



**STAFF REPORT
ACTION REQUIRED**

34 Parkview Avenue – Authority to Enter into a Heritage Easement Agreement and Amendment of Designating By-law

Date:	June 14, 2010
To:	Toronto Preservation Board North York Community Council
From:	Acting Director, Policy & Research, City Planning Division
Wards:	Willowdale – Ward 23
Reference Number:	P:\2010\Cluster B\PLN\HPS\NYCC\ny 08 17 10\nyHPS12

SUMMARY

This report recommends that City Council grant authority to enter into a heritage easement agreement for the property at 34 Parkview Avenue (John McKenzie House, Coach House, Stable and Milk House) with the Ontario Heritage Trust, and amend By-law No. 31872 (former City of North York) designating the property at 34 Parkview Avenue under Part IV, Section 29 of the Ontario Heritage Act to extend the boundaries of the site covered by the designation and revise the Reasons for Designation.

In 1992, the former City of North York designated the property at 34 Parkview Avenue under Part IV, Section 29 of the Ontario Heritage Act. The site is owned by the City of Toronto, which leases it to the Ontario Historical Society as the organization’s headquarters. The local councillor has requested that the City protect the property with a heritage easement agreement to be held by the Ontario Heritage Trust. To protect the property’s setting and views, it is recommended that the easement cover the subject site, as well as the City-owned McKenzie Parkette to the north. In accordance with the heritage easement agreement, the designating by-law requires amending to change the legal description and to describe the site’s cultural heritage values and attributes as set out in the 2005 amendments to the Ontario Heritage Act.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the Ontario Heritage Trust.
2. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of the Heritage Easement Agreement.
3. City Council amend the former City of North York By-law No. 31872 to revise the legal description and the Reasons for Designation in accordance with the 2005 amendments to the Ontario Heritage Act.

Financial Impact

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

DECISION HISTORY

The former City of North York designated the property at 34 Parkview Avenue under Part IV, Section 29 of the Ontario Heritage Act by By-law No. 31872 on November 24, 1992. The property, which contains the John McKenzie House, Coach House, Stable and Milk House, is owned by the City of Toronto and leased to the Ontario Historical Society (OHS).

At its May 25, 2010 meeting North York Community Council (NYCC) requested staff to prepare a report for the August 17, 2010 NYCC that extends the boundaries of the site covered by the designation, as appropriate, to include the McKenzie Parkette and any adjacent City lands designated as parkland or open space, or which are in the process of being so designated, and provides the necessary amendments to the designating by-law and requests Council authority to enter into a heritage easement agreement with the Ontario Heritage Trust.

ISSUE BACKGROUND

Over the past 20 years the Ontario Historical Society (OHS), which has its headquarters at 34 Parkview Avenue, has invested a substantial amount of time, money and expertise undertaking the restoration of the house and outbuildings and, beginning in 2008, overseeing a community garden on the vacant land east of the John McKenzie House. In recognition of their efforts, the OHS requested the City of Toronto to authorize a heritage easement agreement to protect the site in perpetuity. The OHS has also requested that the boundaries of the property covered by the agreement include the McKenzie Parkette, the City-owned parkland that adjoins 34 Parkview Avenue. In consultation between heritage staff and the local councillor, it was confirmed that permanent protection of the site could be secured by the City's entering into a Heritage Easement Agreement with the Ontario Heritage Trust.

The designating by-law requires an amendment to extend the boundaries of the designated property to include the McKenzie Parkette and revisions to the Reasons for Designation to describe the site's cultural heritage values and attributes as set out in the 2005 amendments to the Ontario Heritage Act. The property is worthy of designation according to the provincial criteria prescribed for municipal designation (Regulation 9/06).

COMMENTS

The property at 34 Parkview Avenue contains the John McKenzie House, Coach House, Stable and Milk House, which form an important enclave of surviving and intact buildings related to the early 20th century evolution and development of Willowdale from a farming hamlet to a middle-class suburban neighbourhood in North York. Constructed on land originally settled by the pioneer Cummer family, the John McKenzie House (1913) is an important example of period housing that blends elements of the Queen Anne Revival and Edwardian Classical styles with Arts and Crafts interior features. With the house and outbuildings, the site is a local landmark in the Willowdale community.

A location map (Attachment No. 1) and photographs (Attachment Nos. 2A-B) are attached. For the amending by-law, the Reasons for Designation (Attachment No. 3) have been revised to include a statement of the property's cultural heritage values and a description of its heritage attributes as required by the Ontario Heritage Act as amended in 2005. The revised Reasons for Designation reflect the evaluation according to the criteria for municipal designation prescribed by the Province of Ontario (Regulation 9/06). The Coach House, which was not described in the original designating by-law, has been added to the Reasons for Designation. The Ontario Historical Society has restored the Coach House according to archival photographs, and the building meets the criteria for designation for its cultural heritage value as a contributing attribute on the site.

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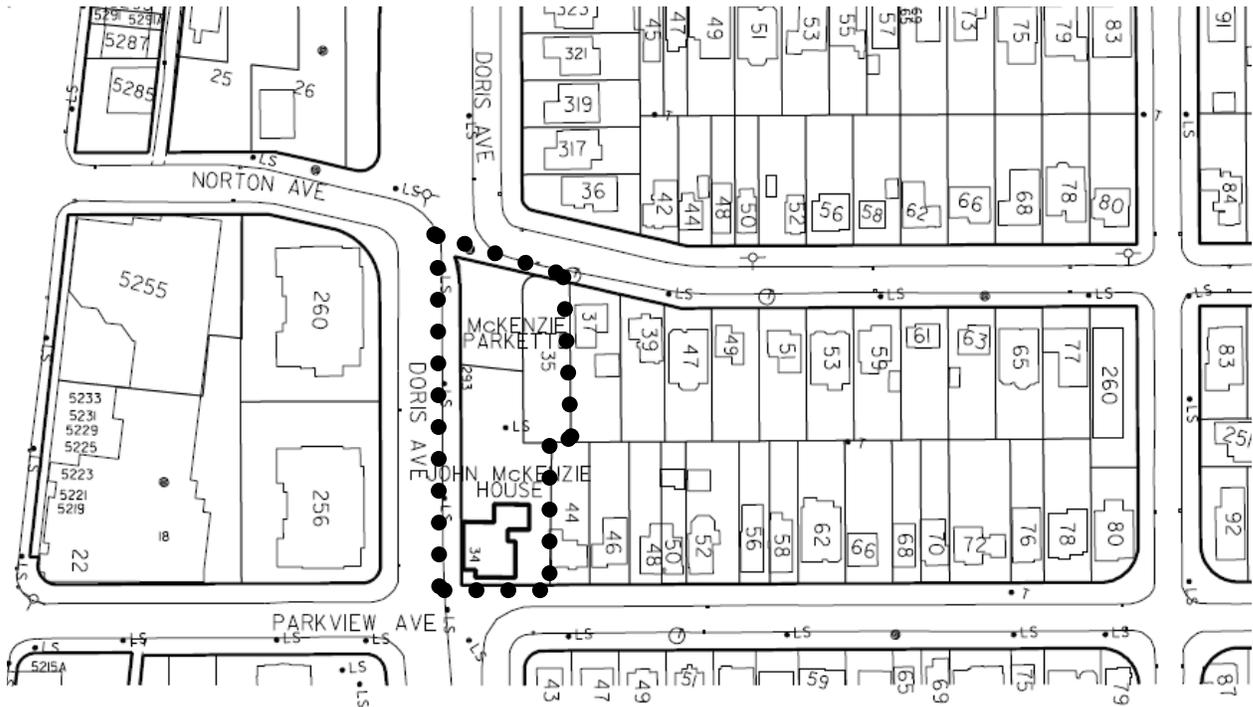
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ATTACHMENTS

Attachment No. 1 – Location Map

Attachment Nos. 2A-B – Photographs

Attachment No. 3 – Revised Reasons for Designation



The boundaries of the property to be included in the designating by-law as amended, with the John McKenzie House and outbuildings and the McKenzie Parkette, are outlined by the dotted lines.

This location map is for information purposes only; the exact boundaries of the property are not shown.



Principal (south) façade of John McKenzie House and attached Coach House (right)



View of community garden located east of John McKenzie House, with Stable on left (west) and McKenzie Parkette behind (north)



Milk House (left) & Stable (right), showing principal (south) façades



McKenzie Parkette, looking south and showing the Stable (left) and Milk House (right), with the John McKenzie House and Carriage House in the background

John McKenzie House, Coach House, Stable and Milk House

Description

The property at 34 Parkview Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. Located on the north side of Parkview Avenue in the area east of Yonge Street between Sheppard Avenue East and Finch Avenue East, the site contains the 2½-storey house form building known as the John McKenzie House (1913) with its attached 1½-storey coach house (1918), as well as a single-storey milk house (1907) and a 1½-storey stable (1915). In 1992, the City of North York designated the property under Part IV, Section 29 of the Ontario Heritage Act by By-law No. 31872. The designating by-law is being amended to include additional property, as well as to revise the Reasons for Designation to describe the site's cultural heritage values and attributes as required by the 2005 amendments to the Ontario Heritage Act.

Statement of Cultural Heritage Value

The property at 34 Parkview Avenue is linked historically to families integral to the founding and development of North York. The site represents a portion of the 200-acre farm lot granted in 1801 to Jacob Cummer, the first settler in the Willowdale area. Members of the Cummer family retained the property until the end of the 19th century when carpenter Philip McKenzie acquired part of the acreage. Philip's son, John McKenzie, built the current house (1913) after he subdivided the lands for the "Empress Subdivision" (1912) and, anticipating the growth of North York, opened the Kingsdale Builder's Supply Company.

For nearly 20 years, the John McKenzie House has been the headquarters of the Ontario Historical Society (OHS), the organization founded in 1888 and dedicated to increasing appreciation of Ontario's history and preserving heritage for people of all ages and cultural backgrounds. Located on the south lawn of the John McKenzie House, a provincial plaque commemorates the OHS as the foremost historical organization in Ontario. In 2008, the OHS became involved in the City of Toronto's "Clean and Beautiful City" program by establishing a volunteer-operated and community-based organic market garden on the City-owned land directly east of the John McKenzie House.

The John McKenzie House has design value as a rare surviving and intact example of middle class housing in North York from the World War I era. Placed on a double lot with outbuildings, the house stood out in an area identified by 19th century farmsteads and cross-roads villages. The John McKenzie House was one of the first house form

buildings completed in a residential subdivision prior to the incorporation of North York Township in 1922. Stylistically, the John McKenzie House is a typical example of period design that combines elements of the Queen Anne Revival style favoured at the end of the 19th century with features of the most popular and more restrained styles of the early 1900s. Its sprawling plan, complex roofline, variety of fenestration and mixture of materials are indicative of the Queen Anne Revival, while the design of the wrap-around verandah with its classical detailing is typical of the early 20th century Edwardian Classicism. Influenced by Arts and Crafts design, the interior is distinguished by its restored white oak finishes and art glass detailing.

Contextually, the John McKenzie House is a local landmark in Willowdale. Positioned to terminate the view north along Doris Avenue to Parkview Avenue, the house and its outbuildings form an important collection of early 20th century structures that overlook and are viewed from the adjoining McKenzie Parkette (north).

Heritage Attributes

The heritage attributes of the property at 34 Parkview Avenue are:

John McKenzie House and Coach House: exterior

- The scale, form and massing
- The 2½-storey asymmetrical plan above a raised stone base with window openings
- The materials, with brick cladding and brick, stone and wood detailing
- The hipped roof with the flared eaves and a dentilled cornice, the gabled dormers with pediments, brackets and battered walls, and the tall brick chimneys (east and west)
- The detailing on the principal (south) façade, where the centrally-placed main entrance has a single-leaf wood door with a four-part light, and paneled sidelights with leaded and bevelled glass
- The fenestration, with the flat-headed window openings with stone lintels and sills that contain double-hung sash windows, the two-storey bay windows on the south and east elevations, and the single-storey square bay window on the west wall
- The decorative leaded and bevelled glass in many of the window openings, including the staircase window (north) with its Art Nouveau design
- The L-shaped wrap-around verandah (south and east), which has a dentilled frieze, extended eaves with paired brackets, Doric columns on stone piers, and a brick balustrade
- In the second storey on the south and east elevations, the enclosed sunrooms with shed roofs, flared bases, and casement-style windows with leaded glass panels
- On the rear (north) wall, the single-storey hip-roofed wing
- Attached to the northeast corner of the house, the 1½-storey coach house that complements it in its cladding, roof detailing and fenestration, and has segmental-

- arched openings with wood doors on the south elevation that were restored according to archival photographs
- The placement of the building on the northeast corner of Parkview Avenue and Doris Avenue directly south of the McKenzie Parkette

John McKenzie House: interior

- The centre-hall plan
- The vestibule with the white oak detailing
- Separating the vestibule from the entrance hall, the door and sidelights containing bevelled leaded glass
- In the entrance hall, the archway with Doric columns, and the open oak staircase with square newel posts and balustrades that extends to the attic and incorporates a built-in window seat at the second-floor landing
- The first-floor living room (west) with the archway, decorative beamed ceiling, fireplace, and built-in bookcases
- The first-floor dining room (northeast) with the beamed ceiling and a door to the verandah
- In the entrance hall, living room and dining room, the white oak panelled doors, casings, baseboards, and wainscoting
- Separated from the dining room by pocket doors, the first-floor parlour (southeast) with the stripped pine detailing, faux-stained fireplace, and plaster cornice and ceiling modillion
- On the second floor, the oak doors, casings, baseboards and picture rails, the fireplace mantel in the master bedroom (southwest), and the painted fireplace and mantel in the southeast bedroom

Stable

- The scale, form and massing
- The 1½-storey rectangular plan
- The solid red brick construction on a moulded concrete-block foundation, with contrasting buff brick cladding and wood shingles on the east elevation
- The gable roof with cedar shingles and, on the south slope, a shed-roofed wall dormer incorporating an opening
- The segmental-arched door and window openings, which are asymmetrically placed and have brick and stone detailing
- On the interior, the paved brick floor
- The position of the Stable behind (north of) the John McKenzie House and beside (east of) the Milk House

Milk House

- The scale, form and massing
- The single-storey rectangular plan

- The solid red brick construction on a moulded concrete-block foundation above a well
- The gable roof with wood shingles and vents in the shingled side walls, which is topped by a ventilator with louvers and a pyramidal roof
- The flat-headed window openings, which are asymmetrically placed and have stone lintels and sills
- The south entrance
- The position of the Milk House behind (north of) the John McKenzie House and beside (west of) the Stable