

Inclusion on the City of Toronto's Heritage Register - Forest Hill Village Properties

Date: November 9, 2020

To: Toronto Preservation Board
Toronto and East York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Ward 12 - Toronto-St. Paul's

SUMMARY

This report recommends that City Council include 16 properties with cultural heritage value on the City of Toronto's Heritage Register. These properties were identified through the Forest Hill Village Urban Design Guidelines study, completed and adopted by City Council in 2015. All properties identified within the heritage survey area have been reviewed for changes since the survey was completed. The properties being recommended for inclusion within this report have all been determined to have contextual value, at minimum. Additional cultural heritage values could be determined through further evaluation.

A Historic Context Statement was developed building upon work completed for the urban design study to provide an understanding of the themes and periods of development within the study area. It also related properties to one another in order to inform the identification of buildings and landscapes with cultural heritage value.

The Village of Forest Hill was established as a bedroom community for middle- and upper-middle class residents in the 1920s, which actively put limits to industrial uses in the village. Forest Hill Village's centre, a historic context that has largely remained to the present day, is characterized by a concentration of commercial uses around the four corners of Spadina Road and Lonsdale Avenue, providing convenience goods for the residents of Forest Hill.

The listing of non-designated properties with cultural heritage value on the Heritage Register will extend interim protection from demolition, should a development or demolition application be submitted. Heritage Impact Assessments (HIA) are required for development applications that affect listed and designated properties. Listing provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Ontario Heritage Act. All of these properties meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal

designation, which the City also applies when assessing properties for its Heritage Register.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council include the following 16 properties on the City of Toronto's Heritage Register:

- 327 Lonsdale Road
- 385 Spadina Road
- 387 Spadina Road
- 389 Spadina Road
- 393 Spadina Road
- 398 Spadina Road
- 414 Spadina Road
- 416 Spadina Road
- 417 Spadina Road
- 418 Spadina Road
- 448 Spadina Road
- 462 Spadina Road
- 464 Spadina Road
- 466 Spadina Road
- 467 Spadina Road
- 469 Spadina Road

FINANCIAL IMPACT

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

DECISION HISTORY

At the City Council meeting held on July 7, 2015, City Council adopted the Forest Hill Village Urban Design Guidelines, which included the identification of properties recommended for further study to determine whether they may have cultural heritage value: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE7.16>

At the City Council meeting held on July 16, 2019, City Council adopted the City-wide Heritage Survey Feasibility Study, and approved the phase implementation of the Toronto Heritage Survey as outlined in the report (June 6, 2019).

At the same City Council meeting, City Council requested the Chief Planner and Executive Director, City Planning to prioritize outstanding nominations for the inclusion of properties on the Heritage Register in the first phase of the Toronto Heritage Survey: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH7.11>

BACKGROUND

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage

conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

<https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. Council must consult with its municipal heritage committee before a property that has not been designated under Part IV is added or removed from the municipal register.

The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

<https://www.ontario.ca/laws/statute/90o18>
<https://www.ontario.ca/laws/regulation/060009>

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.5 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.5.2 states that properties of potential cultural heritage value or interest "will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto's diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register."

Policy 3.1.5.3 states that heritage properties "will be protected by being designated under the Ontario Heritage Act, and/or included on the Heritage Register". This includes designation under Parts IV or V of the OHA, as well as listing under Section 27 of the Act.

Policy 3.1.5.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council." Policy 3.1.5.6 encourages the adaptive re-use of heritage properties while Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it. Heritage Impact Assessments (HIA) are required for development applications that affect listed and designated properties. An HIA shall be considered when determining how a heritage property is to be conserved.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

The Ontario Heritage Toolkit also provides guidance on the listing of non-designated properties on the Heritage Register. The Tool Kit provides direction on the purpose of listing heritage properties, and explains how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for how listed properties fit within the land use planning system.

https://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

COMMENTS

Identifying properties of cultural heritage value or interest is an essential part of a municipality's role in heritage conservation. Including non-designated properties in the municipal register is a means to identify properties that have cultural heritage value or interest to the community. The key goal of a heritage survey of a study area, also known as a cultural heritage resources assessment, is to achieve an informed and timely identification of properties with cultural heritage value in tandem with a Planning Study. The 16 heritage properties identified through the Forest Hill Village Urban Design Guidelines Study are not currently listed on the City's Heritage Register and have no heritage protection. Properties on the City's Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies if subject to redevelopment.

Forest Hill Village Urban Design Guidelines (2015)

In 2014 City Council directed City Planning staff to study Forest Hill Village, located on Spadina road between Montclair Avenue and Strathearn Boulevard, in order to maintain the small town character of the area and provide clarity for the community and property owners regarding the appropriate urban character, materials, and building rhythm and articulation for new development. A historic overview and heritage survey were completed as part of this project, and included in the final report in 2015.

Forest Hill Village Heritage Survey Area

Heritage surveys are essential components of strategic and growth-related studies and provide the foundation for context-sensitive, built-form and place-based policies and guidelines that reflect the unique context of a respective area, as well as community consultation and engagement.

The Village of Forest Hill was established as a bedroom community for middle- and upper-middle class residents seeking to escape the crowded and bustling City of Toronto in the 1920s. Its original limits are based on a historic school district boundary, defined by a community that wanted to maintain and control the quality of their local public schools. Forest Hill is unlike other historic villages in Ontario that typically grew out of industrial activity. Rather, the establishment and growth of Forest Hill was driven by high quality education, upscale residential development, low taxes and a local citizenry which actively put limits to industrial uses in the village. The village centre, located along Spadina Road between Strathearn Boulevard and Montclair Avenue, is characterized by a concentration of commercial uses around the four corners of Spadina Road and Lonsdale Avenue, providing convenience goods for the residents of the Village of Forest Hill, a context that has largely remained to the present day.

The heritage survey that was completed as part of the Forest Hill Village Urban Design Guidelines Study was brought forward and adopted by City Council in 2015 as part of the Forest Hill Village Urban Design Guidelines.

Community Consultation

A community meeting was held respecting the Forest Hill Village Urban Design Guidelines in February, 2015, with approximately 40 members of the public in attendance. The final report including the list of potential heritage properties was brought to the June 16, 2015 Toronto and East York Community Council Meeting.

Methodology for Streamlining the Heritage Register Process

The City of Toronto's approach for listing non-designated properties on the Heritage Register far exceeds the requirements under the Ontario Heritage Act; currently, staff undertake thorough research and evaluate each property using Ontario Regulation 9/06, the Criteria for Determining Properties of Cultural Heritage Value. A statement of significance and list of heritage attributes are then prepared for each property, including a photograph and location map. In contrast, the Ontario Heritage Act requirements under Section 27 of the Act state that if Council believes a property to be of cultural heritage value or interest, the listing must include "a description of the property that is sufficient to readily ascertain the property". Most municipalities interpret this to mean providing a property's address, but not necessarily a written description arrived at through thorough research and evaluation.

The approach taken by staff in recommending individual properties for listing, while thorough, is not the most efficient means of extending interim protection from demolition to properties identified through heritage surveys, while still meeting the City's Official Plan obligation to evaluate properties against provincial criteria. In developing an improved listing process, staff have surveyed international best practices, including reviewing the approach to listing of municipalities across Ontario.

Over the course of 2020 staff engaged with Provincial colleagues within the Ministry of Heritage, Sport, Tourism, and Cultural Industries in order to present the City of Toronto's experience with listing and designating properties on the Heritage Register, and to review listing methodologies. Following the jurisdictional review and Provincial consultation, two methods are being proposed to streamline the process for listing properties on the Heritage Register: the use of an historic context statement accompanied by an address list and property information (i.e. building type and date of construction), and descriptive listings.

These two methods will meet the requirements of the Ontario Heritage Act and the City's Official Plan, and both provide sufficient information to communicate the reasons for listing. The benefit of this two-pronged approach will be to ensure that properties with cultural heritage value are afforded interim protection from demolition in order to permit a full evaluation to determine whether they merit Part IV designation should they be subject to a demolition request or development application.

This report is a component of phase one of the Toronto Heritage Survey (THS), which included a review of municipal best practices in North America, and which has informed our evolving and strategic approach in utilizing historic context statements in the identification of cultural heritage resources citywide. Historic context statements are used to enhance the evaluation of individual properties against existing provincial

criteria, as required by the City's Official Plan. Through the further evaluation of potential heritage properties, not all identified properties are recommended for listing.

Historic Context Statements

The historic context statement approach builds upon work completed for planning and urban design studies where an historic overview and description of the present-day context of the area has been prepared. Historic Context Statements provide an understanding of the themes and periods of development within a study area. They also relate properties to one another in order to inform the identification of buildings and landscapes with cultural heritage value.

An historic context statement was finalized for the Forest Hill Village study area, and as a part of the review of the original heritage survey, building types that are characteristic and support the historic context were identified, including descriptions of common attributes of each building type that may warrant conservation. Properties were subsequently evaluated against the context statement and building types in order to confirm that they support the area's historic context. The properties being recommended for inclusion within this report have all been determined to have contextual value, at minimum. Properties may have additional values, which will be determined through further evaluation.

Heritage Planning's approach to historic context statements continues to evolve. A consistent approach to historic context statements is currently being defined through Phase One of the Toronto Heritage Survey, and will be reflected in future Cultural Heritage Resource Assessments.

Heritage Survey Verification

For the purposes of this report, properties identified within the heritage survey area have been reviewed for changes since the survey was completed. All identified heritage resources that have been demolished, irreparably altered, evaluated through the course of a development application or for which planning approval has been provided for alteration/demolition have been removed from the list. The review also considered whether any properties had been overlooked, including properties that were individually nominated.

City of Toronto's Heritage Register

The municipal register is an important tool in planning for the conservation of heritage properties. The former City of Toronto began listing properties on the Heritage Inventory in 1973, with the inaugural set of 490 properties found within the old City of Toronto boundaries recognized for architectural, historical and/or contextual reasons. In the following decades, the surrounding municipalities of Scarborough, North York, York and Etobicoke which now form the amalgamated City of Toronto adopted their own lists of heritage properties; following amalgamation, these lists were combined and additional properties have been added over the years.

Inclusion on the City's Heritage Register

Although a municipality is not required to consult with property owners or the public before including non-designated properties in the municipal register under the Ontario Heritage Act, property owners are always notified and invited to attend the Toronto Preservation Board meeting to discuss the recommendation of a property's inclusion on the City's Heritage Register. There is also a second opportunity for owners and the public to share concerns (in person or writing) when Community Council considers the matter at their meeting.

Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give Council at least 60 days' notice of their intention to demolish or remove a structure on the property. Properties that are listed on the City's Heritage Register are flagged for review by Heritage Planning staff once a demolition permit has been submitted and owners must follow established Notice requirements under the OHA following this action. City Council has a fixed period of time to designate the property in order to halt the demolition of a listed property. Following further research and evaluation, staff may recommend designation of the property under Part IV of the Ontario Heritage Act and seek appropriate conservation.

Although inclusion on the Heritage Register as a listed property provides interim protection from demolition, it does not preclude an owner's ability to make exterior and interior alterations if demolition or a planning application is not involved.

Listing does not trigger maintenance requirements over and above existing property standards and it does not restrict altering, removing or adding any features on the property. It does not allow the City to withhold a building permit for non-demolition related alterations and it does not preclude a property from undergoing renovation.

When a property is listed it does not necessarily mean that it will be subsequently "designated," which is legally binding and requires owners to seek heritage approval for alterations and additions. Designation generally happens within one of three scenarios:

- a property owner gives notice of an intention to demolish the listed building and further evaluation recommends designation
- a listed property is included within a planning application and a Heritage Impact Assessment (HIA) is submitted. The subsequent evaluation directs appropriate conservation measures and designation within the planning approval process
- a property owner wishes to take advantage of one of the city's heritage incentive programs and requests a further staff evaluation and designation, as appropriate

CONCLUSION

The listing of non-designated properties with cultural heritage value on the Heritage Register will extend interim protection from demolition, should a development or demolition application be submitted. Listing provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Ontario Heritage Act should Council be advised of a pending demolition.

Following research and evaluation, it has been determined that the properties included in Attachment 1 of the report have cultural heritage value and warrant inclusion on the City's Heritage Register.

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ATTACHMENTS

Attachment 1 - Forest Hill Village Historic Context Statement and Properties of Cultural Heritage Value

The Village of Forest Hill was established as a bedroom community for "fashionable society" wanting to escape the crowded and bustling City of Toronto in the 1920s. Its original limits are based on a historic school district boundary, defined by a community that wanted to maintain and control the quality of their local public schools. Forest Hill is unlike other historic villages in Ontario that typically grew out of industrial activity. Rather, the establishment and growth of Forest Hill was driven by high quality education, upscale residential development, low taxes and a local citizenry which actively put limits to industrial uses in the village. The village centre, located along Spadina Road between Strathearn Boulevard and Montclair Avenue, is characterized by a concentration of commercial uses around the four corners of Spadina Road and Lonsdale Avenue, providing convenience goods for the residents of the Village of Forest Hill.

Early Land Owners (1800 – 1860)

Early in Toronto's history, the lands surrounding the Town of York were established as farm lots, and were fashionable places where government officials and British landed gentry often built their summer homes. In 1860, early settler John Wickson built his summer home called "Forest Hill" at the corner of Eglinton Avenue and Old Forest Hill Road, which provided the name for the future village.

Present-day Forest Hill Village is part of former farm lot 24, 3rd concession road, which was initially granted to the Powell family (c1800) and eventually passed to the estate of Samuel Peter Jarvis (likely through the marriage of Mary Boyles Powell, daughter of William Dummer Powell). Samuel Peter Jarvis did not build on this plot of land, preferring to build his home, the Hazelburn estate, closer to the city where he also owned land. A map of the area from 1860 indicates that in the mid-19th century much of Forest Hill belonged to the "daughters of late Samuel Jarvis". To the south of the Jarvis' property was land owned by the Baldwin family, who laid out Spadina Avenue as a grand procession from the lake shore to their summer home, "Spadina House" just north of Davenport.

Street Layout (1860 – 1900)

Forest Hill Village is located along a portion of Spadina Road that was formerly called Jarvis Street, a north-south road that connected St. Clair Avenue West and Old Forest Hill Road and named after the family that owned this lot. Old Forest Hill Road is one of the earliest roads in the city and follows an aboriginal trail along the historic Forest Hill stream, a tributary to the Castle Frank brook. Currently buried underground in storm sewers, the natural topography of Cedervale Ravine serves as a reminder of these historic streams. Suydam Park at Strathearn Boulevard, at the north-western edge of the village, has long served as an access to the Cedarvale Ravine for the area's earliest residents.

In 1886, James Austin purchased Spadina House and surrounding lands from the Baldwin family, directly south of Forest Hill. In 1889, Austin subdivided the western half

of his property, extending Spadina Road through his property and connecting to St Clair Avenue West. At this time, Jarvis Street was renamed Spadina Road. Samuel Peter Jarvis likely preferred to use his namesake for the grander Jarvis Street we know in Toronto today, which he had hired prominent Toronto architect John Howard to design in 1846. Similar to James Austin, land owners in the study area speculatively subdivided their lands between 1884 and 1890 in response to the booming and quickly expanding city to the south. Nevertheless, the area remained largely undeveloped to the end of the 19th century.

Spadina Heights (1900 - 1923)

The origin of the Village of Forest Hill as an autonomous community within York Township begins in the early 20th century, with the establishment of Spadina Heights. Spadina Heights is the precursor to the Village of Forest Hill and was defined by the boundaries of the York Township School District. School District 30 was established in 1910 when local residents petitioned York Township council for their own school. School District 30 provided the basis for the boundaries of the Village of Forest Hill when it was incorporated in 1923.

Prior to incorporation as a village, the village consisted of a row of grocers at the south west corner of Spadina and Lonsdale, and a church at the north east corner of Spadina and Thelma. 398 Spadina Road was built during this period and was one of the original grocery stores in the village.

Village of Forest Hill (1924-1967)

In response to what local residents observed as poor public services provided by York Township and the booming, unplanned development of Toronto to the south, the Spadina Heights community petitioned the Province for secession in 1923. They hoped to maintain lower taxes while controlling the high quality of education and residential development that had come to characterize the area. Subsequently, Forest Hill was incorporated as a village later that year.

By the time of incorporation, the four corners of Spadina and Lonsdale had been reinforced as the community's central intersection with commercial buildings providing convenience goods to the local community. The intersection of Spadina Road and Montclair Avenue at the southern end of the study area was outside the village limits of Forest Hill.

When the Village of Forest Hill first formed as a municipality, the municipal offices were rented above the store at 417 Spadina Road at the north east corner of the Spadina and Lonsdale intersection. In 1930, the municipal offices were moved to the bank building at 410 Spadina Road at the south west corner of the Spadina and Lonsdale intersection. In 1962 the municipal offices moved to the first purpose built municipal building and library complex at 700 Eglinton Avenue.

A large proportion of the village centre was developed within the first ten years of incorporation between 1924 and 1934. Commercial uses, concentrated around the four

corners of Spadina and Lonsdale spilled north and south along Spadina Road, establishing the character of the village during this period.

Urban Planning and Design Review in the Village of Forest Hill

Development in the Village of Forest Hill was firmly rooted in rational urban planning. Strict by-laws were enforced that limited industrial uses and controlled the quality and appearance of new homes, requiring minimum costs for new house construction and that the front elevation of all houses to be designed by an architect. The Village even established a Board of Architects to review applications for new residential construction. On the other hand, there were no restrictions on who could purchase property in the village. The high quality of education, active citizenry and lack of racial discrimination drew many Jewish residents from the crowded central section of Toronto to Forest Hill, beginning in the late 1930s. By 1961, Jewish residents comprised almost half of the Forest Hill population, the highest proportion in any Canadian municipality at the time.

Apartment buildings were strategically encouraged in the development of the Village of Forest Hill, predominantly along Eglinton Avenue in the mid-1930s, in order to keep taxes low for residents. The first apartment buildings in the village concentrated near the Spadina Road and Lonsdale Avenue intersection in the late 1920s. Apartment buildings developed along the northern portion of the village centre and provided a transition to the primarily single-family character of Spadina Road to the north, moving away from the commercial four corners at Spadina Road and Lonsdale Avenue. The apartment building at 404 Spadina Road is distinguished as an apartment building with retail uses at grade, integrating with the commercial four corners at Spadina Road and Lonsdale Avenue.

The Forest Hill Manor Apartments at 404 Spadina Road was designed in 1930 by Pittsburgh-born architect Herbert George Duerr. Duerr designed several movie theatres in Toronto and other municipalities across Ontario, with 404 Spadina Road being one of his only known residential commissions.

The majority of buildings within the study area were constructed by the 1940s, with the exception of the Canadian Bank of Commerce building, built in 1959, at 462 Spadina Road. The bank building at 462 Spadina Road introduced concrete modernist architecture to an otherwise early 20th century context.

Amalgamation with the City of Toronto (1967 – Present)

Forest Hill resisted amalgamation with the City of Toronto until 1967, intentionally remaining a village to maintain the "distinction" that had come to characterize the area. As stated in a 1930s report on the operational and financial position of the village:

To become a town would eliminate the distinction which the term village has assumed in connection with Forest Hill, which has had no small psychological effect in attracting the present type of development and in retaining the affection and loyalty of its residents... The loss of the word village might possibly be felt insofar as future development is concerned. It is difficult to estimate any such loss in dollars and cents."

Even after amalgamation with the City of Toronto, the village remained relatively stable until two large commercial block buildings at 446 and 439 Spadina Road were built in the 1980s, replacing gas stations that had been on each side of Spadina Road. These buildings extended the commercial street wall further north along Spadina Road.

Building Types

The historic context of Forest Hill Village is supported by a range of building types that are prevalent within main street contexts across the City of Toronto. These building types reflect the history of development, commerce and community life within the former Village of Forest Hill, and continue to support a strong sense of place. The most prevalent building types found within the area include:

Main Street Commercial Row

The Main Street Commercial Row type most often establishes the predominant main street character of a street, and reflects typical patterns of development along arterial roads in the 19th and through the mid-20th century. They are generally designed to accommodate retail at-grade, with residential or commercial use above and their form is long and narrow, maximizing the number of storefronts on any given block. These buildings were designed in a variety of architectural styles and vernacular interpretations, most typically with brick cladding and more rarely with clapboard siding, various rooflines and heights ranging from 1 to 4 storeys. Individual row buildings may be constructed in isolation or as a part of a larger, contiguous development consisting of multiple row buildings with shared characteristics.

Common Features

- 1-4 storeys
- Public retail/commercial use at-grade with private/residential uses above
- generally one part of a row of buildings with the same or similar architectural scale, design, proportions and materials
- brick or clapboard cladding
- flat roof with parapet, gable roof, or mansard roof with dormers
- storefronts of varying designs, often with side or centre entrance, display windows, transoms and/or signboard

Main Street Commercial Block

The Main Street Commercial Block type is closely related to the commercial row, sharing many of the same characteristics. The primary difference is the scale and design of the commercial block, which are, in contrast, generally larger in width and height, and of a singular architectural design in which several individual units are integrated to appear to be part of a larger building complex. Commercial blocks retain a more prominent placement on the street, often located at corners or an axis with perpendicular streets, and have architectural details that draw greater attention. They may be divided into multiple units with retail at-grade and residential or commercial above, but always have a unifying design.

Common Features

- 3-5 storeys
- singular architectural design across multiple units, often with retail/commercial uses at-grade and private/residential uses above
- masonry cladding, often with detailing in brick or stone
- storefronts of varying designs, often with side or centre entrance, display windows, transoms and/or signboard

Bank

The design impetus characteristic of the bank building type is to convey a perception of security and wealth and reflect the stability of the bank to customers and investors. Banks constructed through to the early 20th century generally featured ground floors often clad in stone or brick with stone detailing, with smaller windows and a formal customer entrance with a smaller office entrance to the side, and were often designed in classical styles including Renaissance Revival and Beaux Arts. Modern and more contemporary bank design broke from tradition, and embraced transparency, the use of contemporary materials including glazing, steel and cast stone, and often adopted a lower profile. Most often found on main streets, banks are generally located on corner lots, or situated with high visibility.

Common Features

- 1-3 storeys in height
- masonry construction, often with stone or stone detailing at the base and brick or stone cladding on the upper levels. Later banks embraced glazing, still often featuring some form of masonry or cast stone detailing
- formal primary entrances, with secondary office entrances to the side or rear
- architectural detailing in classical revival or inspired styles, including string courses, pilasters, dentillated cornices and friezes, often with the financial institution's name engraved or embossed prominently for high visibility

Pre-War Apartment

The pre-war apartment building type reflects the residential intensification seen in Toronto during the first decades of the 20th century, prior to the widespread implementation of mechanical elevators and suburbanization. The pre-war apartment type is defined by street-facing articulation with a central entrance and maximum lot coverage, often with interior light wells or courtyards inserted to provide light and circulation for larger buildings. They are generally symmetrical in design, and have raised first floors with exposed basement windows into what were either service rooms or basement apartments.

Common Features

- 2.5-5 storeys in height
- 5 or more residential units
- brick masonry cladding, with stone or terra cotta detailing
- street-facing articulation, with a well-defined central entrance
- for larger buildings, an interior light well or courtyard

Cultural Heritage Resources

The following properties have been evaluated and determined to meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under the Ontario Heritage Act and that the City of Toronto uses for evaluating properties for listing on the Heritage Register. The list also includes properties that are currently on the City's Heritage Register, either individually designated or listed (non-designated).

Address	Date of Construction (est.)	Building Type	Heritage Status
385 Spadina Rd	1924-1934	Main street commercial row	
387 Spadina Rd	1924-1934	Main street commercial row	
389 Spadina Rd	1924-1934	Main street commercial block	
393 Spadina Rd	1924-1934	Main street commercial row	
398 Spadina Rd	1903-1910	Main street commercial row	
327 Lonsdale Rd	1913-1924	Main street commercial row	
404 Spadina Rd	1931	Pre-war apartment	Listed (1995)
410 Spadina Rd	1924-1934	Main street commercial row	
416 Spadina Rd	1913-1924	Main street commercial row	
417 Spadina Rd	1913-1924	Main street commercial block	
418 Spadina Rd	1934-1947	Main street commercial row	
448 Spadina Rd	1924-1934	Pre-war apartment	
462 Spadina Rd	1959	Bank	
464 Spadina Rd	1924-1934	Pre-war apartment	

Address	Date of Construction (est.)	Building Type	Heritage Status
466 Spadina Rd	1913-1924	Pre-war apartment	
467 Spadina Rd	1913-1924	Pre-war apartment	