SUMMARY

This report recommends the receipt of the heritage evaluation of the property at 105 Golfdale Road. 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 item NY18.23, requesting a staff report on the potential of the property at 105 Golfdale Road to be designated under Part IV of the Ontario Heritage Act. Located on the south side of Golfdale Road, west of Mount Pleasant Road, the site contains a detached house form building dating to 1938.

RECOMMENDATIONS

The City Planning Division recommends that:

1. The Heritage Evaluation for 105 Golfdale Road be received for information.

Financial Impact

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

DECISION HISTORY

On April 25, 2012, the Committee of Adjustment considered an application to construct a new detached house form building on the property at 105 Golfdale Road that would result in the demolition of the existing structure. The minor variance application was approved.
with conditions respecting City-owned trees on the site. The Committee of Adjustment's decision has been appealed to the Ontario Municipal Board (File No. PL120730) with a hearing date scheduled for October 9, 2012.

At its meeting of April 27, 2012, the Toronto Preservation Board endorsed item PB11.13 "Nomination of Potential Heritage Property at 105 Golfdale Road." A Heritage Property Nomination Form was submitted by Geoff Kettel, Chair of the North York Community Preservation Panel on behalf of the Teddington Park Residents Association Inc., which conducted research on the site. The North York Community Council at its meeting of May 15, 2012 (NY16.30) requested the Acting Manager of Heritage Preservation Services to evaluate and review the property at 105 Golfdale Road and report to the June 13, 2012 meeting of the North York Community Council on the potential to designate the property under Part IV, Section 29 of the Ontario Heritage Act. 


A staff report submitted to the June 13, 2012 meeting of the North York Community Council advised that, with the current workload for heritage evaluations and the lack of staff resources in Heritage Preservation Services, 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 NY18.23 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 105 Golfdale Road on the City of Toronto Inventory of Heritage Properties."

ISSUE BACKGROUND
The owners of the property at 105 Golfdale Road submitted an application to the Committee of Adjustment seeking approval to demolish the detached house form building and replace it with a new structure. There is concern in the Teddington Park neighbourhood about the potential redevelopment of this and other properties on Golfdale Road, which contains an intact group of residential buildings dating to the 1920s and afterward.

COMMENTS
A location map (Attachment No. 1) and photograph (Attachment No. 2) are attached. Also appended is the Research and Evaluation Summary for the property at 105 Golfdale Road (Attachment No. 3), which provides background information and an analysis of the site. Following research, the site was evaluated according to Regulation 9/06, the criteria prescribed by the Province of Ontario for 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 105 Golfdale Road contains a detached house form building dating to 1938 that does not meet the criteria for listing and/or designation.

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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 site. Yonge Street is one block to the west (left), and Golfdale Road is seven streets north of Lawrence Avenue East.
Principal (north) façade of the detached house form building at 105 Golfdale Road
(Heritage Preservation Services, September 2012)
RESEARCH AND EVALUATION SUMMARY: 105 GOLFDALE ROAD

Principal (north) façade of the house form building at 105 Golfdale Road
(Heritage Preservation Services, September 2012)

HISTORICAL CHRONOLOGY

<table>
<thead>
<tr>
<th>Key Date</th>
<th>Historical Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>1912 Apr</td>
<td>The Golfdale Land Company registers Plan M370</td>
</tr>
<tr>
<td>1915 Jan</td>
<td>In the City Directory, Golfdale Road is listed but described as “not built on”</td>
</tr>
<tr>
<td>1923</td>
<td>The update to Goad’s Atlas shows the development of Golfdale Road to date</td>
</tr>
<tr>
<td>1924</td>
<td>The City Directory for 1925 (with statistics from the previous year) records only two houses on the south side of Golfdale Road (with six dwellings on the opposite side)</td>
</tr>
<tr>
<td>1938 June</td>
<td>The tax assessment roll lists an “unfinished house” owned by George Roe at 105 Golfdale</td>
</tr>
<tr>
<td>1938</td>
<td>105 Golfdale is recorded in the City Directory for 1939 (with 1938 data), showing George Roe as the occupant(^1)</td>
</tr>
<tr>
<td>1947</td>
<td>An aerial photograph shows the development of Golfdale Road where 105 Golfdale is part of the series of house form buildings</td>
</tr>
<tr>
<td>1959</td>
<td>George Roe’s heirs sell the site to George &amp; Reginæ (sic) Tait</td>
</tr>
</tbody>
</table>

Containing a 2½-story house form building, the property at 105 Golfdale Road is situated in a small residential subdivision that was registered by the Golfdale Land Company in

\(^1\) Roe’s occupation is not recorded in the “Names” section of the City Directory
1912 on the tract extending east of Yonge Street to Riverview Crescent and from the north side of Snowden Avenue to the north side of Golfdale Road (Image 1). The Golfdale lands were among the small residential developments in North Toronto geared to middle class executives and professionals and served by the street railway along Yonge Street. Goad’s Atlas updated to 1923 (Image 2) illustrates the sporadic development along Golfdale Road where the subject property remained vacant until 1938 (it is shown in a 1947 aerial photograph attached as Image 3). The current dwelling was completed for George Roe, whose family retained the site for over 20 years.

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

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

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

<table>
<thead>
<tr>
<th>Contextual Value</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>i. important in defining, maintaining or supporting the character of an area</td>
<td>N/A</td>
</tr>
<tr>
<td>ii. physically, functionally, visually or historically linked to its surroundings</td>
<td>N/A</td>
</tr>
<tr>
<td>iii. landmark</td>
<td>N/A</td>
</tr>
</tbody>
</table>

The George Roe House at 105 Golfdale Road can be described as a 'representative' example of a house form building from the interwar period designed in the Tudor Revival style, particularly the treatment of the principal (north) façade with its mock timbering, small multi-paned window openings and wood-panelled door. However, it does not display any special elements to distinguish its design or craftsmanship, and it is a late example of the style incorporating an integral garage. Photographs of the building are attached in Images 4 and 5.

No historical associations for the site have been identified at the time the property was researched and evaluated. A building permit or other record naming an architect was not located.

Contextually, the property is part of a streetscape of house form buildings dating from the early to the mid 20th century. The dwellings in the section of Golfdale Road between
Yonge Street and Bocastle Avenue are more consistent in period and style than those in the block between Bocastle and Mount Pleasant Road where the subject property is found. In the neighbourhoods northeast of the intersection of Yonge Street and Lawrence Avenue East, Teddington Park Avenue (the street directly north of and parallel to Golfdale Road) is known for the “several outstanding examples along the tree-lined street” of Georgian Revival-styled houses, including the Cowan House at #174 that is recognized on the City of Toronto Inventory of Heritage Properties.²

**SUMMARY**

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 105 Golfdale 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.

**SOURCES³**

Abstract Index of Deeds, Plan M370, Lot 101  
Aerial Photograph, 1947, City of Toronto Archives  
Assessment Rolls, City of Toronto, Ward 2, Division 5 and Ward 9, Division 4  
City of Toronto Directories, 1910 ff.  
Cruikshank, Tom, and John De Visser, *Old Toronto Houses*, 2003  
Goad’s Atlases, 1910 revised to 1912 and 1923  
Patrick, Sally, “North Toronto,” *Toronto Tree*, March-April 1996  
“Property Nomination Form,” 105 Golfdale Road, Teddington Park Residents Association, April 2012  
Ritchie, Don, *North Toronto*, 1992

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² Cruickshank, 124  
³ No building permit, building permit application or periodical reference identifying an architect was found at the time of the writing of this document. No building records identifying construction or alterations are housed in the Buildings Department, Toronto and East York. The property is not among the Golfdale Road properties listed in Archindont (original fiche) at the Toronto Reference Library.
1. City of Toronto Property Data Map: the arrow marks the location of 105 Golfdale Road in the Teddington Park neighbourhood northeast of Yonge Street and Lawrence Avenue East

2. Goad’s Atlas, 1910 updated to 1923: showing the subject property that remained undeveloped until 1938 (Yonge Street is on the left)
3. **Aerial Photograph 1947**: showing the development of Golfdale Road, with Yonge Street on the left and Teddington Park Avenue above (City of Toronto Archives)

4. **Current Photographs**: showing the house from the east (above) and west (below)
5. **Contextual Images**: showing Golfdale Road to the east (above) and west (below) of the subject property at 105 Golfdale (Google Street View 2009)