

April 4, 2016

To: North York Community Council
From: North York Community Preservation Panel
Re: **NY13.17** Intention to Designate 217 Sheldrake Boulevard under Part IV, Section 29 of the Ontario Heritage Act

The North York Community Preservation Panel strongly supports the intention to designate 217 Sheldrake Boulevard under Part IV, Section 29 of the Ontario Heritage Act.

We believe that the house satisfies all three criteria for consideration for designation:

- Design or Physical Value
The house is a good example of a Tudor Revival style bungalow. This combination of the Tudor Revival style with the bungalow form is not common in this neighbourhood.
- Historical or Associative Value
The house has value for its association with the notable architect Forsey Page, as it was designed by him early in his career. Around this time, he designed the new Bedford Park Public School on Ranleigh Avenue. He later designed two homes for himself in nearby Lawrence Park. His later partnership, Page & Steele, was responsible for a number of outstanding projects in the Toronto area. Page was a prominent member of the architectural profession - locally, provincially and nationally.
- Contextual Value
The house contributes to the character of Sheldrake Boulevard which was developed primarily between 1904 and 1924. The neighbourhood displays a wide variety of building styles, forms, sizes and materials. As the only Tudor Revival style bungalow on the street, the Forsey Page house contributes to the architectural diversity of the neighbourhood. It is often admired by passersby.

Alex. Grenzebach
Vice-chair, North York Community Preservation Panel