

4200 Eglinton Avenue West- Demolition of a Heritage Attribute under Section 34 of the Ontario Heritage Act - Approval with Conditions

Date: September 18, 2025

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: 2- Etobicoke Centre

SUMMARY

This report recommends that City Council approve the demolition, with conditions, of the low stone wall and gate posts that outline the southern edge of the designated heritage property at 4200 Eglinton Avenue West. The wall and gateposts are noted as heritage attributes within the designation by-law for this property and as such their demolition requires approval under Section 34(1)1 of the Ontario Heritage Act. The demolition of the structure is required to allow for the construction of the proposed Royal York-Eglinton Station as part of the Eglinton Crosstown West Extension ("ECWE") rapid transit line. The approval would be subject to conditions requiring a matching wall with gateposts to be reconstructed in the same location using the original stone following the construction of the new transit station. The property is currently owned by the City of Toronto.

Located on the north side of Eglinton Avenue West, the subject property is designated under Part IV of the Ontario Heritage Act and includes a 2.5-storey house-form building, known as the Mary Reid House that is set at the rear of the lot. The house was constructed in 1939 as a country residence in what was intended to be a small residential enclave similar to those in the nearby Kingsway Park area. However, the remainder of the subdivision was not developed as envisioned and consequently this property remains as a reminder of the intended appearance of this part of Etobicoke. It is a well crafted example of a Period Revival style house that was designed and set in landscaping that was inspired by the English Garden City Movement. The low-stone wall with gate posts along the southern frontage reflects the style and character of the house as well as the intended relationship that the landscaped gardens were planned to have had with the roads in this part of Etobicoke.

The Mary Reid House will remain in situ and no other alterations to the property will be required for the proposed new station construction.

RECOMMENDATIONS

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

1. City Council consent to the application to demolish, by way of deconstruction and salvage, the stone wall and gateposts at the designated property at 4200 Eglinton Avenue West, under Part IV, Section 34(1)1 of the Ontario Heritage Act to allow for construction of a new transit station, in accordance with the Memorandum dated July 29, 2025 prepared by West End Connectors (that includes a Heritage Impact Assessment prepared by Arup dated July 10, 2024, and attachments relating to documentation, dismantling and storage specifications) and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with salvage, storage, reconstruction, landscape and interpretation plans all satisfactory to the Senior Manager, Heritage Planning.

2. City Council direct that its consent to demolish the stone wall and gateposts at the designated property at 4200 Eglinton Avenue West, is subject to the following conditions:

a. prior to the issuance of any permit for all or any part of the property at 4200 Eglinton Avenue West, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building, as are acceptable to the Senior Manager, Heritage Planning, the applicant shall:

1. Provide full documentation of the existing stone wall and gateposts, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a flash drive in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning.

2. Provide a Memorandum from a qualified heritage consultant or a qualified heritage professional with dry stone wall construction experience, that generally describes the methodology to be followed to deconstruct the wall and gateposts, salvage original material, store the original material and reconstruct the demolished attributes within a restored landscape, including an estimate of all costs, to the satisfaction of the Senior Manager, Heritage Planning.

3. Provide a Letter of Credit, including a provision for upward indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning to secure the estimated cost of all work as set out in the approved methodology Memorandum and cost estimates required in Recommendation 2.a.2

b. That prior to the issuance of any permit for any above grade construction works for all or any part of the property at 4200 Eglinton Avenue West, including a heritage permit or a building permit for any above ground construction works, but excluding permits for shoring and excavation works, for repairs and maintenance and usual and minor works for the existing heritage building, as are acceptable to the Senior Manager, Heritage Planning, Urban Design, City Planning, the applicant shall:

1. Provide a detailed Reconstruction Plan for the stone wall and gateposts prepared by a qualified heritage consultant, or a qualified heritage professional with dry stone wall construction experience; and thereafter shall implement such a Plan to the satisfaction of the Senior Manager, Heritage Planning.

2. Provide a Landscape Plan that supports the heritage values and attributes of the property at 4200 Eglinton Avenue West, as stated in the Designation By-law No. 221-2016, and includes details of the proposed station skylight to the satisfaction of the Senior Manager, Heritage Planning; and thereafter shall implement such a Plan to the satisfaction of the Senior Manager, Heritage Planning.

3. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such plan to the satisfaction of the Senior Manager, Heritage Planning

c. That prior to the release of the Letter of Credit, required in Recommendation 2.a.3, the owner or applicant shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required demolition, reconstruction and landscaping work has been completed in accordance with the approved methodology Memorandum required in Recommendation 2.a.2 on file with the Senior Manager, Heritage Planning and the Reconstruction, Landscape and Interpretation Plans required in Recommendation 2.b.1., 2.b.2. and 2.b.3; and that an appropriate standard of work has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.

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

On March 31, April 1 and 2, 2015, City Council stated its intention to designate the property at 4200 Eglinton Avenue West under Part IV, Section 29 of the Ontario Heritage Act.

[Agenda Item History - 2015.EY4.7](#)

On April 17 and 18, 2024 City Council amended the City of Toronto Zoning By-law 569-2013 for the lands at 4200 Eglinton Avenue West to facilitate the delivery of the Eglinton Crosstown West Extension (ECWE) project. This permitted the lands to be used for transportation uses.

[Agenda Item History - 2024.EY12.1](#)

BACKGROUND

Area Context

The subject property is located on the north side of Eglinton Avenue West at its intersection with Royal York Road. It contains a single detached house and a detached garage that are located to the north of the site. They are accessed by a circular driveway from Eglinton Avenue West. A low stone wall with gateposts is located in front of the house along its Eglinton Avenue West frontage. The part of the property to the east of the house that fronts onto Royal York Road is currently being used for pre-construction activity in connection with the construction of the new Eglinton Crosstown West Extension rapid transit line.

Heritage Property

The property at 4200 Eglinton Avenue West is designated under Part IV, Section 29 of the Ontario Heritage Act. It includes a 2.5-storey house-form building, known as the Mary Reid House that is set at the rear of the lot. The house was constructed in 1939 as a country residence in what was intended to be a small residential enclave similar to those in nearby Kingsway Park and to other 20th century residential enclaves developed by the R. Home Smith Company. The remainder of the subdivision was not developed as envisioned; but this property remains as a reminder of the intended appearance of this part of Etobicoke. It is a well crafted example of a Period Revival style house that was designed and set in landscaping that was inspired by the English Garden City Movement. The low-stone wall with gate posts along the southern frontage reflects the style and character of the house as well as the intended relationship that the landscaped gardens were planned to have had with the roads in this part of Etobicoke.

Development

The applicant proposes to extend the Eglinton Crosstown Light Rail Line further west from Mount Dennis Station to Renforth-Eglinton Station. This extension will incorporate

seven new stations, one of which is the new Royal York-Eglinton Station. This station will be situated at the subject property at 4200 Eglinton Avenue West.

The proposed station will include two new buildings fronting onto Eglinton Avenue West. A main entrance building along Royal York Road on the east side of the property and an Emergency Exit building on its west side connected by an underground platform. The Mary Reid House is situated behind the proposed underground platform and would not be altered by the new station and would remain visible from Eglinton Avenue West.

In order to excavate and construct the underground platform the existing low stone wall and gateposts that front this property have to be demolished. The wall and gateposts are noted as heritage attributes of this property within Designation By-law No. 221-2016 and as such permission is required under S.34(1)1 of the Ontario Heritage Act for their removal.

The proposal is to carefully document the wall and gateposts prior to their demolition. The attributes would then be deconstructed and their materials stored while the station is being constructed. Following the station construction the wall and gateposts would be reconstructed in their original location, to match their original appearance and using the original salvaged stone. A new low skylight that would provide natural light to the station platform would be introduced behind the wall and new landscaping provided.

Heritage Planning Policy Framework

The Planning Act

The Planning Act guides development in the Province of Ontario. It states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest" and 2(r) "to a built form that is well designed and provides for a sense of place."

The Provincial Planning Statement (2024)

The Provincial Planning Statement (2024) (the "PPS") provides province-wide policy direction on land use planning and development to promote strong communities, the economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure
- ensuring the sufficient provision of housing to meet changing needs including affordable housing
- ensuring opportunities for job creation
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs
- protecting people, property and community resources by directing development away from natural or human-made hazards, and
- conservation of cultural heritage and archaeology

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and a long-term approach to planning, and recognizes linkages among policy areas.

Policy 4.6.1 of the PPS directs that "Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved."

"Conserved" is defined in the PPS as the identification, protection, management and use of built heritage resources in a manner that ensures their cultural heritage value or interest is retained.

The PPS can be found here: [Provincial Planning Statement, 2024](#)

City of Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed demolition of heritage attributes at 4200 Eglinton Avenue West:

3.1.6.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.6.5: " Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.6.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.6.8: " When a City-owned property on the Heritage Register is no longer required for its current use, the City will demonstrate excellence in the conservation, maintenance and compatible adaptive reuse of the property."

3.1.6.9: "When a City-owned property on the Heritage Register is sold, leased or transferred to another owner, it will be designated under the Ontario Heritage Act. A Heritage Easement Agreement will be secured and monitored, and public access maintained to its heritage attributes, where feasible. This policy may not apply to City-owned properties in Heritage Conservation Districts that are not considered to be individually significant"

3.1.6.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-planguidelines/official-plan/>

Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto.

The Standards and Guidelines can be accessed here:
<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

Heritage Planning staff have reviewed the Memorandum dated July 29, 2025 by West End Connectors (that includes a Heritage Impact Assessment prepared by Arup dated July 10, 2024, and attachments relating to documentation, dismantling and storage specifications) for conformity with the Provincial Policy Statement, The City of Toronto Official Plan and the Standards and Guidelines for Conservation of Historic Places in Canada, and are supportive of the proposal.

The stone wall and gateposts that are proposed to be demolished are an intrinsic part of the heritage value of the heritage property at 4200 Eglinton Avenue West. They reinforce the Period Revival style of the Mary Reid House and its connection with the English Garden City Movement. They also visually connect the house to Eglinton Avenue West and are important in reflecting the intended relationship that the landscaped gardens were planned to have had with the roads in this part of Etobicoke. Most of the wall is constructed without mortar. Such dry stone walls are very rare in Toronto and require specialist skills to construct.

The construction of a station in this location necessitates the demolition of the wall and gateposts. Staff recognise the need to allow for the construction of the new rapid transit station but recommend that the loss of these important attributes be mitigated by requiring salvage, storage and reconstruction. The proposal therefore would ensure the wall and gateposts are carefully documented prior to their demolition then carefully dismantled and stored off site. Following construction of the station the stored stone would be returned to the site and used to reconstruct a new dry stone wall to match the appearance of the original and in the location of the original wall and gateposts.

The existing circular driveway would remain but will be closed off during construction. A temporary access to the Mary Reid House would be provided from Royal Work Road. Following the construction of the station the driveway would be reopened and following the reconstruction of the wall and gateposts the visibility of the historic house from Eglinton Avenue would be restored.

The HIA by Arup includes a Landscape Plan, however staff are concerned that this does not appropriately relate to the heritage values and attributes of the designated

heritage property at 4200 Eglinton Avenue West. As such staff are recommending that a revised Landscape Plan is submitted that is intended to relate to the heritage values and attributes of the Mary Reid property and reinforce the visual connection of the house with its historic front yard, the stone wall, gateposts and Eglinton Avenue.

The proposed new station would include a new skylight to provide natural light to the station platform below. The detailed design of the skylight has not yet been determined and will form part of the required Landscape Plan. The intention is for the skylight to be set behind the reconstructed stone wall and, if possible, to be lower in height than the wall. It will however likely be visible from the public realm as a feature between the Mary Reid House and the reconstructed stone wall. The required Landscape Plan will also be required to minimise the visual impact of this skylight.

Reconstruction Plan

Should Council approve the proposed demolition, the owner should be required to submit a Reconstruction Plan for the stone wall and gateposts, that is consistent with the Heritage Impact Assessment. The Reconstruction Plan should be prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning.

Reconstruction Plans are normally submitted prior to any construction activity commencing on a site, however in this case, the overall project timelines and deliverables do not allow the production of a detailed Reconstruction Plan prior to the demolition of this wall and gateposts. Instead, the Heritage Impact Assessment includes a reconstruction strategy that commits to fully restore the landscaped components of the Mary Reid House property including the semi-circular asphalt driveway, lawns, trees, and the stone wall with its gateposts. The full details of the Reconstruction Plan will be provided prior to any above grade building permits being approved for the new station building. In this way the below ground transit line construction on this site can commence once the wall has been dismantled.

Interpretation Plan

Should Council approve the proposed demolition, prior to the above-ground building permits being approved, the applicant would be required to submit an Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning. The Interpretation Plan should communicate the cultural heritage value of the Mary Reid property, as described in the Statement of Significance.

Documentation Plan

The design and physical value of the stone wall and gatepost will be commemorated through their full documentation, including archival photographs, measured drawings, and original drawings as may be available.

Landscape Plan

As noted above staff are recommending that the applicant be required to provide a revised Landscape Plan that relates to the heritage values and attributes of the Mary Reid property and reinforces the visual connection of the house with its historic front yard, the stone wall, gateposts and Eglinton, to the satisfaction of the Senior Manager, Heritage Planning. The Landscape Plan will also be required to minimise the visual impact of the proposed station skylight.

CONCLUSION

The proposed demolition of the stone wall and gateposts at the front of the heritage property at 4200 Eglinton Avenue West is required to allow for the construction of the proposed Royal York-Eglinton Station as part of the Eglinton Crosstown West Extension ("ECWE") rapid transit line. Staff recommend that the approval be subject to conditions requiring the reconstruction of these attributes using original materials and with appropriate landscaping. In this way the visual and physical impacts of their removal will be appropriately mitigated.

Staff are of the opinion that the project has been designed to conserve the cultural heritage values, attributes and character of the heritage property in line with the City of Toronto's Official Plan heritage policies and are therefore supportive of the application.

CONTACT

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SIGNATURE

Jason Thorne
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Photographs
Attachment 3 - Statement of Significance
Attachment 4 - Selective Drawings

LOCATION MAP

ATTACHMENT 1

4200 Eglinton Avenue West



The subject property is outlined in red (Source: City of Toronto Mapping)

PHOTOGRAPHS

ATTACHMENT 2

4200 Eglinton Avenue West



Views of stone wall and gateposts from Eglinton Avenue West (Source: HIA dated July 10, 2024 by Arup)

4200 Eglinton Avenue West**Description**

Located on the northwest corner of Eglinton Avenue West and Royal York Road, the Mary Reid House (built in 1939) is a 2½-storey house form building. The property was listed on the City of Toronto's heritage register in 2006.

Statement of Cultural Heritage Value

The property at 4200 Eglinton Avenue West is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values.

The Mary Reid House is valued for its design as a fine and well-crafted representative example of the Period Revival style applied to a country house in Etobicoke. Identified by the mixture of elements drawn from English medieval architecture, its design is particularly distinguished by the asymmetrical plan with projecting horizontal and vertical planes, the fenestration that includes an oriel window typical of Period Revival styling, and the application of corbelled brickwork and clinker bricks. The appearance of the Mary Reid House is reminiscent of the houses designed for nearby Kingsway Park (south of St. George's Golf and Country Club) and the other 20th century residential enclaves developed by the R. Home Smith Company along the Humber River, all of which featured architecture and landscaping inspired by the English Garden City Movement.

The property at 4200 Eglinton Avenue West also has cultural heritage value related to its contextual importance in maintaining and supporting the historical character of the area as it developed at the corner of Eglinton Avenue West and Royal York Road. Originally associated with the farming community of Richview, the land adjoining this intersection (northwest) was divided in the early 20th century as a small residential enclave characterized by large lot sizes. While the remainder of the subdivision did not develop as envisioned, with its scale, landscaped setting, and setback on a corner lot, the Mary Reid House is a reminder of the intended appearance of this part of Etobicoke.

Contextually, the Mary Reid House is also valued for its links to its setting on the north side of Eglinton Avenue West, west of Royal York Road where it is placed in and viewed across open space, set back from the thoroughfare, accessed via a semicircular driveway and separated from the street by a low stone wall with stone gate posts.

Heritage Attributes

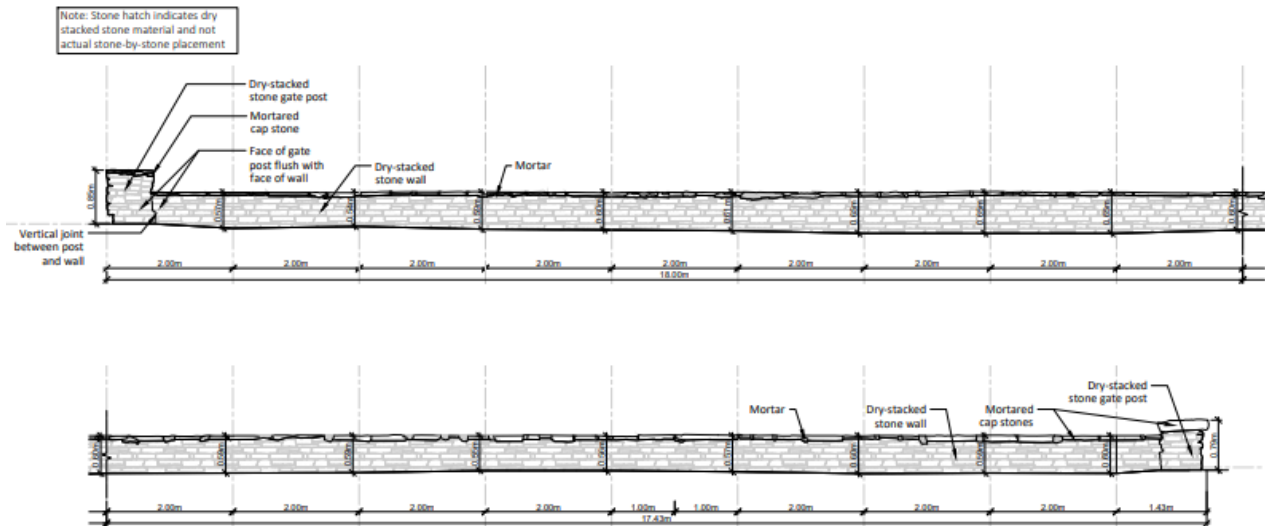
The heritage attributes of the property at 4200 Eglinton Avenue West are the building known historically as the Mary Reid House with:

- The placement, setback and orientation of the structure on the north side of Eglinton Avenue West, west of Royal York Road

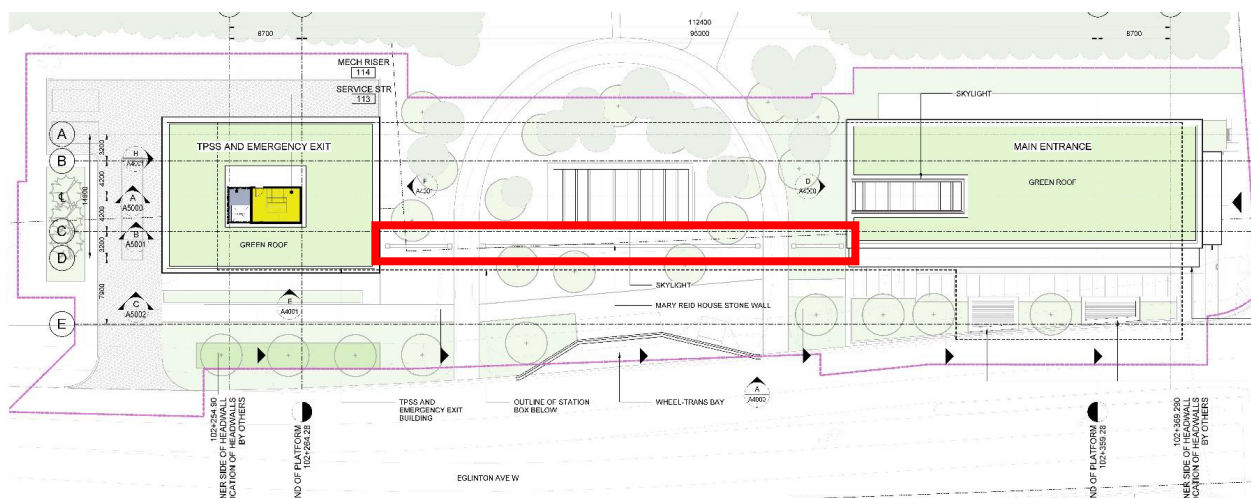
- The 2½-storey L-shaped plan
- The materials, with red brick cladding and brick, artificial stone and wood detailing, including corbelled brickwork and clinker bricks
- The cross-gable roof, which has a brick chimney at the east end
- On the principal (south) elevation, the organization of the wall with the single-storey entrance block (west) and the projecting L-wing (east)
- The principal (south) entrance, with the single panelled wood door that is set in a stone surround with quoins and placed off-centre in the wall
- The fenestration on all four elevations where flat-headed openings with multi-paned sash windows are set in wood surrounds, including the oriel window with brackets on the south wall
- The secondary entry on the rear (north) wall that is protected by the gable roof with wood detailing and oversized brackets
- Outlining the south edge of the site, the low stone wall with gate posts
- The views of the south elevation of the Mary Reid House from the north side of Eglinton Avenue West

SELECTIVE DRAWINGS **4200 Eglinton Avenue West**

ATTACHMENT 4



Extract from elevation of a section of the stone wall and gateposts (Source: HIA dated July 10, 2024 by Arup)



Extract from proposed station roof plan showing roof light and with location of stone wall and gateposts highlighted in the red box. (Source: HIA dated July 10, 2024 by Arup)

