



**STAFF REPORT
ACTION REQUIRED**

Inclusion on the City of Toronto Inventory of Heritage Properties – 51 Panorama Court

Date:	February 10, 2014
To:	Toronto Preservation Board Etobicoke York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Ward 1 Etobicoke North
Reference Number:	P:\2014\Cluster B\PLN\EYCC\EY14015

SUMMARY

This report recommends that City Council include the property at 51 Panorama Court on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. The site is located on the south side of Panorama Court north east of the Kipling and Finch Avenue intersection in Thistletown and contains the former Sick Children's Hospital (County Branch) Thistletown, now the Thistletown Regional Centre for Children and Adolescents, which officially opened in October 1928.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 51 Panorama Court, the former Sick Children's Hospital (County Branch) Thistletown, (now the Thistletown Regional Centre for Children and Adolescents) on the City of Toronto Inventory of Heritage Properties, in accordance with the Statement of Significance: Reasons for Listing attached as Attachment No. 3 to the report (February 10, 2014) from the Director, Urban Design, City Planning Division.

Financial Impact

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

ISSUE BACKGROUND

At its meeting of June 18, 2013 the Etobicoke York Community Council were informed that the Provincial Government would be closing the Thistletown Regional Health Centre for Children and Adolescents and the property would be offered for sale. Concern was expressed that the heritage value of the 1928 building be protected. The Etobicoke York Community Council directed Heritage Preservation Services (HPS) staff to investigate the potential of including the property on the Inventory of Heritage Properties.

Independent of this direction, Infrastructure Ontario had already contacted HPS to determine if there was a municipal heritage interest in the property and its disposal. At that time, heritage staff indicated its intention to evaluate the significance of the site.

COMMENTS

Staff have completed the attached Research and Evaluation Summary (Attachment No. 4) for the property at 51 Panorama Court. As the result of this assessment, staff have determined that the property meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act that is also applied by the City when evaluating sites for listing on the City of Toronto Inventory of Heritage Properties. The research and evaluation summary concludes that the heritage values of the property are represented by the Main Building. The power plant and the later buildings on the property including the garage, gymnasium and pool, daycare centre and the residential buildings and school are not currently identified as heritage attributes or identified as demonstrating cultural heritage value.

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached. The Reasons for Listing are found in Attachment No. 3. The property at 51 Panorama Court is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value and meets Ontario Regulation 9/06 under the three categories of design, historical association and context.

Located on the south side of Panorama Court, north east of the intersection of Kipling and Finch Avenues, the former Sick Children's Hospital (County Branch) Thistletown, now the Thistletown Regional Centre for Children and Adolescents (1928) is an important representative and well-crafted example of a satellite hospital building located in a rural setting designed in a traditional Classical style by the architectural firm of Sproatt and Rolph whose work over thirty years made a significant contribution to both institutional and commercial architecture in Canada, but especially in Toronto.

Historically both the former Sick Children's Hospital (County Branch) Thistletown and the Thistletown Regional Centre for Children and Adolescents represent innovative and evolving advances in physical and mental health care for children and youth in Ontario. Contextually the building is significant for both its longstanding presence as well as the quality of its design and detail in its contribution to the local community.

CONTACT

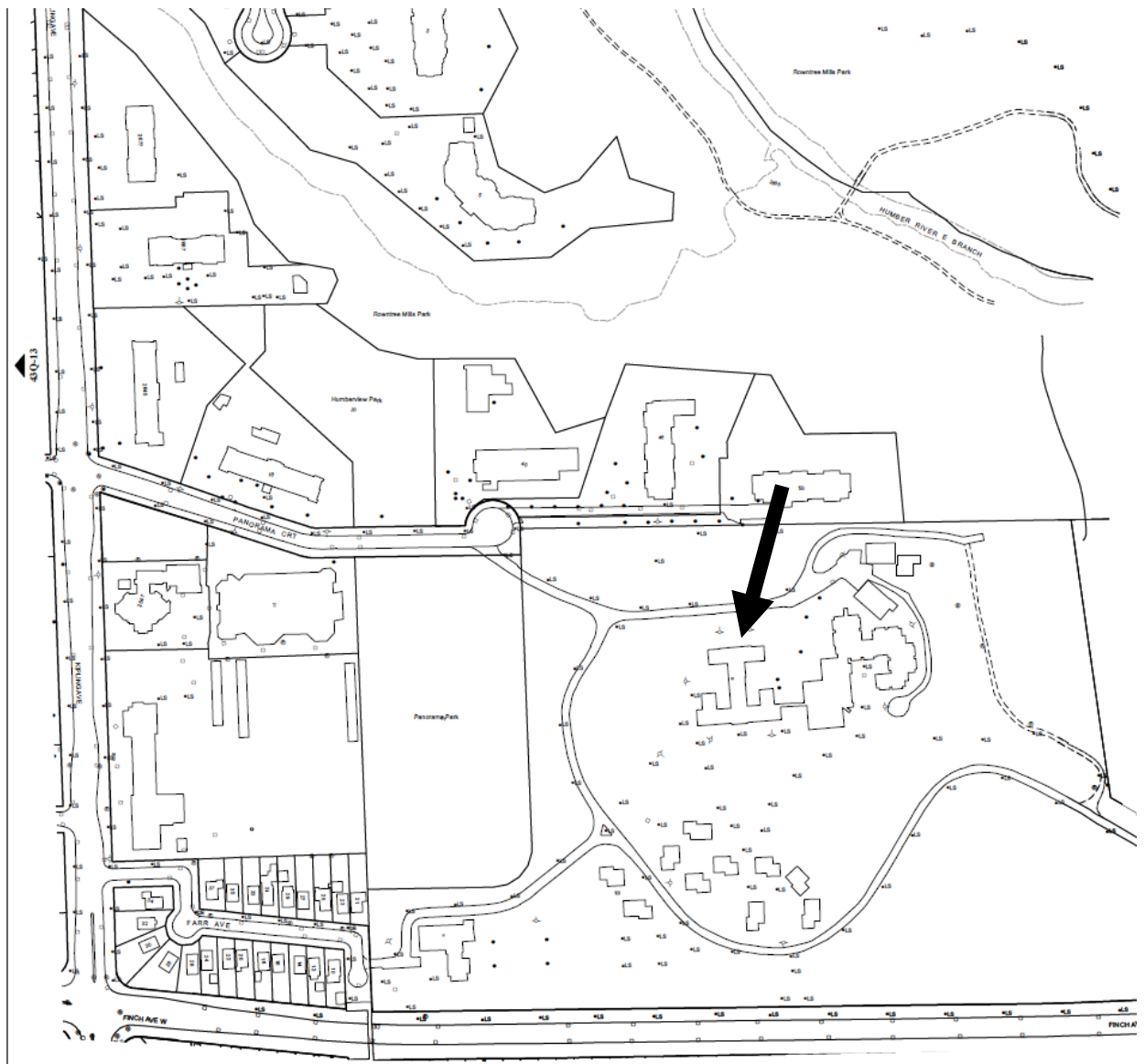
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SIGNATURE

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ATTACHMENTS

Attachment No. 1 - Location Map
Attachment No. 2 - Photographs
Attachment No. 3 - Reasons for Listing
Attachment No. 4 - Research and Evaluation Summary



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

The **arrow** marks the location of the main building of the former Sick Children's Hospital (County Branch) Thistleton, now the Thistleton Regional Centre for Children and Adolescents on the property at 51 Panorama Court



Above: principal (north) façade of the former Sick Children's Hospital (County Branch) Thistletown, now the Thistletown Regional Centre for Children (HPS 2013)

Below: principal (north) façade of the former Sick Children's Hospital (County Branch) Thistletown, now the Thistletown Regional Centre for Children (Construction Journal, June 1929)





Above: South façade of the former Sick Children's Hospital (County Branch) Thistletown, now the Thistletown Regional Centre for Children and Adolescents (HPS 2013)

Below: South façade of the former Sick Children's Hospital (County Branch) Thistletown, now the Thistletown Regional Centre for Children and Adolescents (Construction Journal, June 1929)



REASONS FOR LISTING: 51 PANORAMA COURT ATTACHMENT NO. 3
(STATEMENT OF SIGNIFICANCE)

The former Sick Children's Hospital (County Branch) Thistletown, now the Thistletown Regional Centre for Children (built 1927-8 and opened 1928)

Description

The property at 51 Panorama Court is worthy of inclusion on the City of Toronto Inventory of Heritage Properties for its cultural heritage value. Located on the south side of Panorama Court, east of Kipling Avenue, the former Sick Children's Hospital, now the Thistletown Regional Centre for Children (1927-8) is a three-storey brick and stone clad hospital structure designed on a T-shaped plan.

Statement of Cultural Heritage Value

The Hospital for Sick Children (Thistletown Branch) now the Thistletown Regional Centre for Children and Adolescents is a fine representative and well-crafted example of a satellite rural hospital designed in the Georgian Classical style in Toronto. The elements of the style are evident in the symmetry and hierarchy, brick cladding combined with Caen stone elements such as the door and window surrounds, the string courses and cornices of the north façade and long colonnade of stone pilasters and loggia of Tuscan Doric columns on the south facade. An interior feature of special interest is the entry rotunda which is faced in Caen stone, with fluted pilasters, doorcases with pediments and a naturally lit domed skylight with tracery.

The design of the satellite branch for the Hospital for Sick Children (Thistletown Branch) has historic and scientific value because it contributes to an understanding of the principles and evolution of healthcare, both physical and mental, for children and adolescents in Ontario and Canada when it opened in 1927-8. Addressing issues of long-term recovery, tuberculosis, polio and autism specifically, the practical care and research embraced a variety of concepts and methods which were increasingly focused on a holistic de-institutionalized approach that consistently encompassed the benefits of a natural landscape setting. The design of the main building adapted the T-shaped plan in order to maximize exposure to sunlight and fresh air needed for long-term recoveries and the treatment of tuberculosis. This was evident in the plan but in particular in the approximately 200' long south-facing patient dormitory wing whose rooms opened directly onto a boardwalk and upper balcony so beds could be moved outdoors for therapeutic benefits. The design of the building emphasized the dignity and civic pride in the treatment that the hospital provided for their young patients through diverse means.

The design of the Hospital for Sick Children (Thistletown Branch) is associated with the architects Sproatt and Rolph, partners in one of Toronto's leading firms from 1900-1934 with a reputation for its range of commissions for residential, institutional, commercial and industrial buildings. The practice extended its influence across Ontario and as far away as Manitoba and Nova Scotia. Important projects included the Birge Carnegie Library, Victoria College (1908-10), Hart House (1911-19), Upper Canada College (1923-4), Canada Life Building (1930-31), Royal York Hotel (1927-29 with Ross and

Macdonald), and Eaton's College Park (1929-30 with Ross and MacDonald) and the Ontario Hydro Electric Power Commission Building (1934-5) now the Princess Margaret Hospital.

Contextually, the property at 51 Panorama Court maintains and supports the historical character of this portion of Thistletown as it evolved from a farm with a grist mill to a rural branch of Sick Children's Hospital which comprised 98 acres of countryside bounded by a branch of the Humber River and substantial tree planting, to its current character as a mixed use area, partly institutional on the south side of the street with the adjacent Rexdale Community Legal Clinic and surrounded by apartment high rises of the later 20th century on the north side. Through its dignified Georgian Classical character, the hospital building is visually linked to the 1920s history and character of the area and is a key component in the evolution of the neighbourhood's growth and development.

Heritage Attributes

The heritage attributes of the property at 51 Panorama Court are:

- The Main Building
- The scale, form and massing on a three-storey, T-shaped plan with a flat roof
- The materials, including brick and stone
- The arrangement of the north façade with the central projecting bay, central main entrance, paired windows at the first and second floors and triplet windows on the third
- The stone trim and details of the north entrance including that of the doors, the windows and the belt courses and cornice.
- The keystone on the north façade laid on July 4th 1927, by the Honourable G. Howard Ferguson, KC L, Premier of Ontario
- The treatment of the south façade, with its colonnade of pilasters and central loggia with 4 pairs of Tuscan Doric columns at the first floor and the stone window surrounds
- The upper level of the south façade with its stone pilasters supporting a continuous stone lintel and the keyed stone window surrounds
- The stone panels of triple arches and the cornice on the parapet of the south façade
- The rotunda in the entrance hall with its naturally lit skylight, the traceried dome of the skylight, the Caen stone details including pilasters, doorcases and other decorative stone elements

RESEARCH AND EVALUATION SUMMARY: 51 PANORAMA COURT

Principal (north) façade of the former Sick Children's Hospital (County Branch) Thistletown, now the Thistletown Regional Centre for Children and Adolescents
(Heritage Preservation Services, December 2013)

HISTORICAL CHRONOLOGY

Key Date	Historical Event
1800	By 1800 the Conat family had settled on the land that would become known as the settlement of Conat's corners, later Thistletown at the intersection of the concession line now known Islington Avenue and the Albion Road which had been surveyed as early as 1799
1831	John Grubb and his large family arrive and own two vast tracts of land west of the Humber.
1847	The village of St Andrews laid out by the John Grubb and named for his Scottish birthplace. To avoid confusion with St Andrews in New Brunswick, the village is renamed Thistletown.
1878	The York County Atlas of 1878 shows that Concession A Lot 35 has been settled by Alex Card and a grist mill is recorded to be in operation at the eastern edge of the property near the Humber River
1926	The property now identified as the Kaiting/Bouton/Rowntree property is purchased by the Hospital for Sick Children
1927 May	Construction of the new hospital Thistletown branch hospital begins. Buildings constructed include the power plant. (the garage was added later)
1927 July 4	The cornerstone is laid by the Premier of Ontario, G Howard Ferguson
1928 Oct 10	The new hospital is opened with accommodation for 112 patients. It replaces the 1883 John Ross Robertson Lakeside Home for Children located on Hanlan's Point on Toronto Island
1957	The Ontario Department of Health purchases the hospital for use as a mental

	health hospital for the care of juvenile patients and shorter-term residential treatment centre
1959	The hospital is renovated for new accommodations, fire exits, patient and staff dining rooms, washrooms and temporary kitchen
1959	The hospital is the first in Canada to provide treatment for emotionally disturbed children
1960	A centre for autism research and a ward for treating autistic children is opened
1960	New electrical building is constructed adjacent to original power plant
1961	New pool and gymnasium are constructed
1967	The facility is renamed The Thistletown Regional Centre for Children and Adolescents
1967	New daycare centre is completed and opened
1973	New house-form residential buildings are constructed
1977	New school building is constructed for short and long-term care residents.

The location of the property at 51 Panorama Court is shown on the property data map below (Image 1) on the south side of the street north east of Kipling and Finch Avenues. 51 Panorama Court is located north of the historic village of Thistletown on part of Lots 35 and 36 which, in 1878, were owned by Jason Carruthers and Alex Card respectively. The map (Image 2) indicates that the Card property had a driveway from Kipling Avenue which lead to a homestead, orchard and to a gristmill on the eastern edge of the property, which is bound by the Humber River. By 1926, when the Hospital for Sick Children was looking for a rural satellite location, the property was known as the Kaiting, Boulton and Rowntree lands. The new hospital replaced an earlier satellite treatment centre, the John Ross Robertson Lakeside Home for Children, which opened in 1883 and was located at Hanlan's Point, Toronto Island. An aerial photograph dating to 1947 shows access to the site from both Kipling and Islington Avenues. (Image 3)

Designed on a T-shaped plan, the north wing accommodated reception and administration, as well as the doctor's offices and medical staff residences, while the south wing had the patient dormitories with the linking part of the 'T' including the school rooms and day rooms and the kitchen and dining rooms for staff on the upper levels. (Image 4) The T-shaped plan provided a clear separation of accommodation between staff and patients but also permitted maximum daylight. The building was designed with two principal facades: north and south. The north façade was the principal public face of the building (Images 5, 6 and 7) as it housed the administrative and medical staff facilities. The south façade of the south wing housed patients' accommodation. (Image 8) The side and rear facades are comprised of brick without the Georgian Classical elements. It is significant that both the main public face of the north administration building and the private facade of the patients' wing were treated with the dignity and care rendered by the stone details of Georgian Classicism.

On the interior of the north wing, at the intersection of corridors, a circular rotunda is featured and lined with stone door cases and fluted pilasters in Caen stone, and a sky lit dome with circular tracery, which further conveys the sense of civic dignity and pride in a facility dedicated to the long-term care and well being of children and youth. (Images 9 and 10)

Initially constructed by Sick Children's Hospital as a satellite hospital located in the country side for the long term care of children recovering from surgery or tuberculosis, the site was chosen for the opportunity of "country air and sunshine" ¹ It is reported that the board walk connected to cobble stone pathways that lead to groves of pine trees as the scent of pine was believed to be beneficial to the curing of tuberculosis.² Uses of the building evolved to include the treatment of polio in the 1940s and 50s. By the 1950s the hospital had been taken over by the Ontario Department of Health and was the first facility for children with serious mental health conditions providing both a mental hospital and a short-term residential treatment centre for children. In 1960 the first centre for research on autism in Canada was established on this site. A gymnasium and pool were built in 1961. In the 1970s a school and a series of residential "cottages" were constructed on the site highlighting a less institutional and more domestic form for the care of young patients suffering from mental illness.

EVALUATION: Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation under Part IV, Section 29 of the Ontario Heritage Act

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

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

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	N/A

The Hospital for Sick Children (Thistletown Branch) now the Thistletown Regional Centre for Children and Adolescents is a fine representative and well-crafted example of a satellite rural hospital designed in the Georgian Classicism style in Toronto. The elements of the style are evident in the symmetry and hierarchy, brick cladding combined

¹ *Construction Journal*, June 1929, p 193.

² Ken Copeman, Maintenance Foreman at the Thistletown Regional Centre for Children and Adolescents for 29 years

with Caen stone elements such as the door and window surrounds, the string courses and cornices of the north façade and long colonnade of stone pilasters and loggia of Tuscan Doric columns on the south facade. An interior feature of special interest is the entry rotunda which is faced in Caen stone, with fluted pilasters, doorcases with pediments and a naturally lit domed skylight with tracery.

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SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 51 Panorama Court has design, associative and contextual values.

The Hospital for Sick Children (Thistletown Branch) now the Thistletown Regional Centre for Children and Adolescents (1927-1928) is an important representative and well-crafted example of a satellite hospital building located in a rural setting designed in a Georgian Classical style. It was constructed according to the plans of the notable architectural partnership of Sproatt and Rolph whose work over 30 years made a significant contribution to both institutional and commercial architecture in Canada and especially in Toronto. The complex represents innovative and evolving advances in physical and mental health care for children and youth in Ontario. Contextually the hospital maintains and supports the historical character of the neighbourhood where it remains visually and historically linked to its surroundings. Its longstanding presence, as well as the quality of its design and detail, contribute to the character of the local community.

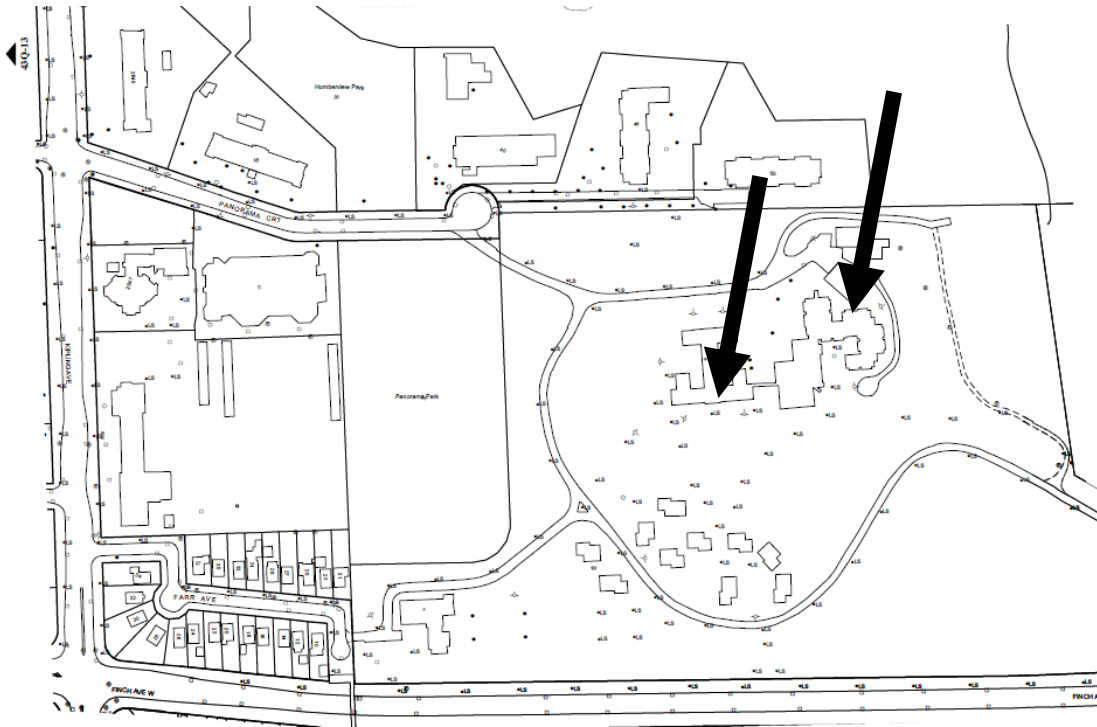
SOURCES

- Aerial Photograph, 1947, City of Toronto Archives
Anon. 'Sick Children's Hospital (County Branch) Thistletown Ontario,' *Construction Journal*, June 1929, pp 185-189, 193-196, 199.
"Henry Sproatt" entry in *The Biographical Dictionary of Architects in Canada, 1800-1950*, <http://www.dictionaryofarchitectsincanada.org/architects/view/1322>
Brown, Ron. *Toronto's Lost Villages*. Toronto, 1997.
Heyes, Esther. *Etobicoke – from furrow to borough*. Borough of Etobicoke, 1974.
Julian Smith & Associates, Contentworks Inc., Wendy Shearer Landscape Architect, D R Poulton Associates. *N00405 – Thistletown Regional Centre (Toronto) Site Specific Report*, submitted to the Ontario Realty Corporation, September 2004.
Kalman, Harold. *A History of Canadian Architecture, Vol. 2*, Toronto, 1994.
Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, *A Guide to Canadian Architectural Styles*, 1992.
Miles and Co. *1878 Illustrated Historical Atlas of the County of York*, Toronto, 1878.
Shephard, Tamara. 'Take a bus ride through history' *Etobicoke Guardian*, September 10, 2013, p. 6.

Interviews:

- Pedro Ramiro, Facilities Operations Manager, Thistletown Regional Centre for Children and Adolescents (December 20, 2013)
Ken Copeman, Maintenance Foreman, Thistletown Regional Centre for Children and Adolescents (December 20, 2013)

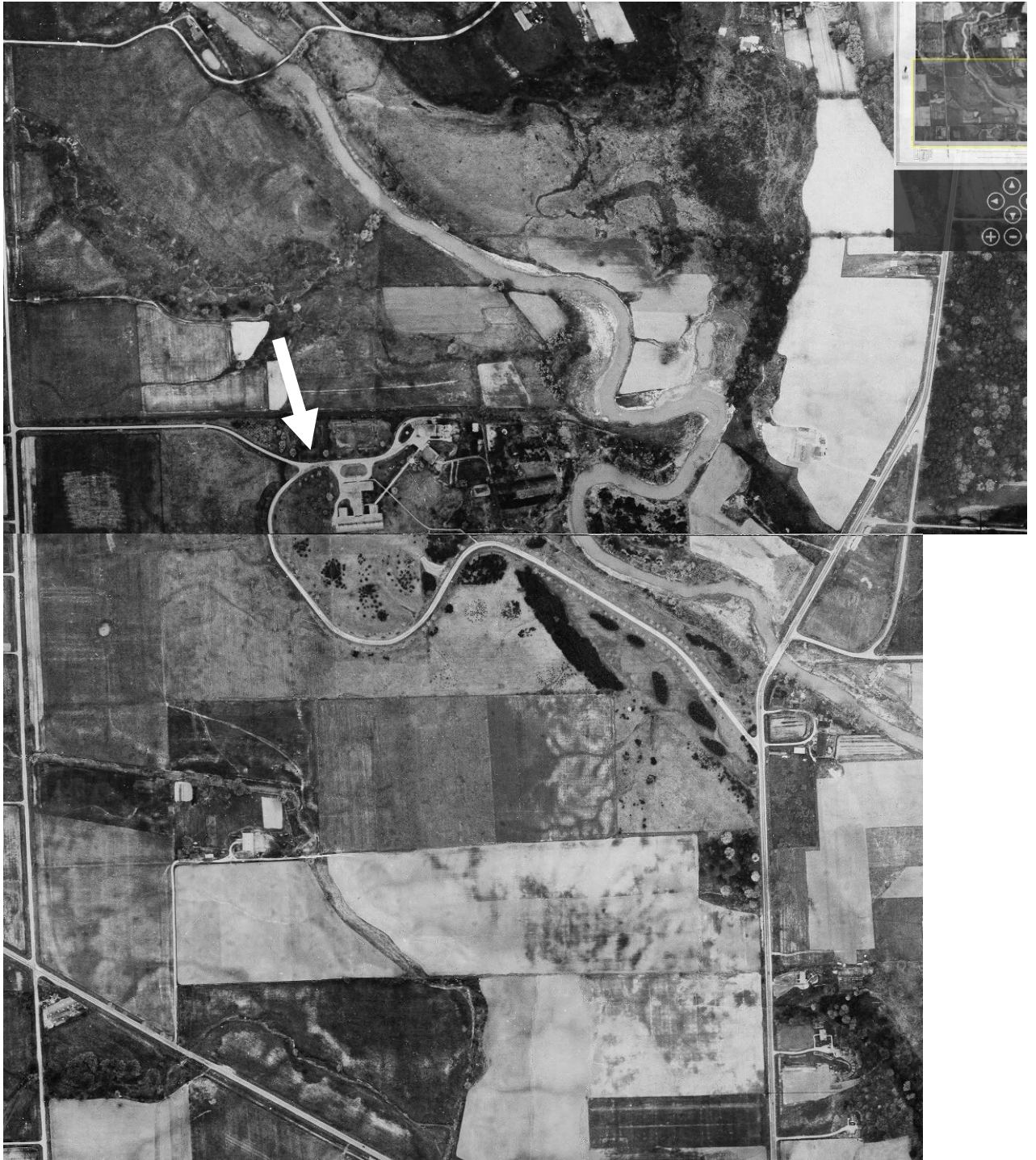
IMAGES



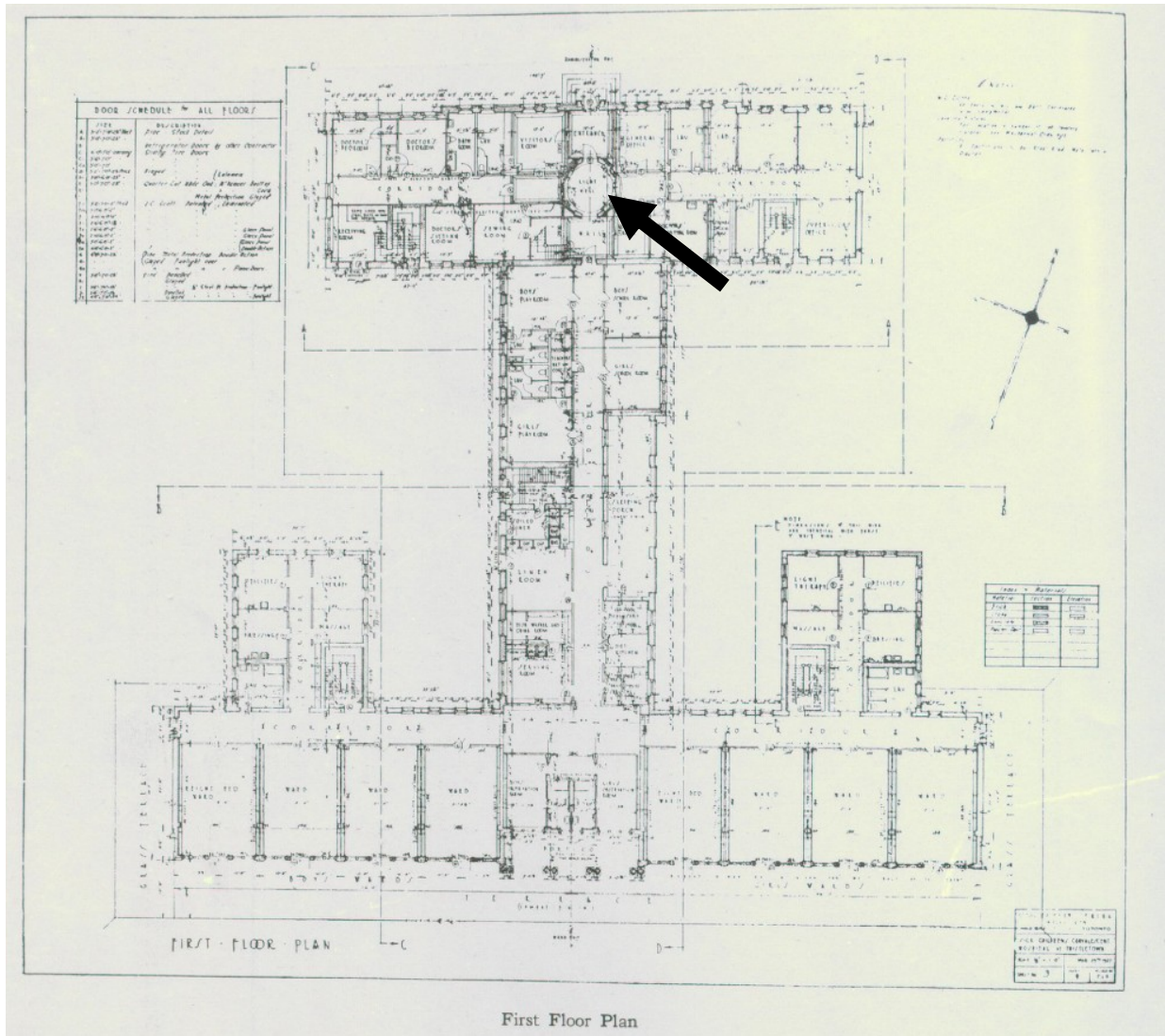
1. City of Toronto Property Data Map: showing the location of the property at 51 Panorama Court where the **arrows** marks the site of the Hospital for Sick Children (Thistletown Branch) now the Thistletown Regional Centre for Children and Adolescents and the original Power Plant



2. 1878 Illustrated Historical Atlas of the County of York, showing the location of the Alex Card (lot 36) and Jason Carruthers estates (Lot 35) 'GM' marks the location of the grist mill.



3. Aerial Photograph, 1947: showing the hospital site with access from both Kipling Avenue (as currently) and from Islington Avenue.



4. First Floor Plan: showing the north administrative wing with the rotunda at the intersection of the entry and corridors (Construction Journal, June 1929, p 186)



5. North Façade with rear side of South Wing (Heritage Preservation Services, December 2013)



6. North Façade : Main Entry Door Case: with the classical elements of the Tuscan Doric columns, broken pediment flanking an urn and decorative entablature with bulging frieze above and volute bracket (Heritage Preservation Services, December 2013)



7. North Façade: details of the second and third storey windows, the cornice and belt course. (Heritage Preservation Services, December 2013)



8. South Façade: stone details of the central loggia with 4 pairs of Tuscan Doric columns and adjacent pilasters flanking windows (Heritage Preservation Services, December 2013)



9. Interior Rotunda: showing skylight with tracery and Caen stone details including fluted pilasters, and door cases (Heritage Preservation Services, December 2013)



10. Rotunda Details: Caen stone details including fluted pilasters, door cases and brackets and the tracery details of the skylight (Heritage Preservation Services, December 2013)