

**THE REVISED WYCHWOOD PARK
HERITAGE CONSERVATION DISTRICT PLAN**

**Adopted by Toronto City Council
on May 9th and 10th, 1994**

Published by the Toronto Historical Board, November 1994

(i)

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Introductory Information (not part of the Plan)

Wychwood Park was designated as a heritage conservation district by By-law 421-85, passed by Toronto City Council on May 21st, 1985, and approved by the Ontario Municipal Board on March 17th, 1986.

In 1986, the Toronto Historical Board published a document entitled "Wychwood Park Heritage Conservation District Plan". That publication, which has come to be known as the "Green Book", contains a number of documents of various dates and by various authors including the following:

- a copy of the designation by-law, approved by the Ontario Municipal Board in March, 1986 (pp. 8-9);

- a copy of the Wychwood Park Heritage Conservation District Study, prepared for the Toronto Historical Board in 1981 and 1982 by consultants, Keith Wagland, Architect; Truman and Jennings, Planning and Development Consultants; Harold D. Kalman, Consultant in the History and Conservation of Architecture; and John J. Stewart Restoration Landscape Architect (pp. 13-44);

- and a report by the Toronto Historical Board on procedures for dealing with applications, which was adopted by City Council in August 1985 (pp.76-82).

On pages 27-35 of the "Green Book", within the consultants' study, is a section entitled "3. The District Plan". That section is now being REPLACED by the Revised District Plan which follows. Maps 2, 5 & 6 of the consultants' study are also being replaced by the three revised maps attached.

The Revised District Plan was adopted by the Toronto Historical Board on March 30th, 1994, and by Toronto City Council on May 9th-10th, 1994. It is based upon revisions to the original plan, submitted to the Toronto Historical Board on May 12th, 1992, by the Wychwood Park Heritage Advisory Committee (WPHAC) which had reviewed the plan from December 1990 to May 1992 in consultation with civic staff and the community.

(ii)

In this copy of the Revised District Plan, the revisions adopted by the Toronto Historical Board and City Council are underlined.

The Revised District Plan is now the official document to be referred to when contemplating any changes in the Wychwood Park Heritage Conservation District. Please keep it with your copy of the "Green Book" for reference in future years.

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THE REVISED DISTRICT PLAN

(Adopted by City Council, May 1994. This section REPLACES Section 3 on pages 27 to 35 of the 1986 Wychwood Park Heritage Conservation District Plan (the "Green Book")).

A. Statement of Elements Supporting Designation of Wychwood Park as a Heritage Conservation District

1. Preamble

Wychwood Park has unique and outstanding features which give it heritage significance. It is a residential area of some sixty homes located near the centre of the city, and laid out essentially according to a plan registered in 1891. Although many of the houses are of considerable architectural significance, it is the park-like ambience of Wychwood Park as a whole that justifies its designation as a Heritage Conservation District. It is this feature that the District Plan is intended to preserve. The trees within the Park are of special importance. There are many fine specimens of large native trees, particularly red and white oaks, a number of which date from the early settlement of York or before. The manner in which the houses are situated in relation to the mature trees and natural land contours gives the architecture added significance. The open space around the houses is very important to the park-like atmosphere. Because Wychwood Park is far more than the sum of its buildings, it is important that land-use controls be interpreted in a manner that reinforces the rationale for its designation. Heritage District designation of this fragile park-like composite of buildings and lands is directed toward conservation and necessary renewal, rather than re-development and change.

2. Architecture

Wychwood Park has a unique collection of important houses erected between the years 1905 and 1917, which represent very well the Canadian interpretation of the English Arts and Crafts movement associated with the work of architects, C.F.A. Voysey and M.H. Baillie Scott. The houses in Wychwood Park comprise the highest concentration of the work of talented Toronto architects, Eden Smith and his sons; as well, there are superior houses by such other leading Toronto firms as Burke, Horwood and White, W.A. Langton and Sproatt and Rolph.

The houses of the 1920s and 1930s are generally, as a group, less significant. Nevertheless, a few are important characteristic residential works by leading Toronto firms of their day, including Craig and Madill, Allward and Gouinlock, and Marani and Paisley.

3. Planning

Wychwood Park is an early and very significant historic example in Canada of a planned private community. Both in its origins and through its continued operation, the Park has remained a unique, quiet and special residential community within the City.

4. Landscape

Wychwood Park is a richly landscaped park which represents the principles of landscape design current in the late 19th and early 20th centuries. The style has been influenced by both the natural landscape movement in English landscape design associated with William Robinson and Gertrude Jekyll, and the American picturesque landscape manner developed by Frederick Law Olmsted and seen in a number of 'park' suburbs of the later 19th century.

B. Recommendations Regarding the Preservation of Historic Elements of the Park

The recommendations regarding preservation of Wychwood Park are based on the premise that changes in character of individual buildings or of the overall setting, are neither necessary nor desirable. The District Plan, therefore, is directed at preservation and conservation rather than change and redevelopment.

1. Additional Houses

Using the Zoning By-law standards of 40 and 50 feet minimum frontage, there is a potential for the construction of additional residential buildings within the Park. The sites where buildings might be built on 'lots of record' are shown on Map No. 5.

Apart from the private road restriction and any other zoning problems, a 'lot of record' could be developed with no municipal approval other than a site plan agreement, a consent to sever and a building permit.

(a) No. 52 Wychwood Park (formerly No. 16):

This property contains two 'lots of record' which could be developed by dividing the existing building into a pair of semi-detached dwellings, along the shared property line shown in Maps No. 5 and No. 6. The existing house and the numerous mature oak trees make an extremely important contribution to the character of the Park near the main entrance. A change to this property would materially change the historic character of the Park as a whole.

(b) Other sites:

The construction of the new houses in other parts of the Park should be governed by the following principles:

1. Should not impinge on those elements and features which make up the Park's historic character.
2. Should respect trees and topographical characteristics.
3. Should be consistent with the character of the existing landscaping and architecture.

In summary, new houses should be capable of being integrated into the setting without conflict.

Vacant lots of record offer sufficient flexibility to permit several approaches to the design of buildings which would be consistent with the character of the Park. The western half of No. 17 Wychwood Park, however, is a more sensitive site because of its corner location. Any new structure on this lot should be appropriately located and should respect the health and integrity of mature trees.

Guidelines for New Houses:

On lots where new houses may be built, the following guidelines apply:

- (a) New houses should be designed in character with neighbouring houses which may be perceived as being part of a related group in the Park.

- (b) New houses should be located in such a way that they do not conflict with or impinge upon neighbouring houses or common areas within the Park.
- (c) New houses should be sited and designed so as to retain the existing topography.
- (d) The siting of new houses should take into account significant trees on the property, on the properties of neighbours and on Park Reserves. Except on vacant lots of record, new construction should not take place within the drip-line of significant trees.
- (e) During construction work, special measures should be exercised to prevent damage to significant trees on the owner's property and to all trees on adjoining lands.
- (f) Primary exterior materials should be brick, stucco, and wood. Colours and finishes should be selected to blend with the other buildings and features which form the Park environment. Prominent skylights, fully exposed metallic chimneys and similar alterations should not be permitted.
- (g) Roofs should be pitched with a slope similar to that of neighbouring houses. Roof colours should be neutral, or similar to those of neighbouring houses and may be asphalt, slate or cedar shingles. Other materials are not recommended.
- (h) Garages and parking stations should be located away from and out of view of the road as much as possible. Ramps to below grade garages are not acceptable.
- (i) Landscaping should be in keeping with the historically established character of the Park.

2. Additions and Alterations to Existing Houses

In Wychwood Park where the relation of building to land area is crucial to the historic image, a trend toward an increase in density, if not controlled, could materially alter the character of the Park. Increases in density should be strongly resisted if the characteristics of Wychwood Park are to be preserved.

Guidelines for Additions and Alterations:

On lots where additions could take place, the following guidelines apply.

- (a) Additions should be sited and designed so as to retain the existing topography.
- (b) Construction of additions should take into account significant trees on the property. New construction activity and additions should not take place within the drip-line of significant trees.
- (c) During construction work, special measures should be exercised to prevent damage to significant trees on the owner's property and to all trees on adjoining lands.
- (d) Additions should not be made to facades which are readily visible from the roads and Park Reserves. This restriction is applicable, as well, to any changes to the roof, including dormer windows.
- (e) The height of an addition should not exceed the height of the ridge of an existing sloping roof, or the height of the existing roof or parapet (whichever is higher) of a flat roof. Exceptions may be considered if the addition is considered to be compatible with neighbouring houses and the overall character of the Park.
- (f) The massing, fenestration and detail should relate in scale and proportion to, but not necessarily imitate, those features of the existing building.
- (g) Compatible changes may be permitted on any facade.
- (h) Covered porches visible from the roads and Park Reserves are significant and should not be permanently enclosed.
- (i) All changes should be carried out in the materials, colours and textures that predominate in the house. Existing wall-to-window ratio should be maintained. Window proportions and glazing patterns should be respected.
- (j) Prominent skylights, fully exposed metallic chimneys and similar alterations should not be permitted.

3. Maintenance and Energy-Conserving Work

All maintenance should be undertaken in the spirit of the design guidelines that apply for additions and alterations described in the previous section.

The upgrading or replacement of windows and glazing for energy conservation and the replacement of roofs are subject to the guidelines.

In the selection of paint colours, it is recommended that owners consider not only the traditional colours of their own houses, but also the colours of neighbouring houses which may be perceived as being part of a related group. Colours in these adjacent houses should be similar or complementary, and not conflicting.

4. Garages and Ancillary Structures

The policy of parking resident cars off the Wychwood Park roadway and locating garages inconspicuously should be maintained.

Any proposals for demolition, alterations or new construction of garages and ancillary buildings should acknowledge the architectural relationship of such buildings to the houses, as well as their relative position with respect to other houses, land and the road.

5. Treatment of Landscape

(a) Road and Park Reserve:

The character of the Wychwood Park landscape is distinctive, and is unique in Toronto. The historic character of the landscape should be reinforced and the introduction of materials or designs that are not in harmony with it should be avoided.

The numerous large trees of Wychwood Park are a unique and essential component of the Park-like environment. Special effort should be taken to maintain them in good condition. Significant trees should not be removed unless shown to have become a major hazard. During construction or landscaping, special measures should be taken to prevent damage to all trees on Park Reserves, and on adjoining property.

Many trees in the Park have reached maturity. As they die they should be replaced as soon as possible with a compatible selection of such trees as oak maple or pine. Elm and black locust, although originally planted in the Park, are not recommended as replacements because of contemporary disease and pests. Silver maple and black willow are not recommended as street trees because of the tendency of their soft wood to break. Black willow should be used as replacement trees in the pond area.

The preservation, as much as is practicable, of the existing road configuration, surfaces, edging, curb and right-of-way is important. It is recognized that the roads do not meet municipal standards, and that there may be pressure to 'improve' them. The roads as they now exist are an essential part of the visual, social and circulation character of the Park and should be maintained. Adoption of municipal engineering standards would destroy this character. It is therefore important to refrain from adding street signs, white lines or a one-way street system.

In some areas, a chain link fence has been installed, separating the roadway allowance or parts of the common lands from individual house lots. Such fences usually follow the property line. These fences are out of character with the Park. Where, for security or other reasons, the fence must be maintained, it could be obscured by new planting. Where the fence can be moved it should be relocated in a situation where it is not visually obtrusive.

In order to conserve the picturesque quality of the space, with the pond as a focal point, the landscape in the Park Reserve could have selective clearing of trees and underbrush.

(b) Private Landscape:

The park-like ambience of Wychwood Park is established not only by the Park Reserves but importantly also by the landscaping of private lands. Historic contours, significant trees and planted areas should be preserved on private land as well as on Trustee lands. Significant trees should not be removed unless shown to have become a major hazard.

During landscaping work, special measures should be exercised to prevent damage to significant trees on the owner's property and to all trees on adjoining lands. Dead trees should be replaced.

Where several houses are perceived as being part of a unified group, the owners and trustees should not treat their properties in isolation but should

cooperate to establish a complementary treatment of private and common lands, if indeed any separation is felt to be necessary. Separation of properties should be accomplished in the least obtrusive manner and fences should be discouraged.

Wherever the shrubbery has become overgrown and requires replacement, it is essential to avoid the tendency to adopt low maintenance ground cover and mass plantings of juniper and other currently fashionable materials. Certain massed low maintenance plantings are acceptable. These could include ferns, periwinkle, gout weed and natural wildflowers such as trillium. Natural type rockeries are appropriate for hillier sites.

6. Utilities

Utilities in the Park include water mains, sewers, gas piping, hydro electric service, telephone service and cable T.V. Replacement or change of any one or all of these services will likely be necessary from time to time.

Standards for City owned utilities, if applied without special consideration being given to the heritage character of Wychwood Park, could be particularly damaging to that character. The guidelines which apply to all aspects of the conservation of the historic elements of the Park must be applied to installations and changes in the utilities serving Wychwood Park.

The existing incandescent bracket-mounted cylinder fixtures and posts should be retained and maintained. The square chamfered concrete poles and wooden poles have historical significance in the Park and, where they now exist, alternatives are not encouraged.

Satellite dishes or other similar elements and structures are not appropriate to the heritage character of the Park.

7. Movement

It is in the long-range interest of the Park to maintain the balance between pedestrian and vehicular traffic on the one hand, and the size, scale and physical characteristics of the roadway system on the other hand. The

retention of a single vehicular access point into the Park and the consequent discouragement of through traffic should be preserved. The continued closure of the Davenport Road entrance except when this access is required because of winter driving conditions is desirable. The existing system works well to discourage non-residents' cars, but it also provides sufficient access for delivery vehicles.

It is important to resist any pressures for tree removal or road widening to accommodate snow removal equipment, garbage trucks and other services. Access at present is difficult, but it works.

8. Demolition

Every building in the Park is important and contributes to the character. No demolition of entire buildings should be permitted. Where partial demolition is to occur for additions, such demolition should be minimal and should be carried out only if needed to facilitate a reasonable connection between the old and new parts.

C. Implementation of the Plan

Actions by the municipality, by the Trustees, and by the individual property owners have taken place or should be undertaken. Some of these are obligatory; others, while prudent, cannot be required in that they are outside the existing scope of the Planning Act, Municipal Act or Heritage Act.

- (a) The area boundary of Wychwood Park as shown on Map No. 2 ~~was~~ designated as a Heritage Conservation District, under Part V of the Ontario Heritage Act by By-Law #421-85 on May 21, 1985.
- (b) All individual properties have been added to the City's Inventory of Heritage Properties and entered into the City computer.
- (c) The residents of Wychwood Park also instituted registration of a certified copy of the Wychwood Park Heritage Conservation District Designation By-law which was deposited on title of each property. A legal description of each property was also attached.
- (d) A Wychwood Park Heritage Advisory Committee has been established. The duties and functions of the Committee are as follows:

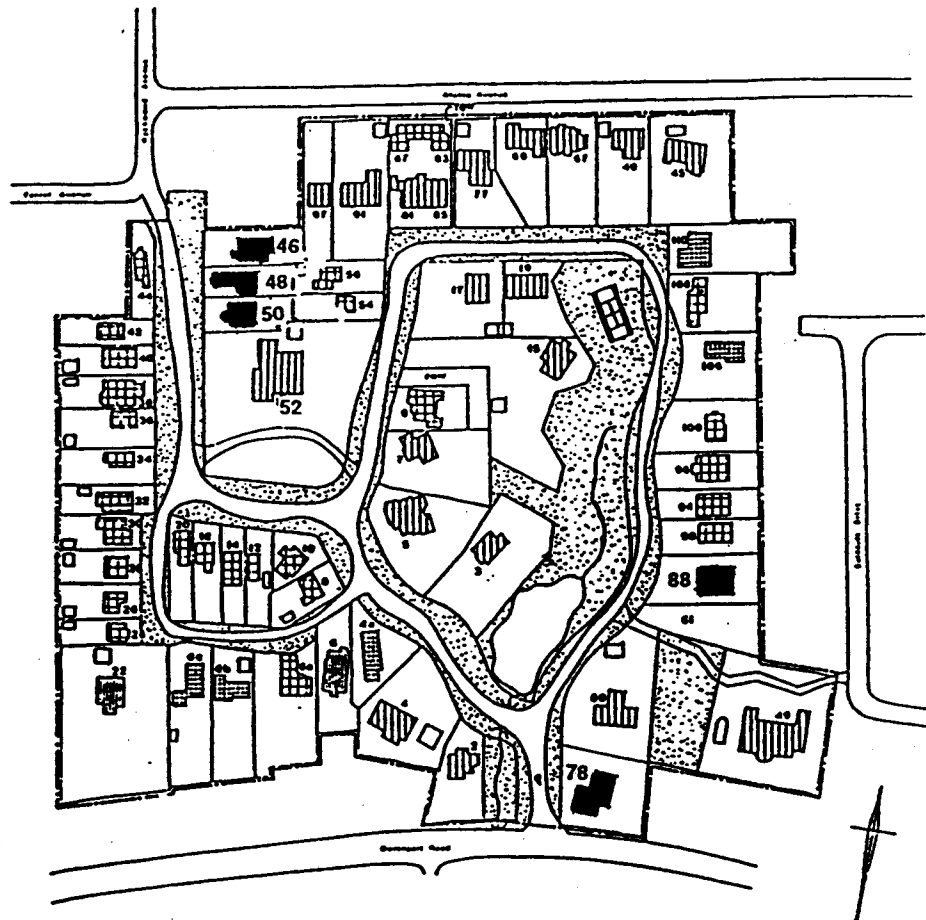
- (i) receive and consider all proposals made by property owners or the Trustees for new construction, demolition or alteration of elements within the area of the Heritage Conservation District.
 - (ii) ensure prompt resident knowledge and response to all such proposals including discussions with the proponent, neighbours, and/or other residents and owners within the Park.
 - (iii) encourage solutions to all such proposals that would conserve the heritage characteristics of the Park in accordance with the Wychwood Park Heritage Conservation District Plan.
 - (iv) maintain a working relationship with the Toronto Historical Board and the City.
- (e) The Wychwood Park Heritage Advisory Committee is constituted as follows:
- (i) One member is a Trustee appointed by the Wychwood Park Trustees.
 - (ii) One member is a member of the Executive Committee of the Wychwood Park Ratepayers Association, appointed by the Wychwood Park Ratepayers' Executive Committee.
 - (iii) Four additional members are elected from the property owners of Wychwood Park and members of their immediate families at the Annual Meeting of the Wychwood Park Trustees for a three year term.
 - (iv) The committee selects a chairman who acts as the liaison with the residents of Wychwood Park and the Toronto Historical Board.
 - (v) If a vacancy should occur involving one of the elected members, the Committee may appoint a replacement member to serve until the next annual meeting.
 - (vi) The Wychwood Park Heritage Advisory Committee may

appoint a non-voting member nominated by the Toronto Historical Board.

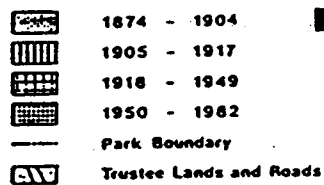
- (f) The amended Wychwood Park Heritage Conservation District Plan should be distributed to all property owners in Wychwood Park.
- (g) The Trustees and residents of Wychwood Park should consider conducting the following:
 - (i) a review of planning for capital improvements and of the state of existing utilities;
 - (ii) a thorough analysis of the flora in the Wychwood Park Reserves and a landscape restoration programme consistent with the principles outlined in this report;
 - (iii) the preparation of a guide to planting and landscaping of private areas which could be used by individual owners; and,
 - (iv) the preparation of an updated topographical survey of the Park and its private lands.

Attachments: Revised Maps 2, 5 and 6 dated March 23rd, 1994.

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EXISTING LANDS AND BUILDING

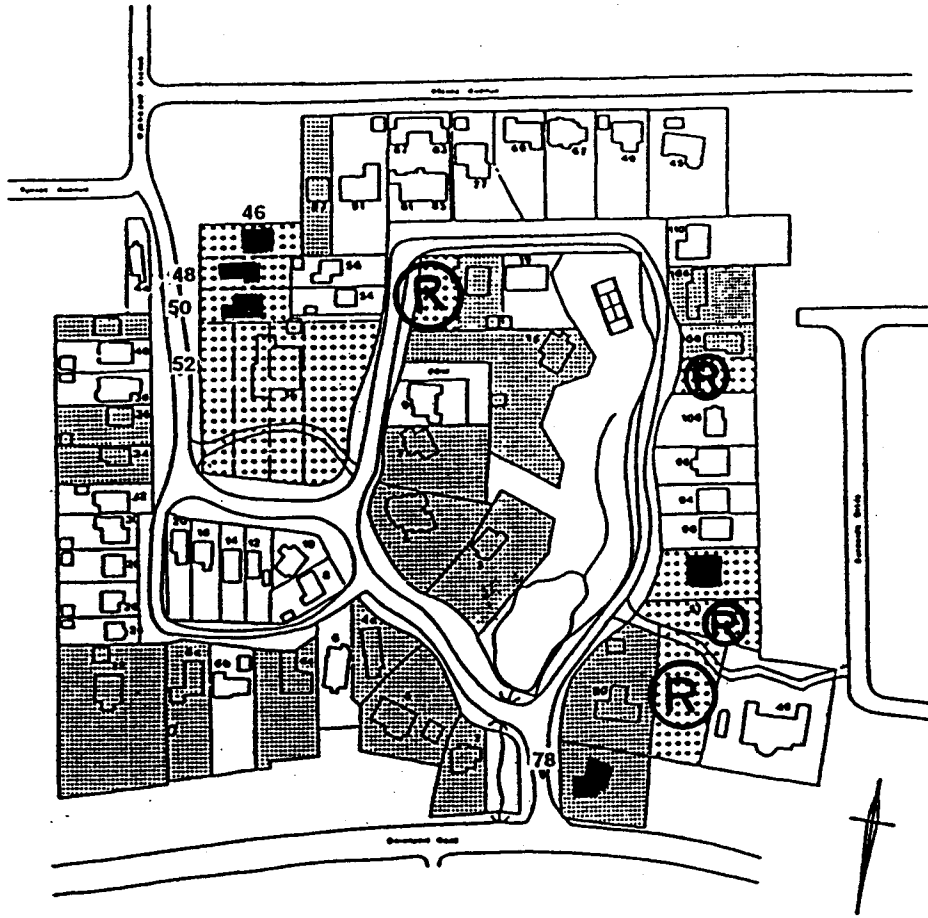


Built Since 1985 Plan




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Revised March 23, 1994

3 maps from T.H.B. March 31 1995
report to Neighbourhoods Committee.

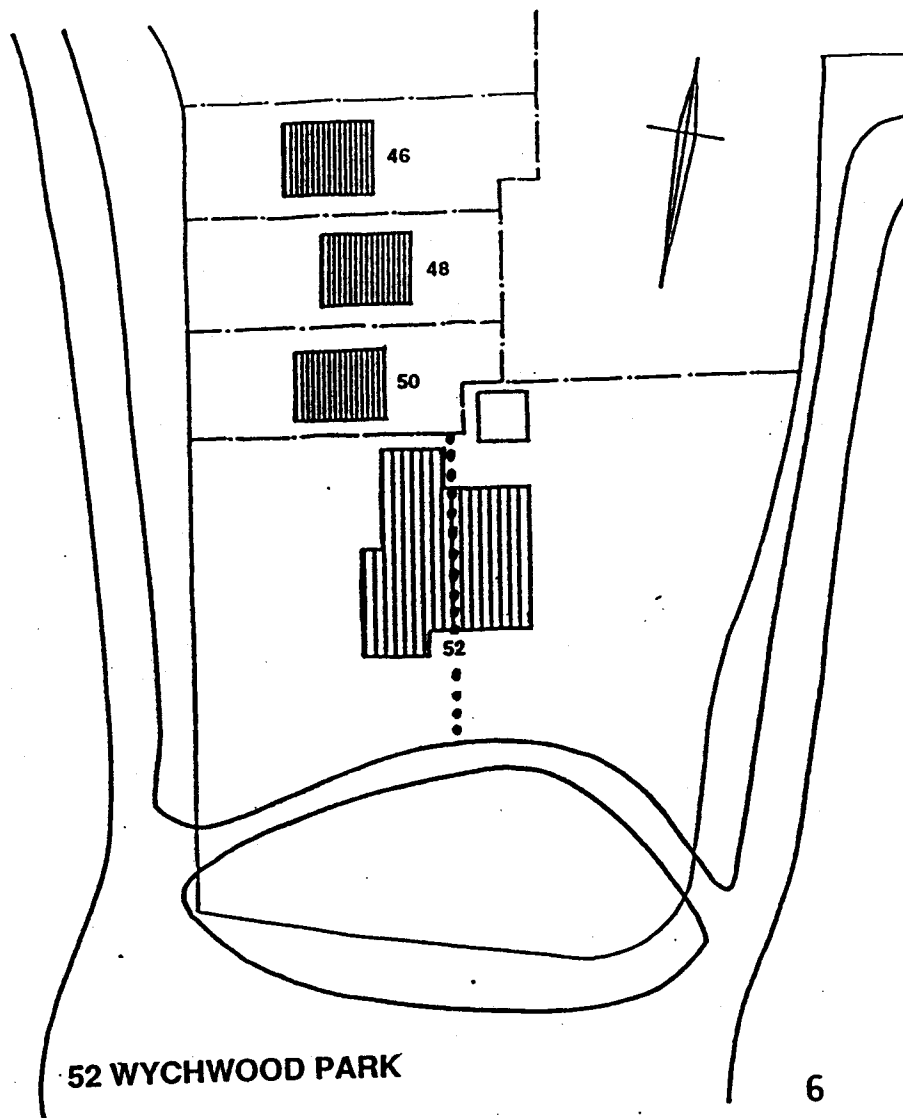


EXISTING LOT

-  Sites where significant additions are permitted under current Zoning
-  Unbuilt Lots of Record in 1985
-  Remaining Unbuilt Lots of Record in 1994

5


Revised March 23, 1994



52 WYCHWOOD PARK

6

- Existing House
- New Development Completed Since 1985 Plan Schematic
- Shared Property Line (Schematic)

0 10 25 50 100 ft.
Revised March 23, 1994