

Supplementary Report - 39 Wynford Drive - Inclusion on the City of Toronto's Heritage Register

Date: December 1, 2025

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning Division

Wards: Ward 16 - Don Valley East

SUMMARY

The purpose of this Supplementary Report is to update the Planning and Housing Committee regarding the owner of 39 Wynford Drive's voluntary revocation of a demolition permit for 39 Wynford Drive, dated October 31, 2025, and to provide alternative recommendations to City Council.

In consideration of the revocation, which has been confirmed by Toronto Building, heritage staff recommend deferral of Council's consideration of the designation of the property until such time as the results of the City's Don Mills Regeneration Study are reported in 2026.

This supplementary report also recommends that City Council include 39 Wynford Drive 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 property was previously recommended for listing in 2019 by the Toronto Preservation Board, but the item was deferred by North York Community Council to allow for further dialogue between the property owner and heritage staff.

Listing the property at this time would allow staff to monitor the property until a designation notice is issued by Council and would ensure that a Heritage Impact Assessment be submitted as part of a complete development application. Staff recommend that the Part IV designation be brought back to Council, through the Planning and Housing Committee, no later than the July 2026 meeting of City Council.

Properties can only be placed on the Heritage Register for a period of two years.

RECOMMENDATIONS

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

1. City Council include the property at 39 Wynford Drive on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion) attached as Attachment 1 to the Supplementary report, December 1, 2025, from the Chief Planner and Executive Director, City Planning.
2. City Council request the Chief Planner and Executive Director, City Planning to report to the Planning and Housing Committee on the intention to designate the property at 39 Wynford Drive under Part IV, Section 29 of the Ontario Heritage Act in accordance with a Statement of Significance for 39 Wynford Drive (Entrance Address 41 Wynford Drive) following the completion of the Don Mills Regeneration Area Study and no later than July 16, 2026.

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

At its meeting of November 18, 2025, the Toronto Preservation Board adopted PB37.3 39 Wynford Drive - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act, recommending that City Council designate the property at 39 Wynford Drive. under Part IV of the Ontario Heritage Act. [PB37.3](#)

On September 9, 2025, Permit Application number 25 222936 DEM 00 DM was submitted for the demolition of the property at 39 Wynford Drive and approved by Toronto Buildings on October 31, 2025.

In July 2023, the subject property was redesignated from Core Employment Areas and General Employment Areas to Regeneration Areas, through Official Plan Amendment (OPA) 653 and is located within the Don Mills Regeneration Area. On January 27, 2025, the Minister of Municipal Affairs and Housing approved OPA 653 with modifications.

City Council on July 19 and 20, 2023, adopted PH5.3 - Our Plan Toronto: Recommendations on Seventy Employment Area Conversion Requests and Chapter 7 Site and Area Specific Policy Review - Final Report. The report recommended that the property at 39 Wynford Drive, among others, be redesignated from Core Employment

Areas and General Employment Areas to Regeneration Areas, through Official Plan Amendment (OPA) 653. [Item - 2023.PH5.3](#)

City Council, on January 29, 2020, deferred including the subject property at 39 Wynford Drive on the City of Toronto's Heritage Register. [Item - 2020.NY12.6](#)

At its meeting of December 2, 2019, Toronto Preservation Board adopted item PB12.3, Inclusion on the City of Toronto's Heritage Register – Don Mills Crossing. The report recommended several properties within the Don Mills Crossing planning study area in support of the emerging planning framework.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PB12.3>

COMMENTS

The subject property is located within the boundary of the Don Mills Regeneration Area Study, which was launched in July 2025 with an anticipated completion date in Q2 2026. The purpose of the study is to determine the planning framework for certain lands redesignated through OPA 653, including 39 Wynford Drive, as they evolve from employment uses to a complete community. The study includes engagement with landowners and the local community to inform policies that will guide appropriate growth on the lands. The first landowner meeting, including the property owner of 39 Wynford Drive occurred on August 1, 2025; a second meeting occurred on October 15, 2025 and a third meeting on November 28, 2025.

On September 9, 2025, Permit Application number 25 222936 DEM 00 DM was submitted for the demolition of the property at 39 Wynford Drive and approved by Toronto Buildings on October 31, 2025. Upon learning of the release of the demolition permit, staff prepared a report recommending that Council issue a Notice of Intention to Designate the property under Part IV of the Ontario Heritage Act. Issuing a designation Notice has the effect of voiding all permits, while inclusion on the Heritage Register alone does not afford any protection if a demolition permit has already been issued.

Representatives of the property owner submitted a letter, dated November 13, 2025, requesting the Chief Building Official revoke permit number 25 222936 DEM 00 DM for 39 Wynford Drive, to allow for further consultation with Heritage Planning regarding designation of the property. Representatives of the property owner also submitted a letter to the Toronto Preservation Board, requesting that they defer consideration of Item PB37.3 39 Wynford Drive - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act. The Toronto Preservation Board did not defer the item and concurred with the recommendations of staff.

With the owner's request for the revocation of the Permit number 25 222936 DEM 00 DM now confirmed and enacted by Toronto Building and having obtained advice from the Toronto Preservation Board on the cultural heritage value of the property, City staff are comfortable recommending inclusion of the subject property at 39 Wynford Drive on

the City's Heritage Register, to be followed by a Council decision on designation in Q2 2026.

The Don Mills Regeneration Area Study, which was launched in July 2025 with an anticipated completion date in Q2 2026.

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SIGNATURE

Jason Thorne
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 - 39 Wynford Drive Listing Statement (Reasons for Inclusion)

Listing Statement (Reasons for Inclusion)

Staff have undertaken research and evaluation for the property at 39 Wynford Drive 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: 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. The property contains a 4-storey International-Style commercial office building constructed in 1962 and expanded in 1967.

The property at 39 Wynford Drive has cultural heritage value as it meets the following criteria under Ontario Regulation 9/06 of the Ontario Heritage Act.

The property at 39 Wynford Drive has design and physical value as a representative example of an International Style commercial office building. Its rectangular plan, flat roof, cantilevered floorplates, taut plane recessed exterior walls comprised primarily of full height glass panels, and lack of applied ornamentation are hallmarks of the International Style, expressing volume over mass with a clear articulation of structure and proportional relationships.

The property at 39 Wynford Drive has value for its direct association with the development of Flemingdon Park as an entirely Modernist master planned community. This is reflected through its Modernist design and deep setbacks from Wynford Drive and Gervais Drive.

The property has further historical and associative value because it contributes to an understanding of the historical development of Flemingdon Park as an entirely Modernist master planned community. Located within the Flemingdon Park Industrial Area, its International Style design, set back from Wynford Drive on a large, landscaped lot, reflect community's development while providing evidence of the original character of the Industrial Area.

The property also has value for its association with both Peter Dickinson Associates (1958-1961) and the Webb Zerafa Menkes Housden Partnership (WZMH Architects). Founded by prominent Modernist architect Peter Dickinson (1925-1961), during its existence Peter Dickinson Associates was one of Toronto's most important proponents of Modernism. Founded by four of Peter Dickinson's associates after his death in 1961, WZMH Architects would complete 39 Wynford in 1962 and design the 2-storey addition in 1967. WZMH also designed the 1966 Shell Canada building at 75 Wynford

Drive and the Bell Canada building at 100 Wynford Drive. One of Canada's leading architectural firms and a leading proponent of Modernism in the 1960s and 1970s, WZMH Architects has contributed many significant buildings to Toronto and Canada. The property's International Style design exemplifies both firms masterful understanding of Modernist architectural design.

Prominently located at the wide curve in Wynford Drive, property at 39 Wynford Drive is important in defining, supporting, and maintaining the Modernist master-planned character along Wynford Drive between Don Mills Road and the Don Valley Parkway.

Constructed in 1962 as one of the earliest properties in the Flemingdon Park Industrial Area, the property is physically, functionally, and historically linked to its surroundings. This linkage is enhanced by the property's International Style design which responded to the Modernist design requirements that were part of the master plan for Flemingdon Park as well as its visually prominent location along the broad curve in Wynford Drive.