

Demolition of Three Heritage Properties in the South Rosedale Heritage Conservation District - 5, 7, and 9 Dale Avenue

Date: June 13, 2018
To: Toronto Preservation Board
Toronto and East York Community Council
From: Director, Urban Design, City Planning Division
Wards: Ward 27 – Toronto Centre-Rosedale

SUMMARY

This report recommends that City Council refuse the demolition of three single family houses at 5, 7, and 9 Dale Avenue and the construction of one replacement building. It also recommended that the property at 7 Dale Avenue have its category "C" status changed to category "B" within the South Rosedale Heritage Conservation District Guidelines. The applicant has applied for an Official Plan Amendment and Zoning By-law Amendment to allow for the construction of a 4-storey residential building with 26 units.

RECOMMENDATIONS

The Director, Urban Design, City Planning recommends that:

1. City Council refuse the issuance of a demolition permit for the heritage properties at 5, 7, and 9 Dale Avenue in the South Rosedale Heritage Conservation District in accordance with Section 42 of the Ontario Heritage Act.
2. If the owner appeals City Council's decision to refuse the issuance of a demolition permit under Section 42 of the Ontario Heritage Act for the heritage properties at 5, 7, and 9 Dale Avenue, City Council authorize the City Solicitor and the necessary City staff to attend the Local Planning Appeal Tribunal in opposition to the appeal.
3. City Council support City Planning's evaluation and determination that the property located at 7 Dale Avenue meets the criteria for Category B as set out in the South Rosedale Heritage Conservation District Study (2002).

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

On February 21, 2018, a report from the Acting Chief Planner and Executive Director on the proposed demolition of 5, 7 and 9 Dale Avenue was considered by Toronto and East York Community Council. The report recommended that City Council refuse the demolition of the three single family houses and the construction of one replacement building. The applicant has applied for an Official Plan Amendment and Zoning By-law Amendment to allow for a 4-storey residential building with 26 units.

The Toronto and East York Community Council referred the Item back to staff to allow for further consideration of the property at 7 Dale Avenue; to request a complete review by staff of the design and zoning issues, and to report back to the Toronto Preservation Board, and the Toronto and East York Community Council, no later than their meetings on June 20 and July 4, 2018, respectively.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE30.15>

On February 4, 5 and 6, 2003 Toronto City Council adopted the South Rosedale Heritage Conservation District under Part V, Section 42 of the Ontario Heritage Act, enacted by Council on February 7, 2003 under By-law 115-2003.

<http://www.toronto.ca/legdocs/bylaws/2003/law0115.pdf>

ISSUE BACKGROUND

Development Proposal

The development site is located on the south side of Dale Avenue on three assembled and contiguous properties at 5, 7, and 9 Dale Avenue, each with an existing single family home. It is proposed that the three houses be demolished and replaced with a new building that will have 7,923 square metres (85,286 square feet) of residential gross floor area. The development requires the applicant to obtain an Official Plan Amendment, a Zoning By-law Amendment and approval for both the demolition and construction under Section 42 of the Ontario Heritage Act (OHA), since the properties are within the South Rosedale Heritage Conservation District (SRHCD).

A Heritage Impact Assessment (HIA) prepared by Phil Goldsmith Architect, dated August 23, 2017 and revised January 24, 2018 was submitted as part of the application to the City.

On November 10, 2017 the owner of the subject properties appealed the Official Plan Amendment and Rezoning application to the Ontario Municipal Board (now the Local Planning Appeal Tribunal).

Description of the Properties

According to the Heritage Impact Assessment, the original houses at 5 and 9 Dale Avenue were demolished in the 1940s, 7 Dale Avenue was constructed in 1944-45 and new houses were constructed at 5 Dale Avenue (1953) and 9 Dale Avenue (1954) approximately a decade later. Overall, 5, 7, and 9 Dale Avenue represent three mid-20th century single-storey bungalow style houses located in the SRHCD within the Rosedale Ravine.

5 Dale Avenue includes a brick bungalow constructed in 1953 for Ralph Carrette Day, a former mayor of Toronto. This house incorporated design elements typical of mid-century bungalows including a prominent garage facing Dale Avenue.

7 Dale Avenue includes a custom designed bungalow constructed in 1944-45 that incorporates Modern architectural design details. The 3300 square foot L-shaped house was designed by award-winning Toronto architect Gordon Sinclair Adamson for Clare F. Wood. The house features many modern design elements including an asymmetrical front façade incorporating a unique orientation, open floor plan, low-pitch roof with deep overhanging eaves and multiple large windows including numerous floor to ceiling windows. There is a gazebo structure in the rear yard of similar architectural design. At the time of construction, materials from Wood's company, Hobbs Glass and technologies innovative for the time were incorporated into his custom-designed residence, which was described and illustrated in a lengthy article in the November 1944 issue of Canadian Homes and Gardens magazine.

9 Dale Avenue includes a modest mid-century brick bungalow constructed in 1954. The bungalow is set well back from Dale Avenue, with a detached garage located closer to the street.

Contextually, along Dale Avenue and the surrounding area, houses are 2, 2-1/2 or 3 stories in height, with architectural features typical of the late Victorian and Edwardian periods including, but not limited to, steeply pitched roofs with dormers and gables, brick walls with punched windows, bay windows and porches. Material selection of these houses includes brick and stone with decorative wood trim.

Apartment-style buildings are also located within the HCD. According to the SRHCD Study, most apartment style buildings were constructed in the District between 1951-1970 and a few of them are close to the subject properties, including 40 Glen Road at the west end of Dale Avenue, 1A Dale Avenue, and a large complex just east of the development site at 21 Dale Avenue on the south side of the street.

Policy Framework

Provincial Planning Act and Policy Statement

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Cultural heritage is identified in Section 2 (d) of the Act.

The Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land.

These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. Policy 4.7 indicates that the Official Plan is the most important vehicle for implementation of the PPS.

Policy 2.6.1 of the PPS directs that “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.” Properties included on the City’s Heritage Register are considered to be significant in this context. “Conserved” is defined in the PPS as the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region. Policy 4.2.7(1) of the Growth Plan states that cultural heritage resources, which includes built heritage resources, “will be conserved in order to foster a sense of place and benefit communities.”

Official Plan

The heritage policies in the City of Toronto’s Official Plan provide the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed development:

- Policy 3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."
- Policy 3.1.5.5: "Proposed development on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained".
- Policy 3.1.5.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."
- Policy 3.1.5.32: "The impact of new development within or adjacent to HCDs will be "...assessed to ensure that the integrity of the district's heritage values, attributes, and character are conserved."
- Policy 3.1.5.33: "Heritage Conservation Districts should be managed and conserved by approving only those alterations, additions, new development, demolitions,

removals and public works in accordance with respective Heritage Conservation District plans."

Standards and Guidelines for the Conservation of Historic Places in Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) and the Standards for Rehabilitation (10-12) apply to this project.

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

South Rosedale Heritage Conservation District Study (2002)

Section 5.3 of the Study states that the guidelines were established with a view to the "preservation of the existing architectural character of the district and its park like setting and streetscape as defined in the Heritage Character and Streetscape Character Statements." The intent of these guidelines is to "ensure ... development in the District... enhances and sustains the unique character of South Rosedale, as defined in the Heritage Character Statement in this study."

At the time the District Study was undertaken, four categories were established and buildings were categorized as either "A", "B" "C" and "unrated". Of more than 1000 buildings in the area, the number of rated buildings was 724 (approximately 67%) of all buildings in the SRHCD Plan area and of that number 33%, or 357 buildings, were evaluated as Category "C".

Each the subject properties were rated as Category "C", which is defined in the District Study as "Buildings of contextual significance, which contribute to the heritage character of South Rosedale..." As the development proposal includes demolition of rated properties as well as a new replacement building, the following sections of the District Study Guidelines apply:

- **4.2.1 Architectural Heritage Character**

The SRHCD Guidelines provide two statements of heritage character, against which review of various actions (demolition, alteration etc.) are to be considered. The first character statement is with regard to architectural heritage character. The relevant statement reads as follows:

"Developed between two major ravines, South Rosedale is one of Toronto's earliest suburbs. The majority of its building stock is eighty years old or older and remains largely intact. It comprises smaller subdivisions, each with their own characteristics, creating a varied and distinctive built environment. Many of the streets in South Rosedale are curvilinear and serpentine in keeping with the principles of picturesque garden design, providing the experience of a varied promenade with the possibility of surprise vistas around the corner. This curvilinear street device enhances the experience of the architecture by allowing buildings to be viewed from different

angles and perceived in the round, as opposed to a condition where the primary view facades are visible.

Architecturally, South Rosedale is an eclectic neighbourhood consisting of a broad range of architectural styles, with Georgian Revival, English Cottage and other styles popular during the 1901 to 1920 period being the most prominent. The examples evident in South Rosedale are austere, distinctly Canadian interpretations of these styles. Nineteenth century buildings in South Rosedale are rare and important. Most significantly there are good examples of residential architecture from all periods from the nineteenth century to the present. The quality of the architecture is consistently high with numerous buildings representing some of the finest in Canadian architecture for their period of construction."

The strong presence of the landscape brings together and makes coherent the various architectural styles of the neighbourhood. For the past fifty years, the method of development in South Rosedale has been mostly through demolition of existing buildings and this continues today, resulting in an increasing loss of heritage properties. Given ongoing and current development pressures, to maintain the integrity of South Rosedale it is important to ensure that heritage buildings be retained and that any new construction be in character with the neighbourhood.

- **4.2.2 Streetscape Heritage Character**

The second character statement is with regard to streetscape heritage character. The relevant statement reads as follows:

"Although developed incrementally and without an overall plan, South Rosedale has many of the visual qualities of a carefully designed garden suburb of the late-19th or early-20th century. The area is characterized by the interesting and varied juxtapositions of its tablelands and its ravines. It is also characterized by the predominantly serene and park-like quality of its open space. Finally, it is characterized by the variety of its buildings and streetscapes. South Rosedale has been constructed in large part on relatively level tableland. Its ravines, however, define the area's boundaries, create its major sub-areas, and provide pleasing contrasts with abutting properties. Each ravine, or segment of a ravine, is unique in its profile, vegetation, wildlife, and patterns of use. Some ravine ecosystems remain relatively intact, while others need restoration. All merit ongoing monitoring and stewardship.

Most parts of South Rosedale have an attractive and varied canopy of street and lawn trees, plus an understorey of trees and tall shrubs less than five meters high. Many of the tall trees are mature or over mature, but on some streets younger trees that will eventually take their places have been planted both within the street allowance and on private property. An ongoing need exists to evaluate the age and species diversity of the major trees on each street, to plant new major trees wherever an opportunity exists, and thus to ensure the continuity of a healthy canopy throughout the area.

Within South Rosedale, each of the 38 streets has its own distinctive visual quality. Streets may be long or short, curvilinear or straight, continuous or ending in a cul de sac. Streets may have grass boulevards, an original feature, present on both sides, on only one side, or missing altogether. Some streets have long, uninterrupted grass boulevards, others have numerous curb cuts that break up the unifying expanse of green. Some streets have sidewalks on both sides, others on only one side, and still others on alternating sides. Some have legalized front-yard parking and/or extensive hard surfacing that tends to detract from the beauty of the architecture. Some wider streets, at their intersections, have islands planted with trees, shrubs, and herbaceous perennials; others have throats narrowed to create small, pedestrian-friendly parkettes.

The tall and understorey trees and shrubs create the park-like quality that helps blend South Rosedale's varied architectural styles and landscape treatments. On the other hand, hedges, shrubberies, foundation plantings, front gardens, lawns, and plant-filled containers increase the visual interest of each street and each property. Whether traditional or contemporary in design, the majority of the private landscapes throughout the area are either completely open to the street or only partially screened from it. High masonry walls or ornamental wooden fences, however, surround some properties and block or limit views of the gardens and buildings within. In general, those private landscapes that appear to blend with or complement the streetscape as a whole make the greatest contribution to the serenity and park-like quality of the neighbourhood."

- **Section 5.3.3 Guidelines for New Buildings**

A. New buildings (and alterations and additions to unrated buildings) should contribute to and not detract from the variety and heritage character of the district.

B. New buildings (and alterations and additions to unrated buildings) should be designed to be compatible with the heritage buildings, in terms of scale, massing height, setback, and entry level.

C. The roof profile and the location of the eaves lines or the roof parapet should be designed so that the apparent height of the building is compatible with that of its neighbours and is not visually overwhelming to neighbouring buildings.

- **Section 5.3.4 Guidelines for Demolition**

The SRHCD Guidelines are for all buildings in the district. In general demolition is discouraged but it is acknowledged that the impact of demolition may vary depending upon the heritage evaluation category of the building in question. For C category buildings, the appropriateness of demolishing a C category building is to be determined as follows:

B. Demolition of buildings in the "C" category is "generally considered appropriate only if the proposed replacement building...is equally able or more able to contribute to the heritage character of the district and is acceptable under these guidelines and the zoning by-law."

COMMENTS

Staff have reviewed the HIA prepared by Phil Goldsmith Architect and carefully considered the Official Plan Amendment and Rezoning proposal with regard to the Provincial heritage policy context, the City of Toronto Official Plan heritage policies and the policies of the SRHCD. The following sections discuss the proposed demolition of the three houses and the proposed infill building, including the comments of the South Rosedale Ratepayers Association. An evaluation of the cultural heritage value of 7 Dale Avenue is also provided.

Proposed Demolition

In consideration of Section 5.3.4B of the SRHCD Study identified earlier in this report, the demolition of "C" category buildings may be appropriate if the proposed replacement building complies with the HCD guidelines as well as with the zoning by-law. At the outset, staff had concerns with the proposal on the basis that a zoning-by-law amendment was required. The relevant Zoning By-laws are 438-86 and 569-2013. Under Zoning By-law 438-86, the R1 zoning category allows detached houses. Also, under Zoning By-law 569-2013, the site is zoned RD with a height limit of 10 meters and a maximum density of 0.6 times the area of the lot. The RD zoning category allows for detached houses

In addition, since all three properties at 5, 7, and 9 Dale Avenue were evaluated as Category "C" properties (which, by definition, contribute to the heritage character of the SRHCD) Heritage Preservation Services staff reviewed the Heritage Impact Assessment and raised concerns with the applicant about the proposed demolition of these three contributing buildings. Despite the SRHCD's lack of recognition for the architectural character of the three buildings, each lot, individually and collectively, displays many elements of the streetscape heritage character referenced in Section 4.2.2.

Contextually, the bungalow style houses are single storey buildings with low roof profiles that sit within the landscapes of their respective properties. Each property gently slopes down from Dale Avenue along the north to the Rosedale Valley ravine along the south with dense vegetation that includes a variety and large number of mature trees. Collectively, all three properties have front yards with a variety of landscaping including mature trees that screen view of the single storey buildings, as the landscaping is the predominant view from the street.

In this case, three existing houses on individual properties located at 5, 7, and 9 Dale Avenue, that reflect the heritage character of South Rosedale will not be retained and integrated into the new proposal, but will be demolished and replaced by a 4-storey building that will occupy the assembled properties. The demolition of the existing bungalows will result in a loss of three character properties in the District, and the replacement building requires both an OPA and ZBA to be constructed.

Given that Section 5.3.4B is not satisfied, the proposed new building cannot be supported as it is not acceptable under this guideline, the zoning by-law and the guidelines for new buildings as described below.

Proposed New Building

Over an extended period of time the applicant consulted with City staff, the heritage district advisory committee of the South Rosedale Resident's Ratepayers Association (SRRA) and area residents. Through the consultation process the application was revised several times. While heritage staff participation within an evolving design process might appear as tacit approval for the application, the SRHCD Guidelines state that demolition of a C category building is only appropriate when the proposed replacement is of equal or better heritage character. Staff cannot presume the outcome of a design process and must therefore remain engaged with the project as revisions are made, providing comments relating to heritage character as necessary. The end result may well be fine architecture but the proposal must still be measured against the two heritage character statements as they pertain to existing properties.

The resulting condominium design is a proposal for a new 4-storey residential building of approximately 85,000 square feet, designed in a modern architectural style. The new building is designed by the Toronto based firm of Hariri Pontarini Architects (Attachment No. 3).

The proposed 4-storey building is similar in height to existing apartment buildings in South Rosedale. The third floor is similar in height to that of existing houses along Dale Avenue and in the District. The fourth floor is set back above the third floor of the building and the elevation design incorporates architectural features of houses along Dale Avenue including, chimneys, bay windows, and a roof pitch that provides visual interest along the length of the building. The building is divided into two sections, with the west section located closer to Dale Avenue with smaller front yards and with the east section set back from the street with a vehicular drop off and predominately hard-landscaped forecourt. Parking and garbage will be located in a below-grade garage with egress from the east end of the building. The proposed cladding materials are stone, brick, and slate and are similar to that of heritage buildings in the HCD.

In its review of the proposal, heritage planning staff considered the landscape setting, scale, massing, and height of the existing "C" rated houses on the development site along with the other contributing properties on Dale Avenue.

The experience of the subject properties as viewed from Dale Avenue is that of three detached single storey houses in their landscape setting. The proposal for a single building with a footprint that extends across the assembled properties and with a height of 4-storeys (approximately 85,000 square feet) will have a significant visual impact on the landscape setting when viewed from the street and will negatively affect the HCD's park-like setting, a fundamental component of the streetscape heritage character.

While efforts have been made to break down the appearance of the primary elevation, the scale and massing of the proposed building is not sufficiently mitigated by landscaping as the amount of front yard soft landscaping proposed is proportionally less than what exists on the subject properties and other contributing properties on Dale

Avenue. Landscaping on all sides, in and around each property, is a fundamental part of the heritage character of the area.

At the same time, a relatively narrow side yard is proposed between the subject property and that of 3 Dale Avenue to the west. As such, there is insufficient space to allow for sufficient density and variety of landscaping to mitigate views of the west section of the proposed 4-storey building from Dale Avenue. Also, by merging three lots into one, demolishing three existing bungalows and replacing them with one larger building across the consolidated area (a proposal not in line with existing zoning) there is insufficient permeability to achieve a park-like setting.

While it is true that there is a neighbouring apartment style building at 21 Dale Avenue to the east, the building is significantly set back from the street with a deep and well treed front yard area. The result is that unlike the proposed development, 21 Dale Avenue has little impact visual impact on Dale Avenue. Also, since the building was pre-existing at the time the District came into force, it did not need to be acceptable under the contemporary zoning by-law as all developments within the SRHCD must be.

Heritage Conservation District Advisory Committee of the SRRA

A heritage district advisory committee was formed as per Section 5.2.6 of the District Study shortly after Council approval of the South Rosedale Heritage Conservation District. As part of Heritage Preservation Services review process for this application, staff requested comments from the committee. A response to the proposal was received from the committee in November, 2017 recommending that the proposed development not be approved. The Committee's reasons included, but were not limited to, the demolition of three low-rise bungalows each in a garden setting as viewed from the street, the height of the proposed condominium building of 13.9m exceeding that of adjacent buildings on Dale Avenue, the appearance of the building from the street as having a significantly larger scale and massing than a nearby multi-unit building at 1A Dale Avenue and single family residences along the street that are adjacent to the development property. The proposal was also compared with the co-op building at 21 Dale Avenue that is well set back from the street with large amounts of greenery in front, having minimal street presence.

In addition, the committee recommended to that 7 Dale Avenue be individually evaluated and recognized under Part IV, Section 29 of the Ontario Heritage Act, as the house was designed by well-known architect of his time, Gordon Sinclair Adamson.

Nomination

On January 19, 2018 a nomination was submitted to Heritage Preservation Services requesting that 7 Dale Avenue be considered for individual designation under Part IV of the Ontario Heritage Act. This nomination was accompanied by a report prepared by Letourneau Heritage Consulting Inc. which was commissioned in response to the HIA submitted with the application which identified that 7 Dale Avenue was designed by award winning Toronto architect Gordon Sinclair Adamson.

Evaluation

The property at 7 Dale Avenue in Rosedale is included in the South Rosedale Heritage Conservation District (HCD), which was designated under Part V of the Ontario Heritage Act in 2003 by By-law 115-2003. The District Plan was not formally adopted by City Council, and contains a rating system by which all properties within the HCD are categorized based on their actual or potential national or provincial significance (Category A), their citywide significance (Category B), and their contribution to the heritage character and context of the neighbourhood (Category C), as well as unrated buildings that do not meet the other categories.

7 Dale Avenue was assessed as a Category C, whose criteria includes "no current evidence of design by a prominent architect."

When considered within the SRHCD categorization system, homes designed by known architects generally push character properties from the C to B category. In this case, at the time the SRHCD Study was undertaken, the architect and landscape architects of 7 Dale Avenue were unknown (on the inventory chart this is indicated with an N/A marked under the heading "Architect"). The categorization system of the time did not provide an evaluation of the building within the context of an architect's work, it was quite simply a yes or no.

B category buildings are described as follows:

"B": Buildings that are noteworthy for their overall quality and have citywide significance. The building must have one or more of the following criteria:

- a pre-1900 building,
- a post-1900 building designed by a prominent architect,
- meeting "A" criteria but has undergone alterations,
- a prominently located property,
- contributes to the heritage character of South Rosedale

In considering an appropriate response to the nomination for individual designation, staff also looked to the SRHCD Study for guidance. Accordingly, it is notable that in Section 4.2 Heritage Evaluation, the following statement is made:

"The evaluations were based on existing documentation. Evaluations could change as additional information becomes available and it is anticipated that a procedure would be implemented for additional review and evaluation of properties by Heritage Preservation Services when necessary."

While no such procedure currently exists, beyond the evaluation of 7 Dale Avenue that has been undertaken in conformity with current standard evaluation practice in Ontario, the emergence of new information fifteen years after the HCD was adopted points to the possibility that other C-rated properties may also warrant a B-rating if additional research is undertaken. Future requests to demolish C-rated properties will need to be expressly accompanied by comprehensive research about the architect, should new information be uncovered. Consideration will be given at that time to re-categorization as may be necessary.

HPS has conducted a review of the nomination for Part IV designation and supporting research materials, and has undertaken independent research and evaluation. Based on available information staff has determined that the property meets the criteria prescribed for determining cultural heritage value under Ontario Regulation 9/06. However, while Regulation 9/06 was the evaluation criteria used for determining significance, in line with existing evaluation practises, heritage staff have carefully considered whether or not individual designation is the appropriate response within the existing regulatory framework.

This staff report recommends that 7 Dale Avenue be reassessed as a B category building, and not be subject to potential demolition approval. The SRHCD Guidelines direct that the demolition of category A and B buildings must be "vigorously opposed".

City Staff research for the property at 7 Dale identifies two prominent architectural firms that were involved in its design: Toronto architect Gordon Adamson and Dunnington-Grubb and Stenesson, landscape architects. A current evaluation of 7 Dale verifies its affiliation with prominent architects and confirms its integrity and having citywide significance to meet the criteria for Category B as set out in the South Rosedale Heritage Conservation District Study (2002). A summary of the research findings is set out in the section below and in Attachment 4 - Heritage Property Research and Evaluation, 7 Dale Avenue.

Architects and Landscape Architects, 7 Dale Avenue

The Clare F. Wood House was designed by Toronto architect Gordon Sinclair Adamson (1904-1986). Following his graduation from the University of Toronto's School of Architecture in 1928, Adamson was employed by the firm of the notable Toronto architect, F. Hilton Wilkes during the period when it received the commission (in association with others) for the Canada Permanent Building at Bay Street and Adelaide streets, which opened as one of the most prominent skyscrapers in the Financial District. In 1929-30, Adamson worked briefly for Sproatt and Rolph, another successful local firm, who were particularly noted for their institutional and residential buildings in the Period Revival style, including Hart House on the University of Toronto. According to his biography in the on-line Biographical Dictionary of Architects in Canada, 1800-1950, in the early 1930s, Adamson "assisted the prominent landscape architect Edwin Kay of Toronto...then moved to Montreal where he supervised the construction of multiple-unit housing projects for the Shell Oil Company." Following this range of experience, Adamson opened a solo office in 1934.

During his early years as an independent practitioner, Adamson accepted projects in Toronto's exclusive residential neighbourhoods, including Rosedale and Forest Hill. His documented work from this period includes designs in the traditional Period Revival and Colonial Revival styles that dominated the interwar era in the city. During World War II when most residential commissions disappeared with restrictions on buildings and materials, Adamson undertook a seminal project for 7 Dale Avenue, which marked a departure in his approach to design that impacted his subsequent career.

In 1944 businessman Clare F. Wood commissioned Adamson to custom design his private family residence on a newly-acquired site situated on the edge of the Rosedale

Ravine in South Rosedale. Wood was the president of Hobbs Glass, the company founded by his father in the 1920s in London, Ontario that produced a range of glass and plastics. Expanded with divisions across Canada, with the Crystal Glass and Plastics Company in Toronto, Hobbs Glass provided materials, including bomber parts, for the war effort and was later absorbed by PPG Industries. Materials made by Wood's company were incorporated into Adamson's design for 7 Dale Avenue, which was illustrated in a lengthy article in the November 1944 issue of *Canadian Homes and Gardens* magazine. The article described the Modernist bungalow as "the first house in Canada to carry out the [solar hearing] principle in complete effectiveness," employing the patented Thermopane windows newly offered in Toronto that bonded two separate sheets of glass in metal frames, as well as a gas-fired hot-water furnace in the attic and in-floor heating on the slab foundation. Adamson's design positioned the main wing of the house with the principal rooms facing south under an aluminum-clad roof with extended eaves (for sun protection) and boasting full-height door and window openings accessing and overlooking the garden and the ravine beyond.

Following his design of the house at 7 Dale Avenue, Adamson continued his Modernist design aesthetic in industrial commissions in Leaside and Peterborough, Ontario. After a brief partnership with Toronto architect Earle C. Morgan, in 1946 Adamson's firm was renamed as Gordon S. Adamson Associates and became "one of the dominant forces in the development of a distinctive Canadian interpretation of modern architecture." (*Biographical Dictionary of Architects in Canada*). The partnership's successes included a Massey Medal for Architecture for the Modernist design of the Savoy Plaza Apartments at 130 Old Forest Road. Adamson's Modernist designs for the Redpath Sugar Refinery (1957) at 95 Queen's Quay East and Victoria College's E. J. Pratt Library (1960), are recognized on the City of Toronto's Heritage Register. Following the founder's retirement in 1971, the firm continued as today's Adamson Associates. It is noted for projects in Canada and beyond, including buildings on the University of Toronto's St. George Campus, the North York Civic Centre (winner of a Governor General's Award in 1982), and the recently unveiled TTC York University Station in Toronto.

The noted practice of Dunington-Grubb and Stensson, landscape architects, designed the landscaping for 7 Dale Avenue. Howard Grubb (1881-1965) and Lorrie A. Dunington (1877-1945) co-founded the firm in England before relocating to Canada in 1911 and opening Sheridan Nurseries to provide products for the public and private commissions they received. The firm was renamed Dunington-Grubb and Stensson after Jesse Vilhelm Stensson (son of the manager of Sheridan Nurseries and a graduate of the School of Design at Harvard University) joined the practice. While the partnership's extensive portfolio in Toronto included landscaping for the landmark Garden Court Apartments in Leaside and the median that contributed to the ceremonial boulevard on University Avenue, the bulk of its commissions were private residential gardens for wealthy clients. The latter included the property at 7 Dale Avenue.

At 7 Dale Avenue, Dunington-Grubb and Stensson's design contributed to the integration of the house into the landscape, with stone pathways linking the house to the street, extending into the rear (south) yard and continuing to an open-air teahouse overlooking the Rosedale Ravine. Outlined by stone retaining walls with stairs, the south gardens are viewed from the teahouse and the expansive stone terrace adjoining

the house. Dunington-Grubb and Stensson's design for 7 Dale was illustrated in the November 1944 issue of Canadian Homes and Gardens.

Zoning By-law Amendment and Official Plan Amendment

The proposed Zoning By-law Amendment application is required because the proposal does not comply with the current Zoning By-laws in the following ways:

- proposes an apartment building in a zone that only permits detached houses;
- exceeds the maximum height permitted by the Zoning By-laws;
- exceeds the floor space index permitted by the Zoning By-laws;
- provides reduced building setbacks;
- provides no outdoor amenity space; and
- reduces parking space dimensions under Zoning By-law 438-86.

The proposed Official Plan Amendment application is required to allow rear ground floor patios to encroach into the required 10-metre setback from the top-of-bank of the ravine. The applicant has appealed these applications to the Local Planning Appeal Tribunal.

Community Planning staff have reviewed the subject application and will be recommending that City Council send the City Solicitor and the appropriate staff in opposition to appeal that has been made the Local Planning Appeal Tribunal. The recommendation is based on the conclusion that after reviewing the proposal against the policies of the Planning Act, PPS (2014), the Growth Plan (2017), the Toronto Official Plan and the South Rosedale Heritage Conservation District the proposal does not conserve significant heritage resources and therefore does not have appropriate regard for matters of provincial interest in section 2 of the Planning Act, is not consistent with the PPS, and does not conform with the Growth Plan with respect to heritage matters. Further, the proposal is not in keeping with the intent of the Official Plan, particularly as it relates to Heritage policies, and does not meet the South Rosedale Heritage Conservation District guidelines.

CONCLUSION

The proposal to demolish the C-rated properties at 5, 7, and 9 Dale Avenue and to replace them with a new 4-storey building is not consistent with the South Rosedale Heritage Conservation District Guidelines. Staff are of the opinion that, based on the statements of heritage character found in the Study, the proposed building, though thoughtfully conceived, well-designed and desirable in most other contexts is not of equal or better heritage character than the existing properties, largely from the perspective of streetscape heritage character.

Since the proposal requires both an OPA and is not acceptable under the zoning by-law the new building does not comply with the SRHCD Guidelines and demolition of the remaining C category buildings is not supported.

In addition, staff are of the opinion that 7 Dale Avenue was classified in error as a category C building. At the time of the HCD coming into force, it was unknown that

Architect Gordon Sinclair Adamson had designed the property or that the eminent landscape firm, Dunnington-Grubb, had prepared the original landscape design. This report recommends that the SRHCD study be revised to reflect this new information and that the rating of the property be elevated to a B category. B category buildings are intended to be vigorously defended against demolition.

CONTACT

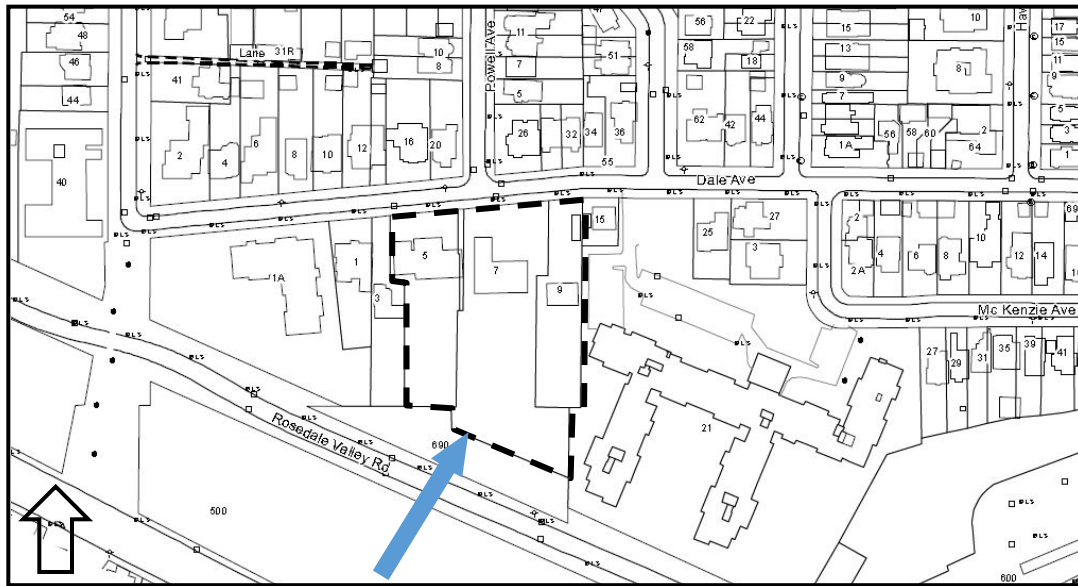
Mary L. MacDonald, MA, CAHP
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Heritage Preservation Services
Tel: 416-338-1079; Fax: 416-392-1973
E-mail: Mary.MacDonald@toronto.ca

SIGNATURE

Lorna Day, MCIP, RPP, B. Arch
Director, Urban Design
City Planning

ATTACHMENTS

Attachment No. 1 – Location Plan 5, 7 and 9 Dale Avenue
Attachment No. 2 – Photographs 5, 7 and 9 Dale Avenue
Attachment No. 3 – Proposal 5, 7 and 9 Dale Avenue
Attachment No. 4 -- Heritage Property Research and Evaluation, 7 Dale Avenue



The arrow marks the location of the properties at 5, 7, and 9 Dale Avenue
The location map is for information purposes only. The exact boundaries of the property are not shown.



5 Dale Avenue- north view of house from Dale Avenue



7 Dale Avenue- north view of L-shape house with landscaped forecourt

PHOTOGRAPHS- 5, 7, and 9 Dale Avenue



7 Dale Avenue- view of partial south elevation



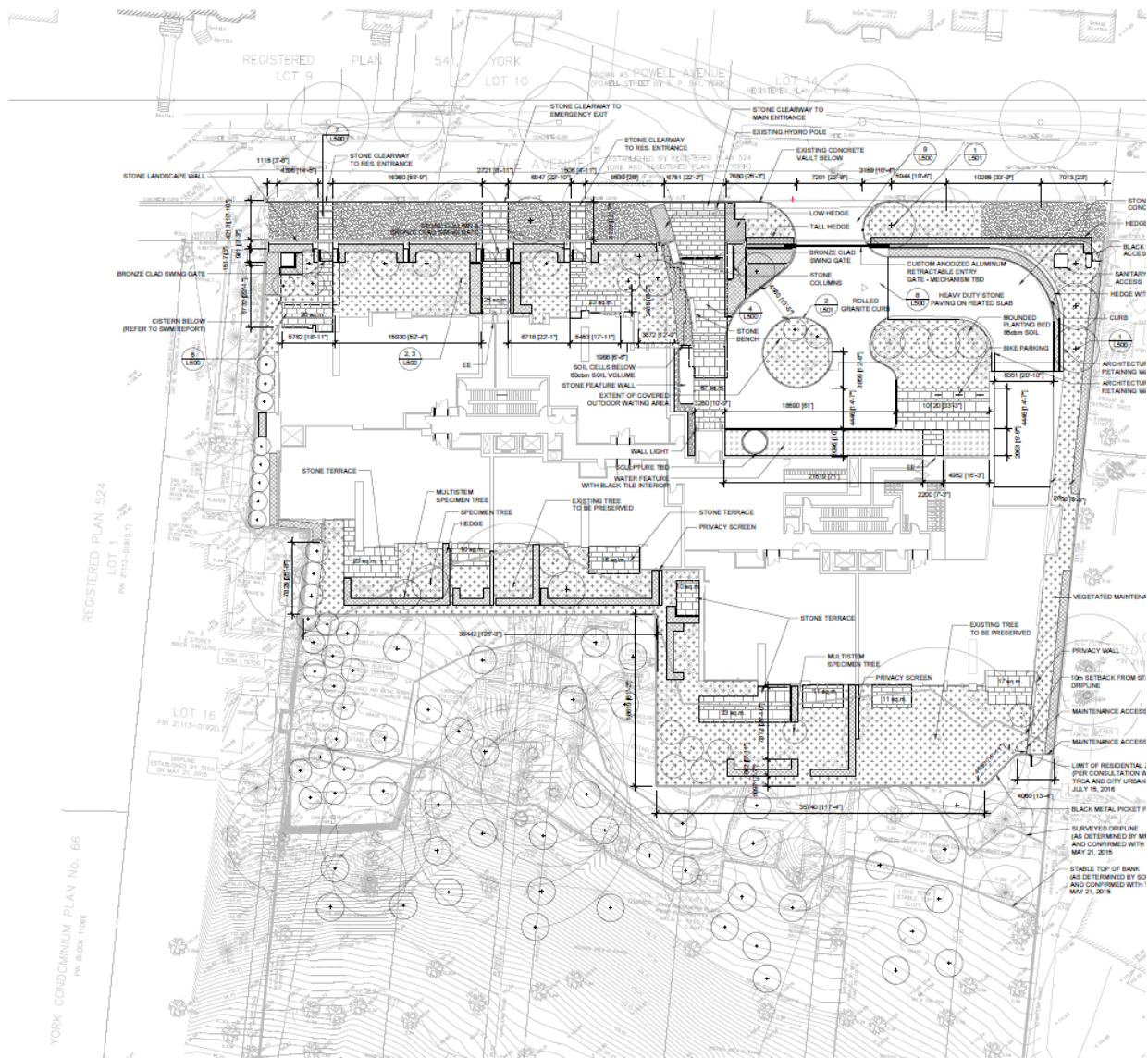
7 Dale Avenue- teahouse structure in rear yard

PHOTOGRAPHS- 5, 7, and 9 Dale Avenue



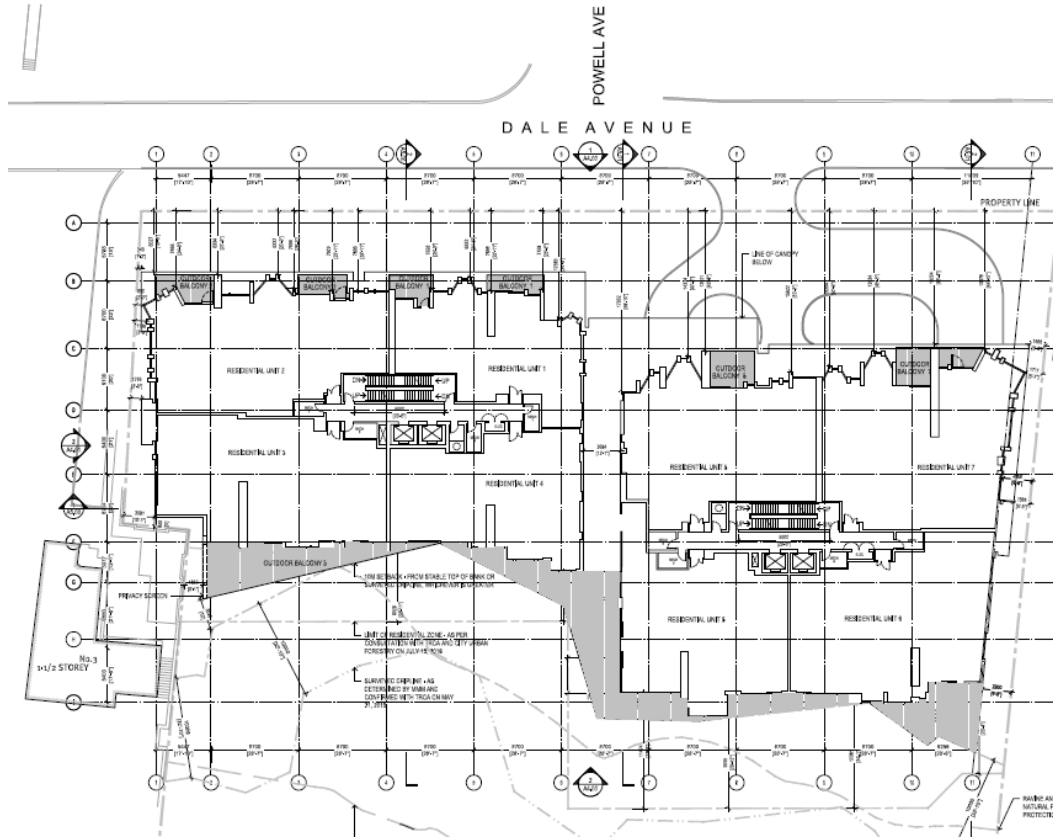
9 Dale Avenue- north view of property garage structure to left with house beyond

DRAWINGS- 5, 7, and 9 Dale Avenue

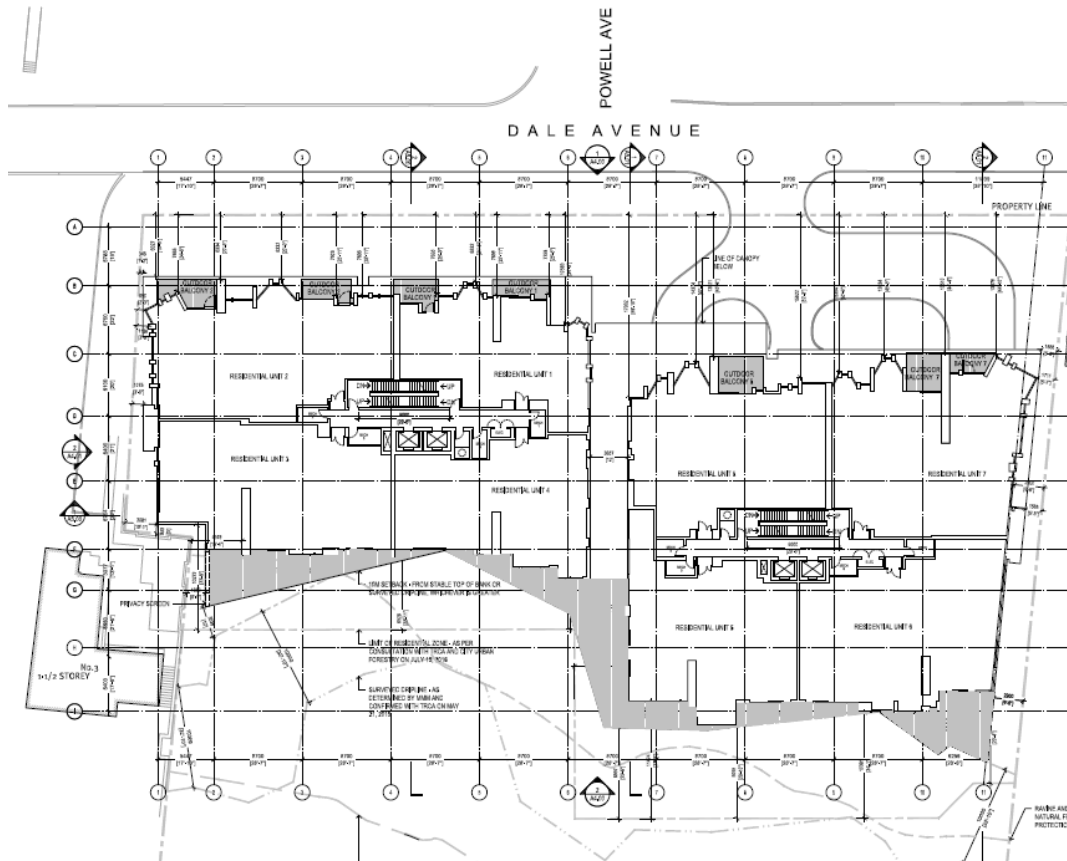


Ground Floor Plan (includes the Landscape Concept Plan)

DRAWINGS- 5, 7, and 9 Dale Avenue

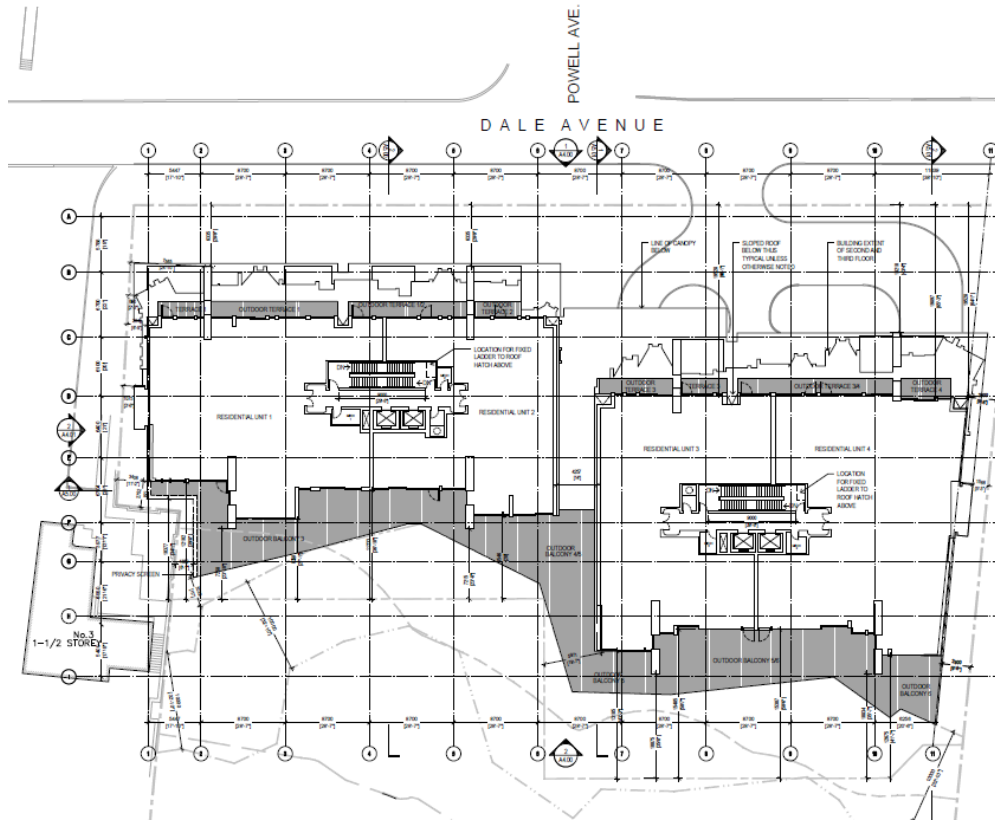


Second Floor Plan

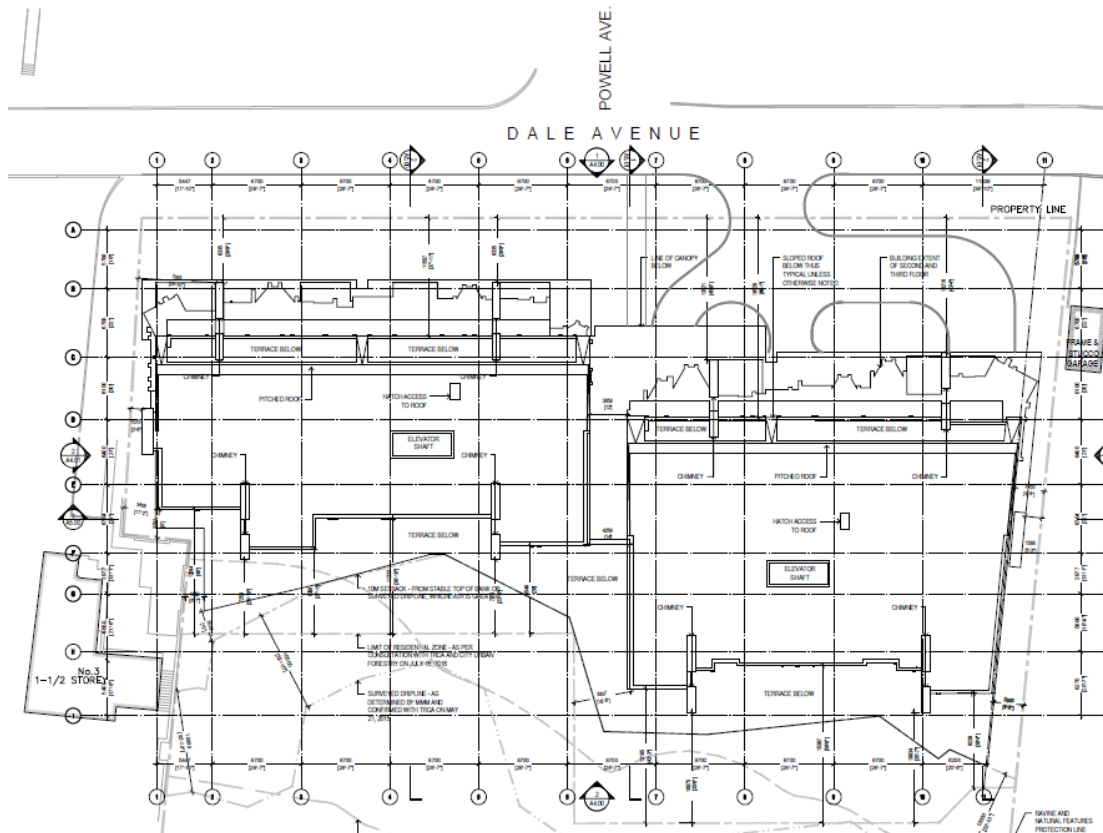


Third Floor Plan

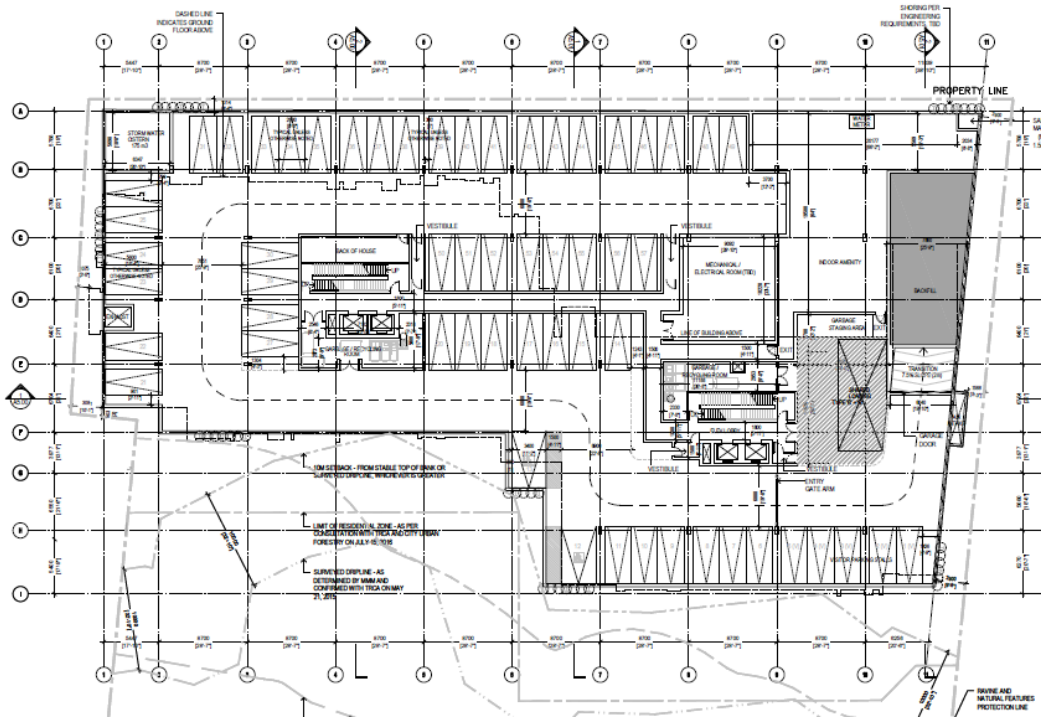
DRAWINGS- 5, 7, and 9 Dale Avenue



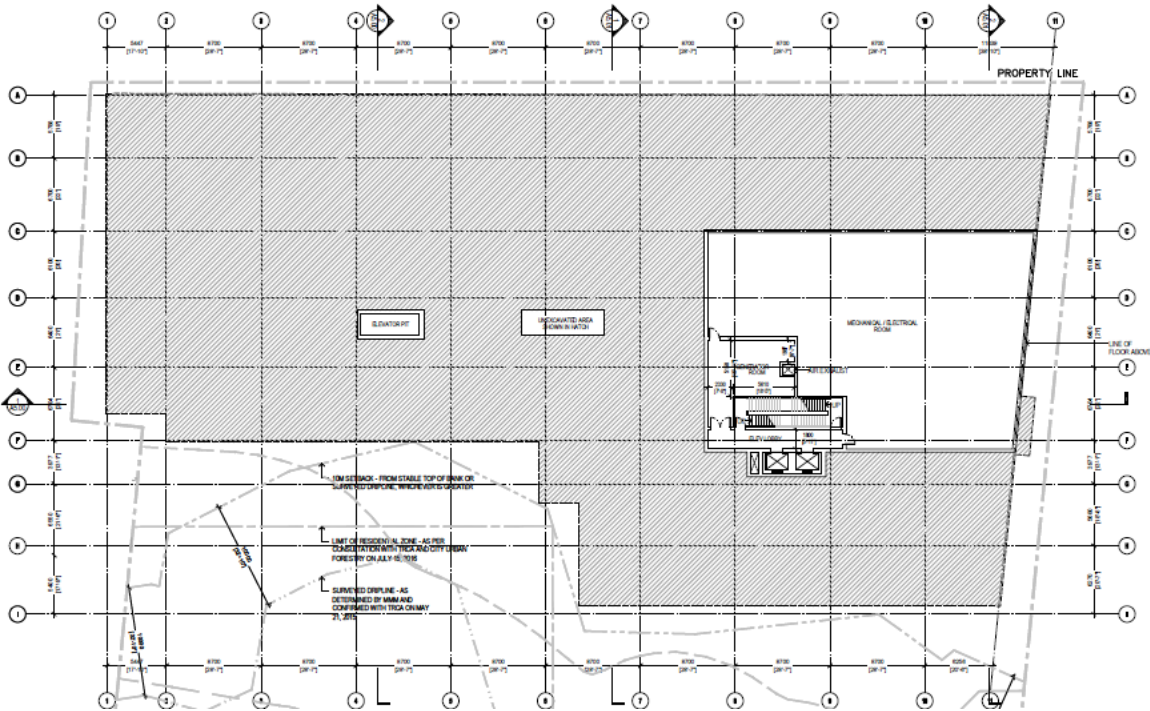
Fourth Floor Plan



Roof Plan

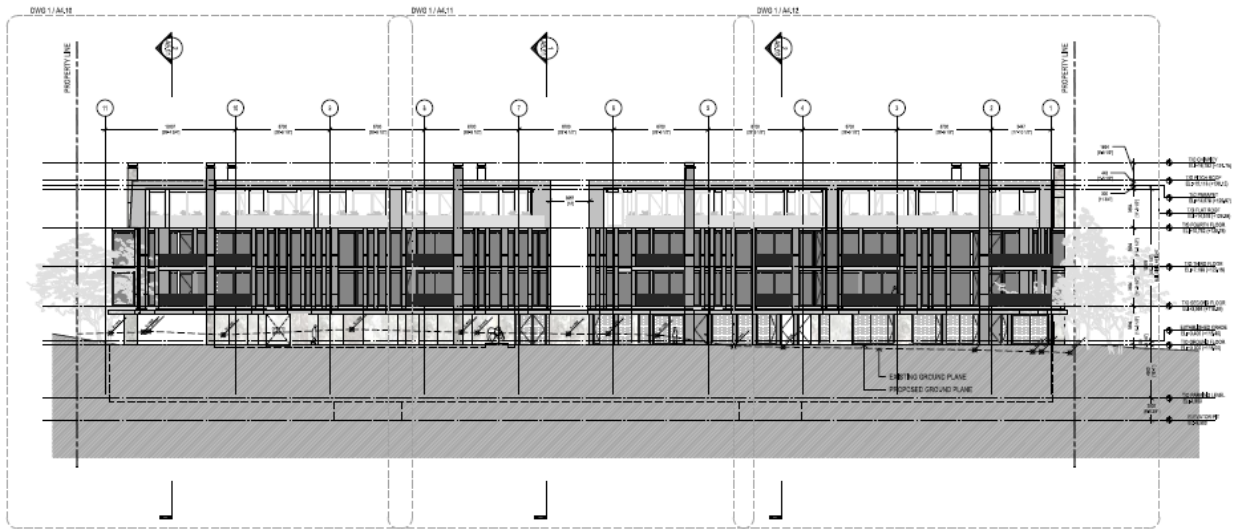


Parking Plan 1



Parking Plan 2

DRAWINGS- 5, 7, and 9 Dale Avenue



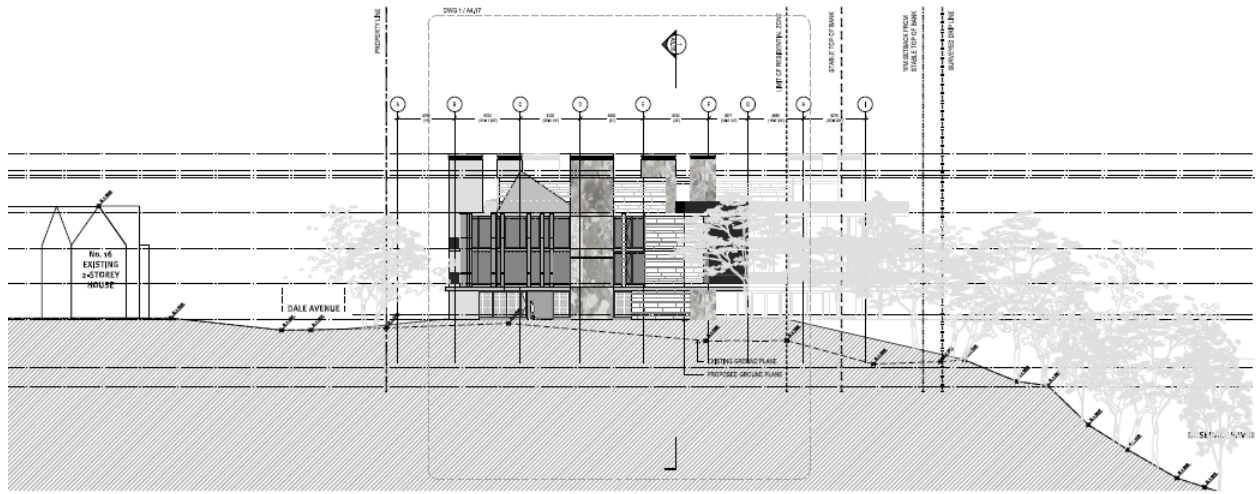
North Elevation



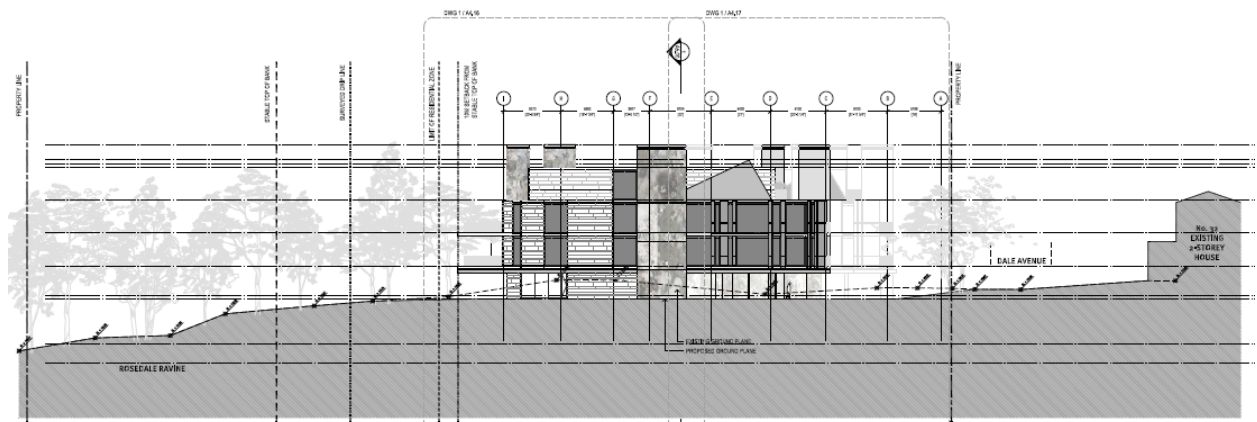
2 SOUTH ELEVATION
1/200

South Elevation

DRAWINGS- 5, 7, and 9 Dale Avenue



West Elevation



East Elevation

DRAWINGS- 5, 7, and 9 Dale Avenue

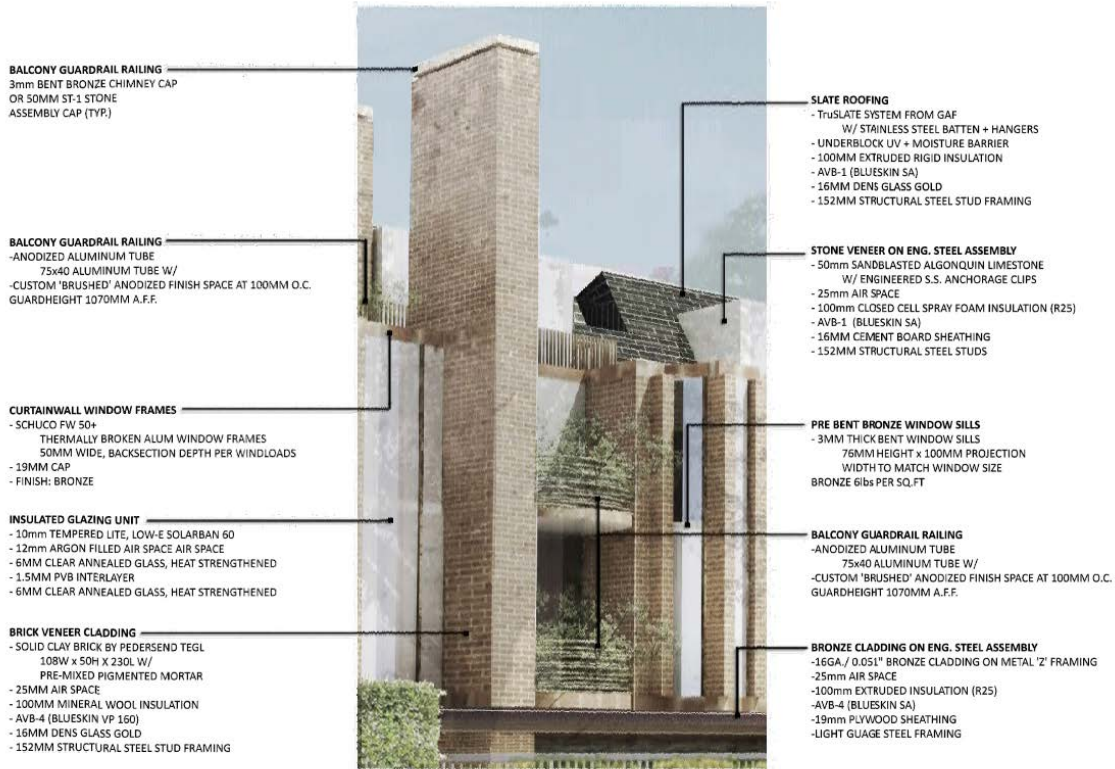


Perspective view looking southwest (Dale Avenue)



Perspective view looking northwest (rear)

DRAWINGS- 5, 7, and 9 Dale Avenue



Design Detail- Primary Elevation



Perspective view of proposal from Dale looking southwest

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



7 DALE AVENUE, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

June 2018

1. DESCRIPTION



Above: view of the principal (north) elevation of the Clare F. Wood House at 7 Dale Avenue (Heritage Preservation Services, 2018); cover: aerial photograph of the property looking south to the Rosedale Ravine and Bloor Street East (www.bing.com/maps)

7 Dale Avenue: Clare F. Wood House	
ADDRESS	7 Dale Avenue (south side of the street, opposite Powell Avenue)
WARD	Ward 28 (Toronto Centre-Rosedale)
LEGAL DESCRIPTION	Plan 541, Lots 19-20 and part Lots 18 and 21; Plan 2310, part Lot 27; Plan D297, Part Lots 3-6
NEIGHBOURHOOD/COMMUNITY	Rosedale
HISTORICAL NAME	Clare F. Wood House
CONSTRUCTION DATE	1945 (completed)
ORIGINAL OWNER	Clare F. Wood, manufacturer
ORIGINAL USE	Residential
CURRENT USE*	Residential * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Gordon S. Adamson, architect; Dunington-Grubb and Stensson, landscape architects
DESIGN/CONSTRUCTION/MATERIALS	Stone cladding with stone, metal and glass detailing
ARCHITECTURAL STYLE	Modern
ADDITIONS/ALTERATIONS	None
CRITERIA	Meets Ontario Regulation 9/06
HERITAGE STATUS	Designated under Part V, Ontario Heritage Act (South Rosedale Heritage Conservation District)
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	June 2018

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 7 Dale Avenue and applies evaluation criteria to determine whether it meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, which the City of Toronto also applies when assessing the potential cultural heritage value of properties.

i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	Following the founding of York (Toronto), the area north of present-day Bloor Street is surveyed into 200-acre farm lots that are distributed to associates of the provincial government
1796	Lot 20, Second Concession, York Township (north side of present-day Bloor Street East, east of Yonge Street) is patented to Captain George Playter
1824	William Botsford Jarvis acquires the west part of Lot 20 as well as adjoining land where he establishes his "Rose Dale" estate
1851	Two years before it is incorporated as a village, Browne's map of York Township shows Yorkville where Jarvis's "Rosedale" residence is illustrated (Image 2a)
1853	The "Rose Park" subdivision is registered on part of Jarvis's estate and shown on Tremaine's 1860 atlas (Image 2b)
1872	At the south end of Rosedale, members of the Jarvis family register a 29-lot subdivision under Plan 329 where lawyer John Haskin acquires property
1877	Members of the Jarvis family further subdivide part of Plan 329 under Plan 425
1878	Mile's Atlas shows the continuing expansion of Rosedale (Image 2c)
1883	Edgar Jarvis, John Haskin and John Kerr Fiskin amend Plan 425 with the registration of Plan 541, which includes Dale Avenue east of Maple Avenue, and Percy Avenue west of Maple Avenue (the latter section is later renamed Dale Avenue)
1883	On the south side of Dale Avenue, Lots 16-22 under Plan 541 are sold in two allotments and acquired by Ralph K. Burgess (Lots 16-18) and Anna Hodgins (Lots 19-22)
1884	The first Goad's Atlas illustrating this area shows the subdivision of land along the south side of Percy (Dale) Avenue, with part of the allotment labeled "R. K. Burgess" (Image 2d)
1890	On the update to Goad's Atlas, two buildings are illustrated on Lots 16-18 and Lots 19-22 (Image 2e)
1891	Edmund Osler registers Plan 1088, which includes both sides of Dale Avenue (including the west section formerly named Percy Avenue) near Glen Road
1944 June- Oct	Clare F. Wood purchases Lots 19-22 from the Hodgins family and architect

	Gordon S. Adamson prepares plans for the residence at 7 Dale Avenue ¹
1944 Nov	The property at 7 Dale Avenue is the subject of an article in the November edition of Canadian Homes and Gardens (Images 4 and 5)
1945	Construction is completed
1947	With information dating to 1946, 7 Dale Avenue is first listed in the City Directory, with "C. F. Wood," president of Crystal Glass and Plastics, identified as the occupant ²
1950	Wood purchases additional adjoining land, selling parts to Howard Grubb (of Dunington-Grubb, landscape architects) in 1952 and to Ralph and Vera Day in 1953 (with the house at 5 Dale Avenue constructed on the latter parcel in 1953)
1952	Hobbs Glass Limited is acquired by Canadian Pittsburgh Industries Limited (present-day PPG)
1953	Wood conveys a parcel of land to architect Earle Morgan, who commissions the house at 9 Dale Avenue the next year (1954)
1961	Wood sells land to Henry McGowan, including allotments that Wood received from the City of Toronto that same year ³
1967	Following Wood's sale of the property, the swimming pool is constructed
2002	South Rosedale is designated as a Heritage Conservation District under Part V of the Ontario Heritage Act

ii. HISTORICAL BACKGROUND

Rosedale Neighbourhood

The property at 7 Dale Avenue is in Rosedale, the Toronto neighbourhood located northeast of Yonge and Bloor streets. The historical development of the community is traced on historical maps and atlases, some of which are appended.⁴

After the founding in 1793 of York (Toronto) as the new provincial capital, a 10-block townsite was laid out on the north shore of Lake Ontario between the Don and Humber rivers and flanked on the east and west, respectively, by lands reserved for government and military uses. The area between present-day Queen and Bloor streets, directly north of the Town of York was divided into 100-acre "Park Lots" that were reserved for the country estates of associates of the government. Beyond Bloor Street, 200-acre farm lots adjoined Yonge Street, which was surveyed in 1796 as the road to the northern hinterland. An industrial hamlet developed around the intersection of Yonge and Bloor streets where a toll gate was placed near the famous Red Lion tavern. Incorporated in 1853 as the Village of Yorkville, the east boundary of the community was set at present-day Sherbourne Street.⁵

¹ In the City Directories, Wood is listed as the president of Crystal Glass and Plastics in Toronto

² According to the Adamson collection in the Canadian Architectural Archives, he designed alterations to the Hobbs Glass office building (1944), as well as the head office and plant for Crystal Glass and Plastics (1951)

³ The conveyance was evidently in settlement of the dispute over the development of the apartment complex at 21 Dale Avenue, which was covered in local newspapers

⁴ Additional resources are found at <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>

⁵ In 1883, Yorkville was the first independent municipality annexed by the City of Toronto

Located on the north side of Bloor Street, east of Yonge Street, where it extended east to the Don River, Lot 20 was patented to George Playter in 1796. The west part of the allotment was conveyed to John Small in 1821, who transferred it to William Botsford Jarvis three years later.⁶ Jarvis, who was instrumental in the development of Yorkville, acquired additional land in the vicinity where he occupied a country house named “Rose Dale” (which was marked on Browne’s Plan of 1851, as shown in Image 2a). Following Jarvis’s death, in 1853 members of his family registered a residential subdivision on part of the property that was labeled “Rose Park” on Tremaine’s map of 1860 (Image 2b). It featured curved streets that respected the topography of the area in an early deviation from the grid layout introduced in Old Town and extended across most of the community. Up until the World War I era, nearly 30 additional subdivisions were established in Rosedale, with a variety of layouts and lot sizes that welcomed the substantial mansions of Toronto’s community leaders as well as high-end residences on smaller plots. As a result, “although developed incrementally and without an overall plan, South Rosedale has many of the visual qualities of a carefully-designed garden suburb of the late-19th and early-20th century.”⁷

During the interwar period, building activity in Rosedale was largely limited to the redevelopment of existing properties and the introduction of small subdivisions.⁸ Low-rise apartment buildings were added to the existing heritage building stock during the late 20th century. As one of Toronto’s premier neighbourhoods that had evolved from its origins as a country estate in the early 1800s, through the development of high-end residential subdivisions in the late-19th and early-20th century, and the introduction of distinctive individual residences and multi-unit buildings in the late 1900s, in 2002 South Rosedale was designated as a Heritage Conservation District under Part V of the Ontario Heritage Act.

7 Dale Avenue: Clare F. Wood House

Dale Avenue extends along the north edge of the Rosedale Ravine, east of Glen Road. It was the setting in the 1860s of one of the largest estates in Rosedale, which was commissioned by English-born solicitor John Hoskin and named “The Dale.”⁹ The adjoining land to the west was subdivided in 1877 when Samuel P. Jarvis (William’s nephew) and his wife Caroline registered Plan 425 in the area bounded by Maple (north and east), Powell (west) and Percy and Dale avenues (south), including one lot on the south side of the latter street.¹⁰ Six years later (1883), local landowners Edgar Jarvis, John Hoskin and J. K. Fisher amended the previous subdivision under Plan 541, which was illustrated on Goad’s Atlas of 1884 (Image 2d). During this period, the first houses were constructed on the south side of the street and illustrated on the 1890 update to Goad’s Atlas. When Goad’s Atlas was further revised in 1903, an additional auxiliary building was depicted on the south side of the street at 3 Dale (Image 2f). All of the

6 The men were further connected as survivors of separate duels in the early 18th century

7 South Rosedale HCD Plan, 35

8 South Rosedale HCD Plan, 27

9 While the gatehouse to “The Dale” estate survives, the house (visible in the background of Image 4c) was demolished in 1944 and the remainder of the land developed in the 1950s with the apartment complex at 21 Dale Avenue

10 “Dale Avenue” originally referred to the section of the street east of Maple Avenue, while the west part was named “Percy Avenue” until 1891 when it was renamed “Dale”

original buildings in this section of the street were removed by the World War II era, apart from the former coach house at 3 Dale, which remains extant in altered form.

The house at 7 Dale Avenue was commissioned by Clare F. Wood (1904-1999), president of Hobbs Glass, the company founded by his father, which was originally based in London, Ontario. During World War II, Hobbs Glass provided glass, plastic and bomber parts (it was later absorbed by PPG, originally Pittsburgh Plate Glass). Construction of the private residence was underway in 1944 when its design and technological advancements were profiled in an extensive article in *Canadian Homes and Gardens* magazine. It was referenced as the "Sun House" in the latter article, as well as the "Hobbs Sun House" for its inclusion of materials from Wood's company.

The house at 7 Dale Avenue was first recorded in the City Directory of 1947 (with information dating to the previous year), identifying "C. F. Wood", president of Crystal Plastics and Glass, as the occupant. In 1950, Wood sold part of his property to the west where a bungalow with a linked garage was constructed three years later. Numbered at 5 Dale Avenue, the property was originally owned and occupied by Ralph Day, who operated a funeral home in Toronto and served as the Mayor of Toronto from 1938 to 1940. The property directly east of Wood's house was severed in 1953 and sold to Toronto architect Earle C. Morgan, who constructed the bungalow at 9 Dale Avenue, setting the detached garage closer to the street. Clare F. Wood retained the property at 7 Dale Avenue until the mid 1960s. The subsequent owner installed the swimming pool and the adjoining pool house.

7 Dale Avenue: Architect and Landscape Architects

The Clare F. Wood House was designed by Toronto architect Gordon Sinclair Adamson (1904-1986). Following his graduation from the University of Toronto's School of Architecture in 1928, Adamson was employed by the firm of the notable Toronto architect, F. Hilton Wilkes during the period when it received the commission (in association with others) for the Canada Permanent Building at Bay Street and Adelaide streets, which opened as one of the most prominent skyscrapers in the Financial District. In 1929-30, Adamson worked briefly for Sproatt and Rolph, another successful local firm, who were particularly noted for their institutional and residential buildings in the Period Revival style, including Hart House on the University of Toronto. According to his biography in the on-line Biographical Dictionary of Architects in Canada, 1800-1950, in the early 1930s, Adamson "assisted the prominent landscape architect Edwin Kay of Toronto...then moved to Montreal where he supervised the construction of multiple-unit housing projects for the Shell Oil Company." Following this range of experience, Adamson opened a solo office in 1934.

During his early years as an independent practitioner, Adamson accepted projects in Toronto's exclusive residential neighbourhoods, including Rosedale and Forest Hill. His documented work from this period includes designs in the traditional Period Revival and Colonial Revival styles that dominated the interwar era in the city. During World War II when most residential commissions disappeared with restrictions on buildings and materials, Adamson undertook a seminal project for 7 Dale Avenue, which marked a departure in his approach to design that impacted his subsequent career.

Following his design of the house at 7 Dale Avenue, Adamson continued his Modernist design aesthetic in industrial commissions in Leaside and Peterborough, Ontario. After a brief partnership with Toronto architect Earle C. Morgan, in 1946 Adamson's firm was renamed as Gordon S. Adamson Associates and became "one of the dominant forces in the development of a distinctive Canadian interpretation of modern architecture." (Biographical Dictionary of Architects in Canada). The partnership's successes included a Massey Medal for Architecture for the Modernist design of the Savoy Plaza Apartments at 130 Old Forest Road. Adamson's Modernist designs for the Redpath Sugar Refinery (1957) at 95 Queen's Quay East and Victoria College's E. J. Pratt Library (1960), are recognized on the City of Toronto's Heritage Register. Following the founder's retirement in 1971, the firm continued as today's Adamson Associates. It is noted for projects in Canada and beyond, including buildings on the University of Toronto's St. George Campus, the North York Civic Centre (winner of a Governor General's award in 1982), and the recently unveiled TTC York University Station in Toronto.

The noted practice of Dunington-Grubb and Stensson, landscape architects, designed the landscaping for 7 Dale Avenue. Howard Grubb (1881-1965) and Lorrie A. Dunington (1877-1945) co-founded the firm in England before relocating to Canada in 1911 and opening Sheridan Nurseries to provide products for the public and private commissions they received. The firm was renamed Dunington-Grubb and Stensson after Jesse Vilhelm Stensson (son of the manager of Sheridan Nurseries and a graduate of the School of Design at Harvard University) joined the practice. While the partnership's extensive portfolio in Toronto included landscaping for the landmark Garden Court Apartments in Leaside and the median that contributed to the ceremonial boulevard on University Avenue, the bulk of its commissions were private residential gardens for wealthy clients. The latter included the property at 7 Dale Avenue. At 7 Dale Avenue, Dunington-Grubb and Stensson's design contributed to the integration of the house into the landscape, with stone pathways linking the house to the street, extending into the rear (south) yard and continuing to an open-air teahouse overlooking the Rosedale Ravine. Outlined by stone retaining walls with stairs, the south gardens are viewed from the teahouse and the expansive stone terrace adjoining the house. Dunington-Grubb and Stensson's design for 7 Dale was illustrated in the November 1944 issue of *Canadian Homes and Gardens*.

iii. ARCHITECTURAL DESCRIPTION

The Clare F. Wood House is a single-storey custom-designed bungalow identified with the Modern Movement in architecture in the 20th century. Defined as "a design language with an emphasis on form rather than ornament, structure and materials rather than picturesque compositions, and the rational and efficient uses of space, its origins of Modernism date to early-20th century Europe and the ideas and compositions of architects including LeCorbusier, Gropius and Mies van der Rohe.¹¹ The arrival of Modernist architecture in Canada was delayed by the Great Depression of the 1930s and World War II, as well as a general reluctance amongst many architects and their clients to abandon the familiar styles of the past, particularly in residential design. As a result, most of the construction for new houses that occurred in the 1930s continued to

11 <https://savingplaces.org/modern-architecture#.WyF5gPZFxYc>

reflect the Colonial Revival (inspired by American architecture), Period Revival (drawn from the architecture of Great Britain) and their derivatives that had been introduced in the early 20th century. During World War II, in addition to the economic and social upheavals associated with that conflict, the federal government restricted the use of building materials for purposes beyond the war effort. However, amongst more enlightened architects, the creative planning of projects reflecting Modernism continued and was profiled in architectural periodicals, including the Royal Architectural Institute of Canada's Journal. A highlight of the movement was the completion in 1941 of the private residence of Vancouver architect Bertram Charles (Bert) Binning (in association with C. E. Pratt and R.A.D. Berwick) in a Modernist design blending contemporary building materials and technologies on a unique terraced site where the building and its landscaping were integrated.¹²

Many of the new designs for housing during the World War II era involved bungalows, the low-rise house type that found its origins in India, was recreated in Britain during the Regency period and introduced to Canada in the form of the Regency Cottage. The type proved less popular in the late 19th century, particularly with the development of streetcar suburbs in cities including Toronto with the premium on lot size and the economic preference for multi-storey houses with smaller floorplates. However, new interpretations of the bungalow continued North America, including Frank Lloyd Wright's Craftsman designs. In its Modern sensibility, the bungalow is particularly associated with the California designs of the Greene Brothers, who were inspired by earlier Spanish Revival (also known as Mission style) and Craftsman precedents and predominantly featured low-slung forms with pitched roofs and extended eaves, as well as rear courtyards or patios to extend the outdoor living space.

In Canada, variations of bungalows designed in the Modern style were promoted in popular periodicals in the World War II era, including Canadian Homes and Gardens. Many of these designs involved pre-fabricated buildings intended to accelerate the return to building activity expected after the conflict to provide housing to returning veterans and their families.

In the post-World War II era, replacement and infill buildings in Rosedale included examples of Modern bungalows, including the George Boake House (1956) at 87 Roxborough Drive, which was designed by one of the founding partners in Crag and Boake Architects as his family residence.

The Clare F. Wood House

Current photographs of the property at 7 Dale Avenue are found on the cover and in Sections 2 and 6 of this report. Also identified as the "Sun House" and the Hobbs Glass House," the Clare F. Wood House was profiled and illustrated in a lengthy article in the November 1944 issue of Canadian Homes and Gardens magazine, which focused on the contemporary materials and technological advancements in the design, using materials produced by the owner's company. The article described the Modernist bungalow as "the first house in Canada to carry out the [solar hearing] principle in complete effectiveness," employing the patented Thermopane windows newly offered in

¹² Designated as a National Historic Site in 1997, Binning House was occupied by the family until 2007

Toronto that bonded two separate sheets of glass in metal frames, as well as a gas-fired hot-water furnace in the attic and in-floor heating on the slab foundation. Adamson's design positioned the main wing of the house with the principal rooms facing south under an aluminum-clad roof with extended eaves (for sun protection) and boasting full-height door and window openings accessing and overlooking the garden and the ravine beyond.

The house is placed on the south side of Dale Avenue, opposite the south entrance to Powell Avenue and along the north edge of the Rosedale Ravine. The single-storey building has a L-shaped plan, with the longer section designed for the living areas and set parallel to Dale Avenue, the shorter section with the garage and service areas set perpendicular to Dale Avenue, and the two parts connected by an enclosed porch. The low-pitched hipped roof has seamed metal cladding, extended eaves and a large stone chimney (the skylight is not original). The building is clad with shale stone with exaggerated joints and trimmed with stone, metal and glass. The main section of the house, the principal (north) elevation contains the main entrance in a flat-headed surround with transoms. Punched windows are found on the north, south and east elevations of the main wing, with distinctive corner windows on the southeast and southwest corners and, on the south elevation facing the rear yard, floor-to-ceiling windows and a bay window with a stone base. The service wing and enclosed porch complement the main wing.

In the garden south of the house, the teahouse with the stone cladding, the square plan and the hipped roof is original to the design of the property. The landscaping incorporates a low stone wall with the metal detailing and gate along the north frontage of the property. A stone pathway connects the north entrance of the house to the street and extends along the east end of the building and south to the teahouse. Viewed from the teahouse and the expansive stone terrace along the south side of the house, the garden has low plantings outlined by low stone retaining walls. In the south yard, the swimming pool and pool house are later additions and not considered heritage features.

iv. CONTEXT

The map attached as Image 1 shows the location of the property on the south side of Dale Avenue, east of Sherbourne Street and opposite Powell Street. Extending south to Rosedale Valley Road, the south end of the site is in the Rosedale Ravine. Adjoining the subject property, the properties at 5 Dale Avenue (west) and 9 Dale Avenue (east) contain modest bungalows dating to the 1950s. Directly opposite, the north side of Dale Avenue contains a series of detached house form buildings dating to the late-19th and early-20th century. All of latter properties are included in the South Rosedale Heritage Conservation District.

3. EVALUATION

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	X

The property at 7 Dale Avenue has design value as a rare example of a custom-designed detached house form building in Toronto with 20th-century Modern styling with high craftsmanship that exhibited technical achievement during World War II with its materials and technologies, including metal roofing and Thermopane windows. Clare F. Wood, working with his architect, Gordon S. Adamson, showcased the products of his own company, Hobbs Glass in the design and construction of the private residence. Its low-lying form and position in relation to both Dale Avenue and the Rosedale Ravine offered privacy with less visibility from the street, as well as views from and to the house and the ravine via landscaped grounds.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	N/A
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

The Clare F. Wood House is valued for its historical association with the notable Toronto architect Gordon S. Adamson, who prepared the plans for the dwelling. Following training with leading Toronto architectural and landscape firms, in solo practice Adamson evolved from his early commissions drawn from traditional architecture to this seminal project at 7 Dale Avenue where he explored the Modern Movement in architecture. This experience affected his subsequent work as the firm evolved as Adamson Associates and became "one of the dominant forces in the development of a distinctive Canadian interpretation of modern architecture."¹³ On this project, Adamson worked in conjunction with the firm of Dunington-Grubb and Stensson, who were the leading landscape architects in Toronto during much of the 20th century. While associated with projects including the Garden Court Apartments in Leaside and the redesign of the median of University Avenue as a ceremonial boulevard, the company was recognized for its commissions for private clients in Toronto's high-end residential neighbourhoods, including the property at 7 Dale Avenue.

¹³ Adamson entry in *Biographical Dictionary of Architects in Canada*, unpaginated

In this location, the firm designed a landscape integrating the low-slung house into its setting along the ridge of the Rosedale Ravine, with low stone walls and plantings separating the building from Dale Avenue, stone pathways connecting the house to both the street and the garden behind (south of) it, and low stone walls organizing the garden, which was viewed from the stone terrace adjoining the house and the complementary stone teahouse (or gazebo) that overlooked the ravine.

The property at 7 Dale Avenue is also associated with the historical evolution of Rosedale, the Toronto neighbourhood that originated in the early 19th century as the "Rose Dale" estate of Sheriff William Botsford Jarvis, whose descendants subdivided the lands for the residential development that followed in the late 1800s and afterward. As the Rosedale neighbourhood evolved in the late 20th century, first generation buildings, including those on the south side of Dale Avenue, were replaced by new residential development including the Clare F. Wood House at 7 Dale Avenue.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	N/A

Contextually, the property at 7 Dale Avenue supports the historical character of Rosedale as an upscale residential neighbourhood in Toronto that, with its layout emulating a garden suburb, was first developed in the late 1800s and early 1900s with large-scale house form buildings representing the popular architectural styles of the era. In the late 20th century, the evolution of the community continued with the replacement of many of the earlier dwellings and the severance and infill of oversized allotments with edifices representing the Modern Movement in architecture, among them the Clare F. Wood House at 7 Dale Avenue.

The Clare F. Wood House is also visually and physically connected to its setting on the south side of Dale Avenue where it is set back from the street in a designed landscape overlooking the Rosedale Ravine. With its low-slung form and setting, the property is less visible from both the street and the ravine, yet offers views to and from both.

4. SUMMARY

Following research and evaluation, it has been determined that the property at 7 Dale Avenue meets Ontario Regulation 9/06 under all three categories of design, associative and contextual values. Located in South Rosedale on a site extending into the Rosedale Ravine, the property at 7 Dale Avenue contains a custom-designed bungalow reflecting the Modern Movement in architecture that included materials and technologies regarded as advanced for the World War II era during which it was constructed. It is historically associated with the ongoing development of Rosedale, which originated in the 19th century as a residential neighbourhood with characteristics of a garden suburb and continued to evolve in the 20th century with custom-built dwellings reflecting the architectural styles of the era. The property at 7 Dale is also linked to award-winning Toronto architect Gordon S. Adamson, whose plans for the site marked a departure from the traditional styles of his earlier work to the Modernism he explored in the next phase of his career. The historical value of the property is also

connected to Dunington-Grubb and Stensson, the eminent landscape architects who designed the gardens at 7 Dale Avenue. Contextually, from its setting on the edge of the Rosedale Ravine, the property at 7 Dale contributes to the historical evolution of the community where it is designated under Part V of the Ontario Heritage Act as part of the South Rosedale Heritage Conservation District.

5. SOURCES

Archival Sources:

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- Architectural Drawings, 7 Dale Avenue, City of Toronto Archives, Fonds 200, File 1006, October 1944
- Archival maps & atlases, <http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>
- Archival Photographs, Canadian Architectural Archives
- Building Records, Toronto and East York, 1940 ff.
- City of Toronto Directories, 1945 ff.
- Dunington-Grubb Fonds, University of Guelph
- Goad's Atlases, 1880-1923, Volume 1
- Underwriter Survey Bureau Atlases, 1921-1964

Secondary Sources:

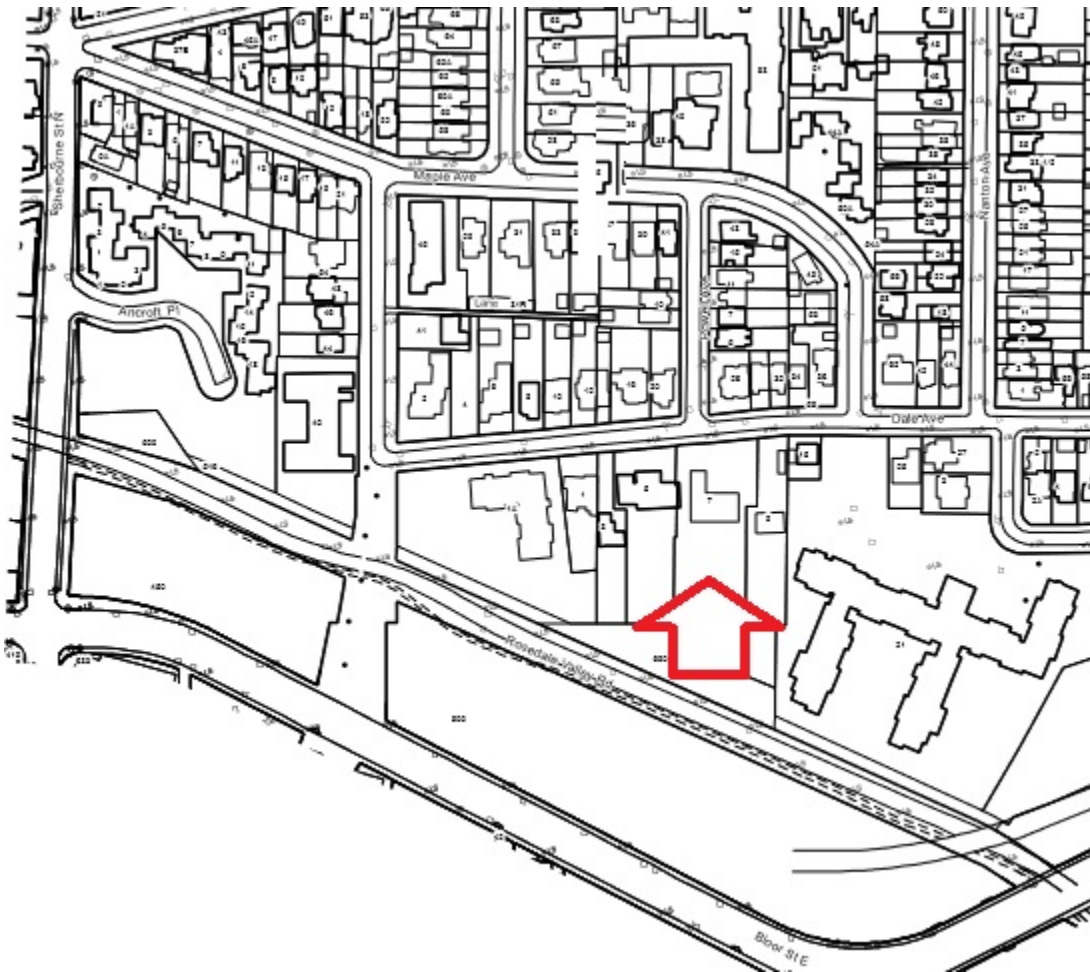
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- Denhez, Marc, *The Canadian House*, 1994
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- "Gordon Sinclair Adamson," entry in *Biographical Dictionary of Architects in Canada, 1800-1950*, <http://dictionaryofarchitectsincanada.org/node/15>
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- "Howard Burlingham Dunington-Grubb," entry in *The Canadian Encyclopedia*, <http://www.thecanadianencyclopedia.ca/en/article/howard-burlington-dunington-grubb/>
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- LeBlanc, Dave, "Hobbs Sun House brought International Style to Toronto's Rosedale," <http://docomomo-ontario.ca/uncategorized/hobbs-sun-house-brought-international-style-torontos-roosedale>
- Lundell, Liz, *The Estates of Old Toronto*, 1997
- Maitland, Leslie, Jacqueline Hucker and Shannon Ricketts, *A Guide to Canadian Architectural Styles*, 1992
- McHugh, Patricia, *Toronto Architecture: A City Guide*, 2nd ed., 1989

- Moffatt, Robert, “A Touch of Wright inside Rosedale” (September 23, 2010), <https://robertmoffatt115.wordpress.com/2010/09/23/boake-house-a-wright-among-victorians/>

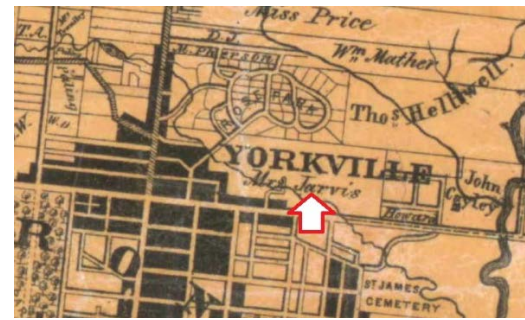
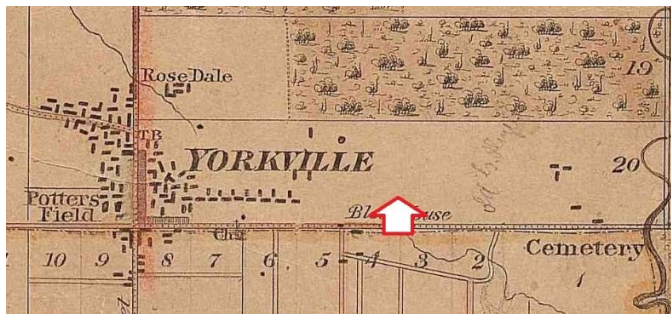
Consultants Materials:

- ASI, *Stage 1 and 2 Archaeological Assessment of 5, 7 and 9 Dale Avenue*, 2017
- E. R. A., *South Rosedale Heritage Conservation District Plan*, 2002
- Letourneau Heritage Consulting Inc., *Peer Review Report: Proposed Development, 5, 7 and 9 Dale Avenue*, November 2017
- Phillip Goldsmith Architect, *Heritage Impact Assessment: 5-9 Dale Avenue, Rosedale, Toronto*, August 23, 2017, revised January 2, 2018, including Appendix 4

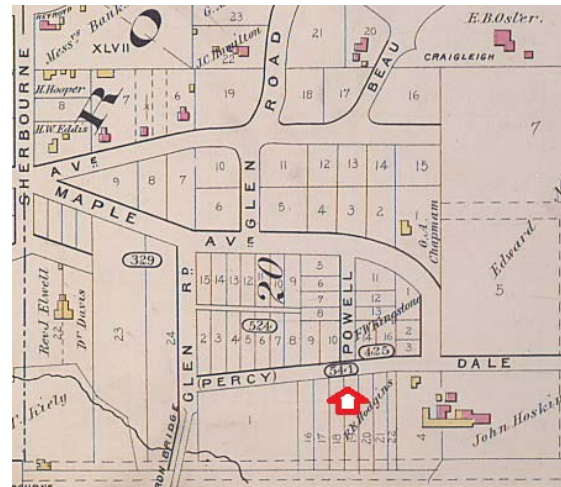
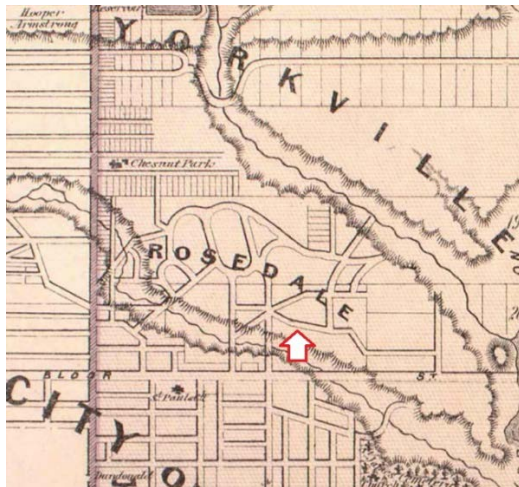
6. IMAGES – maps and atlases are followed by other archival images and current photographs. The arrows mark the location of the subject property. All images are oriented with north on the top unless indicated in the captions.



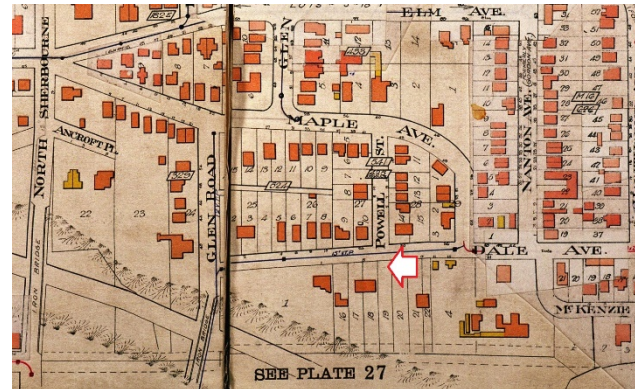
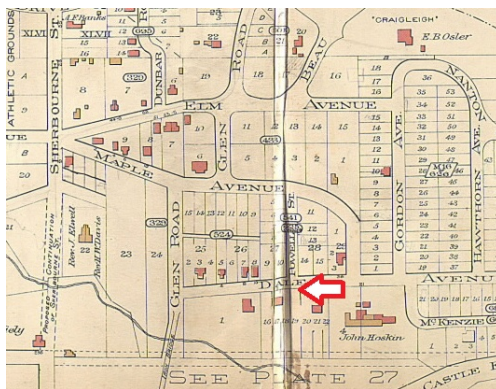
1. City of Toronto Property Data Map: showing the location of the property at 7 Dale Avenue.



2a. Browne's Map of York Township, 1851 (left) showing Yorkville and Jarvis's "Rose Dale" residence; 2b. Tremaine's York County Atlas, 1860 (right), showing the expansion of Yorkville and the "Rose Park" subdivision



2c. Miles's York County Atlas, 1878 (left) showing the further expansion of Rosedale; 2d. Goad's Atlas, 1884 (right) where the subject property is surveyed under Plan 541



2e. Goad's Atlas, 1890 (left) showing the first buildings on the south side of Dale Avenue, east of Glen Road; 2f. Goad's Atlas, 1923, Volume 1 (right), showing the further development of Rosedale

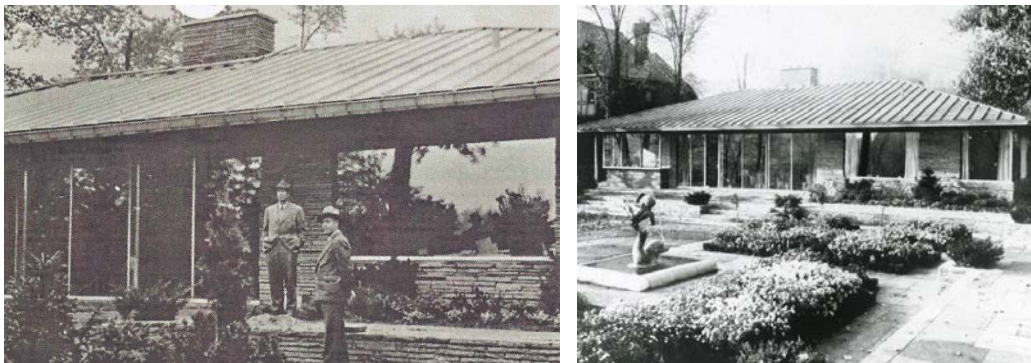
2. Historical Maps and Atlases: showing the development of Rosedale and the property at 7 Dale Avenue (<http://oldtorontomaps.blogspot.ca/p/index-of-maps.html>).



3a. and 3b. Aerial Photographs, 7 Dale Avenue, 1947 (left) and 1957 (right): showing the Clare F. Wood House before and after the adjoining 1950s bungalows were in place

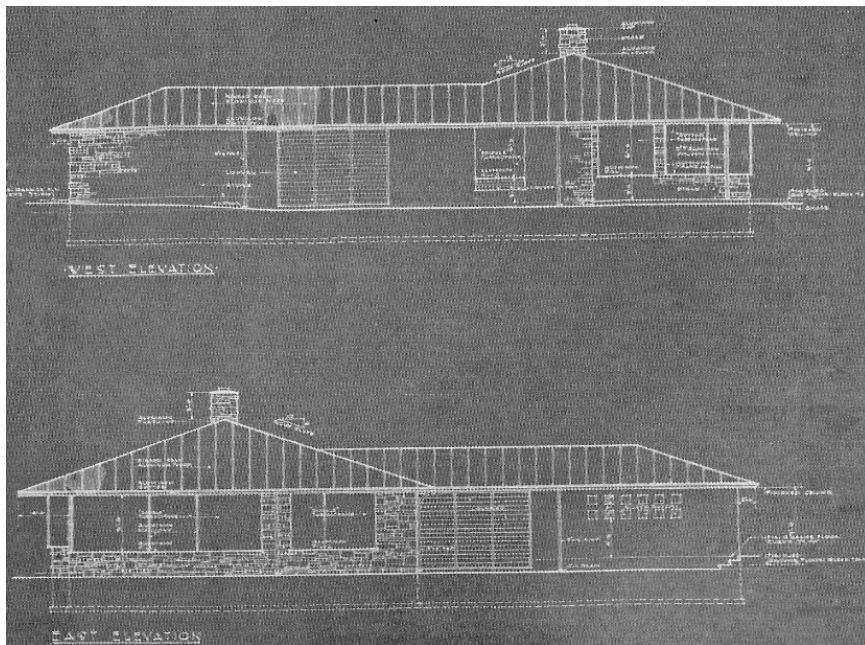
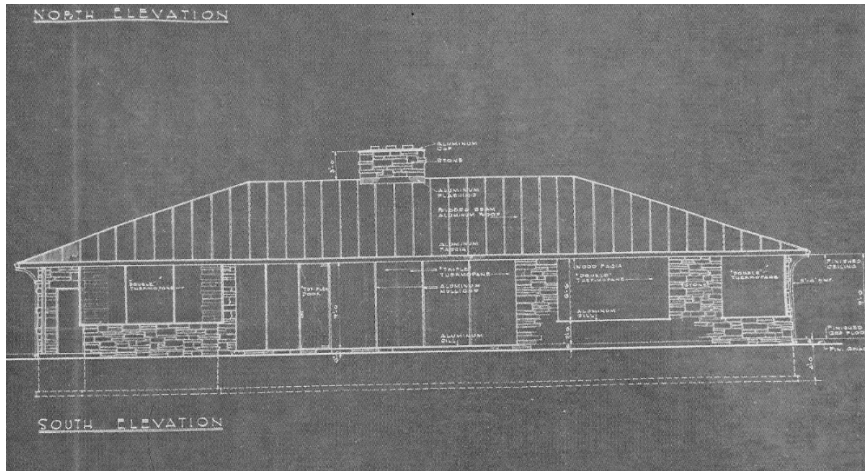
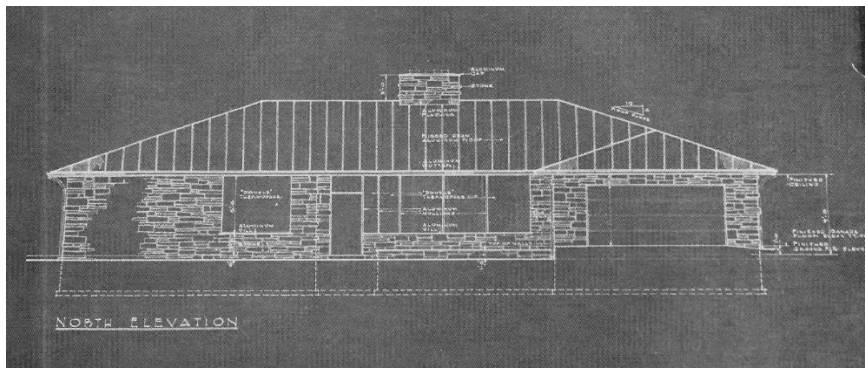


3c. Dale Avenue, south side, east of Glen Road, 1913 (left); 3d. north landscaping, 7 Dale Avenue, 1945 (right): contrasting the ravine setting with the formal grounds

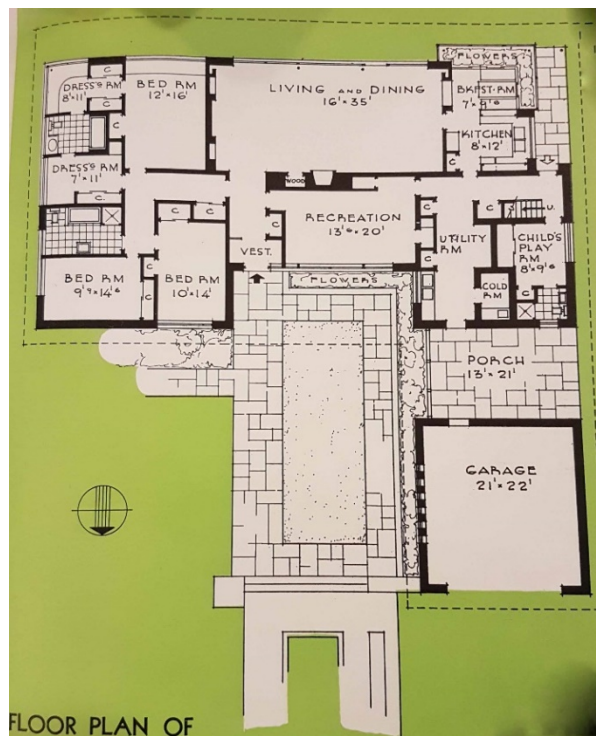


3e. north elevation, 7 Dale Avenue, 1945 (left); 3f. south (rear) elevation, 7 Dale Avenue, 1945 (right): showing the Clare F. Wood House following construction

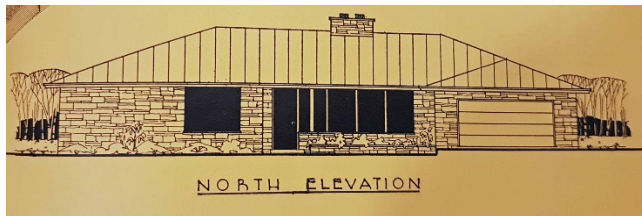
3. Archival Photographs, 7 Dale Avenue: aerial photographs, 1947 and 1957, City of Toronto Archives; 1913, City of Toronto Archives, Series 372, item 80; front yard, 1945, Globe and Mail, <https://www.theglobeandmail.com/real-estate/toronto/hobbs-sun-house-brought-international-style-to-torontososedale/article38031356/>; north elevation, 1945, www.AdamsonAssociates.com; south (rear) elevation, 1945, Canadian Architectural Archives



4. Architectural Plans, 7 Dale Avenue, 1944: City of Toronto Archives, Fonds 200, File 1006, October 1944



5a. landscape plan, 7 Dale Avenue (left); 5b. floor plan, 7 Dale Avenue (right)



5c. north elevation, 7 Dale Avenue



5d. bird's eye sketch, 7 Dale Avenue, showing the L-shaped plan and the garden
 5. Illustrations, 7 Dale Avenue, 1944: Canadian Homes and Gardens, November 1944.



6a. and 6b. contextual views of 7 Dale Avenue with landscaping



6c. principal (north) elevation (left); 6d. north elevation showing L-shaped plan (centre); 6e. north elevation with window opening (right)



6f. north elevation, showing intersection of two wings (left); 6g. view from north entrance to Dale Avenue (centre); 6h. east elevation (right)

6. Current Photographs, 7 Dale Avenue: Heritage Preservation Services, March 2018.



7a. southeast corner window (left); 7b. west elevation (centre); 7c. southwest corner of house with the view to the south garden (right)



7d. south (rear) elevation (left); 7e. south elevation with floor-to-ceiling openings (right)



7f. and 7g. south elevation with bay window



7h. and 7i. south elevation from south garden with landscaping (the swimming pool is not original to the landscape design)

7. Current Photographs, 7 Dale Avenue: Heritage Preservation Services, March 2018.



8a. south garden and swimming pool from house (left); 8b. south view to the Rosedale Ravine (right)



8c. gazebo or teahouse in the south garden (left); 8d. view southeast from the terrace to the garden (right)



8e. view west across the garden to the pool house (left); view west from the gazebo to the house and pool house (right)

8. Current Photographs, 7 Dale Avenue: Heritage Preservation Services, March 2018.