

Inclusion on the City of Toronto's Heritage Register- 22 Rose Park Drive

Date: January 14, 2021

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: University-Rosedale - Ward 11

SUMMARY

This report recommends that City Council include the property at 22 Rose Park Drive on the City of Toronto's Heritage Register for its cultural heritage value.

The subject property is north of St. Clair Avenue East and west of Mount Pleasant Road, situated on the north side of Rose Park Drive, between Inglewood Drive and Clifton Road in the Moore Park neighbourhood. It contains a two storey stucco-clad house constructed in c.1909, designed in the Dutch Colonial Revival style. The building is a rare and unique example of the style within the neighbourhood, and is amongst the earliest houses built within the Moore Park neighbourhood, representing the earliest period in the historical land development of the area.

The Reverend Joseph Locke House (c.1909) is among the first houses developed as part of the Moore Park subdivision envisioned by the politician, businessman and land speculator John Thomas Moore, and has associations with both the Locke and Moore families.

A Heritage Property Nomination was submitted to Heritage Planning in fall 2020 to protect one of the few wood frame dwellings within the Moore Park Neighbourhood. City staff undertook further research and evaluation and determined that the property at 22 Rose Park Drive 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.

RECOMMENDATIONS

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

1. City Council include the property at 22 Rose Park Drive 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 14, 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 north side of Rose Park Drive, between Inglewood Drive and Clifton Road, the property at 22 Rose Park Drive is valued as a rare and unique example of an early 20th century dwelling designed in the Dutch Colonial Revival style within the Moore Park neighbourhood. The property is one of the earliest surviving houses built within the

area and dates from the first decade of the 20th century. Following its construction in c.1909 – the first house constructed on the block – Rose Park Drive and the adjacent streets experienced a flurry of development activity and speculative construction, and by 1924 were substantially built-out with detached brick dwellings, many of which still remain. Notably, 22 Rose Park is one of the few wood frame dwellings within the Moore Park Neighbourhood, reflective of the earliest forms of development prior to subsequent speculative construction. The Reverend Joseph Locke House (c.1909), located at 22 Rose Park Drive, is significant as it is a surviving house with a high degree of integrity from the earliest period in the residential development of Rose Park Drive and the Moore Park community, and is a rare and unique example of the Dutch Colonial Revival style within the neighbourhood.

Moore Park received its name from John Thomas Moore (1844-1917), a businessman, politician and land speculator who was a co-founder of the Toronto Belt Land Corporation Limited (1890). John T. Moore's vision for Moore Park as a railway suburb centered on the success of the Beltline Railway, which when built in 1892 included a station near present-day Hudson Drive and Moore Avenue to serve the neighbourhood. The Beltline only operated for 18 months before declaring bankruptcy and closing due to a combination of low ridership and the recession, and ultimately delaying the development of Moore Park another twenty years. Through the 1910s and 1920s as private car ownership increased so too did speculative construction within Moore Park, and the neighbourhood was substantially built out by 1930. The historic context of Moore Park is defined by a diversity of detached, semi-detached and multi-family dwellings, situated within a garden suburb context. The area today is roughly bound by the CPR tracks to the south, Mud Creek Ravine to the east, Mount Pleasant Cemetery to the north, and Yellow Creek Ravine to the west.

The Dutch Colonial Revival style is a sub-type of the Colonial Revival style, which gained popularity through the late 19th and into the mid-20th century for residential dwellings, particularly within suburban areas and street-car suburb neighbourhoods in major cities throughout Canada and the United States. The Dutch Colonial Revival style is distinguished by steeply-pitched gambrel roofs, often punctuated by shed or gable dormer windows affording a near-full second story of floor space. Classical architectural features, such as the return eaves that ornament the front gambrel at 22 Rose Park Drive, are also common with this style. Dwellings constructed in this style are often clad in clapboard or stucco (rendered) cladding, with wood details such as eaves, columns and bargeboard. Within the Moore Park neighbourhood exist a small number of houses constructed in this style and contemporary with 22 Rose Park Drive, including 34 Inglewood Drive and 224 Inglewood Drive. The subject property is one of the few buildings designed in the Dutch Colonial Revival style within the neighbourhood, and retains a significant degree of architectural integrity.

The first occupants of 22 Rose Park Drive were Reverend Joseph Henderson Locke (1843-1926) and his wife, Elizabeth Grant McKay (1845-1917). Joseph Locke was a Methodist minister born in Ireland and who immigrated to Canada with his family in the mid-19th century where he subsequently received charges throughout Southern Ontario, preaching in Weston, Colborne, Belleville, Toronto, Brampton, Collingwood, Peterborough, Omemee and Havelock prior to his retirement c.1906. In Toronto his charges included presiding over the Broadway Methodist Tabernacle (located on the

northeast corner of Spadina Avenue and College Street) and the Yonge Street Methodist Church (located on the southeast corner of Yonge Street and Marlborough Avenue). Locke was regarded as a highly competent and qualified preacher, who in his first year at the Tabernacle is credited with having doubled the church's membership.

Joseph Locke and Elizabeth Grant were part of the same Methodist community within Toronto as John Thomas Moore, and in 1898 their son - George Herbert Locke (1870-1937) – married John T. Moore's daughter, Grace Isabella Moore (1872-1948). George Locke was the second chief librarian of the Toronto Public Library and who is credited with having transitioned the fledgling institution into "one of the most respected library systems on the continent"¹. Upon returning to Toronto in 1908 George and Grace Locke resided on Delisle Avenue, a short walk from his parents on Rose Park Drive. George Herbert Locke was designated a National Historic Person by Parks Canada in 1939.

The Moore Park Residents Association feature 22 Rose Park Drive (the Reverend Joseph Locke House) in the pamphlet *Historic Moore Park* (2004), and the property has subsequently been nominated for heritage evaluation by members of the local community.

Following research and evaluation according to Regulation 9/06, it has been determined that the Reverend Joseph Locke House (c.1909), located at 22 Rose Park Drive, is significant because it is representative of an early period in the residential development of Rose Park Drive and the Moore 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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¹ "Plaque #60: George Herbert Locke" Historical Plaques of Niagara Region (August 11, 2005)

ATTACHMENTS

Attachment 1- Location Map and Photographs

Attachment 2- List of Research Sources

Attachment 3- Listing Statement (Reasons for Inclusion) – 22 Rose Park Drive

22 ROSE PARK DRIVE

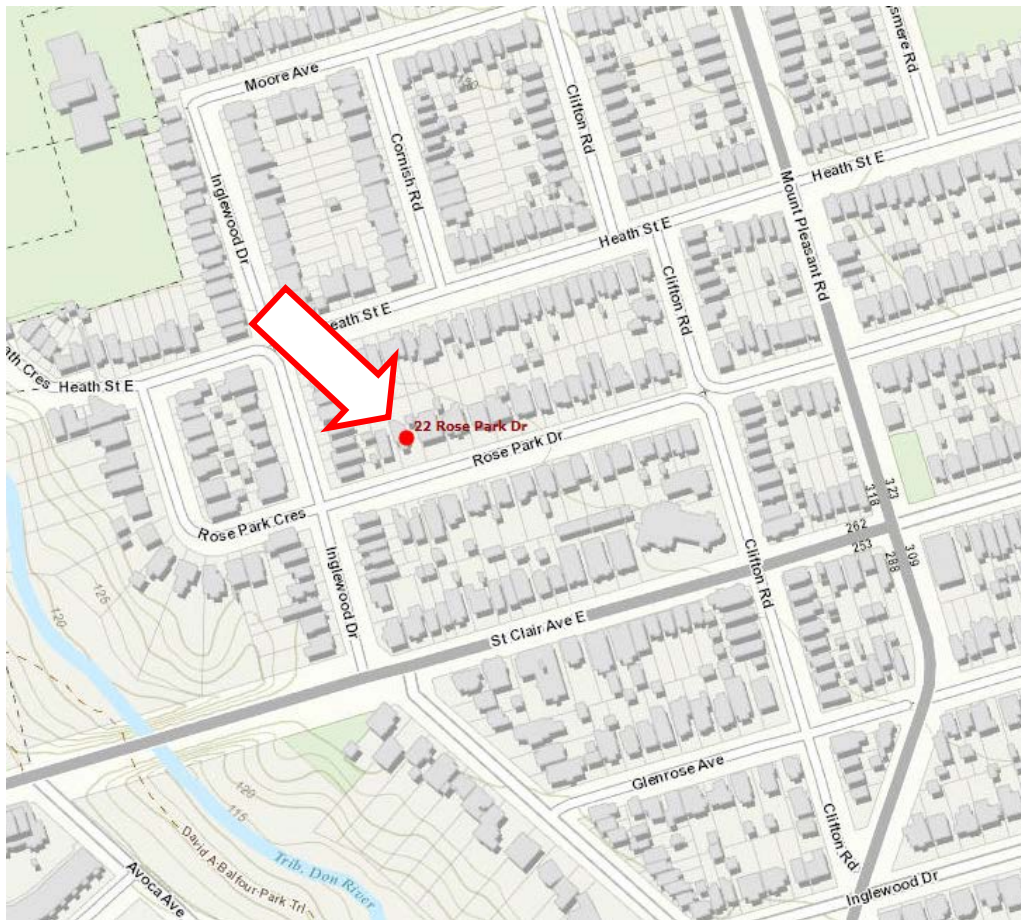


Figure 1. This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of the sites. (City of Toronto Mapping)



Figure 2. View of the principal (south) facade (Heritage Planning, 2021)



Figure 3. Detail of the gambrel end roof on the principal (south) façade featuring returned eaves, pendant final and stucco (rendered) cladding (Heritage Planning, 2021)



Figure 4. View of the east façade featuring the hipped dormer window and enclosed front porch and entrance (Heritage Planning, 2021)



Figure 5. View of the west façade showing the bay window below a gable dormer window featuring returned eaves (Heritage Planning, 2021)



Figure 6. Detail of the stone foundations (Heritage Planning, 2021)



Figure 7. View of 22 Rose Park Drive looking east on Rose Park Drive towards Clifton Road (Heritage Planning, 2021)



Figure 8. View of 22 Rose Park Drive looking west on Rose Park Drive towards Inglewood Drive (Heritage Planning, 2021)

22 ROSE PARK DRIVE

Archival Sources

- Ontario Land Registry Records, Plan 895, Pt Lot 350
- Goad's Atlas Maps, 1884-1924
- City of Toronto Directories, 1909-1927
- Globe and Mail Newspaper Archives

Secondary Sources

- Champion, Thomas Edward. The Methodist Churches of Toronto: a history of the Methodist denomination and its churches in York and Toronto, with biographical sketches of many of the clergy and laity. 1899. Accessed online.
- The United Church of Canada Archives. Fonds F3515 – Joseph H. Locke fonds. Accessed online.
- Toronto Public Library. History of Toronto Public Library: George H. Locke (1870-1937. Accessed online.
- Moore Park Residents Association. Moore Park, 2004.

LISTING STATEMENT (REASONS FOR INCLUSION)
22 ROSE PARK DRIVE
REVEREND JOSEPH LOCKE HOUSE

ATTACHMENT 3



View of the principal (south) facade and east facade (Heritage Planning, 2021)

DESCRIPTION:

22 ROSE PARK DRIVE	
ADDRESS	22 Rose Park Drive
WARD	University-Rosedale – Ward 11
LEGAL DESCRIPTION	Plan 895, Lot 350
NEIGHBOURHOOD/COMMUNITY	Moore Park
HISTORICAL NAME	Reverend Joseph Locke House
CONSTRUCTION DATE	c.1909
ARCHITECT/BUILDER/DESIGNER	N/A
RECORDER	Heritage Planning-Alex Corey
REPORT DATE	January 14, 2021

Reasons for Inclusion on the City's Heritage Register:

Located on the north side of Rose Park Drive, between Inglewood Drive and Clifton Road, the property at 22 Rose Park Drive contains a detached, stucco (rendered) clad house-form building constructed c.1909.

The building is a rare and unique example of the Dutch Colonial Revival style within the area, and is amongst the earliest houses built on Rose Park Drive and within the Moore Park neighbourhood, representing the earliest period of residential development within the community. The house was first occupied by Reverend Joseph Henderson Locke (1843-1926) and his wife Elizabeth Grant McKay (1845-1917). Joseph Locke was a prominent Methodist minister through Southern Ontario and who moved to 22 Rose Park Drive upon his retirement from the ministry, one of the first land owners and residents of the Moore Park neighbourhood following its subdivision by John Thomas Moore in the 1890s after whom the neighbourhood is named. Locke and Moore were part of the same Methodist community in Toronto, and shared a personal association through the marriage of their children, George Herbert Locke and Grace Isabella Moore.

This early 20th century dwelling, designed in the Dutch Colonial Revival style, features a prominent steeply-pitched front gambrel roof punctuated by gable and hipped dormer windows and resting on stone foundations. The asymmetrical principal (south) façade contains a recessed entrance (later enclosed) and a bay window on the first floor, with returned eaves and a pendant finial ornamenting the gambrel end above. The visible west façade is punctuated by a bay window on the first storey and a brick chimney adjacent to a gable dormer window above, while the east façade is solely punctuated by a hipped dormer window on the second storey.