

Authority: Etobicoke York Community Council Report 7, Clause 48,  
as adopted by City of Toronto Council on September 25, 26 and 27, 2006  
Enacted by Council: February 6, 2007

**CITY OF TORONTO**

**BY-LAW No. 105-2007**

**To designate the property at 95 Regal Road (Regal Road Public School) as being of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 95 Regal Road (Regal Road Public School) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 95 Regal Road and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused the Notice of Intention to be published in a newspaper having a general circulation in the municipality as required by the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 95 Regal Road more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 95 Regal Road and upon the Ontario Heritage Trust and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto as required by the *Ontario Heritage Act*.

ENACTED AND PASSED this 6th day of February, A.D. 2007.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

## **SCHEDULE “A”**

### **REASONS FOR DESIGNATION**

Description:

The property at 95 Regal Road is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for designation prescribed by the Province of Ontario under the three categories of design or physical value, historical value and contextual value. Located on the south side of Regal Road, east of Dufferin Street, Regal Road Public School was completed in 1913 for the Toronto Board of Education (now the Toronto District School Board). The property was included on the City of Toronto Inventory of Heritage Properties in 1985.

Statement of Cultural Heritage Value:

The cultural heritage value of the property at 95 Regal Road is related to its design or physical significance as a representative example of an early 20th century educational building with Beaux Arts styling that demonstrates a high degree of craftsmanship. Regal Road Public School displays the scale, axial planning and Classical features inspired by the Beaux Arts tradition. Its T-shaped plan was a continuation of one introduced at Ogden Public School (formerly Phoebe Street School) in 1905, which the Toronto Board of Education used as the template for subsequent schools until World War I.

The cultural heritage value of Regal Road Public School also relates to its historical value reflecting the practice of Toronto architect Franklin E. Belfrey. The architect worked on the plans for Regal Road Public School under the supervision of C. H. Bishop, Superintendent of Buildings for the Toronto Board of Education. Prior to receiving this commission, Belfrey gained expertise designing other schools in Toronto, among them Oakwood Collegiate (1910).

The cultural heritage value of the property at 95 Regal Road is also linked to its historical or associative value as an institution that is significant to the community. Regal Road Public School was commissioned following the annexation of Dovercourt by the City of Toronto in 1910 when the population increased dramatically in size and diversity. Between 1925 and 1933, the Canadian National Committee for Mental Hygiene used the school as a test case for the integration of educational, health and social services. A team of psychologists, nurses and other health care professionals were assigned to the school to study over 1100 students while providing social services to the children and their families.

The cultural heritage value of Regal Road Public School is also connected to its contextual value as a visual landmark in the neighbourhood. The school is carefully sited on the escarpment overlooking Davenport Road where it enjoys an unobstructed view of the Toronto skyline. Following its construction, a local writer enthused that “if a contest were to be held for the purpose of deciding which among the public schools of Toronto ranked first in point of superiority of location, appearance and equipment, the possibilities are that Regal Road School would take the prize” (*Toronto Star Weekly*, March 30, 1918, 23).

Heritage Attributes:

The heritage attributes of Regal Road Public School related to its cultural heritage value as a representative example of an early 20th century educational building with Beaux Arts styling that demonstrates a high degree of craftsmanship are found on the exterior walls and roof, consisting of:

- The application of red brick cladding and brick and stone detailing, with brick banding in the first floor and a stone cornice dividing the first and second stories.
- The modified T-shaped plan of the original (1913) structure, which rises three stories above a stone base with window openings.
- The organization of the principal (north) façade into five bays, with frontispieces in the centre and outer bays; the central frontispiece, which has stone cladding in the upper stories where blind openings are set in stone surrounds, two with triangular pediments and brackets; surmounting the central frontispiece, the cornice with metopes and triglyphs and the parapet with a decorative stone balustrade; and, the frontispieces in the outer bays, which are simplified versions of the central one.
- The main entrance, which is placed at the base of the central frontispiece and set in a stone surround with double wood doors with lights and a tripartite transom; the portico protecting the entry, where pairs of Doric columns and pilasters support an entablature with a stepped half-round pediment containing a blind roundel and consoles; and, flanking the entry, the single flat-headed window openings with brick voussoirs and stone keystones and sills.
- The fenestration, where groups of five-part flat-headed window openings are placed in each level of the frontispieces and in the bays in between them; and, the decorated mullions and stone lintels and sills on the window openings.
- The detailing along the flat roof with a stone cornice with modillion blocks and a brick parapet with stone coping, which extends across the north façade, east and west elevations, rear (south) wall and south wing of the original T-shaped structure.
- The treatment of the east and west elevations, rear (south) wall and south wing, where the cladding, brick and stone detailing, cornice and parapet, additional entries, and pattern and placement of the fenestration is continued; and, on the rear (south) wall, the temple fronts on the frontispieces in the outer bays.
- The additions to the original building, which are attached to the southeast end of the structure, are not included in the Reasons for Designation.

**SCHEDULE “B”****LEGAL DESCRIPTION**

PIN 21287-0392 (LT)

BLK A PL D1376 TORONTO; PT NORTHCLIFFE BLVD PL 1296 TORONTO AS CLOSED BY  
WD81994 AS IN WD93344 EXCEPT WD115660

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2007-018  
dated January 29, 2007, as set out in Schedule “C”.

