

Inclusion on the City of Toronto's Heritage Register- 103 Heath Street West

Date: January 8, 2021

To: Toronto Preservation Board

Toronto and East York Community Council

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

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

SUMMARY

This report recommends that City Council include the property at 103 Heath Street West on the City of Toronto's Heritage Register for its cultural heritage value.

The subject property is situated on the south side of Heath Street West, between Yonge Street and Avenue Road. It contains a two and a half storey late Victorian-era red brick house constructed in c.1892-1893. The building is amongst the earliest houses built on this section of the south side of Heath Street West in the late 19th century, representing the earliest period in the historical evolution of the street and the Deer Park Neighbourhood. The James Hobbs House (c.1892-1893) is among the few surviving houses developed as part of Registered Plan 365 in the early 1880s-1890s.

Following further research and evaluation, it has been determined that the property at 103 Heath Street West meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV Section 29 of the Ontario Heritage Act, which the City of Toronto also applies when evaluating properties for its Heritage Register.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies.

A Site Plan Control application (No. 20 152778 STE 12 SA) was submitted on June 5, 2020 which includes two parcels located at 103 and 101 Heath Street West and is currently under review. A minor variance application is anticipated but not yet submitted. The Site Plan Control application proposes a 3-storey apartment building.

RECOMMENDATIONS

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

1. City Council include the property at 103 Heath Street West on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion), attached as Attachment 3 to the report (January 8, 2021) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

FINANCIAL IMPACT

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

DECISION HISTORY

There is no decision history.

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.

Descriptive Listings

Descriptive listings are prepared using a method by which properties are identified and recommended for inclusion on the Heritage Register. This approach to listing provides sufficient information to meet the requirements of Section 27 of the OHA to list a non-designated property on the Heritage Register and satisfies direction found within the City's Official Plan to make use of Provincial criteria when adding properties to the Register.

A statement has been prepared explaining why the property is believed to have cultural heritage value and which includes a description of the property's design and appearance, its primary address, estimated date of construction, and pertinent historical information. The information provided within the Reasons for Inclusion on the City's Heritage Register will help to specify those features and attributes that may warrant conservation should the property be subject to development and/or further evaluated and determined to merit designation under Part IV of the Ontario Heritage Act.

A location map and photographs (Attachment 1) are attached.

Located on the south side of Heath Street West, between Yonge Street and Avenue Road, the property at 103 Heath Street West is valued as a significant example of a late Victorian-era dwelling on Heath Street West combining stylistic features indicative of both the Bay-and-Gable and Queen Anne architectural styles. The property is one of the earliest surviving houses built on the portion of the street belonging to Registered Plan 365 and dating from the early 1890s. Over the past 130 years, Heath Street West has been developed with a variety of residential dwelling types and forms from a wide range of time periods that is atypical in Toronto. The James Hobbs House (c.1892-1893), located at 103 Heath Street West, is important because it is representative of an early period in the planned land development of Heath Street and the Deer Park community.

The property at 103 Heath Street West appears in Joan C. Kinsella's publication *Historical Walking Tour of Deer Park* (1996), it is included on the Architectural Conservancy of Ontario's TOBuilt online database and has been nominated for heritage evaluation by a member of the local community. Two of the other earliest dwellings located in this section of the south side of Heath Street between Yonge Street and Avenue Road (55 and 59 Heath Street West) are already included on the City of Toronto's Heritage Register.

Following research and evaluation according to Regulation 9/06, it has been determined that The James Hobbs House (c.1892-1893), located at 103 Heath Street West, is significant because it is representative of an early period in the planned land development of Heath Street and the Deer Park community and has cultural heritage value under all three categories of design, association and context.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1- Location Map and Photographs

Attachment 2- List of Research Sources

Attachment 3- Listing Statement (Reasons for Inclusion) – 103 Heath Street West

103 HEATH STREET WEST

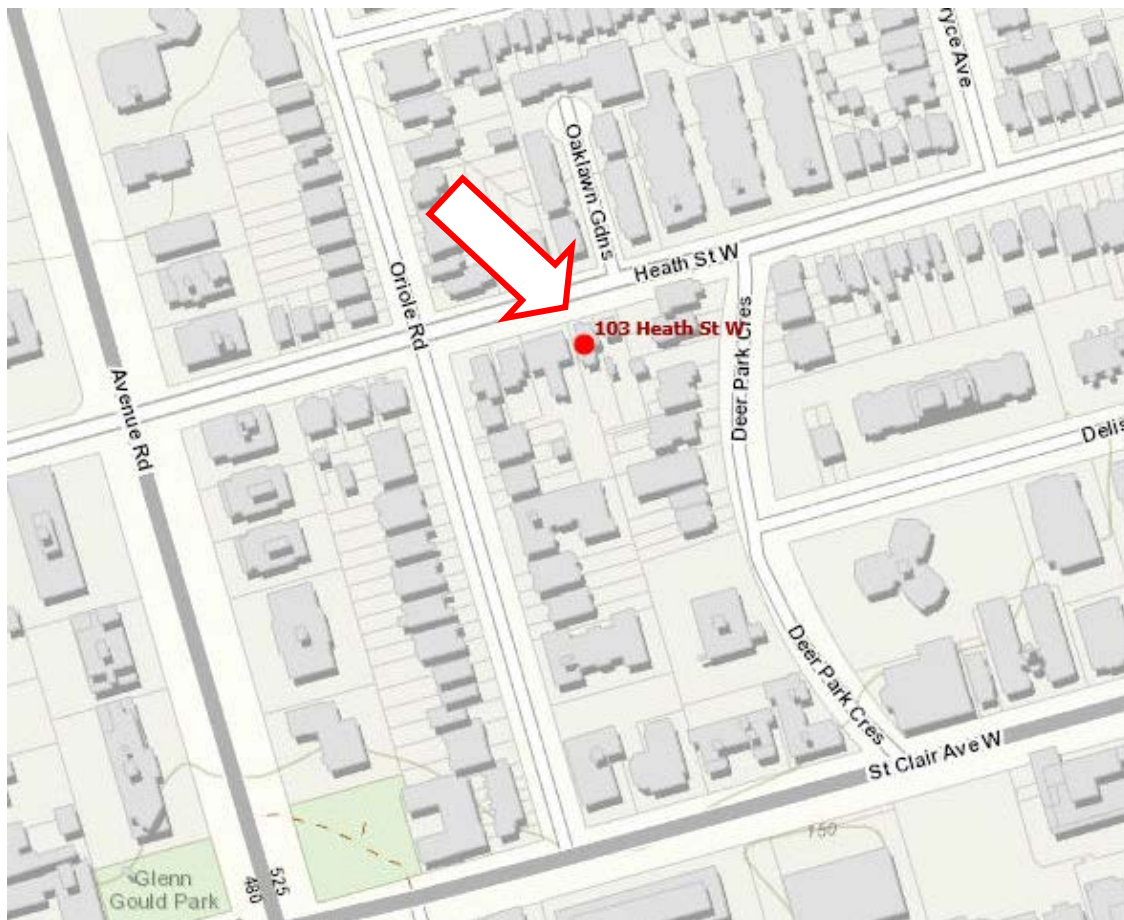


Figure 1. This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of the sites. (City of Toronto Mapping)



Figure 2. View of the principal (north) elevation (AREA, 2020)



Figure 3. Detail of the single round arched opening on the west elevation including the decorative brick detailing (AREA, 2020)



Figure 4. View of the chimney on the east elevation and gable with its deep brow, decorative wooden bargeboard and curved brackets (AREA, 2020)



Figure 5. Detail of the attic-storey sleeping porch above the two-storey bay on the principal (north) elevation with its decorative wooden detailing and trim. Also visible is the top of the single round arched window opening on this elevation which is centred directly below the attic porch (AREA, 2020)



Figure 6. View of the properties at 101 and 103 Heath Street West, both of which are subject to the current development application (Heritage Planning, 2020)

103 HEATH STREET WEST

Archival Sources

- Ontario Land Registry Records, Plan 623, Pt Lot 7 and Plan 365, Pt Lot 52
- Toronto Building Records - Toronto and East York District
- Goad's Atlas Maps, 1884-1924
- City of Toronto Directories, 1894-1910
- Globe and Mail Newspaper Archives, March 21, 1894

Secondary Sources

- Architects Rasch Eckler Associates Ltd., 101 & 103 Heath Street West: Heritage Impact Assessment, 2nd revision, June 2020.
- Blumenson, John, Ontario Architecture, 1990
- Brown, Ron, Toronto's Lost Villages, 1997
- Cruikshank, Tom and John de Visser, Old Toronto Houses, 2003
- Hill, Robert. Biographical Dictionary of Architects in Canada, 1800-1905
<http://www.dictionaryofarchitectsincanada.org/>
- Kinsella, Joan C. Historical Walking Tour of Deer Park, 1996.

LISTING STATEMENT (REASONS FOR INCLUSION)
103 HEATH STREET WEST
JAMES HOBBS HOUSE

ATTACHMENT 3



View of the principal (north) elevation and west elevation (Heritage Planning, 2020)

DESCRIPTION:

103 HEATH STREET WEST	
ADDRESS	103 Heath Street West
WARD	Toronto-St. Paul's – Ward 12
LEGAL DESCRIPTION	Plan 365, Pt Lot 52 and Plan 623, Pt Lot 7
NEIGHBOURHOOD/COMMUNITY	Deer Park
HISTORICAL NAME	James Hobbs House
CONSTRUCTION DATE	c.1892-1893
ARCHITECT/BUILDER/DESIGNER	Leo Hunt Stanford (1943 alterations)
RECORDER	Heritage Planning-Liz McFarland
REPORT DATE	January 8, 2021

Reasons for Inclusion on the City's Heritage Register:

Located on the south side of Heath Street, between Yonge Street and Avenue Road, the property at 103 Heath Street West contains a detached, red brick house-form building constructed c.1892-1893 that was first occupied by James Hobbs, whose family maintained ownership of the property for 50 years. Alterations largely executed on the interior of the original property in the 1940s were prepared by Toronto architect, Leo Hunt Stanford (1898-1970).

This Late Victorian-era dwelling incorporates both Bay-and-Gable and Queen Anne Style features with the combination of a two and a half storey bay centred on the principal (north) elevation and offset decorative wooden bargeboards and brackets framing an attic-storey sleeping porch, heavy stone lintels and a complicated roofline of hips, gables and window dormers. The building is amongst the earliest houses built on this section of the south side of Heath Street West in the late 19th century, representing the earliest period of planned land development on Heath Street and in the Deer Park community.