

14 Rosemary Lane - Inclusion on the City of Toronto's Heritage Register

Date: September 19, 2022

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: Ward 12 - Toronto-St. Paul's

SUMMARY

This report recommends that City Council include the property at 14 Rosemary Lane on the City of Toronto's Heritage Register for its cultural heritage value.

Situated on the south side of Rosemary Lane southeast of Eglinton Avenue West and Bathurst Street in Forest Hill, the property at 14 Rosemary Lane contains a two-and-a-half-storey, Tudor Revival house built in 1935. Designed by Page and Steele, the property is one of several architect-designed homes (as mandated by Forest Hill's early by-laws) in the area, including a small collection of other homes designed by the firm (including the architect's residence) along Rosemary Lane. The subject property is a fine, representative example of the type of architect-designed, Period Revival style homes that are characteristic of Forest Hill's early twentieth-century development.

In December 2021, the property was nominated for inclusion on the Heritage Register and designation under Part IV of the Ontario Heritage Act. In July 2021, the Committee of Adjustment rejected an application for minor variances that involved the demolition of the existing house to allow for the construction of a new three-storey house. An appeal to the Toronto Local Appeal Body, heard March 2022, was not successful. In July 2022, City Council requested that 14 Rosemary Lane be evaluated for possible inclusion on the Heritage Register.

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

RECOMMENDATIONS

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

1. City Council include the property at 14 Rosemary Lane on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion), attached as Attachment 3 to the report (September 19, 2022) from the Chief Planner and Executive Director, City Planning.

FINANCIAL IMPACT

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

DECISION HISTORY

On June 30, 2021, the Committee of Adjustment refused an application involving the demolition of the existing house at 14 Rosemary Lane and requesting variances for the purpose of constructing a new three-storey house on the property. The Committee of Adjustment's decision was appealed to the Toronto Local Appeal Body (TLAB).

On March 11, 2022, the TLAB considered the appeal and refused the requested variances.

On July 19, 2022, City Council directed the Chief Planner and Executive Director, City Planning, to undertake a cultural heritage evaluation of the property at 14 Rosemary Lane and to report back with any recommendations for the inclusion of the property on the City's Heritage Register under the Ontario Heritage Act to the September 28, 2022 Special City Council meeting for urgent Heritage matters only.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.MM47.76>

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 the provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

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. A property may be designated under section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

The Ontario Heritage Toolkit provides guidance on designating properties of municipal significance, including direction on the purpose of designating heritage properties and information about how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for the conservation of heritage properties within the land use planning system. 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 (OHA). The Bill 108 Amendments to the OHA came into force on July 1, 2021, which included, amongst other matters, amendments to the listing and designation processes. Guidance from the Province related to the implementation of Bill 108 Amendments is forthcoming.

[Ontario Heritage Tool Kit \(gov.on.ca\)](https://www.ontario.ca/gov/ontario-heritage-toolkit)

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.5 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.5.2 states that properties of potential cultural heritage value or interest "will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto's diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register."

Policy 3.1.5.3 states that heritage properties "will be protected by being designated under the Ontario Heritage Act, and/or included on the Heritage Register". This includes designation under Parts IV or V of the OHA, as well as listing under Section 27 of the Act.

Policy 3.1.5.4 states that heritage resources on the City's Heritage Register "will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

Policy 3.1.5.6 encourages the adaptive re-use of heritage properties while Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it. Heritage Impact Assessments (HIA) are required for development applications that affect listed and designated properties. An HIA shall be considered when determining how a heritage property is to be conserved.

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

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

The municipal Heritage Register is an important tool in planning for the conservation of heritage properties. The former City of Toronto began listing properties on the Heritage Inventory in 1973, with the inaugural set of 490 properties found within the old City of Toronto boundaries recognized for architectural, historical and/or contextual reasons. In the following decades, the surrounding municipalities of Scarborough, North York, York and Etobicoke which now form the amalgamated City of Toronto adopted their own lists of heritage properties; following amalgamation, these lists were combined and additional properties have been added over the years.

In 2019 City Council adopted the City-wide Heritage Survey Feasibility Study, and requested that the City Planning Division prioritize outstanding nominations for the inclusion of properties on the Heritage Register in the first phase of the Toronto Heritage Survey. This work is ongoing.

COMMENTS

Identifying properties of cultural heritage value or interest is an essential part of a municipality's role in heritage conservation. Including non-designated properties in the municipal register is a means to identify properties that have cultural heritage value or interest to the community.

Descriptive Listings

Descriptive listings are prepared using a method by which properties are identified and recommended for inclusion on the Heritage Register. This approach to listing provides sufficient information to meet the requirements of Section 27 of the Ontario Heritage Act to list a non-designated property on the Heritage Register and satisfies direction found within the City's Official Plan to make use of Provincial criteria when adding properties to the Register.

A statement has been prepared explaining why the property at 14 Rosemary Lane is believed to have cultural heritage value and which includes a description of the property's design and appearance, its primary address, date of construction, and pertinent historical information. The information provided within the Reasons for Inclusion on the City's Heritage Register will help to specify those features and attributes that may warrant conservation should the property be subject to development and/or further evaluated and determined to merit designation under Part IV of the Ontario Heritage Act.

A location map and photographs (Attachment 1) are attached.

Located on the south side of Rosemary Lane southeast of Eglinton Avenue West and Bathurst Street in Forest Hill, the two-and-half-storey house at 14 Rosemary Lane is valued as a representative example of the Tudor Revival style. Built in 1935 for \$35,000 - a considerable sum within the broader historical context of the Great Depression - 14 Rosemary Lane is a good example of the type of architect-designed, Period Revival style homes characteristic of Forest Hill's early twentieth-century development.

The Page and Steele designed Edgar B. Knapp House at 14 Rosemary Lane is physically, functionally, visually, and historically linked to its surroundings, its scale, massing, and materiality supportive of the local streetscape and of the early twentieth-century built heritage of Forest Hill. Owing to Forest Hill's restrictive early by-laws, which required homes to be architect-designed, 14 Rosemary Lane is one of several such homes in the area, including a number of other Page and Steele designed homes on the street. Recognizable for its Tudor Revival style and use of high quality materials, the subject property, similar to other Period Revival homes of this era, provides a significant degree of architectural consistency to the streetscape.

The front (north) elevation is clad in cut stone and vertical half-timbering and stucco, covered by a hipped roof. Two projecting, gabled bays help define the façade, one towards the west clad in cut stone, and the other a central gable covered in vertical half-timbering and stucco. In total, the façade is punctuated by five sets of leaded glass

casement windows. The east and west sides of the house are faced in red brick, and feature tall, broad, chimneys which together frame the home. The recessed, covered, front porch and entryway features post-and-beam construction accented by finely-crafted bargeboard details which frame the wooden front door and flanking windows.

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 14 Rosemary Lane is significant due to its design/physical, historical/associative, and contextual value.

CONTACT

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SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 - Location Map and Photographs
Attachment 2 - List of Research Sources
Attachment 3 - Listing Statement (Reasons for Inclusion) - 14 Rosemary Lane

Location Map and Photographs

14 Rosemary Lane

ATTACHMENT 1

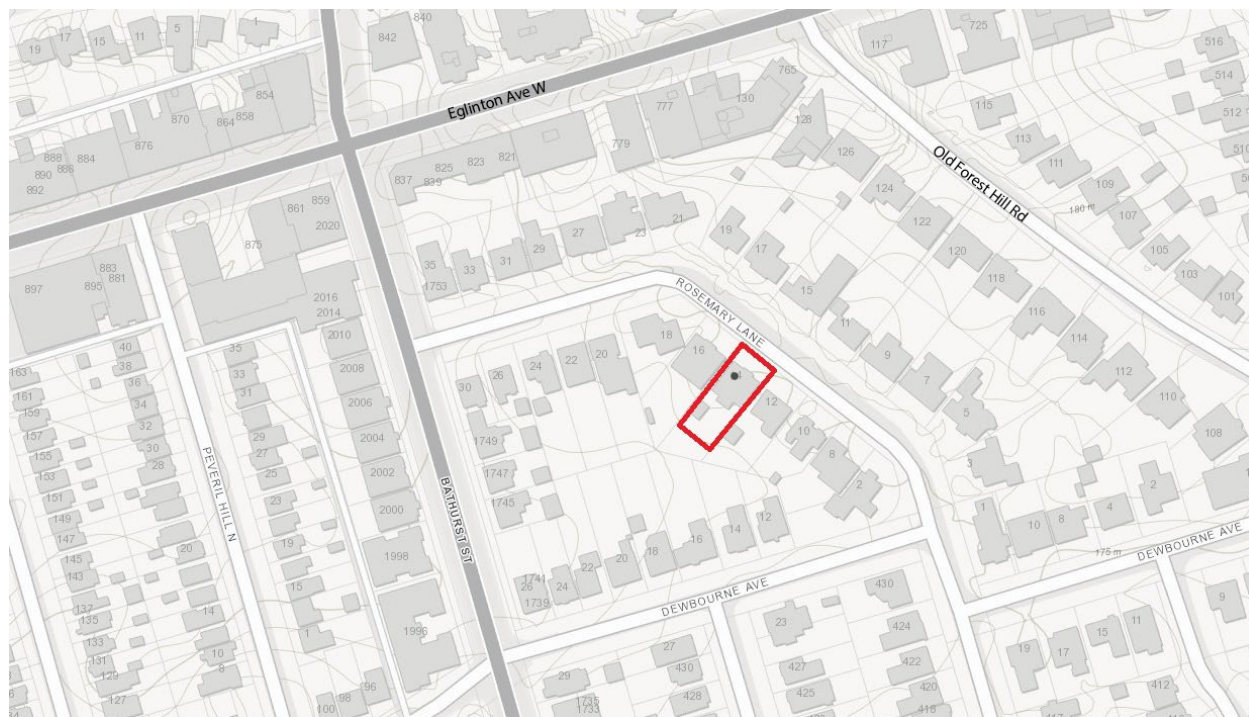
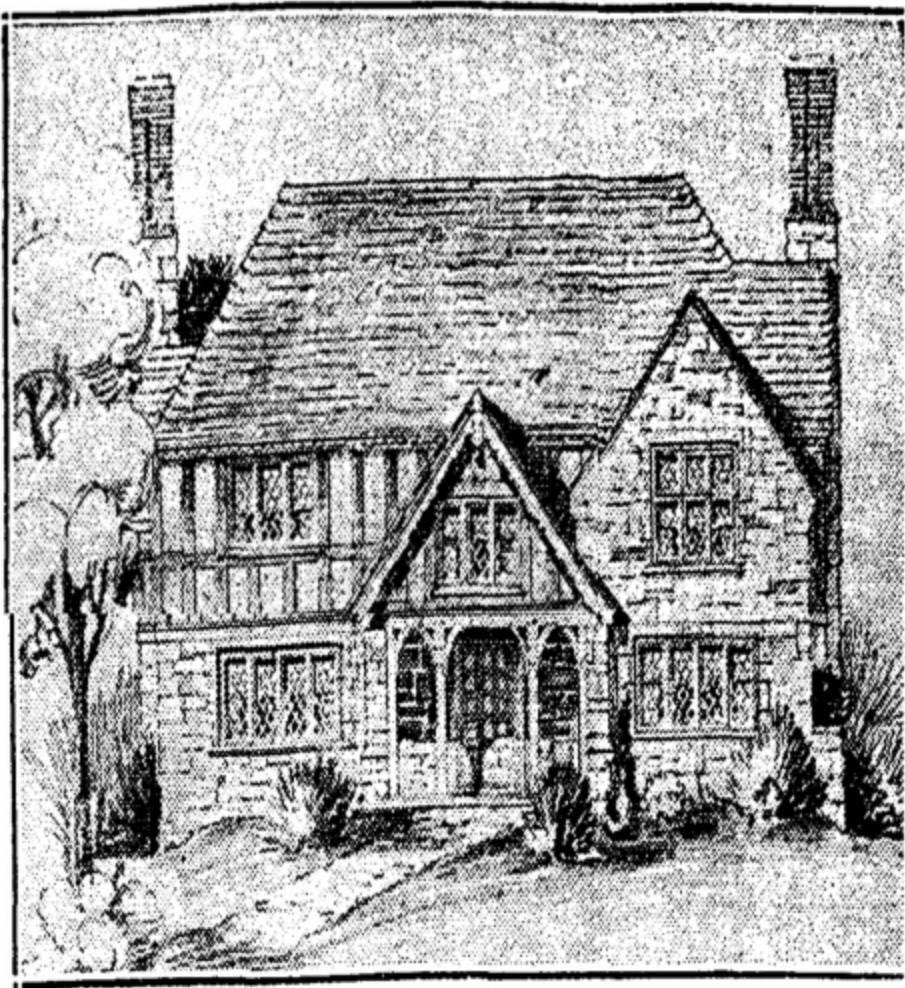


Image 1. 14 Rosemary Lane. iView Map. Property indicated in red.



NEW \$35,000 HOME FOR ROSEMARY LANE

Above is the latest addition to the quota of fine homes which will be erected on Rosemary Lane in Forest Hill Village. The above was designed by Forsey, Page and Steele, architects, for B. B. Kennedy, and will be commenced immediately. Upstairs the residence will contain six bedrooms and four bathrooms, while on the first floor will be a panelled library, living room and dining room. In the basement is a large recreation room and kitchenette. The garage will be for two cars and heated.

Image 2. Toronto Daily Star featurette regarding the newly-built 14 Rosemary Lane as designed by Page and Steele for builder B.B. Kennedy. Published March 29, 1934.



Image 3. 14 Rosemary Lane. Front (north) elevation. Heritage Planning, 2022.



Image 4. 14 Rosemary Lane. Front (north) and side (west) elevations. Heritage Planning, 2022.



Image 5. 14 Rosemary Lane. Front (north) and side (east) elevations. Heritage Planning, 2022.



Image 6. 12 & 14 Rosemary Lane by Page and Steele. Heritage Planning, 2022.



Image 7. 14 Rosemary Lane. Main entryway. Heritage Planning, 2022.

14 Rosemary Lane

Archival Sources

- City of Toronto Archives
- City of Toronto Assessment Rolls
- City of Toronto Directory
- Goad's Atlas
- Toronto Daily Star
- TPL Archives

Secondary Sources

- "Forest Hill." Neighbourhood Guide.
<https://www.neighbourhoodguide.com/toronto/midtown/forest-hill/>
- "New \$35,000 Home." Toronto Old News.
<https://torontoldnews.wordpress.com/2022/03/>
- "Page, Forsey Pemberton Bull." Biographical Dictionary of Architects in Canada, 1800-1950. <http://www.dictionaryofarchitectsincanada.org/node/1376>
- Forest Hill Urban Design Guidelines. City of Toronto, 2015.
<https://www.toronto.ca/wp-content/uploads/2017/08/9775-Forest-Hill-Village-Urban-Design-Guidelines.pdf>

14 Rosemary Lane

14 Rosemary Lane. Front (north) elevation. Heritage Planning, 2022.

Description:

14 Rosemary Lane	
ADDRESS	14 Rosemary Lane
WARD	12 - Toronto-St. Paul's
LEGAL DESCRIPTION	PLAN M504 LOT 47
NEIGHBOURHOOD/COMMUNITY	Forest Hill
HISTORICAL NAME	Edgar B. Knapp House
CONSTRUCTION DATE	1935

14 Rosemary Lane	
ARCHITECT/BUILDER/DESIGNER	Page and Steele
RECORDER	Adrian Gamble
REPORT DATE	September 7, 2022

14 Rosemary Lane - Reasons for Inclusion on the City of Toronto's Heritage Register:

Located on the south side of Rosemary Lane southeast of Eglinton Avenue West and Bathurst Street in Forest Hill, the property at 14 Rosemary Lane contains a two-and-a-half-storey, Tudor Revival house completed in 1935. Designed by Page and Steele for builder Byron Kennedy, it was first occupied by mining investor Edgar B. Knapp.

The subject property, designed in the Tudor Revival style, is a representative example of the type of Period Revival, architect-designed homes which were constructed within Forest Hill during the early twentieth century. The subject property is highly expressive of the Tudor Revival with its cut stone façade, half-timbering and stucco cladding, leaded-glass casement windows, and broad, brick chimneys. The front (north) elevation is composed of two large gables, one towards the western edge of the façade clad in cut stone, and the other a central gable covered in vertical half-timbering and stucco. In total, the façade is punctuated by five sets of leaded glass casement windows. The east and west sides of the house are faced in red brick, and feature tall, broad, chimneys which together frame the home. The recessed, covered, front porch and entryway features post-and-beam construction accented by finely-crafted bargeboard details which frame the wooden front door and flanking windows.

The property at 14 Rosemary Lane is supportive of the historic character of the area owing to its design, scale, massing, and materiality. Generously set back from the street and featuring a wide, deep frontage, it is also one of several architect-designed homes (as mandated by Forest Hill's early by-laws) in the area, including a number of other homes designed by the firm of Page and Steele along Rosemary Lane.