



Decision Letter

Toronto Preservation Board

Meeting No. 34

Contact Ellen Devin, Committee Administrator

Meeting Date Tuesday, May 10, 2022

Phone 416-392-7033

Start Time 9:30 AM

E-mail hertpb@toronto.ca

Location Video Conference

Chair Sandra Shaul

PB34.4	ACTION	Adopted		Ward: 24
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125 Sylvan Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Board Decision

The Toronto Preservation Board recommends that:

1. City Council state its intention to designate the property at 125 Sylvan Avenue under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 125 Sylvan Avenue (Reasons for Designation) attached as Attachment 3, to the report (April 26, 2022) from the Senior Manager, Heritage Planning, Urban Design, 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.

Decision Advice and Other Information

Adrian Gamble, Assistant Planner, Heritage Preservation, Urban Design, City Planning and Cecilia Nin Hernandez, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 125 Sylvan Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.

Origin

(April 26, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on May 10, 2022, the Toronto Preservation Board considered Item [PB34.4](#) and made recommendations to City Council.

Summary from the report (April 26, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council state its intention to designate the property at 125 Sylvan Avenue, under Part IV, Section 29 of the Ontario Heritage Act for its design, associative, and contextual value.

The property at 125 Sylvan Avenue is situated southeast of Kingston Road and Markham Road in Scarborough Village atop the Scarborough Bluffs. It contains the McNeel House, a one-storey, Mid-Century Modern home constructed in 1963 for Dr. Burdett Harrison McNeel and his wife Helen B. McNeel, as designed by Modernist architect James Albert Murray (1919-2008). James Murray was an influential figure within Canadian architecture during the mid-twentieth century who designed several prominent Modernist public buildings, commercial structures, and private residences. A student of Eric Arthur, and later colleague to fellow Canadian Modernists John B. Parkin, John C. Parkin, and Henry Fliess, Murray's bold designs have had a significant impact on Toronto's post-war suburban neighbourhoods, the largest concentration of which are centred in Don Mills.

The McNeel House has an expansive view of Lake Ontario from above Sylvan Park, which spans the bottom of the Bluffs below a row of homes. In 2018, the McNeel House was recognized by Heritage Toronto with a historic plaque to the left of the front driveway along Sylvan Avenue. The plaque pays respect to the McNeel family and to architect James Murray's use of post-and-beam construction paired with natural materials, including stone and cedar, which are among the central elements of the McNeel House's Modernist design.

Heritage Planning Staff have completed the Research and Evaluation Report for the property at 125 Sylvan Avenue 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. As such, the property is a significant built heritage resource.

In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act. The Bill 108 Amendments to the Ontario Heritage Act came into force on July 1, 2021, which included a shift in Part IV designations related to certain Planning Act applications. Section 29(1.2) of the Ontario Heritage Act now restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days after the City Clerk gives notice of a complete application.

The designation of this property is not subject to Section 29(1.2).

Designation will enable City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

Background Information

(April 26, 2022) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - 125 Sylvan Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-225105.pdf>)

(May 9, 2022) Staff Presentation - 125 Sylvan Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-225605.pdf>)

Communications

(May 6, 2022) E-mail from Edith Lau (PB.Supp)