

322 La Rose Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: March 14, 2024

To: Planning and Housing Committee

From: Interim Chief Planner and Executive Director, City Planning

Wards: Ward 2 - Etobicoke Centre

SUMMARY

This report recommends that City Council state its intention to designate the property at 322 La Rose Avenue under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value according to the Statement of Significance and description of Heritage Attributes found in Attachment 1.

The subject property at 322 La Rose Avenue (La Rose Farmhouse) is located on the north side of the street, east of Islington Avenue and north of Eglinton Avenue West. A Location Map and Current Photograph of the heritage property is found in Attachment 2.

As the oldest surviving structure within its immediate suburban context, the property at 322 La Rose Avenue is a vestige of a former 200-acre farm that was owned by Daniel La Rose, after who the street was named. A Pre-Confederation farmhouse that was constructed in c.1861, the property is an example of the Ontario farmhouse typology with Georgian style detailing. It contains a detached 2-storey main house with a 1½-storey rear kitchen wing on a L-shaped plan. There is also a 1-storey modern shed addition on the north side of the property and a modern 2-bay garage at the south side.

Staff have determined that the property at 322 La Rose Avenue has cultural heritage value and meets 4 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 by the Borough of Etobicoke in c.1982 and subsequently included on the City of Toronto's Heritage Register in the 2000s.

On February 27, 2024 Heritage Planning received a Notice of Intention to Demolish a Listed Property under the Ontario Heritage Act for the property at 322 La Rose Avenue

in accordance with the requirements of the Toronto Municipal Code 103-7.2 and the Ontario Heritage Act Section 27(9).

The Ontario Heritage Act states that structures or buildings on properties listed on the City's Heritage Register cannot be removed or demolished without at least 60 days' notice to Council. The legislation allows time for Council to review the property's cultural heritage value to determine if the property merits designation before the property may be demolished if a building permit is requested.

Council should make a decision on the intention to designate the property by April 24, 2024.

As the owner is concerned that the effect of Bill 23 may result in the loss of protection of the cultural heritage value of the property under the OHA after January 1, 2025, the owner of the property submitted the notice as a means of expediting heritage evaluation of the property and Council's decision on designation. The owner initially requested the listing of the property in the 1980s and recently hired a heritage consultant to prepare a Heritage Impact Assessment (HIA). The owner would like the property to be designated as the family has had ownership of the La Rose Farmhouse for 80 years since the 1930s. At this time, no redevelopment is proposed for the subject property.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 322 La Rose Avenue under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 322 La Rose Avenue (Reasons for Designation) attached as Attachment 1, to the report, March 14, 2024, from the Interim Chief Planner and Executive Director, City Planning.
2. If there are no objections to the designation, City Council authorize the City Solicitor to introduce the Bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

FINANCIAL IMPACT

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

The property was listed by the Borough of Etobicoke in c.1982. The property at 322 La Rose Avenue was listed on the City of Toronto's Heritage Register in September 2006.

On May 12, 2023, the property owner at 322 La Rose Avenue was granted a Consent to add a portion of the adjacent lot at 324 La Rose Avenue to the property at 322 La Rose Avenue.

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 Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) identify the Ontario Heritage Act as the primary legislation through which heritage evaluation and heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

<https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.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

The property owner, G. Keith Ottaway, expressed interest in having the property at 322 La Rose Avenue designated in 1982. On August 17, 1983, the City Clerk for the Borough of Etobicoke issued a Notice of Intention to Designate the property at 322 La Rose Avenue. The item was never brought forward to City Council. The property was subsequently listed on the City of Toronto's Heritage Register in the 2000s.

On June 9, 2023, staff were contacted by the applicant's planning consultant advising that the property owner is concerned that the effect of Bill 23 may result in the loss of protection to the cultural heritage value of the property under the OHA after January 1, 2025 and wanted to ensure the property is designated.

On April 13, 2023, the Committee of Adjustment issued a Notice of Decision granting a provisional consent for the properties at 322 and 324 La Rose Avenue, Application Numbers B0036/22EYK and A0439/22EYK. The Consent application sought a lot addition to 322 La Rose Avenue from the adjacent property at 324 La Rose Avenue.

On February 27, 2024 Heritage Planning received a Notice of Intention to Demolish a Listed Property under the Ontario Heritage Act for the property at 322 La Rose Avenue in accordance with the requirements of the Toronto Municipal Code 103-7.2 and the Ontario Heritage Act Section 27(9). A Heritage Impact Assessment (HIA) was prepared by WestHall Heritage Research & Consulting on December 20, 2023 and determined the property has cultural heritage value and merits designation under Part IV, Section 29 of the Ontario Heritage Act.

The applicant submitted the notice as a means of expediting a decision of Council on designation of the property. At this time, no redevelopment is proposed for the subject property.

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted on the property at 322 La Rose Avenue (see Attachment 3) and provides the rationale for the recommendation(s) found in this report.

The property at 322 La Rose Avenue meets the following 4 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.

The property at 322 La Rose Avenue has design and physical value as a representative example of a mid-19th century, Pre-Confederation Ontario farmhouse. While modern additions have been made to the property during the 20th-century, the original section of the building remains evident in the L-shaped plan of the original 2-storey main house and 1½- storey rear kitchen wing, in the materials, including the red brick with a Flemish bond in the original primary (west) elevation of the main house and the Humberstone in the remaining walls of the main house and rear kitchen wing, and in the side-gabled

roofs. The window casings and deep sills at the interior in the first and second storeys of the main house and rear kitchen wing are also reminiscent of this typology.

The La Rose Farmhouse has additional design and physical value as a representative example of the Georgian style. The style can be seen in the main house through its symmetrical façade, which includes a side-gabled roof and symmetrical chimneys at each end, central doorway with an ornamented recessed transom above, the flanking large half-glazed French doors with three large and three narrow window panes at the sides of the sash, and the three six-over-six double-hung sash windows in the second storey with arch voussoirs above and wooden lug sills below. The side (north) and rear (east) elevation of the main house feature the same type of windows with two in each elevation.

The Georgian style can also be seen in the rear kitchen wing in the primary (south) elevation in the central doorway and the two-over-two, double-hung sash window adjacent to it. Both the window and door contain arch voussoirs above and the window contains a wooden lug sill below. In the second storey of the side (east) elevation, there is a six-over-six, double-hung sash window and a one-over-one sash window. Both windows contain arch voussoirs above and wooden lug sills below. In the rear (north) elevation, there is a two-over-two, double-hung sash window in the first storey with an arched voussoirs above and a wooden lug sill below and there is an eight-pane casement window in the second storey with a wooden lug sill.

The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institutions that is significant to a community

The property at 322 La Rose Avenue is valued for its association with its original owner, Daniel La Rose, for whom the La Rose farmhouse was built in c.1861 and after who the street, La Rose Avenue, was named. At various times, the La Rose farm was under cultivation with wheat, barley, peas, oats, corn, potatoes and hay and it remained a prosperous farm until the property was sold in 1924. The property's occupation by a farmer and the use of the subject property as farmland contributes to an understanding of the property's role in the historical development of Richview.

The property has contextual value because it is important in defining, maintaining or supporting the character of an area

Contextually, the La Rose Farmhouse has cultural heritage value related to its importance in maintaining the historical character of the area as it developed as a farming community at the corner of Islington Avenue and Eglinton Avenue West during the early-to-mid-19th century. While the land surrounding the subject property was subdivided and cleared for suburban redevelopment in the early-1960s, the subject property is a reminder of the original farming community of Richview through the 2-storey and 1½-storey scale of the main house and rear kitchen wing respectively, its L-shaped form, and massing.

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

The subject property is also physically, functionally, visually and historically linked to its surroundings through its placement, set back and orientation where the main house was positioned to face Islington Avenue where it once sat at the western termination of La Rose Avenue.

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 322 La Rose Avenue as all of these documents are integral to the recommendations made in this staff report.

CONCLUSION

Staff have determined that the property at 322 La Rose Avenue meets 4 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: 322 La Rose Avenue-Statement of Significance (Reasons for Designation) attached as Attachment 1 to this report comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

CONTACT

Loryssa Calogero, Heritage Planner, Heritage Planning, Urban Design, City Planning
416-392-7238; Loryssa.quattrociocchi@toronto.ca

Anne Fisher, Acting Senior Manager, Heritage Planning, Urban Design, City Planning
416-338-3278; Anne.Fisher@toronto.ca

SIGNATURE

Kerri A. Voumvakis
Interim Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 – 322 La Rose Avenue-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)**

The property at 322 La Rose Avenue (La Rose Farmhouse) 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, historical/associative, and contextual value.

Description

Located on the north side of La Rose Avenue, east of Islington Avenue, west of Royal York Road, north of Eglinton Avenue, and south of The Westway, the property at 322 La Rose Avenue, known as the La Rose Farmhouse, contains a detached 2-storey house-form building with a 1½-storey rear kitchen wing on a L-shaped plan. A Pre-Confederation farmhouse that was constructed in c.1861, the property is an example of the Ontario farmhouse typology with Georgian style detailing. As the oldest surviving structure within its immediate suburban context, the subject property represents a vestige of a former 200-acre farm lot, Lot 17, Concession B, and Lot 18, Concession B, owned from 1845-1924 by Daniel La Rose after who La Rose Avenue was named. The property was sold to the Ellis and Ottaway families in 1945. There is also a 1-storey modern shed addition on the north side of the property and a modern 2-bay garage at the south side. The porch in the primary (west) elevation of the main house and the porch in the primary (south) elevation of the rear kitchen wing are believed to have been later additions.

Statement of Cultural Heritage Value

The property at 322 La Rose Avenue has design and physical value as a representative example of a mid-19th century, Pre-Confederation Ontario farmhouse. While modern additions have been made to the property during the 20th-century, the original section of the building remains evident in the L-shaped plan of the original 2-storey main house and 1½-storey rear kitchen wing, in the materials, including the red brick with a Flemish bond in the original primary (west) elevation of the main house and the Humberstone in the remaining walls of the main house and rear kitchen wing, and in the side-gabled roofs. The window casings and deep sills at the interior in the first and second storeys of the main house and rear kitchen wing are also reminiscent of this typology.

The La Rose Farmhouse has additional design and physical value as a representative example of the Georgian style. The style can be seen in the main house through its symmetrical façade, which includes a side-gabled roof and symmetrical chimneys at each end, central doorway with an ornamented recessed transom above, the flanking large half-glazed French doors with three large and three narrow window panes at the sides of the sash, and the three six-over-six double-hung sash windows in the second storey with arch voussoirs above and wooden lug sills below. The side (north) and rear (east) elevation of the main house feature the same type of windows with two in each elevation. The Georgian style can also be seen in the rear kitchen wing in the primary (south) elevation in the central doorway and the two-over-two, double-hung sash

window adjacent to it. Both the window and door contain arch voussoirs above and the window contains a wooden lug sill below. In the second storey of the side (east) elevation, there is a six-over-six, double-hung sash window and a one-over-one sash window. Both windows contain arch voussoirs above and wooden lug sills below. In the rear (north) elevation, there is a two-over-two, double-hung sash window in the first storey with an arched voussoirs above and a wooden lug sill below and there is an eight-pane casement window in the second storey with a wooden lug sill.

The property at 322 La Rose Avenue is valued for its association with its original owner, Daniel La Rose, for whom the La Rose farmhouse was built in c.1861 and after who the street, La Rose Avenue, was named. At various times, the La Rose farm was under cultivation with wheat, barley, peas, oats, corn, potatoes and hay and it remained a prosperous farm until the property was sold in 1924. The property's occupation by a farmer and the use of the subject property as farmland contributes to an understanding of the property's role in the historical development of Richview.

Contextually, the La Rose Farmhouse has cultural heritage value related to its importance in maintaining the historical character of the area as it developed as a farming community at the corner of Islington Avenue and Eglinton Avenue West during the early-to-mid-19th century. While the land surrounding the subject property was subdivided and cleared for suburban redevelopment in the early-1960s, the subject property is a reminder of the original farming community of Richview through the 2-storey and 1½-storey scale of the main house and rear kitchen wing respectively, its L-shaped form, and massing.

The subject property is also physically, functionally, visually and historically linked to its surroundings through its placement, set back and orientation where the main house was positioned to face Islington Avenue where it once sat at the western termination of La Rose Avenue.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the cultural heritage value of the property at 322 La Rose Avenue as a representative example of a mid-19th century, Pre-Confederation Ontario farmhouse with Georgian style details:

- The placement, setback, and orientation of the structure that reference its former function as a farmhouse located on a 200-acre lot facing Islington Avenue
- The scale, form, and massing of the original 2-storey main house and 1½-storey rear kitchen wing on an L-shaped plan
- The materials of the main house and rear kitchen wing, including red brick with a Flemish bond and Humberstone
- The side-gabled roof of the main house and rear kitchen wing
- In the primary (west) elevation of the main house: the symmetrical façade with chimneys at either end, a central doorway with an ornamented recessed transom above, the flaking large half-glazed French doors with three large and three narrow

windowpanes at the sides of the sash, and three six-over-six, double-hung sash windows in the second storey with arch voussoirs above and wooden lug sills below

- In the side (north) and rear (east) elevation of the main house: two six-over-six, double-hung sash windows with arch voussoirs above and wooden lug sills below in each elevation
- In the rear kitchen wing in the primary (south) elevation: the central doorway and the two-over-two, double-hung sash window both with arch voussoirs above and a wooden lug sill below in the window
- In the rear kitchen wing in the side (east) elevation: the six-over-six, double-hung sash window and the opening for the one-over-one sash window with arch voussoirs above and wooden lug sills below
- In the rear kitchen wing in the rear (north) elevation, the two-over-two, double-hung sash window with an arched voussoirs above and a wooden lug sill below and the eight-pane casement window with a wooden lug sill
- At the interior: the window casings and deep sills in the first and second storeys of the main house and rear kitchen wing

Historical and Associative Value

Attributes that contribute to the cultural heritage value of the property at 322 La Rose Avenue as being associated with its original owner, Daniel La Rose, who operated a farm on the property:

- The placement, setback, and orientation of the structure that reference its former function as a farmhouse located on a 200-acre lot facing Islington Avenue
- The scale, form, and massing of the original 2-storey main house and 1½-storey rear kitchen wing on an L-shaped plan

Contextual Value

Attributes that contribute to the cultural heritage value of the property at the La Rose Farmhouse as maintaining the historic character of the farming community that developed in Richview during the early-to-mid-19th century:

- The placement, setback, and orientation of the structure that reference its former function as a farmhouse located on a 200-acre lot facing Islington Avenue
- The scale, form, and massing of the original 2-storey main house and 1½-storey rear kitchen wing on an L-shaped plan

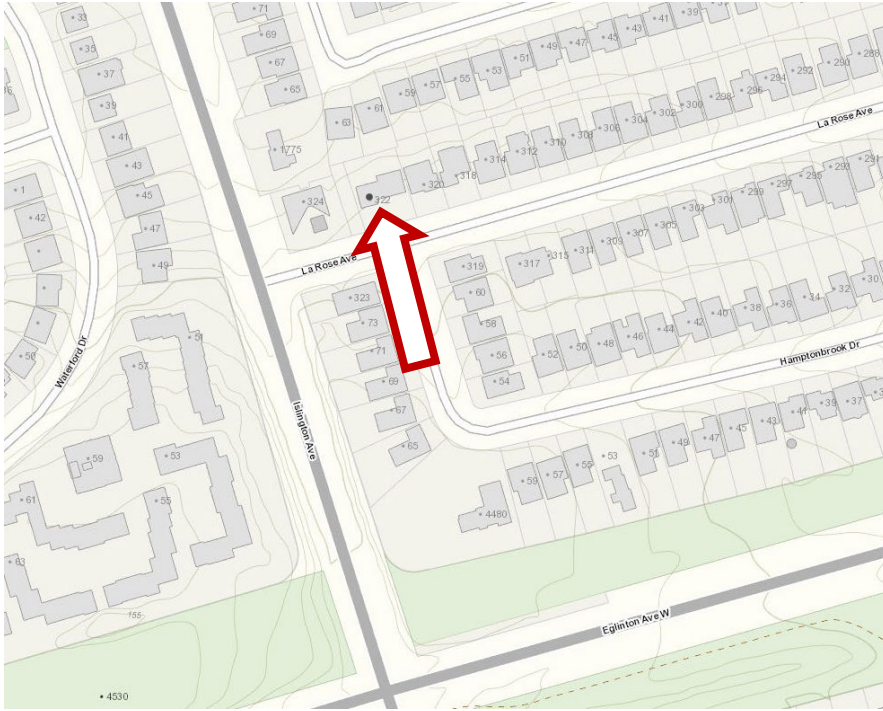
Attributes that contribute to the cultural heritage value of the property at 322 La Rose Avenue being physically, functionally, visually and historically linked to its surroundings, where the main house was positioned to face Islington Avenue at what was once the western termination of La Rose Avenue:

- The placement, setback, and orientation of the structure that reference its former function as a farmhouse located on a 200-acre lot facing Islington Avenue
- The scale, form, and massing of the original 2-storey main house and 1½-storey rear kitchen wing on an L-shaped plan

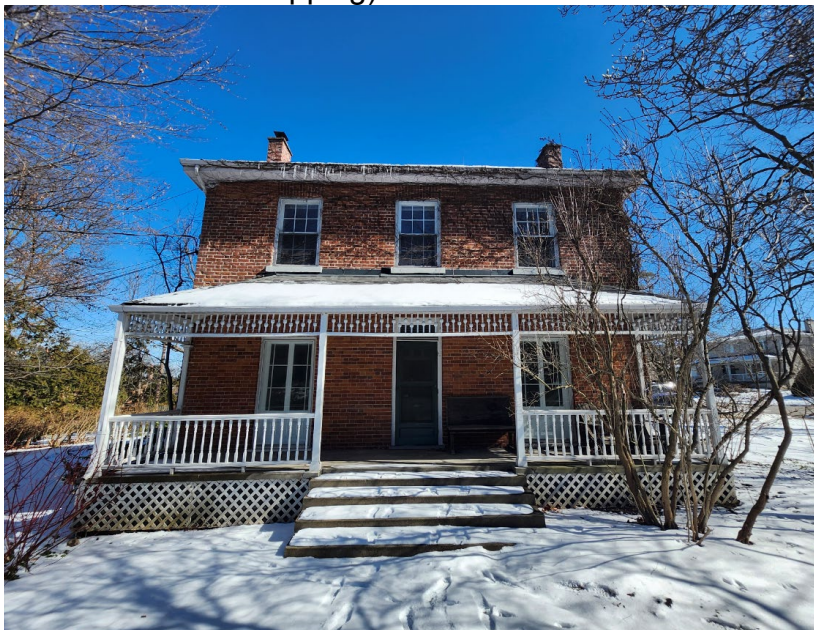
Note: The shed in the north elevation was constructed in 1987 and it was extended in 1998 at the same time that the new garage in the south elevation was erected. Neither are being identified as heritage attributes.

**LOCATION MAP AND CURRENT PHOTOGRAPH
322 LA ROSE AVENUE**

ATTACHMENT 2



This location map is for information purposes only; the exact boundaries of the property is not shown. The arrow marks the location of the property at 322 La Rose Avenue (City of Toronto iView mapping)



Detail of what was historically the primary elevation of the property at 322 La Rose Avenue (now the side or west elevation) (Heritage Planning, 2024)

**RESEARCH, EVALUATION &
VISUAL RESOURCES
322 LA ROSE AVENUE**

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.



Detail of what was historically the primary elevation of the property at 322 La Rose Avenue (now the side or west elevation) (Heritage Planning, 2024)

1. DESCRIPTION

322 LA ROSE AVENUE – LA ROSE FARMHOUSE	
ADDRESS	322 La Rose Avenue
WARD	Ward 2 - Etobicoke Centre
NEIGHBOURHOOD/COMMUNITY	Willowridge-Martingrove-Richview
CONSTRUCTION DATE	c.1861
ORIGINAL USE	Residential
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Unoccupied
ARCHITECT/BUILDER/DESIGNER	Unknown
ADDITIONS/ALTERATIONS	See Section 3
LISTING DATE	Listed on the City's Heritage Register in September the 2000s

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 322 La Rose Avenue 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.

322 La Rose Avenue

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.	N/A
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.	
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.	N/A
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	✓
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.	N/A

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 322 La Rose Avenue is in the Willowridge-Martingrove-Richview neighbourhood. The area originated as part of Etobicoke Township, which was first surveyed in the late-18th century into 100-acre farm lots that were granted to military and government officials associated with the provincial government. The origins of the Richview community dates to the early-19th century when a blacksmith shop opened near the intersection of Richview Side Road (Eglinton) and the Third Line (Highway 27) to provide services to local farmers. The hamlet that developed around the crossroads was named “Richview” when the first post office opened in 1852.¹

One of the soldiers who served the Crown and was granted land after the War of 1812 was a soldier named Alexander La Rose. Born in Montreal, Quebec, and living in Ontario prior to 1812, he served as a private in the 1st Regiment, Essex County Mariner Militia. After the war, he settled in Lambton Mills and married Susannah Trimmer. Together they had two children, Sapphira born in 1818 and Daniel in 1819. It was Daniel La Rose who La Rose Avenue would eventually be named after. During the year of Daniel’s birth, La Rose received a land grant at lot 1, Conc. 2 in Chinguacousy Township, Peel County.

After his father’s death in 1820, Daniel inherited his father’s Chinguacousy property where he and his wife, Caroline, lived. In 1845 he sold the land and purchased the 100-acre Lot 17, Concession. B from Solomon Mattice. Tremaine’s 1860 *Map of the County of York* shows the development of Richview to date and illustrates the farm lots adjoining it, including La Rose’s land (Lot 17) (Figure 2). Between 1869-75 he also purchased the adjoining 100-acres of Lot 18. In 1875, he purchased another 100-acre lot (lot 14), which was sold in 1888 (Figure 3).

When Daniel and Caroline moved to Lot 17, they built a one-storey log cabin on the property. According to records, by 1861, Daniel built a 2-storey Georgian-styled residence in the southwest corner of the lot. Historically, the house was oriented towards Islington Avenue with the primary entrance being in the west elevation. The house was constructed with a brick front and stone side walls, with a 1½-storey rear kitchen wing built of stone.² The stone used in the construction is believed to have come from the Humber River. Historic photographs illustrate the original house and the attached rear kitchen, the latter with an entrance facing south towards La Rose Avenue

1 Richview Cemetery, located on a parcel of land now outlined by Eglinton Avenue West and Highways 27 and 427, is the last physical reminder of the 19th-century community and is designated under Part IV, Section 29 of the Ontario Heritage Act.

2 According to a footnote in the Heritage Impact Assessment prepared by WestHall Heritage Research & Consulting (December 20, 2023), the current owner states that the rear kitchen wing was the original La Rose residence and what is now the main house was added about 20-years later. The surviving building records could not substantiate this claim nor could any other archival documents. As a result, the construction date of 1852-60 for both the main house and the rear kitchen will be used in this report. This is consistent with the construction dates given by WestHall Heritage Research & Consulting in their report.

(Figures 4-8). At some point, a “summer kitchen” was added to the north side of the stone kitchen wing as was a car port and barn at the east end of the property. At various times the La Rose farm was under cultivation with wheat, barley, peas, oats, corn, potatoes and hay and it remained a prosperous farm for some time.

According to records, the La Rose farmhouse remained in the family until 1924 when the entire property was sold to George Gray and Alex J. Anderson. It continued operating as a prosperous farm until it was sold, with Daniel's sons, Charles and Alexander, farming Lot 18 and Lot 17 respectively even after their father's death in 1908. The following year, Lot 17 was subdivided into 20 lots, just under 5-acres each, 10 lots north and 10 lots south on La Rose Avenue. The La Rose farmhouse would now be located in Lot 11, in the northwest corner of the new subdivision (Figure 9). The property was sold to the Ellis and Ottaway families in 1945.

Aerial photographs illustrate that the area surrounding the subject property continued to remain largely rural until the early-1960s, when clearing for suburban development began and was completed by the end of the decade (Figure 10, Figure 11). The barn is believed to have been removed by 1963. At some point, the orientation of the primary elevation shifted to the south of the rear kitchen wing, as evidenced today (Figure 12). Both 322 and 324 La Rose Avenue are under the same ownership.

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.

The La Rose farmhouse contains a detached 2-storey house-form building with a 1½-storey rear kitchen wing on a L-shaped plan. There is also a 1-storey modern shed addition on the north side of the property and a modern 2-bay garage at the south side (Figures 13-16). Historically, the property was oriented towards Islington Avenue, with the primary entrance in the west wall. This was changed at some point, with the primary entrance being moved to the south wall of the rear kitchen wing fronting La Rose Avenue as evidenced today (Figure 17). Built in c.1861, the main house is fashioned in the Georgian style and is clad in red brick with a Flemish bond in the west wall and the remaining walls contain stone from the Humber River (Humberstone). Continuity is maintained in the original rear kitchen wing using the same Humberstone.

Characteristic of the Georgian style, the main house displays a formal but understated symmetrical façade as well with a side-gabled roof and symmetrical chimneys at each end. There is a central doorway, which is not original, with an ornamented recessed transom above (Figure 18). Flanking the doorway are two, large half-glazed French doors with three large and three narrow panes at the sides of the sash. The porch in the first storey is entered through wide concrete steps and contains a railing and decorative spindles under the roof soffit and lattice work below. The spindles are believed to have been an 1880s/90s addition. The porch is believed to be a later addition. In the second storey, there are three six-over-six, double-hung sash windows with arch voussoirs above and wooden lug sills below. The side (north) and rear (east) elevation of the main house feature the same type of windows with two in each elevation (Figures 19-21). The

side (south) wall of the main house has no windows and is covered in vegetation (Figure 22)

The rear kitchen wing is constructed of the same Humberstone as the sides of the main house. It also contains a side-gabled roof and there was originally a chimney at the east end that was removed in the early-1980s. A shed-roofed porch runs across the south elevation. Under the porch is a 15-pane door, which is not original and a two-over-two double hung sash window adjacent to it. Both the door and windows contain arch voussoirs above and the window contains a wooden lug sills below. In the second storey of the side (east) elevation, there is a six-over-six, double-hung sash window and a one-over-one sash window. Both windows contain arch voussoirs above and the window contains a wooden lug sills below (Figure 23). It is believed that both of these windows were originally a six-over-six, double-hung sash window but one of them was replaced at some point. In the rear (north) elevation, there is a two-over-two double-hung sash window in the first storey with an arched voussoirs above and a wooden lug sills below and there is an eight-pane casement window in the second storey with a wooden lug sill (Figure 24).

In 1987, Stark, Hicks, Spragge Architects produced plans to demolish the existing shed in the north elevation and replace it with a new one constructed using prefinished metal flashing. This shed was extended to the east in 1998 as per the designs of Stark Ireland Architects Inc. to match the 1887 structure. The same architectural firm produced the drawings for the new garage in the south elevation at the same time. This garage would replace the earlier carport.

The interior of the property was renovated in the 1980s to accommodate the structure's conversion into a business. Original interior features that remain today are window trim, door trim wainscoting and baseboards (Figures 25-28).

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 location map attached (Attachment 2) shows the site of the property at 322 La Rose Avenue. The subject property sits on the north side of La Rose Avenue, east of Islington Avenue, west of Royal York Road, north of Eglinton Avenue, and south of The Westway. Surrounding the property are post-1960s residential dwellings that were constructed after the clearing of the rural farmlands (Figure 29). The La Rose Farmhouse was originally set back from Islington Avenue, with the main house oriented to face that street, and it originally sat at the western termination of La Rose Avenue prior to the construction of 324 La Rose Avenue (Figure 30, Figure 31). East of the property at 4200 Eglinton Avenue near Royal York Road is the Mary Reid House (1939), which was Designated on the City's Heritage Register in April 2015. To the northeast of 322 La Rose Avenue near Royal York Road is 30 Norgrove Crescent, which was Listed on the City's Heritage Register in September 2006.

4. VISUAL RESOURCES

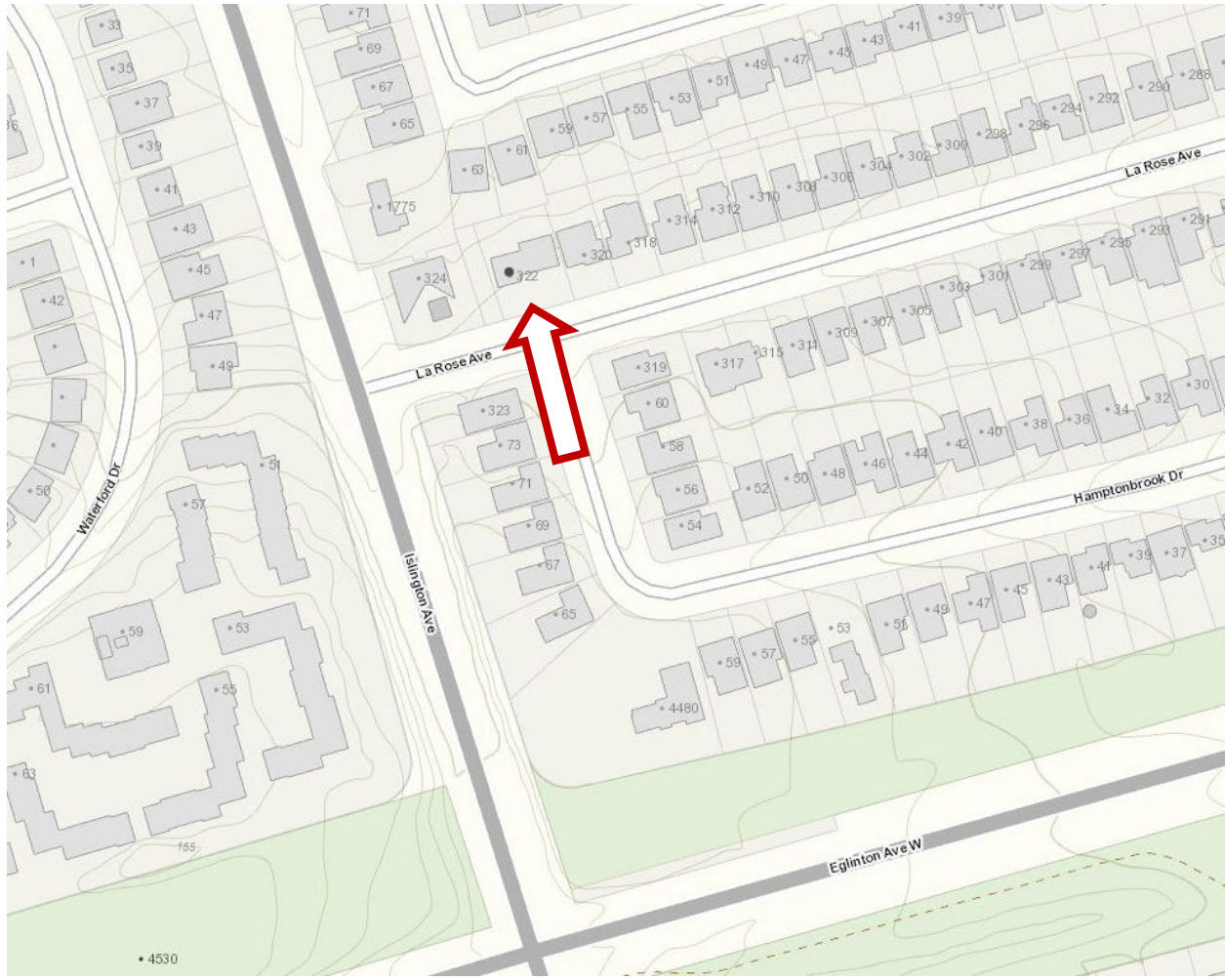


Figure 1. This location map is for information purposes only; the exact boundaries of the property is not shown. The arrow marks the location of the property at 322 La Rose Avenue (City of Toronto iView mapping)



Figure 2. Tremaine's Map of the County of York, Canada West (1860), showing the location of lot 17, which was owned by Daniel La Rose

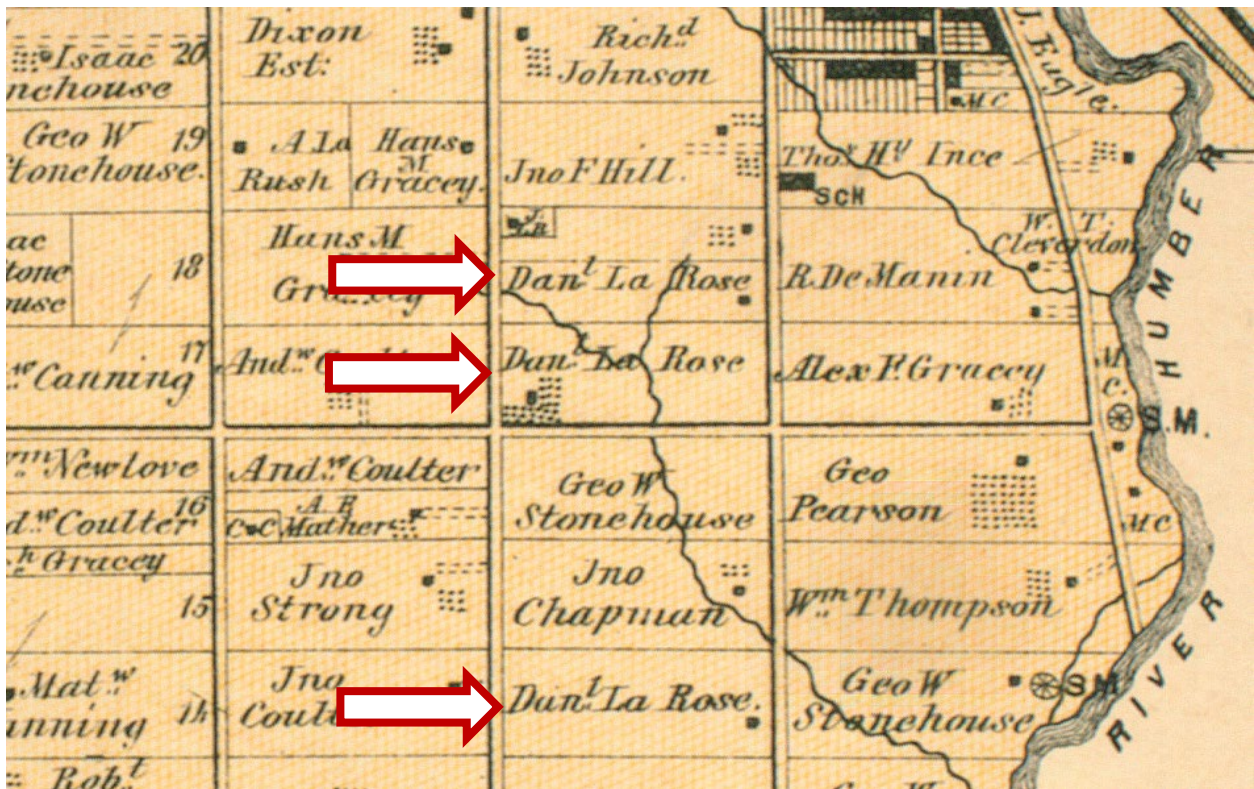


Figure 3. Miles & Co.'s Illustrated Historical Atlas of the County of York, showing Etobicoke (1878), with lots 14, 17 & 18 owned by La Rose



Figure 4. Sketch of La Rose House, c.1861 (Sidelights of History, 1975)



Figure 5. Historic photograph of the original primary elevation fronting Islington Avenue with the original corrugated porch roof and a barn at the rear of the house (Etobicoke Historical Society)



Figure 6. Historic photograph looking north at the main house (left) and rear kitchen wing (right) and 322 La Rose Avenue (Etobicoke Historical Society)



Figure 7. Historic photograph showing the property at 322 La Rose with painted brick (Etobicoke Historical Society)



Figure 8. Historic photograph showing the rear kitchen wing and entrance (Etobicoke Historical Society)

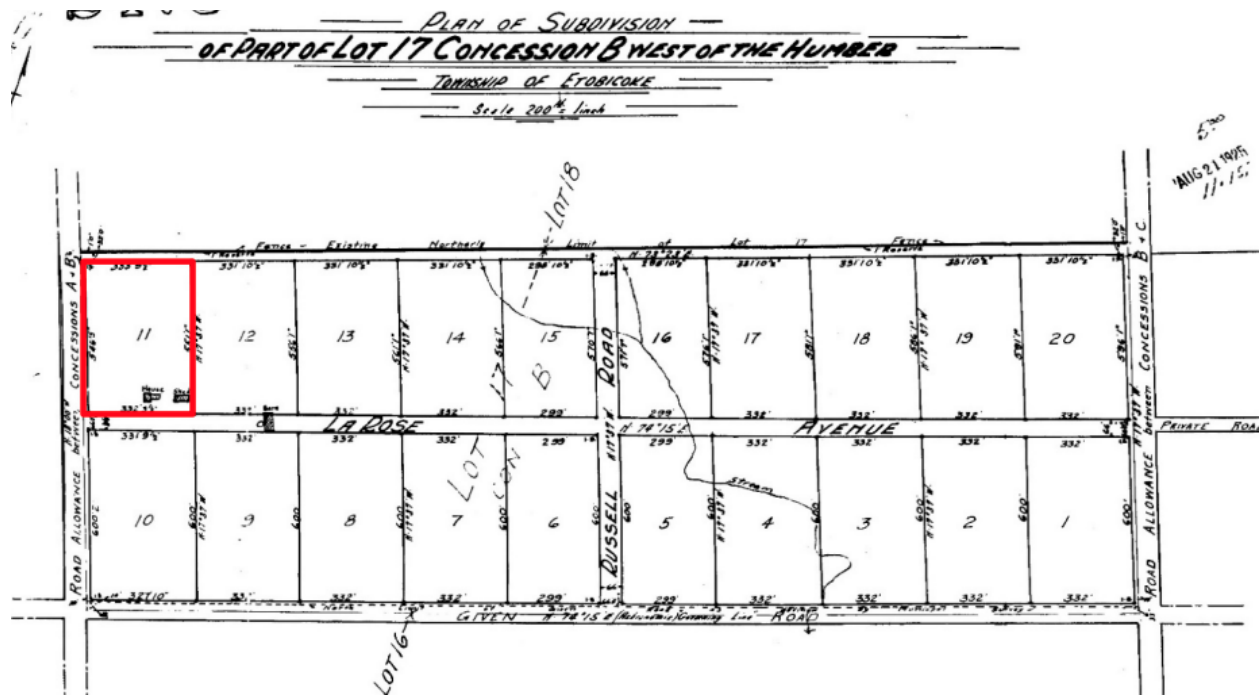


Figure 9. 1925 Plan of Subdivision for Lot 17, Concession B, illustrating Lot 11, where the property at 322 La Rose Avenue is located as illustrated in the lower right corner (Heritage Impact Assessment for 322 La Rose Avenue (December 2023))



Figure 10. 1954 City of Toronto aerial map showing the location of the property at 322 La Rose Avenue and the surrounding rural land (iView, City of Toronto)



Figure 11. 1965 City of Toronto aerial map showing the location of the property at 322 La Rose Avenue and the surrounding area having been developed (iView, City of Toronto)

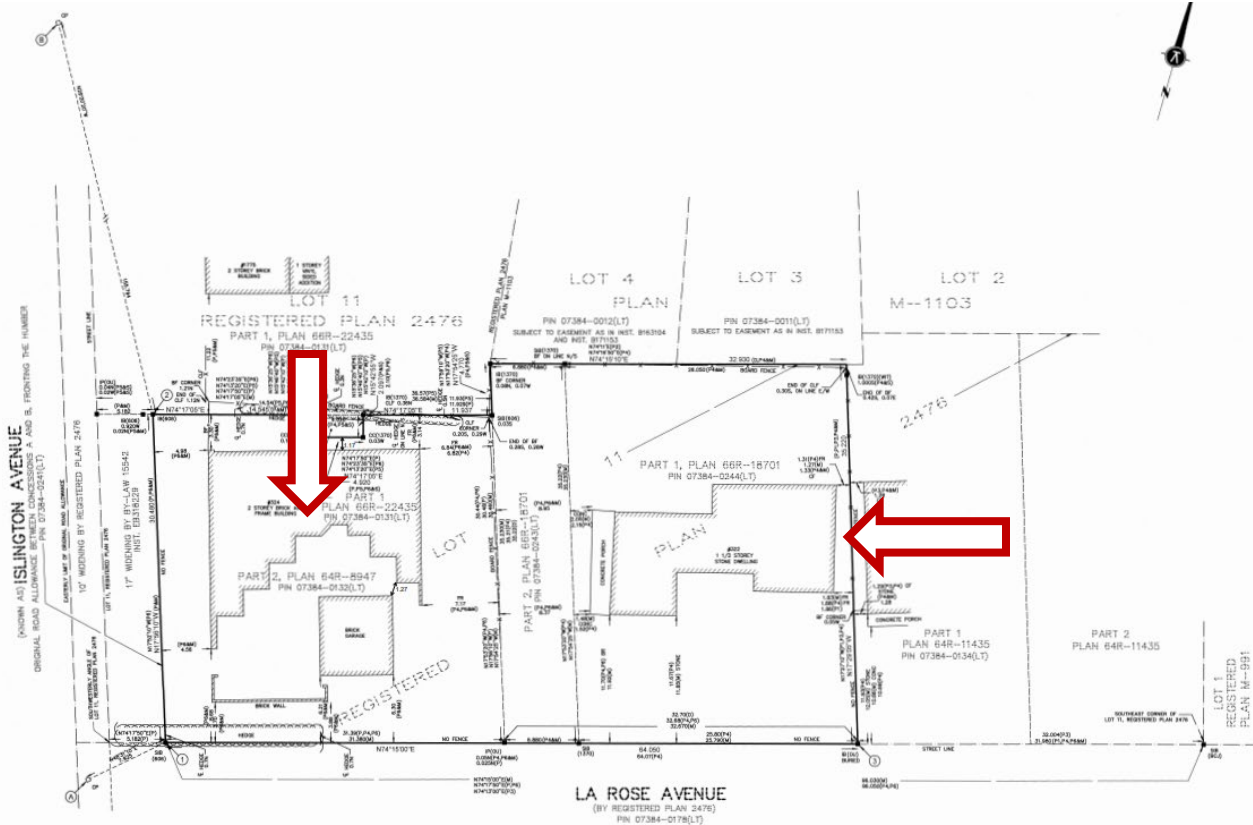


Figure 12. Plan of Survey of Part of Lot 11 Registered Plan 2476 City of Toronto (Formerly City of Etobicoke) (April 2022), illustrating the location of 324 La Rose Avenue (left) and 322 La Rose Avenue (right), which are currently under the same ownership



Figure 13. Detail of what was originally the primary elevation of the main house at 322 La Rose Avenue. This is now the side (west) elevation (Heritage Planning, 2024)



Figure 14. Detail of the rear (north) elevation of the property at 322 La Rose Avenue with the modern addition in grey on the left (Heritage Planning, 2024)



Figure 15. Detail of the current primary (south) elevation fronting La Rose Avenue with the main entrance in the centre and the modern 2-bay garage on the right (Heritage Planning, 2024)



Figure 16. Partial view of the side (east) elevation with its gable peaking above the roof of the garage (Heritage Planning, 2024)



Figure 17. Detail of the current primary (south) elevation and main entryway to the property at 322 La Rose Avenue (Heritage Planning, 2024)



Figure 18. Detail of the transom above the door in the original primary (west) elevation of the main house (Heritage Planning, 2024)



Figure 19. Detail of the side (north) elevation of the main house illustrating the windows and Humberstone (Heritage Planning, 2024)



Figure 20. Detail of the rear (east) elevation of the main house illustrating the first storey window and Humberstone (Heritage Planning, 2024)



Figure 21. Detail of the rear (east) elevation of the main house illustrating the second storey window and Humberstone (Heritage Planning, 2024)



Figure 22. Detail of the side (south) elevation of the main house illustrating the vegetation (Heritage Planning, 2024)



Figure 23. Detail of the side (east) wall of the rear kitchen wing illustrating a portion of the second storey windows. The side of the property is inaccessible to obtain a head-on photograph (Heritage Planning, 2024)



Figure 24. Detail of the two windows in the rear (north) wall of the rear kitchen wing (Heritage Planning, 2024)



Figure 25. Detail of the casement of the window in the first storey of the side (north) wall of the main house (Heritage Planning, 2024)



Figure 26. Detail of the casement of the window in the first storey of the current primary (south) elevation of the rear kitchen wing (Heritage Planning, 2024)



Figure 27. Detail of the casement of the window in the second storey of the side (north) wall of the rear kitchen wing (Heritage Planning, 2024)



Figure 28. Detail of the casement of the window in the second storey of the side (east) wall of the rear kitchen wing (Heritage Planning, 2024)



Figure 29. View looking at the north side of La Rose Avenue, east of the subject property, illustrating the post-1960s residential dwellings that populate the area (Heritage Planning, 2024)



Figure 30. View looking at the north side of La Rose Avenue, west of the subject property, illustrating the house at 324 La Rose Avenue that now sits at the corner of Islington and La Rose avenues (Heritage Planning, 2024)



Figure 31. View from the corner of La Rose Avenue and Islington Avenue looking east at 322 La Rose Avenue

5. LIST OF SOURCES

ARCHIVAL SOURCES

City of Toronto Building Records, West District, B 52161 (1987), B 87961 Drawings (1998), B 87961 Drawings (1998).

City of Toronto aerial photographs

City of Toronto iView

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<http://www.etobicokehistorical.com/westmount-image-library.html>

Nathan Ng, Historical Maps of Toronto, <https://oldtorontomaps.blogspot.com/>

SECONDARY SOURCES

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<https://www.toronto.ca/legdocs/mmis/2015/ey/bgrd/backgroundfile-75194.pdf>

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Etobicoke York Community Preservation Panel, *Etobicoke York Pre-Confederation Architectural Treasures* (2017), <https://pvhs.info/wp-content/uploads/2018/04/Toronto-Etobecoke-Pre-Confed-Arch..pdf>

McAlester, Virginia Savage, *A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture* (Knopf, November 2015).

WestHall Heritage Research & Consulting, "Heritage Impact Assessment for 322 La Rose Avenue" (December 20, 2023).