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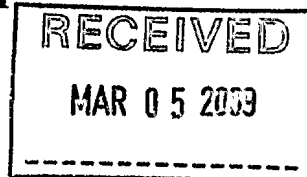
City Clerk's Office

Secretariat
Francine Adamo
North York Community Council
North York Civic Centre
5100 Yonge Street
Toronto, Ontario M2N 5V7

Ulli S. Watkiss
City Clerk

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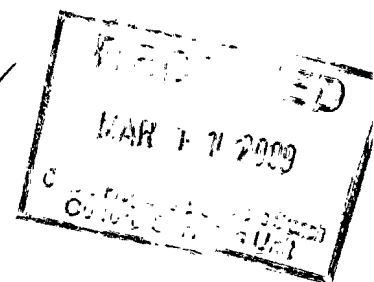
**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
1325 BAYVIEW AVENUE
(GLEN-LEVEN APARTMENTS)
CITY OF TORONTO, PROVINCE OF ONTARIO**



NOTICE OF PASSING OF BY-LAW

Kelvingrove Investment Corporation
20 Adelaide Street East, #301
Toronto, ON
M5C 2T6

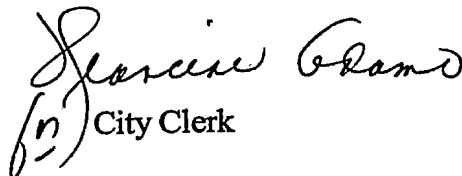
Ontario Heritage Trust ✓
10 Adelaide Street East
Toronto, ON
M5C 1J3



Peter Venetas
Context Development Inc.
229 Yonge Street, Ste. 500
Toronto, ON
M5B 1N9

Take notice that the Council of the City of Toronto has passed By-law 224-2009, to designate 1325 Bayview Avenue (Glen-Leven Apartments) as being of cultural heritage value or interest.

Dated at Toronto this 3rd day of March, 2009


(f) City Clerk

Attach

cc: Manager, Heritage Preservation Services, City Planning Division
Jasmine Stein, Municipal Law Unit, Legal Services
Mark Crawford, Solicitor, Planning & Administrative Law, Legal Services
Deputy Chief Building Official and Director, Building Division, North York District
Interested Persons

Authority: North York Community Council Item 9.4, as adopted by City of Toronto Council on October 22 and 23, 2007 and North York Community Council Item 22.10, as adopted by City of Toronto Council on January 26 and 27, 2009
Enacted by Council: February 25, 2009

CITY OF TORONTO

BY-LAW No. 224-2009

To designate the property at 1325 Bayview Avenue (Glen-Leven Apartments) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 1325 Bayview Avenue (Glen-Leven Apartments) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 1325 Bayview Avenue and upon the Ontario Heritage Trust, Notice of Intention to designate the property and caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*; and

WHEREAS a notice of objection dated December 7, 2007 was served upon the Clerk of the municipality; and

WHEREAS a hearing was held before the Conservation Review Board commencing August 25, 2008 and the decision of the Conservation Review Board was rendered on October 15, 2008; and

WHEREAS the recommendations of the Conservation Review Board were considered by Council at its meeting held on January 27 and 28, 2009; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 1325 Bayview Avenue, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.

3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 1325 Bayview Avenue and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 25th day of February, A.D. 2009.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"

REASONS FOR DESIGNATION

Glen-Leven Apartments

Description

The property with the confirmed municipal address of 1325 Bayview Avenue is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value and interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, historical and contextual value. Located on the east side of Bayview Avenue on property extending from Sutherland Drive (south) to Airdrie Road (north), the apartment complex known as the Glen-Leven Apartments was completed by 1940 when it was first documented in the city directories. The garages at the rear (east) of the site were altered with the addition of second-storey dwelling units according to plans prepared by Toronto architects Chapman and Hurst in 1964 (the garages are not included in the Reasons for Designation).

Statement of Cultural Heritage Value

Design or Physical Value

The Glen-Leven Apartments have design value as a well-crafted example of an apartment complex from the World War II era that is distinguished by its low scale, placement on the site, and Georgian Revival features. Based on late 18th and early 19th century English precedents, the Georgian Revival style (also known as Colonial Revival) was popular during the World War I period and afterward, where residential designs featured symmetry, decorative brickwork, and refined Classical elements.

The Glen-Leven Apartments incorporate the U-shaped plan popularized for apartment complexes since the 1920s. It is part of a group of three neighbouring apartment complexes at #1325, 1351 and 1365 Bayview that feature different configurations, but share a similar scale and architectural appearance. The Glen-Leven Apartments, in particular, display a sophisticated approach to land use, with an axial design that organizes the components around the U-shaped complex at the centre, with the entrances either overlooking the adjacent streets or facing the central courtyard.

Historical or Associative Value

With its position along Bayview Avenue between Sutherland Drive and Airdrie Road, the Glen-Leven Apartments are associated with the evolution of Leaside as the community matured after World War I. In 1912, the directors of the Canadian Northern Railway commissioned the noted Montreal landscape architect Frederick G. Todd to lay out a model town on a 1000-acre tract southeast of Bayview Avenue and Eglinton Avenue East. The property, formerly owned by members of the Lea family, was the site of a Canadian Pacific Railway (CPR) junction named "Leaside". While Leaside was incorporated as a municipality in 1913, the development of its distinct residential and industrial sectors was largely delayed by World War I. During the conflict, the federal government established the Leaside Airfield for the training of Royal Flying Corps pilots, which

brought recognition to the locality as the terminus of the first airmail flight in Canada in 1918. Following the war, access to Leaside was improved with the completion of the Leaside Bridge across the Don River and the Millwood Road CPR Underpass, which attracted industry and housing to the area. Although not integral to the founding of the Town of Leaside in 1913, the Glen-Leven Apartments were completed at the outset of World War II.

The Glen-Leven Apartments are historically associated with Howard Talbot, a contractor and politician linked to the development of Leaside. Talbot established a construction business in the 1920s and, by the close of the decade, began assembling land in Leaside. His projects ranged from detached residences and duplexes to low-rise apartment buildings. According to the book, *Leaside* (Pitfield, 1999, 166), the apartment complexes on Bayview Avenue represented his most ambitious venture in Leaside. After serving as a municipal councillor, Talbot was elected as Mayor of Leaside in 1938, retaining the position until 1947. During Talbot's tenure, he was responsible for bringing new industries to the community, and initiated the construction of Leaside's first permanent municipal building (completed in 1949) at the corner of McRae Drive and Randolph Avenue. The latter property is recognized on the City's heritage Inventory.

Contextual Value

The Glen-Leven Apartments are highly visible on the east side of Bayview Avenue in Leaside, where the property is located opposite Mount Pleasant Cemetery and extends along the full block from Sutherland Drive (south) to Airdrie Road (north). With their placement and setback, the Glen-Leven Apartments and the adjoining Strathavon Apartments and Kelvingrove Apartments provide a transition between Bayview Avenue and the housing on the residential side streets to the east, from which they are separated by laneways with garages.

However, the complex is also historically, visually and functionally linked to the model community of Leaside. The three related apartment complexes at 1325, 1351 and 1365 Bayview Avenue were constructed in concert with the detached and semi-detached houses in the area to offer a variety of accommodation in Leaside. With access on two side streets, the Glen-Leven Apartments provide a gateway from Bayview Avenue to the residential neighbourhood to the east. The apartment complex and the complementary Strathavon and Kelvingrove Apartments to the north share features that are typical of Leaside houses, including a two-storey scale, gabled or hipped rooflines, traditional red brick cladding, and restrained Classical detailing.

Heritage Attributes

The heritage attributes of the Glen-Leven Apartments related to its design value as a representative example of a World War II era apartment house with Georgian Revival detailing are found on the exterior walls and roofs, consisting of:

- The scale, form and massing of the five two-storey apartment buildings that form the complex.

- The layout of the buildings, with a large three-part U-shaped structure organized around a deep courtyard entered from Bayview Avenue, detached buildings at the northwest and southwest corners of the property that face west toward Bayview Avenue, and single buildings on Sutherland Drive and Airdrie Road, respectively.
- The application of red brick for the cladding, quoins, stringcourses, and window trim (flat arches and sills).
- The organization of each structure into three parts, with the centre section protected by a steeply-pitched hipped roof with brick chimneys and the outer units covered by flat roofs.
- On the central U-shaped building, the placement of the entrances to the units on the walls facing the courtyard (with access to the basement on the left or north wing) where paneled doors with single lights are protected by open porches with tent roofs, wood latticework posts, and cornices with scalloped trim.
- The symmetrical arrangement of the flat-headed window openings, which are duplicated in each storey, and range from single diminutive openings to larger Venetian windows.
- The continuation of the pattern of flat-headed window openings on the other walls of the central U-shaped building and on the others in the complex, where some of the entrances are placed in segmental-arched brick surrounds with fanlights.
- The shutters on many of the window openings, which are characteristic of the Georgian Revival style.
- On Bayview Avenue, the low brick wall with brick pedestals, stone trim and ironwork detailing that marks the open end of the landscaped courtyard.

The six detached two-storey garages at the rear (east) end of the site are not included in the Reasons for Designation.

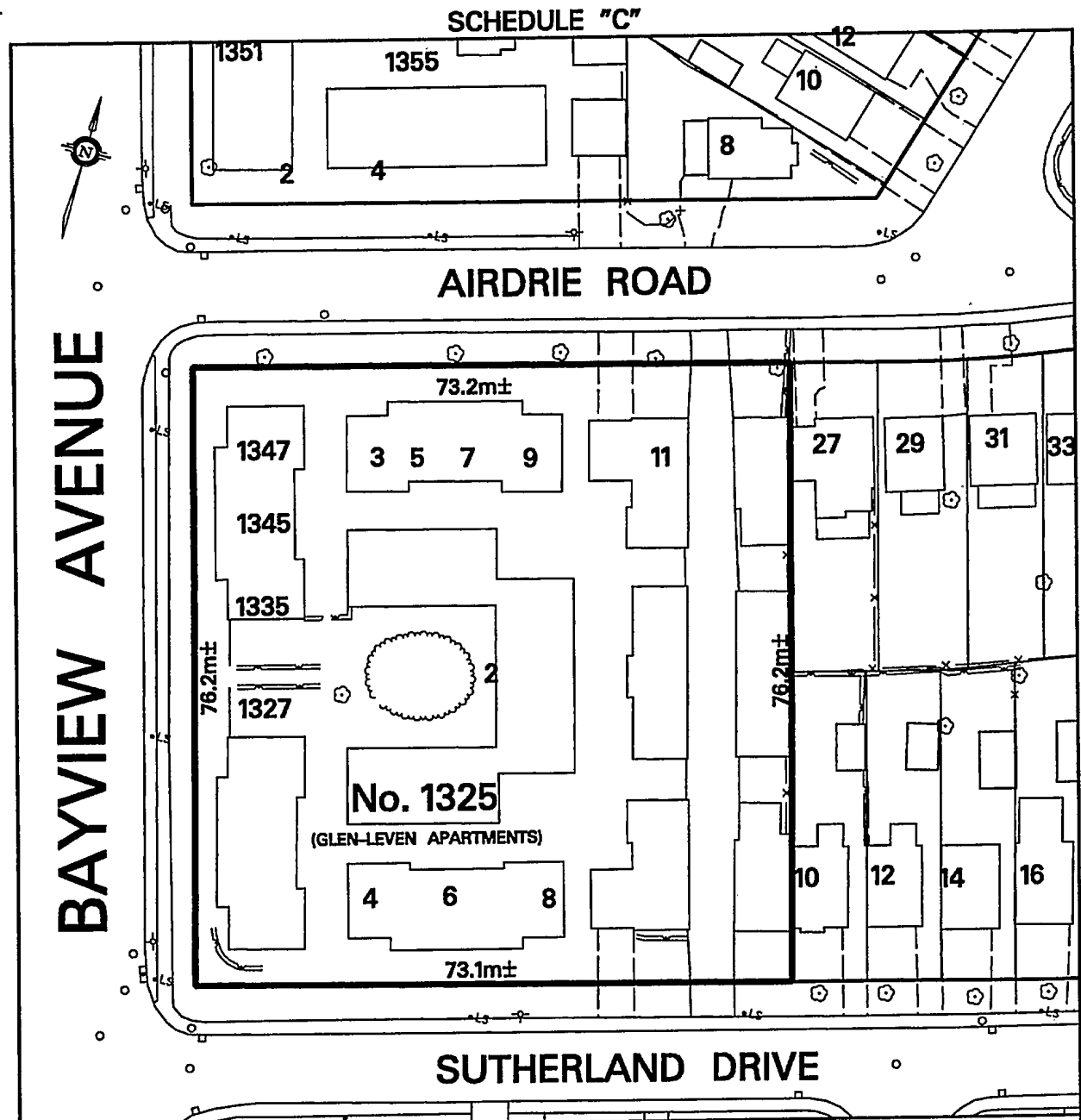
SCHEDULE "B"

PIN 10392-0039 (LT)

LT 9 PL 2880 LEASIDE; LT 10 PL 2880 LEASIDE; LT 11 PL 2880 LEASIDE; LT 12 PL 2880 LEASIDE; LT 13 PL 2880 LEASIDE; LT 14 PL 2880 LEASIDE; LT 15 PL 2880 LEASIDE; LT 16 PL 2880 LEASIDE; LT 17 PL 2880 LEASIDE; LT 18 PL 2880 LEASIDE; LT 19 PL 2880 LEASIDE; LT 20 PL 2880 LEASIDE; LT 48 PL 2880 LEASIDE; LT 49 PL 2880 LEASIDE; LT 50 PL 2880 LEASIDE; LT 51 PL 2880 LEASIDE;

City of Toronto (former Borough of East York) and Province of Ontario Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2009-023 dated February 10, 2009, as set out in Schedule "C".



Toronto
TECHNICAL SERVICES DIVISION
SURVEY & MAPPING SERVICES

NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS, IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK

CHECKED BY: JOHN HOUSE
PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET

**NO. 1325 BAYVIEW AVENUE
(GLEN-LEVEN APARTMENTS)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST
(NOT TO SCALE)**

WARD 26 - DON VALLEY WEST
DATE: FEBRUARY 10, 2009

SKETCH No. PS-2009-023