

Clause embodied in Report No. 3 of the Midtown Community Council, as adopted by the Council of the City of Toronto at its meeting held on April 14, 15 and 16, 2003.

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**77 St. Edmund's Drive (Wilfred S. Dinnick House and Garage)  
Designation under Part IV of the Ontario Heritage Act and  
Authority to Enter into a Heritage Easement Agreement  
(Don Valley West - Ward 25)**

*(City Council on April 14, 15 and 16, 2003, adopted this Clause, without amendment.)*

**The Midtown Community Council recommends adoption of the following report (March 11, 2003) from the Commissioner, Economic Development, Culture and Tourism:**

Purpose:

This report recommends that the property at 77 St. Edmund's Drive (Wilfred S. Dinnick House and Garage) be designated under Part IV of the Ontario Heritage Act and to seek authority to enter into a Heritage Easement Agreement.

Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that:

- (1) Council state its intention to designate the property at 77 St. Edmund's Drive (Wilfred S. Dinnick House) under Part IV of the *Ontario Heritage Act*;
- (2) that authority be granted by Toronto City Council for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 77 St. Edmund's Drive, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Commissioner, Economic Development, Culture & Tourism; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Background:

The property at 77 St. Edmund's Drive was included on the City of Toronto Inventory of Heritage Properties by City Council on October 1, 1979. The owner is planning to sell the

property and is requesting that the property be designated under Part IV of the *Ontario Heritage Act* and protected by a Heritage Easement Agreement in order to secure its future. The Reasons for Designation are outlined below. A location map (Attachment No. 1), and photographs (Attachment No. 2) are attached.

**Reasons for Designation:**

The property at 77 St. Edmund's Drive is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural resource value or interest. The house is historically significant as the residence of Wilfred S. Dinnick, a prominent businessman, philanthropist and founder of Lawrence Park Estates. Completed in 1910 according to the plans of Toronto architects Chadwick and Beckett, the Dinnick House was among the first built in Lawrence Park, a neighbourhood designed as a garden suburb on the outskirts of Toronto. Architecturally, the house is an excellent example of Period Revival design that faces the ravine along Yonge Street.

The Wilfred S. Dinnick House is designed in the Period Revival style, highlighted with medieval elements. The heritage attributes are the 2½-storey ell-shaped plan, the exterior walls with red brick cladding with brick, stone and wood trim and decorative brickwork, the cross-gable roof with oversized chimneys and stepped gables, the corner entrance with a stone surround and wood door surmounted by an oriel window and gabled parapet, the pattern of the fenestration with flat-headed window openings in stone surrounds (some containing leaded glass) on the west and south walls, the two-storey bay window on the west wall, the segmental-headed window openings with brick voussoirs and stone sills on the north wall, the single-storey sunporch (south), and the single-storey rear (east) wing. The 1½-storey garage was custom-designed to complement the house in materials and detailing.

**Conclusions:**

It is recommended that City Council state its intention to designate the property at 77 St. Edmund's Drive (Wilfred S. Dinnick House and Garage) under Part IV of the *Ontario Heritage Act* and grant authority to enter into a Heritage Easement Agreement.

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**List of Attachments:**

Attachment No. 1 – Location Map – 77 St. Edmund's Drive  
Attachment No. 2 – Photographs – 77 St. Edmund's Drive

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(Attachments appended to the foregoing report were forwarded to all Members of the Midtown Community Council with the agenda for its meeting on April 1, 2003, and copies thereof are on file in the office of the City Clerk, North York Civic Centre.)

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**The Midtown Community Council also submits the following communication (March 21, 2003) from the City Clerk, Toronto Preservation Board:**

Recommendation:

The Toronto Preservation Board recommended to the Midtown Community Council, and Council, the adoption of the report (March 11, 2003) from the Commissioner of Economic Development, Culture and Tourism.

Background:

The Toronto Preservation Board at its meeting held on March 20, 2003, had before it a report (March 11, 2003) from the Commissioner of Economic Development, Culture and Tourism regarding the designation of 77 St. Edmund's Drive and seeking authority to enter into a Heritage Easement Agreement; and recommending that:

- (1) Council state its intention to designate the property at 77 St. Edmund's Drive (Wilfred S. Dinnick House) under Part IV of the Ontario Heritage Act;
- (2) that authority be granted by Toronto City Council for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 77 St. Edmund's Drive, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Commissioner of Economic Development, Culture and Tourism; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.