

36 Green Valley Road - Inclusion on the Heritage Register

Date: May 12, 2025

To: Toronto Preservation Board

North York Community Council

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

Wards: Ward 15 – Don Valley West

SUMMARY

This report recommends that City Council include 36 Green Valley Road on the City of Toronto's Heritage Register for its cultural heritage value and interest according to the Listing Statement (Reasons for Inclusion) found in Attachment 1.

The subject property at 36 Green Valley Road is located in the Bridle Path-Sunnybrook-York Mills neighbourhood on the east side of Green Valley Road where it terminates at the northern boundary of the Rosedale Golf Club. It contains a one-storey detached, Mid-Century Modern house-form building. A location map and current photograph of the heritage property are found in Attachment 2.

The property at 36 Green Valley Road was constructed in 1960 as the family home of Rosalie Wise Sharp and Isadore Sharp, the founder of Four Seasons Hotels and Resorts. The house was designed by prominent architect Peter Dickinson, whose portfolio includes Meridian Hall, formerly the O'Keefe Centre (1 Front Street East), 111 Richmond Street, The Benvenuto Apartments (1 Benvenuto Place), and the Queen Elizabeth Building at the Canadian National Exhibition (2 Strachan Avenue), which are designated under the Ontario Heritage Act. Peter Dickinson also designed the Four Seasons Motor Hotel (415 Jarvis Street) and the Inn on the Park (both demolished) that launched Four Seasons Hotels and Resorts. The property at 36 Green Valley Road is the only surviving house designed by Peter Dickinson in Toronto.

The property has been researched and evaluated by staff using the criteria prescribed in Ontario Regulation 9/06 and meets one or more of the provincial criteria for determining cultural heritage value or interest and is believed to be of cultural heritage value or interest that merits inclusion on the City's Heritage Register.

On January 1, 2023, amendments to the Ontario Heritage Act (the Act) through the More Homes Built Faster Act, 2022 (Bill 23) came into effect. Under the Act, as amended, a municipal heritage register may include properties that have not been designated but Council believes to be of “cultural heritage value or interest”, and that meet one or more of the provincial criteria for determining whether they are of cultural heritage value or interest. The Act now also limits listing to a period of two years.

As of January 1, 2023, should a property be subject to an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application, properties must be listed on the heritage register prior to Part IV designation and before the occurrence of a prescribed event. A prescribed event is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act.

The listing of non-designated properties on the municipal heritage register under the Act also extends interim protection from demolition and provides an opportunity for City Council to determine whether the property warrants conservation through designation under the Act should a development or demolition application be submitted.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies. Heritage Impact Assessments (HIA) are required for development applications that affect listed properties.

RECOMMENDATIONS

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

1. City Council include 36 Green Valley Road on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion) attached as Attachment 1 to the report, May 12, 2025, from the Senior Manager, Heritage Planning, Urban Design, City 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

There is no decision history on this property.

POLICY AND REGULATION CONSIDERATIONS

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.

[Provincial Planning Statement, 2024 \(ontario.ca\)](#)

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be included in the Heritage Register under subsection 27 (1) 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 included on the Heritage Register as a non-designated property if the property meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

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

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

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

Members of the public contacted Heritage Planning about the property and on May 7, 2025, Heritage Planning received a letter from the North York Community Preservation Panel expressing their support for heritage designation.

The subject property at 36 Green Valley Road is a one-storey detached Mid-Century Modern house-form building. Designed by Peter Dickinson and constructed in 1960, the property features a horizontally oriented floorplan, extensive floor-to-ceiling glazing in principal rooms, low-slung roof with deep eaves, and exterior walls clad in wood, brick, and granite fieldstone. It has been identified as having design/physical, and historical/associative value.

More detailed historical research conducted through a future evaluation for designation under Part IV of the Ontario Heritage Act may determine additional cultural heritage values for the property.

Inclusion of (non-designated) properties on the City's Heritage Register

Non-designated listed properties do not have any protection under the Ontario Heritage Act, except insofar as an owner must give Council at least 60 days' notice of their intention to demolish or remove a structure on the property. Properties that are listed on the City's Heritage Register are flagged for review by Heritage Planning staff once a demolition permit has been submitted and owners must follow established Notice requirements under the Ontario Heritage Act following this action.

Although inclusion on the Heritage Register as a listed property provides interim protection from demolition, it does not preclude an owner's ability to make exterior and interior alterations in the case when demolition or a development application is not involved. Listing does not trigger maintenance requirements over and above existing property standards.

Short descriptive listings are prepared using a method by which properties are identified and recommended for inclusion on the Heritage Register. This approach to listing provides sufficient information to meet the requirements of Section 27 of the Act to list a non-designated property on the Heritage Register.

Brief statements, named "Reasons for Inclusion", are prepared for all recommended properties explaining why the property is believed to have cultural heritage value and how it meets one or more of the provincial criteria under O. Reg 9/06 providing a preliminary evaluation of the cultural heritage value or interest of the property. The description may include features of the property that may warrant conservation should the property be subject to development and/or further evaluated and determined to merit designation under Part IV of the Act. A location map and photographs are included in each Reasons for Inclusion.

A municipality is not required to consult with property owners or the public before including non-designated properties on the municipal register under the Act, however, through Bill 108 and Bill 23, amendments were made to the Ontario Heritage Act to establish a process whereby owners can object to a property's listing on the Heritage Register and, should they do so, a subsequent decision on the listing must be made by

the municipality. Owners can object to listings at any time. Chapter 103 of the Toronto Municipal Code establishes the process for Council consideration of objections to properties included on the Heritage Register.

CONCLUSION

Following research and evaluation of the property at 36 Green Valley Road according to Ontario Regulation 9/06, it has been determined that the property meets one or more provincial criteria and merits inclusion on the City's Heritage Register. The Listing Statement (Reason for Inclusion) is presented in Attachment 1.

CONTACT

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ATTACHMENTS

Attachment 1 – Listing Statement (Reasons for Inclusion)
Attachment 2 – Location Map and Photograph

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the property at 36 Green Valley Road and believe that the property has cultural heritage value or interest and meets at least one or more of the criteria prescribed in Ontario Regulation 9/06 for including a non-designated property on a municipal register under Section 27 of the Ontario Heritage Act. The subject property may meet additional criteria, which could be informed by community engagement and determined through further research and evaluation.

Listing Statement:

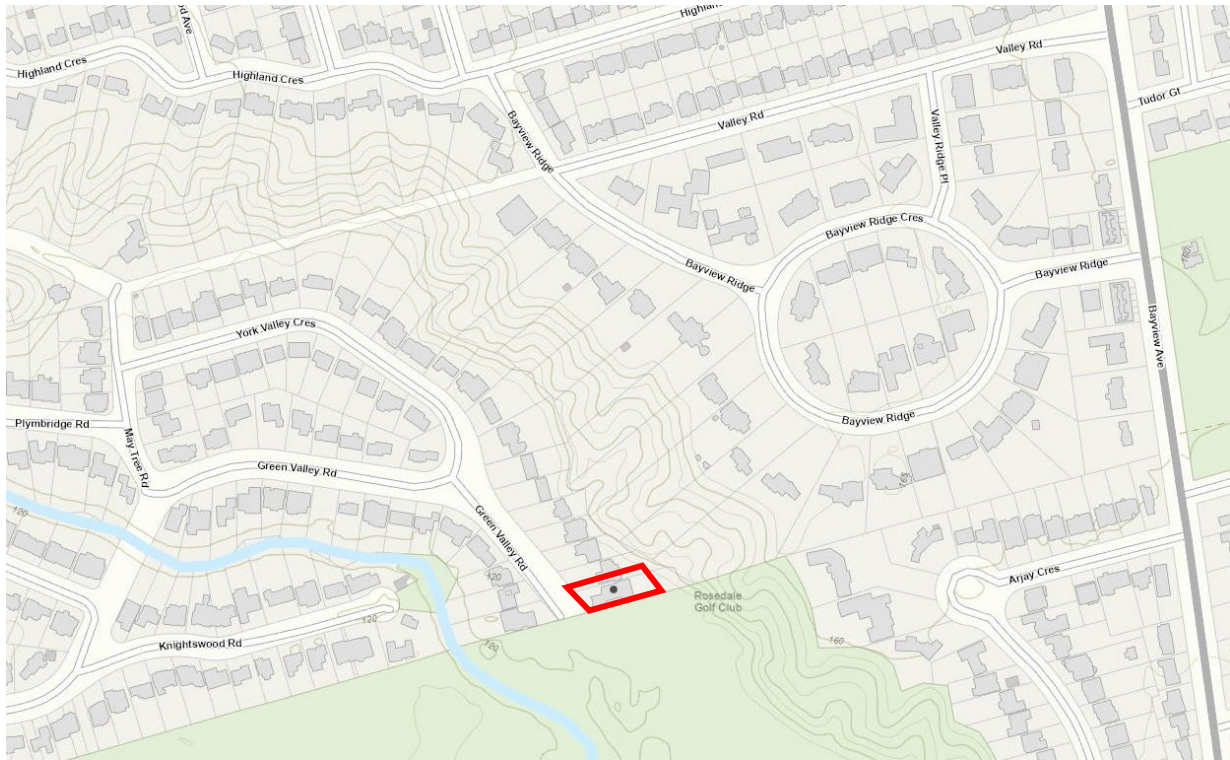
Description: Located in the Bridle Path-Sunnybrook-York Mills neighbourhood on the east side of Green Valley Road where it terminates at the northern boundary of the Rosedale Golf Club, the subject property at 36 Green Valley Road contains a one-storey detached Mid-Century Modern house-form building.

The subject property at 36 Green Valley Road has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act.

Constructed in 1960, the subject property has design and physical value as a representative example of a Mid-Century Modern home. The style is represented by the property's horizontally-oriented floorplan, extensive floor-to-ceiling glazing in principal rooms, low-slung roof with deep eaves, and exterior walls clad in wood, brick, and granite fieldstone.

The property also has value for its direct association with celebrated architect Peter Dickinson and prominent Toronto businessman Isadore Sharp, founder of Four Seasons Hotels and Resorts. Sharp commissioned Dickinson to design the subject property as his family residence, as well as Four Seasons' first two hotel properties: the Four Seasons Motor Inn on Jarvis Street and the Inn on the Park. The subject property and Four Seasons Motor Inn (1960-61) shared similar design elements including large windows and exteriors clad in wood, brick, and granite fieldstone. Following Dickinson's death in 1961, his associates formed Webb, Zerafa, Menkes Architects, precursor to WZMH Architects, and oversaw the completion of the Inn on the Park in 1963. In 1969, the firm designed a family room addition to the subject property in the same style as Dickinson's original design, blending seamlessly with the 1961 structure.

Considered one of Canada's leading Modernist architects, Peter Dickinson's works include the Part IV designated properties at 111 Richmond Street West (1954), The Benvenuto Apartments (1955) at 1 Benvenuto Place, the Canadian National Exhibition's Queen Elizabeth Building (1956-57) at 2 Strachan Avenue, and the former O'Keefe Centre (1959-60), currently Meridian Hall, at 1 Front Street East. The subject property's Mid-Century Modern design, featuring clean lines, exterior cladding of brick, wood, and stone, and careful consideration of surrounding landscape, are characteristic of Dickinson's work. The property at 36 Green Valley Road is the only surviving house designed by Peter Dickinson in Toronto.



36 Green Valley Road (outlined in red).

Note: This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).



36 Green Valley Road (Sotheby's Realty Canada, 2024).