

28 Halton Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: October 1, 2024

To: Toronto Preservation Board

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

Wards: Ward 10 - Spadina - Fort York

SUMMARY

This report recommends that City Council state its intention to designate the property at 28 Halton Street under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance which includes a description of Heritage Attributes found in Attachment 1.

The subject property at 28 Halton Street is located on the north side of Halton Street at its junction with Givins Street, southeast of Ossington Avenue and Dundas Street in the Trinity-Bellwoods neighbourhood. A location map and current photograph of the heritage property is found in Attachment 2.

Constructed in c.1892, the property at 28 Halton Street contains a prominent, three-storey house-form building designed by Toronto architect Francis R. Heakes, Chief Architect of Ontario from 1896 to 1930. With its grand architectural massing and skillful combination of Richardsonian Romanesque and Queen Anne stylist elements, the property was constructed for William Levack, an international cattle dealer and an instrumental investor in the Union Stockyard Company (later known as the Ontario Stockyards). The baronial estate replaced the nearly 100-year-old 'Pine Grove', the homestead of Colonel James Givins (1759-1846). Since 1963, the property at 28 Halton Street has been adaptively reused as the Maynard Nursing Home, a privately-owned long-term care home, ensconced in a residential neighbourhood in Trinity-Bellwood's 'Little Portugal'. As it is the terminal point of the vista looking north on Givins Street, the property is also an important neighborhood landmark.

Staff have determined that the property at 28 Halton Street has cultural heritage value and meets 5 of the Ontario Regulation 9/06 criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

The property was listed on the City's Heritage Register on February 26, 1981.

On July 25, 2024, an application was made to the Committee of Adjustment to construct a rear four-storey addition to the north of the subject property, with three-storey wing additions to the east and west. The 1892 structure is proposed to be retained in situ.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 28 Halton Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 28 Halton Street (Reasons for Designation) attached as Attachment 1, to the report, October 1, 2024, 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

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

City Council included the subject property at 28 Halton Street on the City of Toronto's Heritage Register in February 1981.

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

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. <https://www.ontario.ca/laws/statute/90p13>

Further, the policies and definitions of the Provincial Planning Statement (2024) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

<https://www.ontario.ca/files/2024-08/mmah-provincial-planning-statement-en-2024-08-19.pdf>

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 two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

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

Official Plan

The City of Toronto's Official Plan implements the provincial policy regime and provides policies to guide decision making within the City. It 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. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The Official Plan can be found here:

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

COMMENTS

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted on the property at 28 Halton Street (see Attachment 3) and provides the rationale for the recommendation(s) found in this report.

The property at 28 Halton Street meets the following 5 out of 9 criteria:

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.

Constructed c. 1892, the Levack House is a fine representative of grand late-Victorian residential architecture in Toronto, skillfully combining elements of both the Richardsonian Romanesque and Queen Anne Revival styles. Characteristic of the Richardsonian Romanesque style is its large, impressive massing and strong masonry features including the rusticated Credit Valley stone - rough cut to emphasize its texture, stone detailing including flat stone lintels, stone banding, and the large segmental masonry arch of the recessed front entrance with short granite columns. Other identifying features of the style include its asymmetrical principal façade and corner tower with a conical roof. Architectural elements and decorative detailing of the Queen

Anne Revival style include the picturesque composition of the asymmetrical building elevations including the principal (south) elevation with its emphasis on verticality with its corner tower and two-storey bay, and the double offset gables, the two-storey bay and windowed gable on the west elevation with a side porch featuring spindle work ornamentation and (now enclosed) conservatory, and the two-storey, square bay on the east elevation. The use of brick, terracotta, stone and wood providing variation in materiality, the carved ornamentation with floral motifs, classicist architectural elements, and complex rooflines are also characteristic features of the style.

The stylistic character of the exterior of the house is reflected in the interior design of the long entrance hall and stairways, to the third storey, which feature extensive and ornate architectural elements in oak, stained glass windows, and plaster with floral motifs.

The property has historical value or associative value because it has 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 direct association with William Levack (1848-1907), a prominent figure at the turn of the 20th century in Toronto's livestock industry and export trade and was one of the largest cattle dealers in North America. He was an instrumental investor in the Union Stockyard Company, which was established in 1902 and later became the Ontario Stockyards, one of the largest in North America. In 1890, Levack commissioned Francis R. Heakes to design his new residence at 28 Halton Street as well as a late-Victorian commercial block at 88-94 Ossington Avenue (known as the LeVack Block), listed on the City of Toronto's Heritage Register in 2005. Levack's rising success in the meat-packing industry had its origins in the Trinity Bellwoods neighbourhood, an area historically associated with both small-scale abattoirs and the Western Cattle Market, the central municipal abattoir.

The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.

Designed in 1890, the building demonstrates the work of Francis R. Heakes (1858-1930), an accomplished architect of provincial renown. As the Chief Architect of Ontario from 1896 to 1926, his exceptional public architecture throughout the province has been designated under the Ontario Heritage Act. Heakes demonstrated his deft versatility designing many provincial buildings including courthouses, schools, hospitals, amongst others, mastering a wide range of architectural styles. His most notable provincial commissions included the Whitney Block, the Province's first purpose-built government office building, located within the Queen's Park Precinct and designed in the Late Gothic Revival style (1925-1927), as well as the Government House at Chorley Park in Toronto (1911-1915), the residence of the Lieutenant Governor of Ontario. The property at 28 Halton Street reflects Heakes' skillful approach applied to an exclusive residential architectural project, commissioned while he was the assistant architect to Kivas Tully (1820-1905), the former and esteemed Chief Architect for the Province.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.

The property is physically, visually, and historically linked to its context in the Trinity-Bellwoods neighbourhood, where it sits on the north side of Halton Street, east of Ossington Avenue. Contemporaneous with the surrounding area, the property contributes to a layer of built fabric reflecting the area's significant period of growth and urbanization in the late 19th century. Constructed in 1892, it is historically linked to surrounding structures, including the John Ward House at 14 Halton Street, constructed in c.1883, and the commercial block at 199 to 223 Ossington Avenue anchoring the corner at Halton Street, constructed between 1890 and 1894, which are listed on the City of Toronto's Heritage Register.

Both the property at 28 Halton Street and the commercial corner block known as the 'LeVack Block' at 88-94 Ossington Avenue are historically linked as late-19th century structures designed by Francis R. Heakes for William Levack.

The adaptation of 28 Halton Street from a residential to an institutional function as a privately owned long-term care facility has continued the residential nature of the property, ensconced in a residential neighbourhood in Trinity-Bellwoods.

The property has contextual value because it is a landmark.

Prominently sited at the terminus of Givins Street at Halton Street, where in 1892, it replaced the nearly 100-year of 'Pine Grove' (c.1802) homestead of Colonel Givins, the property at 28 Halton Street has been a community landmark for over 100 years.

See Attachments 1, 2 and 3 of this report for the Statement of Significance; Location Map and Photograph; and Research, Evaluation & Visual Resources pertaining to the property at 28 Halton Street, as all of these documents are integral to the recommendations made in this staff report.

CONCLUSION

Heritage Planning staff have determined that the property at 28 Halton Street meets 5 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. As such, the property merits designation and staff recommend that Council support the designation of this property to conserve its cultural heritage value.

The Statement of Significance: 28 Halton Street (Reasons for Designation) attached as Attachment 1 to this report comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

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ATTACHMENTS

Attachment 1 – Statement of Significance (Reasons for Designation)
Attachment 2 – Location Map and Current Photograph
Attachment 3 – Research, Evaluation & Visual Resources

**STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

Located in the Trinity Bellwoods neighbourhood on the north side of Halton Street at its junction with Givins Street, southeast of Ossington Avenue and Dundas Street, the property at 28 Halton Street contains a prominent, three-storey house-form building constructed in 1892 according to the designs of Toronto architect Francis R. Heakes, the Chief Architect for Ontario's Public Works Department from 1896 to 1930.

With its grand architectural massing and skillful combination of Richardsonian Romanesque and Queen Anne stylist elements, the property was constructed for William Levack, an international cattle dealer and an instrumental investor in the Union Stockyard Company (later known as the Ontario Stockyards), whose business acumen in the industry had its start on Givens Street in the late 19th century. The baronial estate replaced the nearly 100-year-old 'Pine Grove', the homestead of Colonel James Givins (1759-1846). Since 1963, the property at 28 Halton Street has been adaptively reused as the Maynard Nursing Home, a privately-owned long-term care home, ensconced in a residential neighbourhood in Trinity-Bellwood's 'Little Portugal'. As it is the terminal point of the vista looking north on Givins Street, the property is also an important landmark in the neighbourhood.

The property at 28 Halton Street was listed on the City of Toronto's Heritage Register in 1981.

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

Constructed c. 1892, the Levack House is a fine representative of grand late-Victorian residential architecture in Toronto, skillfully combining elements of both the Richardsonian Romanesque and Queen Anne Revival styles. Characteristic of the Richardsonian Romanesque style is its large, impressive massing and strong masonry features including the rusticated Credit Valley stone - rough cut to emphasize its texture, stone detailing including flat stone lintels, stone banding, and the large segmental masonry arch of the recessed front entrance with short granite columns. Other identifying features of the style include its asymmetrical principal façade and corner tower with a conical roof. Architectural elements and decorative detailing of the Queen Anne Revival style include the picturesque composition of the asymmetrical building elevations including the principal (south) elevation with its emphasis on verticality with its corner tower and two-storey bay, and the double offset gables, the two-storey bay and windowed gable on the west elevation and the two-storey, square bay on the east elevation, with a side porch with spindle work ornamentation and (now enclosed) conservatory. The use of brick, terracotta, stone and wood providing variation in materiality, the carved ornamentation with floral motifs, classicist architectural elements, and complex rooflines are also characteristic of the style.

The stylistic character of the exterior of the house is reflected in the interior design of the long entrance hall and stairways, extending to the third storey, which feature extensive and ornate architectural elements in oak, stained glass windows, and plasterwork with floral motifs.

Historical or Associative Value

The property has historic value for its direct association with William Levack (1848-1907), a prominent figure at the turn of the 20th century in Toronto's livestock industry and export trade and was one of the largest cattle dealers in North America. He was an instrumental investor in the Union Stockyard Company, which was established in 1902 and later became the Ontario Stockyards, one of the largest in North America. In 1890, Levack commissioned Francis R. Heakes to design his new residence at 28 Halton Street as well as a late-Victorian commercial block at 88-94 Ossington Avenue (known as the LeVack Block), listed on the City of Toronto's Heritage Register in 2005. Levack's rising success in the meat-packing industry had its origins in the Trinity Bellwoods neighbourhood, an area historically associated with both small-scale abattoirs and the Western Cattle Market, the central municipal abattoir.

Designed in 1890, the building demonstrates the work of Francis R. Heakes (1858-1930), an accomplished architect of provincial renown. As the Chief Architect of Ontario from 1896 to 1926, his exceptional public architecture throughout the province has been designated under the Ontario Heritage Act. Heakes demonstrated his deft versatility designing many provincial buildings including courthouses, schools, hospitals, amongst others, mastering a wide range of architectural styles. His most notable provincial commissions included the Whitney Block, the Province's first purpose-built government office building, located within the Queen's Park Precinct and designed in the Late Gothic Revival style (1925-1927), as well as the Government House at Chorley Park in Toronto (1911-1915), the residence of the Lieutenant Governor of Ontario. The property at 28 Halton Street reflects Heakes' skillful approach applied to an upper-class, private residential architectural project, a departure from his known portfolio of public works and commissioned while he was the assistant architect to Kivas Tully (1820-1905), the former and esteemed Chief Architect for the Province.

Contextual Value

The property is physically, visually, and historically linked to its context in the Trinity-Bellwoods neighbourhood, where it sits on the north side of Halton Street, east of Ossington Avenue. Contemporaneous with the surrounding area, the property contributes to a layer of built fabric reflecting the area's significant period of growth and urbanization in the late 19th century. Constructed in 1892, it is historically linked to surrounding structures, including the John Ward House at 14 Halton Street, constructed in c.1883, and the commercial block at 199 to 223 Ossington Avenue anchoring the corner at Halton Street, constructed between 1890 and 1894, which are listed on the City of Toronto's Heritage Register.

Both the property at 28 Halton Street and the commercial corner block known as the 'LeVack Block' at 88-94 Ossington Avenue are historically linked as late-19th-century structures designed by Francis R. Heakes for William Levack.

The adaptation of 28 Halton Street from a residential to an institutional function as a privately owned long-term care facility has continued the residential nature of the property, ensconced in a residential neighbourhood in Trinity-Bellwoods.

Prominently sited at the terminus of Givins Street on Halton Street, where in 1890 it replaced the nearly 100-year-old 'Pine Grove' (c.1802) homestead of Colonel Givins, the property at 28 Halton Street has been a community landmark for over 100 years.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the value of the property at 28 Halton Street as a fine representative example of grand late-Victorian residential architecture in Toronto, skillfully combining elements of both the Richardsonian Romanesque and Queen Anne Revival styles:

Exterior Attributes:

- The setback, placement, and orientation of the prominent three-storey building on its large, rectilinear lot on the north side of Halton Street at its juncture with Givins Street
- The three-storey scale, form, and asymmetrical massing
- The complex roofscape with its cross-gabled roof punctuated by a dormer window on the west elevation, extended corbelled brick chimneys, and the conical roof of the three-storey tower
- The asymmetrical composition of the south, west, and east elevations:
 - On the south elevation, the three-storey corner tower with a conical roof, and double gables with two-storey bays;
 - On the west and east elevations, the two-and-a-half-storey bays with a wood porch and enclosed (former) conservatory characteristic of the Queen Anne Revival style on the west elevation
- The exterior material palette with the rusticated Credit Valley stone, red brick, terracotta, wood, and granite
- On the south elevation, the recessed main entrance with its round-arched, stone entryway, flat voussoirs with an enriched stone impost with carved floral motifs, engaged granite columns, and the rough-hewn wide stone stairs leading up to a coloured mosaic entryway floor
- The set of double doors and transom on the main entrance with their etched glazing and carved woodwork
- On the south, west, and east elevations, the existing type and arrangement of window openings (flat-headed, eyebrow and arched) with their rusticated stone or brick lintels and sills
- Additional architectural details including wood brackets, carved wood pilasters and columns, denticulated gables, decorative brick and terracotta banding; corner stone voussoirs and splayed window surround above rounded-arched entryway on the south elevation; decorative terracotta medallions on gable tops; and wood detailing on side porch

- Along the southern perimeter of the property, the low rusticated stone wall and iron fencing

Interior Attributes:

- The foyer with its long central hall and open stairway leading to the third floor
- The foyer materiality and detailing:
 - Ornate oak woodwork with the extant door surrounds and doors of the long central hall, wainscotting and cornice along the central hall and stairways, the stairs to the third floor including balustrades and coffered undersides of the stairs
 - Stained glass transom and sidelights of the vestibule doors
 - Stained glass windows on the second and third-storey stair landings
 - Decorative plaster frieze along the central hall

Historical or Associative Value

The following heritage attribute contributes to the cultural heritage value of the property at 28 Halton Street as an example of the work of the architect Francis R. Heakes and his skillful approach applied to an exclusive, residential architectural commission, a departure from his known portfolio; and for William Levack, a prominent figure at the turn of the 20th century in Toronto's meat-packing industry:

- The grand scale, form and massing of the three-storey building combining elements of both the Richardsonian Romanesque and Queen Anne Revival styles

Contextual Value

Attributes that contribute to the cultural heritage value of the property at 28 Halton Street as being historically, visually, functionally, and physically linked to its setting:

- The setback, placement, and orientation of the building, mid-block on the north side of Halton Street, immediately east of Ossington Avenue
- The property's location within the Trinity-Bellwoods neighbourhood, where it contributes to a collection of late-Victorian commercial and residential structures

Attribute that contributes to the cultural heritage value of the property at 28 Halton Street as a landmark:

- The setback, placement, and orientation of the building with its prominent siting on the north side of Halton Street at its juncture with Givins Street

28 Halton Street

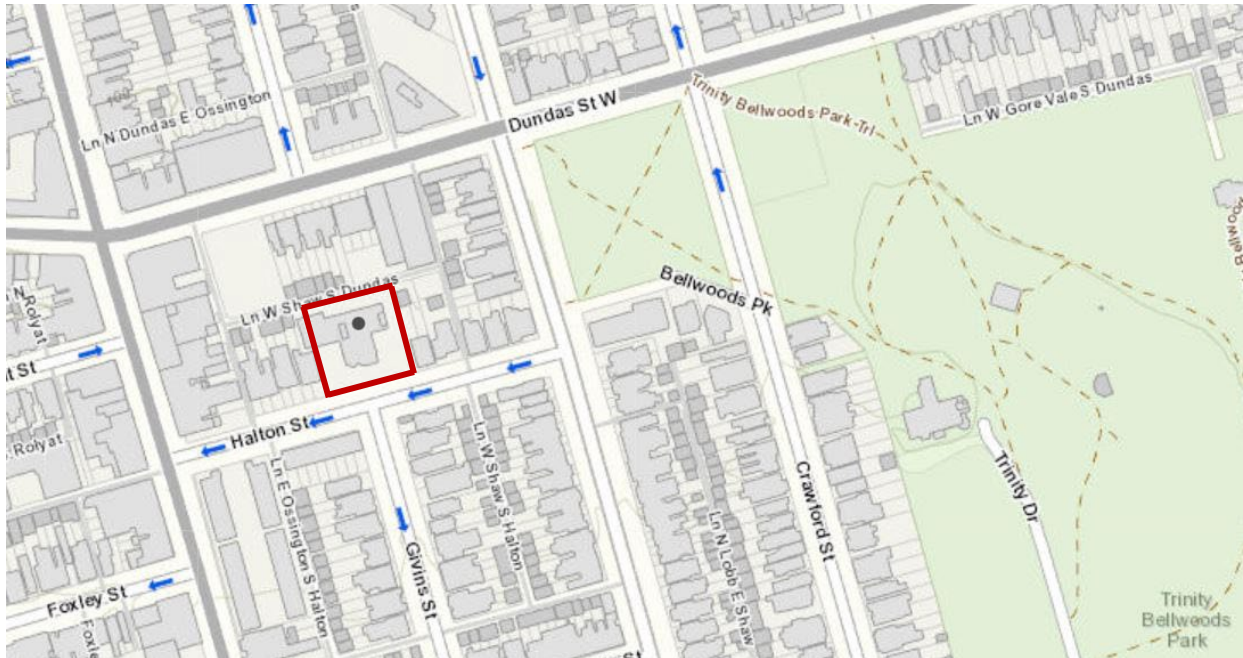


Figure 1. This location map is for information purposes only. The exact boundaries of the property is not shown. The red boundary marks the location of the subject property (City of Toronto iView Mapping, annotated by Heritage Planning, 2024).



Figure 2: South elevation of 28 Halton Street (Heritage Planning, 2024)

**RESEARCH, EVALUATION &
VISUAL RESOURCES
28 HALTON STREET**

ATTACHMENT 3

In undertaking this research and evaluation, we recognize that 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.



28 Halton Street (Heritage Planning, 2024)



28 Halton Street, the terminal view of Givins Street, looking north (Heritage Planning, 2024)

1. DESCRIPTION

28 Halton Street - The Levack House	
ADDRESS	28 Halton Street
WARD	Ward 10 - Spadina-Fort York
NEIGHBOURHOOD/COMMUNITY	Trinity-Bellwoods ¹
CONSTRUCTION DATE	1890-1892
ORIGINAL USE	Residential
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Institutional
ARCHITECT/BUILDER/DESIGNER	Francis Riley Heakes
ADDITIONS/ALTERATIONS	See Section 3
LISTING DATE	February 26, 1981

¹ As defined by City of Toronto Neighbourhoods map and profiles

2. ONTARIO REGULATION 9/06 CHECKLIST:

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The following checklist identifies the prescribed criteria met by the subject property at 28 Halton Street for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Ontario Heritage Act if the property meets two 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.

28 HALTON STREET

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	✓
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	✓
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N/A
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	✓
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	N/A
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	✓

3. RESEARCH

This section of the report describes the history, architecture and context of the property. Visual resources related to the research are located in Section 4. Archival and contemporary sources for the research are found in Section 5 (List of Sources).

i. HISTORICAL INFORMATION

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

The property at 28 Halton Street is located on the north side of Halton Street at its junction with Givins Street, immediately east of Ossington Avenue and just west of the city-owned parkland known as Trinity-Bellwoods Park. Garrison Creek, a major stream whose confluence was located near Dundas and Shaw Streets, flowed through today's park in a southeasterly direction where it entered Lake Ontario just east of Fort York at Bathurst Street. Garrison Creek and its ravine landscape were lost to the growth and urbanization of the area, and by the 1920s, it had been completely buried due to public health concerns.² Trinity-Bellwoods Park and its topography is a vestige of this waterway, and although its natural ravine landscape has been heavily altered, it continues to be stewarded by the City's Ravine By-law.

Trinity-Bellwoods Neighbourhood

The gradual settlement of the Trinity-Bellwoods neighbourhood is tied to the western expansion of Toronto in the 19th century. Following the founding of York (Toronto) in 1793, the area west of the original townsite was reserved for the government-owned military lands or 'Garrison Reserve', which stretched from the lake shore north to Queen Street, as far west as Dufferin Street and east to Peter Street. Queen Street, formerly known as Lot Street, was the base concession line dividing the military reserve to the south with the private 100-acre allotments known as Park Lots to the north. The subject property was situated on Park Lot 24, immediately north of the area that would become, in the 1840s, a 50-acre site for the Provincial Lunatic Asylum on the former military or 'Garrison Reserve' lands south of Queen Street West.³ These lands have since evolved into its current iteration as the Centre for Addiction and Mental Health (CAMH) in the same location.

Dundas Street, a colonial replacement of an Indigenous trade route, originally started at today's CAMH facility and ran north along Ossington to present-day Dundas Street where it headed northwest, providing early road access to the area; however, the area remained a densely forested landscape of white pine and balsam fir interspersed with wetland-type areas until the nineteenth century's clearance for farmland.⁴ The first structures in the area were built by Aeneas Shaw who constructed a log structure (known as 'Oakhill') on Park Lot 23 in c.1799 and James Givins who built a single-storey frame house (known as 'Pine Grove') designed by William Berczy on Park Lot 24 in c.1802, at the north end of today's Givins Street, approximately where 28 Halton Street stands today.⁵

2 "Garrison Creek," <https://www.lostrivers.ca/content/GarrisonCreek.html>

3 Jon Harstone, *Between the Bridge and the Brewery: A history of the Trinity-Bellwoods Neighbourhood in Toronto*, Toronto: Trinity Bellwoods Community Association, 2005, p. 13

4 West Queen West Heritage Conservation District Study, June 2017. City of Toronto, p. 22

5 Jon Harstone, *Between the Bridge and the Brewery*, pages 6-8

Development in the first half of the 19th century was gradual and concentrated at the junction of Queen Street and Ossington Avenue (then Dundas Street) as a concentration of commercial development in the form of taverns, breweries such as John Farr's brewery on Garrison Creek, inns, a grocer, and butchers (a precursor to the cattle trade that would become a mainstay of the area's economy) in an emerging village known as Blue Bell, located primarily at the southern end of Park Lot 24 (Image 1).⁶

However, development in the latter half of the 19th century was spurred by the change of ownership and land use of the remaining Garrison Reserve lands west of Garrison Creek. With the change of ownership from the Crown to the Province, the former military lands south of Queen between Garrison Creek and Dufferin Avenue provided opportunities to create a variety of institutions and opened up opportunities for new uses on public lands.

Relevant to the Trinity-Bellwoods neighbourhood, in 1874, the City of Toronto built the Western Cattle Market at Wellington and Tecumseth, in proximity to the Grand Trunk Railway. It was during the last quarter of the 19th century, with the availability of refrigeration, when Toronto became the major centre for shipment of cattle and hogs to England. The Western Cattle Market was not only at the epicentre of this trade, but it became one of the largest employers in the Trinity-Bellwoods neighbourhood.⁷ By this period of time, the area had become home to a growing population of butchers and traders as well as working-class labourers and carpenters, with a handful of meatpackers and manufacturers living on Givins Street north of Bruce Street.⁸

Goad's Atlases for the late-19th century illustrate the slow build-up of the area, with wood frame structures lining Givins Street until the early-20th century (Images 2 and 3). In 1861, the opening of the Toronto Street Railway along Queen Street from Yonge Street to Dundas Street (today's Ossington Avenue) spurred a period of development, as did the replacement of Garrison Creek and ravine with an underground sewer system starting in 1884.

During the real-estate boom between 1887 and 1900, the Trinity-Bellwoods neighbourhood developed into an urbanized one with the subdivision of land for residential development and the densification of the area.⁹ Much of it was speculative housing with a consistent architectural style (predominantly the 'bay-and-gable'), but the growing affluent class settling in the area hired architects to design their own housing, such as the John Harkins House at 201 Crawford Street designed by R.J. Edwards.¹⁰ Ossington Street evolved in the late-19th to early-20th centuries into a main commercial corridor for the area, with two- and three-storey commercial buildings lining the street to service the adjoining residential neighbourhoods.¹¹

6 Ossington Community Wordpress, [Heritage Conservation District | ossington community association \(wordpress.com\)](https://ossingtoncommunity.wordpress.com/heritage-conservation-district/)

7 Jon Harstone, *Between the Bridge and the Brewery*, p.26

8 Ibid

9 Jon Harstone, *Between the Bridge and the Brewery*, p. 37

10 Ibid

11 Historic Context Statement for West Queen West, February 2020. City of Toronto

28 Halton Street

In 1890, William Levack, an international cattle dealer and magnate in Toronto's meat-packing industry engaged Toronto architect and assistant to Kivas Tully¹², who was at the time Chief Architect of Ontario's Public Works Department, to design his new residence at 28 Halton Street. Contemporaneously, Heakes also designed a commercial building on Ossington Avenue for William Levack, constructed between 1889 and 1891, and known as the 'LeVack Block'.¹³

Levack had purchased the former homestead of Colonel James Givins (early in his career he signed 'Givens'), army and militia officer, Indian Department official and an aide of John Graves Simcoe, who had his estate built on the approximate site of present-day 28 Halton Street.¹⁴ The nearly 100-year-old homestead, known as 'Pine Grove', designed by William Berczy in c.1802 on Park Lot 24, had been built with bowed pine and spruce timber on stone foundation and situated in a naturally forested area with acacia and elm trees planted on a sloping lawn (Image 4).^{15,16} The 1858 Boulton Atlas shows Givens Street, which has already been surveyed, terminating at Cecil Street (known today as Halton Street). Pine Grove, which was on axis to Givens Street, sat at its terminal point while a lane off Cecil provided road access to the property. Cecilia Givins, a daughter of Colonel Givins and Angelica Givins, who was well-known for her surgical skills, was the last remaining family member to live at Pine Grove. In 1881, Cecilia Givins sold Pine Grove to a group of investors but retained a life interest in the house. She continued to live in it until her death in 1890. Not long after she died, the homestead was sold to William Levack.

When Pine Grove was demolished in 1890 to make way for Levack's baronial estate (Image 5), the Toronto Daily News reported in June 1890 that the nearly 100-year-old structure with a notable storied past had been the oldest house in Toronto.¹⁷ By 1890, however, "the crumbling structure on picturesque grounds...contrasted with the modern houses and signs of busy life seen all around."¹⁸

Levack lived at the residence until his death in 1907. By 1909, Jesse W. Dunn was residing at 28 Halton Street. Dunn was also a prominent cattle dealer and partner at Dunn & Levack livestock dealers; he had previously lived at 117 Givens Street. Dunn lived here until his death in 1923 while his daughter, Prance Dunn, continued to live at the property until 1940.¹⁹

12 Interestingly, Kivas Tully (1820-1905) lived on Dundas Street (now Ossington Avenue) and Cecil Street (now Halton Street) immediately west of Pine Grove. Cecil Street would run up to the Tully Compounds.

13 Listing Report for 88-94 Ossington Avenue, adopted by Council February 1, 2005.

14 https://www.thestar.com/news/blood-stained-floor-told-the-tale/article_36dade5f5-6f23-5985-833c-8496f3ce0f48.html

15 Toronto Daily News, June 25, 1890.

16 Directly west of present-day Trinity-Bellwoods Park, Park Lot 24 was first granted in 1802 to Captain J.B. Bouchette of Kingston and within a few months sold to Captain James Givins

17 Toronto Daily News, June 25, 1890

18 Toronto Daily News, June 25, 1890

19 City of Toronto Directory, 1940

Since 1963, the property has been adaptively reused as the Maynard Nursing Home, a privately-owned long-term care home ensconced in a residential neighbourhood in Trinity-Bellwood's 'Little Portugal' (Image 6). The neighbourhood is known by this ethnic identifier as the area was the historic core of Portuguese settlement in Toronto from the 1950s to the early 1970s, with the community's social, cultural, commercial, and religious institutions operating in the area.²⁰ As a community service provider, Maynard is known to offer culturally relevant programming and services for residents who speak Portuguese.²¹

William Levack (1848-1907)

The early economy of the area centered around the livestock industry, with several meat packers and butchers living in the area by as early as the 1860s. Many prominent meat packing families lived on Givins Street, including the Levacks and the Dunns, amongst others. William Levack operated a stockyard at the northwest corner of Bruce and Givins Street (now a parking lot) and added an abattoir in 1890, known as the largest slaughterhouse in the city.²² At one time, the operation extended to Ossington Avenue, but the structure fronting Ossington Avenue was demolished c. 1890-1893 to make way for commercial development along the main street. William Levack is noted in several newspaper articles in the early-20th century as a prominent figure in Toronto's livestock industry and export trade and as one of the largest cattle dealers in America.²³

In 1905, Levack moved his stockyard and abattoir operation to the newly opened Union Stockyards in the Toronto Junction centering around Keele Avenue and St. Clair West Street. Although not a founder of the Union Stockyards, it appears that Levack played an important role in the early success of the Stockyards. A newspaper article from The Globe in 1903 notes that, "for a year they [the Union Stockyards] have been endeavoring to induce W. Levack to transfer his trade from the Toronto market. They have offered him every possible inducement, even to purchasing his property in the city. Mr. Levack is the largest cattle dealer in Ontario and does probably a third of the business at the Toronto Market".²⁴ In 1903, Levack agreed to move his operation to the Toronto Junction and built the first abattoir in the area in 1905. Levack sold the abattoir the following year to the D.B. Martin Company but began a new company in 1906 known as the Levack Dressed Beef Company and located it in the Union Stockyards. The Union Stock Yard Company was bought by the government of Ontario in 1944, renaming it the Ontario Public Stockyards and later the Ontario Stockyards, which was one of the largest in North America.²⁵ Mr. Levack, who arrived in Canada at the age of 19 from Caithness, Scotland, died in Toronto in 1907.

20 https://tspace.library.utoronto.ca/bitstream/1807/91271/1/Torontos%20little%20Portugal_TSpace.pdf

21 <https://sinaigeriatrics.ca/wp-content/uploads/2018/01/22.-Portuguese-vs.2-1.pdf>

22 The Globe, September 7, 1907

23 The Globe, July 4, 1903; and September 7, 1907

24 The Globe, July 4, 1903

25 <https://www.toronto.ca/explore-enjoy/history-art-culture/online-exhibits/web-exhibits/web-exhibits-culture-people/made-in-toronto-meat/>

Francis Riley Heakes - Architect

Francis Riley Heakes (1858-1930) was born in Toronto, and studied architecture in the office of William Irving, a prominent Toronto architect. Heakes opened a private practice of his own which he operated until 1883 when he was then appointed assistant to Kivas Tully (1820-1905), Chief Architect for the Ontario Department of Public Works.²⁶ Heakes took over the role after Tully's retirement in 1896 and held the position until 1930. During his time as Chief Architect, Heakes demonstrated his skillful versatility designing many provincial buildings including courthouses, registry offices, jails, schools and colleges, hospitals, amongst many others, in a wide range of architectural styles. Amongst his most notable commissions were the Whitney Block, located within the Queen's Park Precinct and directly across from the Provincial legislature, and designed in the Late Gothic Revival style (1925-1927) as the Province's first purpose-built government office building, the Mining Building at the University of Toronto (1905), and the Beaux-Arts Superior Court of Justice building in Thunder Bay (1924).²⁷ His most notable provincial commission was the residence of the Lieutenant Governor of Ontario, known as the Government House at Chorley Park (1911-1915), designed in a style reminiscent of the French Chateaux of the Loire Valley in France.²⁸ Upon completion in 1915, the grey Credit Valley limestone structure with its many turrets and pinnacles was one of the most expensive and impressive residences ever constructed in Canada, surpassing Rideau Hall in size and grandeur.²⁹ It was demolished in 1959.³⁰

While working as an architectural assistant to Kivas Tully, Heakes was commissioned by private residents to design commercial and residential buildings, including the Richardsonian Romanesque and Queen Anne style structure at 28 Halton Street. Shortly before the construction of 28 Halton Street, William Levack commissioned Heakes to also design a commercial block, known as the Levack Block, on Ossington Street north of Humbert Street in 1889. The properties at 88 - 94 Ossington Avenue were listed on the City's Heritage Register in 2005. Heakes also designed 214-216 Crawford Street in 1893, just west of Trinity-Bellwoods Park.³¹

ii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

Located on the north side of Halton Street at its junction with Givins Street, the property at 28 Halton Street is a prominently sited, detached house-form structure displaying a style that deftly combines elements of Richardsonian Romanesque and Queen Anne

26 Ontario Association of Architects; Canadian Architect and Builder, Volume 9, Issue 5, 1896

27 Ontario Association of Architects

28 <https://maps.library.utoronto.ca/dvhmp/chorley-park.html>

29 <https://tayloronhistory.com/2016/08/06/chorley-park-demolished-residence-of-ontarios-lieu-governor/>

30 Ibid

31 "Francis Riley Heakes," BDAC. <http://dictionaryofarchitectsincanada.org/node/1512>; and Jon Harstone, *Between the Bridge and the Brewery*, p. 73.

Revival stylistic elements, a High-Victorian combination that set the tone for many prominent residences in Toronto's late-19th century.³²

In Toronto, the Richardsonian Romanesque style was popular in the 1880s to 1890s and was named after the American architect Henry Hobson Richardson (1838-1886) who reinterpreted the Romanesque style originally built in Europe between 1000 and 1150.³³ In the late 1880s, the style provided a fresh alternative to the previous years of repeated revivals of the Gothic and Classic styles. In contrast to these styles, which had typically relied on a combination of red and/or buff brick with pale stone trim, Toronto's Richardsonian Romanesque were robust masonry structures with a general preference for materials with contrasting textures and colour, including sandstone, granite, brick and terracotta. In contrast to classical order, symmetry and regularity, Richardsonian Romanesque featured variety and diverse rhythms of elements. In terms of composition, its most distinctive features were a general sense of mass and heaviness, round-arched entrances incorporating short, polished columns and prominent voussoirs set flush with the wall; asymmetry; heavy stone stringcourses and oversized corbels.³⁴ They often incorporated sculpture, stained glass, and other arts and crafts detailing. For the newly rich who chose the style, it represented arrival, permanence, wealth, and stability.

Popularized in the late-nineteenth century, the Queen Anne style reflected the opulence of the Victorian era. The style was based on the work of English architect Richard Shaw who drew inspiration from the medieval era as well as the residential architecture of the English Renaissance under Queen Anne. In North America, the Queen Anne Revival is characterized by its variety of materials, balanced but asymmetrical compositions, complicated roof lines and an array of architectural detailing where "such historically disparate features work well together, thanks to the governing principles of picturesque design."³⁵ Classical features include columns, pilasters, and pediments. Red brick is commonly used, often combined with stone or wood trim or panels of sculpted terracotta.

The property at 28 Halton Street comprises a prominent two-and-a-half storey, detached house-form building that is clad in red brick with plum colour rusticated Credit Valley stone. On the primary (south) façade, the building demonstrates Richardsonian Romanesque elements, such as its bold masonry including the roughcut stone base on the raised basement and ground level, a rounded-arched entrance incorporating short, polished granite columns and prominent voussoirs set flush with the wall and a recessed porch reached by wide stone steps (Image 7). To the right of the main entrance is a 2-storey bay with gable with recessed window, framed with columns and pilasters; the gable is faced with Byzantine-inspired floral motifs in terracotta. Behind this bay and gable is another two-storey flat bay with the second gable faced with scalloped shingles and an eyebrow dormer. These architectural elements i.e. two-storey bays with windowed gables, are repeated on the east and west elevations, respectively.

³² Maitland et al, p. 90.

³³ Maitland et al, p.84

³⁴ Ibid

³⁵ Maitland, 1990, p.14.

The gables on all three elevations are lined with dentils. Much of the roofline on the south, west, and east elevations have slightly projecting eaves with decorative brackets.

Terracotta and brick stringcourses as well as roughcut stone such as the stone voussoirs, lintels and sills are all extensively used for detailing. Typical features of the Queen Anne Revival include the asymmetrical composition of the principal façade with its emphasis on verticality achieved through the tall two-and-a-half-storey tower with a conical roof and the use of double gables, classicist elements such as columns, deep decorative brackets on the projecting eaves on the principal (south) and east elevations, the tower with its grouping of stone colonettes, and side verandah in wood and enclosed solarium on the west elevation. The front entrance doors are a set of double doors and transom with etched glazing and carved woodwork.

Alterations to the property include a two-storey rear (north) addition in the 1960s. The window openings of the enclosed, one-storey hexagonal conservatory on the west elevation have been covered and painted. According to drawings from 1890, the window openings appeared to have been glazed and it is likely that the covered porch was used as a conservatory (Image 5).

Unlike the neighbouring houses along Halton Street, the building is set back from the street surrounded by a landscaped lot and separated from the public right-of-way by a low rusticated stone wall surmounted by ornate iron fencing (Image 20).

Interior Plan and Features

As noted in the earliest building records available, which date to 1962, the original interior plan is, likewise, characterized by the asymmetrical arrangement of interior rooms, with an east, south, and west wing accessed through a long central hall. The rich materials and detailing extant in the central hall and stairways are characteristic of the Richardsonian Romanesque style with the stained-glass windows at the second and third-storey stairway landings and interior lobby doors, the extensive use of carved oak for door surrounds, wainscotting, and open stairway leading to the third floor, and the plaster frieze in the central hall. (Images 11 to 18).

iii. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The City of Toronto Property Data Map attached (Attachment 2) shows the site of the property at 28 Halton Street.

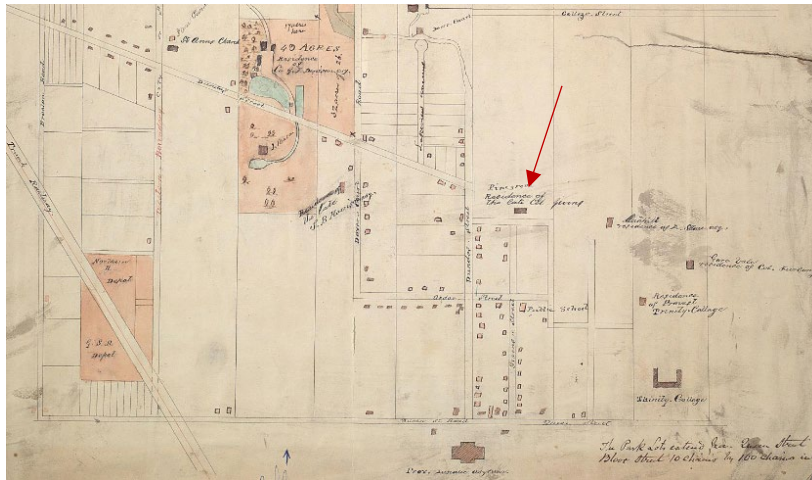
The property is located mid-block on the north side of Halton Street between Ossington Avenue and Shaw Street, just west of Trinity-Bellwoods Park. Constructed between 1890 and 1892, the property at 28 Halton Street shares the block with a main street commercial row at 199 to 223 Ossington Avenue, constructed between 1890 and 1894, reflecting a period of growth and development in the immediate area. The Ossington Avenue Planning Study, adopted by City Council in 2013, resulted in 38 properties,

comprising late 19th century commercial main street structures, listed on the City's Heritage Register, including 199 to 223 Ossington Avenue. Amongst this collection is also the LeVack Block (1889-1891) at 88-94 Ossington Avenue also designed by Francis Heakes for William Levack, listed on the City's Heritage Register in 2004 (Image 23).

The property lies within a residential portion of the Trinity-Bellwood's Little Portugal neighbourhood bound by Dundas Street to the north, Trinity Bellwoods Park to the east, Queen Street to the south and Ossington Avenue the west, which is characterized by primarily late-19th century row housing, semi-detached and detached residential structures in a variety of late Victorian styles, early-20th century styles, and pockets of contemporary construction. Immediately east of the subject property is 14 Halton Street, constructed in 1883-1884, listed on the City's Heritage Register in November 1977 (Image 22).

Prominently and historically sited at the terminus of Givins Street at Halton Street, where in 1890, it replaced the nearly 100-year of 'Pine Grove' (c.1802) homestead of Col. Givins, the property at 28 Halton Street has been a community landmark for over 100 years, but more broadly, the site at its juncture with Givins Street has been a city landmark for over 150 years.

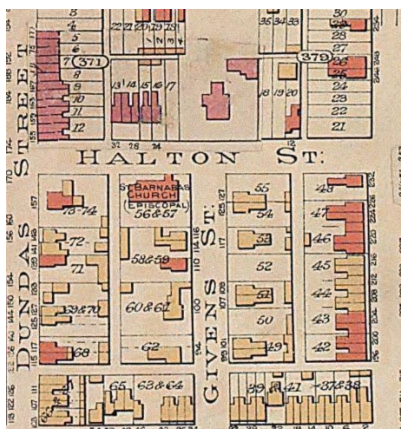
4. VISUAL RESOURCES



1. By 1861, Givins Street has been surveyed, the Provincial Asylum built on the former military lands, and Pine Grove (indicated with a red arrow) sits at the northern end of Givins Street, in the approximate location as the current structure at 28 Halton Street. (TPL Digital Archive)



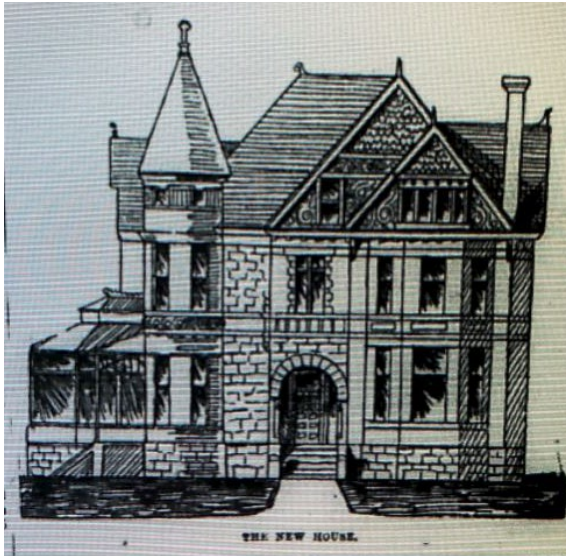
2. 1884 Goad's Atlas of Toronto showing the wood-frame structures along Givins Street. The area noted as "Park Lot 24" has yet to be subdivided and is the site of "Pine Grove" (c.1802), the homestead of Col. Givins. (TPL)



3. 1899 Goad's Atlas of Toronto showing the current structure at 28 Halton Street. Wood frame structures continues to be prevalent along Givins Street. (TPL)



4. The "Pine Grove" constructed in 1802 and demolished in 1890 for the construction of William Levack's new residence, the current structure at 28 Halton Street. By this time, the area was undergoing development and growth, and Pine Grove was seen as a relic of the area's early settlement. (TPL Digital Archives)



5. In June 1890, the Toronto Daily News reported on the demolition of the "Pine Grove" and the new owner of the property, William Levack. It is reported that Levack commissioned Francis R. Heakes to design a new residence. A drawing of the structure ran alongside the news article. (TPL Newspaper Archives)



6. Since 1963, the property has been adaptively reused as a long-term care facility known as the Maynard Nursing Home. This is the earliest known photograph of the subject property (City of Toronto Archives, Toronto Historical Board Collection, 1976)



7. The south or principal elevation of 28 Halton Street: elements of the Richardsonian Romanesque style include the heavy massing, rusticated stone. (Heritage Planning, 2024)



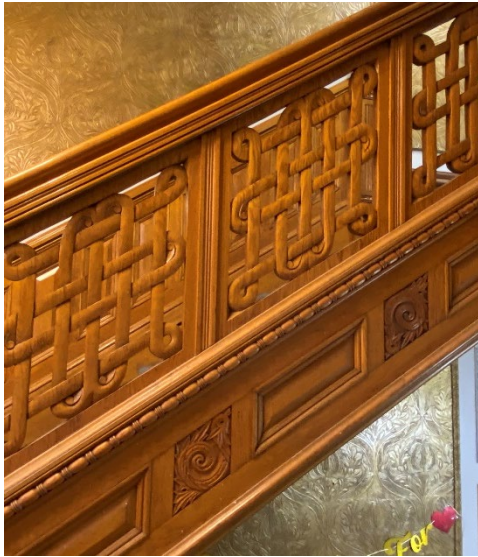
8. The front entrance with its segmental masonry and granite columns. Use of a variety of materials such as terracotta, stone, and brick provide visual interest and texture, characteristic of the Queen Anne Revival style. (Heritage Planning, 2024)



9. Image to the left showing the east elevation with a flat 2 1/2 storey projected bay with gable and segmental window opening. (Heritage Planning, 2024)



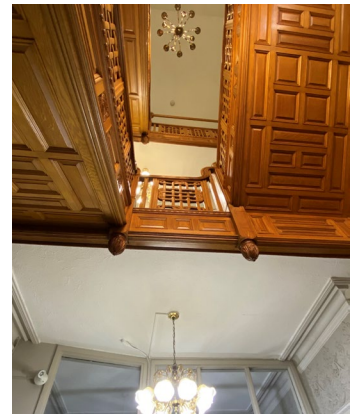
10. Image to the right is the west elevation showing the corner tower, a 2 1/2 storey bay and gable, side porch and, likely, former solarium. (Heritage Planning, 2024)



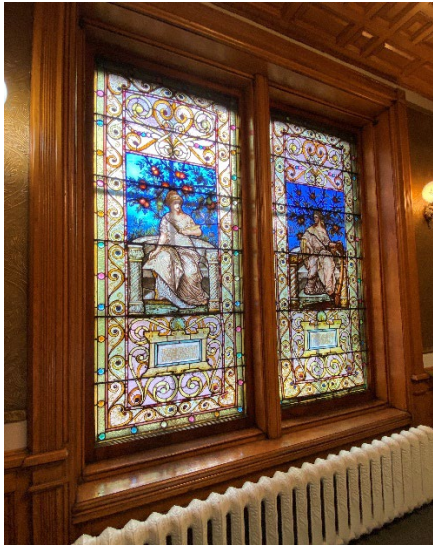
11. Ornate millwork of stairways (Heritage Planning, 2024)



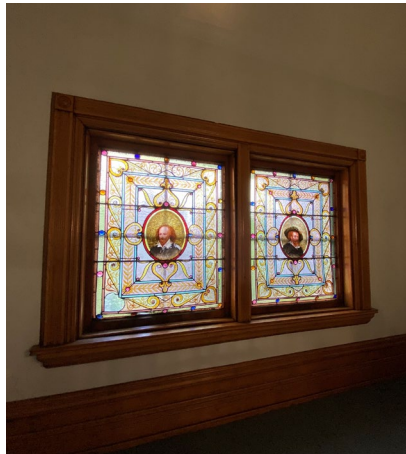
12. Second-storey stairway landing showing ornate balustrade and coffered ceiling (Heritage Planning, 2024)



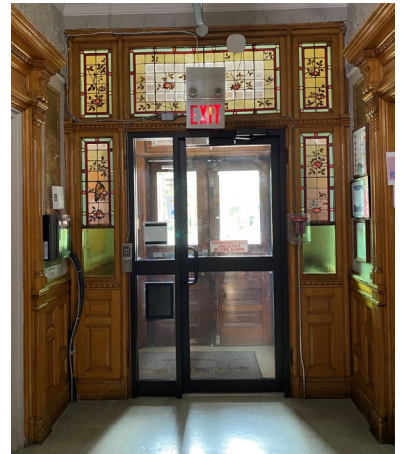
13. Coffered undersides of the stairways (Heritage Planning, 2024)



14. Stained glass windows at second-storey stairway landing (Heritage Planning, 2024)



15. Stained glass windows at the third-storey stairway landing (Heritage Planning, 2024)



16. Interior lobby doors with stained glass transom and sidelights (Heritage Planning, 2024)



17. Entry hall with carved oak door surrounds and wainscoting (Heritage Planning, 2024)



18. Plaster frieze and carved millwork (Heritage Planning, 2024)



19. Front doors of recessed entry (Heritage Planning, 2024)



20. Mosaic floor tiling of recessed entry (Heritage Planning, 2024)



21. Low stone wall and iron fencing of front yard (Heritage Planning, 2024)



22. Late 19th century house form building at 14 Halton Street, immediately east of the subject property (Heritage Planning, 2024)



23. LeVack Block at 88-94 Ossington Avenue also commissioned by William Levack and designed by Francis R. Heakes in c.1889 (Heritage Planning, 2024)

5. LIST OF SOURCES

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