Robert McCallum, Scottish sculptor David Watson Stevenson and landscape architect J. Austin Floyd were significant in their individual fields and recognized for their contributions to the evolution of Allan Gardens.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	X

Character – Allan Gardens is highly significant in defining, maintaining and supporting the character of the Garden District, the downtown Toronto neighbourhood that takes its origins and name from the iconic park. The surrounding streets that were developed after Allan Gardens was in place complement it with the tree-lined streets and the placement of Pembroke Street and Homewood Avenue to complete the vistas in and out of the park.

Surroundings – With its open space, layout of walks and pathways, iconic structures associated with the history of horticulture in Toronto, landscape features that includes mature trees, and the collection of plant materials, Allan Gardens is physically, functionally, visually and historically linked to its surroundings within the boundaries of the parkland.

Landmark – With its highly visible and iconic structures housing an invaluable plant collection, especially the distinctive palm house complex and brick chimney, as well as the historic tree canopy, landscaping and pathways, Allan Gardens is a landmark in the City of Toronto.

²² Landplan, 23

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 160 Gerrard Street East has design, associative and contextual values. Allan Gardens is a rare property in Toronto that meets all nine criteria identified in Regulation 9/06 and stands as "an example of the most intact, longest operating grouping of historic buildings and grounds in Canada devoted to the cultivation and display of tropicals and palms."²³

5. SOURCES

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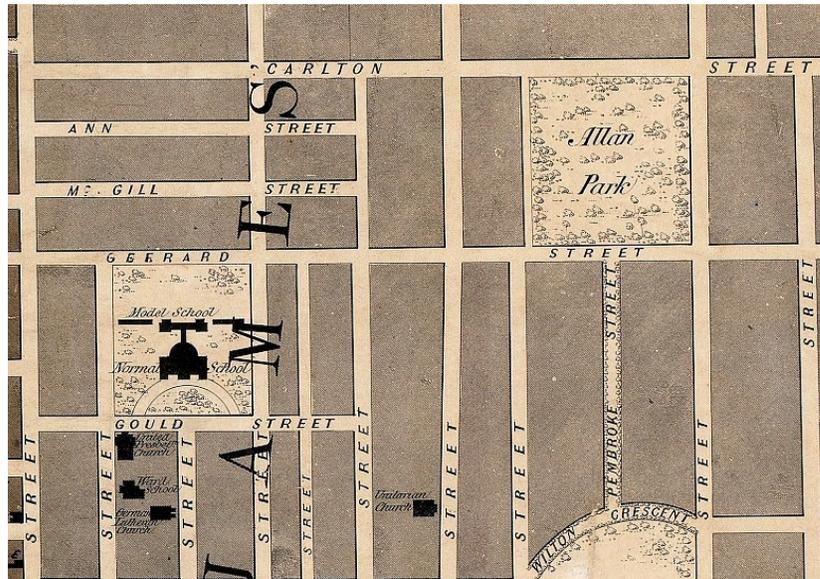
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²³ Commonwealth, 2004, 3-29

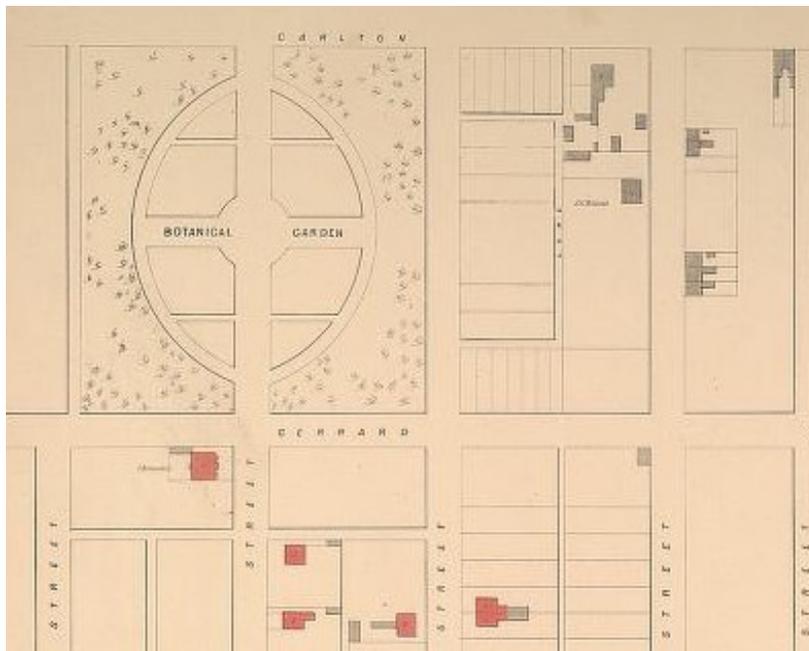
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- The Landplan Collaborative Ltd., et. al., Allan Gardens Conservatory Plant Study for the City of Toronto, September 2009
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6. IMAGES: historical maps, atlases and images showing the evolution of Allan Gardens in chronological order



6.1 Plan of Toronto, 1857: showing the location of "Allan Park," William George Allan's private garden within the boundaries of Gerrard Street (south), Sherbourne Street (east), Carlton Street (north) and future Horticultural Avenue (west)

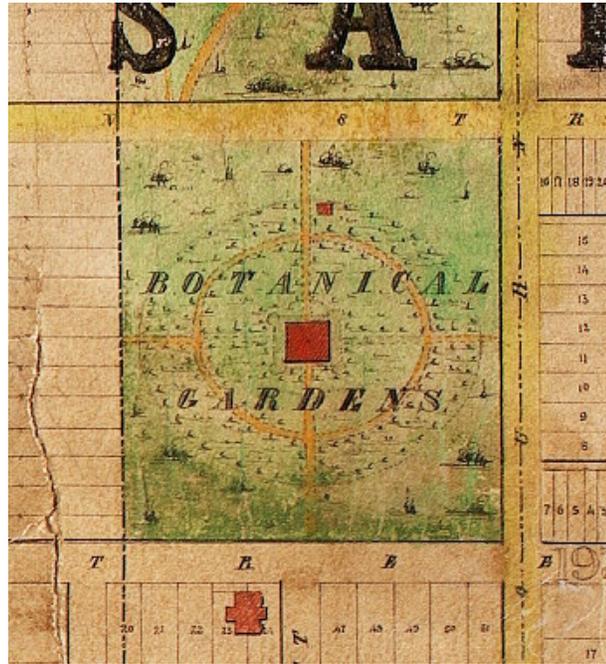


6.2 Boulton's Atlas of 1858: showing the layout of the "Botanical Garden" the year of its acquisition by the Toronto Horticultural Society



6.3 Browne's Plan of Toronto, 1862: showing Park Lot 5, with William Allan's "Moss Park" on Queen Street East (below), his son George William Allan's "Homewood" (near the top) and, in the centre, the "Botanical Gardens" later known as Allan Gardens

6.4



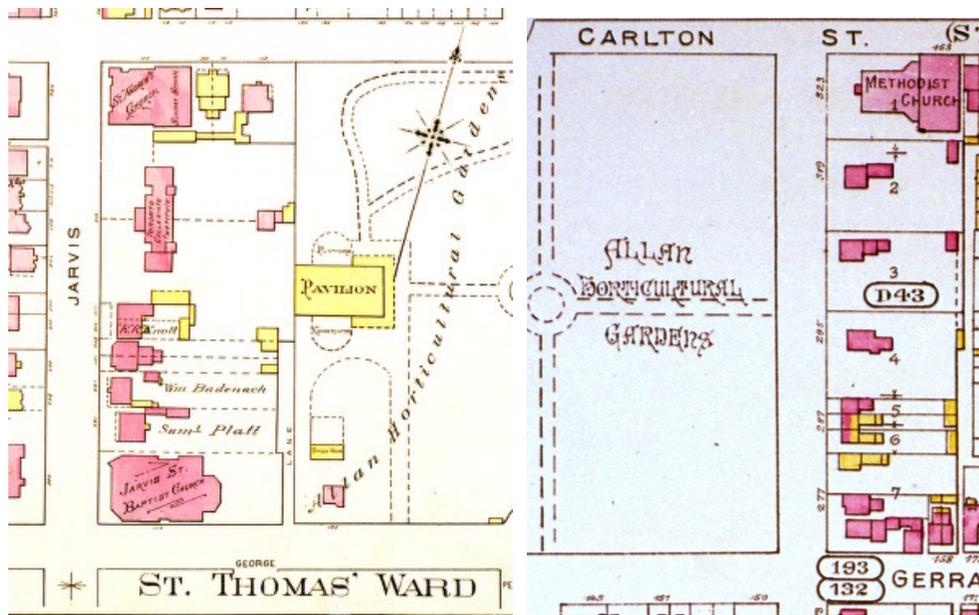
6.4 Browne's Plan of the City of Toronto, 1862: detailed view, showing the changes made to the Toronto Horticultural Society's "Botanical Gardens" including the "rustic pavilion" in the centre of the oval and the lodge (gardener's cottage) to the northeast



6.5 Illustration, Allan Gardens, 1863: possibly the earliest image of Allan Gardens, shown the park north of the "Victoria Skating Rink" and Gerrard Street, with the "rustic pavilion" and lodge on the left and Sherbourne Street to the right (Toronto Reference Library, Item 786)



6.6 Illustration, Lodge at Allan Gardens, 1878: showing the lodge at the time of its relocation to Gerrard Street East (Toronto Reference Library, Item 11696)



6.7 Goad's Atlas 1884: "Allan Horticultural Gardens" was illustrated on two plates, with the existing pathway system and structures detailed on the left (no changes are shown on the atlases updated through the 1890s)



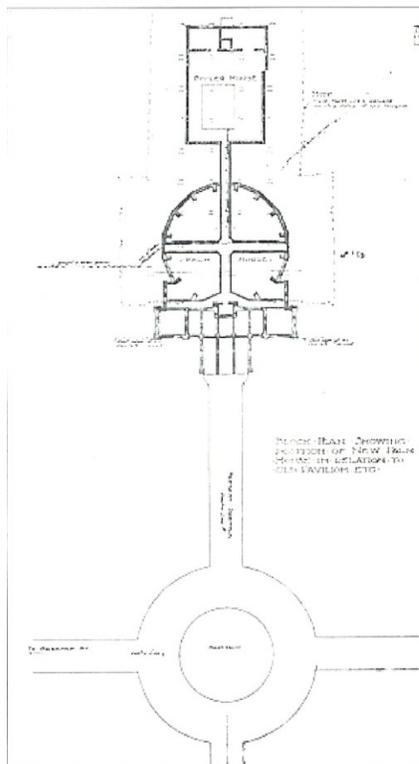
6.8 Archival Photograph, Allan Gardens, c. 1890: showing the pavilion and tiered fountain completed in 1879 (Library and Archives Canada, Item a032195-v6)



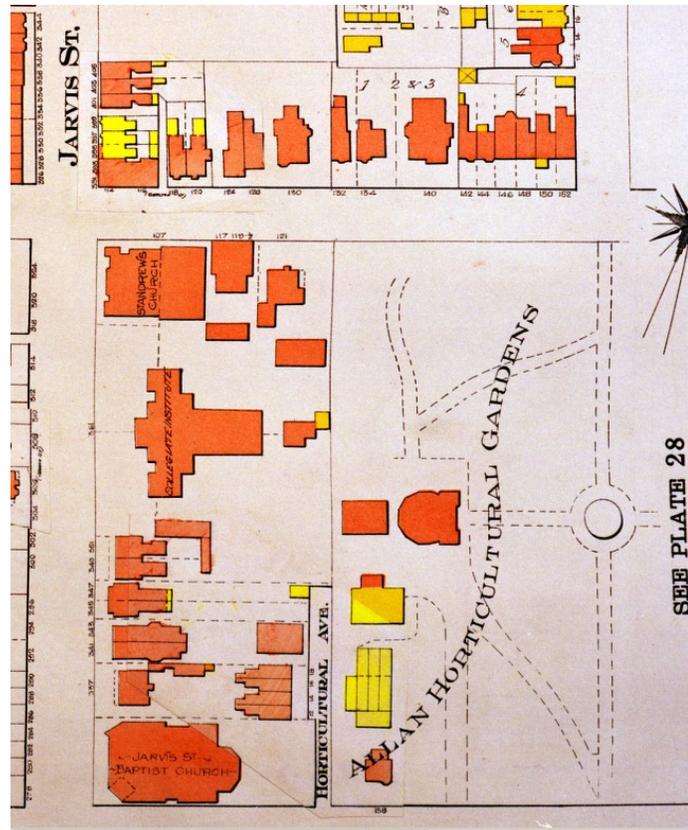
6.9 Archival Photograph, Allan Gardens, 1902: showing the Robert Burns statue in its original location near the southwest corner of Carlton Street and Sherbourne Street (City of Toronto Archives, Fonds 1568, Item 202)



6.10 Goad's Atlas updated to 1903: showing the grounds following the destruction of the pavilion in 1902 and before the construction of the palm house in 1910



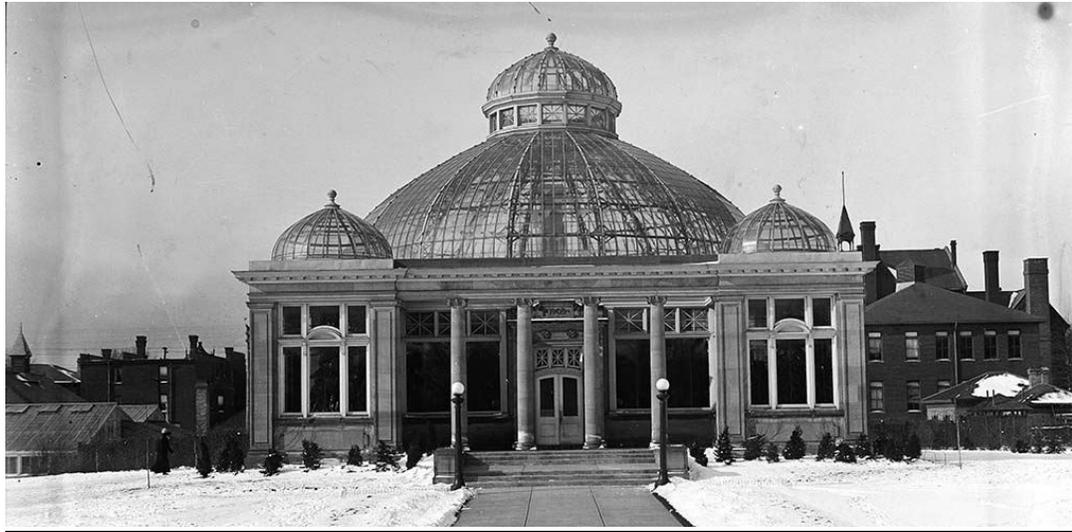
6.11 Block Plan, 1909: showing the planned placement of the new palm house and boiler room in relation to the axial plan to the east (reproduced in A Heritage Conservation Strategy for Allan Gardens, revised 2004, 2-18)



- 6.12 Goad's Atlas 1910 updated to 1912: showing the new palm house, along with the boiler room with chimney to the west (left), as well as the freestanding south conservatory, greenhouses and lodge (no structures appear on the east side of the grounds, not illustrated here)



- 6.13 Archival Photograph, Allan Gardens, c.1912: showing the Gerrard Street East entrance to Allan Gardens with the pathways and mature trees (City of Toronto Archives, Fonds 1568, Item 375)



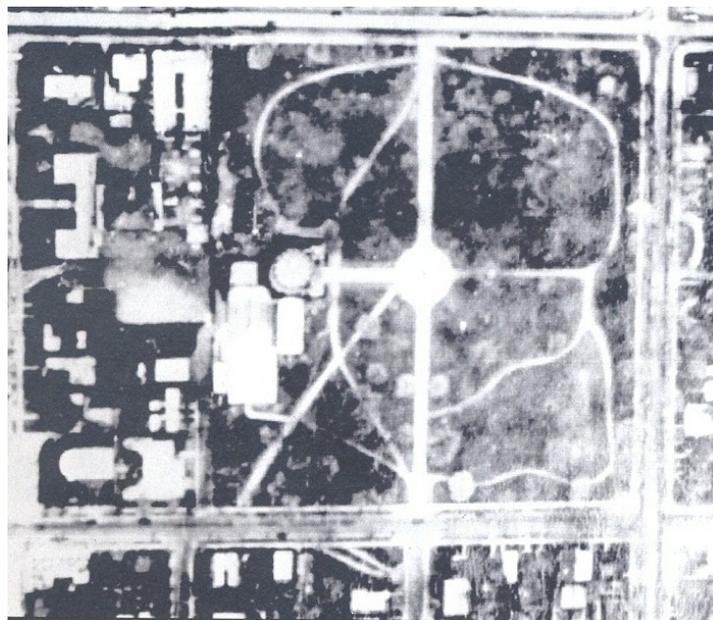
6.14 Archival Photograph, Allan Gardens, 1913: showing the palm house with the east portico and central entry and, to the left, the freestanding greenhouses (City of Toronto Archives, Fonds 1231, Item 541)



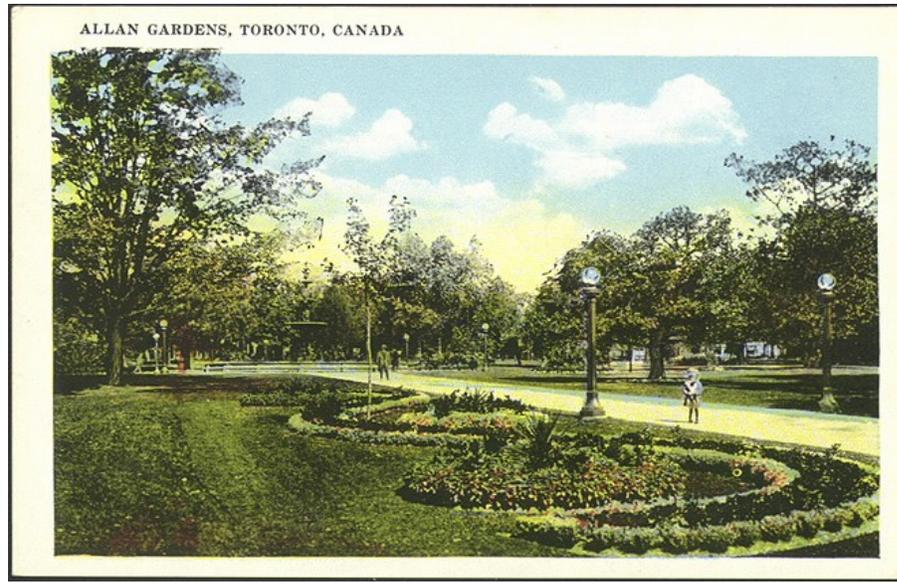
6.15 Photograph, Allan Gardens, 1914: showing the intersection of the axial pathway with the tiered fountain between the palm house and the drinking fountain (installed in 1913) (City of Toronto Archives, Series 372, Item 101)



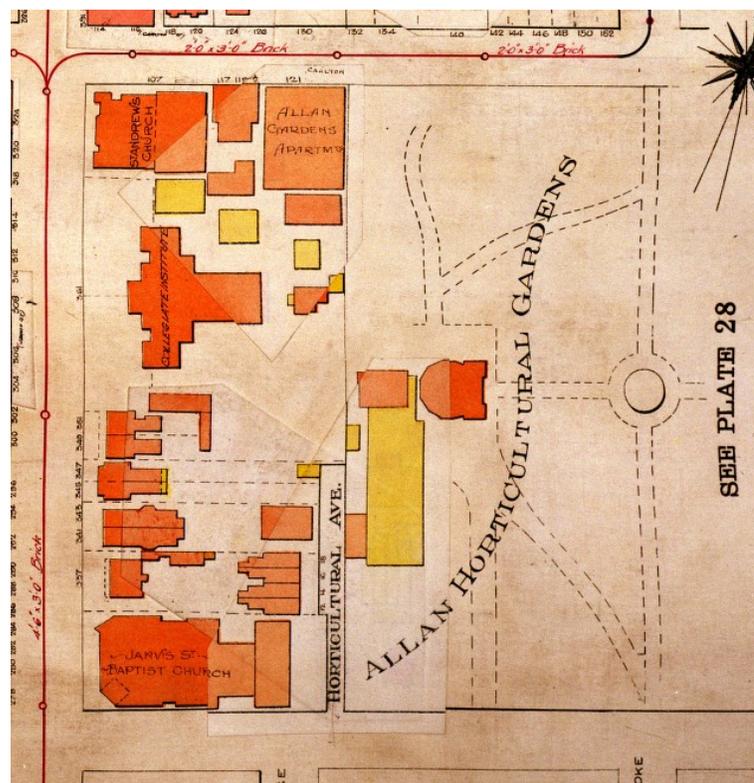
6.16 Archival Photograph, Allan Gardens, 1914: showing the interior of the Palm House (City of Toronto Archives, Series 372, Item 257)



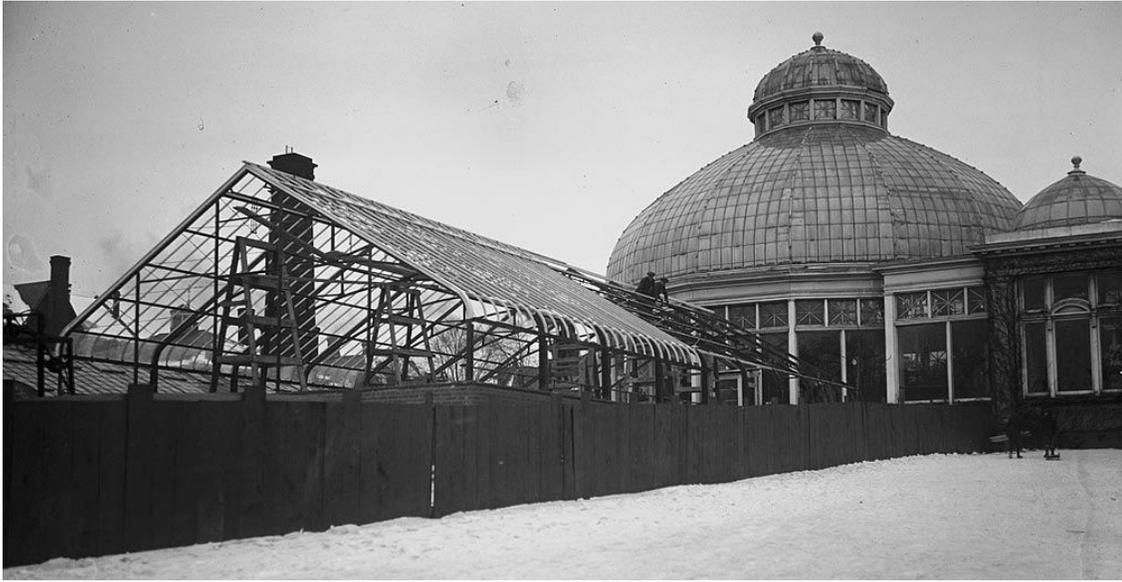
6.17 Plan of Allan Gardens, City of Toronto Parks Department, 1915: showing the network of pathways overlaying the axial plan (reproduced in A Heritage Conservation Strategy for Allan Gardens, revised 2004, 2-19)



6.18 Historical Post Card, Allan Gardens, 1919: showing the axial pathway leading to the tiered iron fountain (Toronto Reference Library, Item 2170)



6.19 Goad's Atlas 1910 revised to 1923: showing the south greenhouses prior to the addition of the current south conservatory in 1924, and the brick administration building on Horticultural Avenue. The lands to the west on Jarvis Street between the two churches were added to Allan Gardens in the late 20th century



6.20 Archival Photograph, Allan Gardens, 1924: showing the south conservatory under construction (the north section, where the workmen are found, dates to 1894) (Toronto Reference Library, Series 372, Item 652)



6.21 Archival Photograph, Allan Gardens, 1927: showing the palm house with the south conservatory in place on the left (south) (City of Toronto Archives, Series 71, Item 5079)



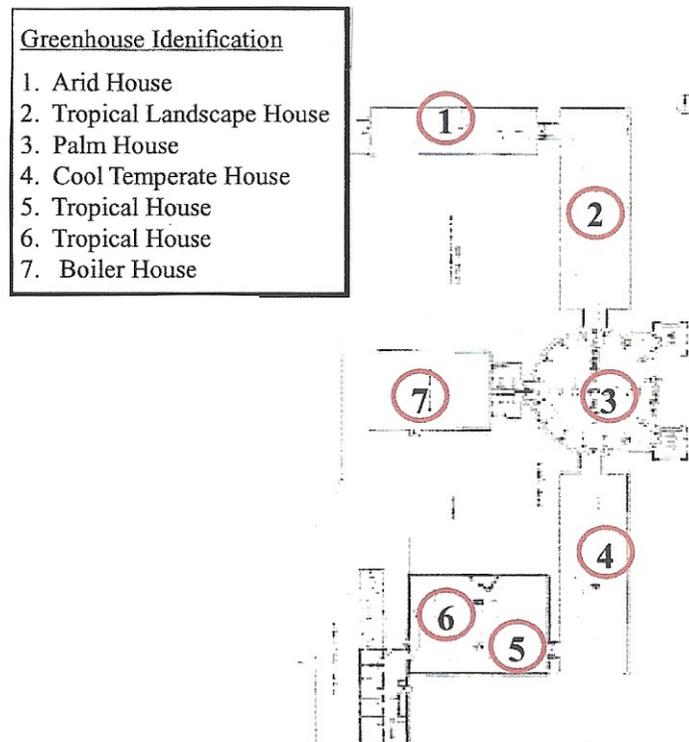
6.22 Archival Photograph, Allan Gardens, 1928: view east from the Palm House and showing the intersection of the axial paths with the meandering pathways in the distance (City of Toronto Archives, Fonds 1231, Item 696)



6.23 Archival Photograph, Allan Gardens, 1931: showing the grounds from Gerrard Street East with the ornamental iron fence and, on the left, the palm house and south conservatory (City of Toronto Archives, Series 71, Item 8305)



6.24 Aerial Photograph, 1947: showing the layout of Allan Gardens with the axial paths, additional pathways, existing buildings and tree cover (City of Toronto Archives)



6.25 Greenhouses: showing the layout and names of the complex in 1957 following the relocation of structures from Exhibition Place (A Heritage Conservation Strategy for Allan Gardens, revised 2004, 3-23)

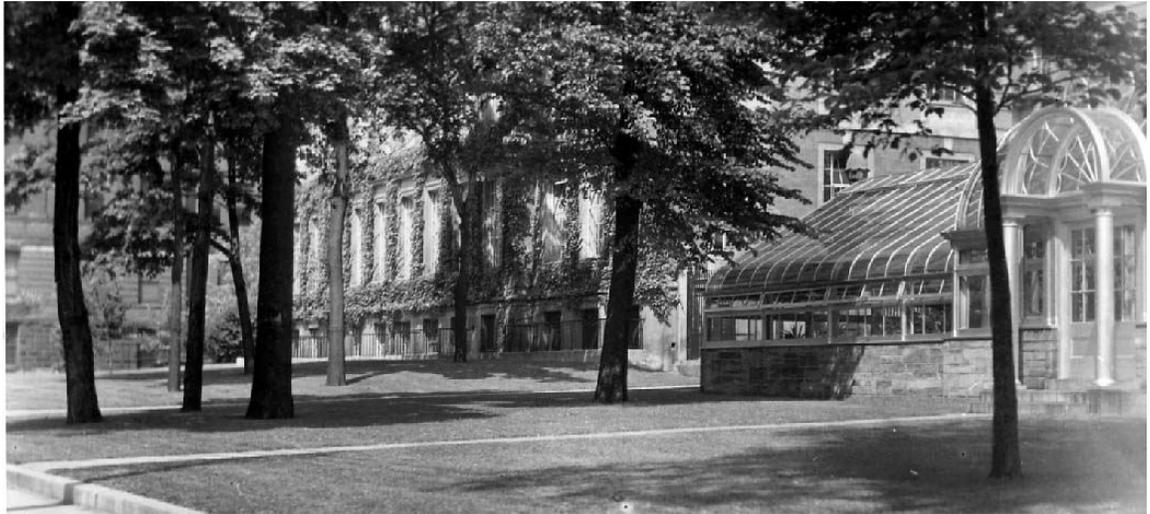


6.26 Aerial Photograph, 1959: showing the post-1955 changes to the site, including the row of circular fountains introduced directly east of the palm house, the north conservatory and the three greenhouses relocated from Exhibition Place (Archives of Ontario, Item C30-1ES12-340)



6.27 Archival Photograph, Allan Gardens, 1960: showing the palm house (after the portico was removed and entries made in the side pavilions), with the north conservatory in place (right), and the new landscaping to the east (foreground) (Archives of Ontario, Item 5740)

7 IMAGES: University of Toronto Greenhouse prior to and following relocation to Allan Gardens



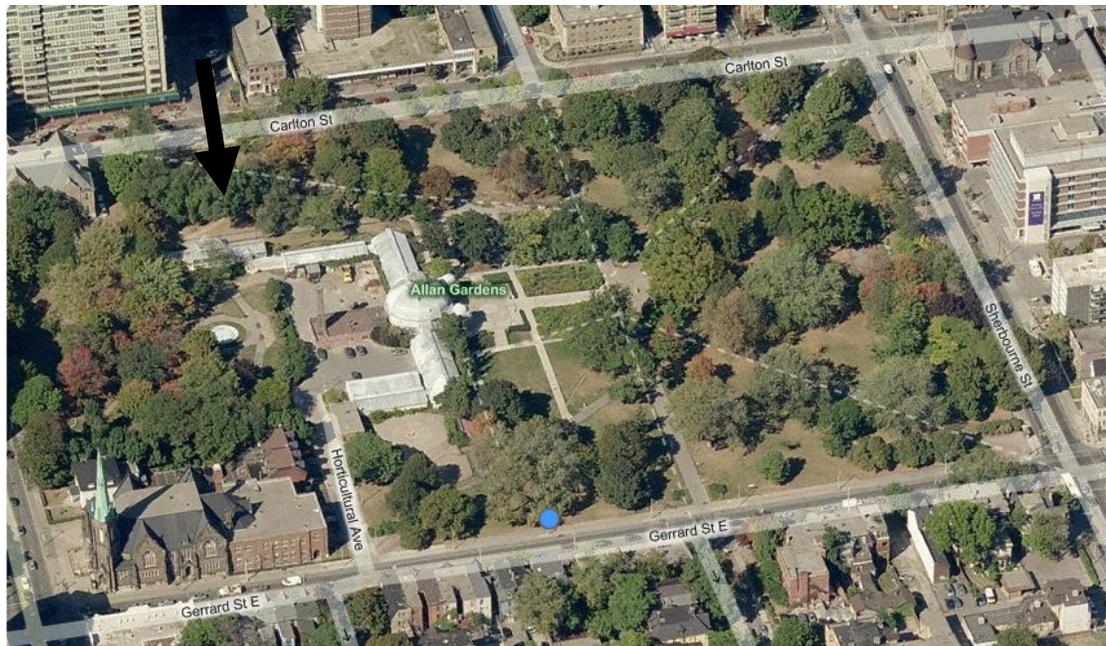
7.1 Archival Photograph, University of Toronto Greenhouse, 1940: showing the structure (right) in its original location near the northwest corner of College Street and Queen's Park Crescent West (City of Toronto Archives, Fonds 1244, Item 7374)



7.2 Photograph, University of Toronto Greenhouse, 2003: showing the structure prior to its relocation to Allan Gardens (Heritage Preservation Services)

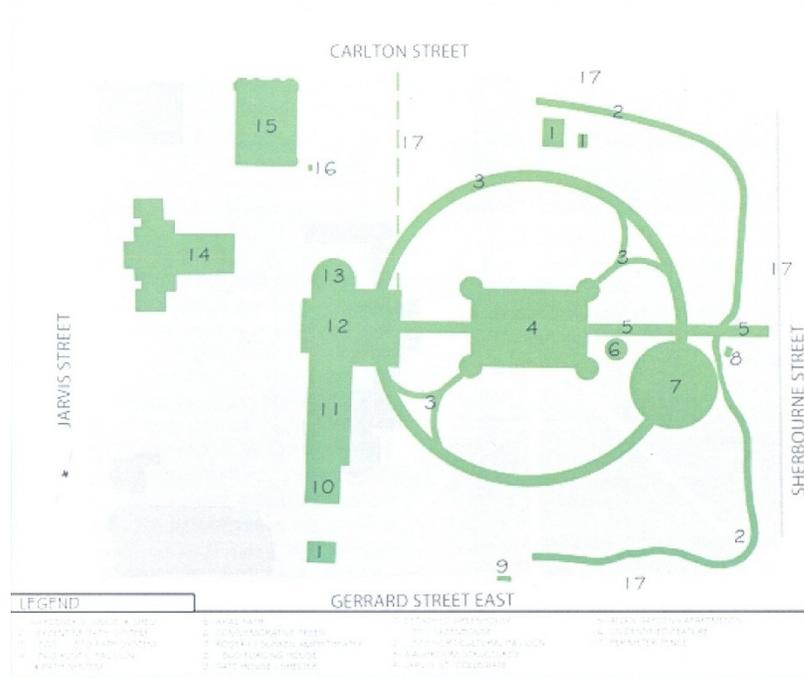


7.3 Photograph, University of Toronto Greenhouse, 2004: showing the structure following the location of the centre portions to Allan Gardens, with the arid house to the left (Heritage Preservation Services)

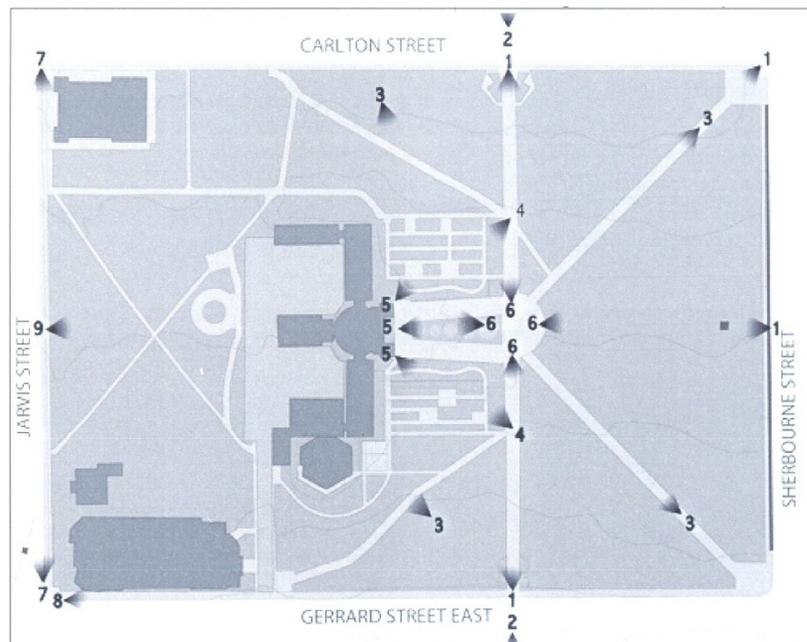


7.4 Aerial Map, 2009: showing the relocated University of Toronto Greenhouse near the northwest corner of the grounds (<http://www.bing.com/maps>)

8 IMAGES: Archaeology and Views



8.1 Potential Archaeological Resources at Allan Gardens: showing the locations of earlier structures and pathways on the grounds (A Heritage Conservation Strategy for Allan Gardens, revised 2004, 3-26)



8.2 Views at Alan Gardens: showing views within and to and from the site (A Heritage Conservation Strategy for Allan Gardens, revised 2004, 3-17)

IMAGES: contemporary photographs of Allan Gardens (Heritage Preservation Services)



8.3 Palm House: showing the east facade



8.4 Palm House: view of the interior of the dome



8.5 South Conservatory: showing the east (right) and south elevations of the greenhouse, which adjoins the south end of the palm house



8.6 Tropical Houses: showing the south elevation of the double-width greenhouses that are attached to the west end of the south conservatory



8.7 North Conservatory: showing the east façade (left) of the greenhouse, which is attached to the north end of the palm house (left)



8.8 Arid Houses: showing the north façade of the greenhouse, which is attached to the west end of the north conservatory (left) and adjoins the former University of Toronto greenhouse (right)



8.9 Arid House: showing the interior of the greenhouse



8.10 Children's Conservatory (former University of Toronto greenhouse): showing the north façade (the rear or south wall adjoins the arid house, found on the left)



8.11 Boiler Room and Chimney: showing the west ends of the structures, which are placed west of the palm house



8.12 Administration Building: showing the west (left) and south (right) elevations of the structure, which is located on Horticultural Avenue near the tropical houses



8.13 View: looking south along axial pathway toward Gerrard Street East and along Pembroke Street beyond



8.14 View: from the northwest corner of Allan Gardens and showing the pathway system north of the Children's Conservatory (former University of Toronto greenhouse)



8.15 View: looking east from Jarvis Street and showing the part of the pathway system (the Children's Conservatory is on the left, with the arid house in the centre and the north conservatory to the right)