

85 Stephen Drive (The Oculus) – Notice of Intention to Designate a Property Under Part IV, Section 29 of the Ontario Heritage Act

Date: August 24, 2021

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: Etobicoke-Lakeshore – Ward 3

SUMMARY

This report recommends that City Council include the property at 85 Stephen Drive (including entrance addresses at 75 High Street and 120 The Queensway) on the City of Toronto's Heritage Register, state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value for its design and physical, historical and associative, and contextual values.

The property at 85 Stephen Drive (including entrance addresses at 75 High Street and 120 The Queensway) is located within the South Humber Park, north of the Humber River Recreational Trail. It is bordered by the Humber River to the east, Stonegate Road to the north, Stephen Drive to the west, and The Queensway and the Humber Wastewater Treatment Plant to the south. Known as the South Humber Park Pavilion or "the Oculus," the purpose-built structure was designed in 1958-9 for visitors to the new South Humber Park and was set within the park's expansive picturesque landscape. The park was created in tandem with the adjacent Humber Wastewater Treatment Plant development and as part of citywide activity related to the flood control of ravines and valley lands after the destruction of Hurricane Hazel in 1954.

The city-owned pavilion was designed by the architect Alan Crossley in collaboration with the engineer Laurence George Cazaly. The South Humber Park Pavilion contains three separate but conceptually linked elements which form a singular structure: a trapezoidal ground plane of flagstone pavers, a concrete shelter structure with an oculus to allow sunlight to penetrate, and a rounded washroom building that is faced in stone of varied sizes. The South Humber Park Pavilion is a local landmark, and running south of the structure is the Humber River Recreational Trail, which was installed in the 1980s and increased access to the pavilion. There was also a cairn stone drinking fountain to the side (west) of the structure, which has been removed.

In 2019, The Oculus Revitalization Project, led by Giaimo and the Architectural Conservancy of Ontario (ACO) – Toronto (ACO TO), was selected as one of the

recipients for Park People's Public Space Incubator Grant (PSI). The grants will be used to transform the South Humber Park Pavilion into a community gathering space including temporary public art installation titled Brighter Days Ahead was installed in October 2020. Additionally City Council awarded a Toronto heritage grant \$33,000.00 to the ACO – Toronto (ACO TO) to assist with the pavilion's restoration in 2021 with the condition that the pavilion be designated under Part IV Section 29 of the Ontario Heritage Act in keeping with grant award requirements. Since the Oculus is a City of Toronto asset, ACO TO and Giaimo have been working closely with Parks, Forestry, and Recreation and Heritage Planning staff throughout the entire project. A related exhibition opened on August 3, 2021.

Following research and evaluation undertaken according to Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, it has been determined that the property at 85 Stephen Drive merits designation under Part IV Section 29 of the Ontario Heritage Act for its design and physical, historical and associative, and contextual value.

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

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning, recommends that:

1. City Council state its intention to designate the property at 85 Stephen Drive (including entrance addresses at 75 High Street and 120 The Queensway) under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 85 Stephen Drive (Reasons for Designation) attached as Attachment 3 to the report (August 24, 2021) from the Chief Planner and Executive Director, City 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.

FINANCIAL IMPACT

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

DECISION HISTORY

On July 16, 2019, City Council adopted the recommendation by Councillor Mark Grimes to evaluate the Oculus Park Pavilion, in South Humber Park, Etobicoke for designation under Part IV of the Ontario Heritage Act and report to the Toronto Preservation Board and the Etobicoke York Community Council.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.MM9.22>

In July 2019, Brown + Storey Architects Inc. prepared the South Humber Park Pavilion Heritage Evaluation Report for the City of Toronto.

<http://www.browncandstorey.com/project/south-humber-park-pavilion-heritage-evaluation-report/>

On June 29, 2020, City Council authorized a Toronto Heritage Grant award for the South Humber Park Pavilion (the Oculus) at its meeting in the amount of 50% of costs up to a maximum of \$33,000 for the restoration of the Oculus.

[2020 Toronto Heritage Grant Awards](#)

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>

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

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/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.”

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

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

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.

Toronto Heritage Grant Program

The Toronto Heritage Grant Program provides matching grant funds for eligible heritage conservation work of residential properties or tax exempt properties in the City of Toronto which are designated under Part IV or V of the Ontario Heritage Act (OHA). Applicants may receive a grant once every five years for up to 50% of the cost of eligible conservation work. There is no maximum grant amount for applications for conservation work on non-house form buildings.

COMMENTS

Staff have completed the Research and Evaluation Report for the property at 85 Stephen Drive (1958-9) (including entrance addresses at 75 High Street and 120 The Queensway), 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 and physical, historical associative, and contextual values. As such, the property is a significant built heritage resource.

City Planning staff facilitated the heritage grant review process within which a panel of external conservation specialists recommended that \$33,000.00 be granted to the ACO – Toronto (ACO TO) to assist with the pavilion's restoration in 2021. The administration of the grant award has been undertaken in co-ordination with Parks, Forestry and Recreation Division staff who support the scope of work and executed a Construction Agreement with the award recipient to govern the work on site. Designation of the property is a pre-condition for finalizing the Letter of Understanding for the grant award.

THE SOUTH HUMBER PARK PAVILION, 85 STEPHEN DRIVE
Research and Evaluation according to Ontario Regulation 9/06



85 Stephen Drive, view of the South Humber Park Pavilion looking northeast (Heritage Planning, 2020)



85 Stephen Drive, view of the South Humber Park Pavilion looking north during The Oculus Revitalization project (Heritage Planning, 2021)



85 Stephen Drive, view of the South Humber Park Pavilion looking west during The Oculus Revitalization Project (Heritage Planning, 2021)



85 Stephen Drive, detail of the oculus in the canopy of the shelter structure (Heritage Planning, 2021)

1. DESCRIPTION

85 STEPHEN DRIVE – SOUTH HUMBER PARK PAVILION	
ADDRESS	85 Stephen Drive
WARD	Etobicoke-Lakeshore - 3
LEGAL DESCRIPTION	LT 1-164 PL 1055 ETOBICOKE; RESERVE PL 1055 ETOBICOKE; LANE PL 1055 ETOBICOKE; HUMBER AV, OLIVER ST, MACDONALD ST PL 1055 ETOBICOKE CLOSED BY EB166612; LT 1-40 BLK C PL 548 ETOBICOKE; LT 1-42 BLK D PL 548 ETOBICOKE; PT LANE PL 548 ETOBICOKE E OF FEDERICA ST; AMELIA ST PL 547 ETOBICOKE; PT HUMBER AV PL 548 ETOBICOKE CLOSED BY EB166612 E OF FEDERICA ST; PT LT 1-2 RANGE 4 CON KMR ETOBICOKE; PT RDAL BTN RANGE 4 & 5 KMR ETOBICOKE; PT LT 1-2 RANGE 5 CON KMR ETOBICOKE AS IN EB138527, EB376776 EXCEPT RS893, RS894, RS904, CA633025 & 66R21127;
NEIGHBOURHOOD/COMMUNITY	Stonegate-Queensway
HISTORICAL NAME	South Humber Park Pavilion or The Oculus
CONSTRUCTION DATE	1958-9
ORIGINAL OWNER	Municipality of Metropolitan Toronto
ORIGINAL USE	Pavilion and washroom building
CURRENT USE*	Pavilion and washroom building * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Alan Crossley and Laurence George Cazaly
DESIGN/CONSTRUCTION/MATERIALS	See section 2
ARCHITECTURAL STYLE	See section 2
ADDITIONS/ALTERATIONS	See section 2
CRITERIA	Design and physical, historical and associative, and contextual value
HERITAGE STATUS	N/A
RECORDER	Heritage Planning, Loryssa Quattrociocchi
REPORT DATE	September 2021

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the property known as the South Humber Park Pavilion at 85 Stephen Drive (including entrance addresses at 75 High Street and 120 The Queensway), 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
1835	Lands on the west bank of the Lower Humber River are granted as part of an extensive Glebe land for the United Church of England parishes of Mimico and Etobicoke. The Mimico Glebe extends west to Mimico Creek, from Dundas Street south to The Queensway. ¹
1905-12, 1929	Successive plan proposed by the Ontario Association of Architects, the Guild of Civic Art, and the City of Toronto's own Civic Improvement Committee and City Planning Commission envision a "circumambient line of parkways" for pleasure drives that could encircle the city via the Humber River and Don River Valleys.
1920	The Humber Valley Golf Course, which was designed by Stanley Thompson, opens on more than 40 hectares of hills and ravines northwest of the mouth of the Humber River.
1943	First officially sanctioned plan for an urban greenbelt encircling Toronto, leveraging the Humber and Don River Valleys.
1943-53	Most area municipalities adopt some form of greenbelt protection in their official plans, but a collective scheme for financing and administering the acquisitions and long-term protection of these lands remains unresolved.
1954	The original Humber Valley Golf Course is purchased by the Municipality of Metropolitan Toronto to provide a site for the Humber Sewage Treatment Plant. They go on to purchase another golf course up the river in Rexdale, which they open under the name "Metropolitan Humber Valley Golf Course" in 1958. That same year, Hurricane Hazel occurred on 16 October, which would transform conservation planning within the valley.
1955	By-Law 155768 was registered in July wherein land was granted by Metropolitan Toronto for the Sewage Plant. Construction begins on the Humber Sewage Treatment Plant, which includes removing much of the original hilly terrain and reworking the earth as a single spur of high ground extending east across the northern edge of the treatment plant site.
1956-67	Metropolitan Toronto launched into planning a Metropolitan Parks System, which sees South Humber Park as part of a larger regional park comprised of many newly purchased valleylands

¹Unless stated otherwise, historical information in this report was obtained from the *South Humber Park Pavilion Heritage Evaluation Report* that was prepared for the City of Toronto's Planning Division in 2019 by Brown + Storey Architects Inc.

	and the "South Humber," "Humber Valley Park," and "Etienne Brûlé Park." The various parklands in the area are never linked as was imagined in the early planning.
1957	James F. MacLaren Associates, the consulting engineer working on behalf of the Metropolitan Works Department to develop the Humber Treatment Plant, engaged landscape architects Dunnington-Grubb and Stensson to prepare landscape and planting plans for the site. During this same year, the architect Alan Crossley enters private practice in Toronto after working for the Canadian Mortgage and Housing Corporation.
1958	"Humber Sewage Treatment Plant Park" opens. The land is maintained as a park by the Metropolitan Parks Department. The architect Alan Crossley is hired by Metro Parks to design a pavilion for the South Humber Park.
1958-60	Metro Parks deposited tens of thousands of tulip bulbs on the south slopes of the park's promontory spur south of the present pavilion site.
1959	The South Humber Park Pavilion is built based on the designs of Crossley and Laurence George Cazaly, engineer.
c.1970	Park access stairs leading to the promontory trail from the south are removed to accommodate the expansion of the Humber Treatment Plant.
c.1974	The public parking lot adjacent to the Humber Treatment Plant is removed to accommodate the expansion of the Treatment Plant.
c.late-1980s	The Humber River Recreational Trail is installed from the waterfront through the South Humber Park, adjacent to the park pavilion. The trail re-establishes the formal public access into the South Humber Park, although now as a thoroughfare rather than destination. Substantial reforestation planting is completed on the South Humber Park's southern promontory. This erases any remnant of the Dunnington-Grubb landscape design.
c.1990	The washroom building in the South Humber Park Pavilion is closed for public use.
2016	City of Toronto Parks, Forest and Recreation proposed renovations to the South Humber Park Pavilion, including demolition of the washrooms, recladding of the steel supports using materials salvaged from the demolition. This proposal becomes subject of significant public concern.
2019	Architectural Conservancy of Ontario (ACO) and Giaimo propose The Oculus Revitalization project to rehabilitate the South Humber Park Pavilion. The revitalization project is part of Park People's 2019 Public Space Incubator (PSI) Program.
October 2020	ACO and Giaimo install a temporary public art installation titled <i>Brighter Days Ahead</i> .
Summer 2021	Restoration work is underway.

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 O. Reg. 9/06 Criteria.

City Staff acknowledge that the land described in this report is the traditional territory of many nations including the Mississaugas of the Credit, the Anishinaabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. We acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit and the Williams Treaty signed with multiple Mississaugas and Chippewa bands.

The Humber River, Valleylands, and the Creation of the Humber Wastewater Treatment Plant

At the turn of the twentieth century, the Humber River became the object of both formal civic planning and private development interests. Early plans to develop the Humber and Don River Valleys as greenbelt parkways, including pleasure drives and conservation reserve lands, were created by advocacy groups and subsequently adopted by city planners. The intention of these parklands was to provide respite for the growing city they surrounded, which experienced periods of accelerated growth during the late-1900s and 1920s.

The area surrounding the mouth of the Humber received more focussed recreational development in the 1920s after shoreline improvements, landfilling, and the development of Lake Shore Boulevard were carried out by the Toronto Harbour Commission (Figures 1 and 2). This resulted in the creation and opening of destinations such as the Humber Valley Golf Course (1920), the Sunnyside Amusement Park (c.1922), and the development of Palace Pier (c.1927).

From 1954, the mouth of the Humber became a primary interest in the regional infrastructure development undertaken by the newly-created Municipality of Metropolitan Toronto (established in 1953) (Figure 3). That same year, Hurricane Hazel devastated the area resulting in hundreds of homes being washed out of the Humber valley and the mouth of Etobicoke Creek. This provided the institutional licence and provincial funding for an accelerated program of public valleyland purchases throughout the Toronto region, reserving dangerous land from private development and giving the conservation authorities power to implement a system of flood control. Much of the acquired valleylands were officially owned by the merged Metropolitan Toronto and Region Conservation Authority and would be managed and developed by Metropolitan Corporation. This rapid assemblage of land allowed for two things- the convenient opportunity to develop regional sewage infrastructure and from 1955, the planning of a Regional Parks System by Metro Toronto.

Metro Toronto began to advance plans for the Humber Wastewater Treatment Plant (originally the Humber Sewage Treatment Plant), a regional plant that would replace several undersized and ineffective plants operated by local municipalities, as well as for the Gardiner Expressway. By July 1955, By-Law 155768 was registered wherein land was acquired by Metropolitan Toronto for the sewage plant. The site housed the

Humber Valley Golf Course, and they worked quickly to level and rework much of its hills and dales into a flat site (Figure 4). In 1957, James F. MacLaren Associates, the consulting engineer working on behalf of the Metropolitan Works Department to develop the plant, engaged the Toronto landscape architects Dunnington-Grubb and Stensson to beautify the property by preparing landscape and planting plans for the sprawling site (Figure 5). As of late-1967, this parkland was known as the Humber Sewage Treatment Plant Park or the Humber Treatment Park.

South Humber Park and the Creation of the South Humber Park Pavilion (the Oculus)

At the same time that Metro Works was working to develop the plant, Metro Parks was endeavouring to contribute to the site by commissioning a design for a pavilion and washroom building within the park (Figure 6). In July 1958, preliminary plans were received and approved from the architect Alan Crossley, with Laurence George Cazaly as the engineer, and tens of thousands of donated tulip bulbs were deposited on the south slopes of the park's promontory from 1958-60 (Figures 7, 8, 9). Tommy W. Thompson, Metro Parks' first commissioner, described the pavilion as a "unique structure [that was] extremely functional and... carefully calculated to render a facility which provided all services for which it was planned at a low cost."² Although the property was officially called the South Humber Park Pavilion, it became known colloquially as "the Oculus" because of the circular opening in the canopy of the shelter structure (Figure 10). Historic photographs taken after the pavilion's construction illustrate that it was originally set in an expansive landscape that was open on all sides and there was no formal path leading to the structure (Figures 11, 12, 13).

In the 1980s, the Humber River Recreational Trail was installed, which ran south of the South Humber Park Pavilion, and it allowed a new method of access to the structure (Figure 14). Over time, dense underbrush developed within a few meters of the washroom structure, which gradually enclosed the rear (north) elevation of the pavilion and its eastern and western wings (Figure 15).

During the 1990s, the washroom building of the South Humber Park Pavilion was closed for public use indefinitely. In 2019, Architectural Conservancy of Ontario (ACO) and Giaimo proposed The Oculus Revitalization project to rehabilitate the structure. The revitalization project is part of Park People's 2019 Public Space Incubator (PSI) Program. In October 2020, ACO and Giaimo installed a temporary public art installation titled *Brighter Days Ahead* and presently, the pavilion is temporarily closed while The Oculus Revitalization project is underway in 2021 (Figure 16).

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.

²Brown + Storey Architects Inc., *South Humber Park Pavilion Heritage Evaluation Report* (July 2019), p.23.

Located north of the Humber River Recreational Trail in South Humber Park, the South Humber Park Pavilion contains three separate but conceptually linked elements which form a singular structure: a trapezoidal ground plane of flagstone pavers, a concrete shelter structure, and a rounded washroom building that is faced in stone of varied sizes. The washroom is contained within a 4.57m wide curved wall structure that runs the length of the outside perimeter and is subdivided in plan into three sections – janitor's stores, men's washroom, and women's washroom (Figure 17). The women's washroom was entered through the end of the curved wall structure in the side (east) elevation (Figure 18). It originally contained four water closets and three sinks. The men's washroom was entered from the rear (north) of the curved wall (Figure 19). A separate offset stone wall to shield views into the washroom was included in Crossley's original plan but it was never built. The men's washroom originally contained three water closets, three urinals, and two sinks. The janitor's storage is shown on the original architectural drawings with one utility sink.

The exterior masonry of the washroom structure is faced in stones of varied sizes placed in a linear pattern with deep raking resulting in each stone being clearly outlined. The interior finish of the washrooms and janitor's storage is a red glazed brick with tie-backs every sixth course. The ceilings are identified as being cement plaster and the floor finish is not specified. The roof of the washroom building is a flat roof on plywood on wood joists. Three skylights are shown – distributed one per washroom and janitor's room.

The shelter structure, which was designed by the engineer Laurence George Cazaly, is comprised of a flying saucer-like geometric shape that is raised above the ground and acts as a shelter structure. The overall form of the canopy is a circle, but its section is of an inverted and tilted concrete bowl that dips up towards an off-centre opening or "oculus" that casts light on the flagstone below that moves based on the time of day. The concrete structure, which was poured-in-place, is supported by seven steel columns encircling the round opening and sits above the roof of the washroom building. It is unclear where Cazaly drew inspiration for the form of the canopy of the shelter structure, but precedent exists in Europe and North America during the late-1960s. For instance, the lower pavilion of Powiśle Station in Poland (1963, by Arseniusz Romanowicz and Piotr Szymaniak), the original Phillips 66 gas station in St Louis, Missouri (1967, by Richard T. Hemni), and Viljo Revell's design for Toronto's new City Hall (1965) all contain flying saucer-like tapered roofs that are strikingly similar to that at the South Humber Park Pavilion (Figure 20).

The washroom building and pavilion are set within a trapezoidal ground plane of rough surfaced flagstone pavers, the original form of which is visible in historic photographs. The flagstone is set back from the trail by approximately 1 meter. Although the architectural drawings indicated that a drinking fountain was to be built directly below the oculus, it was constructed to the side (west) of the site in a cairn stone structure and has since been removed (Figure 21). An archival photograph illustrates that a sculpture of birds in flight once sat below the oculus (Figure 22). The sculpture was created by Crossley and his wife and partner Constance Burns Crossley. During the summer of 1959, it was temporarily moved and exhibited at the Canadian National Exhibition. The sculpture was supposedly returned to the Crossley family, but it no longer exists.

Googie Architecture

The washroom building, shelter structure, and flagstone pavement are placed together to create an asymmetrical composition. The asymmetrical yet balanced composition is emblematic of the modernist movement, where traditional forms are manipulated to create dynamic flows and relationships to the landscape. More specifically, the upswept roof design, flying saucer shape, rounded angles, and exaggerated geometric forms are characteristic of the ultramodern or futuristic "Googie" architectural style. Inspired by car culture and the Space Age, it emerged in the U.S. during the post-WWII period. The term was first used by the architecture critic, Douglas Haskell, to describe a West Hollywood coffee shop that he had driven by that was designed by the architect John Lautner in 1949 (Figure 23). Lautner was a Michigander who studied with Frank Lloyd Wright before moving to California to design buildings in the ultramodern style.

Even prior to Lautner designing Googies Coffee House, commercial roadside architecture had transformed into quirky shapes, especially throughout the sunbelt regions of Southern California, Arizona, and Florida from the late 1940s through the early 1960s.³ According to Alan Hess, an architect, historian, and the author of *Googie Redux: Ultramodern Roadside Architecture* (2004) and *Googie: Fifties Coffee Shop Architecture* (1985), "Googie made the future accessible to everyone...one of the key things about [it] was that it was meant to appeal to the average, middle-class American...it was for coffee shops, gas stations, car washes...the average buildings of everyday life."⁴ During a time where many Americans were spending their days driving in cars, businesses need to grab their attention by standing out through increased size and a certain degree of weirdness (Figures 24 and 25).⁵

Although the Googie architectural style never found the same level of popularity in Canada as it did in southern California, several examples emerged in Ontario during the 1960s and 70s. With the angled-up roof of the Wimpy's and the bold plaza signage, the Yonge-Finch Plaza is a prime example of this architectural style (Figure 26). Another notable example is the Don Mills Curling Rink (demolished), which was opened in 1960 and designed by the architect Douglas M. Hall (Figure 27). Not unlike the South Humber Park Pavilion, the property contained a saucer-like roof form, although here, the repetitive semi-circular arches gave the property a flower-like appearance. The Canadian Tire gas bar at 1212 Southdown Road in Mississauga is also a nod to the Googie architectural style and it was designated by the City of Mississauga in 2011 (Figure 28).

Alan Crossley

Crossley was born on 12 December 1919 in Cheshire, England. From September 1936-May 1940, he was a part-time student at the School of Architecture at Manchester

³James Brian Mitchell, "Estranging Places: The Small Town, Suburb, and Megalopolis in Post-War California Science Fiction," (PhD Diss., University of Michigan, 2007), p.17.

⁴Matt Novak, "Google: Architecture of the Space Age," *Smithsonian Magazine* (15 June 2012), <https://www.smithsonianmag.com/history/googie-architecture-of-the-space-age-122837470/>

⁵Ibid.

School of Art and a building student at Manchester College of Technology.⁶ During this time, from April 1938-November 1939, he was also an Assistant to Graves & Ellerton, Architects and Surveyors. Like many other burgeoning architects in England at the time, Crossley went on a sketching, painting, and measuring trip, visiting Italy on the way. From 1940-43 he engaged in "private tuition" in architecture before resuming his studies at the School of Architecture and College of Technology for one year. In December 1943, he applied for membership to the Royal Institute of British Architects (RIBA), where he was accepted as a member on 4 February 1944. At the time of his application, he lived in Heaton Chapel, Stockport, in Greater Manchester, England.

In 1948, Crossley immigrated to Ontario, working initially for the Canadian Mortgage and Housing Corporation before opening a private architectural and town planning practice in Toronto with his wife, Constance Burns Crossley in 1956.⁷ He was confirmed as living in Toronto in 1957, which was the address associated with his RIBA membership. The Crossleys eventually moved to Erindale where they practiced as artists. Although the extent of Crossley's architectural portfolio is not clear, he is known to have designed Fire Station 431 in Etobicoke (1959) (Figure 29). He had also entered the architectural competition for Toronto City Hall in April 1958 with his entry, Design No. 298, being one of 469 designs submitted (Figure 30).⁸ According to his daughter, Crossley was also involved in town plans for Wallaceburg, Cooksville, and Belleville and numerous residential commissions.⁹ Crossley passed away in 2016 at Sunnycrest Villa, Whitby (Figure 31).

Laurence George Cazaly

Cazaly, a professional engineer, was a pivotal figure involved in the advancements of concrete construction engineering in post-war Toronto. Arriving to Ontario from the UK in the early-1950s with prestressing experience, Cazaly was the chief designer of the first prestressed highway bridge in Ontario, which he worked on alongside Lazarides and Lount. It was constructed for the township of Sarnia in the summer of 1954.¹⁰ By 1955, Cazaly had formed his own consulting firm, and he continued to acquire numerous commissions in Toronto and elsewhere for concrete structures. He designed several bridges, including the Parkdale Avenue Bridge with the first use of curved web forms, the prestressed concrete footbridge for the Royal Canadian Yacht Club at Centre Island, the segmental bowstring roof trusses of the Birchmount garage for the Toronto Transportation Commission, and the first prestressed concrete bridge for the Department of Highways of Ontario in 1956 (Figures 32 and 33). He also designed numerous warehouses with Toronto Cast Stone. In 1959, he spoke at the annual meeting of the Prestressed Concrete Institute in New York City and received the Martin P. Kom Award. By this time, Cazaly had established a reputation for creating pleasing

⁶All information regarding Crossley's education in England and his Royal Institute of British Architects (RIBA) membership was obtained from his RIBA nomination papers dated to 4 February 1944 and housed at the RIBA offices at 66 Portland Place, London.

⁷Brown + Storey Architects Inc., *South Humber Park Pavilion*, p.27.

⁸Thank you, Robert Hill, for this information.

⁹Brown + Storey Architects Inc., *South Humber Park Pavilion*, p.27.

¹⁰Mark K. Huggins, "Part 8-The Beginnings of Prestressed Concrete in Canada," *Journal of the Prestressed Concrete Institute*, Vol.23, No.3 (May/June 1979), p.266, https://www.pci.org/PCI_Docs/Publications/PCI%20Journal/PCI-Journal-Reflections.pdf

designs involving clever connection details.¹¹ After receiving this award, Cazaly was involved in designing the Grosvenor House in Winnipeg, which was the tallest all-precast building in Canadian at the time. In 1964, he published the *Canadian Prestressed Concrete Institute Handbook* alongside Mark K. Huggins, where the two men endeavoured to promote a national understanding of prestressed concrete by engineers and advocate for growth of this industry. Only recently retiring, Cazaly amassed an extensive portfolio and maintained a successful practice for many decades.

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 South Humber Park Pavilion is situated within the ravine land of South Humber Park along the northern perimeter of the Humber River Recreational Trail, adjoining the west side of the Humber River Valley in Etobicoke. It is bordered by the Humber River to the east, Stonegate Road to the north, Stephen Drive to the west, and The Queensway and the Humber Wastewater Treatment Plant to the south.

When the South Humber Park Pavilion was originally developed in conjunction with the treatment plant, it was set into the expansive landscape to the north of the plant. At the time, the park contained openly treed remnant fairways of the former golf course and the reseeded grassy slopes of the new promontory. Near the promontory were two improved routes including what appears to have been ascending concrete stairs. There were no improved paths leading to the new pavilion structure. With no new paths providing access to the pavilion at the time of construction, it was very much integrated into the park's landscape and was meant to be discovered by park visitors. It was also originally visually and functionally accessible at all sides.

The installation of the Humber River Recreational Trail in the 1980s provided new direct access to the South Humber Park Pavilion for park visitors travelling east or west on the trail (Figures 34 and 35). Following the installation of the trail, the park became the subject of several phases of reforestation and ecological restoration. This resulted in the superseding of the original ornamental plantings and the closing-in of the rear (north) elevation of the pavilion and its side (eastern and western) wings with dense underbrush.

South Humber Park originally shared a vehicular entrance with the Humber Treatment Plant at The Queensway and was serviced by a large parking lot. The area was subsequently absorbed within the treatment plant and the vehicular entrance to the South Humber Park was omitted. Present entrances to the park are low-profile with minimal signage being included.

¹¹Huggins, "Part 8-The Beginnings of Prestressed Concrete in Canada," p.277.

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 O. Reg 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	✓
iii. demonstrates high degree of scientific or technical achievement	✓

Rare, unique, representative or early example of a style, type, expression, material or construction method

The property at 85 Stephen Drive is valued as a rare and unique example of the Googie architectural style, which was popularized in the U.S. post-WWII, especially through the sunbelt regions of Southern California, Arizona, and Florida. An ultramodern or futuristic architectural style that was inspired by car culture and the Space Age, the Googie style was characterized by upswept roof designs, flying saucer shapes, rounded angles, and exaggerated geometric forms. While the style made its way to Canada during the 1960s and 70s, there are few surviving examples of properties that were designed in the style.

Elements of the style are evident at the South Humber Park Pavilion in the scale, form, and massing, which include exaggerated geometric forms that create an asymmetrical pavilion consisting of a trapezoidal ground plane of flagstone pavers, a concrete shelter structure, and a rounded washroom building that is faced in stone of varied sizes. The style can further be seen in the flying saucer-like shelter structure, which includes a concrete canopy that is circular in shape, with its section consisting of an inverted and tilted concrete bowl that dips up towards an off-centre opening or "oculus" that casts light on the flagstone below that moves based on the time of day. The concrete canopy of the shelter structure, which was poured-in-place, is supported by seven steel columns encircling the canopy and sits above the roof of the washroom building.

Displays high degree of craftsmanship or artistic merit

With the skillful and imaginative arrangement of the stone and concrete elements of the South Humber Park Pavilion set into the picturesque landscape of the park within which it is imbedded, the property at 85 Stephen Drive displays a high degree of craftsmanship or artistic merit.

Demonstrates high degree of scientific or technical achievement

The property at 85 Stephen Drive demonstrates a high degree of technical or scientific achievement. This is demonstrated in the shelter structure, the concrete canopy of which was poured-in-place, and was designed by Laurence Cazaly who was a pioneer in concrete construction engineering in Toronto.

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	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	✓

Direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community

The South Humber Park Pavilion at 85 Stephen Drive is valued for its association with the Municipality of Metropolitan Toronto, which had been newly-established in 1953 and who owned the parkland, and the Metropolitan Parks Department, who constructed the pavilion and maintained the parkland. The South Humber Park Pavilion was constructed within the first decade of regional infrastructure works undertaken by Metro Toronto, and it remains a distinctive structure constructed by Metro Parks in the 1950s.

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

The property at 85 Stephen Drive is valued for its association with the British-born architect Alan Crossley, who immigrated to Ontario in 1948 and opened a private architectural and town planning practice in Toronto with his wife, Constance Burns Crossley in 1956. Although the extent of his architectural portfolio is not clear, the South Humber Park Pavilion is Crossley's best known work and the property is significant to the larger community that continues to engage with the pavilion while visiting South Humber Park.

The property at 85 Stephen Drive has additional value for its association with Laurence George Cazaly, who was the engineer responsible for designing the shelter structure at the South Humber Park Pavilion. A pivotal figure involved in the advancements of concrete construction engineering in Post-War Toronto, Cazaly designed numerous prestressed bridges and concrete warehouses in and outside of the city. In 1959, he was presented the Martin P. Kom Award in by the Prestressed Concrete institute in New York City and went on to publish the *Canadian Prestressed Concrete Institute Handbook* (1964) alongside Mark K. Huggins. Only recently retiring, Cazaly amassed an extensive portfolio and maintained a successful practice for many decades.

CONTEXTUAL VALUE

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

Physically, functionally, visually or historically linked to its surroundings

Developed as a purpose-built pavilion within the new South Humber Park during the late-1950s north of the Humber Wastewater Treatment Plant, the South Humber Park Pavilion is physically, functionally, visually, and historically linked to its surroundings. The relationship of the property to its setting is demonstrated by the placement, setback, and orientation of the pavilion, which is set into the expansive landscape of the South Humber Park to the north of the plant and north of the Humber River Recreational Trail, which was installed in the 1980s.

Landmark

Holding a prominent place within its context in South Humber Park since the time of its construction in 1958-9, the property at 85 Stephen Drive is a local landmark that is meaningful to the community. Although dense underbrush has partially closed-in the rear (north) elevation and the side (eastern and western) wings, the installation of the Humber River Recreational Trail during the 1980s enhanced accessibility to the structure. As a result, new animation and an increase in legibility was afforded to the South Humber Park Pavilion making it easily discernable to park visitors travelling east or west towards it on the trail. As a result of significant community interest and effort, The Oculus Revitalization project is presently underway and will see the rehabilitation of the landmark structure. The South Humber Park Pavilion continues to serve as an orientation guide within South Humber Park today.

CONCLUSION

Staff have completed the Research and Evaluation Report for the property at 85 Stephen Drive (1958-9) (including entrance addresses at 75 High Street and 120 The Queensway), 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 and physical, historical associative, and contextual values. As such, the property is a significant built heritage resource.

The property at 85 Stephen Drive (including entrance addresses at 75 High Street and 120 The Queensway) has cultural heritage value for its design as a rare and unique example of the Googie architectural style. With the skillful and imaginative arrangement of the stone and concrete elements of the South Humber Park Pavilion set into the picturesque landscape of the park within which it is imbedded, the property at 85 Stephen Drive displays a high degree of craftsmanship or artistic merit. The property also demonstrates a high degree of technical or scientific achievement, which is

demonstrated in the shelter structure, the concrete canopy of which was poured-in-place and designed by Laurence Cazaly, who was a pioneer in concrete construction engineering in Toronto.

The property at 85 Stephen Drive has further value for its association with the Municipality of Metropolitan Toronto and the Metropolitan Parks Department, who constructed the pavilion and maintained the parkland. The property is also valued for its association with the architect Alan Crossley and the engineer Laurence George Cazaly, the latter being a pivotal figure involved in the advancements of concrete construction engineering in Post-War Toronto.

The South Humber Park Pavilion has contextual value as a purpose-built pavilion within the new South Humber Park during the late-1950s north of the Humber Wastewater Treatment Plant, which is physically, functionally, visually, and historically linked to its surroundings. Holding a prominent place within its context in South Humber Park since the time of its construction in 1958-9, the property at 85 Stephen Drive is a local landmark that is meaningful to the community.

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Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation) - 85 Stephen Drive



Location Map: Property map showing 85 Stephen Drive in 2021 (iView, City of Toronto)

MAPS AND PHOTOGRAPHS: 85 STEPHEN DRIVE

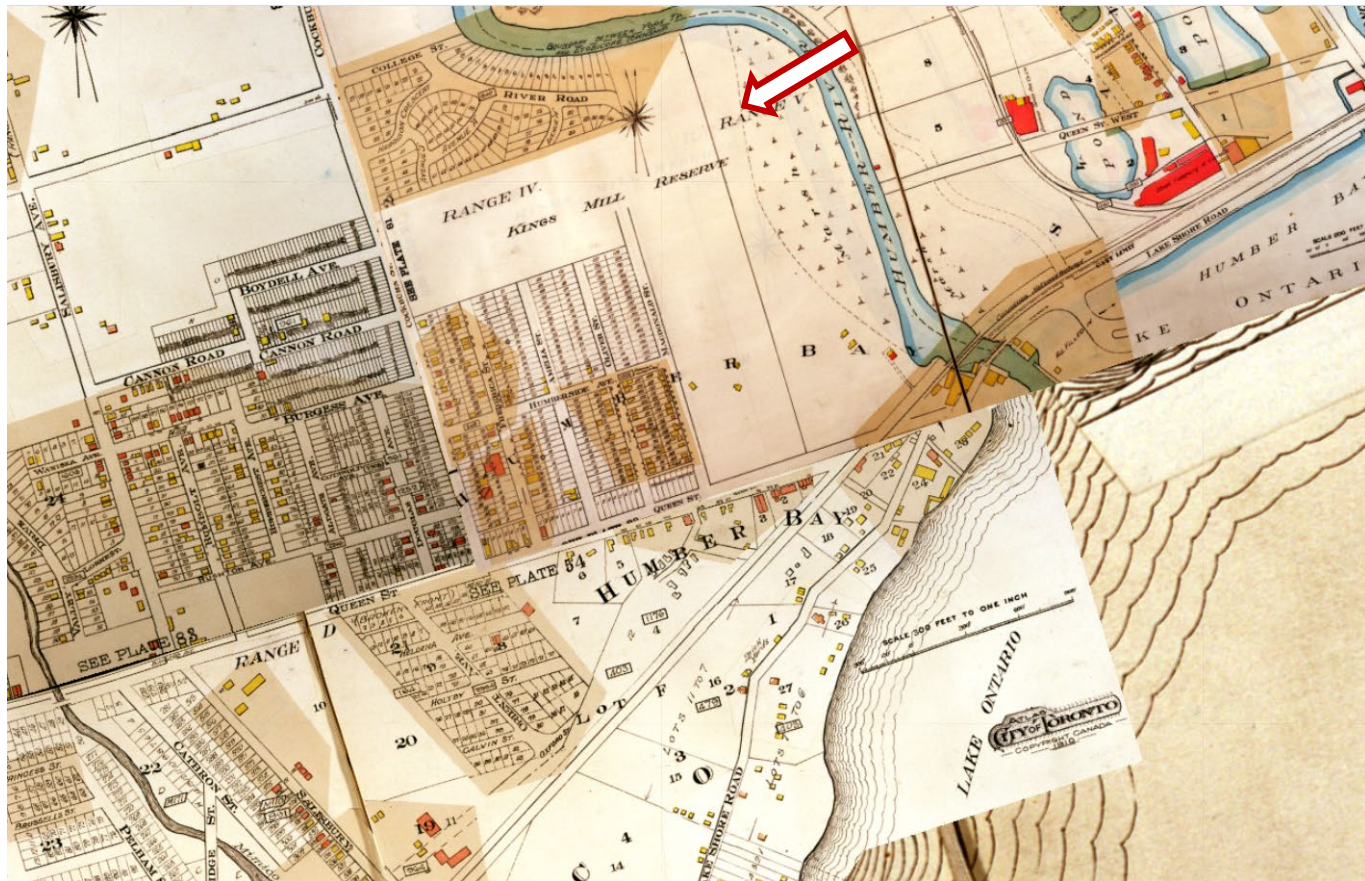


Figure 1. 1924 Goad's Atlas Map showing the approximate future location of the South Humber Park Pavilion

MAPS AND PHOTOGRAPHS: 85 STEPHEN DRIVE



Figure 2. 1931 Aerial photograph showing the approximate future location of the South Humber Park Pavilion (City of Toronto)

MAPS AND PHOTOGRAPHS: 85 STEPHEN DRIVE



Figure 3. 1954 Aerial photograph showing the approximate future location of the South Humber Park Pavilion (City of Toronto)



Figure 4. 1948 Map showing the location of the Humber Valley Golf Club, which would come to house the Humber Wastewater Treatment Plant and the South Humber Park Pavilion (Brown + Storey Architects Inc. *South Humber Park Pavilion Heritage Evaluation Report*, 2019)

MAPS AND PHOTOGRAPHS: 85 STEPHEN DRIVE

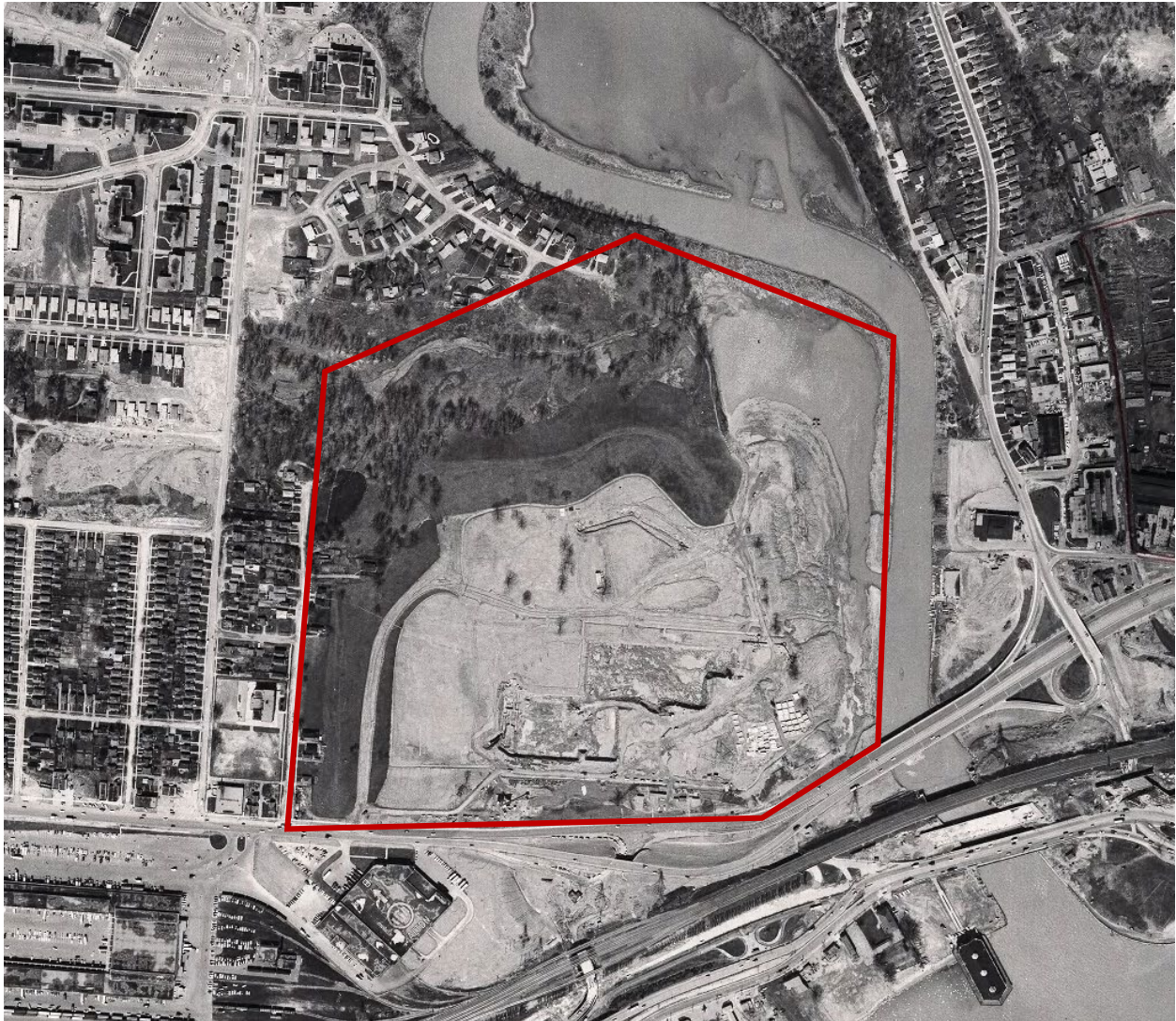


Figure 5. 1957 Aerial photograph illustrating the flattening of the land that had taken place to make way for the Humber Wastewater Treatment Plant (City of Toronto)

MAPS AND PHOTOGRAPHS: 85 STEPHEN DRIVE



Figure 6. 1978 Aerial photograph showing the completed South Humber Park Pavilion and the Humber Wastewater Treatment Plant (City of Toronto)

MAPS AND PHOTOGRAPHS: 85 STEPHEN DRIVE

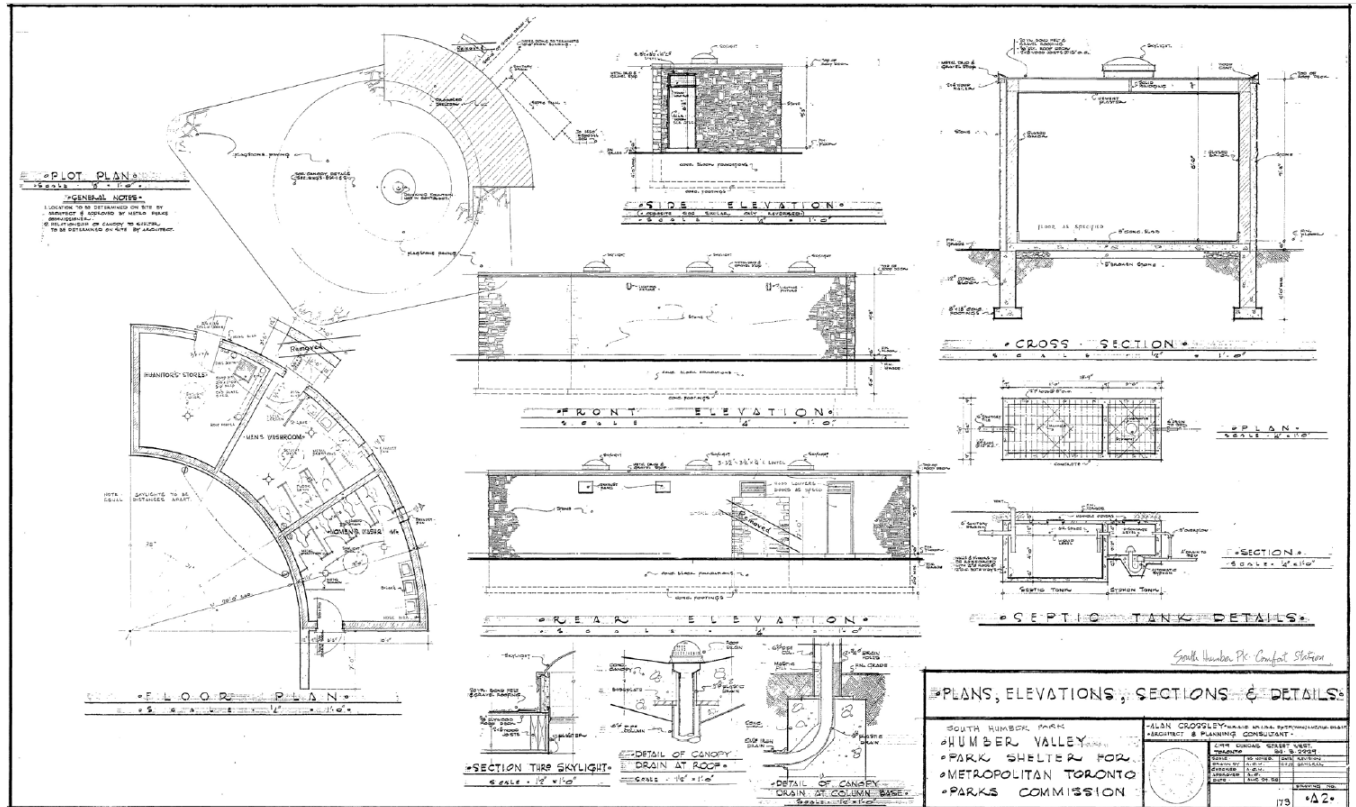


Figure 7. Original drawing by Alan Crossley, Architect (Brown + Storey Architects Inc. South Humber Park Pavilion Heritage Evaluation Report, 2019)

MAPS AND PHOTOGRAPHS: 85 STEPHEN DRIVE

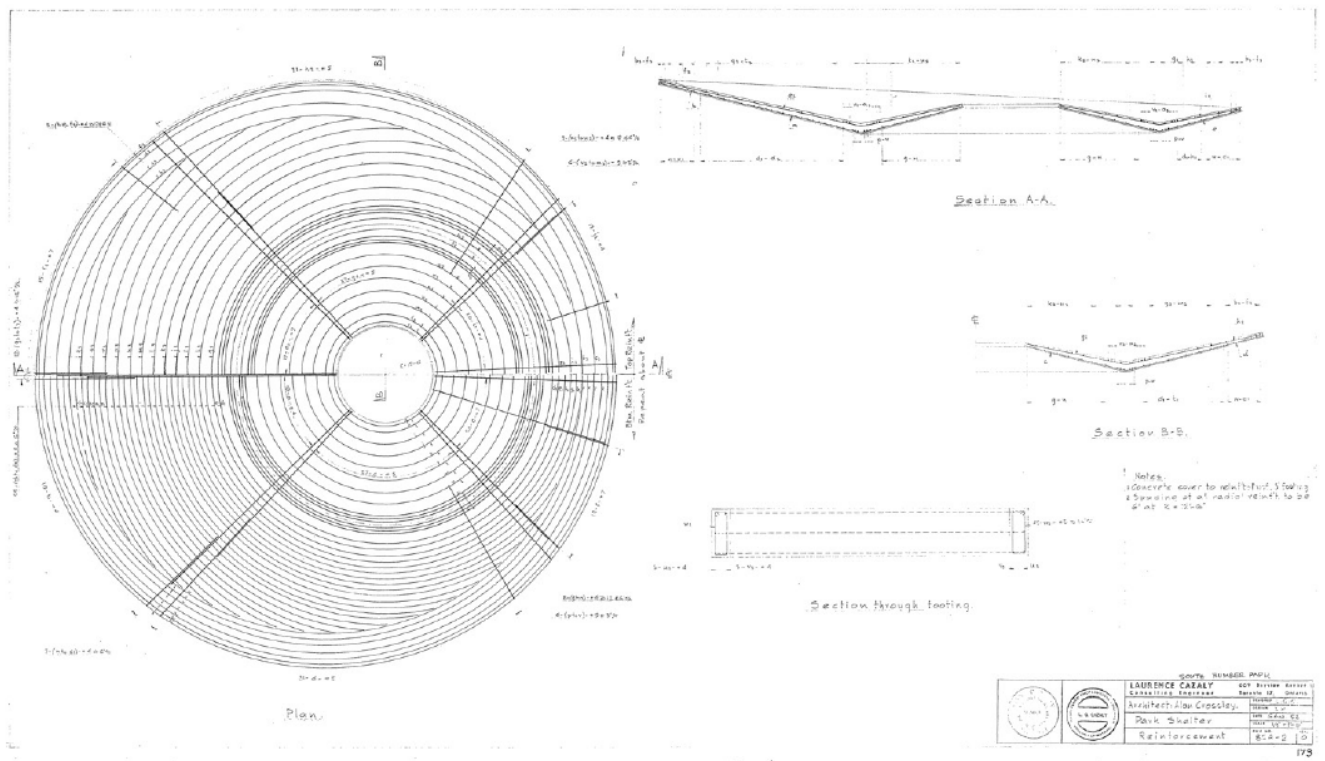


Figure 8. Original engineering drawing by Laurence George Cazaly (Brown + Storey Architects Inc. *South Humber Park Pavilion Heritage Evaluation Report, 2019*)



Figure 9. The South Humber Park Pavilion during construction in 1959 (City of Toronto Archives via Brown + Storey Architects Inc. *South Humber Park Pavilion Heritage Evaluation Report, 2019*)

MAPS AND PHOTOGRAPHS: 85 STEPHEN DRIVE



Figure 10. Detail of the South Humber Park promontory with landscaping and tulips in c.1959-60 (City of Toronto Archives: Fonds 220, Series 316, File 277 via City of Toronto Archives via Brown + Storey Architects Inc. *South Humber Park Pavilion Heritage Evaluation Report*, 2019)



Figure 11. Eastward view of the South Humber Park Pavilion with the original landscaping in 1970 (Park Fonds 220, 1970 via Brown + Storey Architects Inc. *South Humber Park Pavilion Heritage Evaluation Report*, 2019)

MAPS AND PHOTOGRAPHS: 85 STEPHEN DRIVE



Figure 12. Looking north at the South Humber Park Pavilion in 1961 (City of Toronto Archives via Brown + Storey Architects Inc. *South Humber Park Pavilion Heritage Evaluation Report*, 2019)



Figure 13. Looking westward at the South Humber Park Pavilion in c.1955-85 (Brown + Storey Architects Inc. *South Humber Park Pavilion Heritage Evaluation Report*, 2019)

MAPS AND PHOTOGRAPHS: 85 STEPHEN DRIVE

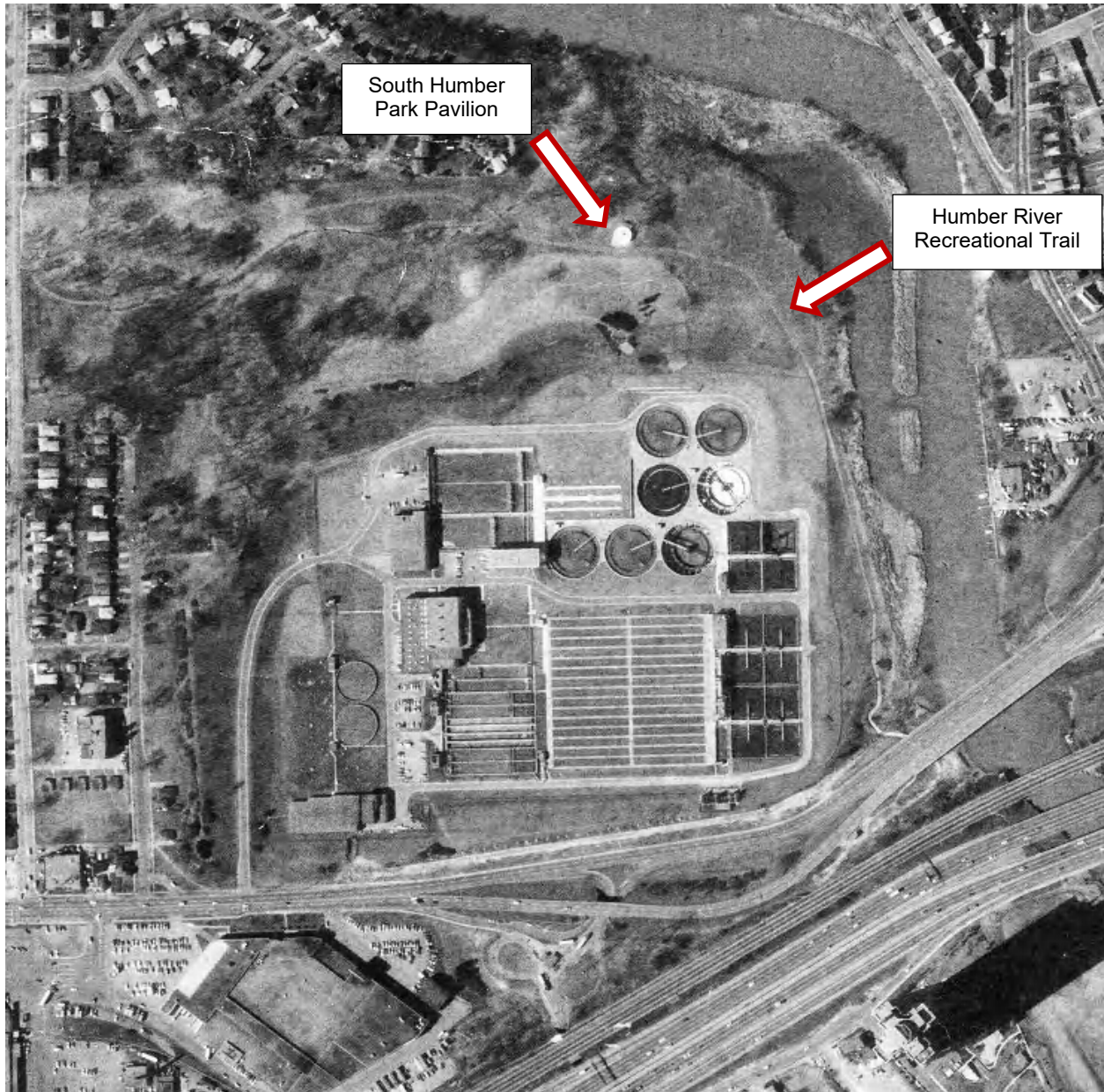


Figure 14. 1981 Aerial photograph showing the location of the South Humber Park Pavilion and the newly-erected Humber River Recreational Trail (City of Toronto)

MAPS AND PHOTOGRAPHS: 85 STEPHEN DRIVE



Figure 15. View of the rear (north) elevation of the washroom structure with surrounding underbrush (Heritage Planning, 2021)

MAPS AND PHOTOGRAPHS: 85 STEPHEN DRIVE



Figure 16. Temporary public art installation by ACO Toronto and Giaimo titled *Brighter Days Ahead* ACO in October 2020 (Heritage Planning, 2020)

MAPS AND PHOTOGRAPHS: 85 STEPHEN DRIVE



Figure 17. Detail of the washroom structure looking northeast (Heritage Planning, 2021)

MAPS AND PHOTOGRAPHS: 85 STEPHEN DRIVE



Figure 18. Detail of the women's washroom entrance in the side (east) wall (Heritage Planning, 2021)

MAPS AND PHOTOGRAPHS: 85 STEPHEN DRIVE



Figure 19. Detail of the men's washroom entrance in the rear (north) elevation (Heritage Planning, 2021)



Figure 20. Left to right- Powiśle Station in Poland (1963, by Arseniusz Romanowicz and Piotr Szymaniak) and the original Phillips 66 gas station in St Louis, Missouri (1967, by Richard T. Hemni) (Pinterest and B.E.L.T.)

MAPS AND PHOTOGRAPHS: 85 STEPHEN DRIVE



Figure 21. Detail of the drinking fountain to the west of the pavilion (Heritage Planning, 2020)

MAPS AND PHOTOGRAPHS: 85 STEPHEN DRIVE



Figure 22. Detail of the birds in flight sculpture that once sat below the oculus (Panda Fonds via TOBuilt)

MAPS AND PHOTOGRAPHS: 85 STEPHEN DRIVE



Figure 23. Googies Coffee Shop at Sunset Boulevard and Crescent Heights, West Hollywood, designed by John Lautner in 1949 (Martin Turnbull)

MAPS AND PHOTOGRAPHS: 85 STEPHEN DRIVE



Figure 24. The Theme Building at the Los Angeles International Airport (1961), an example of Googie architecture (Designing Buildings Wiki)



Figure 25. Union 76 gas station, Beverly Hills (1965) (Pinterest)

MAPS AND PHOTOGRAPHS: 85 STEPHEN DRIVE



City of Toronto Archives, Fonds 1257, f1257_s1057_it9008

Figure 26. Yonge-Finch Plaza in c.1972 (Demolished) (City of Toronto Archives)



Figure 27. The Don Mills Curling Rink (1960), by Douglas M. Hall (Spacing Toronto)

MAPS AND PHOTOGRAPHS: 85 STEPHEN DRIVE



Figure 28. Canadian Tire gas bar at 1212 Southdown Road in Mississauga (1968), by Bob McClintock (blogTO)

MAPS AND PHOTOGRAPHS: 85 STEPHEN DRIVE



Figure 29. Station 431, Etobicoke (1959), by Alan Crossley (Google streetview, 2020)

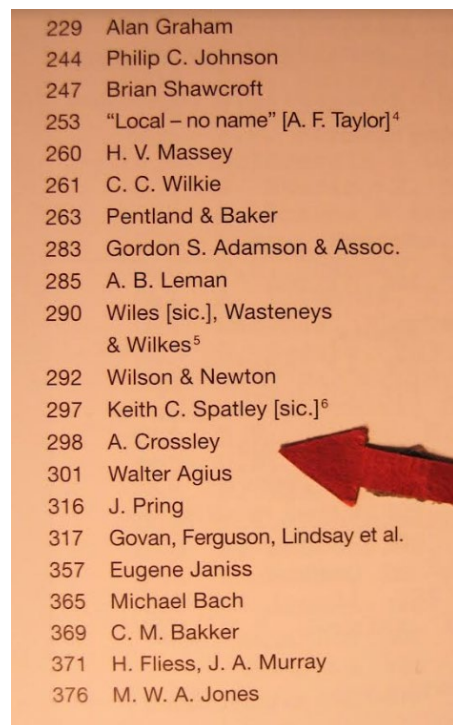


Figure 30. Alan Crossley's entry to the architectural competition for Toronto City Hall in April 1958 (George Thomas Kapelos, *Competing Modernisms: Toronto's New City Hall and Square*, photo by Robert Hill)

MAPS AND PHOTOGRAPHS: 85 STEPHEN DRIVE



Figure 31. Alan Crossley's obituary, *Toronto Star* (27 December 2016)

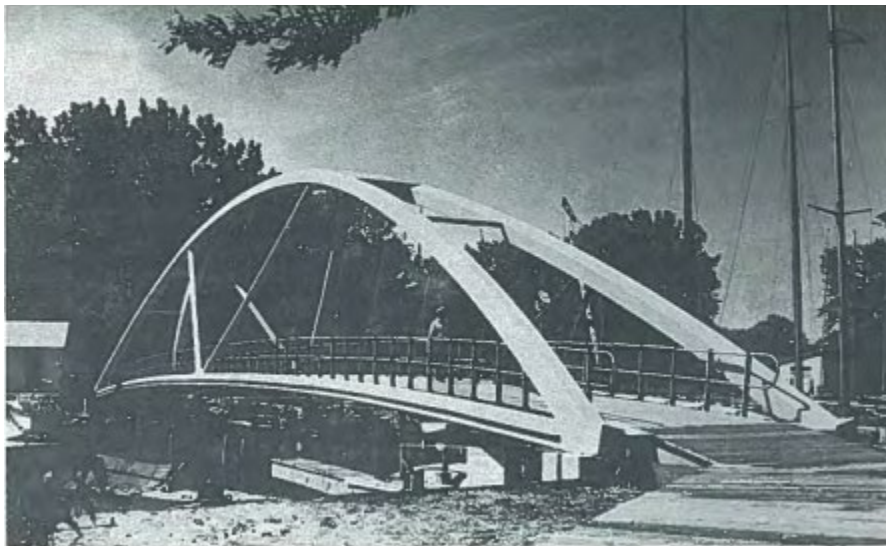


Figure 32. Detail of the footbridge for the Royal Canadian Yacht Club, by Laurence Cazaly (Mark K. Huggins' "The Beginnings of Prestressed Concrete in Canada")

MAPS AND PHOTOGRAPHS: 85 STEPHEN DRIVE

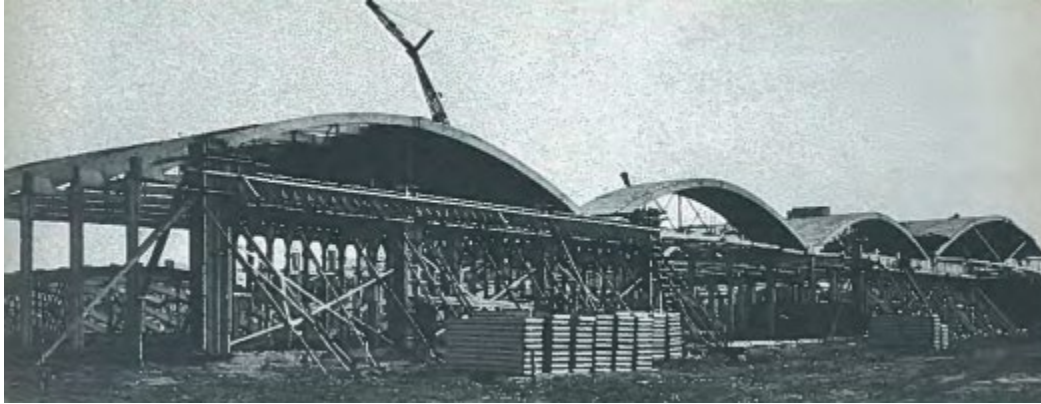


Figure 33. Segmented prestressed bowstring trusses for the Birchmount garage of the Toronto Transportation Commission (Mark K. Huggins' "The Beginnings of Prestressed Concrete in Canada")



Figure 34. View of the South Humber Park Pavilion walking east on the Humber River Recreational Trail (Heritage Planning, 2021)

MAPS AND PHOTOGRAPHS: 85 STEPHEN DRIVE



Figure 35. View of the South Humber Park Pavilion walking west on the Humber River Recreational Trail (Heritage Planning, 2021)

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City of Toronto Aerial Photographs, <https://www.toronto.ca/city-government/accountability-operations-customer-service/access-city-information-or-records/city-of-toronto-archives/whats-online/maps/aerial-photographs/>

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**85 STEPHEN DRIVE – THE SOUTH HUMBER PARK PAVILION
(REASONS FOR DESIGNATION)**

The property at 85 Stephen Drive (including entrance addresses at 75 High Street and 120 The Queensway) 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

The property at 85 Stephen Drive (including entrance addresses at 75 High Street and 120 The Queensway) is located within the South Humber Park, north of the Humber River Recreational Trail. It is bordered by the Humber River to the east, Stonegate Road to the north, Stephen Drive to the west, and The Queensway and the Humber Wastewater Treatment Plant to the south. Known as the South Humber Park Pavilion or "the Oculus," the purpose-built structure was designed in 1958-9 for visitors to the new South Humber Park and set within the park's expansive picturesque landscape. The park was created in tandem with the adjacent Humber Wastewater Treatment Plant development and part of the citywide flood control of ravines and valleylands after Hurricane Hazel in 1954. The pavilion was designed by the architect Alan Crossley in collaboration with the engineer Laurence George Cazaly. The South Humber Park Pavilion contains three separate but conceptually linked elements which form a singular structure: a trapezoidal ground plane of flagstone pavers, a concrete shelter structure with an oculus to allow sunlight to penetrate, and a rounded washroom building that is faced in stone of varied sizes. The South Humber Park Pavilion is a local landmark, and running south of the structure is the Humber River Recreational Trail, which was installed in the 1980s and increased access to the pavilion. There was also a cairn stone drinking fountain to the side (west) of the structure, which has been removed.

In the years after the South Humber Park Pavilion was completed, it fell into disrepair and has recently undergone restoration in 2021.

Statement of Cultural Heritage Value**Design and Physical Value**

The property at 85 Stephen Drive is valued as a rare and unique example of the Googie architectural style, which was popularized in the U.S. post-WWII, especially through the sunbelt regions of Southern California, Arizona, and Florida. An ultramodern or futuristic architectural style that was inspired by car culture and the Space Age, the Googie style was characterized by upswept roof designs, flying saucer shapes, rounded angles, and exaggerated geometric forms. While the style made its way to Canada during the 1960s and 70s, there are few surviving examples of properties that were designed in the style. Elements of the style are evident at the South Humber Park Pavilion in the scale, form, and massing, which include exaggerated geometric forms that create an asymmetrical pavilion consisting of a trapezoidal ground plane of flagstone pavers, a concrete shelter structure, and a rounded washroom building that is faced in stone of varied sizes. The

style can further be seen in the flying saucer-like shelter structure, which includes a concrete canopy that is circular in shape, with its section consisting of an inverted and tilted concrete bowl that dips up towards an off-centre opening or "oculus" that casts light on the flagstone below that moves based on the time of day. The concrete canopy of the shelter structure, which was poured-in-place, is supported by seven steel columns encircling the canopy and sits above the roof of the washroom building.

With the skillful and imaginative arrangement of the stone and concrete elements of the South Humber Park Pavilion set into the picturesque landscape of the park within which it is imbedded, the property at 85 Stephen Drive displays a high degree of craftsmanship or artistic merit.

The property at 85 Stephen Drive demonstrates a high degree of technical or scientific achievement. This is demonstrated in the shelter structure, the concrete canopy of which was poured-in-place, and was designed by Laurence Cazaly who was a pioneer in concrete construction engineering in Toronto.

Historical or Associative Value

The South Humber Park Pavilion at 85 Stephen Drive is valued for its association with the Municipality of Metropolitan Toronto, which had been newly-established in 1953 and who owned the parkland, and the Metropolitan Parks Department, who constructed the pavilion and maintained the parkland. The South Humber Park Pavilion was constructed within the first decade of regional infrastructure works undertaken by Metro Toronto, and it remains a distinctive structure constructed by Metro Parks in the 1950s.

The property at 85 Stephen Drive is valued for its association with the British-born architect Alan Crossley, who immigrated to Ontario in 1948 and opened a private architectural and town planning practice in Toronto with his wife, Constance Burns Crossley in 1956. Although the extent of his architectural portfolio is not clear, the South Humber Park Pavilion is Crossley's best known work and the property is significant to the larger community that continues to engage with the pavilion while visiting South Humber Park.

The property at 85 Stephen Drive has additional value for its association with Laurence George Cazaly, who was the engineer responsible for designing the shelter structure at the South Humber Park Pavilion. A pivotal figure involved in the advancements of concrete construction engineering in Post-War Toronto, Cazaly designed numerous prestressed bridges and concrete warehouses in and outside of the city. In 1959, he was presented the Martin P. Kom Award in by the Prestressed Concrete institute in New York City and went on to publish the *Canadian Prestressed Concrete Institute Handbook* (1964) alongside Mark K. Huggins. Only recently retiring, Cazaly amassed an extensive portfolio and maintained a successful practice for many decades.

Contextual Value

Developed as a purpose-built pavilion within the new South Humber Park during the late-1950s north of the Humber Wastewater Treatment Plant, the South Humber Park Pavilion is physically, functionally, visually, and historically linked to its surroundings. The relationship of the property to its setting is demonstrated by the placement, setback, and orientation of the pavilion, which is set into the expansive landscape of the South Humber Park to the north of the plant and north of the Humber River Recreational Trail, which was installed in the 1980s.

Holding a prominent place within its context in South Humber Park since the time of its construction in 1958-9, the property at 85 Stephen Drive is a local landmark that is meaningful to the community. Although dense underbrush has partially closed-in the rear (north) elevation and the side (eastern and western) wings, the installation of the Humber River Recreational Trail during the 1980s enhanced accessibility to the structure. As a result, new animation and an increase in legibility was afforded to the South Humber Park Pavilion making it easily discernable to park visitors travelling east or west towards it on the trail. As a result of significant community interest and effort, The Oculus Revitalization project is presently underway and will see the rehabilitation of the landmark structure. The South Humber Park Pavilion continues to serve as an orientation guide within South Humber Park today.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the property at 85 Stephen Drive being a rare and unique example of the Googie architectural style:

- the scale, form, and massing, which includes exaggerated geometric forms that create an asymmetrical pavilion consisting of a trapezoidal ground plane of flagstone pavers, a concrete shelter structure, and a rounded washroom building that is faced in stone of varied sizes
- the flying saucer-like shelter structure, which includes a concrete canopy that is circular in shape, with its section consisting of an inverted and tilted concrete bowl that dips up towards an off-centre opening or "oculus" that casts light on the flagstone below that moves based on the time of day
- seven steel columns encircling the canopy of the shelter structure

Historical or Associative Value

Attributes that contribute to the value of the property at 85 Stephen Drive being valued for its association with Laurence George Cazaly, a pivotal figure involved in the advancements of concrete construction engineering in Post-War Toronto:

- the material of the canopy of the shelter structure, which is poured-in-place concrete

Contextual Value

Attributes that contribute to the value of the property at 85 Stephen Drive being physically, functionally, visually, and historically linked to its surroundings:

- the placement, setback, and orientation of the pavilion into the expansive landscape to the north of the Humber Wastewater Treatment Plant and north of the Humber River Recreational Trail, with the shelter structure facing the Humber River Recreational Trail and the washroom building to its rear (north)

Attributes that contribute to the value of the property at 85 Stephen Drive being a local landmark that is meaningful to the community:

- the unobstructed (save for natural underbrush) views of the South Humber Park Pavilion looking northeast, north, and northwest from the Humber River Recreational Trail