

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 1783-1785 Bayview Avenue

Date: April 9, 2018

To: Toronto Preservation Board
North York Community Council

From: Chief Planner and Executive Director, City Planning Division

Wards: Ward 26 - Don Valley West

SUMMARY

This report recommends that City Council state its intention to designate the property at 1783-1785 Bayview Avenue under Part IV, Section 29 of the Ontario Heritage Act and include the property on the City of Toronto's Heritage Register. It is a Provincial Heritage Property under the ownership and control of Metrolinx.

The property contains a two-storey apartment building, comprising four units, constructed as part of a series of ten apartment buildings of similar design located on the east side of Bayview Avenue between Parkhurst Boulevard and Eglinton Avenue East in the Leaside neighbourhood. Constructed in 1936-1937 by the well-known contractor and Mayor of Leaside, Henry Howard Talbot and designed by the architect W. Breden Galbraith, the apartment building represents the Arts and Crafts style which is characteristic of Leaside's residential architecture.

Following research and evaluation, it has been determined that the property at 1783-1785 Bayview Avenue meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for its design, associative and contextual value.

At its meeting of January 31 - February 1, 2018, City Council stated its intention to designate one of the other ten properties in the series, 1755 Bayview Avenue.

The property is owned by Metrolinx, a prescribed provincial public body, and is currently subject to Provincial Heritage Properties under Part III.1 of the Ontario Heritage Act that sets out the criteria and process for identifying provincial heritage properties and sets the standard for their protection, maintenance, use and disposal. Metrolinx undertook a Cultural Heritage Resource Assessment of the property and based on that assessment the Metrolinx Heritage Committee declared it a Provincial Heritage Property on June 8, 2016. Designation under Part IV of the Ontario Heritage Act will enable the protection of the cultural heritage value and the heritage attributes of the property. As Metrolinx is

not subject to Part IV of the Act, compliance with the designation will be voluntary until such time as the property changes hands. Metrolinx has stated their intention to sell the property in the future. The Standards and Guidelines require Metrolinx to protect and care for provincial heritage properties they own and manage, but the property will no longer be subject to any Metrolinx heritage protections once it leaves the provincial inventory. Metrolinx has requested that the City of Toronto designate the property in order to satisfy provincial standards.

Properties on the Heritage Register will be conserved and maintained in accordance with Official Plan Heritage Policies. Designation enables City Council to review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division, recommends that:

1. City Council include the property at 1783-1785 Bayview Avenue on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 1783-1785 Bayview Avenue (the property) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 1783-1785 Bayview Avenue (Reasons for Designation) attached as Attachment 3 to the report (April 9, 2018) from the Chief Planner and Executive Director, City Planning Division, to be effective upon the transfer of the property by the provincial government and that the notice of intention to designate be served on the new owner following the transfer of the property.
3. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act following the transfer of the property.
4. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting of January 31 - February 1, 2018, City Council stated its intention to include on the Heritage Register and to designate under Part IV Section 29 of the Ontario Heritage Act 1755 Bayview Avenue, one of the other ten properties in this group constructed in 1936-7 by H. H. Talbot.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.MM36.27>

At its meeting of September 30, 2011, the Toronto Preservation Board adopted a nomination for the inclusion of the ten properties at 1747-1785 Bayview Avenue on the City of Toronto's Heritage Inventory of Heritage Properties received from the North York Community Preservation Panel.

<https://www.toronto.ca/legdocs/mmis/2011/pb/bgrd/backgroundfile-41121.pdf>

ISSUE BACKGROUND

In 2015, Metrolinx, the property owner, undertook a Cultural Heritage Resource Assessment of the property and based on that assessment the Metrolinx Heritage Committee declared the property a Provincial Heritage Property on June 8, 2016. The Standards and Guidelines for Conservation of Provincial Heritage Properties (S&Gs) apply to properties the Government of Ontario owns or controls that have cultural heritage value or interest—provincial heritage properties.

Metrolinx has stated its intention to dispose of the Provincial Heritage Property. When a provincial heritage property leaves provincial control, Metrolinx, a prescribed public body subject to the S&Gs, is to use its best efforts, to the extent possible in law, to ensure the ongoing, legally binding protection of the property's cultural heritage value (such as designation under Part IV of the Act, heritage conservation easement, etc.) in any sale or other disposal agreement. The level of protection should be appropriate to the cultural heritage value of the property. Metrolinx has requested that the City of Toronto proceed with a designation in this instance.

COMMENTS

A location map (Attachment 1) and photographs (Attachment 2) are attached. Staff have completed the Research and Evaluation Report (Attachment 4) for the property at 1783-1785 Bayview Avenue and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values.

Constructed in 1936-37, the four-unit apartment block at 1783-1785 Bayview Avenue has design value as a representative example of a Tudor Revival variation on the Arts and Crafts Style featuring hipped roofs, paired bay windows with stone bases, string courses and a front entrance with a stone frame featuring a keystone and quoins. The design value of this property is amplified by its being one in a series of ten apartment buildings on Bayview Avenue of a similar design with subtle stylistic variations.

The property is also one of ten properties which are valued for their historic association with the contractor Henry H. Talbot, who was prolific in the residential development of Leaside, as well as being a local councillor and Mayor of Leaside (1938-1947). Talbot's architect for the properties was W. Breden Galbraith, whose residential designs contributed to the development of Lawrence Park, Moore Park, Rosedale as well as Leaside. The property is one of ten apartment buildings which represent the social inclusivity and diversity that characterized Leaside's housing in the 1930s, which provided a range of housing types to accommodate different income levels and household types including single people, couples and families. The property has contextual value as one of ten properties that maintain the original 1930s period character which typifies both the residential development of the Leaside Garden Suburb to the south and east as well as the commercial high street of Leaside on Bayview Avenue to the south.

The Statement of Significance (Attachment 3) for 1783-1785 Bayview Avenue comprises the Reasons for Designation, which is the Public Notice of Intention to Designate, and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act.

CONTACT

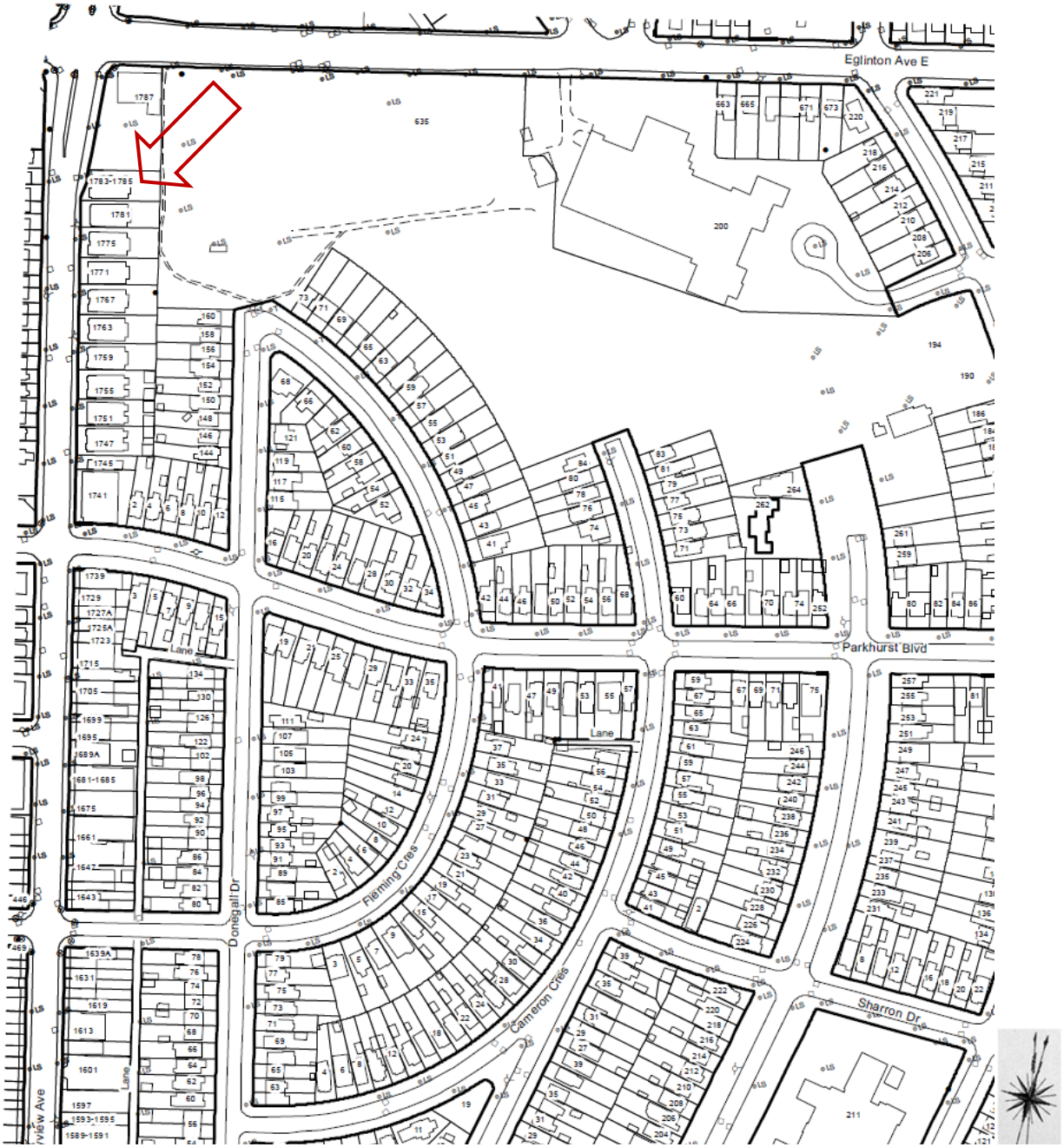
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SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Statement of Significance (Reasons for Designation)
1783-1785 Bayview Avenue
Attachment No. 4 – Heritage Property Research and Evaluation Report



This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the site of the property at 1783-1785 Bayview Avenue.



Photograph of the principal (west) elevation at 1783-1785 Bayview Avenue (Heritage Preservation Services (HPS), 2018)



Photograph looking south on the east side of Bayview from 1783-1785 Bayview Avenue showing the set of 10 apartment buildings and their similarity in massing and variety in style. (HPS, 2018)

The property at 1783-1785 Bayview Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 1783-1785 Bayview Avenue contains a four-unit, two-storey brick and stone-clad apartment building, which is the most northern property in a unique set of ten properties of similar design, owned and developed by Henry H. Talbot, builder and Mayor of Leaside (1938-1947) and designed by the architect W. Breden Galbraith on the east side of Bayview Avenue north of Parkhurst Boulevard and south of Eglinton Avenue East. Metrolinx declared it a Provincial Heritage Property on June 8, 2016.

Statement of Cultural Heritage Value

Constructed in 1936-37, the four-unit apartment building with a single entrance at 1783-1785 Bayview Avenue has design value as a representative example of a Tudor Revival variation on the Arts and Crafts, the style associated with the Garden Suburb aesthetic, featuring, paired bay windows with stone bases, a row of four double hung sash windows and a front door with a Tudor arch stone surround with a keystone and quoins. The design value of this property is amplified by its being one of the same four-unit apartment building typology with a variety of styles associated with the Arts and Crafts Style, constructed as a set on the east side of Bayview Avenue.

The property is valued for its association with the Leaside Garden Suburb developed in 1912 by the Canadian National Railway and designed by the landscape architect Frederick Todd Gage. It contributes to an understanding of the development and growth of Leaside in the 1930s which integrated a variety of housing typologies addressing various income levels and household types. It demonstrates the variety of the work undertaken by Henry H. Talbot, a locally-based builder and Mayor of Leaside (1938-1947) and it reflects the work and ideas of the well-known residential designer W. Breden Galbraith.

Contextually, the property at 1783-1785 Bayview Avenue is important in defining and maintaining the consistent character created with the other nine, adjacent, four-unit apartment buildings. Their 1930s period detail, reflecting the Arts and Crafts influence, contributes to and maintains the overall character of the Leaside Garden Suburb. The four-unit apartment buildings maintain not only the period and architectural quality of scale and style but they also contribute to a distinctive social quality in Leaside's planning and built form which provided a wide range of housing typologies.

Heritage Attributes

The heritage attributes of the building at 1783-1785 Bayview Avenue are:

- The setback, placement and orientation of the building on the east side of Bayview Avenue between Parkhurst Boulevard and Eglinton Avenue East
- The scale, form and massing of the hipped roof, two-storey, four-unit apartment block built on a rectangular plan with two projecting bay windows with hipped roofs flanking a central entrance on the principal (west) elevation
- The cladding of the principal (west) elevation with its variegated red brick, the stone cladding of the bays which extends up to the first floor windows
- Material details include the stone belt courses which double as window sills, stone trim around the door, vertical brick headers over the first floor windows and wood trim beneath the broad, over-hanging eaves of the roof over the second floor windows
- The windows on the principal (west) elevation with the bay windows at both levels featuring a row of four double-hung sash with four vertical lights over a single light, two windows in the sides of the bays and the central second storey double hung sash with six lights over one.
- The single main entrance with its wide Tudor arch with stone quoins and a keystone framing a glazed door with a pointed head and sidelights
- The cladding of variegated red brick on the side and rear elevations (north and south and east respectively) and the rusticated concrete block at the raised basement level

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



1783-1785 BAYVIEW AVENUE

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

April 2018

1. DESCRIPTION



Above: Photograph showing the principal (west) elevation and side (north) elevation of 1783-1785 Bayview Avenue (Heritage Preservation Services [HPS], 2018)
 Cover: 1783-1785 Bayview Avenue, principal (west) elevation (HPS 2018)

1783-1785 BAYVIEW AVENUE	
ADDRESS	1783-1785 Bayview Avenue
WARD	26 Don Valley West
LEGAL DESCRIPTION	PLAN 1908 PT LOT 374 PT LOT 375
NEIGHBOURHOOD/COMMUNITY	Leaside
HISTORICAL NAME	n/a
CONSTRUCTION DATE	1936-1937
ORIGINAL OWNER	Henry Howard Talbot
ORIGINAL USE	Four-unit residential apartment building
CURRENT USE*	Four-unit residential apartment building
ARCHITECT/BUILDER/DESIGNER	W. Breden Galbraith
DESIGN/CONSTRUCTION/MATERIALS	Brick and stone cladding
ARCHITECTURAL STYLE	Tudor Revival
ADDITIONS/ALTERATIONS	n/a
CRITERIA	Design, Associative and Contextual
HERITAGE STATUS	n/a
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	April 2018

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 1783-1785 Bayview Avenue and applies the evaluation criteria which determine that it merits designation under Part IV, Section 29 of the Ontario Heritage Act.

i. HISTORICAL TIMELINE

Key Date	Historical Event
1912	The Canadian National Railway purchases over 1,000 acres of land adjacent to the Leaside Railway Station and commissions the landscape architect Frederick Todd to design the new Leaside Garden Suburb
1913	The Town of Leaside is incorporated
1928	Henry H. Talbot, moves to Leaside, buys property and begins constructing a variety of residential housing types
1936	Talbot submits plans drawn by the architect W. Breden Galbraith for a series of ten four-unit apartment block at 1747-1785 Bayview Avenue.
1936	Talbot is elected as a local councillor
1936-37	Planning approvals and inspections indicate that the buildings at 1747-1785 Bayview Avenue were constructed between 1936 and 1937
1938-47	Talbot serves as Mayor of Leaside.
2011	The Toronto Preservation Board endorses the North York Community Preservation Panel nomination of the ten properties, 1747-1785 for inclusion on the City's Heritage Register
2015	Metrolinx purchases the property for the Eglinton LRT and commissions a Cultural Heritage Resource Assessment
2016	The Metrolinx Heritage Committee declares the property a Provincial Heritage Property on June 8, 2016
2018	Metrolinx states its intention to sell the property

ii. HISTORICAL BACKGROUND

Leaside

The property at 1783-1785 Bayview Avenue is located in the Leaside neighbourhood. *(Image 1)* The name, Leaside, was originally given by William Lea (1814-1893) to the octagonal house he built for himself in the 1850s. Lea and his parents, John and Mary had emigrated from England in 1818 and settled in the Third Concession, east of Yonge Street between today's St. Clair and Eglinton avenues on Lot 13, a 200 acre parcel of land purchased by John. William later founded the village of Leaside and with his younger brother John Jr. eventually owned 400 acres of land. In 1881 the Canadian Pacific Railway (CPR) constructed a railway which crossed the Lea family land resulting in the purchase of a portion of their holdings. The CPR established a junction in naming it Leaside in William's honour in 1894.

In the 1900s with their transcontinental line under construction, the Canadian National Railway intended to link with the CPR line and to finance this project purchased over 1,000 acres around the Leaside station and, in 1912, hired the landscape architect Frederick Todd (1876-1944) to layout a town on Garden Suburb principles that would include a residential and industrial area. This resulted in the curvilinear street pattern that characterizes Leaside between Bayview Avenue and Laird Drive. *(Image 2)* In 1913 Leaside was incorporated as a town.¹ With the beginning of World War 1 in 1914, the construction of the residential area was very slow, but the industrial side on the east side of Laird Drive developed more quickly with the arrival of the Canada Wire and Cable Company in 1912 and their subsequent expansion as the Leaside Munitions Company during the war. The additional establishment of an airfield to train pilots and a plane factory at the Leaside Aerodrome resulted in the employment of over 4,000 people during the war as well as the accommodation of up to 600 enlisted men. After the war, housing was built for employees and more industries located in Leaside so that by the outbreak of the Second World War over 50 industries had located in Leaside. The residential development of the garden suburb soon followed resulting in the cohesive built form which continues to characterize this neighbourhood. The ten apartment buildings at 1747-1785 Bayview Avenue including that at 1783-1785 Bayview Avenue, were part of this growth and development.² *(Images 3 and 4)*

Henry Howard Talbot

Henry Howard Talbot, a carpenter by training who was born in Galt, Ontario, arrived in Leaside in 1928 and as both contractor and politician was instrumental in the growth and development of the town. Talbot started his own construction business and began acquiring property. In 1934 he moved into his own house at 8 Parkhurst Boulevard and is known to have constructed several other houses on, Bessborough Drive, Cameron Crescent, Donegal Drive, and Parkhurst Boulevard.³ The ten apartment buildings at 1747-1785 Bayview Avenue were constructed between 1936 and 1937.⁴ In 1938-39 he completed the low-rise apartment complexes at 1325, 1351 and 1365 Bayview Avenue between McRae and Sutherland known as the Glen-Leven, Strathavon and Kelvingrove apartments, which were designated under the Ontario Heritage Act in 2009. Talbot was an active contributor to the local community, elected as a Councillor from 1936-1938 and then as Mayor of Leaside from 1938-1947. As mayor, Talbot is credited with many contributions to Leaside including initiating the construction of the Leaside Town Hall, completed in 1949 and included on the City's Inventory of Heritage Properties, and the creation of the Leaside Memorial Community Gardens. Howard Talbot Park is named in his honour.

1 Leaside was annexed to the township of East York in 1967 to form the Borough of East York and the railway station closed in 1970.

2 Please note, 1755 Bayview Avenue is the legal description of this property, however the building has two signs for the address 1755 and 1757 and this is a typical pattern for the other nine properties: each has two address numbers and sometimes both are referenced in various documents.

3 Taylor Hazell Architects, p.12.

4 City directories indicate 6 houses under construction in this block in 1937 and 747-769 (now 1747-1769) were recorded as occupied in 1938. 771-785 (now 1781-1785) were recorded as vacant in 1938 and occupied in 1939.

Architect: W. Breden Galbraith

According to the *Biographical Dictionary of Architects in Canada*, William Breden Galbraith (1885-1937) was a "prolific designer of substantial private houses in a variety of eclectic styles, most often located in the neighbourhoods of Forest Hill, Lawrence Park, Moore Park and Rosedale."⁵ Galbraith was born in Montreal and spent his early life working in a variety of jobs before joining the Canadian team and competing in the five-mile running event at the 1908 Summer Olympics. There is no evidence of any architectural training or apprenticeships and Galbraith may have been self-taught, but by 1911, City of Toronto directory entries indicate that he was working as a draughtsman and by 1913 used the title architect. His drawings bear the Ontario Association of Architects stamp indicating he was licensed and qualified to use the title. Galbraith wrote extensively on residential architecture publishing over 30 articles between 1925 and 1930 in *Saturday Night*, a weekly magazine. He published *A Canadian Home Plan Book* in 1930 which included many of his previous articles. Lists of his projects indicate that he produced not only large single-family dwellings but also apartment buildings and semi-detached houses. To date no information has been found relating to other projects that he might have undertaken in Leaside and in collaboration with Talbot. When he produced the designs for the four-unit apartment buildings at 1747-1785 Bayview Avenue, he was a well-experienced architect and given his untimely death in October 1937, these were among the last of his commissions. (Images 5-8)

iii. ARCHITECTURAL DESCRIPTION

As the building at 1783-1785 Bayview Avenue contains four separate units with a single entrance, it is defined as an apartment building rather than a quadraplex.⁶ It is a fine representative of the four-unit apartment building type in a Tudor Revival Style variation on the Arts and Crafts style. (Images 9-10) The Arts and Crafts style emerged as the pre-eminent domestic style in England from the 1870s through to the 1880s and typically incorporated various historic styles and their elements including the Tudor, Queen Anne and Georgian styles. The Arts and Crafts style was adopted in the early Garden Suburbs dating to the early 1900s and continued to be widely applied in England and North America up until World War II. The style is evident in this well-designed and carefully crafted building with visual interest created through the variety in the massing of the building achieved through the bay windows flanking the central entrance and united by the main hipped roof which is modified by the addition of two hipped roofs over the bays and through the symmetry of the composition enhanced by the wider window bays flanking the narrower central bay of the entrance. The double-hung sash windows are also characteristic of the style with the upper sash being glazed with four or six lights over a single-light lower sash. Elements of the Tudor Revival style are present in the stone door surround with its broad Tudor-arched head, keystone and quoins. The cladding includes variegated brick in tones of red and a rusticated grey stone of coursed random rectangular buildings. The side elevations are clad in concrete block at the base which is also rusticated to correspond with the stone of the front elevation. (Image 11) The apartments had rear balconies with a view to the north-

⁵ Biographical information for Galbraith is found in Hill, ed. *Biographical Dictionary of Architects in Canada*

⁶ Kalman, Vol.2, p 636.

east of Howard Talbot Park. The northern most apartment blocks (1759-1785 Bayview Avenue) included four integrated garages at the basement level. (*Image 12*)

iv. CONTEXT

The property at 1783-1785 Bayview Avenue is located on the east side of Bayview Avenue between Parkhurst Boulevard and Eglinton Avenue East. It is the northern-most anchor in a sequence of ten, four-unit apartment buildings built by H. H. Talbot. (*Images 13-22*) These nine other buildings are designed using the same plan and massing with a hipped roof and two bays flanking the central front door but variety and visual interest is achieved by adding a variety of elements from the Tudor and Georgian styles and through variations in the number of gables, the use of gable dormers instead of hipped roofs and through different colours or materials, door surrounds etc. Opposite, on the west side of Bayview are single family homes of the same period, scale, materials and details. (*Image 23*) Further to the south is a commercial main street which continues a consistent scale and detailing of 1930s development. (*Images 24-27*)

The contextual value of this property and the other nine properties is not restricted to this immediate context but relates to the whole of Leaside garden suburb as designed by Todd in 1912, but not completed until the 1930s. Two facets of this context are significant. The first is the architectural coherence of this development which was largely achieved in the 1930s and has a consistent architectural language which is rooted in the Arts and Crafts Style which revived Tudor, Georgian and other English styles creating a traditional domestic style. The second facet is the social aspect of providing a wide range of housing typologies to address various income levels and household types from the single occupant, couples and families. With the 'main street' commercial development and the low-rise apartment complexes on Bayview Avenue, the remaining 1930s industrial and commercial buildings on Laird Drive and the single family homes lining the curvilinear streets in between Bayview and Laird a remarkably consistent character predominates throughout the original garden suburb. 1783-1785 Bayview Avenue, along with its nine adjacent apartment buildings contribute to this consistency while maintaining the characteristic variety of residential building typologies.

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" 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	n/a

Constructed in 1936-37, the four-unit apartment building with a single entrance at 1783-1785 Bayview Avenue has design value as a representative example of a Tudor Revival variation on the Arts and Crafts, the style associated with the Garden Suburb aesthetic, featuring, paired bay windows with stone bases, a row of four double hung sash windows and a front door with a Tudor arch stone surround with a keystone and quoins. The design value of this property is amplified by its being one of the same four-unit apartment building typology with a variety of styles associated with the Arts and Crafts Style, constructed as a set on the east side of Bayview Avenue.

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

The property is valued for its association with the Leaside Garden Suburb developed in 1912 by the Canadian National Railway and designed by the landscape architect Frederick Todd Gage. It contributes to an understanding of the development and growth of Leaside in the 1930s which integrated a variety of housing typologies addressing various income levels and household types. It demonstrates the variety of the work undertaken by Henry H. Talbot, a locally-based builder and Mayor of Leaside (1938-1947), and it reflects the work and ideas of the well-known residential designer W. Breden Galbraith.

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

Contextually, the property at 1783-1785 Bayview Avenue is important in defining and maintaining the consistent character created with the other nine, adjacent, four-unit apartment buildings. Their 1930s period detail, reflecting the Arts and Crafts influence, contributes to and maintains the overall character of the Leaside Garden Suburb. The four-unit apartment buildings maintain not only the period and architectural quality of scale and style but they also contribute to a distinctive social quality in Leaside's planning and built form which provided a wide range of housing typologies.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 1783-1785 Bayview Avenue containing a four-unit apartment block has design, associative and contextual values.

Constructed in 1936-37, the four-unit apartment block at 1783-1785 Bayview Avenue has design value as a representative example of a Tudor Revival variation on the Arts and Crafts Style featuring hipped roofs, paired bay windows with stone bases, string courses and a front entrance with a stone frame featuring a keystone and quoins. The design value of this property is amplified by its being one in a series of ten apartment buildings on Bayview Avenue of a similar design with subtle stylistic variations. The property is one of ten properties which are valued for their historic association with the contractor Henry H. Talbot, who was prolific in the residential development of Leaside, as well as being a local councillor and Mayor of Leaside (1938-1947). Talbot's architect for the properties was W. Breden Galbraith, whose residential designs contributed to the development of Lawrence Park, Moore Park, Rosedale as well as Leaside. The property is one of ten apartment buildings which represent the social inclusivity and diversity that characterized Leaside's housing in the 1930s which provided a range of housing types to accommodate different income levels and household types including single people, couples and families. These ten properties have contextual value as they maintain the original 1930s period character which typifies both the residential development of the Leaside Garden Suburb to the south and east as well as the commercial high street of Leaside on Bayview Avenue to the south.

5. SOURCES

Archival Sources

City of Toronto Building Records, 1747-1783 Bayview Avenue

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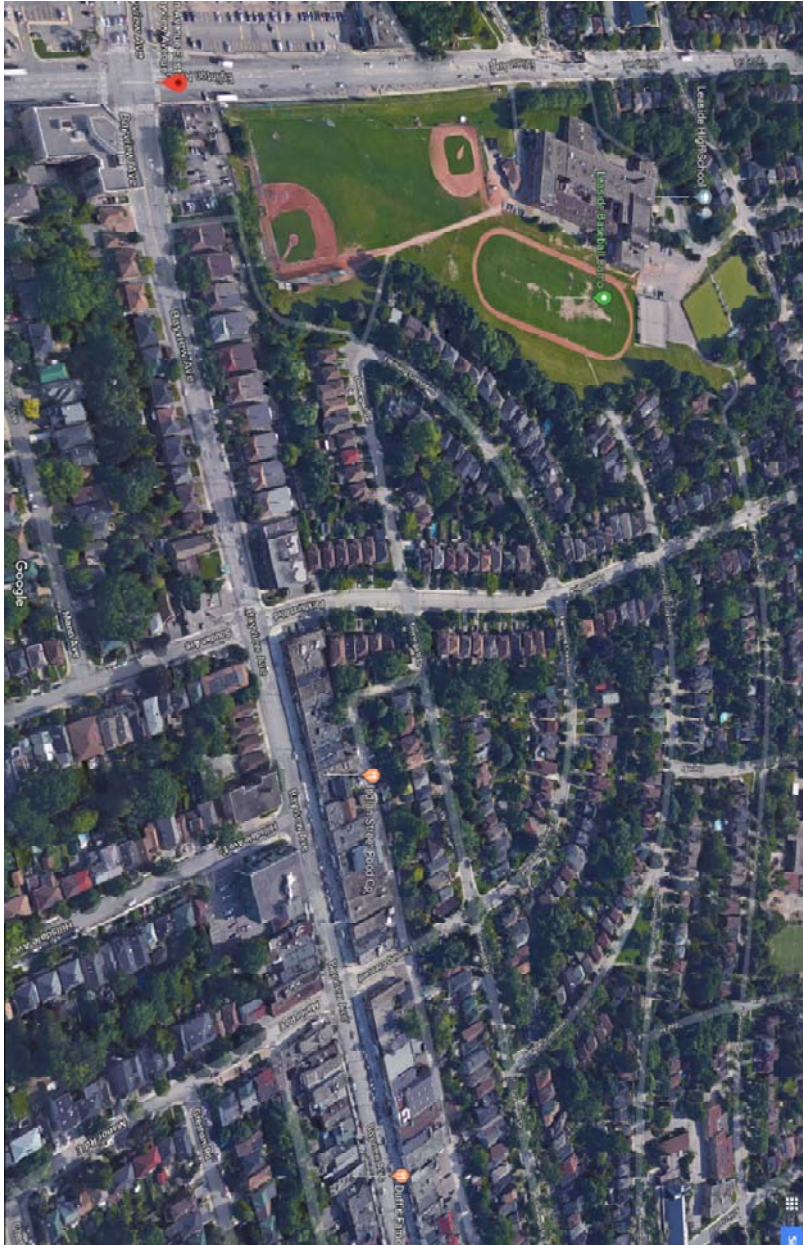
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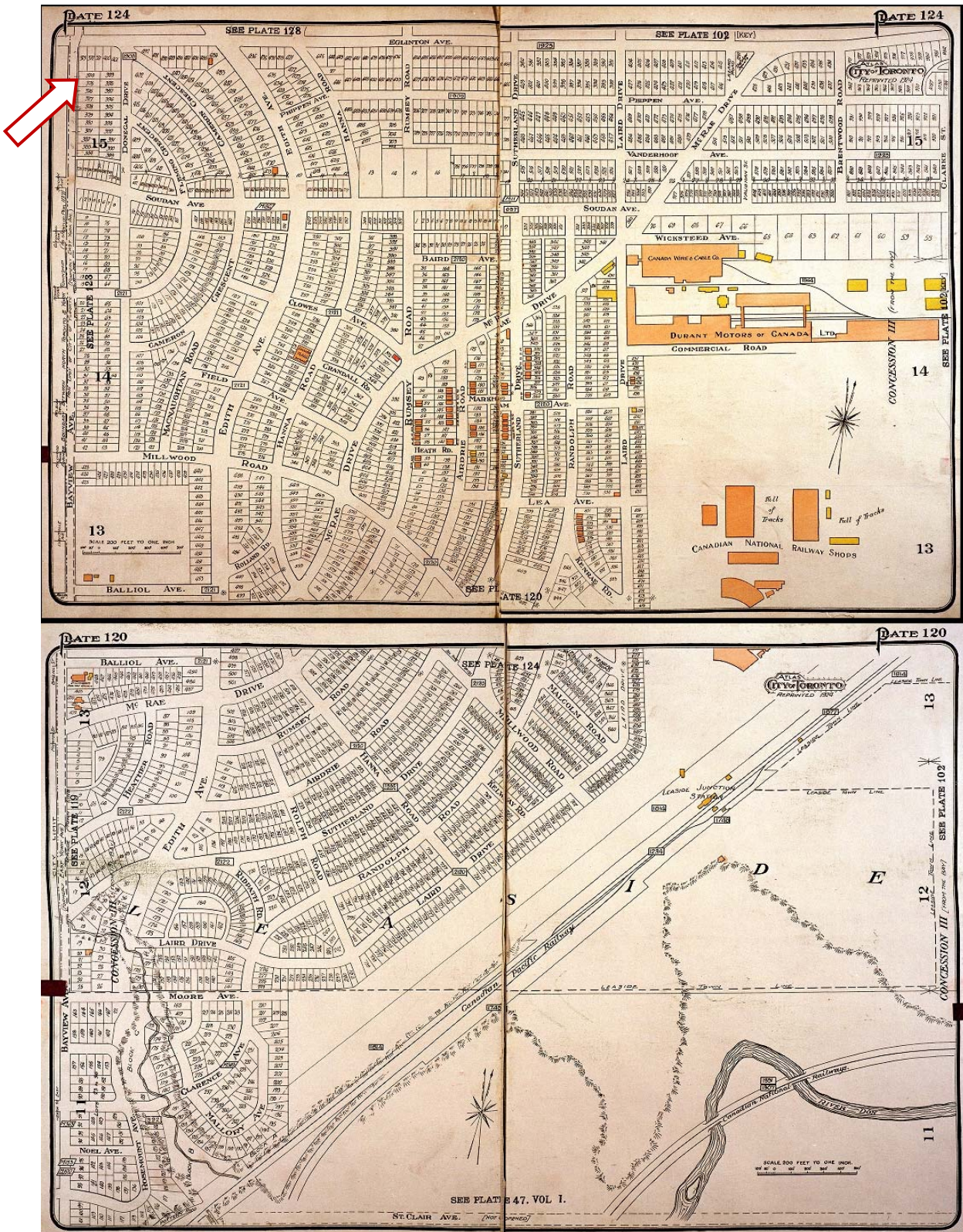
Taylor Hazel Architects, "1783-1785 Bayview Avenue Toronto: Cultural Heritage Evaluation Report for Metrolinx," draft, July 2015.

6. IMAGES:

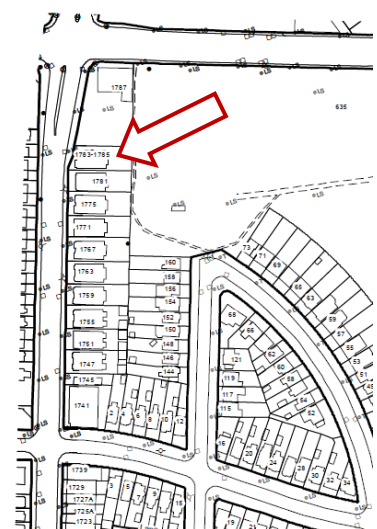
The arrows mark the location of the property at 1783-1785 Bayview Avenue. *Please note:* all images are oriented with north at the top, unless otherwise indicated.



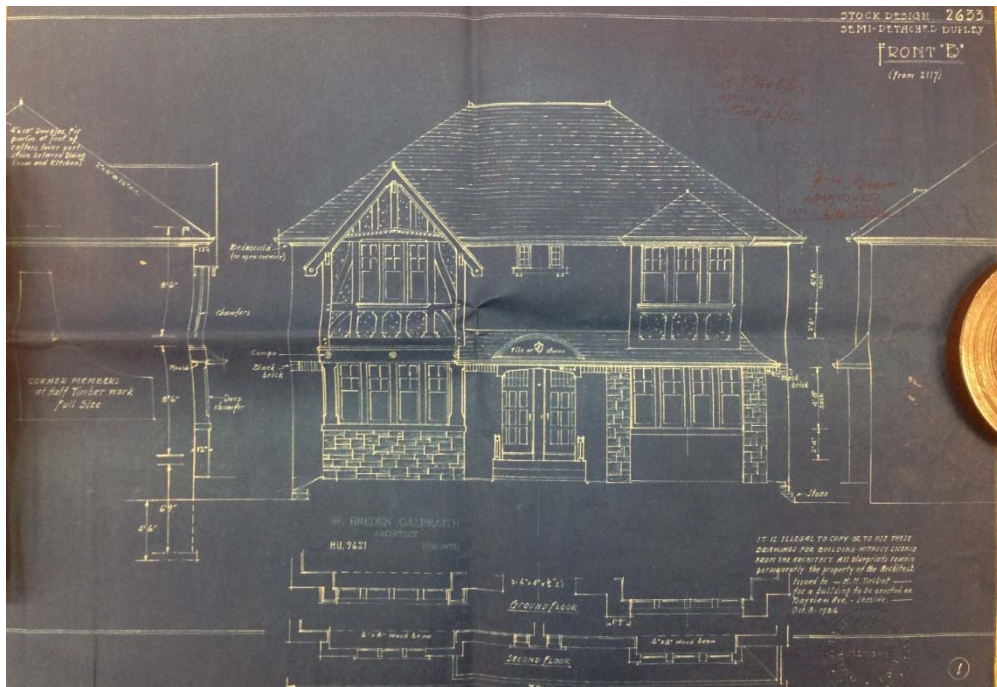
1. Aerial view of the property at 1783-1785 Bayview Avenue, showing the nine adjacent similar apartment buildings to the south and the Leaside Garden Suburb (Google Maps)



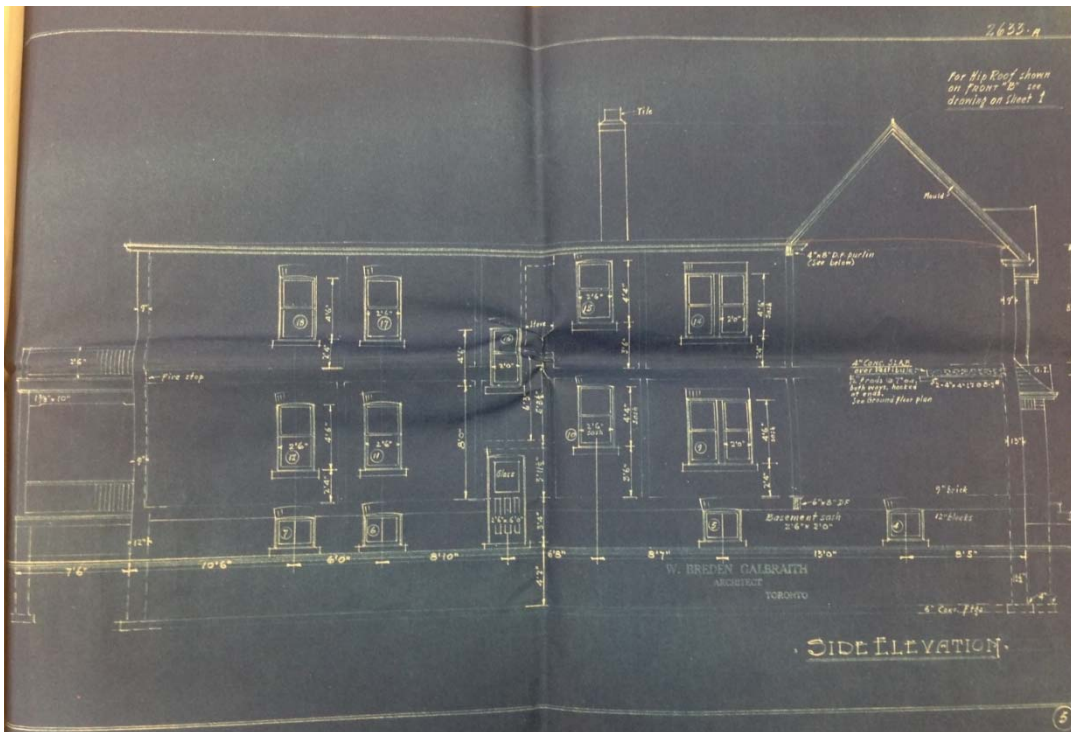
2. Goad's Atlas, 1924, Plates 124 and 120: showing the layout of the Leaside Garden Suburb and the location of 1783-85 Bayview Avenue (City of Toronto Archives, [CTA])



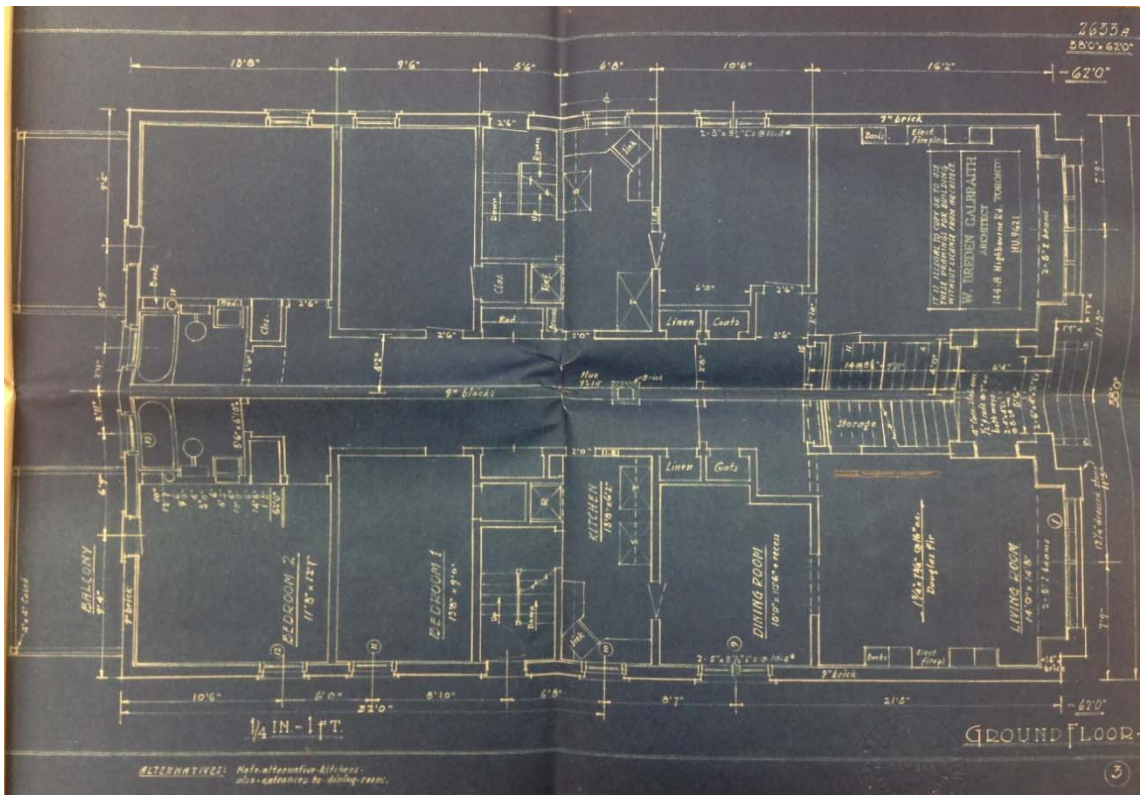
3. Goad's Atlas, 1924 (detail, left) showing the location of Lots 374 and 375, Plan 1908
 4. (right) City of Toronto Property Data Map, 2013 (52K-21) showing the footprint of the building at 1783-1785 Bayview and the adjacent 9 apartment buildings from 1747-1781 Bayview Avenue (CTA/City of Toronto)



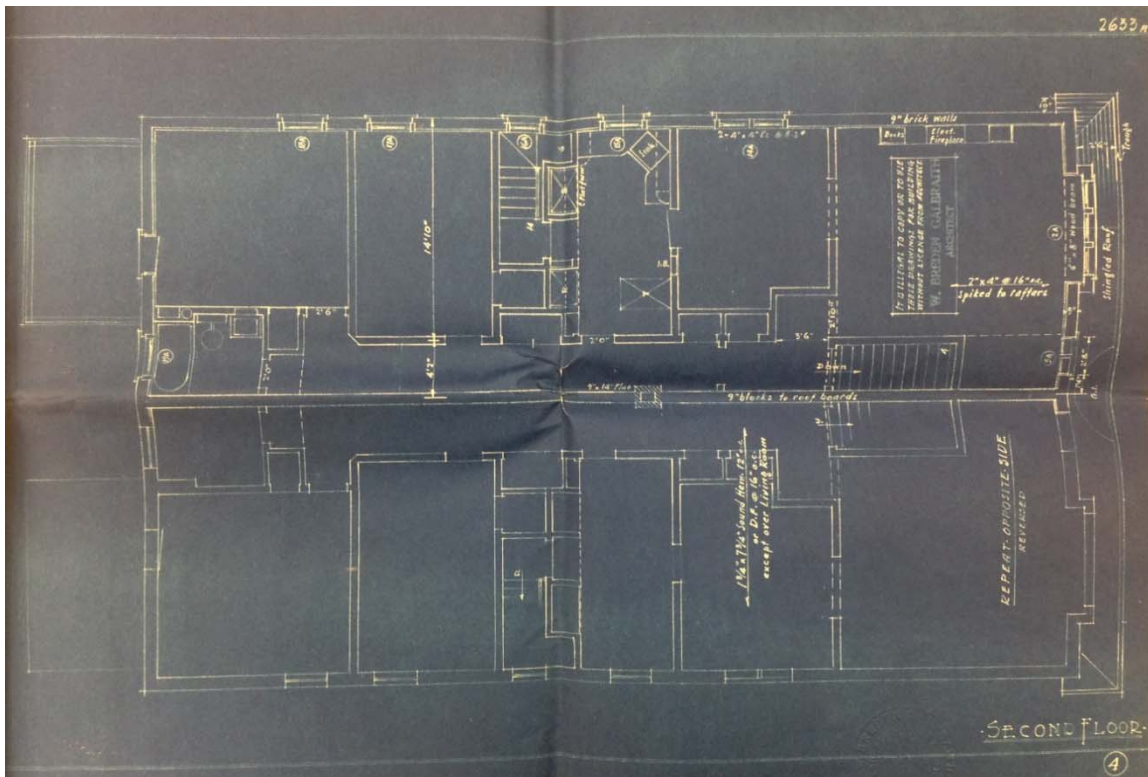
5. Elevation drawing stamped by "W. Breden Galbraith Architect, labelled "Stock design 2633 Semi-detached duplex, Front B" "Issued to H. H. Talbot for a building to be erected on Bayview Avenue, Leaside, October 8, 1936" The drawing shows two different elevations which could be applied to the apartment buildings but represents the basic configuration with a hipped roof and two projecting bay windows rising to either a gable or hipped roof as built at 1783-1785 Bayview Avenue. At this time, the two separate exterior entry doors (the plan indicates there were four exterior doors in total) puts this design in the category of a semi-detached duplex also known as a quadraplex. As discussed in the report, as they were built with a single exterior entry door, the buildings are defined as four-unit apartment buildings (Building Records)



6. Side Elevation, Galbraith etc. as above, showing the hipped roof at the front of the building and rear flat roof and rear balconies (Building Records)



7. First Floor Plan, Part of Drawings 2633A by W Breden Galbraith (Building Records)



8. Second Floor Plan as above (Building Records)



9. 1783-1785 Bayview Avenue, principal (west) elevation (HPS, 2018)



10. 1783-1785 Bayview Avenue, north and west elevations (HPS, 2018)



11. Side wall at 1781 Bayview Avenue showing the rusticated concrete block also used at 1783-1785 and the other eight apartment blocks in the sequence. (HPS, 2017)



12. Rear (east) elevations of 1783-1785 Bayview Avenue showing the balconies and integrated garages. (HPS, 2017)



13. 1747-1749 Bayview Avenue (HPS, 2017)



14. 1751-1753 Bayview Avenue (HPS, 2017)



15. 1755-1757 Bayview Avenue (HPS, 2017)



16. 1759-1761 Bayview Avenue (HPS, 2017)



17. 1763-1765 Bayview Avenue (HPS, 2017)



18. 1767-1769 Bayview Avenue (HPS, 2017)



19. 1771-1773 Bayview Avenue (HPS, 2017)



20. 1775-1777 Bayview Avenue (HPS, 2017)



21. 1779-1781 Bayview Avenue (HPS, 2017)



22. 1747-1765 Bayview Avenue, showing the consistency of form and variety of detail in the ten apartment buildings from 1747-1783 Bayview Avenue (HPS, 2018)



23. 1730-1744 Bayview Avenue, semi-detached houses opposite 1747-1783 Bayview Avenue (Google Maps)



24. Commercial stretch of Bayview Avenue to the south of 1755 Bayview showing the consistency of scale and 1930s character (HPS, 2017)



25. As above (HPS, 2017)



26. Glen Leven apartments at 1365 Bayview Avenue, also constructed by Talbot and representing consistent scale and period as well as demonstrating variety of housing types (HPS, 2017)



27. Single family homes in the adjacent residential streets of the Leaside Garden Suburb showing the variety of housing typology with the consistency of scale, style and period character. (HPS, 2017)