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City Clerk's Office

Secretariat
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

John D. Elvidge
City Clerk

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**N THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
55 ST. EDMUNDS DRIVE**

NOTICE OF PASSING OF DESIGNATION BY-LAW 804-2021

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



TAKE NOTICE that Council for the City of Toronto passed Designation By-law 804-2021 on October 1 and 4, 2021, which designates the lands, buildings and structures known municipally as 55 St. Edmunds Drive under Part IV, Section 29 of the Ontario Heritage Act, R.S.O. 1990, c.O.18, as amended, as a property of cultural heritage value or interest.

This notice is being served to the Owner of the Property, the Ontario Heritage Trust, and any Objectors and Interested Persons.

The City Clerk did not receive any objections to the Notice of Intention to Designate the Property. Therefore, City Council did not consider any objections and passed the Designation By-law for the Property.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Take notice that an appeal of the Designation by-law for the Property by those persons permitted to appeal under section 29 of the Ontario Heritage Act may be made by filing a notice of appeal with the City Clerk, Attention: Administrator, Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2.; Email: hertpb@toronto.ca within thirty days of October 20, 2021, which is November 19, 2021.

A Notice of Appeal must:

- (1) set out the reasons for the objection to the designation by-law;
- (2) set out the reasons in support of the objection to the designation by-law; and
- (3) be accompanied by the fee prescribed under the Ontario Land Tribunal Act, 2021, in the amount of \$1,100.00 for each appeal payable by certified cheque or money order to the Minister of Finance, Province of Ontario.

If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca>.

Who Can File An Appeal:

Any persons who object to the designation by-law may appeal to the Ontario Land Tribunal.

Getting Additional Information:

A copy of the by-law and background information about the application is available for public inspection by contacting Heritage Planning staff at heritageplanning@toronto.ca.

Further information in respect of the Designation By-law is available from the City of Toronto at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.NY25.21>

Dated at the City of Toronto on October 20, 2021.



 John D. Elvidge
City Clerk

Authority: North York Community Council Item NY25.21, adopted as amended, by City of Toronto Council on July 14, 15 and 16, 2021

CITY OF TORONTO

BY-LAW 804-2021

To designate the property at 55 St. Edmunds Drive as being of cultural heritage value or interest.

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

Whereas authority was granted by Council to designate the property at 55 St. Edmunds Drive as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 55 St. Edmunds Drive and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas no notice of objection was served upon the Clerk of the municipality within the prescribed time under the Ontario Heritage Act; and

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

The Council of the City of Toronto enacts:

- 1.** The property at 55 St. Edmunds Drive, more particularly described in Schedule B 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 55 St. Edmunds Drive at and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on October 4, 2021.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION

55 ST. EDMUNDS DRIVE

The property located at 55 St. Edmunds Drive is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the criteria of design and physical, historical and associative, and contextual values.

Description

Located at the northeast corner of St. Edmunds Drive and Lymptstone Avenue, the property at 55 St. Edmunds Drive contains a two and a half storey residential house form building built in 1926 and designed in the Tudor Revival style by the architect William Breden Galbraith for Albert R. Greene. The stone and stucco clad building is part of the Lawrence Park neighbourhood, a 20th century subdivision developed as a Garden Suburb by the developer Wilfrid Servington Dinnick and which contains a significant collection of houses designed by leading early to mid-20th century architects in Toronto which ascribe to the principles of the Garden Suburb movement.

Statement of Cultural Heritage Value

Design and Physical Value

55 St. Edmunds Drive is valued as a fine and representative example of a house designed in the Tudor Revival style, one of the handful of period revival styles that were popularized through the first half of the 20th century, especially within Garden Suburb neighbourhoods. Loosely based on early English building traditions, the style freely combined elements of Tudor, Medieval and Renaissance architecture, with significant variations informed by geography, context, period of construction and the builder. The house at 55 St. Edmunds Drive features architectural elements indicative of this popular period revival style; the primary façade fronting Lymptstone Avenue is defined by two prominent sweeping gables, and is clad in stucco with stone detailing on the first floor and a tile roof. A wide variety of window openings - including bay, arched, flat headed and Palladian - add to the eclectic design and visual interest of the house's west and south facades, while fine detailing - including the brick corbels supporting brackets along the eaves lines, and the terra cotta finials – contribute to its design value. The house retains a high degree of integrity, maintaining original features and with minimal exterior alterations since its period of construction.

Historic and Associative Value

The house at 55 St. Edmunds Drive is reflective of the work of the architect William Breden Galbraith, a prolific and self-trained Toronto-based architect who was known for designing houses throughout the city's growing residential suburbs, including Lawrence Park, Forest Hill, Rosedale and Moore Park. Galbraith's architectural designs spanned a variety of Period Revival styles popular through the 1910s and 1920s, including Tudor Revival. Galbraith is known to have designed at least five other houses within Lawrence Park, a number of which featured the sloping rooflines and stone and stucco detailing seen at 55 St. Edmunds Drive and emblematic of the Tudor Revival style. The house at 55 St. Edmunds Drive was featured by Galbraith in his

series of articles published in the Toronto weekly newspaper Saturday Night, and was later included in his 1930 publication A Canadian Home Plan Book (no. 1601).

The property at 55 St. Edmunds Drive is valued for its association with the Lawrence Park neighbourhood, a planned Garden Suburb originally marketed as the Lawrence Park Estates by the developer Wilfrid Servington Dinnick and laid out by the British engineer Walter S. Brooke with architectural plans by Chadwick & Beckett and landscape design by Dunnington-Grubb. Built during the second major period of construction within the area - occurring between the end of the First World War and the Great Depression - 55 St. Edmunds Drive contributes to an understanding of the development and growth of the Lawrence Park neighbourhood, and reflects many of the features and aspects associated with the original plans for the area, and the principles of the Garden Suburb movement.

Contextually, the property at 55 St. Edmunds Drive is important in maintaining and supporting the character of the Lawrence Park neighbourhood as a designed Garden Suburb. The house is significantly setback from St. Edmunds Drive, with houses to the north gradually decreased in their setbacks in response to the curve of the street as it follows the contours of Lawrence Park. Designed in the Tudor Revival style - one of the Period Revival styles popular within the area - it contributes to an established and well recognized sense of place. Together with the house on the adjacent property located at the southeast corner of St. Edmunds Drive and Lypstone Avenue, the property at 55 St. Edmunds Drive serves as an important marker and informal gateway for those entering the neighbourhood from Yonge Street on Lypstone Avenue. The property at 55 St. Edmunds Drive is historically and visually linked to its surroundings, situated within the park-like setting of Lawrence Park defined by houses and gardens that fit harmoniously into the landscape.

Heritage Attributes

Design or Physical Value

Attributes that contribute to the design value of the property at 55 St. Edmunds Drive as representative of the Tudor Revival architectural style include:

- The scale, form and massing of the 2.5 storey detached house-form building
- The sweeping double gabled roofline punctuated with a cross gable roof and dormer windows
- The symmetrical arrangement of the principal (south) façade, with a central entrance bay bounded by bay windows on the first floor, rectangular asymmetrical windows on the second floor and an integrated garage
- The asymmetrical and eclectic west façade, with a variety of window openings overlooking the large lawn and Lawrence Park to the west
- The materials with stucco and stone cladding, wood and metal details, and tile roof

Contextual Value

Attributes that contribute to the contextual value of the property at 55 St. Edmunds Drive as maintaining and supporting the character of the Lawrence Park neighbourhood, and as being historically and visually linked to its surroundings include:

- The setback, placement and orientation of the building on the northeast corner of St. Edmunds Drive and Lympstone Avenue

Note: the carport on the east façade is not identified as a heritage attribute

SCHEDULE B
LEGAL DESCRIPTION

PIN 21140-0016 (LT)
PART OF LOT 89, REGISTERED PLAN 1485, AS IN EO95077

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