

Inclusion on the City of Toronto's Heritage Register- 324 Old Yonge Street

Date: January 29, 2021

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: Don Valley West – Ward 15

SUMMARY

This report recommends that City Council include the property at 324 Old Yonge Street on the City of Toronto's Heritage Register for its cultural heritage value.

The subject property is situated on the west side of Old Yonge Street, north of York Mills Road, east of Yonge Street, and south of the 401. It contains a three-storey brick house and a detached two-storey brick garage and was constructed in c.1930-37 in the Georgian Revival style. 324 Old Yonge Street is among the original seven grand mansions situated in an exclusive enclave that was constructed on the west side of Old Yonge Street in York Mills backing onto Yonge Street and across from St Andrew's Estate and Golf Course (1927) and north of St John's Anglican Church (1843). These elaborate mansions are defined by lots with large frontages and setbacks, circular driveways, and expansive landscaped grounds. Three of these properties have been demolished and three are listed or designated on the City of Toronto's Heritage Register.

Following further research and evaluation, it has been determined that 324 Old Yonge Street meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, which the City of Toronto also applies when evaluating properties for its Heritage Register.

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

A Committee of Adjustment Application for Consent was submitted on May 19, 2020 and is currently under review.

RECOMMENDATIONS

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

1. City Council include the property at 324 Old Yonge Street on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion), attached as Attachment 3 to the report (January 29, 2021) from the Chief Planner and Executive Director, City Planning.

FINANCIAL IMPACT

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

DECISION HISTORY

There is no decision history.

BACKGROUND

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 provincial policy regime, the Planning Act, 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.

Descriptive Listings

Descriptive listings are prepared using a method by which properties are identified and recommended for inclusion on the Heritage Register. This approach to listing provides sufficient information to meet the requirements of Section 27 of the OHA to list a non-designated property on the Heritage Register and satisfies direction found within the City's Official Plan to make use of Provincial criteria when adding properties to the Register.

A statement has been prepared explaining why the property is believed to have cultural heritage value and which includes a description of the property's design and appearance, its primary address, estimated date of construction, and pertinent historical information. The information provided within the Reasons for Inclusion on the City's Heritage Register will help to specify those features and attributes that may warrant conservation should the property be subject to development and/or further evaluated and determined to merit designation under Part IV of the Ontario Heritage Act.

A location map and photographs (Attachment 1) are attached.

Located on the west side of Old Yonge Street, north of York Mills Road, east of Yonge Street, and south of the 401, the property at 324 Old Yonge Street is valued as a representative example of the Georgian Revival style. As a surviving example of one of the original seven grand mansions that were constructed on the west side of Old Yonge Street in York Mills during the late-1920s and early-1930s, the property at 324 Old

Yonge Street is important in supporting the historic character of York Mills. At the time of their construction this exclusive enclave of homes sat opposite St Andrew's Estate and Golf Course, which was designed by the prolific golf architect Stanley Thompson, and north of St John's Anglican Church (1843), the first church in North York. The property at 324 Old Yonge Street is a surviving example of the earliest suburban development that occurred in York Mills during the first few decades of the twentieth century as it pre-dates the dominant period of construction which was largely built out during the latter half of the twentieth century. The property at 324 Old Yonge Street is physically, functionally, visually, and historically linked to its surroundings on the west side of Old Yonge Street, where it sits in a sequence of mansions of a similar grandeur, type, and architectural style.

The property at 324 Old Yonge Street was nominated for designation under the Ontario Heritage Act by the Yonge Ridge Homeowners Association on May 26, 2020, and the nomination was supported by the North York Community Preservation Panel at their meeting on June 22, 2020.

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 324 Old Yonge Street has design, physical and contextual value. City Staff have yet to determine if the subject property has associative and historical value pending additional background historic research.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1 - Location Map and Photographs
Attachment 2 - List of Research Sources
Attachment 3 - Listing Statement (Reasons for Inclusion) – 324 Old Yonge Street

LOCATION MAP AND PHOTOGRAPHS: 324 OLD YONGE STREET

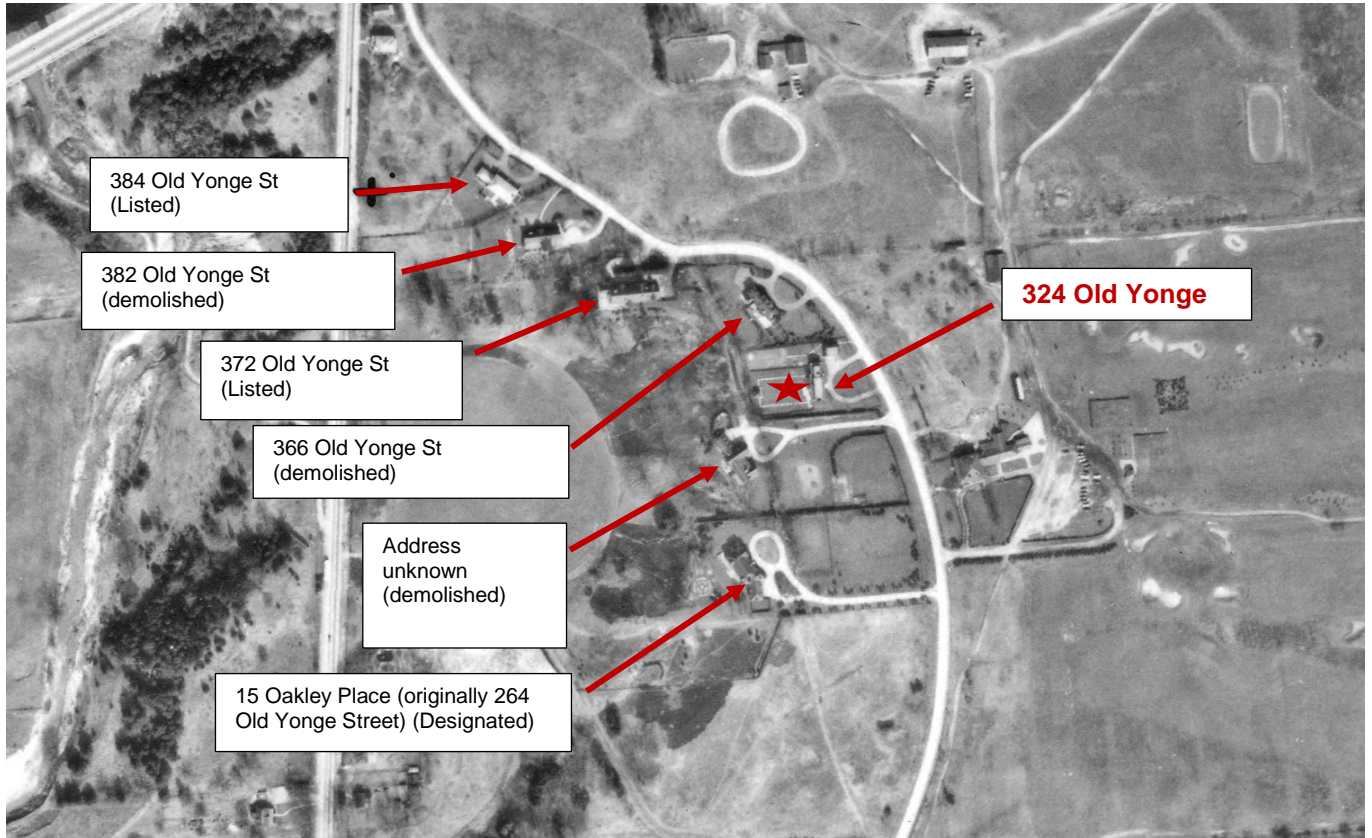


Figure 2. "Aerial photograph of Valley Lands" (1937-1942), Annotated to show the locations of the seven original houses built on the west side of Old Yonge Street during the 1920s and 1930s (St Andrew's Ratepayers Association Photo)

LOCATION MAP AND PHOTOGRAPHS: 324 OLD YONGE STREET



Figure 3. Partial view of the principal (east) elevation (Barry Cohen Homes Photo, 2020)



Figure 4. Detail of the detached two-storey garage at the north side of the property (Barry Cohen Homes Photo, 2020)

LOCATION MAP AND PHOTOGRAPHS: 324 OLD YONGE STREET



Figure 5. Detail of the rear (west) elevation (Barry Cohen Homes Photo, 2020)



Figure 6. Detail of the backyard at the rear (west) end of the property (Barry Cohen Homes Photo, 2020)

LOCATION MAP AND PHOTOGRAPHS: 324 OLD YONGE STREET



Figure 7. Google aerial view showing the similarities in typology & architectural styles between 324 Old Yonge Street and 366 Old Yonge Street (demolished)



Figure 8. Google aerial view showing the similarities in typology & architectural styles between 324 Old Yonge Street and 384 Old Yonge Street (Listed)

LIST OF RESEARCH SOURCES:

Inclusion on the City's Heritage Register – 324 Old Yonge Street

ATTACHMENT 2

324 OLD YONGE STREET

Archival Sources

- Assessment Rolls, City of Toronto
- Toronto Building Records- North District
- Goad's Atlas Maps, 1884-1923
- City of Toronto Directories
- City of Toronto Aerial Photographs

Secondary Sources

- Marley, Bath, "St Andrew's History, 1835-1960," St Andrew's Ratepayers Association
<http://neighboursnews.ca/History1835-1960.html>
- Brown, Ron, *Toronto's Lost Villages* (Toronto: Polar Bear Press, 1997).
- Hart, Patricia W., *Pioneering in North York, A History of the Borough* (Toronto: General Publishing Company Limited, 1968).
- Hill, Robert, *Biographical Dictionary of Architects in Canada, 1800-1905*
<http://www.dictionaryofarchitectsincanada.org/>
- Goldenberg, Susan, "St John's Anglican Church York Mills, 1816-2016," North York Historical Society (1 March 2015), <https://nyhs.ca/history/st-johns-anglican-church-york-mills-1816-2016/>
- "Some History of the St Andrew's Area," St Andrew's Ratepayers Association
<http://neighboursnews.ca/History.html>
- "Timeline of North York," North York Historical Society
<https://nyhs.ca/resources/timeline-of-north-york/>



Partial view of the principal (east) elevation (Barry Cohen Homes Photo, 2020)

DESCRIPTION:

324 OLD YONGE STREET	
ADDRESS	324 Old Yonge Street
WARD	Don Valley West – Ward 15
LEGAL DESCRIPTION	Con 1 Pt Lot 12
NEIGHBOURHOOD/COMMUNITY	St Andrews-Windfields
HISTORICAL NAME	N/A
CONSTRUCTION DATE	c.1930-37
ARCHITECT/BUILDER/DESIGNER	Unknown

324 OLD YONGE STREET	
RECORDER	Heritage Planning- Loryssa Quattrocchi, MA
REPORT DATE	January 8, 2021

Reasons for Inclusion on the City's Heritage Register:

Located on the west side of Old Yonge Street, north of York Mills Road, east of Yonge Street, and south of the 401, the property at 324 Old Yonge Street contains a three-storey brick house and a detached two-storey brick garage that was constructed in c.1930-37. The subject property is a surviving example of one of the seven original mansions built on the west side of Old Yonge Street in York Mills during the late-1920s and early-1930s as part of an exclusive enclave of mansions that sat opposite the former St Andrew's Estate and Golf Course (1927).

The property at 324 Old Yonge Street is important in supporting the historic character of York Mills and is a representative example of a Georgian Revival style house whose characteristic features are seen in the symmetrical principal (east) elevation, the rhythmic arrangement of multi-pane double hung windows set below brick stringcourses and keystones and the mansard roof complete with dormer windows. The house is clad in brick, contains a protruding central pedimented gable entrance with classical fluted pilasters and in the rear (west) elevation, above the eaves, are classical stone urns.

Similar to other mansions of the same period and style on the west side of Old Yonge Street, the subject property contains a northern wing. The detached two-storey garage to the north of the property mimics the Georgian Revival style elements of the house with its brick cladding and mansard roof with dormer windows. 324 Old Yonge Street sits in a sequence of mansions of a similar grandeur, type, and architectural style, which are defined by lots with large frontages and setbacks, circular driveways and expansive landscaped grounds, including the adjacent listed property located at 384 Old Yonge Street, with which it shares a similar typology and Georgian Revival exterior.