

68 Kendal Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: January 31, 2022

To: Toronto Preservation Board

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

Wards: University-Rosedale - 11

SUMMARY

This report recommends that City Council state its intention to designate the listed heritage property at 68 Kendal Avenue for its design, historical/associative and contextual values under Part IV, Section 29 of the Ontario Heritage Act.

Located on the west side of Kendal Avenue, north of Jean Sibelius Square in the Annex neighbourhood, the property contains the Audley Court Apartments designed by architect Joseph Hunt Stanford for his client C. R. S. Dinnick, a noteworthy local contractor and land developer. The Audley Court Apartments, located at 68 Kendal Avenue, is a fine example of an early period of apartment architecture within Toronto, displaying many characteristics of the Edwardian Classical Revival style. Constructed in 1912, the building retains its original scale, form, and massing as a three-and-a-half storey brick building, and it features a prominent cornice at the roof and its original architectural detailing around the front entrance. In 1986 the building was converted into a condominium with 8 units.

The Audley Court Apartments located on the property at 68 Kendal Avenue was listed on the Heritage Register on May 30, 1983. Metropolitan Toronto Condominium Corporation Number 704, owners of the subject property, requested designation when they applied to the 2021 Toronto Heritage Grant program. On December 15, 2021, City Council approved the award of \$58,800 from the Toronto Heritage Grant Program to assist with the conservation work on the building's façade includes repairs to the existing wood columns, railings and balusters.

Designation is required to satisfy a condition in the Letter of Understanding of the grant award between the City of Toronto and the heritage grant recipient. Designation also enables City Council to review proposed alterations to the property and enforce heritage property standards and maintenance.

There are no planning applications related to this designation.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 68 Kendal Avenue under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 68 Kendal Avenue (Reasons for Designation) attached as Attachment 3, to the report, (January 31, 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.

FINANCIAL IMPACT

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

DECISION HISTORY

The Audley Court Apartments, located at 68 Kendal Avenue, was listed on the City of Toronto's Heritage Register by Toronto City Council on May 30, 1983.

On December 15, 2021, City Council adopted Item PH29.15, which approved the award of \$58,800 from the Toronto Heritage Grant Program to assist with funding conservation work on the building's façade and balconies. The issuing of the grant award is subject to the grant recipient satisfying all conditions in the Letter of Understanding between the City of Toronto and the grant recipient, Metropolitan Toronto Condominium Corporation Number 704.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH29.15>

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.

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 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.gov.on.ca)

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

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

Policy 3.1.5.6 encourages the adaptive re-use of heritage properties while Policy 3.1.5.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it.

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

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

COMMENTS

The property has been listed on the City's Heritage Register since 1983. The owner, Metropolitan Toronto Condominium Corporation No. 704, has previously sought designation of the property under Part IV, Section 29 of the Ontario Heritage Act. They reiterated their interest in receiving a Part IV designation at the time of their application to the 2021 heritage grant program in order to satisfy the Terms and Condition of the Toronto Heritage Grant Program.

Staff have completed the Research and Evaluation Report for the property at 68 Kendal 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 under all three categories of design and physical, historical/associative, and contextual value. As such, the property is a significant built heritage resource.

While the research and evaluation of the listed property referenced above is, in staff's determination, sufficient to support the designation of the property at 68 Kendal Avenue, it should be noted that the City of Toronto Archives remained closed during the preparation of this report due to the ongoing COVID-19 pandemic, and that new and additional relevant information on the subject property further expanding on its heritage value may be forthcoming following public access to these archival records and may provide further information to be incorporated in the final version of a Part IV designation by-law.

68 Kendal Avenue

Research and Evaluation according to Ontario Regulation 9/06



East (principal) elevation of 68 Kendal Avenue (Heritage Planning, 2021)

1. DESCRIPTION

68 KENDAL AVENUE - Audley Court Apartments	
ADDRESS	68 Kendal Avenue
WARD	11 - University-Rosedale
LEGAL DESCRIPTION	MTCP 704 LEVEL 1 UNIT 1 YORK CONDO PLAN 704 LEVEL 1 UNIT 2 YORK CONDO PLAN 704 LEVEL 2 UNIT 1 YORK CONDO PLAN 704 LEVEL 2 UNIT 2 YORK CONDO PLAN 704 LEVEL 3 UNIT 1

	YORK CONDO PLAN 704 LEVEL 3 UNIT 2 YORK CONDO PLAN 704 LEVEL 4 UNIT 1 YORK CONDO PLAN 704 LEVEL 4 UNIT 2
NEIGHBOURHOOD/COMMUNITY	The Annex
HISTORICAL NAME	Audley Court Apartments
CONSTRUCTION DATE	1912
ORIGINAL OWNER	Charles R. S. Dinnick
ORIGINAL USE	Residential (Apartment)
CURRENT USE*	Residential (Condominium)
ARCHITECT/BUILDER/DESIGNER	Joseph H. Stanford (architect), C. R. S. Dinnick (Contractor/Builder)
DESIGN/CONSTRUCTION/MATERIALS	Brick
ARCHITECTURAL STYLE	Edwardian Classical
ADDITIONS/ALTERATIONS	Minor balcony guard modifications to comply with OBC (forthcoming, anticipated 2022)
CRITERIA	Design/Physical, Historical/Associative, Contextual
HERITAGE STATUS	Listed
RECORDER	Heritage Planning: Megan Albinger
REPORT DATE	January 2022

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the properties at 68 Kendal Avenue, 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 they merit designation under Part IV, Section 29 of the Ontario Heritage Act. 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. 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
	The area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.
1793	Following the establishment of the Town of York and the survey of the lands surrounding the town, the property at 68 Kendal

	Avenue is originally part of Township Lot 25, in the Second Concession north of Bloor Street granted to John McGill.
1821	Colonel Joseph Wells acquires Township Lot 25 from McGill's estate
1834	The City of Toronto was incorporated.
1853	Joseph Wells dies and the land is divided into three allotments for his heirs.
1883	The Village of Yorkville is annexed by the City of Toronto
1887-1888	The Township Lots 23, 24, and 25 are annexed by the City of Toronto in three parcels from east to west, giving the neighbourhood its name - 'The Annex'. By this time, a portion of the land owned by the Wells heirs is subdivided as Plan 366 (York).
1903	Part of Plan 366 (York) and part of Township Lot 25 Concession II is subdivided as Plan 1152, registered to Nina F. de Pencier and John Edwards. What had previously been 28 lots becomes 56.
1903	Within months, C. R. S. Dinnick purchases several lots in Plan 1152, including Lots 44-48 on the west side of Kendal Avenue. These lots include the land on which he would build both the subject property and his own residence.
1904-1907	C. R. S. Dinnick purchases the remaining lots on Kendal Avenue, and all lots on Bernard Avenue (now Brunswick Ave) within Plan 1152.
1905	C. R. S. Dinnick completes construction at 72 Kendal Avenue (Part Lot 47 and Part Lot 48) and uses it as his family's private residence.
1912	The Audley Court Apartments (originally known as 70 Kendal Avenue) are constructed on some of the last remaining land on Kendal Avenue (Part Lot 46 and Part Lot 47). The building's first tenant is Lud K. Cameron, the King's Printer for Ontario.
1931	C. R. S. Dinnick dies and his estate is inherited by his son, C. A. Dinnick, including the ownership of both 68 and 72 Kendal Avenue. C. A. Dinnick retains ownership until the early 1950s.
1953-1971	68 Kendal Avenue passes through ownership of several different entities.
1971	The building is purchased by Therapeutics Environmental Centre (York) Ltd.
1983	68 Kendal Avenue is listed on the Heritage Register.
1986	The building's conversion to a condominium is finalized by Metropolitan Toronto Condominium Corporation Number 704

ii. HISTORICAL BACKGROUND

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

The Annex and Seaton Village

The location of the subject property at 68 Kendal Avenue is shown on the property data map (Figure 1) where it stands on the west side of Kendal Avenue north of Jean Sibelius Square, in the Annex neighbourhood. Surveyed in 1793 as part of the British settlement of the Town of York (Toronto), the land on which the subject property is located was outside the municipal boundary in the Second Concession (between Bloor Street and St. Clair Avenue). The primary difference in land subdivision between the Park Lots in the First Concession and the 'rural' Township Lots in the Second Concession was that the latter were twice as wide, totalling 200 acres (Figure 3).

Township Lot 25, which encompassed the land between present-day Bathurst Street on the west and Kendal Avenue (including the west side of the street), was granted to Ensign John McGill who established a country estate named "Davenport" on the 200-acre lot (c.1797). His property is shown on an 1851 Map of the Township of York (Figure 4). After McGill's death in 1821, the property was acquired by Colonel Joseph Wells (1773-1853), a retired British officer. Wells demolished the original estate building and had a new home constructed on the same site. When Wells died in 1853, Lot 25 was divided into three allotments, one for each of his sons, who each subdivided their portions further over the next few decades. Similar subdivision activity was occurring on the adjacent Township Lot 24 to the east, where in 1874, the curving path of Walmer Road was laid out with large estate lots attracting many wealthy residents to the area (Figure 5). Kendal Avenue, which first appears on the 1890 Goad Map, was built on the dividing line between Township Lot 24 and 25.

More broadly, the area within the boundaries of Bloor Street West (south), Avenue Road (east), Dupont Street (north), and Bathurst Street (west) underwent several stages of annexation by the city beginning in the 1880s, which led to the name used to refer to the neighbourhood to this day. The west side of Kendal Avenue was included in the third annexation in 1888, as part of Seaton Village. Unlike Yorkville, which was already largely developed by the time of its annexation, archival Goad Maps show that the area outside the core of Seaton Village was mostly undeveloped (Figure 6) prior to 1905.

68 Kendal Avenue

Land Registry Records indicate that George F. Wells sold Lots 4-31 Block C, which were part of Plan 366 (York) and part of Township Lot 25, Concession 2 from Bay, to John Edwards in 1895. No additional entries appear for these Lots until 1903, when Plan of Subdivision 1152 was registered on May 20 of that year by Nina F. De Pencier and John Edwards. Plan 1152 included all lots fronting on Osborne Avenue (now Brunswick Avenue) between Dupont Street and Wells Street, and the two lots fronting on Wells Street between Osborne and Kendal avenues. The new Plan shifted the alignment of Osborne Avenue further west, which allowed for the creation of lots fronting on both Osborne and Kendal avenues. What had previously been Lot 29 in Plan 366 now became a road, allowing the connection of Osborne Avenue to Bernard

Avenue and resulting in the creation of a small square of seven lots bounded by Bernard Avenue, Kendal Avenue, Osborne Avenue, and Wells Street.¹

Nearly all the lots within Plan 1152 were acquired by contractor C. R. S. Dinnick between 1903 and 1907 (Figure 7). Directories indicate that construction began on these properties virtually right away, with Kendal Avenue going from being listed as 'not built on' in 1903, to having a few vacant houses in 1904, to having several occupied and unfinished houses by 1905. Overall, nearly the entire Annex was built out between 1907 and 1912 - an incredible amount of change in a relatively short period of time.

C. R. S. Dinnick erected the extant apartment block in 1912 to the designs of architect J. H. Stanford. Apartment buildings were a new form of housing in Toronto at the beginning of the 20th century despite having a much longer history in Europe, and to some extent the United States. The earliest permit granted for this building typology in Toronto was in 1899 for the St George Mansions (completed 1902 at St. George and Harbord streets), which was soon followed by others including the Alexandra Apartments (completed 1904 on University Avenue, now demolished), Sussex Court (c.1904) and Spadina Gardens (completed 1905, designated under the Ontario Heritage Act in 2020).²

After the commercial success of the first apartment buildings, local investment in this building typology steadily grew to capture an increasing portion of construction expenditure. Spending peaked in 1912, the year the Audley Court Apartments and approximately 80 other new apartment blocks were built in Toronto. In the same year, opposition to the construction of apartment buildings, which were perceived to be unsanitary and a threat to property values, resulted in the municipal government imposing a by-law prohibiting apartment building construction on residential streets. Although this did have a significant effect in the short term, there were several loopholes in the by-law that developers were able to exploit, and the construction of apartment buildings continued, albeit at a slower pace, until the by-law was lifted at the end of the World War I.

C. R. S. Dinnick retained ownership of the apartment block at 68 Kendal Avenue and the adjacent detached house at 72 Kendal Avenue until his death in 1931, when both properties were inherited by his son. Land Registry records indicate that C. Austin Dinnick sold the apartment property in 1953 and moved out of the neighbourhood. At this time, the building went through a succession of owners until 1971, when the property was acquired by Therapeutics Environmental Centre (York) Ltd.

The property at 68 Kendal Avenue was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 1983. In 1986, the building was purchased by its tenants and converted into a condominium known as Metropolitan Toronto Condominium Corporation Number 704.

¹ These properties would later become Kendal Square (renamed John Sibelius Square) after the City of Toronto purchased the individual lots in 1907, before anything had been built on them. Two of these lots were owned by C. R. S Dinnick and his wife.

² See <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE21.16> for a more thorough discussion on Spadina Gardens and the history of apartment block housing in Toronto.

C. R. S. Dinnick, contractor

Census records show that Charles Richard Sleeman Dinnick was born in England, in 1844 or 1846.³ It is likely that he arrived in Canada in the early to mid-1870s, but the earliest record of Dinnick in the Toronto directories appears in 1878.⁴ He quickly established himself in the local building industry as both a contractor and member of the Federated Builders and the Master Carpentry Association. As early as 1882 and throughout that decade, Dinnick's name made frequent appearances in the Real Estate Transfers column in *The Globe*, particularly in the area bounded by Queen Street (south), Harbord Street (north), Bathurst Street (west) and Spadina Avenue (east).⁵ An analysis of Tax Assessment Rolls conducted by Richard Dennis as part of wider research into early landlords and rental housing also found the same.⁶ During the late 1880s, Dinnick purchased several lots in the area including along Borden Street, on which he erected houses and then offered them for either rent or purchase, a practice that Dennis found to be somewhat unique among builders of the time, who generally would offer the properties for sale only.

Although it was not uncommon for people in the building industry to own multiple properties, the scale at which Dinnick was acquiring real estate appears to be greater than average. Data from the assessment rolls compiled by Dennis shows that in 1890, Dinnick owned 32 houses, 14 unfinished houses, and also held title to a small amount of vacant land. Further analysis and interpretation of the figures presented by Dennis also shows that the average assessed dollar value of Dinnick's buildings was significantly higher than any of the other landlords included in the study.⁷ The lower ratio of assessed land value to building value indicates he built higher quality (brick) buildings on less expensive land (for example, along neighbourhood streets rather than main streets) compared to other landholders. This is corroborated by the generally higher, but not exorbitant values of his permits in the local papers.

By 1895, Dinnick appears in the city directories and local newspapers as the president of the Ontario Terra Cotta and Brick Company, which was one of only four similar companies in the city at that time. The location of his company at Weston Road in the Junction can be seen on the 1903 Goad Map which labels the area as "brick fields" (Figure 8). It is evident based on the job titles of the people working for him that he was not only a manufacturer, but also still operated as a contractor; in addition to brickmakers, he employed an engineer, a foreman, carpenters and laborers.

3 The 1881 Census lists his birth year as 1846, whereas the 1901 Census lists his birth year as 1844. A two-year discrepancy in the birth years of his wife, Eliza Ann, is also present between the two Census records.

4 Dinnick's wife, Eliza Ann, is noted as being born in Ontario and so is his son, Charles Austin, in 1877, so his immigration must predate 1878.

5 Dennis (1989) notes that Building permits were only introduced in 1879, so the lack of earlier permits does not imply that Dinnick was not already operating a business as a contractor. He goes on to note that the early permits were generally only issued for brick buildings, which carried a higher value. For an example of a permit announcement, see "Municipal Notes", *The Globe*, August 05, 1882, p.10.

6 In Dennis (1987), a review of Tax Assessment Rolls from 1890 showed that Dinnick owned the majority of the lots on the east side of Borden Street despite the area having a much higher average homeownership rate than other areas of the City.

7 This was calculated by taking the total assessed value of buildings and dividing by the number of houses owned. Dinnick averaged approximately \$2,000 per dwelling, compared to the next highest landlord at \$1,200 per dwelling.

A review of the Dinnick family's home addresses (which changed frequently between 1885 and 1900) also indicates increasing wealth, although Dennis notes that it was common for builders to follow a cycle wherein they would purchase a lot, build on it, occupy the house until it could be sold (or let), and repeat the process. A snapshot review of City Directories has Dinnick listed at 62 Brunswick Avenue (in 1888, the same time at which he was actively building on numerous lots in Harbord Village), 156 St George Street (in 1895, Figure 9), 44 Walmer Road (in 1900), and 82 Madison Avenue (in 1903, with his son C. Austin Dinnick). The house on Madison Avenue was one of three contiguous properties (nos. 78, 80, and 82) constructed by Dinnick to the designs of architect Frederick H. Herbert c.1900-1901.⁸ Both Walmer Road and Madison Avenue are located in the Annex.

After purchasing the lots in Plan 1152, Dinnick almost immediately began erecting houses on them. One of the earliest houses on the street was at 72 Kendal Avenue, to the immediate north of the subject property, which was built c.1905. According to City Directories, C. R. S. Dinnick continued to use this home as his personal residence until his death in 1931. Most of the properties that Dinnick purchased in Plan 1152 appear to pass into other ownership within three years, though in some cases the length of title lasted longer. This suggests that the pattern Dinnick established previously (of offering the properties for either sale or rent) continued here as well. Dinnick and his wife Eliza, to whom he regularly transferred title of his properties, are also listed as mortgagees in many of the transactions indicating they acted as a lender to several of the prospective homeowners.

The 1913 Goad's map shows that 68 Kendal was one of the last buildings to be constructed in the area (Figure 10), but it is the only confirmed apartment block built by Dinnick. Although the typology of the structure is atypical of Dinnick's previous work, being that of an apartment block rather than a house form building, it similarly conforms to a high design and material standard. Furthermore, his experience as a landlord (albeit for single family housing) was well established by this point, and the ownership of a multi-unit residence as a means to generate income would not have been a major shift in direction for him.

There is also other archival evidence that suggests his company was involved with large building projects and different typologies; historical newspapers announced that he was awarded a large contract to build the new Process of Manufacture and Agricultural Implement Building designed by G. W. Gouinlock for the 1906 CNE.⁹ However, the records are not clear on how typical this type of project would be for him.

J. H. Stanford, architect

For the design of 68 Kendal Avenue, C. R. S. Dinnick hired local Toronto architect Joseph Hunt Stanford (Figure 11). Stanford was born in Tipton, Staffordshire, England

⁸ Catherine Nasmith Architect, West Annex Phase 1 Heritage Conservation District Plan: Madison Avenue, 2015.

⁹ "New Building at Fair", the Globe, 17 Jan, 1906, p. 4.

in 1873.¹⁰ He received his architectural education at South Kensington School of Art, located in London, England, and he worked for several different firms in both London and Cambridge, from 1889 until 1902, when he immigrated to Canada with his wife and children, settling in Toronto. After a brief period working as an assistant to James A. Harvey, Stanford opened his own practice in 1904. Initially, his work included numerous private residences and multi-unit apartment blocks, many of which were located in Parkdale, Rosedale, and the Annex. His involvement in this nascent building form came early on, with his design for the King Edward Apartments on Jarvis Street just south of Dundas Street East (c.1905, now demolished). It would be a few years before he designed another apartment block, but in the five year period between 1909 and 1914, he is known to have completed 10 others, including the building at 68 Kendal Avenue.

In 1916, Stanford enlisted at age 42 to serve in the Canadian Armed Forces during World War I. He was stationed in France with the 201st Battalion (Toronto Light Infantry) and survived without physical injury, returning to Canada in 1919 at the end of the War. Upon his return from Europe he picked up his architectural practice and, in 1922, he was joined in partnership with his son, Leo Hunt Stanford. Throughout the 1920s, Stanford and his son continued to design on commission from clients, and they also contributed floor plans to the industry publication *Contract Record & Engineering Review*, which were occasionally featured in their "weekly house suggestion" column. Joseph Hunt Stanford died in 1935 after a very prolific career.

Outside of his architectural practice, Stanford was very involved in the Toronto Dickens Fellowship, and would routinely participate in dramatizations of Charles Dickens' work. An article in *The Globe*, published at his death, called him "an authority" on the author.¹¹ He was also a writer himself, and he published a poetry anthology in 1908 entitled "Miriam and other poems"¹² as well as individual poems in various other publications.¹³

Stanford identified himself as Buddhist on his Census records, and was involved in the Toronto Theosophical Society, the local branch of an organization founded to promote the religious movement of the same name. Theosophy combined elements of Buddhism, Christianity, and Brahmanism, particularly around reincarnation and pantheistic evolution, and was founded in the United States in 1875 by Russian immigrant Helena Blavatsky.¹⁴

The Audley Court Apartments at 68 Kendal Avenue are representative of both the architectural style popularly applied to early apartment buildings generally, and Joseph Hunt Stanford's wider body of work on apartment-form buildings. Much like the earliest apartment buildings in the City (including Spadina Gardens), Stanford's work routinely employed the Edwardian Classicism style. Three- to four-storey buildings with Beaux-Arts and Classical details, prominent cornices, balconies supported by columns, and

10 His birth year is variously cited between 1870 (1911 Census), 1871 (Greene and Middleton), and 1873 (LAC military records)

11 "Joseph Stanford Taken by Death: was prominent architect, poet, and dramatist", *The Globe*, 05, Oct, 1935, p.13.

12 Stanford, J.H., *Miriam and Other Poems*, 1908 and "In the World of Books", *The Globe*, 18 Apr, 1908, p.A5.

13 One example is a poem published by *The Relief Society Magazine* in 1919, which he either wrote during, or was inspired by, his time serving overseas during the war.

14 Merriam-Webster Dictionary, definition for *theosophy*.

bay windows are all commonly featured in his apartment blocks constructed both before and after World War I (Figure 12). One notable example, the St. Charles Court Apartments (c.1914-15) at 30 Charles Street East, was designed by Stanford in the Edwardian Classicism style, and the building was designated under the Ontario Heritage Act in 1991.¹⁵

Other notable projects by J. H. Stanford outlined in the *Biographical Dictionary of Architects in Canada 1800-1950* include the Beresford Apartments on the southwest corner of King Street West and Cowan Avenue (c.1909), the Colonial Apartments on Palmerston Avenue (c.1911), the Winchester Apartments (c.1912, demolished), the Ellis Park Apartments on Bloor Street West at High Park Boulevard (c. 1924-1925), and the Royal Oak (c.1927-1928), Victoria Park (c.1929), Herbert E. Thomas (c.1928-1929), and Victoria Garden (c.1931) Apartments, all on Queen Street East between Beech Avenue and Victoria Park Avenue. The Victoria Park and Herbert E. Thomas Apartments were listed on the City's Heritage Register in 1990 and 1991 respectively.

Occupants of Audley Court Apartments

One of the primary arguments in favour of the apartment typology was that they offered an appropriate alternative to single detached housing for a variety of people and the early residents of Audley Court are a good reflection of this. Whereas some tenants chose to use the address as their seasonal residence and were undoubtedly wealthy, the building was also home to a cross section of society to whom rental accommodation would be attractive, including widows, bachelors, and small families, working professionals, students and travellers.¹⁶

The first tenant of the building after its completion was Lud K. Cameron, who was the King's Printer for Ontario for over two decades.¹⁷ In 1922, the notable British travel writer and speaker Carveth Wells was a guest of Mrs. St Alban Smith, a resident of the building (Figure 13). In general, City Directories show that the units in the Audley Court Apartments saw fairly regular turnover of tenants, with only a minority residing in the building for longer than 10 years. This was the case both during and after C. R. S. Dinnick's ownership of the property. However, the period of ownership beginning in 1971 by Therafiels Environmental (York) Ltd., is of particular interest to the social history of the Annex and the wider City of Toronto.

Therafiels was an organization founded in Toronto by Lea Hindley-Smith, an English immigrant to Canada. Although she was not documented as having completed any formal training in psychotherapy, she was known for being highly charismatic and started offering therapy services to clients in the mid-1950s, attracting a growing following. As the organization grew, it acquired some farmland north of Toronto, and it also began to accumulate several properties in the Annex neighbourhood, including

¹⁵ City of Toronto By-law 90-91.

¹⁶ An analysis of assessment rolls by James Lemon in "*The Annex: A Brief Historical Geography*", (September 1986) showed that in both 1910 and 1923, the two years studied, the rate of homeownership in the Annex was very high at approximately 70 percent overall. One of the two areas cited with the lowest rate of homeownership were in the northwest area from Kendal to Bathurst, where the subject property is located.

¹⁷ His tenancy was short however; he retired and moved to Los Angeles in 1914 in search of better health.

houses on Admiral Road, Walmer Road, Brunswick Avenue, and Kendal Avenue. One feature of the community was the formation of 'house groups', an immersive experience where people would live and participate in therapy together. After 1-2 years in a particular house group, a person would be moved to a new group to continue their therapy, as it was believed that it was more beneficial to have exposure to a wide range of personalities, circumstances, and ideas.

If a person was either no longer interested in or in need of continued psychotherapy, the generally preferred option was to move into a nearby property that would allow them to maintain the interpersonal relationships they had built. Therafiels actively tried to assemble blocks of adjoining properties for this purpose, and 68 Kendal Avenue was contiguous to 6 other Therafiels-owned buildings (Figure 14). Conglomerations of house groups based on proximity formed what the commune termed 'milieus', one of which comprised the houses on Brunswick and Kendal avenues.¹⁸ These properties backed onto each other and the group removed rear fences along the property lines to form a semi-private outdoor space used for social gatherings.¹⁹ Although it was adjacent to the other houses and tenancy was restricted to members of the Therafiels community, the apartment building at 68 Kendal was neither formally part of the Brunswick-Kendal Milieu, nor did it function as a house group (Figure 15). Alongside other Annex residents, Therafiels members were active in the Stop Spadina movement in opposition to the proposed Spadina Expressway which would have significantly altered the Annex neighbourhood had it been built.

Grant Goodbrand suggests that Therafiels was the "largest secular '60s commune in North America", with around 900 members at its high point.²⁰ A wide variety of people became members, attracted by the idea of participating in a new social movement. Others joined to have access to psychotherapy treatment (which was not yet widely available), having found the organization through referral by other therapists or word of mouth. Each individual's reasons for joining, along with the vastly different experiences people would get from their level of involvement with the broader Therafiels organization, resulted in members having very mixed experiences, both positive and negative.

Financially, Therafiels depended on its members for funding, although the organization did attempt to generate income through a few different initiatives, including a restaurant. There was also an expectation that the cost of maintenance and renovations to their properties was to be shared among the members. However, this financial model was not sustainable in the long-term and in the early 1980s the organization started selling off some of its real estate portfolio, including the apartment building at 68 Kendal Avenue. Therafiels offered their tenants the option of coming together to purchase the property before placing it on the open market. These tenants saw the opportunity as a pathway to homeownership and petitioned the City of Toronto to grant them an exemption to the by-law preventing the conversion of rental units to condominium, on the basis that purchasing the building would be the most effective way of preventing the

18 The other properties included 72 and 74 Kendal Avenue, along with 477, 479, 481, and 483 Brunswick Avenue. 477 Brunswick Avenue, which shares a property line with 68 Kendal Avenue, was the former home and office of Lea Hindley-Smith, the founder of Therafiels. It later became a house group.

19 Goodbrand, p.4 of 10, Ch. "Heart and Spirit of Community".

20 Ibid, p.13.

eviction of the current renters.²¹ Ultimately, the tenants were successful and the conversion to condominium was finalized in 1986.

One resident of 68 Kendal Avenue who lived in the building during this transitional period is the notable Canadian poet, novelist and sound artist Paul Dutton. Dutton has performed his work internationally and has produced numerous publications and sound recordings. He is also known for being a member of the influential sound poetry group The Four Horsemen, along with bpNichol, Steve McCaffery, and Rafael Barreto-Rivera.²² The group was formed in the early 1970s and it continued performing and releasing material until 1988, when member bpNichol died.

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.

68 Kendal Avenue

The building at 68 Kendal Avenue was constructed in 1912 and displays many characteristics of the Edwardian Classicism style as applied to early walk-up apartment buildings. The three-and-a-half-storey building has a relatively narrow frontage for a multi-unit building, with a single central entrance leading to a common stairwell that allows access to two apartment units on each level. This small footprint is typical of other apartment blocks contemporary to the time, but it contrasts with the earliest apartment buildings that often featured a higher number of units and required a courtyard to allow each unit access to light and air.

Characteristic of the style, the building features a symmetrical façade (Figure 16). Flanking either side of this entrance are three-sided bays spanning from the half-basement level to the uppermost floor; at each level, a single door opens onto a five-sided verandah. Brick piers support the first verandahs above grade, above which the structural support switches to Tuscan Doric columns that progressively diminish in diameter with each ascending storey. The piers and columns support a smooth entablature beneath an overhanging moulded cornice and eavestrough at each storey. The balustrades, which are composed of a wood handrail and wood balusters with an S-shaped curve, (sometimes described as 'goose-neck') span between the columns. At roof level, the top of the building features a deep cornice with brackets spanning the width of the primary elevation returning on the sides, above which is a brick parapet with a moulded metal cornice. In the original architectural drawings, the uppermost balcony is not covered although it is roofed in the extant building. Subtle brick quoins distinguish the corners of the building on the front façade.

The main entrance features a rusticated Roman stone surround flush with the surface of the adjacent brick. A wide central door is flanked by glazed sidelights, and is topped by a semi-circular glazed transom with a fluted keystone. The glazing in the door, sidelights, and transom is subdivided by muntins into smaller rectangular panes. These

²¹ Personal Correspondence with P. Dutton, 2022.

²² Ripley and Mercer (1983) and (1992).

elements are unified by a pediment that bears the name of the building, "Audley Court" (Figure 17). Above the entrance, are two narrow four-over-one sash windows, which are dramatically simplified from Stanford's architectural drawings, which called for an oriel window with a pediment. On the upper storey are two bulls-eye windows featuring oversized keystones and stylized square 'sills' at the base of their Roman stone surrounds.

The two side elevations mirror each other, corresponding to the reflected floor plan that originally organized the interior of the building (Figure 18). The apartment units are long and narrow, with living space located along the exterior walls and a long hallway used for interior circulation within the unit located along the central dividing wall. Rooms intended for public use and entertaining, including the parlour (with fireplace and built-in shelving) and dining room are located towards the street at the front of the building with access to the front verandahs. The bedrooms at the rear of the property have access to a rear balcony and were separated from the other rooms by the kitchen. The basement units are smaller to accommodate shared utility rooms including laundry, storage lockers, and the furnace/coal rooms. Dumbwaiters, a common feature in early apartment buildings, connect each apartment above to the service spaces in the basement. A multi-storey oriel window is situated toward the front third of the building, where the dining room was intended, and at the rear, the building widens slightly by following a similar shallow angle to that used in the bay windows to accommodate a larger bedroom.

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 location of the property at 68 Kendal Avenue is shown on the map included as Figures 1 and 2 in Attachment 1 (Maps & Photographs) below. The building is situated on the west side of the street, north of Bloor Street in the block between Bernard Avenue and Dupont Street and there is no rear lane access to the property. The Annex neighbourhood, where the subject property is located, is defined by a streetscape of predominantly late 19th and early 20th century detached and semi-detached two- to 3-storey brick houses that have generous front setbacks. Many of these are landscaped and there is a well-established tree canopy. Subdivision Plan 1152 resulted in the creation of smaller lots than found elsewhere in the Annex, particularly to the east. The houses along Kendal Avenue are more modest in design and scale, and the predominant style is Edwardian Classicism. Many feature plain brickwork, hipped or gabled roofs with dormer windows, oriel windows, and porches with front-facing gabled roofs, but there is still an impressive degree of variation between individual houses. The shared architectural language and style between 68 Kendal Avenue and neighbouring properties helps to ensure the building relates to its surroundings and contributes to a harmonious streetscape.

Several other precedents of mid-block low-rise apartment buildings from the same era can be found in the Annex. The nearest example is a three-storey brick building located directly across the street at 63-65 Kendal Avenue, which also dates to 1912 (Figure 20).

Like 68 Kendal Avenue, this building is also symmetrical in design with three-sided bay windows and quoining on the building's corners, but it is much simpler in execution than the Audley Court Apartments. The Ansonia Apartments at 142 Spadina Road are another mid-block, low-rise apartment building dating to the same year of construction. An Edwardian apartment block at 93-99 Madison Avenue (c.1907) designed by Langley and Langley can be found to the southeast. Interestingly, 93-99 Madison Avenue is located directly opposite C. R. S. Dinnick's previous residence at 82 Madison Avenue, but it was constructed shortly after he moved to his new home at 72 Kendal Avenue.

Nearby buildings on the City of Toronto's Heritage Register include the house at 51 Kendal Avenue dating to 1905, 109 Walmer Road (c.1894, designed by Eden Smith), 106 Spadina Road (c.1905, designed by A.C. Barrett), 88 and 100 Spadina Road (c.1969, Uno Pii), the Charles Fellows House at 81 Walmer Road (c.1897, designed by F.H. Herbert), 83-85 Walmer Road (c.1892), 90-92 Walmer Road (c.1893), 416-418 Brunswick Avenue (c.1892), and 240 Howland Avenue (Firehall #23, c. 1910-11). Kendal Avenue is also three streets west of the West Annex Phase I Madison Avenue Heritage Conservation District (HCD), which received LPAT approval in 2019. Further east is the East Annex Heritage Conservation District, which was designated by Toronto City Council in 1994.

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's Heritage Register. There are three categories for a total of nine criteria under O. Reg 9/06. 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.

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	N/A

Representative example of a style and type, and displays a high degree of craftsmanship and artistic merit

Originally constructed in 1912, the property at 68 Kendal Avenue, known as the Audley Court Apartments has cultural heritage value as a representative example of the apartment building typology that emerged in Canada in the early-20th century following precedents from Europe and the United States. The building is a surviving example of one the few purpose-built rental properties in the Annex dating to the neighbourhood's primary period of development between 1905 and 1912. It retains its original intended form and construction, with only minor variations from the initial permit drawings.

Audley Court Apartments has further design and physical value as a fine example of Edwardian Classicism, an architectural style that came to define apartment buildings from this era of apartment building. The style is represented in many of its extant original features including the symmetrical design of the plans and elevations, featuring bay windows on the primary and side elevations, balconies supported by Tuscan Doric columns, the classical details surrounding the principal entrance, the central pair of bulls-eye windows on the upper floor, and the prominent cornice with its decorative bands and dentil course. A high degree of craftsmanship is evident in its materiality and architectural execution, including the finely crafted wood columns, balustrades, and detailing around the entrance. The property retains its original scale, form, and massing as a 3-1/2-storey apartment building with no significant alterations to the exterior since its date of construction over a century ago.

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 property has historic value for its associations to the Therafiels organization, which was active in the 1960s and 1970s and offered a new approach to psychotherapy. The organization acquired numerous properties in the Annex neighbourhood and used many of them to host 'house groups', where members of the commune lived together in an immersive group therapy environment. The other properties, including 68 Kendal Avenue, provided more typical rental housing to members that were not part of house groups. Therafiels actively sought to assemble blocks of adjoining properties to create a stronger community experience, and 68 Kendal Avenue was contiguous to 6 other Therafiels-owned buildings, some of which did operate as house groups. Regardless of type, all residents were expected to contribute to the physical maintenance and upkeep of the buildings.

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

The property has historical and associative value related to its builder, C. R. S. Dinnick (1846-1931). He was a prolific contractor, president of a brick manufacturing company, and land developer who built high quality brick housing for Toronto's middle- and upper-classes. Dinnick specialised in purchasing several lots of land on a street at one time, building homes on them, and offering them for sale or rent. He would move into one of the first houses constructed, and live there while completing construction on the other properties, before moving on to his next opportunity. Dinnick also established himself as a builder on a city-wide scale, and was awarded the contract to build one of the newly designed Gouinlock buildings for the CNE in 1906.

The Audley Court Apartments also has historical value for its association with Joseph Hunt Stanford (1871-1935), a notable Toronto architect who designed both residential and commercial buildings. Stanford trained and worked in England for a number of years before immigrating to Canada in 1902. He began his own practice in Toronto in 1904, and was one of the earliest local architects to design multi-unit apartment blocks. He helped promote the use of Edwardian Classicism as the predominant style for early apartment form housing, and masterfully employed the style in many of his buildings that survive to present day, including The Audley Court Apartments and the St Charles Court Apartments (designated Part IV in 1991). The building at 68 Kendal Avenue was completed shortly before Stanford went to serve in World War I.

CONTEXTUAL VALUE

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

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

Located on the west side of Kendal Avenue, the low-rise apartment building at 68 Kendal Avenue has contextual value for its contribution to the character of the west Annex, which is typified by early-20th century detached housing in the Annex and Edwardian Classicism styles. It maintains the same setbacks and materiality as the neighbouring properties, and is harmoniously integrated into the mid-block streetscape. Although 68 Kendal Avenue was one of the last properties to be constructed in the neighbourhood, it represents the culmination of the concentrated period of development that occurred in this part of the Annex between 1905 and 1912.

Physically, functionally, visually or historically linked to its surroundings

As part of the growth and development of the west Annex as a residential enclave in the early years of the 20th century, the property is physically, functionally, visually, and historically linked to its surroundings. It has value as an example of the small-scale apartment type which was emerging around the city and in the Annex at this time, including nearby examples on Spadina and Madison avenues. The apartment building at 68 Kendal Avenue is also contextually valued for its historical and visual links to the neighbouring property at 72 Kendal Avenue, the personal residence of C. R. S. Dinnick, the subdivision's developer. Dinnick acted as the landlord for the Audley Court Apartments from the date of its completion until his death in the early 1931.

Landmark

68 Kendal is regarded by many Annex residents as a neighbourhood landmark for its finely detailed architecture, well-kept appearance, and as a lauded example of 'missing middle' housing.

CONCLUSION

Heritage Planning staff have determined that the property at 68 Kendal Avenue meets the Ontario Regulation 9/06 criteria – prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, historic/associative, and contextual values.

Audley Court Apartments has cultural heritage value as a well-designed and detailed apartment building, in the Edwardian Classical style. Constructed in 1912, it is representative of the first wave of walk-up apartment building construction in the City of Toronto. It has value for its associations with the prolific Toronto architect J. H. Stanford, the contractor and brick manufacturer C. R. S. Dinnick, and Therapeutics, the 1960s-1970s psychoanalytic community that was based in the Annex. Contextually, its low-rise scale, materiality, front yard setback, and Edwardian Classical detailing support the character of the surrounding west Annex neighbourhood. The Audley Court Apartments has been regarded as a neighbourhood landmark for over a century.

As such, the property is a significant built heritage resource, and staff recommend that City Council state its intention to designate the property at 68 Kendal Avenue under Part IV, Section 29 of the Ontario Heritage Act.

The Statement of Significance (Attachment 3) 68 Kendal Avenue, comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

Megan Albinger
Assistant Heritage Planner, Heritage Planning
Urban Design, City Planning
Tel: 416-394-2789; Fax: 416-392-1973
E-mail: megan.albinger@toronto.ca

SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

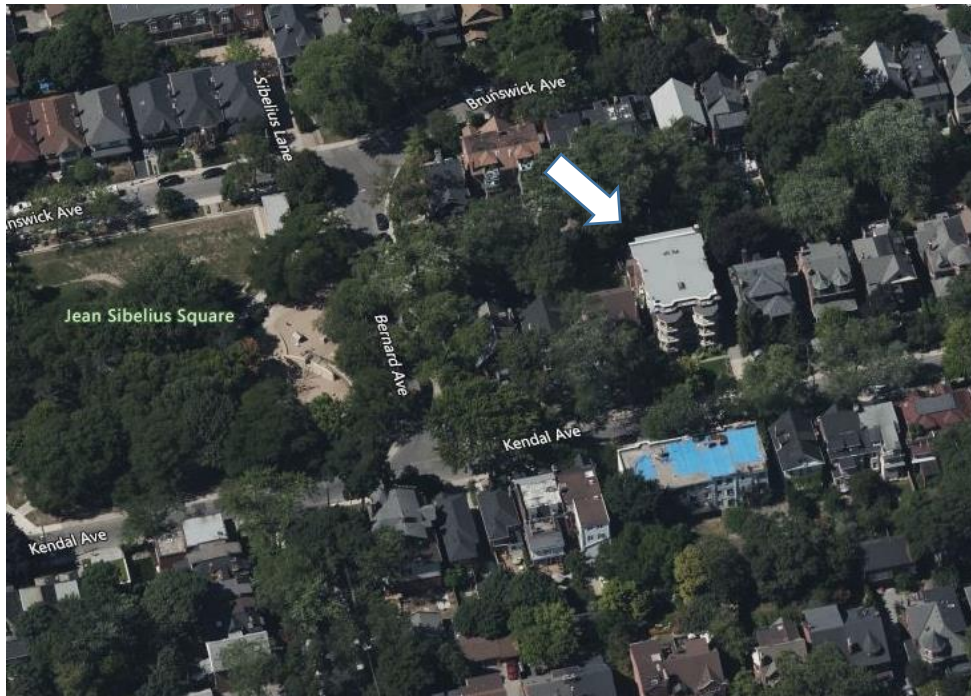
Attachment 1 – Maps and Photographs
Attachment 2 – List of Research Sources
Attachment 3 – Statement of Significance (Reasons for Designation)

**MAPS AND PHOTOGRAPHS:
68 KENDAL AVENUE**

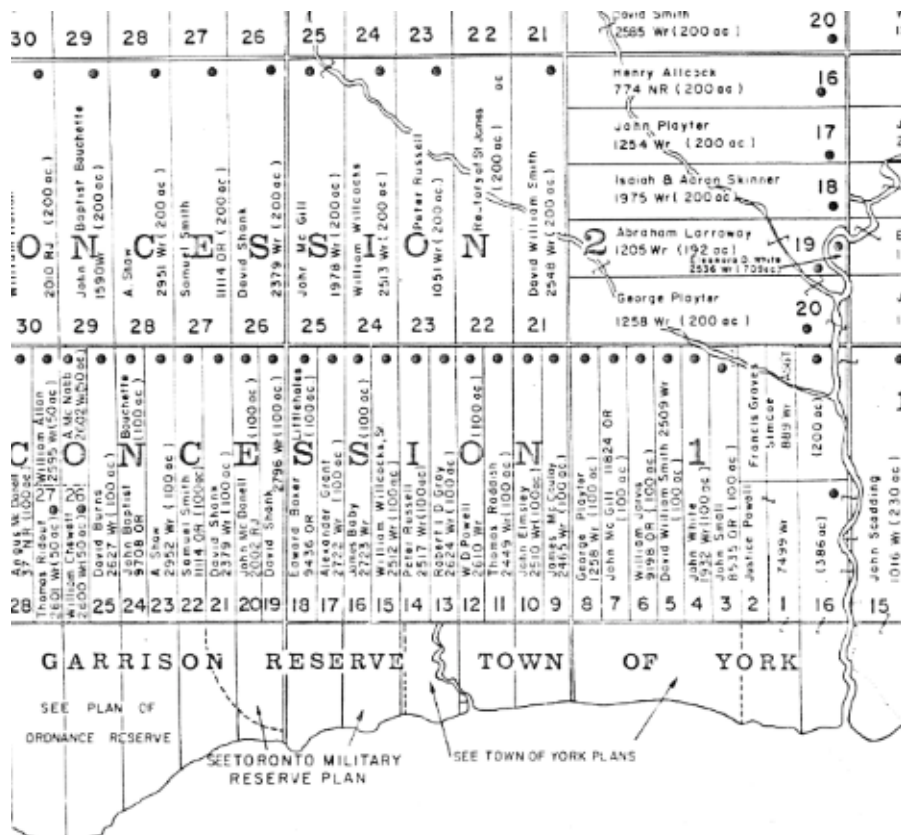
ATTACHMENT 1



1. This location map is for information purposes only; the exact boundaries of the properties are not shown. The red box and arrow mark the location of 68 Kendal Avenue. North is at the top of the map (City of Toronto iView Mapping)



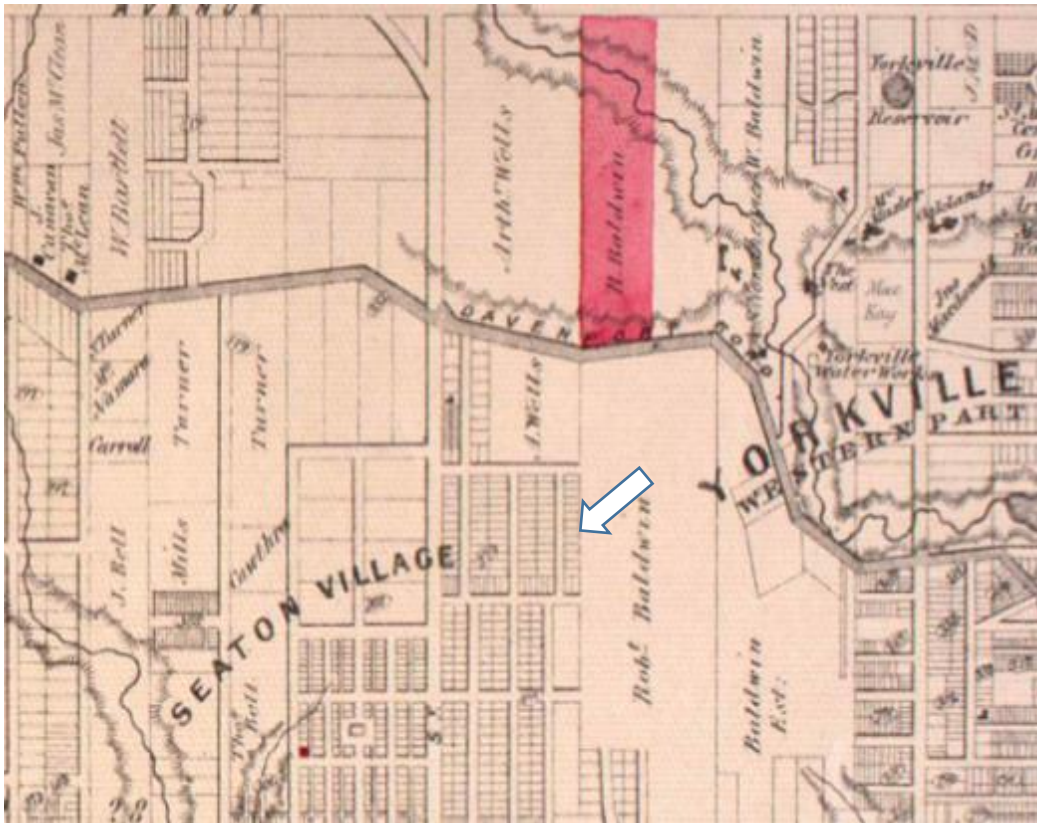
2. Aerial view of the property at 68 Kendal Avenue (Bing Maps (Vexcel Imaging), 2022)



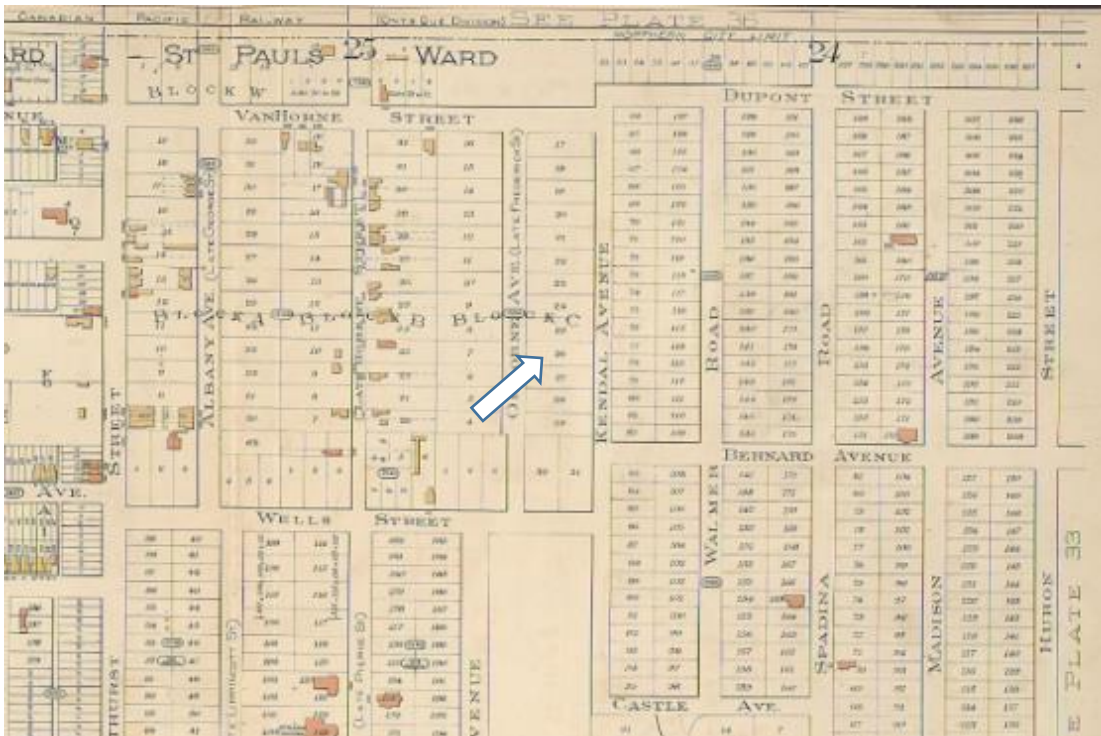
3. Map showing the Disposition of Crown Lands as of 1793 and the location of Township Lot 25, Concession 2, granted to John McGill (Ontario Ministry of Natural Resources, Plan T2539 1976 – Ng)



4. The approximate location of the subject property is indicated by the arrow. In the north end of Township Lot 25, the location of Davenport House is noted on this 1851 Map of the Township of York in the County of York Upper Canada, compiled and drawn by J.O. Browne FSA, Civil Engineer & D.P. Surveyor. Toronto. Engraved and Printed by Jno Ellis, 8, King St. (Ng, via CTA)



5. 1878 Illustrated historical atlas of the county of York and the township of West Gwillimbury & town of Bradford in the county of Simcoe, Ont. Toronto: Miles & Co. The approximate location of the subject property is indicated by the arrow (Ng, annotation by Heritage Planning).



6. 1890 Goad's Map. The Township Lot numbers can be seen at the top of the plate. Lands have been subdivided, but there is no development yet on Kendal Avenue. At this time, the lots still span the whole block between Kendal Avenue and Osborne. The later Plan of Subdivision would also connect Bernard Avenue and Osborne Avenue (now Brunswick Avenue) (Ng)



7. 1903 Goad's Map. The dashed line indicates the extent of Plan 1152, registered by Nina F. de Pencier and John Edwards in 1903. Some properties on the north side of Dupont were also included, but their boundaries are unclear. Outlined in red dashes are lots that Dinnick purchased in 1903, orange indicates lots purchased in 1904, yellow for lots purchased 1905, green for lots purchased 1906, and blue for lots purchased 1907. The arrow points to the approximate location of 68 Kendal Avenue. Among the earliest purchased lots are those closest to the Walmer estates and the corner properties on Dupont, which already had a streetcar line at the time of the purchase. (Ng, with annotations Heritage Planning 2022 based on LRO records)



Sully
 " George, blksmith GTR, h 80 Nelson
 " Dial Francis, mkt gdnr 104 Curzon
 " Settimo, gdnr. 1 104 Curzon
 Dinnen Campbell, private RCD, Stanley Barracks
 Dinnick Augusta G C, trav W J Gage Co. 1 77 Borden
 " Charles R S, brk and terra cotta mfr, n limits Weston rd, Toronto Junction, h 156 St George, Toronto
 " Danzy V, student, 1 77 Borden
 " Rev John D, h 77 Borden
 " Samuel D, student, 1 77 Borden
 " Wilfred S, artist, 1 77 Borden
 Dinnie Wm. mach, 1 48 Austin av
 Dinnis, see also Dennis
 " Arthur (R Dinnis & Son), h 113 Mc-

Morris E D, 70 Cottingham

***Terra Cotta Mnfrs**
 Dinnick C H S, Toronto Junction
 Don Valley Pressed Brick Works, 69 Adelaide
 Port Credit Pressed Brick and Terra Cotta Co, 52 Colborne
 Rathben Co. 310 Front w
 Rosedale Pressed Brick and Terra Cotta Co. 15 Toronto

Theatres
 See Amusement, Places of, page 1489

Mo
 or
 Ric
 in
 Ter
 7
 Bai
 Bea
 Ber
 Bet
 Blu
 Tr.

8. Left, showing 1903 Goad Map indicating location of "Brick Fields" in the Junction neighbourhood (Ng); Right, excerpts from the 1895 City Directory describing location of Dinnick's Terra Cotta and Brick business (Might's Directories, via TPL)



9. C.R.S. Dinnick identified on the 1903 Goad Map at 156 St. George Street, although the Directories for the same year indicate he had already moved to 82 Madison Avenue. He was also identified at this location on the 1889 Map (Ng). The building that was at 156 St. George Street is demolished.



10. 1913 Goad Map, showing the high rate of development since the previous decade. 68 Kendal Avenue is one of the few empty lots on the map (Ng).



*Truly yours
Joseph Hunt Stanford*



Joseph Hunt Stanford

11. Two photographs of Joseph Hunt Stanford, with his signature; (L) published in his 1908 poetry anthology *Miriam and Other Poems* (digitally retouched by Google Books) and (R), J.E. Middleton's book, *The Municipality of Toronto: a history* (1923), p.245.



12. J. Hunt Stanford was adept at designing low-rise apartment blocks in the Edwardian Classicism style. On left, Archival image from 1972 showing the Winchester Apartments designed by J. Hunt Stanford, now demolished (CTA). On right, a 1989 image of the St. Charles Court Apartments, designated Part IV in 1991 (Toronto Historical Board Slide Collection).

35 APTS. FOR RENT

\$85—AUDLEY COURT APARTMENTS—68 Kendal Avenue, 5 rooms; all conveniences. C. R. S. Dinnick, 72 Kendal Avenue. Hillcrest 1455. 57

\$65—DUPLIX APARTMENT—118 Jamieson Avenue; 7 rooms; nicely decorated; immediate possession.

\$60—539 CHURCH—508 JARVIS—FIVE and six rooms; immediate possession.

\$40—CORNER COLLEGE AND ROXTON—four rooms and bath; steam heated; immediate possession.

\$20—156 JOHN—CORNER STEPHANIE—three rooms; heated; immediate possession.

APPLY ON PREMISES OR PHONE
owner, Adelaide 2641. 63

MODERN APARTMENT—BRIGHT rooms, mantel clock, balcony, your own yard, separate front and rear entrances, hot water heating, forty-five monthly; also

BEAUTIFUL GARDEN WITH THIS five-roomed flat; Riverdale district; newly decorated; only \$25 monthly.

THE McARTHUR-SMITH CO.—ESTABLISHED eighteen eighty-three; 54 Yonge. 57

Social Events

Notices intended for "Social Column" must be addressed to Society Editor, and bear names and addresses of senders. Telephone numbers, M. 5400 and N. 441F.

Mrs. Victor Cawthra was hostess at a charming dinner party last evening.

Col. and Mrs. Brock and Miss Mildred Brock are leaving on Thursday for England.

Mrs. F. D. Hughes of Seattle, Washington, is the guest of Mrs. Bernard Hughes, Roxborough street west.

Sir Clifford and Lady Sifton and Mr. Victor Sifton arrived in town on Sunday from Philadelphia.

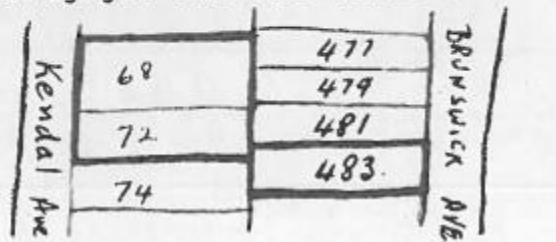
Mrs. Arthur Sinucano from Sarnia, Mrs. H. T. Mooers, Kingston, and Mr. Swanson, London, England, are recent guests at the King Edward.

Carveth Wells, noted explorer and lecturer, Fellow of the Royal Geographical Society, England, is the guest of Mrs. St. Alban Smith, Audley Court, Kendal avenue.

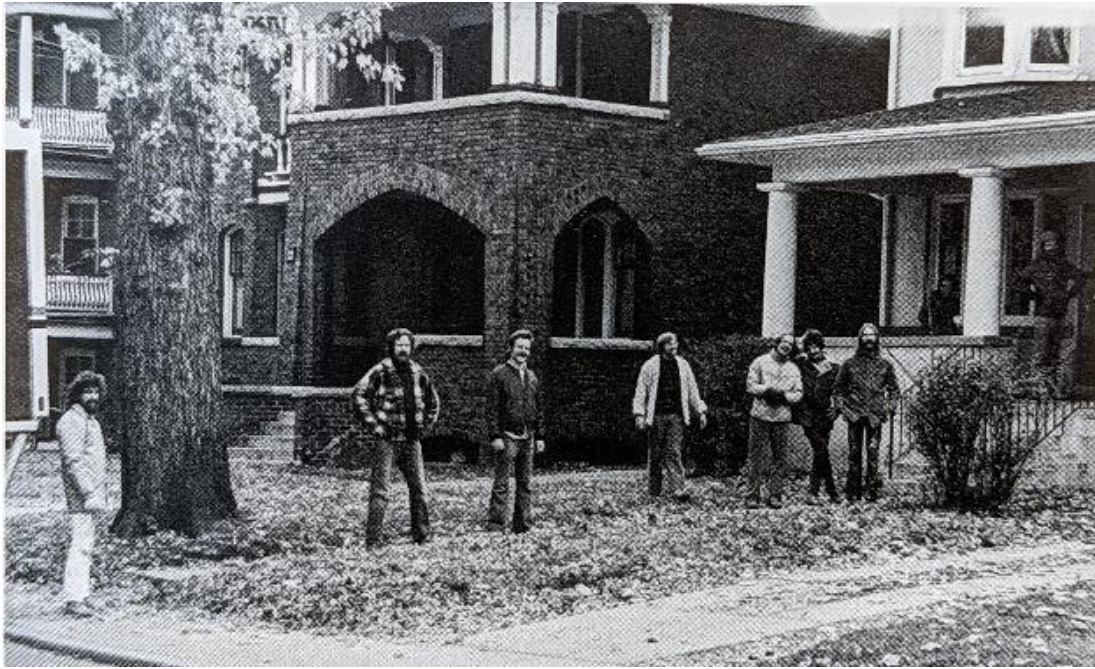
13. During the 1920s, building occupants were regularly mentioned in society columns in *The Globe* newspaper. On left, a classified ad in *The Globe*, November 15, 1924 for an available apartment in Audley Court, listing C. R. S. Dinnick as the landlord contact and his address at 72 Kendal Avenue. (TPL Historic Newspaper Archive: *The Globe*); On right, a mention in *The Globe* about a visit from Carveth Wells (TPL Historic Newspaper Archive: *The Globe*, November 07, 1922, p.16.).

RE 483 Brunswick

- On June 19, 1971 Therafiels purchased from Janheath Investments - 68 Kendal, 72Kendal, 483 Brunswick. This completed the assembly of a block of properties, diagrammed below. Arrangement of mortgages was the Vendors responsibility.



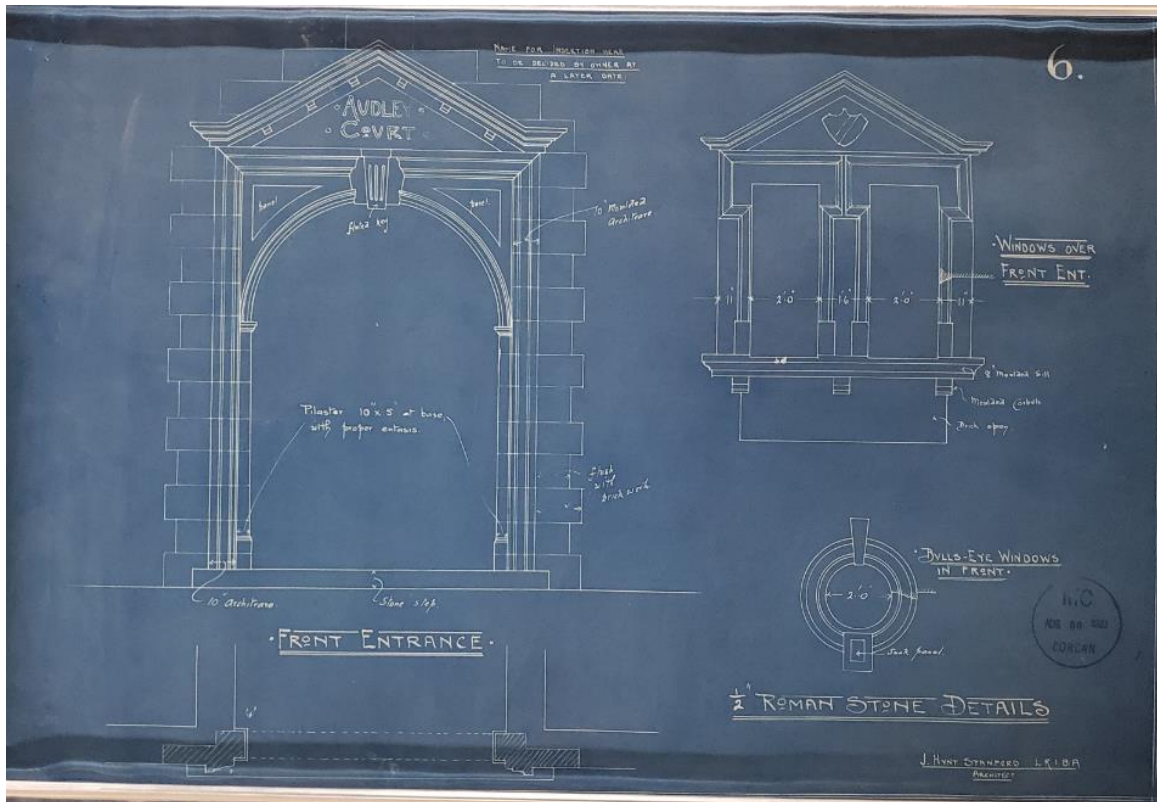
14. Excerpt and diagram from an archival document from the Annex Residents' Association detailing the purchase of 68 and 72 Kendal Avenue and 483 Brunswick Avenue by Therafiels and their relationship to other properties already owned by the organization.



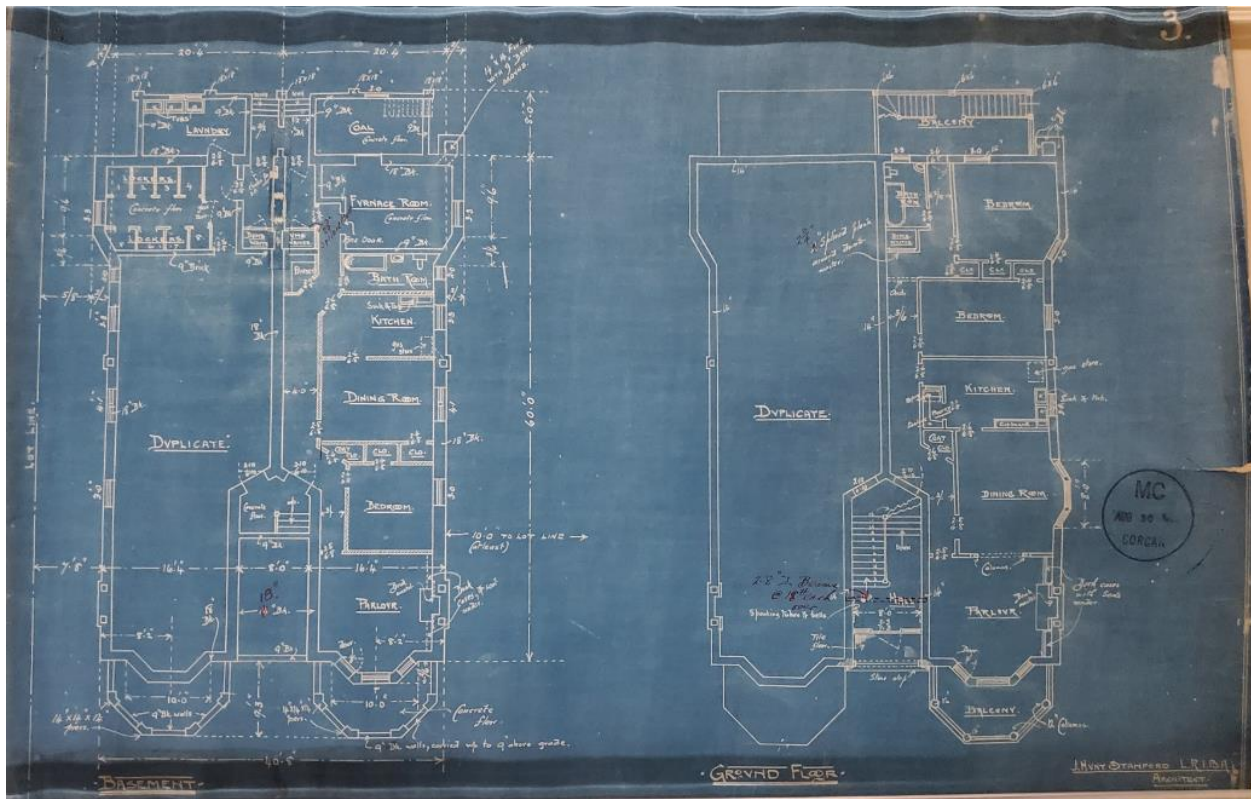
15. Image of moving day for the house group at 74 Kendal Avenue, 1974. 68 Kendal Avenue can be seen in the background on the left side of the image, partially obscured by a moving truck. (Goodbrand, 2010).



16. Joseph Hunt Stanford's 1912 drawings for a "Proposed Apartment House West Side Kendall Ave" for C.R.S. Dinnick Esq. This image shows the proposed front and rear elevations (CTA).



17. Joseph Hunt Stanford's 1912 drawings for a "Proposed Apartment House West Side Kendal Ave" for C.R.S. Dinnick Esq. This image shows the entrance and fenestration details of the façade. The window above the main entrance was not built as drawn here, it was much simplified (CTA).



18. Joseph Hunt Stanford's 1912 drawings for a "Proposed Apartment House West Side Kendal Ave" for C.R.S. Dinnick Esq. This shows the proposed basement and ground floor plans (CTA).



19. Archival image of Kendal Square from 1913. The south side elevation of 68 Kendal Avenue is partially visible, indicated by the arrow. The apartment building across the street at 63-65 Kendal Avenue is also partially visible (CTA).



20. Archival photograph of 68 Kendal Avenue, c1980 (Toronto Historical Board Slide Collection).



21. Current photograph looking west, showing the east elevation of the building at 68 Kendal Avenue (Heritage Planning, 2021).



22. Current photograph looking west, showing the south and east elevations of the building at 68 Kendal Avenue (Heritage Planning, 2021).



23. Current photograph looking west, showing the north and east elevations of the building at 68 Kendal Avenue (Heritage Planning, 2021).



24. Current photograph looking west, showing a detail of the front entrance of 68 Kendal Avenue (Heritage Planning, 2021).

Archival Sources

- Browne, J. O. and Ellis, J., Map of the Township of York in the County of York Upper Canada, 1851 (Ng, via CTA)
- Census of Canada, 1881, 1901, 1911.
- City of Toronto Archives [CTA], Photographic Collection.
- Goad, Charles, Atlas of the City of Toronto and Suburbs, 1880 -1924. (CTA)
- Land Assembly Records held by the Annex Ratepayers Association (CTA).
- Land Registry Office Records, Metro Toronto, Plan 1152, Lots 4-59.
- Library and Archives Canada, Personnel Records of the First World War for Joseph Hunt Stanford, Regimental No.228212. 1916-1919, updated 1935.
- Might's Greater Toronto City Directories, 1859-1969.
- Stanford, J.H., drawings for apartment house, May 12, 1912. (CTA)
- Stanford, J.H., Miriam and other Poems, 1908.
- Stanford, J.H., "To a Lark", published in The Relief Society Magazine, Church of Jesus Christ of Latter Day Saints, Salt Lake City, Utah, Oct 1919.
- Therapeutics, Land Assembly Records, 1967. (CTA)
- Toronto Public Library, Photographic Collection.

Secondary Sources

- Arthur, Eric, Toronto: No Mean City, 3rd ed., revised by Stephen A. Otto, 1986.
- "Brockville Editor succeeds Lud. Cameron", The Globe, 23 Oct, 1915, p.8.
- Catherine Nasmith Architect, West Annex Phase 1 Heritage Conservation District Plan: Madison Avenue, 2015
- "City Hall Notes: Extensive Building Operations", The Globe, 18 Apr, 1888, p. 8.
- City of Toronto, West Annex Phase I: Madison Avenue Heritage Conservation District Plan, 2019.
- "Classifieds: Apts for Rent", The Globe, 15 Nov, 1924, p.23.
- Dennis, Richard. "Apartment Housing in Canadian Cities, 1900-1940" Urban History Review, Vol 26, No. 2 March 1998. Pp17-31.
- Dennis, Richard. "Landlords and rented housing in Toronto, 1885-1914," Research paper No. 162, Department of Geography, University College London, Centre for Urban and Community Studies, University of Toronto, 1987.
- Dennis, Richard "Toronto's First Apartment House Boom: An Historical Geography, 1900-1920," Research paper No. 177, Department of Geography, University College London, Centre for Urban and Community Studies, University of Toronto, 1989.
<https://www.erudit.org/en/journals/uhr/1998-v26-n2-uhr0659/1016656ar.pdf>
- Dutton, P, personal correspondence, 2022.
- Gladstone, Bill, "An Encyclopedia of Cults", The Globe and Mail, 14 Apr, 1979, p.C6.
- Goodbrand, Grant. Therapeutics: the rise and fall of Lea Hindley-Smith's psychoanalytic commune. ECW Press, Toronto. 2010.
- Greene, B.M., editor, Who's Who in Canada: an Illustrated Biographical Record of Men and Women of the Time; entry for Joseph Hunt Stanford, 1927.

- Hill, Robert, editor, Biographical Dictionary of Architects in Canada, 1800-1950; entry for Joseph Hunt Stanford. <http://dictionaryofarchitectsincanada.org/node/1323>
- "In the World of Books", The Globe, 18 Apr, 1908, p.A5.
- "Joseph Stanford Taken by Death: was prominent architect, poet, and dramatist", The Globe, 05, Oct, 1935, p.13.
- Lemon, James, "The Annex: A Brief Historical Geography", September 1986.
- "Local News: Master Carpenter's Association", The Globe, 23 Apr, 1887, p.16.
- McHugh, Patricia, Toronto Architecture: A City Guide, 2nd ed., 1989.
- Merriam-Webster Online Dictionary, definition for theosophy, retrieved 2022
- Middleton, Jesse Edgar, The Municipality of Toronto: a history, vol.3; entry for J Hunt Stanford, 1923.
- "Municipal Notes", The Globe, August 05, 1882, p.10.
- Ng, Nathan. Historical Maps of Toronto. (website) <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>
- "New Building at Fair", The Globe, 17 Jan, 1906, p. 4.
- "Osgoode Hall News", The Globe, 26 Nov, 1895, p. 6.
- "Real Estate Review", The Globe, 01, Jun, 1907, p.23.
- Ripley, Gordon, and Anne V. Mercer, Who's Who in Canadian Literature, 1983-1984 edition, Reference Press, 1983; entry for Paul Dutton.
- Ripley, Gordon, and Anne V. Mercer, Who's Who in Canadian Literature, 1992-1993 edition, Reference Press, 1992; entry for Paul Dutton.
- Scobie, Stephen, "I Dreamed I Saw Hugo Ball: BpNichol, Dada, and Sound Poetry" Boundary 2, vol. 3, no. 1, Duke University Press, 1974, pp. 213–26
- "Social Events", The Globe, 07 Nov, 1922, p.16.

68 KENDAL AVENUE
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)

ATTACHMENT 3

The property at 68 Kendal Avenue 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 categories of design/physical value and contextual value.

Description

The property at 68 Kendal Avenue contains the Audley Court Apartments, located on the west side of Kendal Avenue, north of Bernard Avenue. Constructed by Charles R. S. Dinnick in 1912 to the designs of the architect Joseph Hunt Stanford, the red-brick building is a fine example of Edwardian Classicism. It follows a design precedent set by the Spadina Gardens Apartments, located at 41 Spadina Road, for early apartment block design, and it has not undergone any significant renovations since construction, retaining its original scale, form, and massing as a three-and-half-story apartment building. The property was listed on the City of Toronto's Heritage Register in 1983 and is included within the boundary of the West Annex Phase 2 study area authorized by City Council in 2018.

Statement of Cultural Heritage Value

Originally constructed in 1912, the property at 68 Kendal Avenue, known as the Audley Court Apartments has cultural heritage value as a representative example of the apartment building typology that emerged in Canada in the early-20th century following precedents from Europe and the United States. The building is a surviving example of one the few purpose-built rental properties in the Annex dating to the neighbourhood's primary period of development between 1905 and 1912. It retains its original form and construction, with only minor variations from the initial permit drawings.

Audley Court Apartments has further design and physical value as a fine example of Edwardian Classicism, an architectural style that came to define apartment buildings from this era of apartment building. The style is represented in many of its extant original features including the symmetrical design of the plans and elevations, featuring bay windows on the primary and side elevations, balconies supported by Tuscan Doric columns, the classical details surrounding the principal entrance, the central pair of bulls-eye windows on the upper floor, and the prominent cornice with its decorative bands and dentil course. A high degree of craftsmanship is evident in its materiality and architectural execution, including the finely turned wood columns, carved balustrades, and detailing around the entrance. The property retains its original scale, form, and massing as a 3-1/2-storey apartment building with no significant alterations to the exterior since its date of construction over a century ago.

The property has historical and associative value related to its builder, C. R. S. Dinnick (1846-1931). He was a prolific contractor, president of a brick manufacturing company, and land developer who built high quality brick housing for Toronto's middle- and upper-

classes. Dinnick specialised in purchasing several lots of land on a street at one time, building homes on them, and offering them for sale or rent. He would move into one of the first houses constructed, and live there while completing construction on the other properties, before moving on to his next opportunity. Dinnick also established himself as a builder on a city-wide scale, and was awarded the contract to build one of the newly designed Gouinlock buildings for the CNE in 1906.

The Audley Court Apartments also has historical value for its association with Joseph Hunt Stanford (1871-1935), a notable Toronto architect who designed both residential and commercial buildings. Stanford trained and worked in England for a number of years before immigrating to Canada in 1902. He began his own practice in Toronto in 1904, and was one of the earliest local architects to design multi-unit apartment blocks. He helped promote the use of Edwardian Classicism as the predominant style for early apartment form housing, and masterfully employed the style in many of his buildings that survive to present day, including The Audley Court Apartments and the St Charles Court Apartments (designated Part IV in 1991). The building at 68 Kendal Avenue was completed shortly before Stanford went to serve in the First World War.

The property has historic value for its associations to the Therapeutics organization, which was active in the 1960s-1970s and offered a new approach to psychotherapy. The organization acquired numerous properties in the Annex neighbourhood, and used many of them to host 'house groups', where members of the commune lived together in an immersive group therapy environment. The other properties, including 68 Kendal Avenue, provided more typical rental housing to members that were not part of house groups. Therapeutics actively sought to assemble blocks of adjoining properties to create a stronger community experience, and 68 Kendal Avenue was contiguous to 6 other Therapeutics-owned buildings, some of which did operate as house groups. Regardless of type, all residents were expected to contribute to the physical maintenance and upkeep of the buildings.

Located on the west side of Kendal Avenue, the low-rise apartment building at 68 Kendal Avenue has contextual value for its contribution to the character of the west Annex, which is typified by early-20th century detached housing in the Annex and Edwardian Classicism styles. It maintains the same setbacks and materiality as the neighbouring properties, and is harmoniously integrated into the mid-block streetscape. Although 68 Kendal was one of the last properties to be constructed in the neighbourhood, it represents the culmination of the concentrated period of development that occurred in this part of The Annex between 1905 and 1912.

As part of the growth and development of the west Annex as a residential enclave in the early years of the 20th century, the property is physically, functionally, visually, and historically linked to its surroundings. It has value as an example of the small-scale apartment type which was emerging around the city and in the Annex at this time, including nearby examples on Spadina and Madison avenues. The apartment building at 68 Kendal Avenue is also contextually valued for its historical and visual links to the neighbouring property at 72 Kendal Avenue, the personal residence of C. R. S. Dinnick, the subdivision's developer. Dinnick acted as the landlord for the Audley Court Apartments from the date of its completion until his death in the early 1931.

68 Kendal is regarded by many Annex residents as a neighbourhood landmark for its finely detailed architecture, well-kept appearance, and lauded example of the 'missing middle' typology.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 68 Kendal Avenue as a representative example of an Edwardian Classicism apartment form building typology from the early-20th century:

- The setback, placement and orientation of the apartment building on the west side of Kendal Avenue
- The scale, form and massing of the three-and-a-half-storey building, on a raised basement with a flat roof
- The central pathway leading from the sidewalk to the main entrance
- The red brick cladding
- The composition of the principal (east) elevation facing Kendal Avenue, which features:
 - A central entrance with a rusticated Roman stone surround flush with the surface of the adjacent brick.
 - A wide central door flanked by glazed sidelights, and topped by a semi-circular glazed transom with a fluted keystone.
 - A moulded frame that unifies the doorway and transom with a pediment above that bears the name of the building, "Audley Court".
 - On the second floor above the entrance, two narrow four-over-one sash windows with Roman Stone sills
 - On the upper storey, two bulls-eye windows featuring oversized keystones and stylized square 'sills' at the base of their Roman stone surrounds.
 - Two three-sided bays spanning from the half-basement level to the uppermost floor
 - The double-hung eight-over-one sash windows on each plane of the three-sided bays, at each storey
 - The subdivision by muntins, of the glazing in the door, sidelights, and transom into smaller rectangular panes that are proportionally similar to the upper sash in the windows on the bays
 - Five-sided verandahs fronting the three-sided bays, supported by brick piers at ground level, switching to Tuscan Doric columns that progressively diminish in diameter for each storey
 - A flat roof covering the uppermost verandahs
 - At each storey of the verandahs, a smooth entablature beneath an overhanging moulded cornice and eavestrough, which are supported by the piers and columns
 - Balustrades spanning between the columns, which are composed of a wood handrail and wood balusters with a goose-neck shaped curve
 - A deep projecting cornice with dentils spanning the width of the primary (east) elevation, above which is a brick parapet.
 - Shallow brick quoining enhancing the corners of the building on the front façade

- The composition of the mirrored north and south side elevations, each with a multi-storey oriel window and chimney near the east end of the building
- The slight widening of the building at its rear, which follows a similar shallow angle to that used in the bay windows

Contextual Value

The following heritage attribute contributes to the cultural heritage value of the property at 68 Kendal Avenue as part of the early 20th-century development of the Annex neighbourhood:

- The placement, setback and orientation of the three-and-a-half storey building on the west side of Kendal Avenue between Dupont Street and Bernard Avenue
- The low-rise, three-and-a-half storey, walk-up apartment typology
- The Edwardian style composition and architectural features including the red-brick cladding, Roman stone detailing, and projecting wood verandahs with period balustrades
- The front yard landscaped setting with trees, lawns and shrubs