

Inclusion on the City of Toronto's Heritage Register - Etobicoke York Nominated Properties

Date: September 10, 2021

To: Toronto Preservation Board
Etobicoke York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Etobicoke North - 1, Etobicoke Lakeshore - 3, and York South-Weston - 5

SUMMARY

This report recommends that City Council include seven properties identified in Recommendation 1 of this report on the City of Toronto's Heritage Register. The properties being recommended for inclusion on the Heritage Register are:

- 15A Grierson Road (Pine Point Golf and Country Club Clubhouse, c.1936)
- 2448 Lake Shore Boulevard West (Bank of Montreal, Mimico Branch, c.1924)
- 23 Superior Avenue (Mimico Masonic Temple / Connaught Hall, c.1917)
- 153 Weston Road (Toronto Suburban Railway Transformer Station, c.1894)
- 130 Eighth Street (New Toronto Fire Hall, c.1930)
- 1940 Weston Road (Canadian Bank of Commerce, Weston Branch, c.1919)
- 30 Government Road (Roy Oliver House.1870)

The properties recommended for listing are from the backlog of outstanding community nominations to the City's Heritage Register that are located within the Etobicoke York Community Council area.

In 2019, Council approved the phased implementation of the Toronto Heritage Survey, an ambitious, multi-year program that will modernize the day-to-day work of City Planning. The survey program is using emerging international best practices to efficiently and effectively identify heritage resources throughout the City while providing timely research and base-line data for heritage conservation districts and other area planning studies. A major outcome of the survey will be greater clarity for City Planning, communities and property owners about the location and value of heritage resources in Toronto.

As directed by Council through phase one of the Survey staff have prioritized the review of outstanding nominations. Staff are undertaking this work geographically by Community Council area beginning with 28 nominations within Etobicoke York. This process included consultation with the Etobicoke York Community Preservation Panel, various divisions for City-owned property, and nominators.

All of the recommended listed properties meet one or more of the provincial criteria for determining cultural heritage value or interest for designation under Part IV of the Ontario Heritage Act, which the City applies when assessing properties for inclusion on the City's Heritage Register.

Staff will continue addressing the existing nomination backlog working geographically across the City and will next report on the review of the nominated properties located in Scarborough.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan heritage policies.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council include the following seven properties from the Etobicoke York nomination backlog on the City of Toronto's Heritage Register:

- 15A Grierson Road
- 2448 Lake Shore Boulevard West
- 23 Superior Avenue
- 153 Weston Road
- 130 Eighth Street
- 1940 Weston Road
- 30 Government Road

FINANCIAL IMPACT

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

DECISION HISTORY

On July 16, 17 and 18, 2019 Council adopted a report from the Chief Planner and Executive Director, City Planning "City Wide Heritage Survey Feasibility Study." Through the adoption of this staff report Council requested that the Chief Planner and Executive Director, prioritize outstanding nominations for the inclusion of properties on the Heritage Register in the first phase of the Toronto Heritage Survey. A link to this report can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH7.11>

BACKGROUND

Staff have reviewed the backlog of nominations to the City's Heritage Register. The backlog consists of 28 nominations for properties primarily nominated for the City's consideration by community members and/or the Etobicoke York Community Preservation Panel. Staff are recommending that seven of the properties on the backlog be included on the Heritage Register. The recommended properties have all been researched and evaluated by staff using the criteria prescribed by the Province. All of the recommended properties meet one or more of the criteria.

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, and the Ontario Heritage Act, and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters

of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register,

designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. Council must consult with its municipal heritage committee before a property that has not been designated under Part IV is added or removed from the municipal register.

The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

<https://www.ontario.ca/laws/statute/90o18>

<https://www.ontario.ca/laws/regulation/060009>

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.5 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.5.2 states that properties of potential cultural heritage value or interest "will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto's diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register." Policy

3.1.5.3 states that heritage properties "will be protected by being designated under the Ontario Heritage Act, and/or included on the Heritage Register". This includes designation under Parts IV or V of the OHA, as well as listing under Section 27 of the Act.

Policy 3.1.5.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council." Policy 3.1.5.6 encourages the adaptive re-use of heritage properties while Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it. Heritage Impact Assessments (HIA) are required for development applications that affect listed and designated properties. An HIA shall be considered when determining how a heritage property is to be conserved.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

The Ontario Heritage Toolkit also provides guidance on the listing of non-designated properties on the Heritage Register. The Tool Kit provides direction on the purpose of listing heritage properties, and explains how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for how listed properties fit within the land use planning system.

https://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

COMMENTS

Identifying properties of cultural heritage value or interest is an essential part of a municipality's role in heritage conservation. Including non-designated properties in the municipal register is a means to identify properties that have cultural heritage value or interest to the community. The seven properties being recommended for listing are not currently included on the City's Heritage Register. Properties on the City's Heritage Register will be conserved and maintained in accordance with the Official Plan heritage policies should the property be subject to redevelopment.

Inclusion on the City's Heritage Register

Although a municipality is not required to consult with property owners or the public before including non-designated properties on the municipal register under the Ontario Heritage Act, property owners are always notified and invited to attend the Toronto Preservation Board meeting to discuss the recommendation of a property's inclusion on the City's Heritage Register. There is also a second opportunity for owners and the public to share concerns (in person or writing) when Community Council considers the matter at their meeting.

Non-designated listed properties do not have any protection under the Ontario Heritage Act (OHA), except insofar as an owner must give City Council at least 60 days' notice of their intention to demolish or remove a structure on the property. Properties that are listed on the City's Heritage Register are flagged for review by Heritage Planning staff if a demolition permit is submitted and owners must follow established Notice requirements under the OHA following this action. Should City Council determine that the property warrants conservation, Council has a fixed period of time to designate the property in order to halt demolition. Following further research and evaluation, staff may recommend designation of the property under Part IV of the Ontario Heritage Act and seek appropriate conservation.

Although inclusion on the Heritage Register as a listed property provides interim protection from demolition, it does not preclude an owner's ability to make exterior and

interior alterations in the case when demolition or a development application is not involved.

Listing does not trigger maintenance requirements over and above existing property standards and it does not restrict altering, removing or adding any features on the property. It does not allow the City to withhold a building permit for non-demolition related alterations and it does not preclude a property from undergoing renovation.

When a property is listed it does not necessarily mean that it will be subsequently “designated,” which is legally binding and requires owners to seek heritage approval for alterations and additions. Designation generally happens within one of three scenarios:

- A property owner gives notice of an intention to demolish the listed building and further evaluation recommends designation
- A listed property is included within a planning application and a Heritage Impact Assessment (HIA) is submitted. The subsequent evaluation directs appropriate conservation measures and designation within the planning approval process
- A property owner wishes to take advantage of one of the City’s heritage incentive programs and requests a further staff evaluation and designation, as appropriate

Review of Outstanding Nominations

The 28 outstanding nominations within Etobicoke York include a wide variety of properties nominated since 2011, including residential homes, cemeteries, recreational facilities, commercial buildings and parks. City staff visited and surveyed each property and undertook additional research in consultation with the EYCPP. A short description of each property's design and appearance was prepared, which includes its primary address, photograph, estimated date of construction, and any historical information that may be pertinent. Properties were then subject to a preliminary evaluation using provincial criteria for determining cultural heritage value or interest for designation under Part IV of the Ontario Heritage Act, which the City applies when assessing properties for inclusion on the City's Heritage Register.

Following a review of the nominations, further research, engagement with the Etobicoke York Community Preservation Panel (EYCPP) and evaluation, seven properties were determined to merit inclusion on the Heritage Register, thirteen nominated properties were determined to have insufficient heritage value and eight of the nominations have been deferred for consideration to allow for additional consultation: this includes three cemeteries, two former healthcare institutions, two recreational facilities and a modernist building that will be evaluated as part of a forthcoming modern heritage survey.

The properties being recommended for inclusion on the Heritage Register are:

- 15A Grierson Road (Pine Point Golf and Country Club Clubhouse, c.1936)
- 2448 Lake Shore Boulevard West (Bank of Montreal, Mimico Branch, c.1924)

- 23 Superior Avenue (Mimico Masonic Temple / Connaught Hall, c.1917)
- 130 Eighth Street (New Toronto Fire Hall, c.1930)
- 153 Weston Road (Toronto Suburban Railway Transformer Station, c.1894)
- 1940 Weston Road (Canadian Bank of Commerce, Weston Branch, c.1919)
- 30 Government Road (Roy Oliver House.1870)

CONCLUSION

As part of Phase One of the Toronto Heritage Survey staff have completed the review of the backlog of community nominations to the City's Heritage Register within the Etobicoke York Community Council area. Addressing this backlog will ensure that these heritage properties will be conserved and maintained in accordance with the City's Official Plan heritage policies and ensure that places of heritage value identified by community members are conserved.

The listing statements included in Attachment 1 describe the seven properties being recommended for inclusion on the Heritage Register in this report and outline preliminary conclusions about their design, physical and historical values. Many of these properties contain fine architectural details and speak to histories that are reflective of the development of the former towns, villages and communities that comprise present-day Etobicoke and York.

Following research and evaluation, it has been determined that the properties included in Recommendation 1 and further detailed in Attachment 1 of this report have cultural heritage value, are significant built heritage resources and warrant inclusion on the City's Heritage Register.

CONTACT

Paul Maka
Senior Heritage Planner, Heritage Planning
Urban Design, City Planning
Tel: 416-338-1077; fax: 416-392-1973
E-mail: Paul.Maka@toronto.ca

SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 - Listing Statements

Address: 23 Superior Avenue (Mimico Masonic Temple / Connaught Hall)
Year Built: 1917



Description: Located on the east side of Superior Avenue just north of Lake Shore Boulevard West in Mimico, the property at 23 Superior Avenue (Mimico Masonic Temple/ Connaught Hall) contains a two-storey institutional building constructed in 1917 by for the area's first masonic lodge (#501) which was established in 1912 and had previously rented space in a building on the south side of Lake Shore Boulevard West where today's Mimico Square is located. Soon after the subject property was completed, the building provided the congregational needs of three additional new local lodges and their members. Connaught Hall also has a long and ongoing history of providing interior and exterior space to a wide variety of local community groups and social organizations. Following alterations and additions due to fire in 1940 by Eric Horwood, the son of esteemed architect J.C.B. Horwood of the firm Horwood & White, the building also served as a local magistrate court in advance of Etobicoke's amalgamation as a borough of Toronto in 1967.

The red brick, rectangular building on a raised foundation at 23 Superior Avenue retains the symmetrical arrangement of its original openings on the principal (west) elevation, four brick double-height pilasters, stone lintels and sills, deep pressed metal cornice at the roofline, as well as the engraved cornerstone at the southwest corner of the building, indicating both owner and year of construction.

Address: 2448 Lake Shore Boulevard West (Bank of Montreal, Mimico Branch)
Year Built: 1924



Description: Located at the northeast corner of Lake Shore Boulevard West and Mimico Avenue, the property at 2448 Lake Shore Boulevard West contains a two-storey bank building constructed in 1924 for the Bank of Montreal (BMO) Mimico Branch to the designs of Toronto architect, Ralph K. Shepard. Shepard is known to have built more than ten bank buildings and a wide variety of other institutional buildings across Ontario from the 1910s to 1930s. BMO established itself in Mimico as early as 1916 and occupied the subject property for nearly 100 years before closing its doors in 2019.

The two-storey, red brick building with stone detailing at 2448 Lake Shore Boulevard West wraps around its corner site at Lake Shore Boulevard West and Mimico Avenue where it continues to anchor the intersection as a local landmark from the earliest period of land development along this portion of the former Lakeshore Road in the Town of Mimico.

Address: 130 Eighth Street (Toronto Fire Station #435; formerly New Toronto Fire Hall)
Year Built: 1930



Description: Located on the west side of Eighth Street, north of Lake Shore Boulevard West, the property at 130 Eighth Street contains a two-storey institutional building completed in 1930 as the New Toronto Fire Hall. Designed by the Toronto architectural and engineering firm of James, Proctor & Redfern, the original brick building at the south end of the property and two post-WWII additional bays served as the local fire department for this community located between Mimico and Long Branch until they amalgamated together into the City of Toronto as the Borough of Etobicoke in 1967. Today the subject property is known as Toronto Fire Station #435.

The colonial period revival styling of the original 1930 building incorporates spanish and mediterranean elements including the dichromatic banding created using alternating courses of red brick and stone around the round-arched upper level windows and ground-floor entrances on the principal (east) and south elevations, the raised brick, repeating row of small round arches below the cornice line, and deep roofline supported by large decorative wooden brackets and surmounted by a low-pitched roof likely originally tiled with red clay tiles.

Address: 30 Government Road (Roy Oliver House)
Year Built: c.1870



Description: Located at 30 Government Road in the Lambton Mills neighbourhood of Etobicoke, the property at 30 Government Road (the Roy Oliver House) is a fine and representative example of the Gothic Revival style, and the Ontario House building type. Believed to have been constructed c.1870 and originally located closer to the Humber River, the house is first recorded as being shown on the 1910 Goads Atlas as one of the first houses on the north side of Government Road west of the Humber River. From 1935 to 1943 it was home to Harry R. Phillips, Postmaster of Lambton Mills, following which it was home to Roy Oliver, a firefighter who died responding to the flooding caused by Hurricane Hazel in 1954 and who was commemorated in nearby Kingsway-Lambton Park.

The house at 30 Government Road retains features associated with the Gothic Revival style and the Ontario House building type, including its symmetrical primary façade, central gable with bargeboard and arched gable end window, its cross gable roof, 2-over-2 hung windows, and the two window bays flanking the central front door.

Address: 153 Weston Road (Toronto Suburban Railway Transformer Station)
Year Built: c.1894



Description: The structure at 153 Weston Road, located just north of St. Clair Avenue West, was constructed c.1894 to serve as a transformer station for the Toronto Suburban Railway's Weston Line, which ran north on Weston Road, and was an important line within the railway network that stitched together Toronto and smaller communities within southern Ontario. The building was purchased by Ontario Hydro in 1928, subsequently decommissioned and adaptively reused for a variety of purposes. The structure is a two and a half storey brick and concrete industrial building, with window openings on the upper levels and an ornamental circular detail within the gable peak on the principal (west) façade. The utilitarian design emphasizes the building's structural form, with expressed pilasters revealing structural rebar columns on the exterior. A one and a half storey component on the north façade presumably contained offices and/or administrative uses, with the larger volume comprising the electrical machinery.

Address: 1940 Weston Road (Bank of Commerce - Weston Branch)
Year Built: 1918



Description: Located on the west side of Weston Road at a T-intersection with John Street, 1940 Weston Road was built in 1918 for the Bank of Commerce's Weston branch. The construction of the two-storey brick clad building signalled the growth and expansion of the Town of Weston as it evolved from its 19th century milling routes to a thriving industrial and railway commuter town situated prominently on the Humber River and with a dedicated train station immediately to the east.

The two-storey brick-clad building is designed in the Edwardian style, featuring classical details including quoins, a prominent stone-clad entrance, semi-circular windows with stone keystones, a pressed metal entablature with dentils and a stepped parapet. To the south of the primary entrance is a smaller, stone clad entrance with transom window that would have been for staff of the bank and provided access to the upper floors. Inset within the parapet is a caduceus, or Staff of Hermes, a Greek symbol of commerce that was frequently incorporated into banks designed in classical revival styles.

Address: 15A Grierson Road (Pine Point Park Banquet Hall; formerly Pine Point Golf and Country Club Clubhouse)

Year Built: 1936



Description: Located in Rexdale's first park, Pine Point Park (1957), and directly north of Highway 401 between Islington Avenue and the west bank of the Humber River, the property located at 15A Grierson Road contains a two-storey recreational clubhouse building completed in 1936 for the former Pine Point Golf Course owned by father-son builders Bert and Frank Deakin in the City's 'Old Rexdale' community. The current building replaced an initial clubhouse constructed in 1932 that was destroyed by fire. In 1957, the Township of Etobicoke purchased 22 acres of the original club property and created Pine Point Park, later adding an arena and tennis courts. The former clubhouse remains City-owned and has been operated since 1996 by the Thistleton Lions Club as a rental venue.

The Tudor Revival design of this two-storey building includes features indicative of the style including half-timbering with stucco infill and stone cladding below, the brown river stone likely quarried from the adjacent Humber Valley. The prominent position of the club house perched atop the eastern edge of the valley ledge provides for a walk-out basement level clad in stone on the building's east elevation. The upper storey and roofline at the south end of the east elevation were altered in the 1970s, however the resulting sweeping eaves and seamless use of half-timbering do not negatively impact the design integrity of the original building. Other exterior alterations are largely confined to the addition of barrier-free accessibility ramps on the principal (north) entrance and existing south stairs in the early 21st century.