



STAFF REPORT ACTION REQUIRED

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 14 Blevins Place

| | |
|--------------------------|---|
| Date: | September 19, 2013 |
| To: | Toronto Preservation Board Toronto and East York Community Council |
| From: | Acting Director, Urban Design, City Planning Division |
| Wards: | Toronto Centre-Rosedale – Ward 28 |
| Reference Number: | P:\2013\Cluster B\PLN\HPS\TEYCC\November 19 2013\teHPS33 |

SUMMARY

This report recommends that City Council state its intention to designate the property at 14 Blevins Place (Dickinson Tower, Regent Park South) under Part IV, Section 29 of the Ontario Heritage Act. Located northwest of River and Shuter Streets in Regent Park South, the Dickinson Tower (1958) is the last remaining structure from the development of the planned community as it developed in the 1950s and was listed on the City of Toronto Inventory of Heritage Properties in 2005.

At its meeting of May 14, 2013, the Toronto and East York Community Council adopted with amendments TE24.42, entitled "325 Gerrard Street East – Regent Park – Official Plan Amendment, Zoning Amendment Application – Preliminary Report", outlining the applications made by the Toronto Community Housing Corporation to amend the previous development permissions for the Regent Park revitalization area. As part of the applications, the heritage property at 14 Blevins Place is proposed for demolition.

In order to preserve the cultural heritage values and attributes of the Dickinson Tower at 14 Blevins Place and refuse the demolition of the building, City Council must state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act.

RECOMMENDATIONS

The City Planning Division recommends that

1. City Council state its intention to designate the property at 14 Blevins Place (Dickinson Tower, Regent Park South) under Part IV, Section 29 of the Ontario Heritage Act.
2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario heritage Act, City Council authorize the City Solicitor to introduce the bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.

Financial Impact

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

DECISION HISTORY

City Council listed 14 Blevins Place on the City of Toronto Inventory of Heritage Properties on February 3, 2005.

At its meeting of May 14, 2013, the Toronto and East York Community Council adopted with amendments TE24.42 ("325 Gerrard Street East – Regent Park – Official Plan Amendment, Zoning Amendment Applications – Preliminary Report), which outlined the applications made by the Toronto Community Housing Corporation to amend the previous development approvals for the Regent Park revitalization area. Under the subtopic, "Heritage Preservation" the report reads:

"On May 31, 2005, Council approved a Draft Plan of Subdivision for the Regent Park redevelopment. In it, condition 44 requires that a Heritage Impact Statement be submitted to the satisfaction of the Manager, Heritage Preservation Services which sets out plans for the preservation and re-use of 14 Blevins Place or which identifies a compelling reason why the building cannot be saved. If Council approves the demolition of the heritage building, the site shall be retained for open space and may be required to be conveyed to the City for parkland purposes. The applications as submitted by TCHC do not propose open space for this site, but instead propose the construction of a 60 metre tower on the site."

Under issues to be resolved, the report includes "appropriateness of the proposed demolition of 14 Blevins Place (which) was listed by City Council in 2005 on the Toronto Inventory of Heritage Properties."

ISSUE BACKGROUND

As part of the ongoing revitalization of Regent Park South, the demolition of the property at 14 Blevins Place is proposed. The site contains the Dickinson Tower (1958), the last of the five high-rise buildings designed for Regent Park South by the notable Toronto architect Peter Dickinson in his capacity as chief designer with the local architectural firm of Page and Steele.

E.R.A. Architects Inc. prepared a "Heritage Impact Assessment and Options Report" on 14 Blevins Place for the Toronto Community Housing Corporation dated February 25, 2012. The report did not support the preservation of the Dickinson Tower at 14 Blevins Place, but instead recommended the heritage recording of the site prior to demolition, an interpretation strategy for the site, and a "lessons learned" report to "examine how to better integrate heritage conservation planning approaches to help facilitate the rehabilitation and de-stigmatization of older TCHC buildings."

Heritage Preservation Services staff have researched and evaluated the listed heritage property at 14 Blevins Place according to Ontario Regulation 9/06, and determined that the Dickinson Tower meets the criteria prescribed for municipal designation. If City Council supports the preservation of the site's cultural heritage values and attributes, to refuse demolition it must state its intention to designate the property at 14 Blevins Place under Part IV, Section 29 of the Ontario Heritage Act.

COMMENTS

A location map (Attachment No. 1) and photograph (Attachment No. 2) are attached.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4) and determined that the property at 14 Blevins Place meets Ontario Regulation 9/06, the criteria prescribed for municipal designation. Located northwest of River and Shuter Streets in Regent Park South where it is the last surviving element from Regent Park South as a planned mid 20th century community, the Dickinson Tower (1958) has cultural heritage value for its unique Modernist design, its associations with the notable Toronto architect Peter Dickinson, its integral role in Toronto's planning and social housing history, and its status as a neighbourhood landmark.

The Statement of Significance (Attachment No. 3) comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the property owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

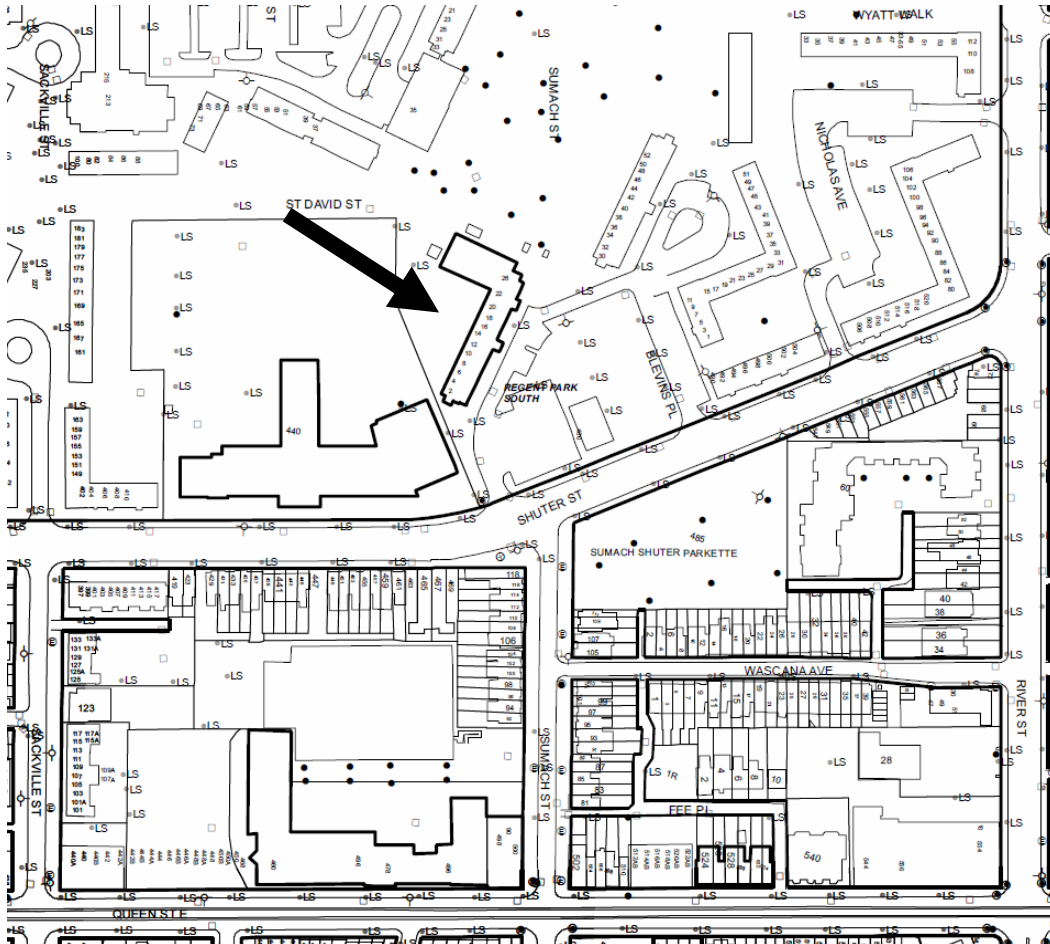
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SIGNATURE

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Acting Director, Urban Design
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photograph
Attachment No. 3 – Statement of Significance (Reasons for Designation)
Attachment No. 4 – Heritage Property Research and Evaluation Report



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

The **arrow** indicates the site



Dickinson Tower, 14 Blevins Place, Regent Park South
(Heritage Preservation Services)



Regent Park South, 1961 (Massey Medals for Architecture 1961)

Dickinson Tower, 14 Blevins Place, Toronto

Description

The property at 14 Blevins Place is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria for municipal designation under all three categories of design, associative and contextual values. Located northwest of River and Shuter Streets in Regent Park South, the Dickinson Tower (1958) is a 14-storey apartment building. The site was listed on the City of Toronto Inventory of Heritage Properties in 2005.

Statement of Cultural Heritage Value

The Dickinson Tower is valued as a rare surviving example of a mid-20th century high-rise apartment building designed with a high degree of craftsmanship for the planned community of Regent Park South. It stands as a unique example of Modern design where the grid-like structure, brickwork, fenestration and spandrels create an interlocking geometrical pattern on the facades. The Dickinson Tower is significant as the first example in Toronto of a maisonette tower that introduced two-storey units linked by internal staircases.

The Dickinson Tower in Regent Park South has cultural heritage value for its contributions to the history of urban planning and the development of social housing in the city. As the last remaining vestige of Regent Park South as it was conceived and completed as a planned community adjoining Regent Park North after World War II, it is significant as part of the first experiment in social housing in Toronto on a neighbourhood scale, and remembered for its origins in what was the largest public housing project in Canada at the time.

The value of the property at 14 Blevins Place is also related to its status as one of the best known designs of the significant Toronto architect, Peter Dickinson who played a major role in introducing Modernism to the city in the 1950s. During the period he spent as the chief designer for the notable architectural firm of Page and Steele between 1951 and 1958, Dickinson prepared the plans for local landmarks that included Benvenuto Place and the O'Keefe Centre. His designs for Regent Park South, of which only the subject building remains, were awarded the prestigious silver Massey Medal for Architecture in 1961, the year of Dickinson's untimely death at the age of 35.

With the removal of the other mid-20th century high-rise elements of Regent Park South, the Dickinson Tower has cultural heritage value as a local landmark. Together with the adjoining Nelson Mandela Park Public School, a designated heritage property, it

represents the evolution of the area from its origins as a residential neighbourhood in the 19th century through its redesign as a planned community in the 1950s.

Heritage Attributes

The heritage attributes of the property at 14 Blevins Place are:

- The building known historically as the Dickinson Tower, Regent Park South
- The placement, setback and orientation of the apartment building on the west side of Blevins Place, north of Shuter Street
- The scale, form and massing on a 14-storey rectangular plan with a flat roof and narrow end walls (north and south)
- The materials, with steel, concrete, brick and glass
- The organization of the long east and west facades into two sections on either side of the elevator and service shaft
- On the east and west walls, the division of each section into six bays where the grid-like structure, brickwork, fenestration and spandrel panels create an interlocking geometrical pattern on the exterior
- The base with entrances, where the main entry is placed on the east wall facing Blevins Place

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



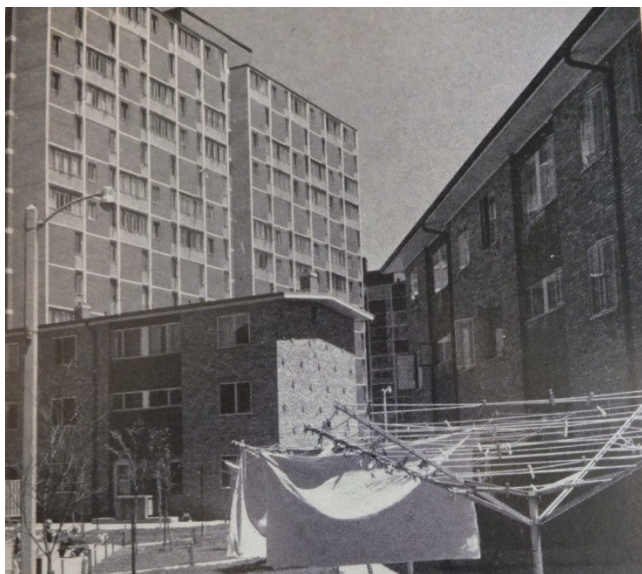
**DICKINSON TOWER, REGENT PARK SOUTH
14 BLEVINS PLACE, TORONTO**

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

September 2013

1. DESCRIPTION



Above: Regent Park South, 1960 (The Face of Toronto, Plate 40)
 cover: west façade of the Dickinson Tower (Heritage Preservation Services)

| 14 Blevins Place: Dickinson Tower, Regent Park South | |
|---|---|
| ADDRESS | 14 Blevins Place (west side, north of Shuter Street) |
| WARD | Ward 28 (Toronto Centre-Rosedale) |
| LEGAL DESCRIPTION | Plan 802E, part Block P |
| NEIGHBOURHOOD/COMMUNITY | Regent Park South |
| HISTORICAL NAME | Dickinson Tower, Regent Park South ¹ |
| CONSTRUCTION DATE | 1958 |
| ORIGINAL OWNER | Central Housing and Mortgage Corporation (CHMC) |
| ORIGINAL USE | Residential (apartment building) |
| CURRENT USE* | Residential (apartment building) * This does not refer to permitted use(s) as defined by the Zoning By-law |
| ARCHITECT/BUILDER/DESIGNER | Page and Steele, architects (Peter Dickinson, architect-in-charge) |
| DESIGN/CONSTRUCTION/MATERIALS | Steel, concrete, brick and glass |
| ARCHITECTURAL STYLE | Modern |
| ADDITIONS/ALTERATIONS | Suspended balconies removed; interior alterations, including removal of stone cladding from entrance lobby and removal of wall separating entrance and elevator lobbies |
| CRITERIA | Design/Physical, Historical/Associative & Contextual |
| HERITAGE STATUS | Listed on City of Toronto Inventory of Heritage Properties |
| RECORDER | Heritage Preservation Services: Kathryn Anderson |
| REPORT DATE | September 2013 |

¹ Reasons for Listing, 14 Blevins Place, November 2004

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 14 Blevins Street, and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

| Key Date | Historical Event |
|---------------|--|
| 1932 | The Bruce Report on social housing introduces preliminary plans for Regent Park, a planned residential community in the Cabbagetown neighbourhood |
| 1947 | Following a municipal plebiscite, the plans for Regent Park North are finalized, most of the buildings are razed in the existing residential neighbourhood bounded by Dundas Street East, River Street, Oak Street and Parliament Street, and construction of the collection of low-rise multi-unit structures follows |
| 1953 | A Joint Advisory Committee on Regent Park South is formed to plan the next phase of the community as a shared project of the federal, provincial and municipal governments |
| 1955 Jan | The advisory committee issues its final report, recommending a combination of low-rise and high-rise structures for Regent Park South |
| 1955 Nov | Architects Page and Steele prepare architectural drawings for the maisonette towers at Regent Park South (plans for the low-rise units are executed by Toronto architect J. E. Hoare, Jr., who designed the buildings at Regent Park North) |
| 1957 and 1958 | The City of Toronto issues demolition permits for the existing residential and commercial buildings in the neighbourhood bounded by Dundas Street East, River Street, Shuter Street and Parliament Street |
| 1958 | Construction of Regent Park South is ongoing under the direction of the Canada Housing and Mortgage Corporation (CHMC) |
| 1961 | Page and Steele, with Peter Dickinson as architect-in-charge, is awarded a silver Massey Medal for Architecture for Regent Park South |
| 2005 Feb | The property at 14 Blevins Place (Dickinson Tower, Regent Park South) is listed on the City of Toronto Inventory of Heritage Properties |
| 2012 Nov | The City of Toronto designates the property at 440 Shuter Street (Park Public School) under Part IV, Section 29 of the Ontario Heritage Act as the last original structure in the neighbourhood that was replaced by Regent Park South |

ii. HISTORICAL BACKGROUND

Park Reserve and Cabbagetown

The property at 14 Blevins Place occupies part of one of the "park lots" that were surveyed between present-day Queen and Bloor Streets, east of the Don River after the founding of the Town of York (Toronto) in 1793. Most of the tracts were awarded to

military veterans and associates of the provincial government as the settings for country estates, but a nearly 400-acre parcel near the river was set aside as the Park or Government Reserve.² In 1819, appointed representatives of Toronto General Hospital were entrusted with the bulk of the Reserve as a means of financing that institution through the sale or leasing of land. While the acreage was first surveyed by Chewett in 1827, a map produced by Bonnycastle six years later annotated the lands as "recently laid out in streets and now building upon" (Image 2). However, the area adjoining the Don River north of present-day Queen Street East was the least desirable part of the reserve for settlement based on the terrain and distance from the townsite. As it gradually developed, the district attracted industries, with the workers housed between Parliament and River Streets. Because the majority of the earliest residents were impoverished immigrants from Ireland, the area was derisively referred to as "Cabbagetown".³

Historical maps and atlases illustrate the development of the lands northwest of Queen and River Streets in the late 19th and early 20th centuries (Images 3- 6). The immigration boom after 1900 brought a new stream of mainly Eastern European residents to the area but, with overcrowding it remained among the most economically disadvantaged neighbourhoods in Toronto. In response to a desperate need for social housing, the City of Toronto partnered with other interested parties to form the Toronto Housing Company in 1912. Following the passage of the Ontario Housing Act (1913) which enabled financing, the THC constructed housing complexes in Cabbagetown and, on the opposite side of the Don River, Riverdale. Spruce Court and Riverdale Courts were designed by Toronto architect Eden Smith and together provided over 300 units in low-rise "cottage flats" (Image 7). Although the Toronto Housing Company ended its operations in the early 1930s, it "marked an important beginning for the involvement of both Toronto and Ontario in publicly supported housing."⁴

This hopeful experiment in social housing did not begin to address the desperate need for accommodation in the district northwest of Queen and River Streets (Image 8). In 1934, H. A. Bruce, Lieutenant-Governor of Ontario, authored a report documenting existing conditions in downtown Toronto and included a "suggested housing scheme" for the future Regent Park North neighbourhood that razed the existing buildings (Image 9). While the project did not proceed, Bruce's report is "now generally seen as the progenitor of the movement that pushed successfully two decades later for a major urban renewal and public housing program."⁵

² The area was also known as the "Government Reserve", "Government Park" or simply "The Park", and the First and Second Parliament Buildings for the province were located at the south end of the tract

³ Today, the Cabbagetown neighbourhood is usually described as the area northeast of Parliament Street and Gerrard Street East, which was formerly known as "Donvale". The boundaries of "Cabbagetown" are discussed in various texts that are referenced in Section 5 below

⁴ Dendy, 186. Spruce Court and Riverdale Courts were converted to cooperative housing and are recognized on the City's heritage inventory

⁵ Sewell, 55

Regent Park

As the result of Bruce's findings, and following the appointment of the City of Toronto Planning Board in 1942, the municipality contemplated the demolition and rebuilding of entire neighbourhoods.⁶ Encouraged by the Citizens' Housing and Planning Association (a social activist group formed in 1944), during the municipal election of 1947 a resolution was approved endorsing the "clearing, replanning, rehabilitation and modernization of the area bounded by Parliament, River, Gerrard and Dundas Streets known as Regent Park North".⁷ Architect J. E. Hoare, Jr., was engaged to prepare the designs, which resulted in the removal of the pre-existing streets inside the boundaries of the community and the construction of near-identical 3- and 6-storey multi-unit buildings (Image 10).

While Regent Park North was under construction in the late 1940s, plans to build a similar community on the opposite (south) side of Dundas Street were delayed by financial concerns (Image 13). However, by 1955 the federal, provincial and municipal governments came together with a jointly funded initiative for Regent Park South, favouring a mixture of low-rise and high-rise buildings, while razing the existing structures apart from Park Public School (now Nelson Mandela Park Public School) on Shuter Street (Image 14).⁸ Overseeing the project, the Canadian Mortgage and Housing Corporation (CMHC) recalled J.E. Hoare, Jr., to detail the townhouses and engaged the leading architectural firm of Page and Steele, with its chief designer Peter Dickinson to prepare the plans for the apartment towers (Images 11-12). With the two stages of Regent Park completed by 1960, the 69-acre site accommodated 10,000 residents (Images 16-17).

Regent Park South and architect Peter Dickinson

Peter Dickinson of the Toronto architectural firm of Page and Steele was named the architect-in-charge of the designs for the high-rise towers at Regent Park South (Image 19). Founded in the 1920s, Page and Steele was among Toronto's most prolific architectural firms and known for its adaptability in embracing new and internationally recognized stylistic influences and technologies. It was in this spirit that Peter Dickinson (1925-61) was invited to join the practice in 1951, leading its initiatives in Modern design. Dickinson was born in England where he was educated at the independent Architectural Association in London and gained experience in Modernism working for architect Wells Coates as well as the architectural practice of H. T. Cadbery-Brown.⁹ At

⁶ The City engaged Town Planning Consultants, headed by the influential urban planner, Eugene Faludi, to prepare a master plan for the city, which revived the proposal to redevelop the area now known as Regent Park North

⁷ Sewell, 71. The report drew upon the experiments and experiences in social housing in Britain and elsewhere, including ideals identified with the Garden City Movement of the early 20th century

⁸ A neighbourhood landmark, the school was recently refurbished as part of the revitalization of Regent Park and designated under Part IV, Section 29 of the Ontario Heritage Act in 2012

⁹ The son of Canadian parents who trained as an architect in British Columbia, Coates designed social housing projects in Britain beginning in the 1930s

the influential Festival of Britain (1951) celebrating modern architecture, Dickinson gained attention with his award-winning design for a Skylon that marked the exhibition. Relocating to Toronto, one of his earliest and best remembered commissions for Page and Steele was the landmark Benvenuto Place Apartments. Dickinson received his first silver Massey Medal for the Toronto Teachers' College (1954) in North York, and executed the plans for many noteworthy projects such as Beth Tzedec Synagogue, the Juvenile and Family Courts Building on Jarvis Street, and the O'Keefe Centre (now the Sony Centre for the Performing Arts).

Following the completion of the Regent Park project, Dickinson left Page and Steele to establish his own firm. In the commissions that followed, Dickinson introduced innovative and memorable features, including scissor stairs in the lobby of the office building he designed at 801 Bay Street. Dickinson was awarded his second Massey Medal for the group of five apartment towers at Regent Park in 1961, the same year as his untimely death at the age of 35 (Image 15).

iii. ARCHITECTURAL DESCRIPTION

The Dickinson Tower is a unique example of Modern styling in Toronto. Its design stands apart through the combination of structural elements and materials in a grid-like plan that is "boldly expressed on the exterior as banked windows and bright yellow spandrels."¹⁰ Dickinson was influenced by Le Corbusier's Unité d'Habitation in Marseilles with the incorporation of maisonettes, or double-height apartments, an innovation requiring a "skip-stop" elevator system and restricting the interior corridors to every second floor. An unusual feature of the design was the introduction of small suspended balconies that provided access to adjacent units for fire safety purposes (the balconies, which were removed later are viewed in the images in Section 6, including Image 18). The Dickinson Tower, with the other four high-rises (since demolished), was deliberately oriented according to the points of a compass rather than the adjoining streets to outline the public open space named "Saints' Square". With this configuration, it was among the earliest tower-in-the-park schemes in Toronto. Dickinson's high-rises were favourably received by the architectural press, including a description in The Canadian Architect magazine of the facades having "a vivacity that fills the court below with the joy of rhythm."¹¹

Rising 14 stories beneath a flat roof, the Dickinson Tower features a rectangular plan with narrow end walls. The long east and west facades are organized into two blocks separated by the elevator and service shaft. Each section is divided into six bays where the interplay of the concrete structure, spandrel panels, brickwork and fenestration create an interlocking geometrical pattern when viewed from a distance. Entrances are placed at the base, with the main entry facing east toward Blevins Place.

¹⁰ Freedman, 16

¹¹ The Canadian Architect, May-June 1959, 2

iv. CONTEXT

The property at 14 Blevins Place is shown on the City of Toronto property data map that is appended as Image 1. Blevins Place was newly created in the 1950s as part of the design for Regent Park South and extends on a curved arc north of Shuter Street. The Dickinson Tower is placed on the west side of Blevins Place directly northeast of Nelson Mandela Park Public School (1917), an institutional building that predates the development of Regent Park South. The Dickinson Tower overlooks the Trefann neighbourhood to the south with its surviving collection of 19th century housing stock. To the north, the redevelopment of Regent Park South with new buildings continues in 2013.

5. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

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

Rare Example of a Type and Style displaying a High Degree of Craftsmanship – The Dickinson Tower is valued as a rare surviving example of a mid-20th century high-rise apartment building designed with a high degree of craftsmanship for the planned community of Regent Park South. It stands as a unique example of Modern design where the grid-like structure, brickwork, fenestration and spandrels create an interlocking geometrical pattern on the facades. The Dickinson Tower is significant as the first example in Toronto of a maisonette tower that introduced two-storey units linked by internal staircases.

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

Understanding a Community – The Dickinson Tower has cultural heritage value for its contributions to the history of urban planning and the development of social housing in the city. As the last remaining vestige of Regent Park South as it was conceived and completed as a planned community adjoining Regent Park North after World War II, it is significant as part of the first experiment in social housing in Toronto on a neighbourhood scale, and remembered for its origins in what was the largest public housing project in Canada at the time.

Architect - The Dickinson Tower is valued as one of the best known designs by the significant Toronto architect, Peter Dickinson who played a major role in introducing Modernism to the city in the 1950s. During the period he spent as the chief designer for the notable architectural firm of Page and Steele between 1951 and 1958, Dickinson prepared the plans for local landmarks that included Benvenuto Place and the O'Keefe Centre. His designs for Regent Park South, of which only the subject building remains, were awarded the prestigious silver Massey Medal for Architecture in 1961, the year of Dickinson's untimely death at the age of 35.

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

Landmark – With the removal of the other mid-20th century high-rise elements of Regent Park South, the Dickinson Tower has cultural heritage value as a local landmark. Together with the adjoining Nelson Mandela Park Public School, a designated heritage property, it represents the evolution of the area from its origins as a residential neighbourhood in the 19th century through its redesign as a planned community in the 1950s.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 14 Blevins Place has cultural heritage value. Located northwest of River and Shuter Streets in Regent Park South where it is the last surviving element from Regent Park South as a planned mid 20th century community, the Dickinson Tower (1958) has cultural heritage value for its unique Modernist design, its associations with the notable Toronto architect Peter Dickinson, its integral role in Toronto's planning and social housing history, and its status as a neighbourhood landmark.

5. SOURCES

Archival Sources

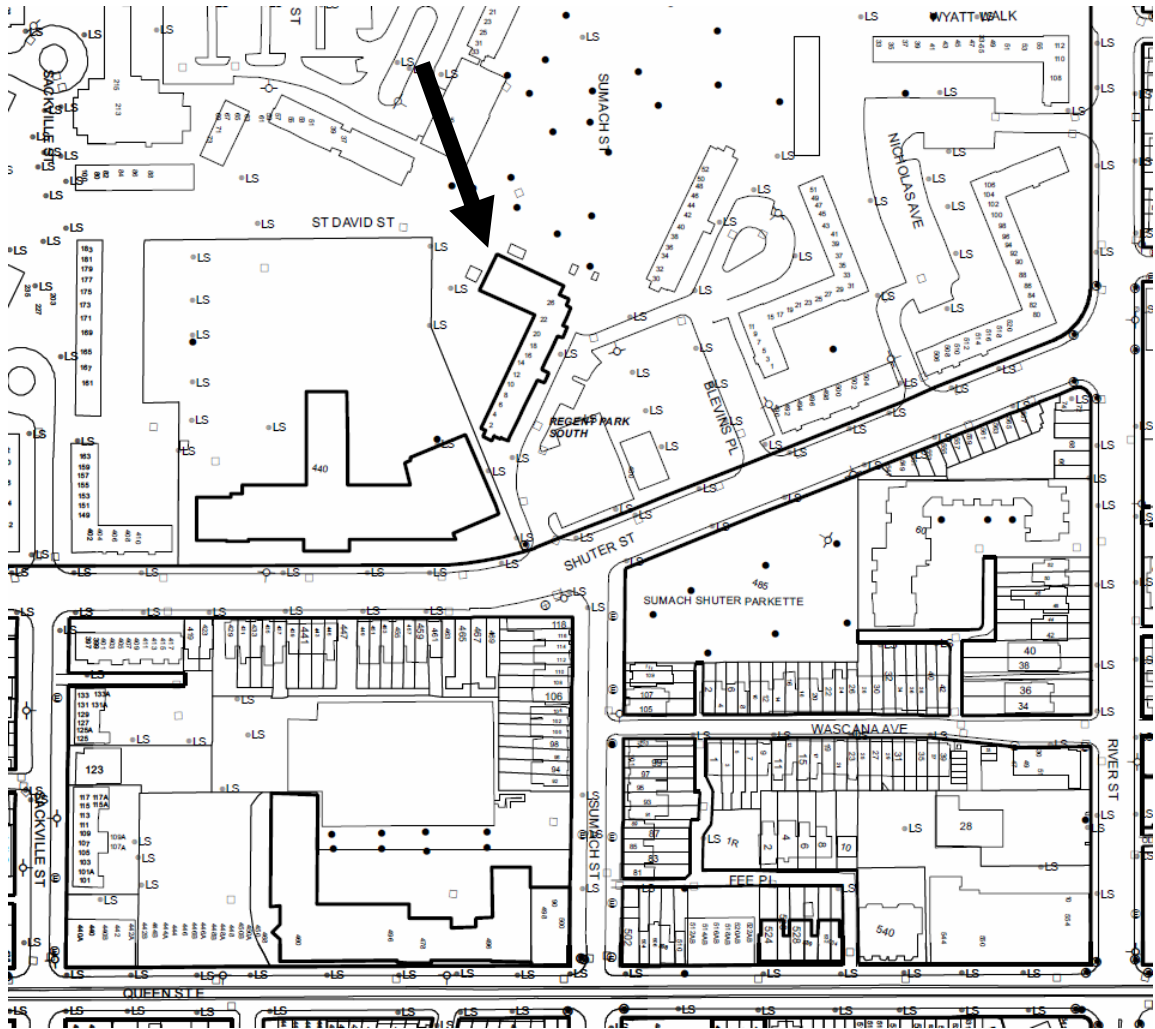
Abstract Indices of Deeds, Plans 108, 227E, and 802E
 Architectural Drawings and Plans, Regent Park South, Canadian Architectural Archives

and City of Toronto Archives (individual citations in Section 6)
 Archival Images, City of Toronto Archives, Toronto District School Board, Toronto Reference Library, and
<http://www.magazine.utoronto.ca/feature/new-regent-park-toronto-community-housing-john-lorinc/> (individual citations in Section 6)
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 Boulton's Atlas, 1858
 Building Records, City of Toronto, Toronto and East York, 1958-1979
 City of Toronto Directories, 1955-60
 Goad's Atlases, 1884-1923
 Historical Maps (individual citations in Section 6)
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Secondary Sources

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 -----, Plan for the Don, 1963

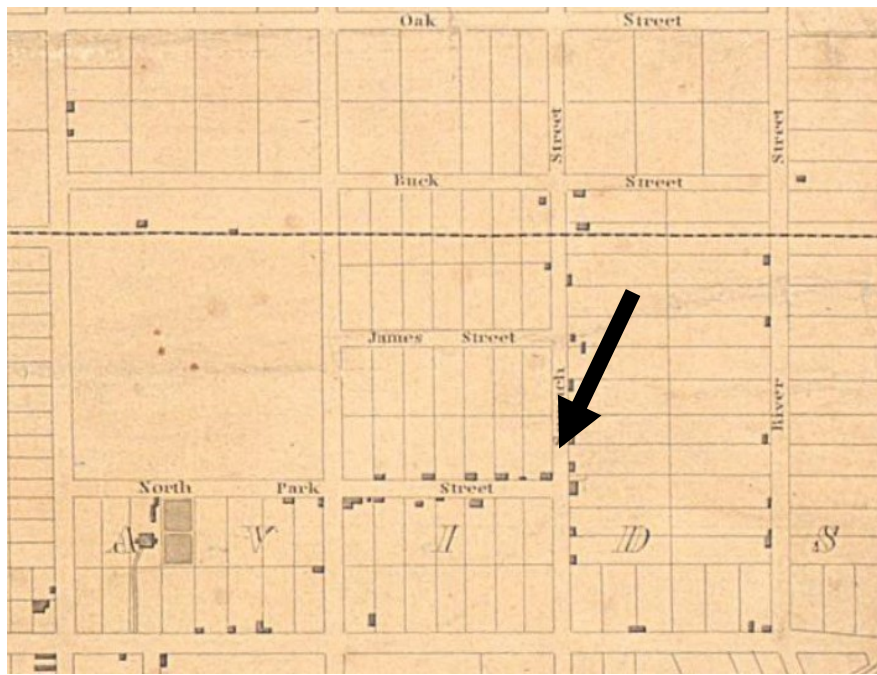
6. **IMAGES:** Maps and atlases are followed by other archival images. The **arrows** mark the location of the property at 14 Blevins Place



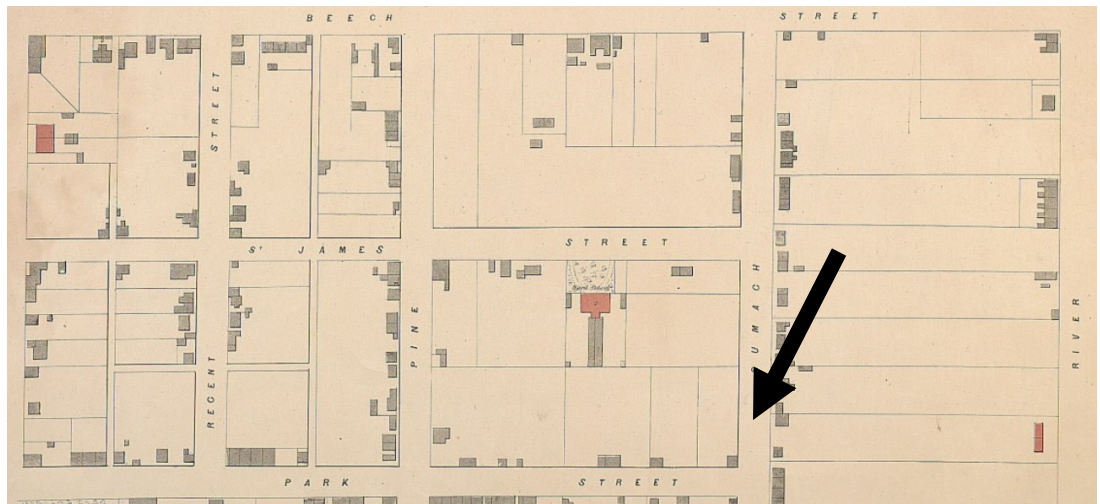
1. City of Toronto Property Data Map: showing the location of the property at the south end of Regent Park South, northwest of Queen Street East and River Street



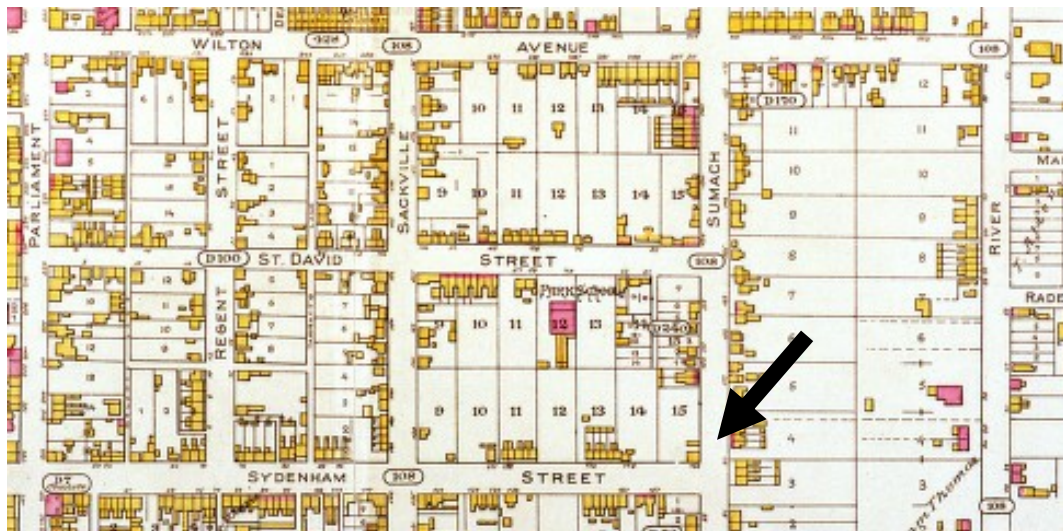
2. Bonnycastle's Map of 1833: oriented with "north" on the bottom, the future location of Regent Park South is labelled "recently laid out in streets and now building upon"



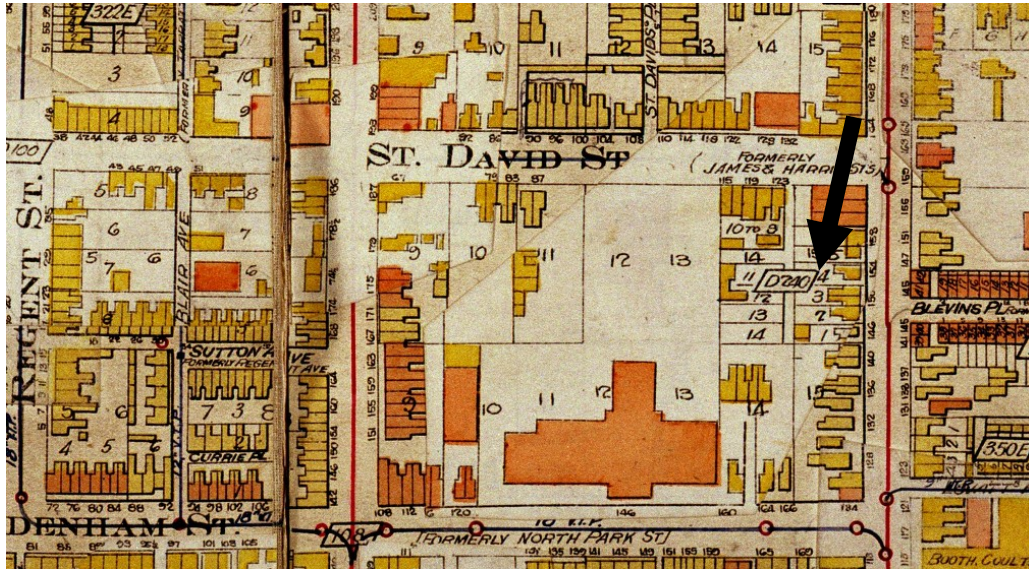
3. Cane's Map, 1842: showing the early street plan in the area between Parliament Street (left) and River Street (right) north of Queen Street East ("North Park Street" was later realigned as Shuter Street)



4. Boulton's Atlas, 1858: showing the early layout of the neighbourhood between Parliament Street (left) and River Street (right), north of present-day Shuter Street



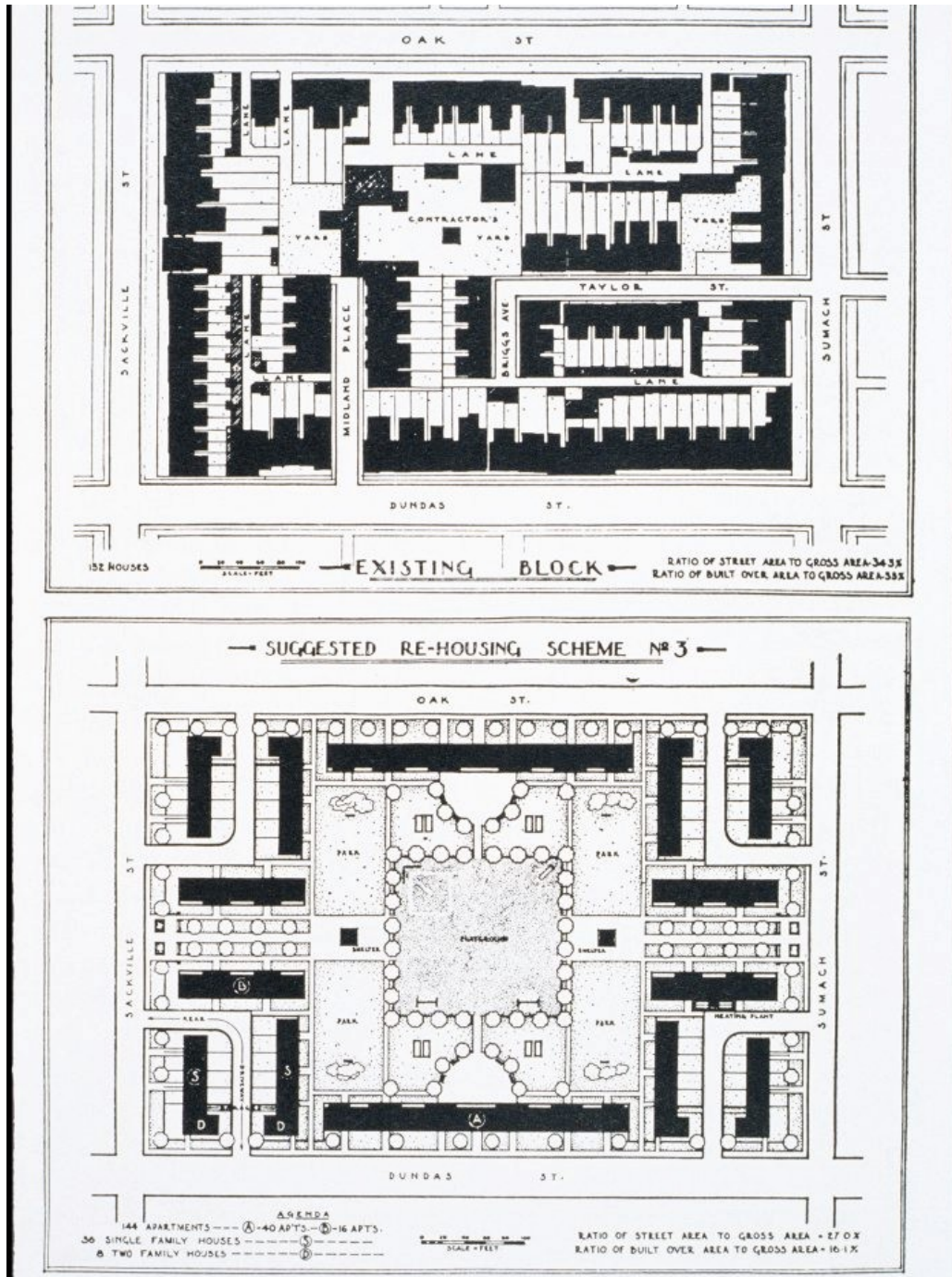
5. Goad's Atlas, 1884: showing the residential development of the neighbourhood on the first Goad's Atlas covering the area (Wilton Avenue was renamed as the eastward extension of Dundas Street in the early 1920s)



6. Goad's Atlas, 1910 revised to 1923: the last Goad's atlas illustrates the future location of the subject building beside Park Public School (now Nelson Mandela Park Public School, 1917), which survived the razing of the neighbourhood in the 1950s



7. Archival Photograph, Spruce Court, Cabbagetown, c.1920: showing the City of Toronto's earliest experiment in social housing, which was completed during World War I (City of Toronto Archives, Fonds 1244, Item 3106)



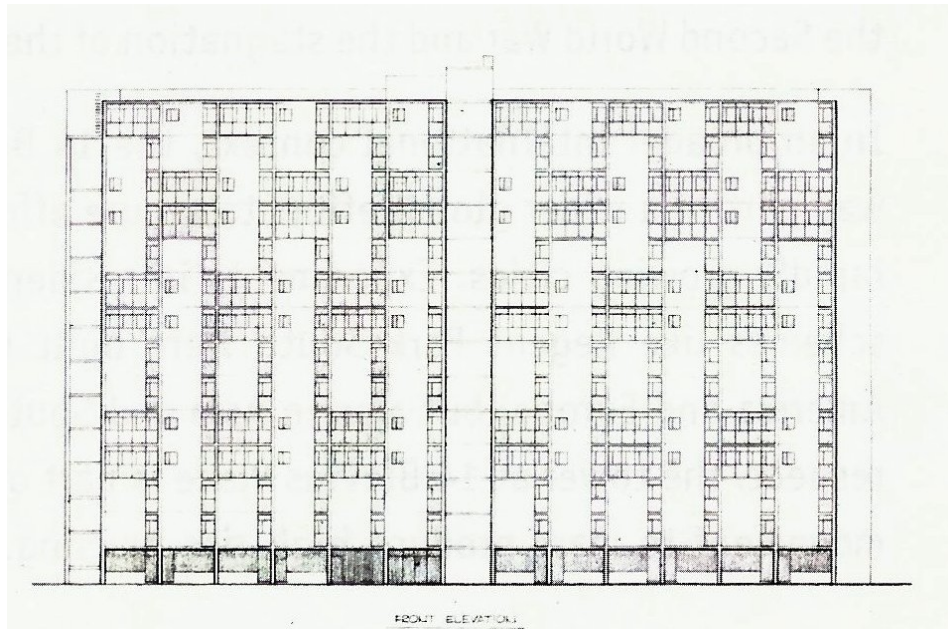
8. Plan for Regent Park North, 1932: included in the Bruce Report, the image shows the original neighbourhood (top) and the proposed redevelopment scheme designed by Toronto architects Eric Arthur and Anthony Adamson where the new structures are removed to the edges of the plan around open space (City of Toronto Archives, Series 1465, Item 3)



9. Archival Photograph, Regent Street, 1938: showing the housing conditions in the area that was razed for Regent Park South two decades later (City of Toronto Archives, Series 327, Item 149)



10. Archival Photograph, Regent Park North, 1950s: showing the first phase of the community, north of Dundas Street East, with the mixture of 3- and 6-storey multi-unit low-rises and the replacement of the internal road network with sidewalks and pathways (<http://www.magazine.utoronto.ca/feature/new-regent-park-toronto-community-housing-john-lorinc/>)



11. Architectural Drawing, Dickinson Tower, 1955: showing the main elevation as prepared by architects Page and Steele, with Peter Dickinson as the chief designer (City of Toronto Archives, Box 331006, Folio 3)



12. Drawing, Regent Park South, 1955: showing the cluster of five apartment towers designed by architect Peter Dickinson (Canadian Architectural Archives, Item 551316-3)



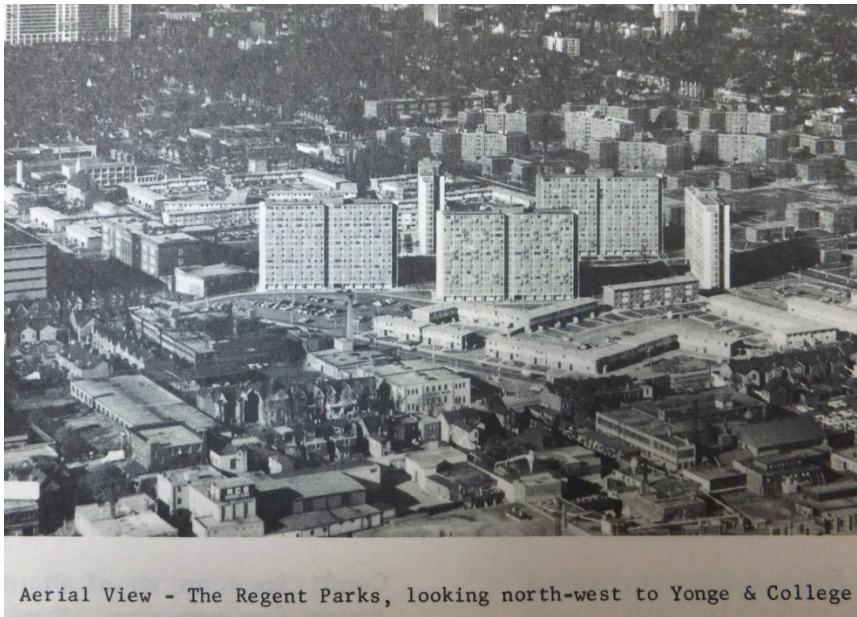
13. Illustration, Regent Park South, 1955: contrasting the benefits of the new neighbourhood (top) with the "disastrous social implications of the 19th century city" (below) (Toronto Reference Library, reproduced in Sewell, 106)



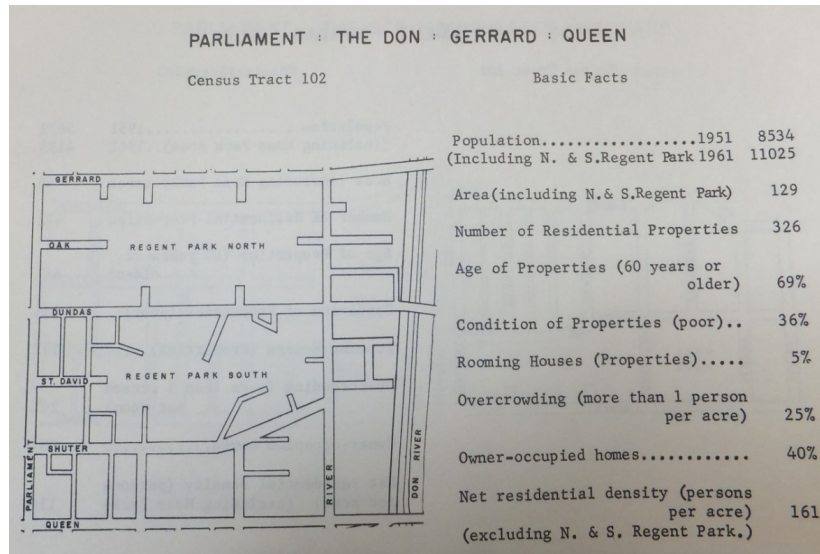
14. Archival Photograph, Regent Park, 1955: showing the subject property before the residential housing adjoining Park Public School (lower left) was demolished for Regent Park South. Regent Park North is in place north of Dundas Street East (top right) (<http://www.tdsb.on.ca/SchoolWeb/>)



15. Photograph, Regent Park South, 1961: photograph publicising the awarding of the silver Massey Medal for Architecture



16. Photograph, Regent Park North and South, 1963: showing Regent Park South in the centre of the image (Don Planning Study, 1963)



17. Don Planning Study, 1963: reviewing the status of the neighbourhood including Regent Park North and South



18. Archival Photograph, Regent Park South, undated: showing the suspended balconies linking neighbouring units that were designed for all five high-rise towers and later removed
[\(http://www.blogto.com/city/2011/03/the_lost_architecture_of_peter_dickinson/\)](http://www.blogto.com/city/2011/03/the_lost_architecture_of_peter_dickinson/)



19. Photograph, Peter Dickinson, 1961: showing the architect of the high-rise towers at Regent Park South, including the subject property (Freedman, pre-page 1)



20. O'Keefe Centre, c. 1960: one of Dickinson's other projects of note while he worked as chief designer at the Toronto architectural firm of Page and Steele (City of Toronto Archives, Fonds 124, Item 26)



21. Current Photographs, 14 Blevins Place, September 2013: showing the Dickinson Tower in its context in Regent Park and beside Nelson Mandela Park Public School at 440 Shuter Street (top, right) (Heritage Preservation Services)