



## STAFF REPORT ACTION REQUIRED

### Request for Heritage Evaluation – 102 Wanless Avenue

|                          |  |
|--------------------------|--|
| <b>Date:</b>             | October 3, 2012  |
| <b>To:</b>               | Toronto Preservation Board<br>North York Community Council |
| <b>From:</b>             | Director, Urban Design, City Planning Division             |
| <b>Wards:</b>            | Don Valley West – Ward 25                                  |
| <b>Reference Number:</b> | P:\2012\Cluster B\PLN\HPS\NYCC\November 6 2012\nyHPS49     |

#### SUMMARY

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This report recommends the receipt of the heritage evaluation of the property at 102 Wanless Avenue. The report also concludes that the property should not be included on the City of Toronto Inventory of Heritage Properties or designated under Part IV, Section 29 of the Ontario Heritage Act because it does not meet Ontario Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation.

At its meeting of September 11, 2012, the North York Community Council adopted NY18.24, requesting a staff report on the potential of the inclusion of 102 Wanless Avenue on the City of Toronto Inventory of Heritage Properties. The site is located on the north side of Wanless Avenue, west of Mount Pleasant Road and contains a detached house form building that was completed by 1926.

#### RECOMMENDATIONS

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**The City Planning Division recommends that:**

1. The Heritage Evaluation for 102 Wanless Avenue be received for information.

**Financial Impact**

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

**DECISION HISTORY**

At its meeting of April 27, 2012, the Toronto Preservation Board endorsed PB11.7 “Nomination of Potential Heritage Property at 102 Wanless Avenue.” A Property Nomination Form was submitted by Geoff Kettel, Chair of the North York Community

Preservation Panel on behalf of a local resident in the Bedford Park neighbourhood. The North York Community Council at its meeting of May 15, 2012 (NY16.28) requested the Acting Manager of Heritage Preservation Services to evaluate and review the property at 102 Wanless Avenue and report to the June 13, 2012 meeting of the North York Community Council on the potential to designate the property under Part IV of the Ontario Heritage Act.

Heritage Preservation Services submitted a report to the June 13, 2012 meeting of the North York Community Council advising that, with the current workload for heritage evaluations and the lack of staff resources, staff were unable to report until the last quarter of 2012. The North York Community Council deferred consideration of the staff report until its September 11, 2012 meeting when it adopted NY18.24 and “requested the Director, Urban Design, City Planning Division to report back to the November 6, 2012 North York Community Council meeting on the potential of the inclusion of 102 Wanless Avenue on the City of Toronto Inventory of Heritage Properties.”  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.NY18.24>

## **ISSUE BACKGROUND**

The owners of the property at 102 Wanless deputed at the April 27, 2012 meeting of the Toronto Preservation Board against the nomination process, along with their solicitor. The neighbourhood resident who nominated the site also appeared at the Toronto Preservation Board meeting and, along with the Chair of the North York Community Preservation Panel, made submissions to the North York Community Council on September 11, 2012 to express their concerns regarding the potential sale and redevelopment of the site.

## **COMMENTS**

A location map (Attachment No. 1) and photograph of the property at 102 Wanless Avenue (Attachment No. 2) are attached. Also appended is the Research and Evaluation Summary (Attachment No. 3), which provides background information and an analysis of the site. Following research, 102 Wanless was evaluated according to Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, which the City also applies when assessing

properties for potential inclusion on the City of Toronto Inventory of Heritage Properties. The property at 102 Wanless Avenue contains a detached house form building that was completed by 1926 and does not meet the criteria for listing and/or designation.

## **CONTACT**

Mary L. MacDonald, Acting Manager  
Heritage Preservation Services  
Tel: 416-338-1079  
Fax: 416-392-1973  
E-mail: [mmacdon7@toronto.ca](mailto:mmacdon7@toronto.ca)

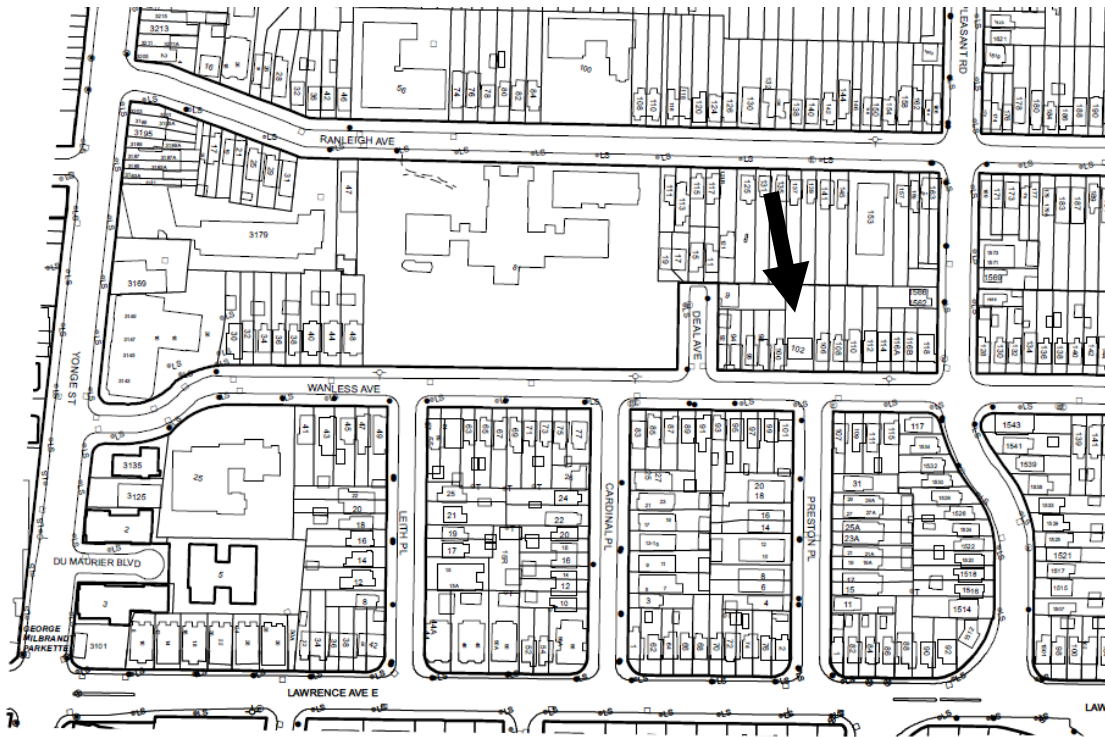
## **SIGNATURE**

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Robert Freedman  
Director, Urban Design  
City Planning Division

## **ATTACHMENTS**

Attachment No. 1 – Location Map  
Attachment No. 2 – Photograph  
Attachment No. 3 – Research and Evaluation Summary



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

The **arrow** marks the location of the site.



Principal (south) facade of the property at 102 Wanless Avenue

(Heritage Preservation Services, September 2012)

**RESEARCH AND EVALUATION SUMMARY: 102 WANLESS AVENUE**

Principal (south) facade of the house form building at 102 Wanless Avenue  
(Heritage Preservation Service, September 2012)

**HISTORICAL CHRONOLOGY**

| <b>Key Date</b> | <b>Historical Event</b>  |
|-----------------|--|
| 1912 Apr        | Toronto Suburbs Limited registers Plan 1707 for “Waverley Park” in the area northeast of Yonge Street & Lawrence Avenue East   |
| 1915 Jan        | The City Directory describes Wanless Avenue (originally Arundel Avenue) east of Yonge Street as “not built on”   |
| 1919            | A single house is recorded on each side of Wanless Avenue in the City Directory for 1920 (reflecting information compiled the previous year)   |
| 1923            | The update to Goad’s Atlas shows a building on the subject property, but it is smaller than the current structure (Image 2)  |
| 1924 Jan        | Toronto Suburbs Limited sells Lot 36 (the subject property) to the Wellmar Realty Company  |
| 1924 July       | The tax assessment roll records an “unfinished house” owned by the Wellmar Realty Company at 102 Wanless (land records show a series of mechanic liens registered against the site at this time) |
| 1924            | The subject property is described as “vacant” in the City Directory for 1925 (with 1924 statistics)  |
| 1925 July       | The house is still “unfinished” according to the tax assessment rolls  |
| 1925 Oct        | Aubrey Harrison, a carpenter, acquires 102 Wanless under a Power of Sale   |
| 1926 July       | When the tax assessment roll is compiled, carpenter Aubrey Harrison is described as the owner & occupant   |
| 1926            | 102 Wanless is marked ‘absent’ in the City Directory of 1927 (with information from 1926)  |

|      |  |
|------|--|
| 1927 | Litigation over the property results in its transfer to members of the McLeod family, who do not occupy the site   |
| 1928 | Norval Manning, a financial adjuster, is the tenant at 102 Wanless, in the City Directory of 1929  |
| 1929 | Arthur Wells occupies 102 Wanless according to the City Directory of 1930 (with data from 1929)  |
| 1934 | Reverend George Wood, pastor of Bedford Park United Church, resides at 102 Wanless   |
| 1943 | McLeod's trustees sell the property, in the first in a series of transfers until 1970 when Joyce & Gerald Wilson (the most recent owners) acquire the site |

The property at 102 Wanless Avenue contains a detached house form building that was developed as part of a small residential subdivision in the area northeast of Yonge Street and Lawrence Avenue East, which was registered by Toronto Suburbs Limited in 1912 when North Toronto was annexed by the City of Toronto (Image 1). Originally named "Waverley Park," development of the lots was interrupted by World War I. Although Goad's Atlas updated to 1923 shows a structure on the subject property, it is not as large as the present building (Image 2). According to archival records, the site was tied up in a series of legal struggles, delaying the completion of the dwelling until 1926 when it was owned and occupied by carpenter Aubrey Harrison.

EVALUATION: Regulation 9/06, the criteria prescribed by the Province of Ontario of municipal designation under Part IV, Section 29 of the Ontario Heritage Act

| <b>Design or Physical Value</b>  |            |
|--|------------|
| i. rare, unique, representative or early example of a style, type, expression, material or construction method | <b>N/A</b> |
| ii. displays high degree of craftsmanship or artistic merit  | <b>N/A</b> |
| iii. demonstrates high degree of scientific or technical achievement   | <b>N/A</b> |

| <b>Historical or Associative Value</b>   |            |
|--|------------|
| i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community     | <b>N/A</b> |
| ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture                    | <b>N/A</b> |
| iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community | <b>N/A</b> |

| <b>Contextual Value</b>   |            |
|---|------------|
| i. important in defining, maintaining or supporting the character of an area      | <b>N/A</b> |
| ii. physically, functionally, visually or historically linked to its surroundings | <b>N/A</b> |
| iii. landmark   | <b>N/A</b> |

The house form building at 102 Wanless Avenue is an interpretation of the early 20<sup>th</sup> century Period Revival style influenced by the Arts and Crafts Movement, with features inspired by classical and medieval architecture and stucco cladding. However, it lacks

any specific features that elevate its design above the ordinary. Because its scale and cladding are different than its neighbours, it stands out on the street, but its appearance is anomalous rather than significant.

There are no associative values identified with the property at 102 Wanless Avenue at the time of the writing of this report. No record naming an architect has been found to date.<sup>1</sup>

Although the house form building at 102 Wanless Avenue differs in appearance from its neighbours, it is not distinctive enough to be described as a landmark in the Bedford Park neighbourhood.<sup>2</sup> While the site is viewed from an adjoining street (Preston Place), with the configuration of the lots it is not set on an axis to terminate the vista looking north from Lawrence Avenue East (Image 5).

#### 4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 102 Wanless Avenue does not meet the criteria for inclusion on the City of Toronto Inventory of Heritage Properties and designation under Part IV, Section 29 of the Ontario Heritage Act.

#### 5. SOURCES<sup>3</sup>

Abstract Index of Deeds, Plan 1707, Lot 36  
Aerial Map, City of Toronto, 1947  
Assessment Rolls, City of Toronto, Ward 2, Divisions 5 and 6  
Blumenson, John, Ontario Architecture, 1990  
City of Toronto Directories, 1912 ff.  
Goad's Atlases, 1903-1923  
Kalman, Harold, A History of Canadian Architecture, Vol. 2, 1994  
Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1992  
McHugh, Patricia, Toronto Architecture: a city guide, 2<sup>nd</sup> ed., 1989  
Patrick, Sally, "North Toronto," Toronto Tree, March-April 1996  
Property Nomination Form, 102 Wanless Avenue, submitted April 2012  
Ritchie, Don, North Toronto, 1992

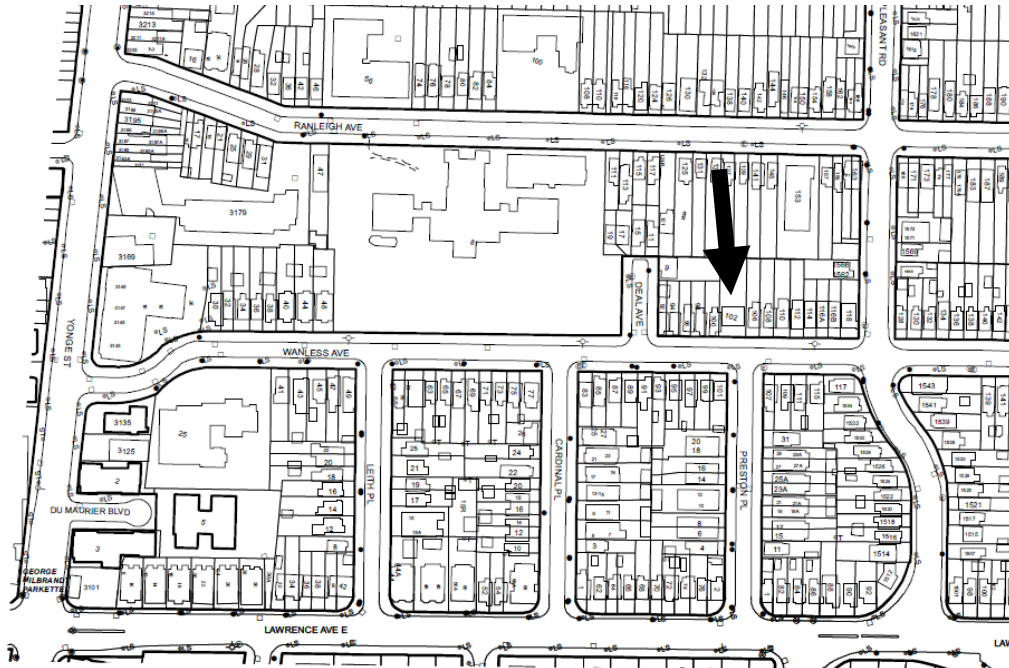
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<sup>1</sup> The Property Nomination Form cites "M. E. Caldwell" under the category of architect/builder/contractor

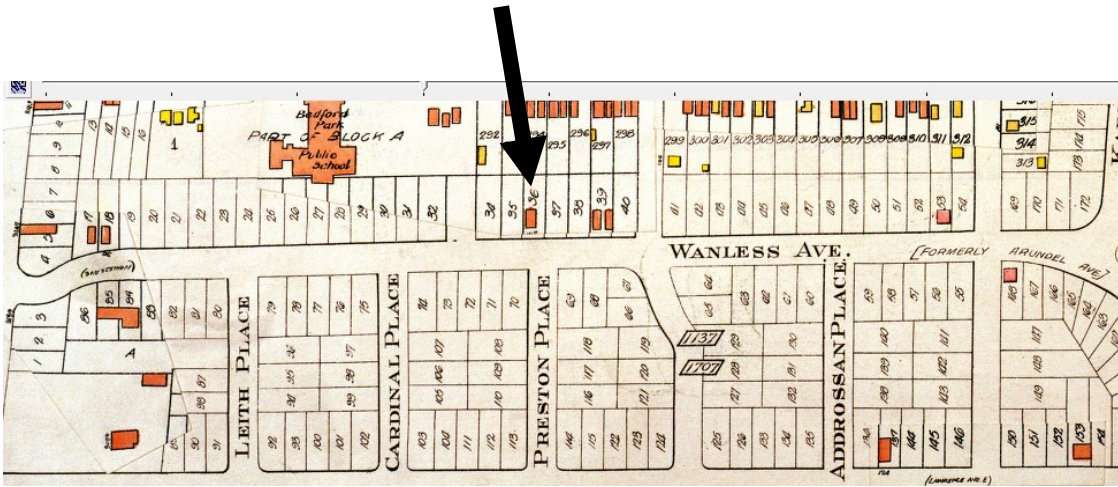
<sup>2</sup> The City of Toronto institutional building historically known as Fire Hall No. 34 (1931), which anchors the southeast corner of Yonge Street and Wanless Avenue, is a local landmark and significant example of Period Revival styling influenced by the Arts and Crafts movement that is listed on the City of Toronto Inventory of Heritage Properties (Image 3)

<sup>3</sup> No building permit, building permit application or periodical reference identifying an architect was found at the time of the writing of this document, and this site is not among the Wanless Avenue properties listed in Archindont (original fiche) at the Toronto Reference Library. No building records identifying construction or alterations are housed in the City of Toronto Buildings Department, Toronto & East York Division

6. IMAGES - **arrows** mark the location of the property at 102 Wanless Avenue



1. City of Toronto Property Data Map: showing the location of the property at 102 Wanless Avenue



2. Goad's Atlas, 1910 revised to 1923: showing a building on Lot 36, the subject property. However the configuration of the structure differs from the current house form building pictured in Images 4 and 5 below



3. Archival Photograph, Yonge Street and Wanless Avenue, 1932: showing Fire Hall No. 34 (1931) at 3135 Yonge, which is an exemplary example of Period Revival design influenced by the Arts and Crafts movement, as well as a local landmark in Bedford Park that is recognized on the City's heritage inventory (City of Toronto Archives, Series 372, Item 1078)



4. Current Photograph, 102 Wanless Avenue: showing the south façade with the east elevation on the right (Heritage Preservation Services, September 2012)



5. Current Photograph, 102 Wanless Avenue: looking north along Preston Place to Wanless Avenue where 102 Wanless is pictured centre right (Heritage Preservation Services, September 2012)