



Decision Letter

Toronto Preservation Board

Meeting No.	33	Contact	Tanya Spinello, Committee Administrator
Meeting Date	Monday, June 30, 2025	Phone	416-397-4592
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Committee Room 2, City Hall/Video Conference	Chair	Julia Rady

PB33.2	ACTION	Amended		Ward: 15
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324 Old Yonge Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Board Decision

The Toronto Preservation Board recommends that:

1. City Council state its intention to designate the property at 324 Old Yonge Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 324 Old Yonge Street (Reasons for Designation) attached as Attachment 1 to the report (June 11, 2025) 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.
3. City Council request the Senior Manager, Heritage Planning, Urban Design, City Planning to conduct further research of the Clarke family, and their role within Canada's aerospace and nuclear industries, including Larry Denman Clarke and his role at de Havilland and in the development of the Canadarm and satellite technologies (SPAR Aerospace), and Clarke's role as Chancellor of York University, for possible inclusion in the the Statement of Significance for 324 Old Yonge Street (Reasons for Designation) at the July 23, 24 and 25 meeting of City Council.

Decision Advice and Other Information

Clint Robertson, Heritage Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 324 Old Yonge Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act.

Origin

(June 11, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on June 30, 2025 the Toronto Preservation Board considered Item [PB33.2](#) and made recommendations to City Council.

Summary from the report (June 11, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council state its intention to designate the property at 324 Old Yonge Street 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, known as the Jephcott -Sanderson Residence, is located in the St. Andrews - Windfields neighbourhood in the North York-York Mills area of Toronto. It is situated on the west side of Old Yonge Street, north of York Mills Road, east of Yonge Street, and south of Highway 401. A location map and current photograph of the heritage property are found in Attachment 2.

The property contains a two-and-one-half-storey brick house and a detached two-storey brick garage and was constructed in 1935 in the Georgian Revival style. It was designed by the prominent architectural firm of Allward & Guinlock for Alfred Jephcott (1866-1940), president of the Dominion Paper Box Company. Jephcott commissioned the house for his daughter, Amulette Sanderson, and son-in-law Arthur C. Sanderson, a salesman with the Toronto Brick Company Ltd who later became Secretary Treasurer of the company. The Sandersons purchased the land in 1935 from St Andrew's Estates and Golf Course and owned the property until 1947. Directories suggest that Jephcott and the Sandersons occupied the property together from the time that the house was completed until Jephcott's death in 1940.

The Jephcott - Sanderson Residence property is among the original seven grand mansions situated in an exclusive enclave that was constructed on the west side of Old Yonge Street in York Mills. These grand mansions were defined by lots with large frontages and setbacks, circular driveways, and expansive landscaped grounds. Three of these properties are designated or listed on the City of Toronto's Heritage Register and the other three houses have been demolished.

Staff have determined that the property at 324 Old Yonge Street has cultural heritage value and meets four 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 3, 2021.

Background Information

(June 11, 2025) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 324 Old Yonge Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-256415.pdf>)

Staff presentation on 324 Old Yonge Street - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-256970.pdf>)

Communications

(June 26, 2025) Letter from Alex M. Grenzebach - Interim Chair, North York Community Preservation Panel (PB.Supp)

(<https://www.toronto.ca/legdocs/mmis/2025/pb/comm/communicationfile-193996.pdf>)

(June 30, 2025) E-mail from Nicole Corrado (PB.New)