

2 Hedgewood Road - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: June 18, 2026

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: 15 - Don Valley West

SUMMARY

This report recommends that City Council state its intention to designate the property at 2 Hedgewood Road 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 subject property at 2 Hedgewood Road is located in the Bridlepath-Sunnybrook-York Mills neighbourhood, southeast of the intersection of Yonge Street and York Mills Road, on the west side of Hedgewood Road where it terminates at the edge of the West Don River Valley. It contains a High Tech Style, flat-roof, two-storey house and flat-roof one-storey garage separated by a courtyard. A location map and current photograph of the heritage property are found in Attachment 2.

Dramatically perched on the edge of the West Don River Valley, the property is a unique High Tech Style property designed in 1970 by award-winning Toronto architect Peter Hamilton for his parents, John and Dorothy Hamilton. Completed in 1972, the house and garage are organized around a central courtyard and feature exposed interior and exterior structural and infrastructural elements including steel support beams and columns, ceilings, electrical conduits, chimneys and duct work. The recipient of the Canadian Housing Design Council Award in 1974, the Hamilton Residence was also featured in numerous publications including Maclean's Magazine, Global Architecture, and Stelco Trend.

Staff have determined that the property at 2 Hedgewood Road, containing the Hamilton Residence, has cultural heritage value and meets 4 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 of Toronto's Heritage Register on October 6, 1997.

Bill 23 amendments to the Ontario Heritage Act require that properties listed on the City's Heritage Register prior to January 1, 2023 will be deemed removed from the Heritage Register unless they are designated by January 1, 2027.

Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

RECOMMENDATIONS

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

1. City Council state its intention to designate the property at 2 Hedgewood Road under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance for 2 Hedgewood Road - Hamilton Residence (Reasons for Designation) attached as Attachment 1, to the report, June 18, 2026, from the Chief Planner and Executive Director, 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.

FINANCIAL IMPACT

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

City Council included the subject property at 2 Hedgewood Road on the City of Toronto's Heritage Register on October 6, 1997.

In July 1997, North York Council, adopted the study entitled "North York's Modernist Architecture", an inventory of 200 structures and sites of the Modern Movement designed and built in North York between 1945 and 1981. The subject property at 2 Hedgewood Road is included in the inventory.

POLICY AND REGULATION CONSIDERATIONS

Provincial Plans and Policies

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 \(ontario.ca\)](https://www.ontario.ca/laws/statute/90p13)

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 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 designated under Section 29 of the Act if it meets two 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

Evaluation Analysis

The following evaluation analysis is based on the comprehensive research conducted on the property at 2 Hedgewood Road (see Attachment 3) and provides the rationale for the recommendations found in this report.

The Hamilton Residence property at 2 Hedgewood Road meets the following 4 out of 9 criteria:

The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method

The property has design and physical value as a unique and representative example of a High Tech Style residence. The emphasis on structural and infrastructural elements, with exposed prefabricated industrial materials and interior and exterior infrastructural elements are hallmarks of the style. The property's scale, form and massing, with house and garage separated by a central courtyard, and placement on the edge of the West Don River Valley with walk out basement and cantilevered balcony is a unique expression of the style.

The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit

The property has design value for displaying a high degree of artistic merit, masterfully combining scale, form, massing, materials and siting to create a unique structure. This is reflected in the low massing and separation of house and garage, which blend into the landscape, the placement of windows and cladding materials and interior layout that maximize views and privacy, and the aesthetic ordering of structural and infrastructural elements on the exterior and interior.

The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community

The property has value for its association with award winning architect Peter Hamilton who designed the property for his parents John and Dorothy Hamilton in 1970. Completed in 1972, the property's scale, form, and massing, with exposed interior and exterior infrastructural elements, reflect Hamilton's early work and his mastering of the High Tech Style.

The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings

Designed and constructed to take advantage of its dramatic location on the edge of the Don Valley, the property is physically, functionally, visually and historically linked to its surroundings.

See Attachments 1, 2 and 3 of this report for the Statement of Significance; Location Map and Photograph; and Research, Evaluation & Visual Resources pertaining to the property at 2 Hedgewood Road, as all of these documents are integral to the recommendations made in this staff report.

Prescribed Event Status

As of July 1, 2021, Section 29(1.2) of the Ontario Heritage Act restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days 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 Prescribed Event is not the date a development application is deemed complete or when an application is made to the City. A Prescribed Event, including any prescribed exceptions, are defined under O. Reg 385/21.

If a new or subsequent Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application is submitted on the same property, the Prescribed Event date is reset to the new date the City Clerk issues notice to the public of the new or subsequent complete application.

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 that would trigger a Prescribed Event, the property must be listed in the Heritage Register prior to the Prescribed Event occurring to designate a property under Section 29(1.2)1 of the Ontario Heritage Act. This requirement does not apply to a Prescribed Event that has occurred prior to January 1, 2023.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties to determine how a heritage property is proposed to be conserved. Designation enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

The subject property is adjacent to another listed property at 4 Hedgewood Drive.

CONCLUSION

Staff have determined that the property at 2 Hedgewood Road meets 4 out of 9 criteria in Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. As such, the property merits designation and staff recommend that Council support the designation of this property to conserve its cultural heritage value.

The Statement of Significance: 2 Hedgewood Road - Hamilton Residence (Reasons for Designation) attached as Attachment 1 to this report comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

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SIGNATURE

Jason Thorne
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 – Statement of Significance (Reasons for Designation)
Attachment 2 – Location Map and Current Photograph
Attachment 3 – Research, Evaluation & Visual Resources

**2 HEDGEWOOD ROAD
HAMILTON RESIDENCE
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

ATTACHMENT 1

The property at 2 Hedgewood Road is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical, historical/associative, and contextual value.

Description

The subject property at 2 Hedgewood Road is located in the Bridlepath-Sunnybrook-York Mills neighbourhood, southeast of the intersection of Yonge Street and York Mills Road on the west side of Hedgewood Road where it terminates at the edge of the West Don River Valley. It contains a High Tech Style, flat-roof, two-storey house and flat-roof one-storey garage separated by a courtyard.

Statement of Cultural Heritage Value

Design and Physical Value

The property has design and physical value as a unique and representative example of a High Tech Style residence. The emphasis on structural and infrastructural elements, with exposed prefabricated industrial materials and interior and exterior infrastructural elements are hallmarks of the style. The property's scale, form and massing, with house and garage separated by a central courtyard, and placement on the edge of the West Don River Valley with walk-out basement and cantilevered balcony presents a unique expression of the High Tech Style in Toronto.

The property also has design value for displaying a high degree of artistic merit, masterfully combining scale, form, massing, materials and siting to create a unique structure and composition. This is reflected in the low massing and separation of house and garage, which blend into the landscape, the placement of windows and cladding materials and interior layout that maximize views and privacy, and the aesthetic ordering of structural and infrastructural elements on the exterior and interior.

Historical and Associative Value

The property is valued for its association with award-winning architect Peter Hamilton who designed the property in 1970 for his parents, John and Dorothy Hamilton. Completed in 1972, the property's scale, form, and massing, with exposed interior and exterior infrastructural elements, reflect Hamilton's early work and his mastering of the High Tech Style. In 1974, Hamilton received the 1974 Canada Housing Design Award for 2 Hedgewood Road. He would also receive the 1975 City of Toronto Historic Preservation Award for the Pollock Gallery; the 1977 Ontario Association of Architects Design Prize and 1978 Heritage Canada National Award of Honour, 1978 for Minaki Lodge; the 1985 Toronto Historical Board Award of Merit for the 361 King Street East;

and the 1991 Ontario Association of Architects Design Award for the 103 Dupont Street project. In recognition for his contribution to the field of architecture, Hamilton was made a fellow of the Royal Architectural Institute of Canada in 1997.

Contextual Value

Designed and constructed to take advantage of its dramatic location perched on the edge of the Don Valley, the Hamilton Residence is physically, functionally, visually and historically linked to its ravine setting.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the design and physical value of the property:

Exterior

- The setback, placement and orientation of the house, garage, and central courtyard on the west side of Hedgewood Road on the edge of the West Don River Valley
- The scale, form, and massing of the two-storey house and one-storey garage with their flat roofs, rectilinear window and door openings and Stelcolour cladding
- The central courtyard featuring two covered verandahs connecting the house and garage
- The pipe railings on the garage rooftop patio, front verandah, exterior courtyard staircase and basement terrace of the house

Exterior: Garage

- The wide overhang and garage door opening on the east elevation of the garage
- The exterior staircase, paired entrances, and full height window openings extending around the southwest corner on the south elevation of the garage

Exterior: House

- The glass block cladding, window openings, main and side entrance at the first storey, second storey entrance accessed via the front verandah, and external metal chimney on the north elevation
- the cantilevered basement terrace on the south elevation
- the projecting glass-clad two-storey bay featuring vertical muntins and framed by vertical metal spandrels on the south elevation
- the large window openings featuring horizontal muntins separated by vertical metal spandrels on the south elevation
- The exterior staircase bay with sloped roof and clerestory window on the east elevation

Interior: House

- Exposed structural and infrastructural elements including steel support columns and ceilings, electrical conduits, chimneys, and ductwork
- Bi-level configuration of the first storey and basement

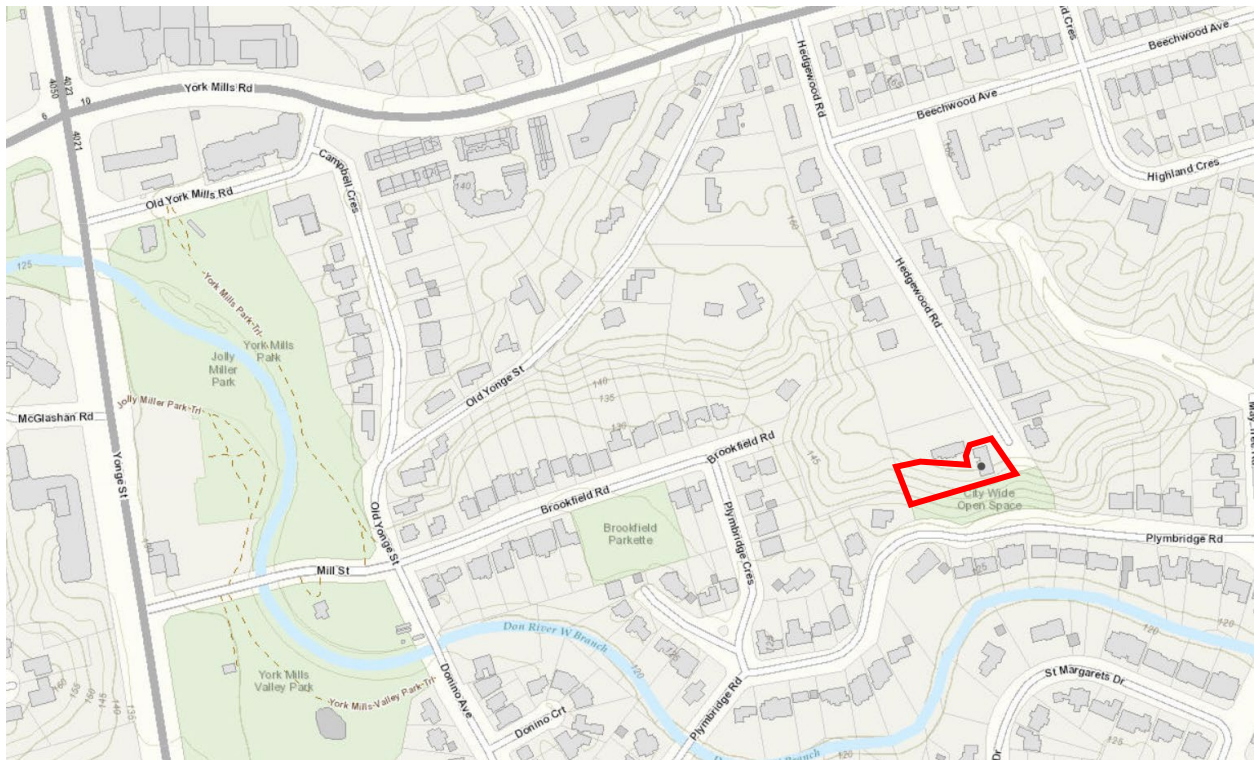
- Two-storey living room with second-storey balconies with projecting bay with opening to basement conservatory

Contextual Value

- The scale, form, and massing of the two-storey house and one-storey garage with their flat roofs, flat-headed window and door openings, and Stelcolour cladding
- The central courtyard featuring two covered verandahs connecting the house and garage
- The setback, placement and orientation of the house, garage, and central courtyard on the west side of Hedgewood Road on the edge of the West Don River Valley

LOCATION MAP AND CURRENT PHOTOGRAPH
2 HEDGEWOOD ROAD
HAMILTON RESIDENCE

ATTACHMENT 2



This location map is for information purposes only. The exact boundaries of the property are not shown. The red outline marks the location of 2 Hedgewood Road (City of Toronto iView Mapping, annotated by Heritage Planning, 2026)



View looking west from Hedgewood Road towards 2 Hedgewood Road (Heritage Planning, 2026).

**RESEARCH, EVALUATION &
VISUAL RESOURCES
2 HEDGEWOOD ROAD
HAMILTON RESIDENCE**

ATTACHMENT 3

In undertaking this research and evaluation, we recognize that the area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.



2 Hedgewood Road (Heritage Planning, 2026).

1. DESCRIPTION

2 HEDGEWOOD ROAD - HAMILTON RESIDENCE	
ADDRESS	2 Hedgewood Road
WARD	15 - Don Valley West
NEIGHBOURHOOD/COMMUNITY	Bridlepath-Sunnybrook-York Mills
CONSTRUCTION DATE	1972
ORIGINAL USE	Residence
CURRENT USE* (*This does not refer to permitted use(s) as defined by the Zoning By-law	Residence
ARCHITECT/BUILDER/DESIGNER	Peter W. Hamilton
ADDITIONS/ALTERATIONS	See Section 3
LISTING DATE	October 6, 1997

2. ONTARIO REGULATION 9/06 CHECKLIST:

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

The following checklist identifies the prescribed criteria met by the subject property at 2 Hedgewood Road for municipal designation under Part IV, Section 29 of the Ontario Heritage Act. There are a total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Ontario Heritage Act if the property meets two or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property.

2 HEDGEWOOD ROAD

1.	The property has design value or physical value because it is a rare, unique, representative or early example of a style, type, expression, material or construction method.	✓
2.	The property has design value or physical value because it displays a high degree of craftsmanship or artistic merit.	✓
3.	The property has design value or physical value because it demonstrates a high degree of technical or scientific achievement.	N/A
4.	The property has historical value or associative value because it has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	N/A
5.	The property has historical value or associative value because it yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	N/A
6.	The property has historical value or associative value because it demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	✓
7.	The property has contextual value because it is important in defining, maintaining or supporting the character of an area.	N/A
8.	The property has contextual value because it is physically, functionally, visually or historically linked to its surroundings.	✓
9.	The property has contextual value because it is a landmark.	N/A

3. RESEARCH

This section of the report describes the history, architecture and context of the property. Visual resources related to the research are located in Section 4. Archival and contemporary sources for the research are found in Section 5 (List of Sources).

INDIGENOUS COMMUNITIES

For time immemorial, Toronto has been home to Indigenous peoples. Ojibway oral histories speak of Ice People, who lived at a time when ice covered the land.¹ Following the retreat of glaciers approximately 13,000 years ago, small groups of Indigenous peoples moved from place to place, hunting and gathering the food they needed according to the seasons. Over millennia, they adapted to dramatically changing environmental conditions, developing and acquiring new technologies as they did so. Waterways and the lake were vital sources of fresh water and nourishment, and shorelines and nearby areas were important sites for gathering, trading, hunting, fishing, and ceremonies. Long-distance trade moved valuable resources across the land.

After maize and squash were introduced to Southern Ontario, by approximately 500 CE, horticulture began to supplement food sources. By 1300 CE, villages focused on growing food became year-round settlements surrounded by crops. These villages were home to ancestors of the Huron-Wendat Nation, who would continue to occupy increasingly larger villages in the Toronto area and beyond. These villages were connected to well-established travel routes which were part of local and long-distance trail networks, including the Carrying Place trails on the Don, Rouge and Humber rivers that connected Lake Ontario to Georgian Bay. Beads made from seashells from the eastern seaboard were found at the Alexandra site in North York, which was a community of 800-1000 people in approximately 1350.

By 1600, the Wendat had formed a confederation of individual nations, and had concentrated most of their villages away from Lake Ontario, in the Georgian Bay area. Following contact with French explorers and missionaries in Southern Ontario in the early 1600s, European diseases decimated First Nations. Competition for furs to trade with Europeans and the desire to replenish numbers through absorption of captives, among other factors², contributed to the Beaver Wars, which after 1640, saw the Haudenosaunee Confederacy expand into Southern Ontario, dispersing the Wendat. Within the boundaries of today's Toronto, the Haudenosaunee Confederacy then occupied villages on the Carrying Place trails on the Humber and Rouge Rivers from approximately the 1660s to the 1680s.

In the late 1680s, the Haudenosaunee Confederacy chose to leave their village in the Toronto area and returned to their homelands in upstate New York. As evidenced by the 1701 Great Peace of Montreal, the 1701 Nanfan Treaty, and the Dish with One Spoon Treaty, the Haudenosaunee continued to have an interest in the resources of the area.

Anishinaabe people from the Lake Superior region then moved into the Toronto area. While the Wendat and Haudenosaunee people lived in year-round villages surrounded by crops, the Anishinaabe people continued to live primarily by seasonally moving across the land to hunt, fish and gather resources that were available at a specific time, including migrating birds and maple syrup. To the west of Toronto, the Anishinaabe

¹ With thanks to Philip Cote for the reference to Benton-Banai, Edward, *The Mishomis book: The voice of the Ojibway* (Indian Country Press, 1985), p. 26.

² <https://histindigenouspeoples.pressbooks.tru.ca/chapter/chapter-5-colonial-wars-looking-east>; Gary Warrick, "The Aboriginal Population of Ontario in Late Pre-history," in Munson and Jamieson, eds., *Before Ontario: The Archaeology of a Province* (McGill-Queen's University Press, 2013), p. 72.

people became known as the Mississaugas of the Credit. To the east, they became known as the Chippewas of Beausoleil, Georgina Island and Rama and the Mississaugas of Alderville, Curve Lake, Hiawatha, Scugog Island.³

In 1787, as the British began to prepare for an influx of colonists into the area following the American Revolution, the British Crown negotiated the Toronto Purchase with the Mississaugas of the Credit First Nation to obtain title to the land. The flawed and poorly documented agreement was invalidated, and Treaty 13 was negotiated in 1805 for lands now including much of the City of Toronto. In 1923, the Governments of Ontario and Canada signed the Williams Treaties for over 20,000 km², including portions of eastern Toronto, with seven First Nations of the Chippewa of Lake Simcoe (Beausoleil, Georgina Island and Rama) and the Mississauga of the north shore of Lake Ontario (Alderville, Curve Lake, Hiawatha and Scugog Island).

The Mississaugas, Chippewa, the Haudenosaunee, or the Wendat did not traditionally regard land as a commodity to be sold. Following the Toronto Purchase, the British government quickly set out to survey the land into lots which were either sold or granted into private ownership of settlers. In 2010, the Government of Canada settled the Toronto Purchase Claim with the Mississaugas of the Credit after agreeing that the Mississaugas were originally unfairly compensated. In 2018, the Williams Treaties First Nations settled litigation about land surrenders and harvesting rights with the Governments of Canada and Ontario.

The City of Toronto remains the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is also covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with seven Mississaugas and Chippewa First Nations.

i. HISTORICAL INFORMATION

The following section outlines the history and facts related to the properties which are the basis for determining historical or associative value of Criteria 4, 5 or 6 according to O. Reg. 9/06 Criteria.

In October 1911, Howard R. Douglas and Richard J. Lillico purchased a 130-acre parcel comprising part of Lot 10 Concession 1 East of Yonge, subsequently selling it to the Douglas Land Company Ltd in April 1912. In May 1912, the Douglas Land Company Ltd registered Plan 1750, which subdivided the property into residential lots.⁴ In August 1913, Leila Catto purchased lots 87 and 88 which were situated at the end of Hedgewood Road overlooking the Don River Valley's west branch.⁵ The widow of prominent dry goods merchant John Catto, Leila Catto commissioned Foresy Page to design a Georgian Revival residence overlooking the Don Valley. Named Pinewood, it would remain the Catto residence until 1926 when it was purchased by Thomas H. Hogg, who was unrelated to the Hogg Family for whom Hoggs Hollow is named after.

³ Mississaugas of the Credit, "The History of Mississaugas of the New Credit First Nation." n.d.

⁴ Government of Ontario, Land Registry Office 80, North York, Book 5.

⁵ Ibid.

Following Thomas Hogg's death, the property passed to his daughter Dorothy C. Hamilton, who along with her husband, John W. Hamilton, commissioned their son, prominent modernist architect Peter W. Hamilton, to design a home at the edge of the ravine overlooking the Don Valley in 1970.

Completed in 1972, the Hamilton Residence was designed in the High Tech Style, comprised of a separate flat-roofed, two-storey house and one-storey garage organized around a central courtyard and featuring exposed interior and exterior infrastructural elements. The exterior walls were constructed of wind bearing steel studs and were clad in Stelcolour, a brand of pre-finished, colour-coated sheet steel that was historically produced in Hamilton, Ontario by Stelco and widely used across North America for roofing, exterior siding, garage doors, and other architectural applications. Taking advantage of the panoramic views of the river valley below, the south elevation of the house features large windows, a two-storey living room, and a walk-out basement with cantilevered terrace. The recipient of the Canadian Housing Design Council Award in 1974, the Hamilton Residence was also featured in numerous publications, including Maclean's Magazine, Global Architecture, and Stelco Trend.

Based on a review of Google Streetview, between 2014 and 2015, a number of minor exterior alterations were undertaken including the painting of the exterior and the installation of horizontal wood slats onto the steel-tube railings.

Modernist Movement

The Modernist Movement began in the late-nineteenth century as a response to significant social, economic, political, and technological change. Seeking “a new alignment with the experience and values of modern industrial life,”⁶ the Modernist Movement emphasized “experimentation, the rejection of predetermined ‘rules’ and freedom of expression in art, literature, architecture, and music.”⁷

Following the First World War (1914-1918), advancements in engineering, building materials, health, and industry, along with growing social equality, contributed to the development of an architectural movement that reflected this new ‘Modern’ era of design.⁸ Rejecting past historical styles, Modernist Architecture sought to address the demands of rapid urbanization including the need for new factories, offices, and housing.⁹ Modernist Architecture is characterized by: the use of manufactured building materials, including glass, steel, and concrete; the principle of functionalism, where form follows function; minimalist design; and, the rejection of ornament.¹⁰

The International Style was first developed in the 1920s by a small group of prominent architects including Walter Gropius, Ludwig Mies van der Rohe, Jacobus Johannes Pieter Oud, and Le Corbusier (Charles-Édouard Jeanneret). The group was guided by three principles: volume over mass; an “aesthetic ordering” of structural members and standardized modular components; and the avoidance of applied decoration. By the

6 Tate, n.d.

7 Migdol, 2020.

8 Migdol, 2020.

9 Ibid.

10 Royal Institute of British Architects, n.d.

middle of the twentieth century (1945-1970), the International Style would become the dominant Modernist architectural style.¹¹ For this reason, it is often mistakenly used interchangeably with the Modernist Movement which, as a movement, fostered a variety of architectural styles.

High Tech Style

By the 1960s, the International Style was seen as monotonous and boring.¹² Architects of the period, particularly younger ones who had grown up with Modernism and understood the limiting nature of the International Style, sought to create more expressive designs that "extended and exaggerated the Modernist vocabulary beyond the glass curtain wall; developed bolder, more sculptural shapes; used structural components in a more ornamental manner; and sought a more aggressive expression of function, individualism, and structure."¹³

Late Modernism, first classified by the architectural historian Charles Jencks in 1977, took "the ideas and forms of the Modern Movement to the extreme, exaggerating the structure and technological image of the building in its attempt to provide amusement, or aesthetic pleasure."¹⁴ This exaggeration of aspects of Modernism included "extreme logic, extreme circulatory and mechanical emphasis, a mannered and decorative use of technology, a complication of the International Style, and an abstract rather than a conventional language form."¹⁵

High Tech, also known as "Structural Expressionism", is a style within where the expression of a building's structural, infrastructural, and other operating systems is emphasized. Another characteristic is the use of prefabricated or off-the-shelf industrial design elements.¹⁶ Two notable examples include the Centre Pompidou (1977) in Paris, France by Renzo Piano and Richard Rogers and the Toronto Eaton Centre (1977) by Eberhard H. Zeidler.

An article on High Tech architecture in the December 11, 1978 edition of Maclean's Magazine included discussions with Peter Hamilton and Barton Myers and featured the property at 2 Hedgewood Road, noting:

Increasingly these days, homes and offices appear as though they have been turned inside out. Plumbing, lighting, heating, and even the most fundamental superstructure are being exposed and put on display for all the world to see. Not only are pipes and faucets coming out of the closet, but for the first time they are being admired as objects of beauty in their own right. This new style, called "high tech," can be either architectural - glass bricks, galvanized steel tubing, or corrugated aluminum to construct a house, or product-oriented - a hospital bed for a table, interlocking steel beams to construct a bed, an airplane style sink for a bathroom, or chemical beakers for use as wine decanters. High Tech -

11 Encyclopedia Britannica, n.d.

12 Jencks, 1988, 21.

13 Kalman, 1994, 812.

14 Jenckes, 1980, 8.

15 Jencks 1990, 48.

16 City of Los Angeles, 2020, 29.

industrial products taken out of context - is fast becoming one of the most popular styles in Canadian home design, especially following its exposure in large public projects such as Toronto's Eaton Centre and Edmonton's Citadel Theatre.

Peter Hamilton (1941-2011)

Peter Williamson Hamilton was an award-winning architect best known for designing a broad range of housing, heritage conservation, and adaptive reuse projects. Born in Toronto, he earned a Bachelor of Architecture at the University of Toronto in 1963, and a Master of Architecture at Harvard in 1969.

From 1963-1966, Hamilton apprenticed in Europe, working with modernist architects Bengt Lundsten on the first prize winning entry in the Jyvaskyla New Town competition in 1964, and Andre Gomis on the design of the 5,000-unit housing project ZUP de Valence. After returning to Toronto in 1966, he worked with the notable modernist practice of Gordon S. Adamson & Associates Architects (1966-1967) and John Andrews Architects (1967-1968). After receiving his master's, he practiced under Hamilton Ridgely Architects (1969-1972), Hamilton Ridgely Bennett Architects (1972-1978), and Hamilton Kemp Architects (1978-1983), before establishing Peter Hamilton Architects in 1983. During the 1980s, he also formed an affiliated practice with Daniel Li, as Hamilton + Li Architects, to pursue commercial projects and to design housing projects for developing countries.

During his career Hamilton received numerous awards including the 1974 Canadian Housing Design Council Award for the design of 2 Hedgewood Road; the 1975 City of Toronto Historic Preservation Award for the Pollock Gallery; the 1977 Ontario Association of Architects Design Prize and 1978 Heritage Canada National Award of Honour, 1978 for Minaki Lodge; the 1985 Toronto Historical Board Award of Merit for the 361 King Street East; and the 1991 Ontario Association of Architects Design Award for the 103 Dupont Street project.

Active in academia, Hamilton was as an adjunct professor at the University of Toronto Faculty of Architecture and the University of Waterloo School of Architecture, and at the School of Interior Design at Toronto Metropolitan University. Along with designing buildings, he was also active in the fields of industrial and interior design, designing the Modern Chandelier, now a University of Toronto listed work of art. A member of the Ontario Association of Architects, the American Institute of Architects, and the Royal Canadian Academy of Arts, Peter Hamilton was made a fellow of the Royal Architectural Institute of Canada in 1997.

ii. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining design or physical value of Criteria 1, 2 or 3 according to O. Reg. 9/06 Criteria.

The Hamilton Residence is a unique and representative example of a High Tech Style residence. The use of prefabricated off-the-shelf industrial materials, which are left

exposed along with interior and exterior mechanical elements are hallmarks of the style. The design masterfully applies these design elements into a structure that takes full advantage of the unique setting on the edge of a steep ravine.

In correspondence with Peter Hamilton as part of the inclusion of 2 Hedgewood Road in the 1997 publication *North York's Modernist Architecture*, Peter Hamilton provided the following description of the property, dated June 18, 1996:

The house is built on the edge of a ravine looking south. The east and west walls are opaque providing privacy from the street and the neighbouring lot. The north wall of the house is glass brick providing light and privacy. A garage is separated from the house making an entrance courtyard. Behind the garage is a bed-sitting room. The roof of the garage is accessible from the second floor bedrooms and a stair form the entrance courtyard.

The structure of the house developed around the tartan of living and servicing functions and networks. Its proportions and dimensioning is based upon the Fibonacci series related to the scale of a 1.8 metre human. The upper level of the entrance floor has the kitchen functions and heavily trafficked areas; kitchen, entrance, main circulation spine and dining room. The lower level of this floor has a two storey living room, library and visual connection to the conservatory in the lowest floor. This floor has a sauna and dip pool, the conservatory, a walkout deck, the furnace and storage area. A light steel frame is used with acoustical decking. Slate floors are used in heavily trafficked areas and wood block in living and sleeping areas.

The large trees to the south prevent heat gain in summer and allow the sun to penetrate in winter and warm the floor slabs. Canvas shades can also be drawn. Duct runs and electrical systems are left exposed and are coordinated with the structure to be a clear expression and support of the adjacent activity.¹⁷

Both the house and garage feature flat roofs, Stelcolour pre-finished, colour-coated sheet steel cladding, and rectilinear window and door openings. The east elevation of the garage, facing Hedgewood Road, features a wide garage door beneath a deep roof overhang which extends southward, forming the front verandah that connects to the house. The south elevation features an exterior staircase with pipe railing running from the front of the garage to the rooftop patio, a pair of entrances to the garage and guest suite beneath the rear verandah, and a wide full-height window to the west that wraps around the corner of the west elevation. The rooftop patio features a pipe railing.

Facing Hedgewood Road, the east elevation of the house features an exterior staircase bay with sloped roof and clerestory window. The north elevation features glass block cladding, a central exterior mounted round metal chimney, and window and door openings. The east end of the north elevation features the main entrance at the first storey beneath an entrance at the second storey which is accessed by the front verandah. West of the exterior chimney is a side entrance which is sheltered by the rear verandah.

17 City of Toronto Archives, Peter Hamilton Fonds.

Built into the side of the Don Valley with a walk-out basement, the south elevation of the house is organized into three vertically aligned bays. The three bays of the second storey, and the central and westernmost bays of the first storey, feature full-height window openings divided by metal vertical spandrels. The easternmost bay of the first storey and basement feature a two-storey bay with sloped glass roof and full-height windows framed by vertical metal spandrels. The central and westernmost sections of the basement feature a terrace that extends from beneath the first storey out to a cantilevered balcony that forms the floor of the eastern projecting bay.

iii. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining contextual value of Criteria 7, 8 or 9 according to O. Reg. 9/06 Criteria.

The Hamilton Residence is situated on the edge of the West Don River Valley at the end of Hedgewood Road in a residential neighbourhood characterized by its mature tree canopy, large lots and location on a plateau overlooking the West Don River Valley. While originally laid out in the early 20th century, the built form along Hedgewood Road is not characterized by a particular architectural style or typology due to development throughout the 20th century as well as significant redevelopment.

The City of Toronto Property Data Map attached (Attachment 2) shows the site of the property at 2 Hedgewood Road.

4. VISUAL RESOURCES



Figure 1 Archival image of the east and north elevations of 2 Hedgewood Road. Note the front verandah extending across the garage and courtyard with pipe railing, glass block walls of the north elevation, and exterior mounted chimney (City of Toronto Archives).

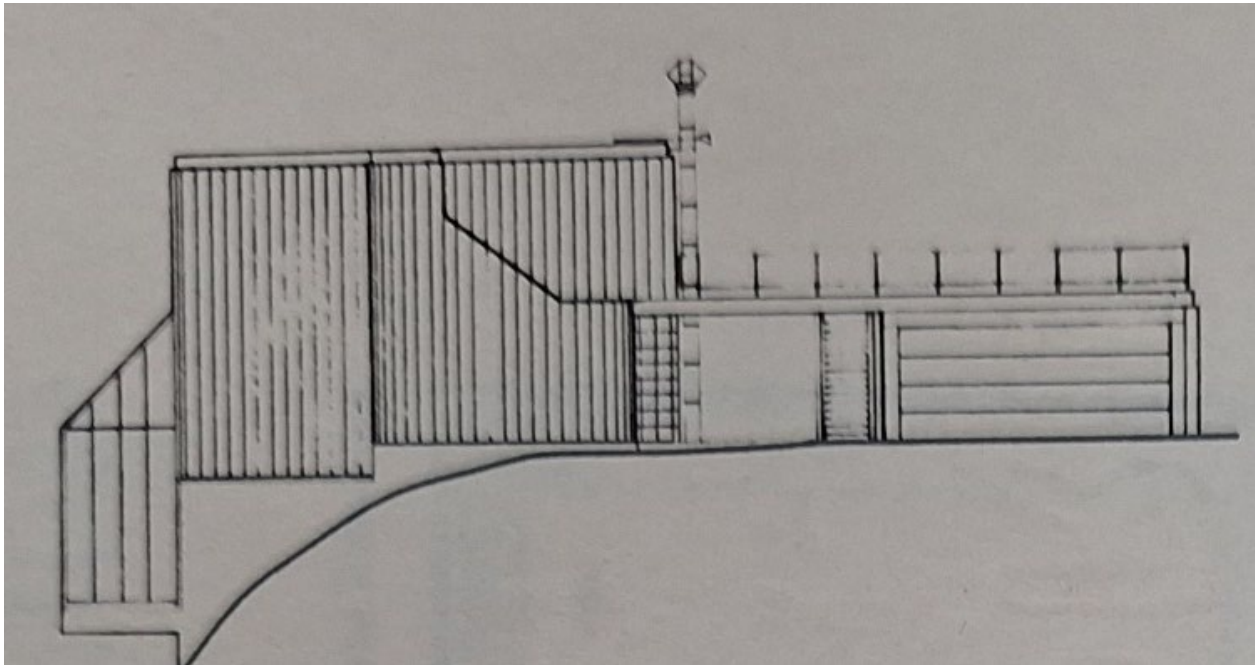


Figure 2 Drawing of east elevation of 2 Hedgewood Road showing the two-storey bay overlooking the West Don River Valley (Hamilton, Ridgeley, Bennett Architects, 1974).

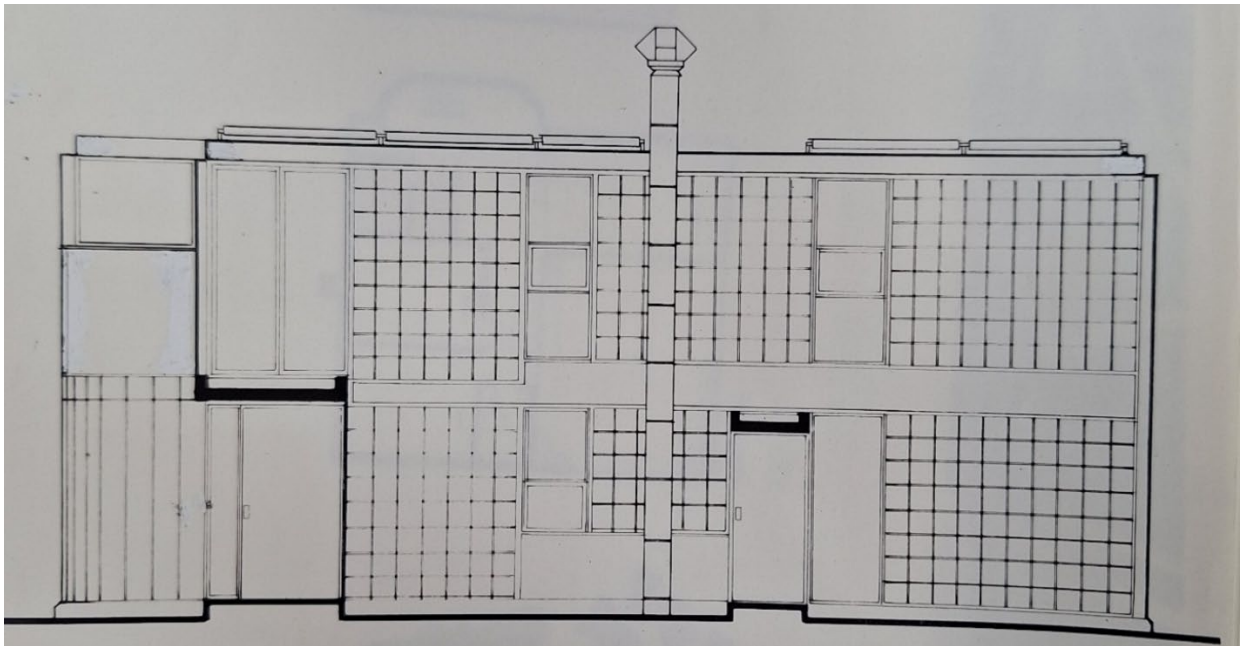


Figure 3 Drawing of north elevation of 2 Hedgewood Road (Hamilton, Ridgeley, Bennett Architects, 1974).



Figure 4 View of the north and east elevation of 2 Hedgewood Road. Note the Stelcolour cladding has been painted and the pipe railings on the garage rooftop patio have been overlaid with wood slats (Heritage Planning, 2026).



Figure 5 View of the east elevation of the house at 2 Hedgewood Road showing the two-storey bay overlooking the West Don River Valley (Heritage Planning).



Figure 6 Image looking west from the front verandah showing the central courtyard with exterior staircase, pipe railings, exterior mounted chimney and rear verandah with sliding metal mesh doors (City of Toronto Archives).



Figure 7 View looking west towards the courtyard. Note the staircase railing has been overclad in wood slats (Heritage Planning, 2026).

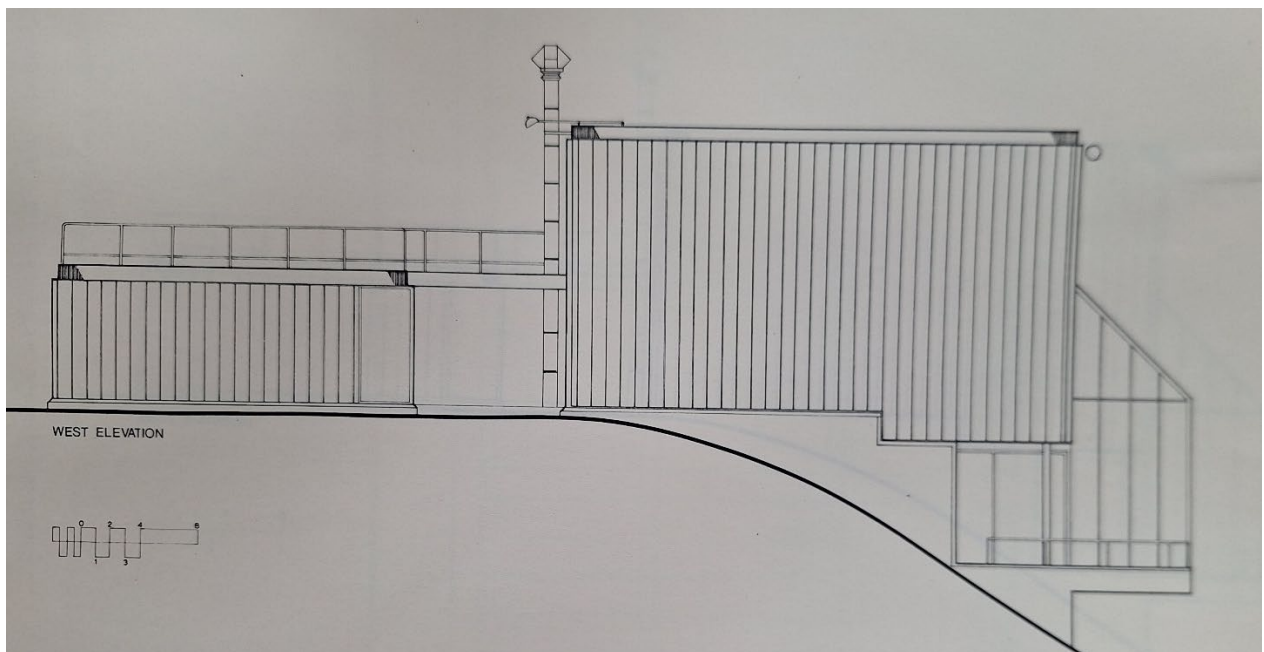


Figure 8 Elevation drawing of east elevation of 2 Hedgewood Road showing the two-storey bay overlooking the West Don River Valley (Hamilton, Ridgeley, Bennett Architects, 1974).

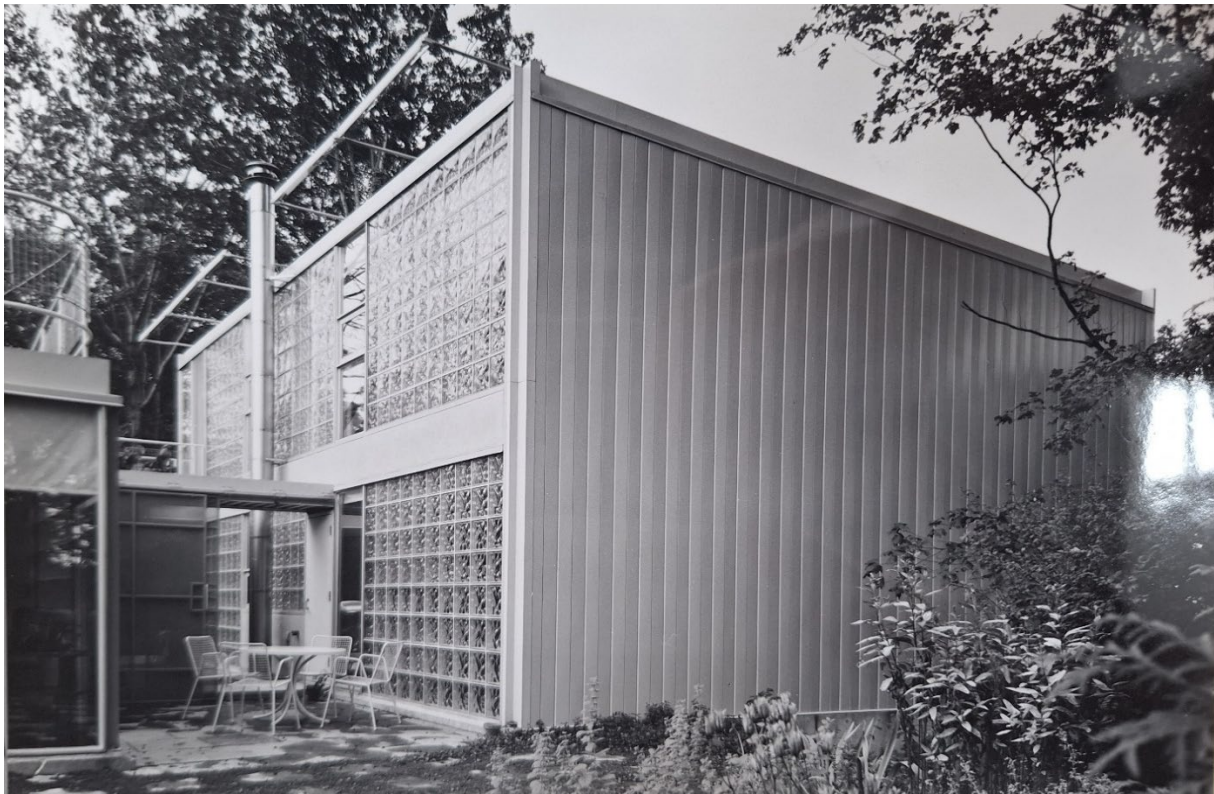


Figure 9 Archival image showing the north and west elevations of the house at 2 Hedgewood. Note the exterior mounted lighting at the second storey of the house, rear verandah with sliding metal mesh doors, and the southwest corner of the rear of the garage with full height windows (City of Toronto Archives).



Figure 10 Image showing the south and west elevations of the house at 2 Hedgewood Road. Note the south elevation's vertical spandrels between the windows, two-storey bay, and recessed walk out basement terrace with cantilevered balcony (Stelco Trend, 1975).

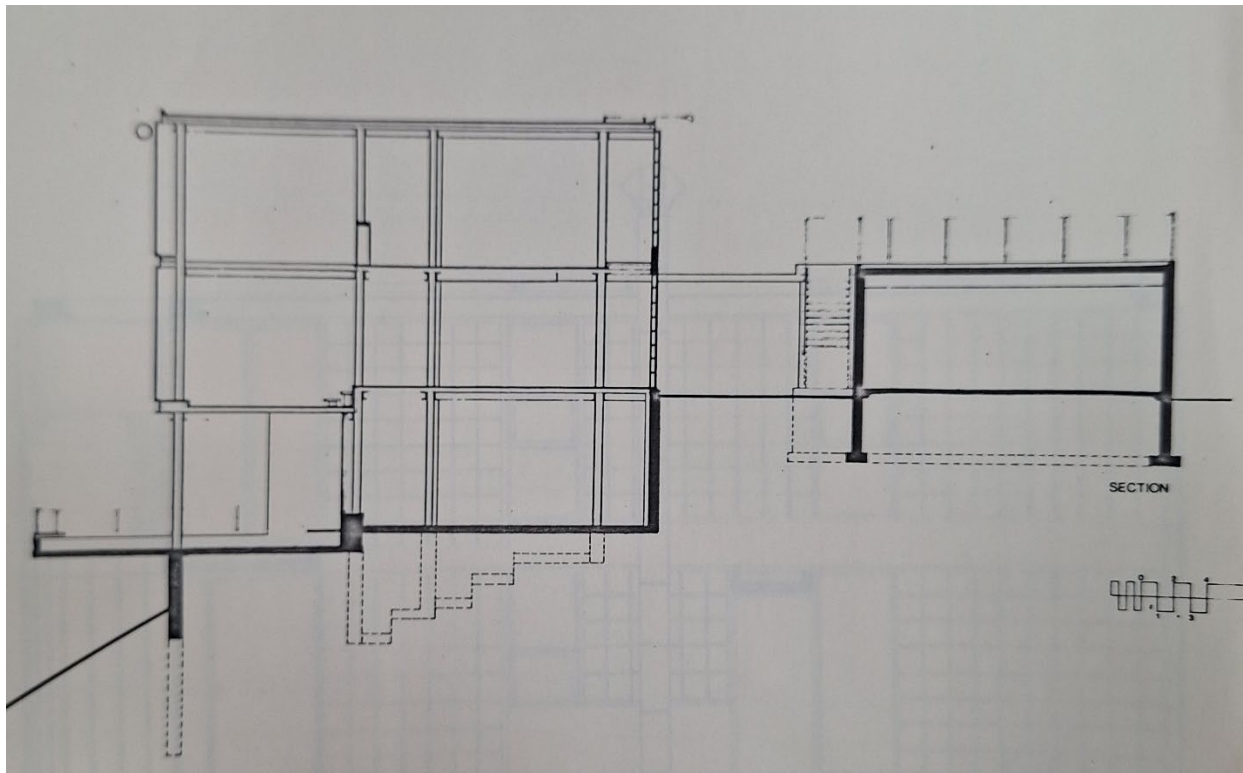


Figure 11 Section drawing of 2 Hedgewood Road showing the two-level basement and first storeys and cantilevered basement terrace (Hamilton, Ridgeley, Bennett Architects, 1974).



Figure 12 Archival image of the two-storey living room looking east. Note the steps leading from the upper level (City of Toronto Archives).



Figure 13 Archival image of the interior of the house at 2 Hedgewood road showing the two-storey living room (City of Toronto Archives).



Figure 14 Image looking south from the second storey balcony down into the first storey living room with opening overlooking the basement conservatory at the south end of the bay (Stelco Trend, 1975).



Figure 15 Archival image of the basement level looking south towards the conservatory overlooking the West Don River Valley (City of Toronto Archives).



Figure 16 Archival photo of second-storey bedroom with exposed ductwork and steel ceiling and support columns (City of Toronto Archives).



Figure 17 Archival image of basement hallway showing exposed ductwork and exposed steel ceiling (City of Toronto Archives).

5. LIST OF SOURCES

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