

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 55 St. Edmund's Drive - Supplementary Report

Date: June 10, 2021

To: Toronto Preservation Board

North York Community Council

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

Wards: Don Valley West - 15

SUMMARY

This supplementary report recommends that City Council state its intention to designate the property at 55 St. Edmund's Drive under Part IV, Section 29 of the Ontario Heritage Act.

Following research and evaluation, it has been determined that the property at 55 St Edmund's drive meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for its design, associative and contextual value.

Properties on the Heritage Register will be conserved and maintained in accordance with Official Plan Heritage Policies. Designation under the Ontario Heritage Act enables City Council to review alterations to the site, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 55 St Edmund's Drive under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 55 St Edmund's Drive (Reasons for Designation) attached as Attachment 3 to the report (June 10, 2021) from the Senior Manager, Heritage Planning.

2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

3. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.

4. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision to designate the property

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. Strategic growth areas include the downtown urban growth centre where this property is located.

<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. 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."

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value.

<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 3.1.5.4 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.

<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>

Heritage Impact Assessments (HIA) will be 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.

The Ontario Heritage Toolkit also provides guidance on designating properties of municipal significance. The Tool Kit provides direction on the purpose of designating heritage properties for identifying and protecting places in our communities that have cultural heritage value and is an important part of planning for the future, and of helping to guide change while keeping the buildings, structures and landscapes that give each of our communities its unique identity.

COMMENTS

55 ST EDMUND'S DRIVE

Research and Evaluation according to Ontario Regulation 9/06



55 St Edmund's Drive, principal (south) façade (Heritage Planning, 2021)



55 St Edmund's Drive, principal (south) façade (Heritage Planning, 2021)



55 St Edmund's Drive, southwest façade (Heritage Planning, 2021)



55 St Edmund's Drive, looking north east from west side of Lymphstone Avenue (Heritage Planning, 2021)

1. DESCRIPTION

| | |
|-------------------------------|--|
| 55 ST EDMUND'S DRIVE | |
| ADDRESS | 55 St Edmund's Drive Toronto, Ontario M4N 2P8 |
| WARD | Don Valley West - 15 |
| LEGAL DESCRIPTION | PLAN 1485 PT LOT 89 |
| NEIGHBOURHOOD/COMMUNITY | Lawrence Park South |
| HISTORICAL NAME | N/A |
| CONSTRUCTION DATE | 1926 |
| ORIGINAL OWNER | Albert R. Greene |
| ORIGINAL USE | Residential - detached house |
| CURRENT USE* | Residential - detached house |
| ARCHITECT/BUILDER/DESIGNER | William Breden Galbraith |
| DESIGN/CONSTRUCTION/MATERIALS | Stone and plaster cladding, wood and brick details |
| ARCHITECTURAL STYLE | Tudor Revival |
| ADDITIONS/ALTERATIONS | Carport on east facade (1970) |
| CRITERIA | Design, associative and contextual |
| HERITAGE STATUS | N/A |
| RECORDER | Heritage Planning; Alex Corey |
| REPORT DATE | June, 2021 |

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property at 55 St Edmund's Drive, and applies evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical/associative, design/physical and contextual value to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statement of Significance is contained in Attachment 3.

i. HISTORICAL TIMELINE

| Key Date | Historical Event |
|----------|--|
| 1907 | The Standard Loan Company purchases Lot 5 and portions of Lot 4 within North Toronto, part of York Township, from the Lawrence and Harris families, respectively |
| 1910 | Plan 1485 is prepared by Walter S. Brooke for Dovercourt Land, Building and Savings Company, covering the area bound by Yonge to Mount Pleasant Road, and Lawrence Avenue East to Dawlish Avenue. |
| 1912 | The remainder of Lot 4 was purchased by the Standard Loan Company from Nicholas Garland and his daughter Isabella M. Dunbar |
| 1912 | North Toronto is annexed by the City of Toronto |
| 1913 | Goad's Atlas for 1913 shows that all streets in Lawrence Park West have been laid out (Yonge Street to Bayview Avenue) |
| 1919 | The Standard Loan Company and its subsidiaries, including the Dovercourt Land, Building and Savings Company, are taken over by Sterling Trusts Corporation. All remaining undeveloped lots in Lawrence Park are sent to public auction |
| 1926 | The subject property is constructed according to plans prepared by William Breden Galbraith for Albert R. Greene |
| 1950 | Building permit No. 29547 is issued to Albert R. Greene for the alteration of the attic to be used in connection with the second floor suite. |
| 1964 | The family of Albert R. Greene sells the subject property to John B. Gillespie |
| 1970 | Building permit No. A5152 is issued to John B. Gillespie for the construction of a carport with second floor balcony on the east side of the house |
| 2016 | Lawrence Park West Heritage Conservation District Study is authorized by City Council |
| 2021 | A Heritage Property Nomination Form for the property is submitted for the property |

ii. HISTORICAL BACKGROUND

The following section outlines the history and facts related to the property which are the basis for determining 'Historical and Associative Value' according to Ontario Regulation 9/06 Criteria.

Lawrence Park Estates, Garden Suburb

The property at 55 St Edmund's Drive is located in Lawrence Park, a neighbourhood southeast of the intersection of Yonge Street and Lawrence Avenue East. In 1793 following the founding of the Town of York, lands to the north located within York Township were divided into farm lots where fledging hamlets emerged at the major crossroads built along concession lines. In 1889, the communities of Davisville, Eglinton and Bedford Park (the latter located north of Lawrence Avenue) were amalgamated as the Village of North Toronto, which was incorporated as a town the next year (figure 1).

The development of Lawrence Park followed the Dovercourt Land, Building and Savings Company incorporation in 1910 as a real estate subsidiary of the Standard Loan Company (subsequently the Standard Reliance Mortgage Company). Under the direction of the enterprise's president, Wilfrid Servington Dinnick, Dovercourt acquired farm lots 4 and 5 near the southeast corner of Yonge Street and Lawrence Avenue East in North Toronto as the location of Lawrence Park Estates.¹

Dinnick envisioned Lawrence Park as "the Hampstead Garden Suburb of Canada"² 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 best examples of a Garden Suburb, and is emblematic of the neighbourhood development model that was rooted in English precedents. Broadly speaking, features that were emblematic of the Garden Suburb model included houses situated in park-like settings and designed in period revival styles; roads and development plots laid out to be responsive to natural topography and features where they existed; and the preservation and "improvement" of the natural landscape, often through the construction of man-made features including ponds, tree groves and gardens. The movement gained popularity in North America where the Toronto neighbourhoods of Rosedale and Wychwood Park are earlier local examples. Lawrence Park was promoted in Dovercourt's advertising brochures "for the man in that class uncertainly designated 'comfortably off' or 'well-to-do'" and located "...in the heart of the most interesting and charming suburban-garden district of Toronto..."³

In 1908, Dinnick hired surveyor and engineer Walter S. Brooke to implement his vision for Lawrence Park (figure 2). Following the registration of the first plans of subdivision for Lawrence Park, Dovercourt engaged the Toronto architectural firm of Chadwick and

1 In 1911, Dovercourt acquired additional land on the west side of Yonge Street, and registered a southerly tract along the Strathgowan Ravine as Plan 511E three years later

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

3 *Lawrence Park Estates: the perfect site of ideal homes*, Dovercourt Land, Building and Savings Company Limited, 1911. The notable English-trained landscape architects Dunington-Grubb oversaw Lawrence Park's landscaping as the pair's first Canadian commission. They would proceed to establish Sheridan Nurseries in 1913.

Beckett to prepare the plans for six sample houses near the Yonge Street boundary of the site. Rather than developing all of the land itself, Dovercourt offered the remaining lots for individual sale, and retained Chadwick and Beckett to serve as approvers of all new proposed houses, and to specify materials, sizes and setbacks.⁴ 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.

The venture might have proved successful if not for the decline of the real estate market and the introduction of income tax during World War I, the higher property taxes accompanying the annexation of North Toronto by the City of Toronto in 1912, and the difficulties Dovercourt faced in servicing the land. By 1919, the company was placed in receivership and the remaining lots auctioned off to the highest bidders. As a result, further development of Lawrence Park was delayed until a new building boom took place in the 1920s. It was during this second, more pronounced 1920s phase of development that the house at 55 St Edmund's Drive was built.

In the following decade, the Great Depression delayed further construction other than the completion of a bridge over the Strathgowan Ravine in 1935 that opened up Mount Pleasant Road north to Lawrence Avenue East. The last stage of the original development of Lawrence Park, especially the section east of Mount Pleasant Road, occurred during the 1950s and 1960s, including the unveiling of architect Eric Arthur's unique "Trend House" at 41 Weybourne Crescent as a local landmark (the latter property is listed on the City's Heritage Register).

Wilfred Servington Dinnick, Developer

Wilfred Servington Dinnick (1874-1923) immigrated to Canada from England with his family in 1890, becoming President of the Standard Loan Company and launching a number of residential subdivisions on the outskirts of Toronto in the first two decades of the 20th century through the subsidiary company, the Dovercourt Land, Building and Savings Company. Dinnick's strategy as executed through the Dovercourt Company was to acquire land adjacent to existing and planned streetcar routes, and to then heavily market its sale through newspapers towards aspirational middle class families and builders, many recently immigrated to Toronto and seeking to build equity through real estate. While Lawrence Park is perhaps his best-known and most successful real estate venture, Dinnick was also responsible for the subdivision of other neighbourhoods on the outskirts of the growing city. This included the "Parsons Estate" (figure 3) near Dufferin Street and Eglinton Avenue West, and "Oakwood Orchards" (figure 4).

An advocate of the garden suburb planning model then popular back in England, Dinnick founded a residential community in North Toronto based on these principles with his Lawrence Park Estates, laid out in 1908-1909 by British engineer Walter S. Brooke. Dinnick and his family lived in one of the first houses built in the area 77 St. Edmund's Drive (1911), which is designated under Part IV, Section 29 of the Ontario Heritage Act. In 1912 plans were filed for "Strath Gowan", a southern annex to

⁴ Chadwick and Beckett remained the official architects of Lawrence Park until World War I
Supplementary Report - Intention to Designate Under the Ontario Heritage Act
- 55 St Edmund's Drive

Lawrence Park. Dinnick is also responsible for developing the Glebe Manor Estates south of Eglinton Avenue and bounded by Yonge Street, Soudan Avenue, Bayview Avenue and Millwood Road. Within Lawrence Park, Strath Gowan and Glebe Manor numerous streets bear names related to the families from whom the land was purchased, Dinnick's family and to Devonshire, England, where his father was born.⁵ Dinnick is celebrated by a biographer as a legacy-maker who "left an indelible impression on Toronto, particularly in the...beauty of Lawrence Park Estates."⁶ Following the collapse of his businesses in 1919 Dinnick moved back to England, where he died in 1923.

William Breden Galbraith, Architect

William Breden Galbraith (1885-1937) designed the house at 55 St Edmund's 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 Edmund's Drive - to prospective builders and property owners for reproduction (figures 7 and 8). 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. Galbraith died in Toronto in 1937.

55 St Edmund's Drive

The house at 55 St. Edmund's Drive is distinguished as only having been owned by two families since it was built in 1926 (figure 6). 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). Since its construction in 1926 the property has seen few exterior changes; in 1950 the attic was modified, and in 1970 a carport was constructed on the east side of

5 Myrvold and Moon, 5.

6 Myrvold and Moon, 18.

the building, with stairs accessing a second floor balcony (figure 10). 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.

iii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining 'Design and Physical Value' according to O. Reg. 9/06 Criteria.

The property at 55 St Edmund's Drive contains a two and a half storey house, situated on a long and narrow lot that runs parallel with Lympstone Avenue. The house is significantly setback from St Edmund's 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 Edmund's Drive features a similarly deep setback and, together with 55 St Edmund's Drive, contributes to a sense of space and a green gateway leading into Lawrence Park from Yonge Street on Lympstone Avenue.

The house's front (south) façade facing Lympstone 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 eastern 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 1970 - extends from the east 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.

iv. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining 'Contextual Value' according to O. Reg. 9/06 Criteria.

The property data map (Key Map, Attachment 1) shows the location of 55 St Edmund's Drive situated prominently on the northeast corner of St Edmund's Drive and Lympstone Avenue, located within the Lawrence Park neighbourhood. Lympstone Avenue serves as one of the two western entrances into the original Lawrence Park Estates subdivision, the other being St Edmund's Drive immediately to the south, with the

property at 55 St Edmund's Drive serving as one of the first houses seen upon entering the neighbourhood on Lymystone Avenue from Yonge Street. To the west is Lawrence Park, remnants of a former ravine from which the topography ascends along Lymystone Avenue and eastward to the high ground of Lawrence Crescent and Mount Pleasant Road. To the north and south, St Edmund's Drive follows the curve of Lawrence Park, with houses setback and contributing to the area's park-like setting, emblematic of the Garden Suburb neighbourhood type.

3. EVALUATION AND APPLICATION OF O.REG 9/06 CRITERIA

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, and the City of Toronto also uses these criteria when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. There are three categories for a total of nine criteria under Ontario Regulation 9/06. A property is only required to meet one criteria to warrant designation.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property, with explanatory text below.

DESIGN OR PHYSICAL VALUE

| Design or Physical Value | |
|--|-----|
| i. rare, unique, representative or early example of a style, type, expression, material or construction method | ✓ |
| ii. displays high degree of craftsmanship or artistic merit | N/A |
| iii. demonstrates high degree of scientific or technical achievement | N/A |

Representative of a style

The property at 55 St Edmund's Drive is valued for its design as a fine and representative example of an early-20th century house designed in the Tudor Revival architectural style, one of the Period Revival styles that were popular during this period and that was commonly used in the design of houses within Garden Suburb neighbourhoods including Lawrence Park. The Tudor Revival style contains elements of early English building traditions, including features from the Tudor, Medieval and Renaissance periods, which may be freely incorporated alongside eclectic designs and informed by geography, context, material availability and the builder. The design of 55 St Edmund's Drive is distinguished as containing a number of features reflective of this style, and is one of a number of other significant Tudor Revival style houses within the Lawrence Park neighbourhood. It is an excellent representation of an eclectic approach to the Tudor Revival style, containing features - such as the tile roof, Palladian window, and rounded window openings - incorporated from other popular period revival styles.

HISTORICAL OR ASSOCIATIVE VALUE

| Historical or Associative Value | |
|--|---|
| i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community | ✓ |
| ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture | ✓ |
| iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community | ✓ |

Direct association with a theme that is significant to a community

The Garden Suburb neighbourhood development model was a popular late 19th and early 20th century approach to suburban development rooted in English precedents and widely adopted across the United States and Canada. Broadly speaking, features that were emblematic of the Garden Suburb model included houses situated in park-like settings and designed in period revival styles; roads and development plots laid out to be responsive to natural topography and features where they existed; and the preservation and "improvement" of the natural landscape, often through the construction of man-made features including ponds, tree groves and gardens. The property at 55 St Edmund's Drive is associated with the theme of Garden Suburb development in Toronto, and has features and elements that reflect this association, including its siting and architectural style.

Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community

The house at 55 St Edmund's Drive is reflective of the work of the architect William Breden Galbraith, a prolific and self-trained Toronto-based architect who was known for designing houses throughout the city's growing residential suburbs, including Lawrence Park, Forest Hill, Rosedale and Moore Park. Galbraith's architectural designs spanned a variety of Period Revival styles popular through the 1910s and 1920s, including Tudor Revival. Galbraith is known to have designed at least five other houses within Lawrence Park, a number of which featured the sloping rooflines and stone and stucco detailing seen at 55 St Edmund's Drive and emblematic of the Tudor Revival style. The house at 55 St Edmund's 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).

CONTEXTUAL VALUE

| Contextual Value | |
|---|-----|
| i. important in defining, maintaining or supporting the character of an area | ✓ |
| ii. physically, functionally, visually or historically linked to its surroundings | ✓ |
| iii. landmark | N/A |

Important in defining, maintaining or supporting the character of an area

Contextually, 55 St Edmund's Drive is valued for its role in maintaining and support the character of the Lawrence Park neighbourhood, which is a fine example of the Garden Suburb model. The property retains features that are characteristic of the neighbourhood, including a soft landscaped setback and its design in a period revival style popularized during its period of construction. The house is sited prominently on the northeast corner of St Edmund's Drive and Lympstone Avenue, and is visually prominent for those entering the area on Lympstone Avenue from Yonge Street.

Physically, functionally, visually or historically linked to its surroundings

The property is physically, visually and historically linked to its surroundings for close to a century, with other houses built during the same period exhibiting similar features including a common materiality, style and period of construction located within proximity and in the surrounding area. The property is linked to its immediate setting on St. Edmund's Drive, a winding road that follows the curves and contours of the landscape and the adjacent Lawrence Park, with other houses and gardens exhibiting similar features to 55 St. Edmund's Drive to the north and south of the property.

CONCLUSION

Staff have completed the Research and Evaluation Report for the property at 55 St Edmund's Drive and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values. As such, the property is a significant built heritage resource and staff recommend that City Council state its intention to designate the individual property at 55 St Edmund's Drive under Part IV, Section 29 of the Ontario Heritage Act.

The property at 55 St Edmund's Drive was constructed in 1926 to the designs of the architect William Breden Galbraith, a prominent architect within Toronto responsible for the design of numerous high quality houses within Lawrence Park, and has value as a fine representative example of house designed in the Tudor Revival style. It is a significant property that contributes to the character of the Lawrence Park neighbourhood, an area recognized as an excellent example of a Garden Suburb within Toronto.

The Statement of Significance (Attachment 3) 55 St Edmund's Drive, comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

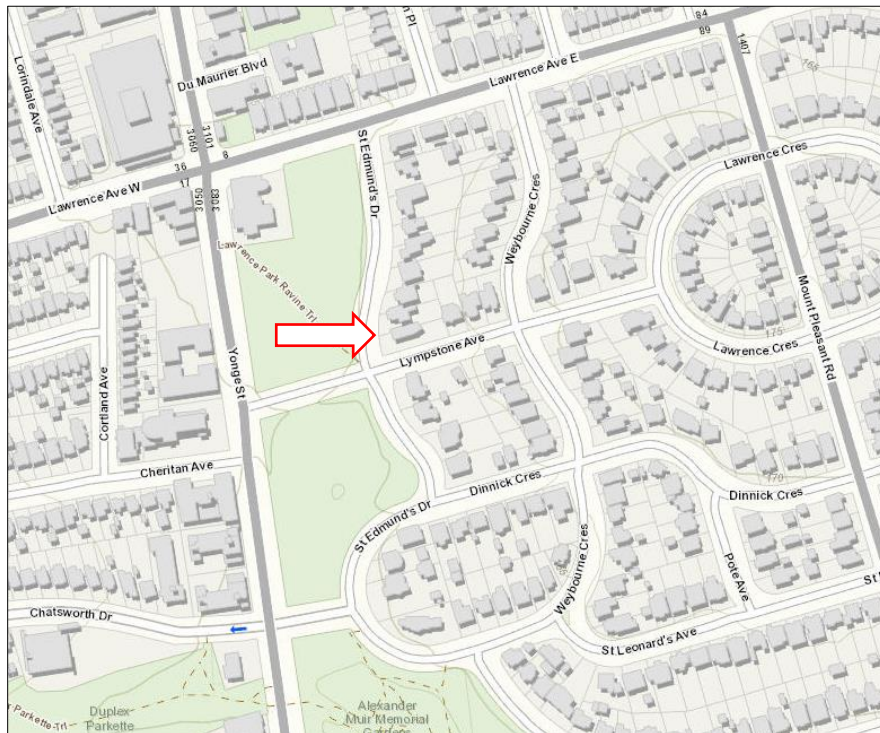
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SIGNATURE

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ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation)



Key Map showing the location of 55 St Edmund's Drive. 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)

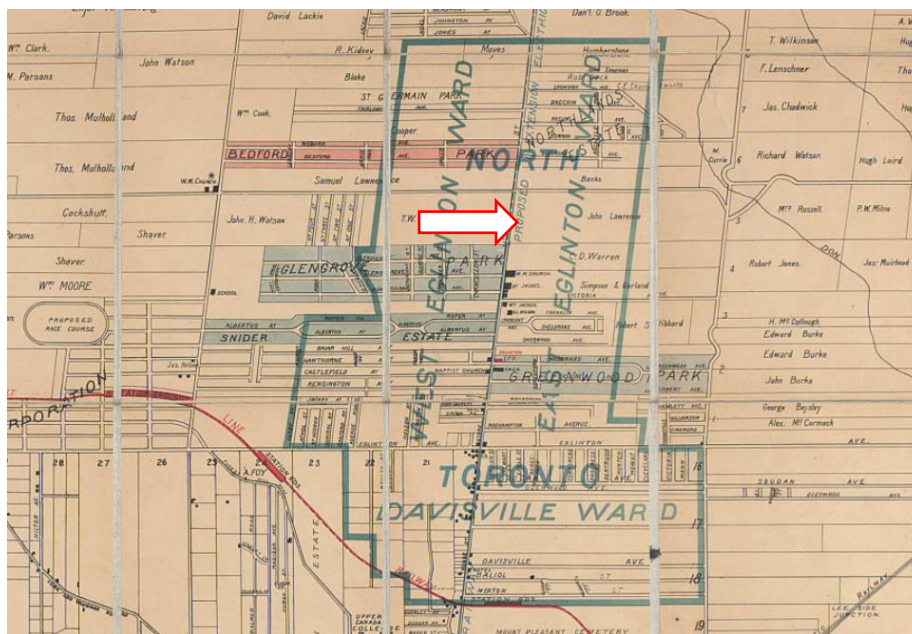


Figure 1: Belt line map showing the Town of North Toronto, with the location of the future Lawrence Park Estates indicated (Unwin, Foster and Proudfoot, 1890)

LAWRENCE PARK ESTATES

And Southern Addition STRATHGOWAN

The only highly developed suburban residential property in Toronto. Handsome homes surrounded by beautiful gardens, ranging in value from \$5,000.00 to \$30,000.00, adorn the property. Toronto's most prominent citizens are building on the Lawrence Park Estates. \$150,000.00 has been spent by the Company in developing and improving the property. No other property on this continent has had, and is receiving, such skilful and expert care and attention. \$12,000.00 is being spent yearly in maintaining the high standard of excellence. 500 acres, all in one property, under one splendid scheme of comprehensive and artistic landscape development. (The White Circles indicate cottages already built.)

Advantages of Lawrence Park
One hour above Lake Ontario
Pure Air
Cool in Summer
Free from the Lake Winds in Winter
Surrounding Landscapes
Quarter-Mile Park Features
Automobile Highways
Winding Roads
Architectural Harmony
140,000 young Trees and Shrubs

Established 1885

DOVERCOURT LAND BUILDING & SAVINGS COMPANY LIMITED

W. S. Dinnick, President. 82-88 Kings St. East, Toronto.

LARGEST OWNERS & DEVELOPERS OF REAL ESTATE IN CANADA

Advantages of Lawrence Park
High-class Building Restrictions
Secure Gas
Electricity, Water
Lawns, Walks
Beautiful Private Gardens
Wide, Paved Roads
Quick Car Service
Bathing Beaches
Famous Clubs
Playgrounds

Advertisement for Lawrence Park homes, white circles indicate houses already built.

Figure 2: Advertisement showing the 1912 version of the Lawrence Park Estates "Garden Suburb" plan, incorporating the Strath Gowan (southern) annex (Toronto Archives)

BUILD YOUR OWN HOME

Let no man say he cannot afford to own a home. We have made it so easy that any man, who can afford to pay rent, can afford to buy a home. If you, Mr. Workingman, will just in your spare time building your home with your own hands, you will be surprised how quickly you can construct a cozy and comfortable cottage. It helps wonderfully if you will put up a tent on your lot and work mornings and evenings, and save your money, until your house is ready to move into in the fall. The spot worth living in—the spot that calls loudest with opportunity—is the spot where you can build your own home.

PARSONS ESTATE

In this magnificently-situated section there are 1,000 houses already started, and there is plenty of room left. The lots are situated near the greatest labor market—the factory district—near cars, school, church and stores. The lots are usually 25 feet by 125 feet. The soil is splendid for gardens. The water is pure, and the air is fresh and wholesome. The Parsons Estate is situated on North Dufferin Street. Take Lansdowne ave. or Carlton St. Cars. Get off at terminal. Our motor will meet you, or you can walk up Dufferin street to the property.

We Show You the Easy Way

Our method of advising our clients to live in a tent and build their house by their own hands, is the easiest in the world. By a very small payment down—only \$10—your cottage, possession of the land and can start building at once.

This is the home of Tom McMillan, salesman with the Toronto Street Railway. Mr. McMillan purchased this cottage, which is one of many built by this company. He has also purchased the two lots west of his house, and now lives either here or in the "Dovercourt" home, just in the rear. Mr. McMillan's address is our plan or map hereon.

Come and See Saturday

Spend your half-holiday doing something that will mean enduring profit and lasting satisfaction.

Our Motors Will Take You

We will meet the Lansdowne avenue and Carlton street cars with our automobiles from 2 p.m. to 5 p.m. Saturday. Come. The trip will do you good, even if you do not buy a lot.

Lots are \$5 to \$14 per ft. Terms are \$10 Down and \$5 Monthly

This is your opportunity. Do not miss. Best lots are being picked up, and are men who buy a lot is sure to make a profit by holding. Prices have already advanced 25 per cent. during the last month. Buy quick.

Dovercourt Land, Building & Savings Co., Limited
24 Adelaide St. E. Tel. Main 7280.

Well-known producer—conductor—"The"

OAKWOOD ORCHARDS

FRUIT TREES ON ALMOST EVERY LOT

Special Prices to Builders

Special Prices to Builders

\$50.00 PER FOOT UP
\$102.00 A Foot less
than Adjoining Property

WATER AND SEWERS
ON THE SOUTHERN PORTION

ST CLAIR AVE.

SOLD OUT

Every lot on this property amounting to over \$200,000 has been sold.

The first advertisement with the above illustration appeared in the Toronto newspapers on January 14th last. Over 70 per cent. of the property was sold to builders, or people who are going to build—the prices ranging from \$50 to \$65 per foot.

Figures 3 and 4: Advertisements for the Parsons Estate (L) and Oakwood Orchards (R), two residential subdivisions previously developed by W.S. Dinnick and the Dovercourt Land Building & Savings Co. Ltd. (Back to the Park, "Subdivide", <https://backtothepark.wordpress.com/>)

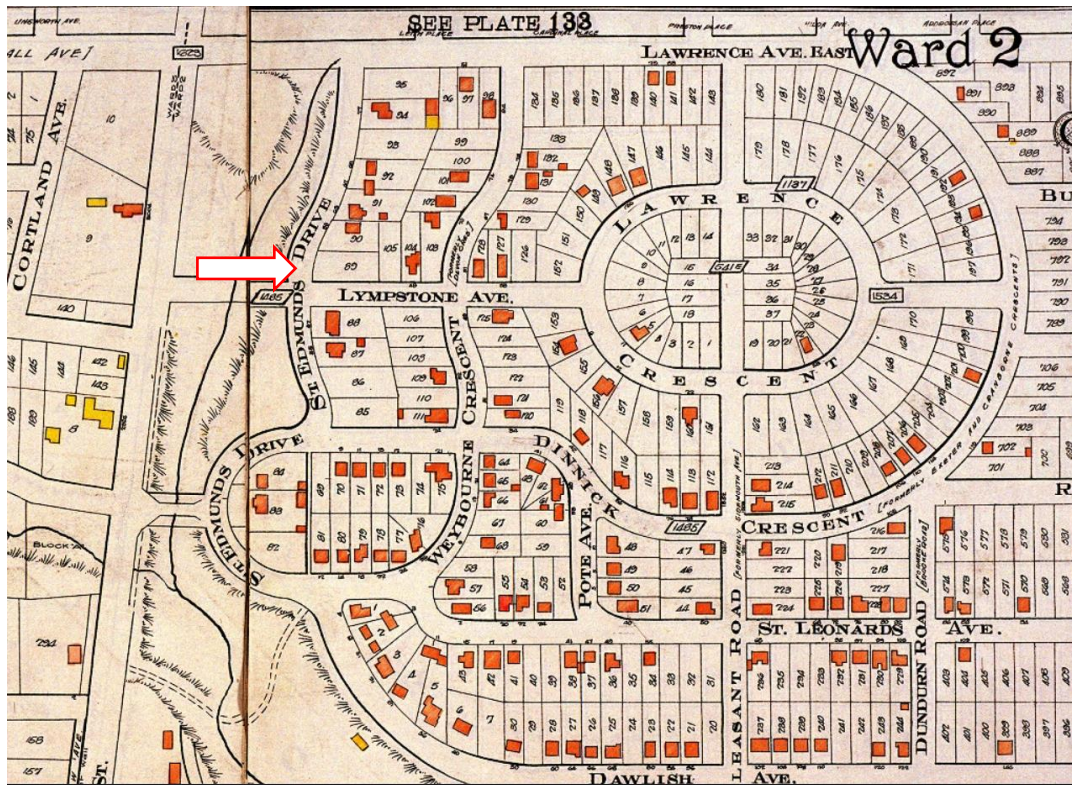
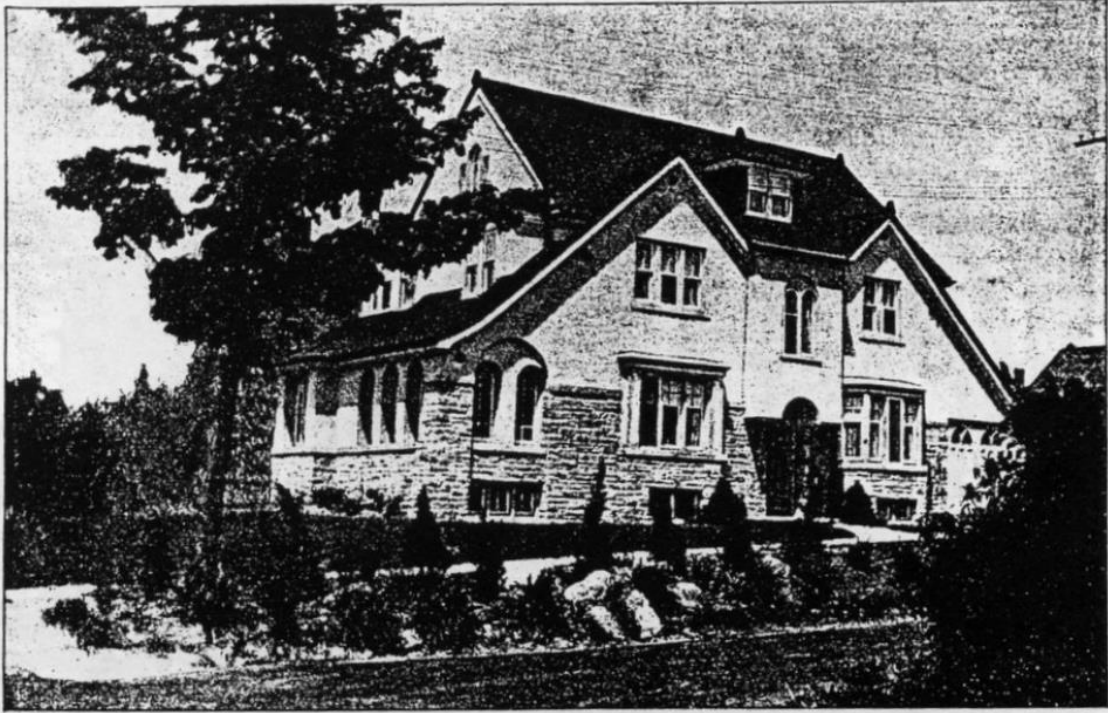


Figure 5. Goads Fire Insurance Atlas, 1924, showing the property prior to construction. (City of Toronto Archives)



Image 6: Building Permit Application drawing from May 17, 1950 showing the original drawing for 55 St. Edmunds Drive signed by William Breden Galbraith, architect. (Building Records)



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

Design No. 1601.

Figure 7: Excerpt from W. B. Galbraith's A Canadian Home Plan Book, showing 55 St Edmunds Drive (Design No. 1601) (A Canadian Home Plan Book, 1930)

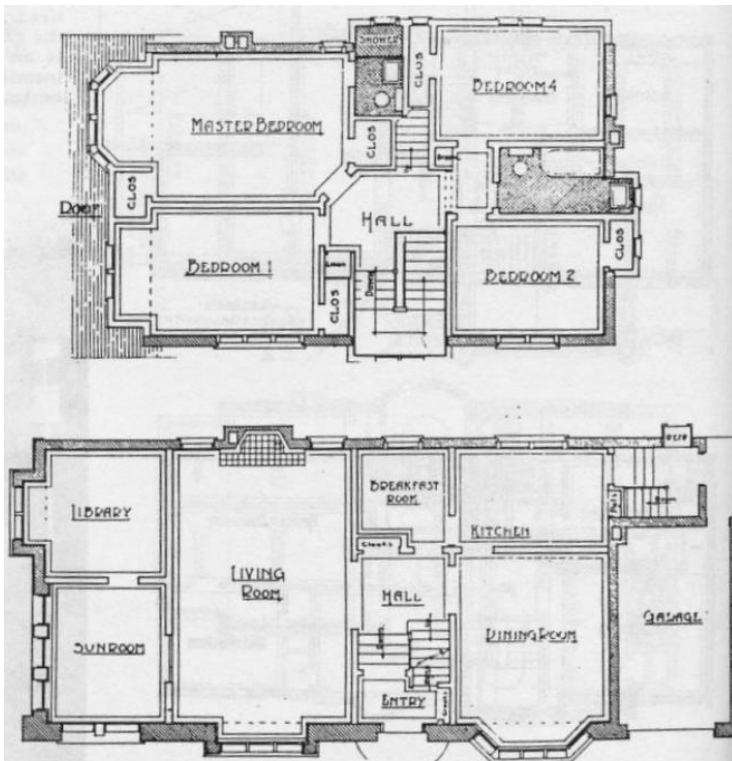


Figure 8: Excerpt from W. B. Galbraith's A Canadian Home Plan Book, showing the original floor plan for 55 St Edmunds Drive (A Canadian Home Plan Book, 1930)



Figure 9. Historical aerial photograph the subject property (City of Toronto Aerial Photograph, 1956)

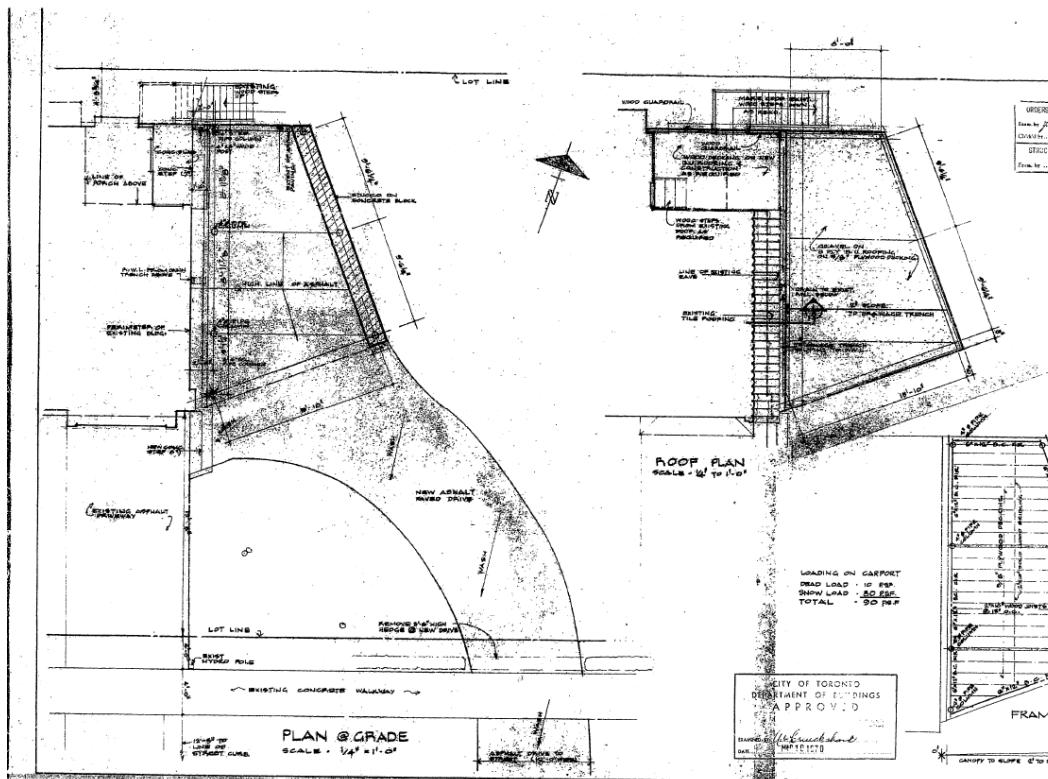


Figure 10: Plans for a carport addition with stairs to second storey and balcony (Buildings Records, 1970)



Figure 11: View of the south façade of 55 St Edmunds Drive as it appeared in 1982 (Toronto Historical Board)

Archival Sources

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STATEMENT OF SIGNIFICANCE

ATTACHMENT 3

55 ST EDMUND'S DRIVE

(REASONS FOR DESIGNATION)

The property located at 55 St Edmund's Drive is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the criteria of design and physical, historical and associative, and contextual values.

Description

Located at the northeast corner of St Edmund's Drive and Lymptstone Avenue, the property at 55 St Edmund's Drive contains a two and a half storey residential house form building built in 1926 and designed in the Tudor Revival style by the architect William Breden Galbraith for Albert R. Greene. The stone and stucco clad building is part of the Lawrence Park neighbourhood, a 20th century subdivision developed as a Garden Suburb by the developer Wilfrid Servington Dinnick and which contains a significant collection of houses designed by leading early to mid-20th century architects in Toronto which ascribe to the principles of the Garden Suburb movement.

Statement of Cultural Heritage Value

Design and Physical Value

55 St Edmund's Drive is valued as a fine and representative example of a house designed in the Tudor Revival style, one of the handful of period revival styles that were popularized through the first half of the 20th century, especially within Garden Suburb neighbourhoods. Loosely based on early English building traditions, the style freely combined elements of Tudor, Medieval and Renaissance architecture, with significant variations informed by geography, context, period of construction and the builder. The house at 55 St Edmund's Drive features architectural elements indicative of this popular period revival style; the primary façade fronting Lymptstone Avenue is defined by two prominent sweeping gables, and is clad in stucco with stone detailing on the first floor and a tile roof. A wide variety of window openings - including bay, arched, flat headed and Palladian - add to the eclectic design and visual interest of the house's west and south facades, while fine detailing - including the brick corbels supporting brackets along the eaves lines, and the terra cotta finials – contribute to its design value. The house retains a high degree of integrity, maintaining original features and with minimal exterior alterations since its period of construction.

Historic and Associative Value

The house at 55 St Edmund's Drive is reflective of the work of the architect William Breden Galbraith, a prolific and self-trained Toronto-based architect who was known for designing houses throughout the city's growing residential suburbs, including Lawrence Park, Forest Hill, Rosedale and Moore Park. Galbraith's architectural designs spanned a variety of Period Revival styles popular through the 1910s and 1920s, including Tudor

Revival. Galbraith is known to have designed at least five other houses within Lawrence Park, a number of which featured the sloping rooflines and stone and stucco detailing seen at 55 St Edmund's Drive and emblematic of the Tudor Revival style. The house at 55 St Edmund's 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).

The property at 55 St Edmund's Drive is valued for its association with the Lawrence Park neighbourhood, a planned Garden Suburb originally marketed as the Lawrence Park Estates by the developer Wilfrid Servington Dinnick and laid out by the British engineer Walter S. Brooke with architectural plans by Chadwick & Beckett and landscape design by Dunnington-Grubb. Built during the second major period of construction within the area - occurring between the end of the First World War and the Great Depression - 55 St Edmund's Drive contributes to an understanding of the development and growth of the Lawrence Park neighbourhood, and reflects many of the features and aspects associated with the original plans for the area, and the principles of the Garden Suburb movement.

Contextually, the property at 55 St Edmund's Drive is important in maintaining and supporting the character of the Lawrence Park neighbourhood as a designed Garden Suburb. The house is significantly setback from St Edmund's 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. Designed in the Tudor Revival style - one of the Period Revival styles popular within the area - it contributes to an established and well recognized sense of place. Together with the house on the adjacent property located at the southeast corner of St Edmund's Drive and Lypmstone Avenue, the property at 55 St Edmund's Drive serves as an important marker and informal gateway for those entering the neighbourhood from Yonge Street on Lypmstone Avenue. The property at 55 St Edmund's Drive is historically and visually linked to its surroundings, situated within the park-like setting of Lawrence Park defined by houses and gardens that fit harmoniously into the landscape.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the design value of the property at 55 St Edmund's Drive as representative of the Tudor Revival architectural style include:

- The scale, form and massing of the 2.5 storey detached house-form building
- The sweeping double gabled roofline punctuated with a cross gable roof and dormer windows
- The symmetrical arrangement of the principal (south) façade, with a central entrance bay bounded by bay windows on the first floor, rectangular asymmetrical windows on the second floor and an integrated garage
- The asymmetrical and eclectic west façade, with a variety of window openings overlooking the large lawn and Lawrence Park to the west
- The materials with stucco and stone cladding, wood and metal details, and tile roof

Contextual Value

Attributes that contribute to the contextual value of the property at 55 St Edmund's Drive as maintaining and supporting the character of the Lawrence Park neighbourhood, and as being historically and visually linked to its surroundings include:

- The setback, placement and orientation of the building on the northeast corner of St Edmund's Drive and Lympstone Avenue

Note: the carport on the east façade is not identified as a heritage attribute