

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 68 Daisy Avenue

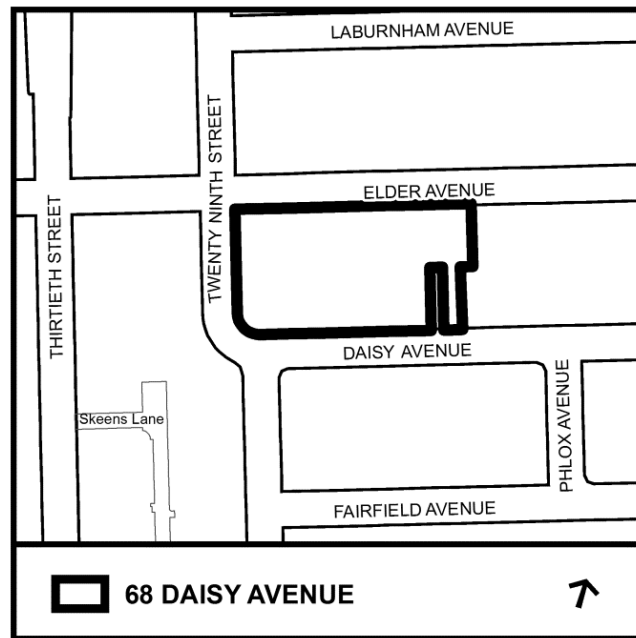
Date: February 28, 2017
To: Toronto Preservation Board
 Etobicoke York Community Council
From: Chief Planner and Executive Director, City Planning Division
Wards: Ward 6 - Etobicoke Lakeshore

SUMMARY

This report recommends that City Council state its intention to designate the property at 68 Daisy Avenue under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

The property contains the two-and-a-half storey, brick clad school building, completed in 1929 and additions completed in 1956 and 1963-4. Originally known as the Daisy Avenue Public School and now known as the Vincent Massey Childcare Centre, the property was included on the City of Toronto's Heritage Register in 2006.

Following research and evaluation, staff have determined that the property at 68 Daisy Avenue meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act. Properties on the Heritage Register will be conserved and maintained in accordance with Official Plan Heritage Policies. Designation enables City Council to review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.



RECOMMENDATIONS

The Chief Planner and Executive Director recommends that:

1. City Council state its intention to designate the property at 68 Daisy Avenue under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 68 Daisy Avenue (Reasons for Designation) attached as Attachment 3 to the report (February 28, 2017) from the Chief Planner and Executive Director, City Planning Division.
2. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act
3. If there are objections in accordance with 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 by-law.

FINANCIAL IMPACT

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

DECISION HISTORY

The property at 68 Daisy Avenue (Vincent Massey Childcare Centre) was listed on the Heritage Inventory of the former City of Etobicoke. Following the amalgamation of the current City of Toronto, the property was included in the City's Inventory of Heritage Properties (now known as the Heritage Register), which was confirmed by City Council at its meeting of September 25-27, 2006.

<http://www.toronto.ca/legdocs/2006/agendas/council/cc060925/plt6rpt/cl003.pdf>

ISSUE BACKGROUND

The property at 68 Daisy Avenue was originally listed prior to the 2005 amendments to the Ontario Heritage Act and did not identify cultural heritage values and heritage attributes. City staff's evaluation undertaken in accordance with Reg. 9/06 for this designation report provides those values and attributes to assist in any proposed alterations to the property.

COMMENTS

A zoning by-law amendment application to permit the development of 73 four-storey townhomes on the school site has been submitted. The current proposal indicates retention of the original school and its 1956 addition.

A location map (Attachment 1) and photographs (Attachment 2) are attached. The Statement of Significance (Reasons for Designation) is included as Attachment 3. Staff have completed the Research and Evaluation Report (Attachment 4) for the property at 68 Daisy Avenue and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values.

The Vincent Massey Childcare Centre (Daisy Avenue Public School), 1929, has design value as a representative example of an early twentieth century Toronto school, designed in the Collegiate Gothic style with a formal symmetrical composition with Tudor-Revival details demonstrating a high level of artistic merit. Its east addition of 1955-1956 is representative of mid-century Modern Toronto schools whose designs combine a modernist sensibility with an enhanced child-centred learning environment. The school building is associated with the growth and development of the Long Branch neighbourhood known as Lakeshore Gardens Annex, whose buildings date back as far as the mid-nineteenth century. It is also associated with the well-known architect George Roper Gouinlock who designed the original 1929 school and the firm of Murray Brown & Elton who undertook the additions in 1955-6 and 1963-4 and designed many

mid-century public building in Long Branch. Contextually, set back from Daisy Avenue, in a landscape of grassy lawns and playgrounds, the building has been a local landmark in the Long Branch community for over 85 years.

CONTACT

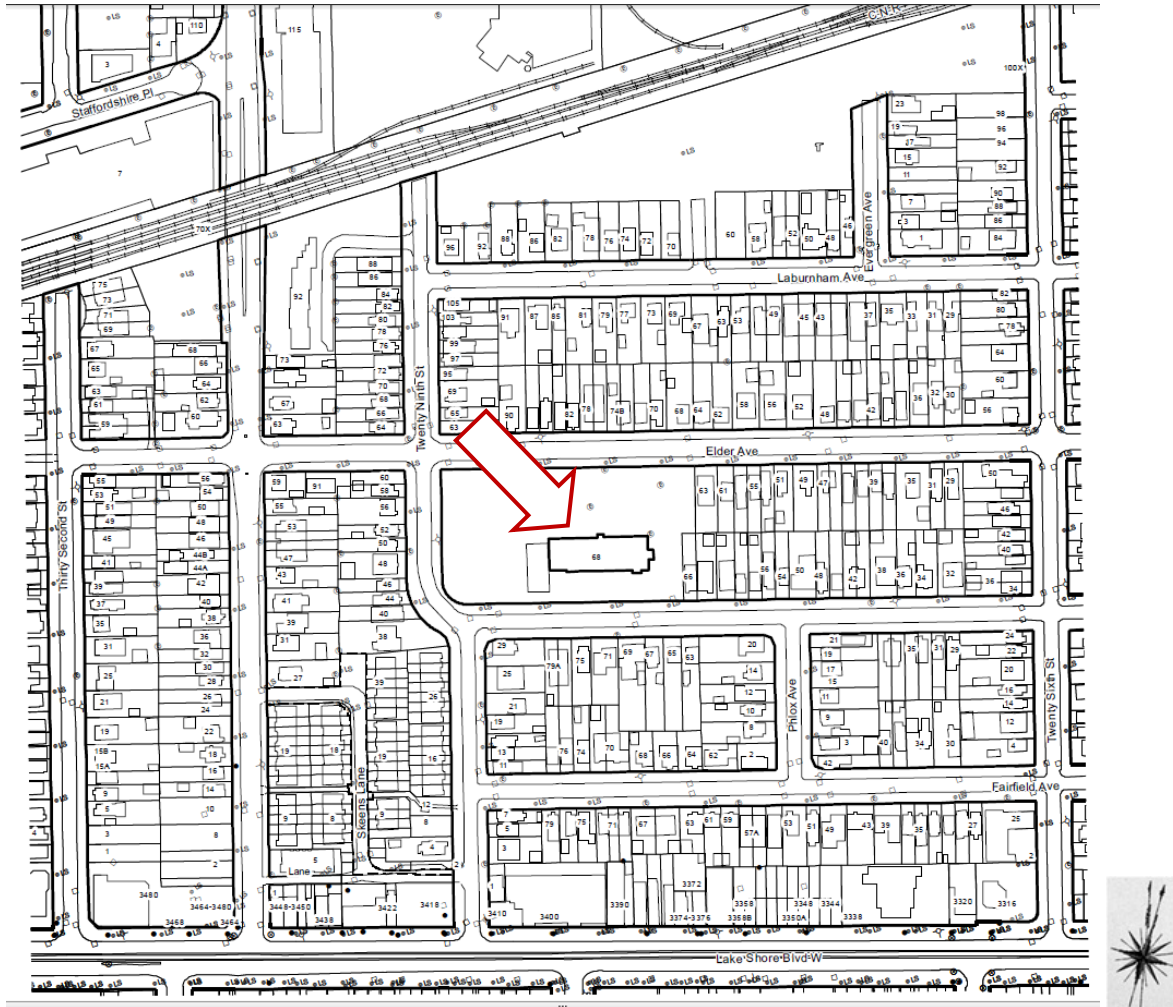
Tamara Anson-Cartwright, CAHP
Program Manager
Heritage Preservation Services
Tel: 416-338-1083; Fax: 416-392-1973
E-mail: Tamara.Anson-Cartwright@toronto.ca

SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
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 properties are not shown.

The arrow marks the site of the property at 68 Daisy Avenue.



Vincent Massey Childcare Centre, (1929) principal (south) elevation (Heritage Preservation Services [HPS], 2016)



Vincent Massey Childcare Centre, showing the east addition (1956) (HPS, 2016)



View from the north-west of the playground of the rear (north) elevations of the school and additions on the east and west sides (HPS, 2016)



Rear (north) elevation facing the playground, showing the original double-hung wood windows and the entrance to the 1956 addition at the east side of the school (HPS, 2016)

The property at 68 Daisy Avenue (Vincent Massey Childcare Centre) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 68 Daisy Avenue contains the former Daisy Avenue Public School (1929), now known as the Vincent Massey Childcare Centre, a two-and-a-half storey, brick and stone clad school building, located on the north side of Daisy Avenue and also visible from Elder Avenue and Twenty-Ninth Streets. The building has later additions, on the east and west side of the original building, completed in the 1950s and 1960s. The west side addition dating to 1963-4 is not identified as a heritage attribute.

Statement of Cultural Heritage Value

The Vincent Massey Childcare Centre (Daisy Avenue Public School) has design value as a representative example of an early twentieth century Toronto school, designed in the Collegiate Gothic Style, with a formal symmetrical composition on a raised base with a broad stair leading to a centrally located entrance. Brick-clad with Tudor-Revival details the school demonstrates on each façade a high level of artistic merit. Its east addition, completed in 1955-6, is modernist in style featuring elements, such as the split gable roof with clerestorey windows, projecting bay window and classrooms with direct access to the grounds which all contribute to an enhanced learning environment.

The building has associative value as the original 1929 structure and its 1955-6 addition are associated with the evolution of public education in the City of Toronto in the early to mid-twentieth century. The school building is valued for its association with the growth and development of Long Branch which evolved from an outpost for retired Loyalist soldiers and mid-19th century farming, to a vacation resort and finally to a cohesive community which achieved independent status in 1931. The property is also associated with the early work of the prolific Toronto architect George Roper Gouinlock who designed the first school building and the firm of Murray Brown and Elton, who designed the additions of 1955-6 and 1963-4 and contributed to other mid-century public buildings in Long Branch.

Contextually, the school is set back from Daisy Avenue on the south side of the property in a landscaped setting characterized by open space of lawns with trees, and surrounded on the north and west by playgrounds facing Elder Avenue and Twenty-Ninth Street. The building has been a local landmark in the Long Branch community for over 85 years. It is visually and historically linked to the surrounding residential neighbourhood. Constructed in 1929, with a 1955-6 extension, it supports the diverse period character and scale of the local housing types. It is a local landmark linking the neighbourhood to its earliest period of development and history to the present.

Heritage Attributes

The heritage attributes of the property at 68 Daisy Avenue are:

Original School Building (1929):

- The setback, placement and orientation of the building, at the end of the block on the north side of Daisy Avenue between Phlox Avenue and Twenty-Ninth Street
- The landscaped setting with lawns and trees on the south side of the property in front of the school complex and the open space on the east, north and west sides of the property
- The scale, form and massing of the two-storey building on a raised basement with a flat roof.
- The massing of the building, which is composed of a rectangular block, modified by shallow projecting bays on the principal (south) elevation and the side (east and west) elevations and a chimney on the rear (north) elevation. On the south elevation the projecting bay is higher than the block and is terminated in a decorative parapet including two stone pinnacles flanking a central circular form and includes a broad staircase to the principal entrance
- The arrangement of openings on the principal (south) elevation is symmetrical and comprises the arrangement in the central bay of the main entrance with its flat-headed Tudor arch opening flanked by two small rectangular windows, with a large window opening above the door, flanked by two small rectangular windows identical to those below. To either side of the bay is a large horizontal opening at the first and second floor levels with six vertical openings at the basement level
- The materials, comprising brick, stone and wood windows
- The dark red brick cladding features vertical headers over the windows on all elevations and a string course of headers between the basement and first floor on the north (rear) elevation
- Stone is used on the principal (south) elevation in the following elements including the corner stone to the right of the entrance with the date 1929, and on the central bay including the door case with its archway with shield decorations, hexagonal stone pilasters supporting a stone entablature a cornice on which rests the base to the second floor window which includes a pair of obelisks. The second floor window is trimmed at the sides with stone quoins. Above the window, the parapet features a stone relief panel with an incised lozenge motif flanked by two rectangles, two stone pinnacles with decorative bosses at their bases and the stepped stone decorations and trim of the circular pediment. Stone also frames the four small windows on the bay, in the sills of the adjacent horizontal windows and as a narrow belt course at the parapet level and a broader band between the basement and first floors. It is also included as a broad cap to the brick balustrades of the stair case.
- The window glazing on the principal (south elevation) originally featured double-hung sash with smaller upper sash over longer lower sash divided with wood mullions with a pattern of 9 over 12 panes, or 4 over 6 or as once seen in the classroom windows to the sides and still featured on the rear, north, elevation, 9 over 12. The current aluminum sash in the classroom and basement windows maintains the original vertical division of the windows into six panels.
- The stone belt course continues on the west and east side elevations at parapet level, there is a rectangular stone tablet at parapet level in the projecting bay which also has a pair of long wood double-hung sash windows with 9 panes over 15
- On the north elevation wood sash windows with a pattern of 9 panes over 12

East Addition (1956)

- The placement and orientation of the one-storey extension to the east side of the main school building aligned with the internal, east-west, circulation of the original school building
- The landscaped setting with lawns and trees on the south side of the property in front of the school complex and the open space on the east, north and west sides of the property
- The scale, form and massing of the one-storey extension with its split gable roof permitting the creation of clerestorey windows, the bay window on the south elevation, the projecting flat-roofed extension to the east
- On the south elevation, the arrangement of openings including the recessed entry, the classroom window which include tall windows with six narrow glazed sections, and a seventh section which includes a door with a transom light, the small square window on the south elevation with its pattern of square and diagonal glazing bars and the bay window with its brick base, flat roof and glazed window sections divided into three sections, flanked by two on either side of the bay
- On the north elevation the pattern of openings including the recessed entrance, the office window adjacent with its paired glazed sections with transom lights and the two classroom windows with their six narrow glazed sections, and a seventh section which includes a door with a transom light
- The projecting end extension at the east with its windows on the east and north elevation with their four vertical sections of glazing

The school building has a later extension to the west side (1963-4) which is **not** included in the heritage attributes.

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



VINCENT MASSEY CHILDCARE CENTRE
68 DAISY AVENUE, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

February 2017

1. DESCRIPTION



Above: Principal (south) elevation of Vincent Massey Child Care Centre (former Daisy Avenue School), 68 Daisy Avenue, showing the 1956 extension in the foreground (Heritage Preservation Services [HPS], 2017)

Cover: Principal (south) elevation of Vincent Massey Child Care Centre (HPS, 2016)

68 Daisy Avenue - Vincent Massey Childcare Centre	
ADDRESS	68 Daisy Avenue
WARD	Ward 6 - Etobicoke-Lakeshore
LEGAL DESCRIPTION	PLAN 1572 LOTS 106 TO 114 116 TO 124 PT LOT 115
NEIGHBOURHOOD/COMMUNITY	Long Branch
HISTORICAL NAME	Daisy Avenue School
CONSTRUCTION DATE	1929, 1955-6, 1963-4
ORIGINAL OWNER	Public School Board SS12
ORIGINAL USE	Junior School
CURRENT USE*	Childcare centre
ARCHITECT/BUILDER/DESIGNER	G. Roper Gouinlock/Murray Brown & Elton
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with stone details
ARCHITECTURAL STYLE	Collegiate Gothic with Tudor Revival details/Modern
ADDITIONS/ALTERATIONS	East side (1955-6) West side (1963-4)
CRITERIA	Design/associative/contextual
HERITAGE STATUS	Included on the Heritage Inventory
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	February 2017

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 68 Daisy Avenue, and applies the evaluation criteria which determine that 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
1795	Lieutenant Governor Simcoe grants 1,530 acres of land east of the Etobicoke River to Colonel Samuel Bois Smith
1846	The Smith estate sells the east half of Lot 8 in the First Concession to George Heap
1884	Stephen Crawford sells the east half of Lot 8 in the First concession to George Crawford
1886	George Crawford sells the east half of Lot 8 to David Kingsbury
1900	David Kingsbury sell the lot to William Kingsbury
1911 April	Wm. Kingsbury sells the lot to Eric N. Spinney
1911 May	E. Spinney sells the lot to the Lake Shore Land Company
1911 June	Plan 1572 (the "Lake Shore Gardens Annex") is registered by the Lake Shore Land Company (including Lots 106 to 114, 116 to 124 and Pt Lot 115, known as 68 Daisy Avenue)
1929	Etobicoke School Board SS12 purchases Lots 106 to 114, 116 to 124 and Pt Lot 115
1929	<i>The Advertiser</i> reports on September 19 that excavations have begun for a new school on Daisy Avenue designed by architect G. Roper Gouinlock
1930	Etobicoke School Board SS12 sells the property to the Village of Long Branch
1955	<i>The Advertiser</i> reports on September 1, four classrooms are to be added to the school and opened in January 1956. The additions are designed by the firm of Murray Brown & Elton
1963-4	Aerial Photographs indicate the west extension to the school was built between 1963 and 1964
1964	By this date the name of the school has changed to Vincent Massey Junior School
1967	Village of Long Branch sells the school property to the Borough of Etobicoke
1983	The school is closed
1985	Vincent Massey Childcare Centre is opened
1987-1989	The CBC television series "Degrassi Junior High" is filmed at the school
2006	Toronto City Council confirms the inclusion of the property on the City of Toronto Heritage Inventory ¹

¹ The property at 68 Daisy Avenue had been listed on the Heritage Inventory of the former City of Etobicoke. Following the amalgamation of the current City of Toronto, the property was included in the City's Inventory of Heritage Properties (now known as the Heritage Register), which was confirmed by City Council at its meeting of September 25-27, 2006.

ii. HISTORICAL BACKGROUND

Long Branch

As early as 1791, the Lake Shore Road,² west of Toronto, was under survey by Augustus Jones and stretched from the site of the Town of York, westwards along the waterfront following an existing Aboriginal trail. In 1793, the Town of York was surveyed along with the Park Lot estates north of Queen Street and east of the Don River which were granted to loyalists. 'Militia Lands' of over 4,150 acres to the west of the Garrison Reserve and Fort York, were set aside for retired and discharged soldiers. Recognized as a "worthy loyalist,"³ Colonel Samuel Bois Smith (1756-1826) was granted 1,530 of those acres. His land holdings stretched from the lake shore northwards on the east side of the Etobicoke Creek. They included Lots 9 and 10 south of Lake Shore Road, where the future resort community of Long Branch Park would develop. (Images 1, 2 and 3)

The village of Long Branch first developed south of Lake Shore Road as a seaside resort built on land initially purchased from Smith's estate in 1871 by James Eastwood. (Image 4) In 1883, an American, John Wilkie purchased 64 acres from Eastwood and subsequently laid out the plans for the Long Branch Summer Resort. The village was accessed by the Great Western Railway which had been constructed as early as 1855,⁴ as well as by steamer. The new development included a railway station, a hotel and lots for private vacation homes. In 1893, the Toronto and Mimico Electric Railway operated the first electric radial cars on Lake Shore Road and provided electricity to houses adjacent to the lakeshore.

Education for Upper Canada was formally organized by Egerton Ryerson who by 1850 had established a system of school sections for the townships. Etobicoke originally had eight school sections with Public School Section No. 1 locating the first school in the Lakeshore area at the foot of Church Street, now known as Royal York Road. With the establishment of Long Branch, Public School Section No. 12 was created in 1889 and included Long Branch, Alderwood and the west end of New Toronto. The first school was located north of the railway tracks on Horner Avenue. By 1914, Long Branch had its own school at Thirty-First Street and Lake Shore Road.

While Mimico and New Toronto to the east of Long Branch were incorporated as villages by 1911 and 1913 respectively, development was slower for Long Branch and it did not achieve village status until 1931. Subdivision of the adjacent remaining Smith and Eastwood properties occurred between 1910 and 1920, but development of the lots was slower and more sporadic so that the neighbourhoods contain houses of different periods, types and scales. (Image 5) By the late 1920s Long Branch had grown sufficiently north of the Lake Shore Road that the Daisy Avenue School was required for

² Lake Shore Road is now known as Lake Shore Boulevard West. The name change occurred sometime between 1934 and 1951.

³ Heyes, p.17.

⁴ The railway was initially known as the Hamilton and Toronto Railway.

the increased population. In 1953, Long Branch joined 12 other municipalities to become a federation known as the Municipality of Metropolitan Toronto. Then, in 1967, Long Branch along with Mimico and New Toronto joined the Borough of Etobicoke. Finally Etobicoke was amalgamated with the City of Toronto in 1999.

Daisy Avenue Public School, 68 Daisy Avenue

68 Daisy Avenue is located in Long Branch in the Lake Shore Gardens Annex neighbourhood, north and east of the original Long Branch resort, on lands registered as Plan M1572 in 1911. The property had been part of the Colonel Samuel Bois Smith land holdings, and the east half of Lot 7 in the First Concession from the Lake, was sold to George Heap in 1846. By 1884 it was owned by the Crawford family who ultimately sold it to David Kingsbury, whose family had owned the west half of Lot 8. The property passed to William Kingsbury who sold it to Eric N. Spinney in 1911. He immediately transferred the land to the Lake Shore Land Company. By 1919 the land was registered to the Fairview Land Company and lots were sold to individual owners. These lots from 106-114, part of Lot 115 and 116-124 were purchased by Public School Section No. 12 in 1929.

On 19 September 1929, the front page of *The Advertiser* for New Toronto, Long Branch and Mimico, featured a photograph of a drawing of the new Daisy Avenue Public School, designed by the architect George R. Gouinlock. (Image 6) The article stated that the excavations for the new school, which was located one block north of Lake Shore Road, were underway. The school would have 7 classrooms and a kindergarten, a principal's office, teachers' room, a clinic, and boys' and girls' playrooms that could be opened to join together. The board of trustees included Herbert Hall, Dr. H. R. Adams and Robert MacLaren. The school's cornerstone date is 1929. (Image 7)

After World War II, Etobicoke's population grew dramatically, impacting accommodation within the schools and requiring expansion. New schools were built in an International Modern Style. The Alderwood School, 1954, designed by one of Toronto's leading post-war modern architects, Gordon S. Adamson, with its crisp linear forms, curtain wall windows, projecting canopies on slender steel columns with a close relationship to the ground and surrounding landscape, was typical. (Image 8) Others such as the New Toronto Secondary School, 1950, as well as the Parkview Public School, 1952 and the new James S. Bell School, 1955, and the John English School in Mimico which have been attributed to Murray Brown & Elton architects, all exemplified the low, sprawling modern style.

On September 1, 1955, *The Advertiser* newspaper announced that 4 new classrooms were to be added to the Daisy Avenue School.⁵ Aerial photographs indicate that the single-storey east extension was complete by 1956 and that between 1963 and 1964,⁶ the west extension, with the "general purpose room" which includes gym equipment and a stage, was constructed. Drawings submitted as part of the record for a building permit for minor alterations in the basement included full-scale drawings of the entire school with both additions. (Image 9) These drawings indicate the architects for the 1955-6

5 *The Advertiser*, 7 September 1955, p. 1. The article indicated the new classrooms would be complete by January 1956. There were no illustrations of architect's drawings.

6 Aerial Photographs of the Metropolitan Toronto Area, 1963, Sheet 25 and 1964, Sheet 23.

extension and the 1963-4 extension were Murray Brown and Elton." The drawings also indicate that by 1963-4, the name of the school had changed from the Daisy Avenue Public School to the Vincent Massey Junior School.

The Toronto District School Board closed the school in 1983. It re-opened in 1985 as the Vincent Massey Childcare Centre, which continues to operate today. Between 1987 and 1989 the CBC television series "Degrassi Junior High" was filmed at the school. The series, which received international distribution, was universally acclaimed as it tackled problems confronted by teens including drug use, teen pregnancy, gender identity, racism, homophobia, child abuse and divorce.

Architect: George Roper Gouinlock

George Roper Gouinlock (1896-1979), the son of the renowned architect George W. Gouinlock, was born in Toronto, attended Upper Canada College and St. Andrews College as well as the University of Toronto Schools.⁷ Gouinlock had enrolled in the Department of Architecture at the University of Toronto and then enlisted for service in World War I. Wounded in France in 1917, he subsequently completed his architectural studies, graduating in 1921. He trained with various notable Toronto architectural firms including Darling & Pearson, Sproatt & Rolph and F. H. Marani before founding his own partnership with Henry J. Burden. From 1927-1935, he was a sole practitioner designing commercial and institutional buildings in Neo-Georgian or Tudor revival styles. During this period his work in Etobicoke included the Conn Smythe house, at 68 Baby Point Road,⁸ as well as the Long Branch School on Lake Shore Boulevard at Thirty-First Street.

In 1935, he joined Hugh Allward and the partnership of Allward & Gouinlock were well-regarded for a series of commissions including buildings for universities and colleges, the Toronto Transit Commission, offices, factories, printing plants and the Orillia Opera House. The firm's style easily transitioned between an evolved traditional language or an innovative modern approach as seen at the 1948 Mechanical and Engineering Building at the University of Toronto. This project has been praised as "one of Toronto's most significant mid-twentieth century modern buildings."⁹ Other notable projects have included the Sunnyside Hospital, 1948, Massey Harris showroom and offices, 1948, Veterans Memorial Buildings in Ottawa, 1956 and 1962. The last projects completed by the firm included the International Hockey Hall of Fame and the Sport Hall of Fame at the Canadian National Exhibition, 1962, 1966 and the Royal Ontario Museum's McLaughlin Planetarium, 1966-71, for which they were indicated as the master architects in a consortium of architects.

Architectural Firm: Murray Brown and Elton

Murray Brown (1885-1958) began his architectural practice in 1923 and focused primarily on theatre and bank design including a number of commissions for the Bank of Nova Scotia. By 1945, he expanded his firm to include A. Gresley Elton (1898-1976). Elton was based in Long Branch and was a member of the Long Branch Planning

⁷ The details of Gouinlock's biography are taken from Hill's *Biographical Dictionary of Architects in Canada*.

⁸ City Council adopted the intention to designate the Conn Smythe house under Part IV of the Ontario Heritage Act on October 5, 2016.

⁹ Richards, p. 76.

Board. Under his leadership, especially following the death of Brown, a number of commissions were located in Long Branch including the Long Branch Public Library and St. Agnes Church. The practised also designed a series of schools primarily dating to the 1950s including the Parkview School, James S. Bell School, schools on Second Street, Twentieth Street, and Forty-First Street, the John English High School in Mimico, as well as the additions to the Daisy Avenue School. When Elton closed the firm in the late 1960s, he joined Allward & Gouinlock.¹⁰

iii. ARCHITECTURAL DESCRIPTION

Daisy Avenue Public School, 1929

The design of the Daisy Avenue Public School is representative of school design in the early twentieth century which in its hierarchical and formal elements reflected the role and character of the education system during the same period. (Image 10) The school is two storeys, set on a raised basement but requiring ascent by a broad staircase to a highly decorated central entrance set in a projecting bay with symmetrical flanks of rows of classroom windows conveying a sense of order and hierarchy.

The school is rendered in a variation of the popular Collegiate Gothic style with Tudor style details. The Collegiate Gothic was so named for its popularity as the style for university and school buildings in the first third of the twentieth century and was based on a revival of the later Perpendicular Gothic Style of the 16th century. This later Gothic style tended to have squatter proportions and, for example, favoured broad pointed arches instead of the tall slender arches of the early Gothic. Tudor elements, which combined both late Gothic forms with a Renaissance revival of the classical, had been popular for 16th century domestic architecture (Hampton Court Palace) as well as Oxford and Cambridge colleges. One of the earliest and most magnificent iterations of the Collegiate Gothic in Toronto is Hart House at the University of Toronto, 1911-19. Clad in stone and featuring leaded and stained glass windows, with towers and spires, it recalls the English colleges built with central open quadrangles. Public schools usually created a more modest interpretation retaining Tudor Gothic elements in stone details on brick-clad single-volume buildings.

The Daisy Public School is a typical example. It has a simple box-like, brick-clad form which is distinguished by shallow projecting central bays on its principal south elevation and two side (east and west) elevations. (Images 11-12) The Tudor style is evident in the stone elements of the central entrance bay which take Classical elements such as an arch flanked by pilasters with an entablature and give it a late Gothic stylistic twist. (Image 13) This is seen in the combination of the flat, pointed-arched opening with carved shield motifs in the spandrels, engaged pilasters with a hexagonal section, with lozenge (diamond-shape) motifs in the entablature above which also features plain panels and a central fluted bracket supporting the cornice. The second floor window openings are surrounded by late Gothic stone quoins. At both levels, the entrance and central window are flanked by small double-hung sash windows with broad stone surrounds. Stone belt courses bind the building between the basement and the first floor and between the second floor and the parapet. On the north rear elevation the

¹⁰ Jane and Sid Olvet, and Peter Elton, conversations, 22 February 2017. Jane Olvet and Peter Elton are children of A. Gresley Elton.

lower belt course was replaced by a band of vertical headers. At the upper level two slender stone Gothic pinnacles rise and flank a stone tablet, again with a simple lozenge relief above which the parapet rises higher than the adjacent wings and then terminates in a semicircle framed with stone which retreats in a series of steps to either side.

The windows have vertical brick courses for their headers and stone sills. The classroom windows on the principal south façade have all been replaced, but the north façade shows that they were originally double hung sash with 9-over-12 panes. (Image 14) This proportion of small upper sash over taller bottom sash is typical of English architecture of the 16th-17th centuries.

The east and west elevations are minor variations of the south elevation with their smaller central bays featuring the long narrow window of the internal stair cases, stepping forward from the adjacent plain brick elevations and featuring a simple decorative rectangular stone panel in their parapets. The north elevation was plainer, lacking the central projecting bay, but retaining the single and paired windows at the centre, the clusters of six windows at the sides, and to accommodate them an asymmetrically displaced square chimney.

The interior of the school was designed with a cruciform plan with the cross providing circulation with four classrooms in each corner. (Image 9, as above) The short north-south axis of circulation lead from the main south entrance to the main offices located on the north side. The long, east west axis provided access to the classrooms and the stairs at the end. Original wood door frames, metal stair rails with classical details on their newel posts and terrazzo floors, which provided a variety of colours and patterns, remain throughout the school building. The walls in the corridors are faced with a brick dado, up to a height of approximately four feet, and trimmed with a wood moulding. (Images 15-18)

The staircases with their east and west exits provided the logical circulation link to the new wings added to the east in 1955-6 and on the west in 1963-4.

East Addition, 1955-56

The east addition, completed in 1955-1956, and in a Modernist style, represents a shift in education's attitudes towards its young occupants as it focuses on being accessible, creating a continuity between the interior and exterior and improving the experience generally for both students and staff. (Images 19-22) It is a single storey block, with an entrance that is accessed at grade level. It features a split gable roof which creates clerestorey windows so that each classroom gets natural light from two directions, increasing day lighting levels, allowing south light into north facing classes, reducing glare and creating more lively spaces. This roof form with clerestorey lighting was unusual in comparison with other Etobicoke schools constructed at the time, and indeed to date is not known to have featured in other schools in Toronto.¹¹ The entry hall is lit by a clerestorey window and rather than leading to the principal's office as with the 1929 school, leads directly through to the playground on the north side, rather than to the offices as in the 1929 building, providing a sense of light, openness and connection with

11. Robert Moffat, email 2 February 2017.

the outdoors. All classrooms, except the one with the bay window, have doors allowing direct access to the outside. One of the features of this extension is a bay window in the kindergarten room that was lined with seating.¹² In choosing a red brick cladding the extension is complementary to the existing structure. At the east end of the extension a small flat roofed block projects with a corner, wrap around window, typical of mid-century modernism.

West Addition, 1963-4

Between 1963-4 the west addition, a stepped volume with a higher height on the southern half to accommodate a window-less multi-purpose room with a stage and gym equipment had been constructed and a recessed entrance to the playground on the north had been completed. (Images 23-24)

iv. CONTEXT

Located at the end of a long narrow block bound by Daisy Avenue to the south, Elder Avenue to the north and on the short end, Twenty-Ninth Street, the school complex at 68 Daisy Avenue is surrounded by open space occupied by green lawns and trees on the south side with the principal elevations and by playgrounds, sports fields and staff parking lots on the other three sides. These surrounding streets are lined with neighbourhood homes facing the school and presenting a range of dwelling types including usually single family houses, duplexes or townhouses, ranging in size from small, one-and-a-half storey buildings to three-storey houses on raised basements, whose massing pushes the limits of their lots. The age of the surrounding homes spans more than 150 years including the 1851, Richard Newborn house at 28 Daisy Avenue and throughout the neighbourhood, others from the late nineteenth century sit next to those dating from the early 20th century, mid-century and 21st century. (Images 26-28) The context surrounding the school represents the changing social history of the neighbourhood and the school, present for almost 90 years, represents a constant community focal point for the generations that have lived in this neighbourhood.

3. 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

12. Building Permit B8735, 6 April, 1970.

iii. demonstrates high degree of scientific or technical achievement	n/a
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The Vincent Massey Childcare Centre (Daisy Avenue Public School) has design value as a representative example of an early twentieth century Toronto school, designed in the Collegiate Gothic Style, with a formal symmetrical composition on a raised base with a broad stair leading to a centrally located entrance. Brick-clad with Tudor-Revival details the school demonstrates on each façade a high level of artistic merit achieved with modest means. Its Modernist extension completed to the east features elements such as the direct access to the playground, the split roof with clerestories, and the large bay window which are not only indicative of a modernist aesthetic but contribute to an improved learning environment.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
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

The building has associative value as the original 1929 structure and its 1955-6 extension are associated with the evolution of public education in the City of Toronto in the early to mid-twentieth century. The school building is valued for its association with the growth and development of Long Branch which evolved from an outpost for retired soldiers and mid-19th century farming, to a vacation resort and finally to a cohesive community which achieved independent status in 1931. The property is also associated with the early work of the prolific Toronto architect George Roper Gouinlock who designed the first school building and the firm of Murray Brown & Elton who designed the additions of 1955-6 and 1963-4 and contributed to other mid-century public buildings in Long Branch.

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

Contextually, set back from Daisy Avenue on the south side of the property in a landscape setting characterized by open space of lawns with a few trees, and surrounded on the north and west by playing fields facing Daisy, Elder Avenue and Twenty-Ninth Street, the building has been a local landmark in the Long Branch community for almost 90 years. It is visually and historically linked to the surrounding residential neighbourhood. Constructed in 1929, with a 1950s extension, it supports the diverse period character and scale of the local housing types.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 68 Daisy Avenue has design, associative and contextual values.

The Vincent Massey Childcare Centre (Daisy Avenue Public School), 1929, has design value as a representative example of an early twentieth century Toronto school, designed in the Collegiate Gothic style with a formal symmetrical composition with Tudor-Revival details demonstrating a high level of artistic merit. Its east extension of 1955-1956 is representative of mid-century Modern Toronto schools whose designs combine a modernist sensibility with an enhanced child-centred learning environment. The school building is associated with the growth and development of the Long Branch neighbourhood known as Lakeshore Gardens Annex, whose buildings date back as far as the mid-nineteenth century. It is also associated with the well-known architect George Roper Gouinlock who designed the original 1929 school and the firm of Murray Brown & Elton who undertook the additions in 1955-6 and 1963-4 and designed many mid-century public building in Long Branch. Contextually, set back from Daisy Avenue, in a landscape of grassy lawns and playgrounds, the building has been a local landmark in the Long Branch community for over 85 years.

5. SOURCES

Archival Sources

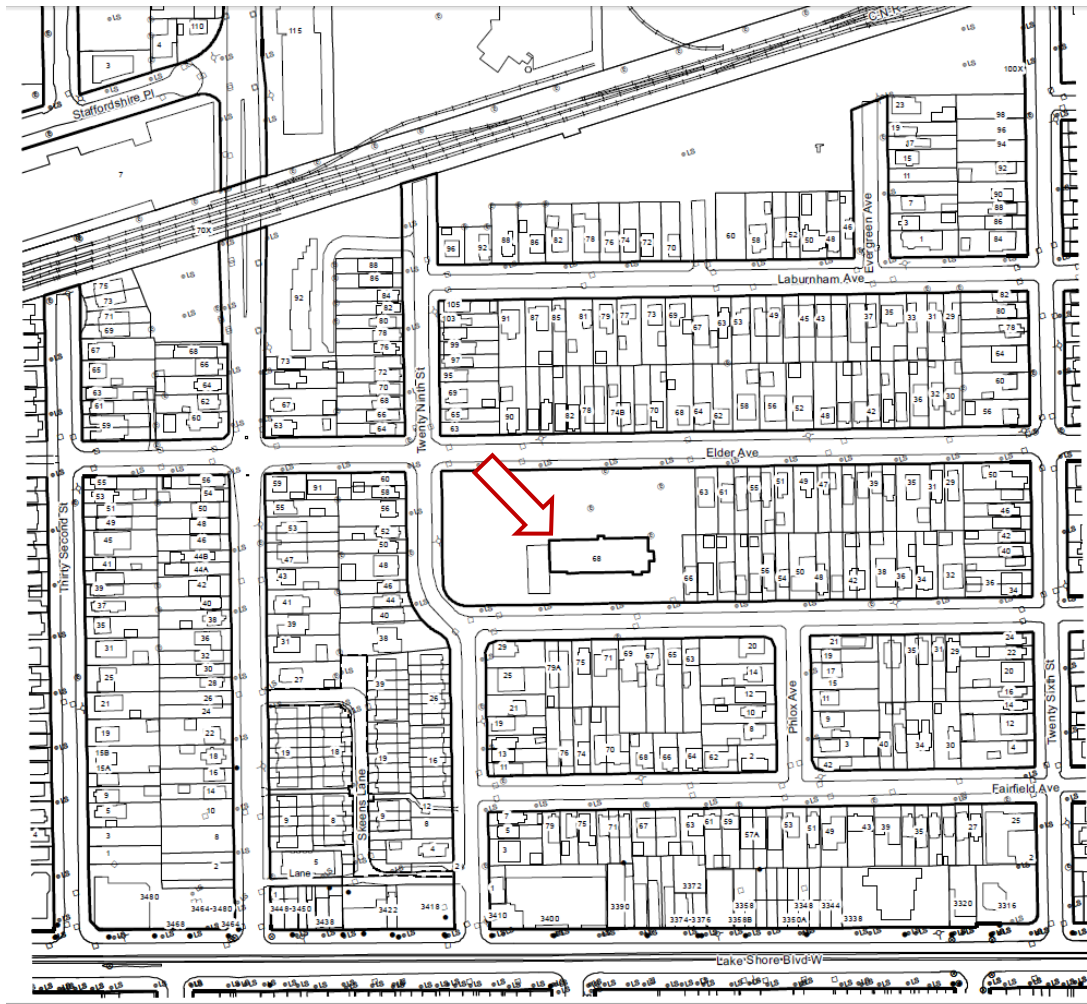
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6. IMAGES:

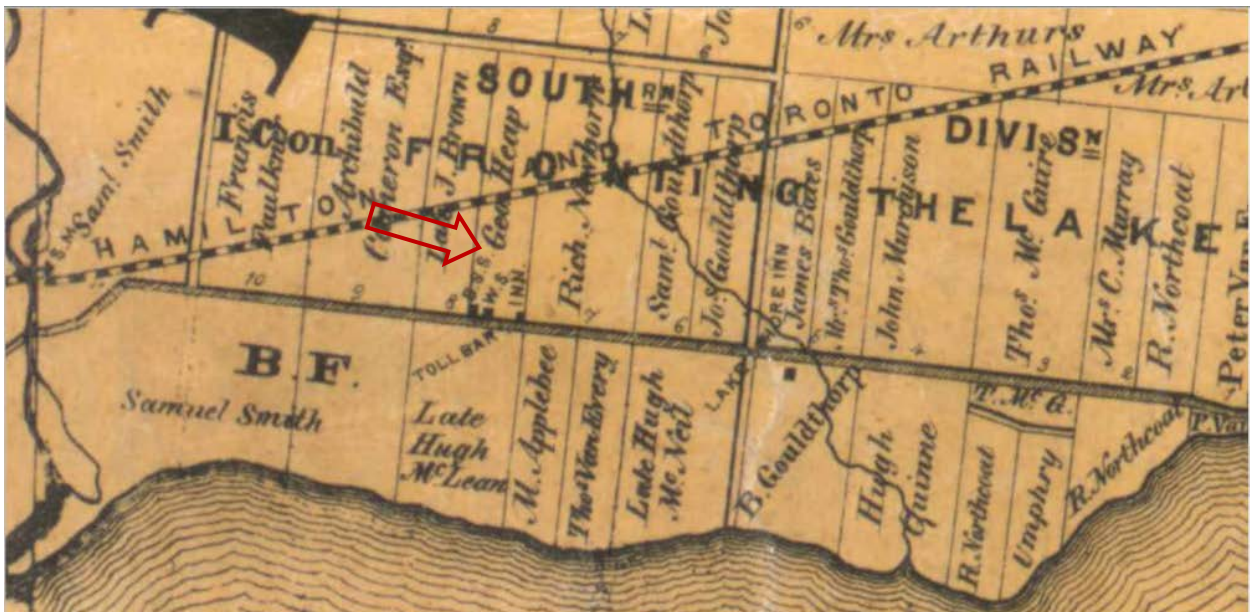
The arrows mark the location of the property at 68 Daisy Avenue. Please note: all maps are oriented with north at the top, unless otherwise indicated



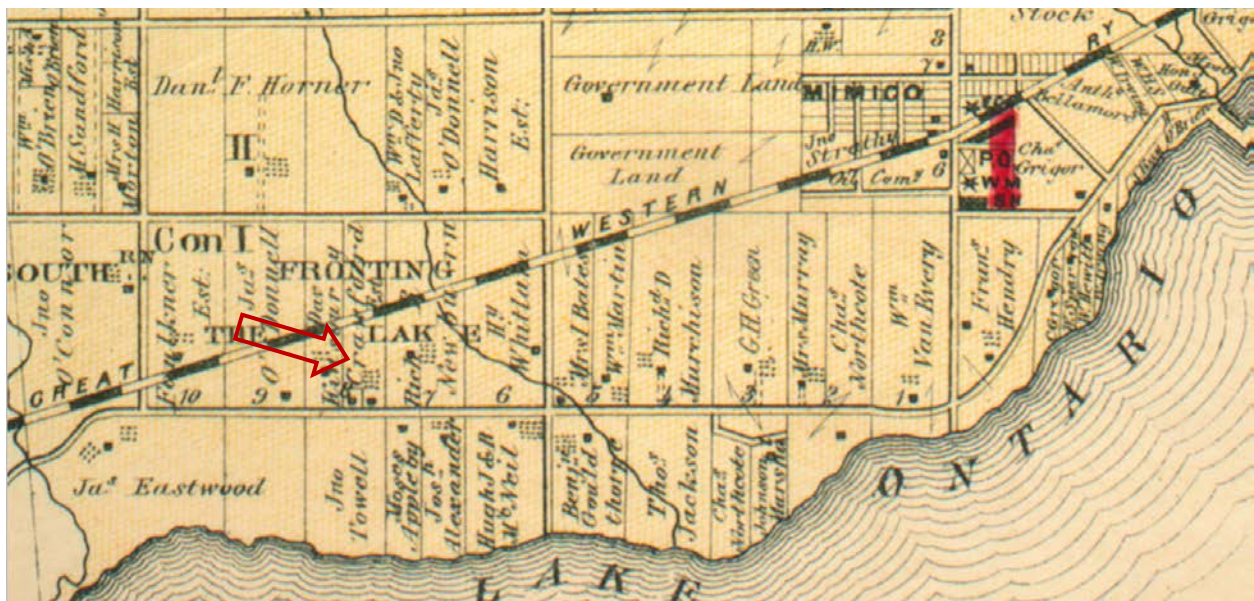
1. City of Toronto Property Data Map: the subject property at 68 Daisy Avenue is marked on the north side of the street, between Twenty-Sixth and Twenty-Ninth streets.



2. George R. Tremaine, *Tremaine's Map of the County of York Canada West*, (detail) 1860: showing the location of Colonel Samuel Smith's holdings to the east of the Etobicoke River, extending from the Lake Front through to the Fourth Concession (ending between the T and the O of Etobicoke), and the future location of Long Branch in relation to the City of Toronto. The approximate location of 68 Daisy is marked with an arrow.(Ng)



3. George R. Tremaine, *Tremaine's Map of the Co. of York, Canada West*, (detail) 1860: showing the approximate location of the future 68 Daisy Avenue on a large parcel of land owned by George Heap, south of the railway and north of the Lake Shore Road. The map also indicates area which would become Long Branch Resort (marked by the B and F), first allocated to Colonel Samuel Smith. (Ng.)



4. Miles & Co., *Illustrated Historical Atlas of the County of York, Map of Etobicoke* (detail) 1878: showing James Eastwood's purchase of Smith's landholdings of Lots 9 and 10 and the future location of the Long Branch resort. The future site of 68 Daisy Avenue is on the east half of Lot 8, Concession 1 Fronting the Lake, noted as the Crawford Estate (Ng)



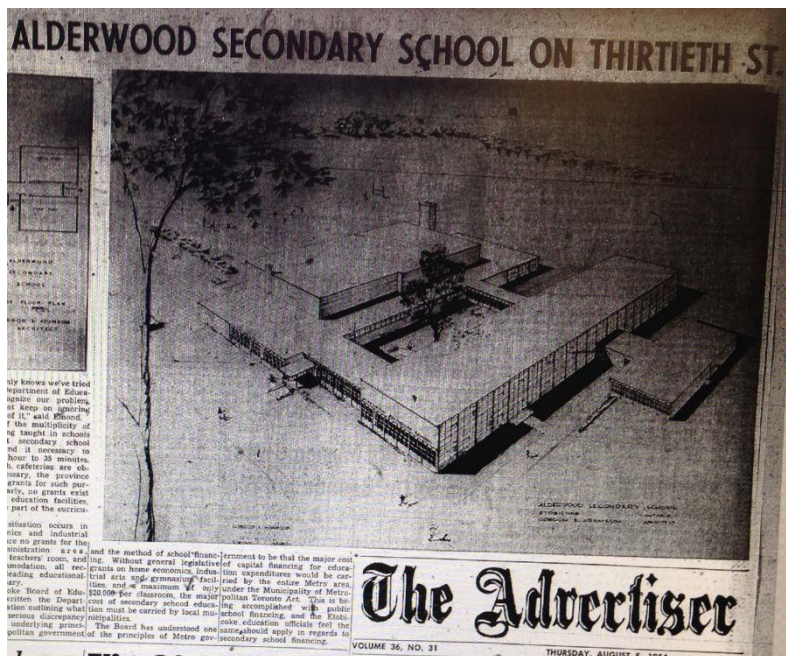
5. Long Branch Residential Developments: showing the series of developments following Long Branch Summer Resort, here identified as Long Branch Park, 1884. The School is part of the Lake Shore Gardens, 1911, development. (Long Branch Historical Society)



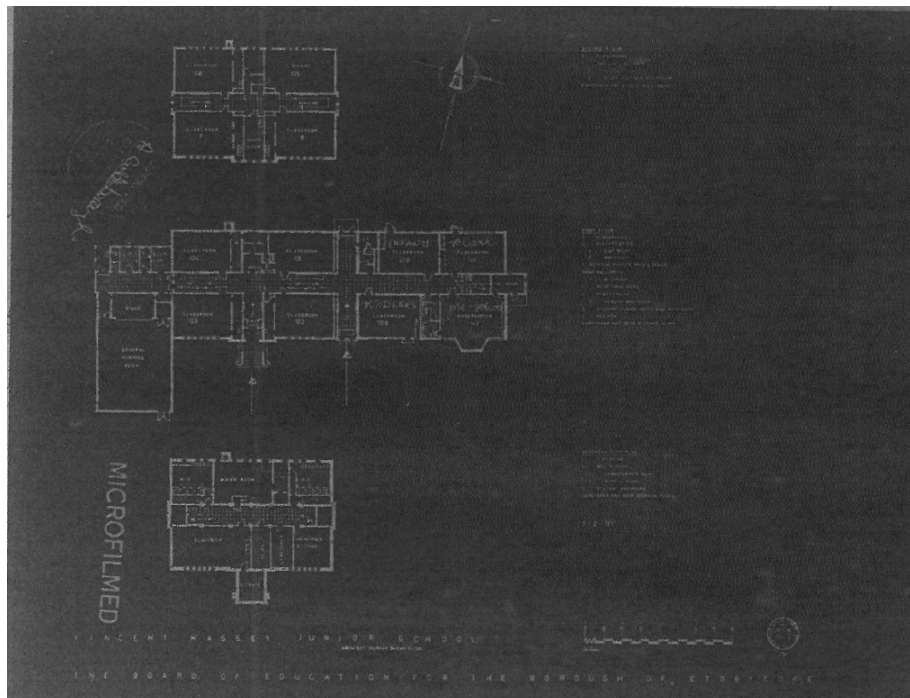
6. *The Advertiser*, Thursday 19 September, 1929: announcing the building of the Daisy Avenue Public School to the design of architect G. Roper Gouinlock. (Toronto Public Library, Richview Branch)



7. 68 Daisy Avenue, South Elevation: showing the cornerstone to the right of the main entrance stair. (HPS, 2017)



8. *The Advertiser*, 5 August 1954: announcing the construction of the Alderwood Secondary School, designed by Gordon S. Adamson, Architect (TPL, Richview)



9. Vincent Massey Junior School, plans. The plans were found with other drawings submitted for a 1970 Building Permit B8735 which referred to Building Permit LB839. The plans show the original school and the later additions. The small print under the drawing title reads: "Architect: Murray Brown & Elton" (Etobicoke Building Records)



10. 68 Daisy Avenue, (1929): showing the principal (south) elevation (HPS, 2016)



11. 68 Daisy Avenue: showing the side (west) elevation with the later 1963-4 addition (HPS, 2016)



12. 68 Daisy Avenue: showing the side (east) elevation with the 1955-6 addition (HPS, 2016)



13. 68 Daisy Avenue, principal (south) elevation, central entry bay detail: showing the Tudor Revival elements combining Classical elements treated with a Collegiate Gothic style (HPS, 2016)



14. North (rear) elevation: showing the original wood double-hung sash windows with their nine-over-twelve sash. (HPS, 2016)



15. Second floor entry to offices showing the original wood details and glazing including the frosted glazing of the lower panels, the brick surface of the lower wall area, with a moulding and plaster above. (Above, left, HPS, 2017)



16. Terrazzo floor showing the multiple coloured patterns. (Above, right, HPS, 2017)



17. Stairwell detail showing the brick surface and the wood trim (HPS, 2017)
18. Newel post detail of the steel stair balustrade with wood handrails (HPS, 2017)



19. 68 Daisy Avenue, principal, (south) elevation showing the main school, 1929 and the east wing addition, 1955-56 (HPS, 2017)



20. East addition: showing the east end with the smaller flat-roofed block with the wrap-around corner window. (HPS, 2016)



21. East addition: showing the split gable roof with the clerestory windows (HPS, 2017)



22. East addition, main entrance: showing the clerestory lighting above, the doors to the playground ahead and at the left of the photograph the connection to the main school. (HPS, 2017)



23. West addition: showing the principal (south) and side (west) elevations of the 1963-4 addition (HPS 2016)



24. West Addition: showing the rear (north) elevation and entrance (HPS, 2016)



25. West addition: showing the interior of the multi-purpose space (HPS, 2017)



26. Richard Newborn House, 28 Daisy Avenue, 1851: showing the context of the neighbourhood (HPS, 2016)



27. Daisy Avenue, north side: showing the variety of house types, periods and scales including a 1950s-60s side-split, a c.1880-90 1-1/2 storey house on a raised basement and a recent double storey house on a high raised basement. (HPS, 2016)



28. Twenty-Ninth Street, west side opposite the school: showing the variety of residential types, scales and periods including 1950s-60s duplex, single storey war-time bungalow, and recent 2-1/2 storey home. (HPS, 2017)