

Inclusion on the City of Toronto's Heritage Register - 55 St Edmunds Drive

Date: May 25, 2021

To: Toronto Preservation Board
North York Community Council

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

Wards: Don Valley West - Ward 15

SUMMARY

This report recommends that City Council include the property at 55 St Edmunds Drive on the City of Toronto's Heritage Register for its cultural heritage value.

The subject property is east of Yonge Street and south of Lawrence Avenue East, situated prominently at the northeast corner of St Edmunds Drive and Lympstone Avenue in the Lawrence Park neighbourhood. It contains a two and a half storey stucco-clad house with stone detail constructed in 1926 to plans prepared by the architect William Breden Galbraith, and is a fine and representative example of the Tudor Revival style.

55 St Edmunds Drive represents the early wave of residential development in the Lawrence Park neighbourhood, which was planned and developed on the Garden Suburb model and envisioned by businessman Wilfrid Dinnick. The neighbourhood was developed to plans prepared by the architects Vaux Chadwick and Samuel Beckett and features houses designed by some of Toronto's most prolific and talented 20th century architects.

55 St Edmunds Drive is one of six houses known to have been designed by William Breden Galbraith within the Lawrence Park neighbourhood, of which four remain. Galbraith is believed to have been a self-taught architect, who established a primarily residential practice in Toronto in 1918. He designed one of the earliest houses in Lawrence Park – in 1913 – for himself, and through the 1910s and 1920s received commissions within the neighbourhood as well as in other residential suburbs in Toronto, including Rosedale, Forest Hill and Moore Park. Much of Galbraith's residential portfolio was featured through a series of articles published in the newspaper Saturday Night between 1925 and 1930, and which were subsequently included in his 1930 pattern book, A Canadian Home Plan Book. 55 St Edmunds Drive is featured as house plan number 1601 in the aforementioned publication.

The property at 55 St Edmunds Drive was documented by the Toronto Historical Board in 1982, and was included in the Historical Walking Tour of Lawrence Park (2007 edition), published by the Toronto Public Library in partnership with the Lawrence Park Ratepayers' Association and the North Toronto Historical Society. A nomination was submitted to Heritage Planning by the North York Community Preservation Panel with the support of the North Toronto Historical Society in May, 2021 requesting the property be evaluated to determine whether it merits inclusion on the City's Heritage Register.

City staff have undertaken further research and evaluation and determined that the property at 55 St Edmunds 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 inclusion on the 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 55 St Edmunds 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 (May 25, 2021) from the Senior Manager, Heritage Planning, City Planning.

FINANCIAL IMPACT

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

DECISION HISTORY

At its meeting on October 5, 2016, City Council authorized Lawrence Park West as a Heritage Conservation District Study Area.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.NY16.49>

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.

[Ontario Heritage Tool Kit \(gov.on.ca\)](http://www.gov.on.ca)

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, 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 at the northeast corner of St Edmunds Drive and Lymptone Avenue, the property at 55 St Edmunds Drive is valued as a fine and representative example of the Tudor Revival style within the Lawrence Park neighbourhood, which was planned and developed as a Garden Suburb as envisioned by businessman Wilfrid Dinnick and developed to plans prepared by the architects Vaux Chadwick and Samuel Beckett.

The house was designed by the architect William Breden Galbraith, who is known to have designed five other houses within Lawrence Park through the 1910s and 1920s. The house at 55 St Edmunds Drive was featured by Galbraith in his series of articles published in the weekly newspaper Saturday Night, and was later included in his 1930 publication A Canadian Home Plan Book (no. 1601), with blueprints and specifications available for purchase.

The property at 55 St Edmunds Drive contains a two and a half storey house, situated on a long and narrow lot that runs parallel with Lymptone Avenue. The house is significantly setback from St Edmunds Drive, with houses to the north gradually decreased in their setbacks in response to the curve of the street as it follows the contours of Lawrence Park.

On the southeast corner of the intersection, the adjacent property at 37 St Edmunds Drive features a similarly deep setback and, together with 55 St Edmunds Drive, contributes to a sense of space and a green gateway leading into Lawrence Park from Yonge Street on Lymptone Avenue.

The house's front (south) façade facing Lymptone Avenue is defined by two prominent sweeping gables, separated by a central bay containing the front door, a double arched window on the second floor and a hipped roof dormer window on the third. The southern gable culminates at a first floor sunroom that overlooks Lawrence Park to the west, and which is defined by arched windows on the south and west façades. The northern gable extends over an incorporated garage. The west façade, facing Lawrence Park, is defined by a prominent cross gable end, with a bay window and double window on the second floor, and a Palladian style window on the third. A brick chimney rises on the north façade, next to a shed dormer window that punctuates the roof on the third floor. A carport - added in 1969 - extends from the west façade, situated below a cross gable end that overlooks the side yard. The house is clad primarily in stucco, with stone on the

first floor, and a red tile roof. Decorative elements include brackets supported by brick corbels below the gables, stone window sills and wood window casings.

William Breden Galbraith (1885-1937) designed the house at 55 St Edmunds Drive for the manufacturer Albert R. Greene and his family in 1926. Born in Montreal, Quebec and educated in Belleville, Ontario, Galbraith was previously employed as an accountant and salesman, and served as a professional athlete at the 1908 Olympic Games, prior to embarking on his architectural career.

Following the Olympic Games Galbraith took up employment as a local agent in Red Deer, Alberta for the Saskatchewan Land and Homestead Company, which was co-founded in 1882 by the businessman and politician John T. Moore. While in Red Deer, Galbraith designed and constructed a personal residence in the Craftsman style, as well as a number of investment properties. Following his return to Toronto, Galbraith began to design houses within Lawrence Park, including his own at 22 St Leonard's Avenue in 1913. His designs in Lawrence Park, Rosedale, Forest Hill and Moore Park reflect prevailing architectural trends in middle class residential design during the 1910s and 1920s, and were often executed designs in period styles heavily influenced by the Arts and Crafts movement.

Between 1925 and 1930, Galbraith published a series of articles in the weekly newspaper Saturday Night, many of which contained plans for houses that he had designed in Toronto. In 1930, Galbraith published a pattern book, A Canadian Home Plan Book, which disseminated his house plans - including that for 55 St Edmunds Drive - to prospective builders and property owners for reproduction. In 2018, City Council designated the property at 1755 Bayview Avenue - one of Galbraith's final commissions - under Part IV of the Ontario Heritage Act.

The house at 55 St. Edmunds Drive is distinguished as only having been owned by two families since it was built in 1926. The first occupant was Albert R. Greene (b.1881), President of A. R. Greene & Co., manufacturers' agents. The Greene family lived at the house until 1964, when it was purchased by John Bedford Gillespie (1926-2020).

The Lawrence Park neighbourhood was envisioned by Wilfrid Servington Dinnick, president of the Standard Loan Company, who marketed the area as "the Hampstead Garden Suburb of Canada"¹ a reference to the London suburb that popularized the Garden Suburb model of urban planning. Developed along the Yonge Street streetcar line, but planned as an automobile suburb, Lawrence Park was one of Toronto's most pre-eminent Garden Suburbs, and is emblematic of the neighbourhood development model that was rooted in English precedents. Broadly speaking, the Garden Suburb model advocated for houses situated in park-like settings and designed in period revival styles. Roads and development plots were laid out to be responsive to natural topography and features where they existed, and the landscape was often "improved" through the construction of man-made features including ponds, tree groves and gardens.

¹ Myrvold, Historical Walking Tour of Lawrence Park, 7.

Many Garden Suburbs, including Lawrence Park, often used restrictive covenants, easements, rules and by-laws to explicitly enforce the strict separation of uses and implicitly separate economic classes. These rules often required that new house designs be approved by a central authority, and established minimum construction values and material regulations. The plan, layout and rules governing construction in Lawrence Park ascribed to the Garden Suburb model, however the real estate crash of 1919 precipitated the auctioning off of lots in the area, and the design and construction of houses was subsequently governed by municipal by-laws.

Lawrence Park continued to develop through the 1920s according to the survey laid out by Dinnick and designed by Vaux and Chadwick, with new houses required to abide by municipal bylaws that, in large part, carried forward the rules established by Dinnick. During this period the neighbourhood attracted a high quality of architecture, with many houses, included 55 St Edmunds Drive, designed by significant 20th century architects and home to prominent individuals engaged in a variety of fields in Toronto.

In 1982, the property at 55 St Edmunds Drive was documented by the Toronto Historical Board (figure 4), and in 2007 it was included in the revised and expanded edition of the Historical Walking Tour of Lawrence Park, published by the Toronto Public Library.

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property located at 55 St Edmunds Drive is significant as a fine and representative example of the Tudor Revival style and is reflective of the work of the architect William Breden Galbraith. The property, situated prominently on the northeast corner of St Edmunds Drive and Lypmstone Avenue overlooking Lawrence Park and with a substantial setback from St Edmunds Drive, is significant in supporting, maintaining and defining the context of Lawrence Park. The property is an important remnant of the early land development of the neighbourhood, 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) - 55 St Edmunds Drive

LOCATION MAP AND PHOTOGRAPHS: 55 St Edmunds Drive

ATTACHMENT 1

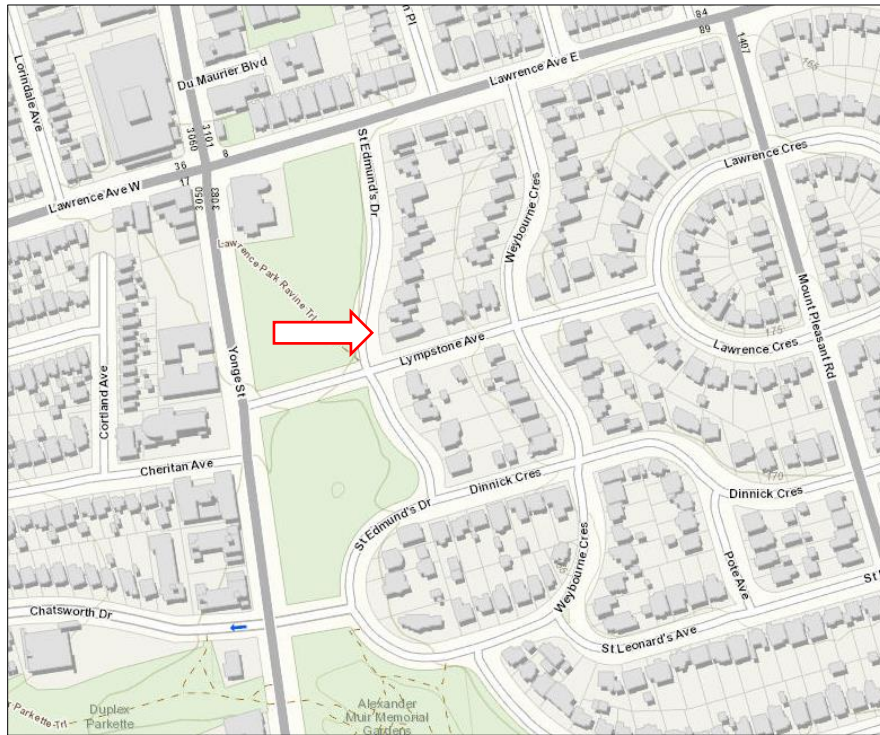


Figure 1. This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of the property. (City of Toronto mapping)

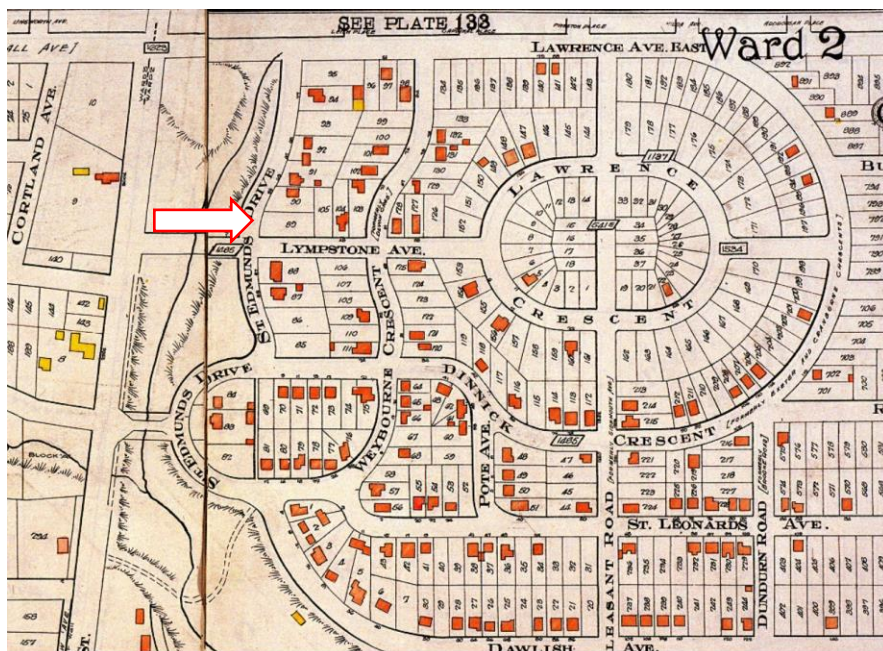


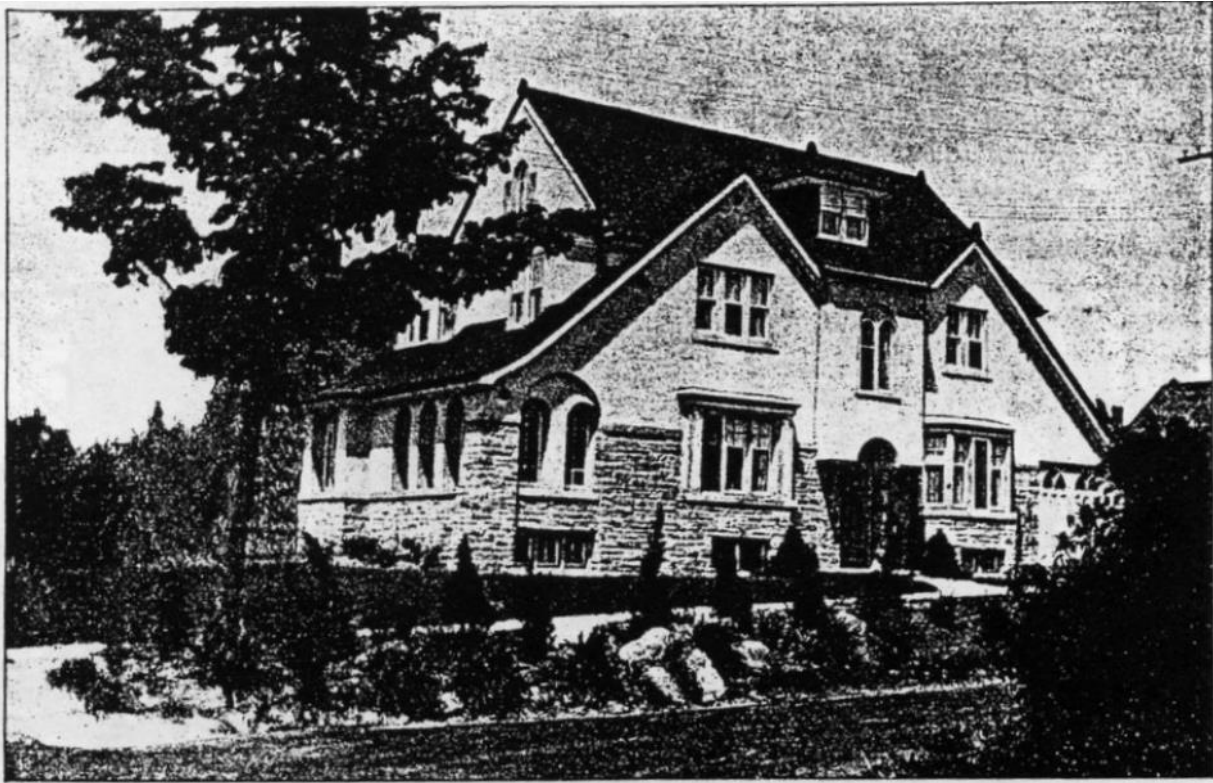
Figure 2. Goads Fire Insurance Atlas, 1924, showing the property prior to construction. (City of Toronto Archives)



Figure 3. Historical aerial photograph the subject property (City of Toronto Aerial Photograph, 1956)



Figure 4. Building Permit Application drawing from May 17, 1950 showing the original drawing for 55 St. Edmunds Drive signed by William Bredon Galbraith, architect. (Building Records)



THE HOME OF MR. A. R. GREENE, LAWRENCE PARK, TORONTO.

Design No. 1601.

Figure 5. Excerpt from W. B. Galbraith's A Canadian Home Plan Book, showing 55 St Edmunds Drive (Design No. 1601) as it appeared in 1930 (A Canadian Home Plan Book, courtesy of the North York Community Preservation Panel)

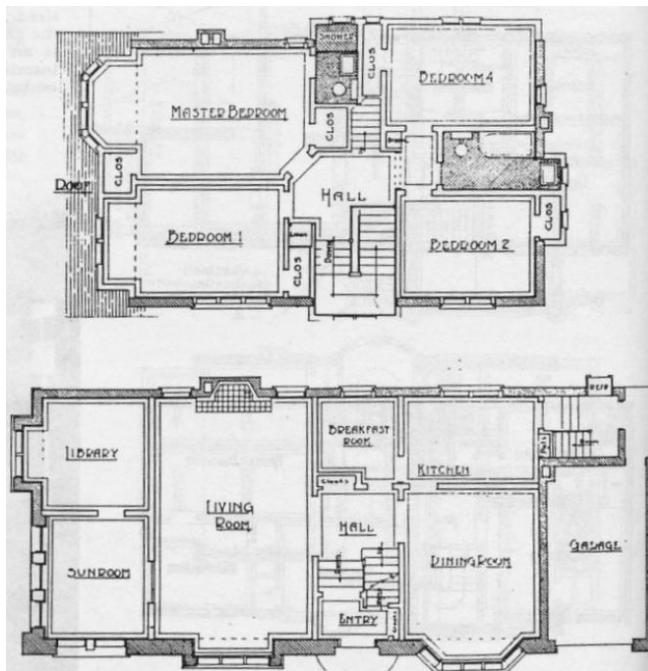


Figure 6. Excerpt from W. B. Galbraith's A Canadian Home Plan Book, showing the original floor plan for 55 St Edmunds Drive (A Canadian Home Plan Book, courtesy of the North York Community Preservation Panel)



Figure 7. View of the south façade of 55 St Edmunds Drive as it appeared in 1982 (Toronto Historical Board Slide Collection)



Figure 8: view of 55 St Edmunds Drive looking east from the west side of Lympstone Avenue (Heritage Planning, 2021)



Figure 9: view of 55 St Edmunds Drive looking southeast from St Edmund's Drive (Heritage Planning, 2021)



Figure 10: view of 55 St Edmund's Drive looking west from Lympstone Avenue

**LIST OF RESEARCH SOURCES:
55 ST EDMUNDS DRIVE**

ATTACHMENT 2

Archival Sources

- Goad's Fire Insurance Atlas Maps, 1884-1924. City of Toronto Archives.
- City of Toronto Aerial Photography, 1956
- City of Toronto Building Records

Secondary Sources

- Alberta Culture and Multiculturalism, Red Deer Historical Preservation Committee. Red Deer Historical Walking Tours, 3rd ed. 1990.
- Galbraith, William Breden. Biographical Dictionary of Architects in Canada, 1800-1950.
- Galbraith, William Breden. When you Build: A Canadian Home Plan Book. 1930.
- Heritage Property Nomination Form, "55 St Edmunds Drive". Submitted May 2021.
- Myrvold, Barbara and Lynda Moon. Historical Walking Tour of Lawrence Park. Toronto Public Library, Lawrence Park Ratepayers Association and the North Toronto Historical Society: 2007.

LISTING STATEMENT (REASONS FOR INCLUSION) ATTACHMENT 3
55 ST EDMUNDS DRIVE



DESCRIPTION:

55 ST EDMUNDS DRIVE	
ADDRESS	55 St Edmunds Drive
WARD	Don Valley West - 15
LEGAL DESCRIPTION	PLAN 1485 PT LOT 89
NEIGHBOURHOOD/COMMUNITY	Lawrence Park South
HISTORICAL NAME	N/A
CONSTRUCTION DATE	1926
ARCHITECT/BUILDER/DESIGNER	William Breden Galbraith (architect)
RECORDER	Heritage Planning - Alex Corey
REPORT DATE	May 25, 2021

55 St Edmunds Drive - Reasons for Inclusion on the City of Toronto's Heritage Register:

Located at the northeast corner of St Edmunds Drive and Lympstone Avenue, the property at 55 St Edmunds Drive is valued as a fine and representative example of the Tudor Revival style within the Lawrence Park neighbourhood, which was planned and developed on the Garden Suburb model and envisioned by businessman Wilfrid Dinnick. The neighbourhood was developed to plans prepared by the architects Vaux Chadwick and Samuel Beckett, and features houses designed by some of Toronto's most prolific and talented 20th century architects. The house was designed by the architect William Breden Galbraith, who is known to have designed five other houses within Lawrence Park through the 1910s and 1920s. The house at 55 St Edmunds Drive was featured by Galbraith in his series of articles published in the Toronto weekly newspaper Saturday Night, and was later included in his 1930 publication A Canadian Home Plan Book (no. 1601).

Designed in the Tudor Revival style, the house at 55 St Edmunds Drive features architectural elements indicative of this popular period revival style. The primary façade fronting Lympstone Avenue is defined by two prominent sweeping gables, and is clad in stucco with stone detailing on the first floor and a terra cotta tile roof. A wide variety of window openings - including bay, arched, flat headed and Palladian - add to the eclectic design of the building's facades, while fine details - including the brick corbels supporting brackets along the eaves lines, and the terra cotta finials – contribute to the building's design value. The house retains a high degree of integrity, maintaining original features and with minimal exterior alterations since its period of construction.

The property at 55 St Edmunds Drive is important in maintaining and supporting the context of the Lawrence Park neighbourhood as a designed Garden Suburb. The house is significantly setback from St Edmunds Drive, with houses to the north gradually decreased in their setbacks in response to the curve of the street as it follows the contours of Lawrence Park. Together with the house on the adjacent property at the southeast corner of St Edmunds Drive and Lympstone Avenue, which has a similarly deep setback, the property at 55 St Edmunds Drive contributes to a sense of space for those entering the neighbourhood from Yonge Street, and contributes to a green gateway leading into Lawrence Park.