

Toronto Preservation Board

Meeting No.: 37

Meeting Date: Tuesday, November 18, 2025

Start Time: 9:30 AM

Location: Committee Room 2, City Hall/Video Conference

Contact: Tanya Spinello, Committee Administrator

Phone: 416-397-4592

E-mail: hertpb@toronto.ca

Chair: Julia Rady

PB37.3 - 39 Wynford Drive - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Decision Type: ACTION

Status: Adopted

Ward: 16 - Don Valley East

Board Decision

The Toronto Preservation Board recommends that:

1. City Council state its intention to designate the property at 39 Wynford Drive under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 39 Wynford Drive (Entrance Address 41 Wynford Drive) (Reasons for Designation) attached as Attachment 1 to the report (October 28, 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.

Origin

(October 28, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on November 18, 2025 the Toronto Preservation Board considered Item [PB37.3](#) and made recommendations to City Council.

Summary from the report (October 28, 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 39 Wynford Drive 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 property at 39 Wynford Drive is located on the southeast corner of Wynford Drive and Gervais Drive one block northeast of Eglinton Avenue East and Don Mills Road in the Flemingdon Park neighbourhood. It contains a 4-storey commercial office building. A location map and current photograph of the heritage property is found in Attachment 2.

The property at 39 Wynford Drive was constructed in in 1962 for the A.C. Nielson Company of Canada Limited. Designed in the International Style by Peter Dickson Associates in 1961, it was one of the earliest properties built in the Flemingdon Park Industrial Area. Following Peter Dickinson's death in 1961, it was completed by his former associates, Webb, Zerafa, Menkes Architects (WZMH Architects). In 1967, Webb, Zerafa, Menkes Architects designed a complementary 2-storey addition on top of the structure to accommodate additional office space. With its Modernist design and prominent location at the broad curve in Wynford Drive in the Flemingdon Park Industrial Area, the property contributes to the Modernist design context of the area.

Staff have determined that the property at 39 Wynford Drive has cultural heritage value and meets 6 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 identified as a potential heritage resource in the 2019 Don Mills Crossing Cultural Heritage Resource Assessment as part of the Don Mills Crossing Secondary Plan.

On September 9, 2025, Demolition Permit Application # 25 222936 DEM 00 DM was submitted for the property at 39 Wynford Drive. The application is currently under review by Toronto Building.

When a notice of intention to designate a property as a property of cultural heritage value or interest is given under Section 29, any permit that allowed for the alteration or demolition of the property and that was issued by the municipality under any Act, including a building permit, before the day the notice was served on the owner of the property and on the Trust and published in a newspaper is void as of the day the notice of intention is given in accordance with subsection 29 (3). 2005, c. 6, s. 18.

Background Information

(October 28, 2025) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 39 Wynford Drive - 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-259729.pdf>)

Communications

(November 17, 2025) Letter from Mitch Bubulj, Chair, North York Community Preservation Panel (PB.Supp) (<https://www.toronto.ca/legdocs/mmis/2025/pb/comm/communicationfile-198067.pdf>)

(November 18, 2025) E-mail from Nicole Corrado (PB.New)

Speakers

Alexander Suriano, Arid Berlis
Dan Eylon, ERA Architects

Declared Interests

The following member(s) declared an interest:

Peter Pantalone - During a previous employment opportunity, the member acted as a heritage consultant to the property owner and provided advice regarding the heritage value of the property.

Written Declaration: <https://secure.toronto.ca/council/declared-interest-file.do?id=12742>

