



Rosedale House, c. 1832. Watercolour by James W. Hamilton. Toronto Reference Library

South Rosedale Heritage Conservation District Study
November 2002



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The Project Team thanks Carolyn O. Neal and Steven Otto for their assistance.

The SRRA is grateful to more than one hundred families in the South Rosedale community for donation of funds to this study.

Except where noted, photographs were taken by William Phillips.

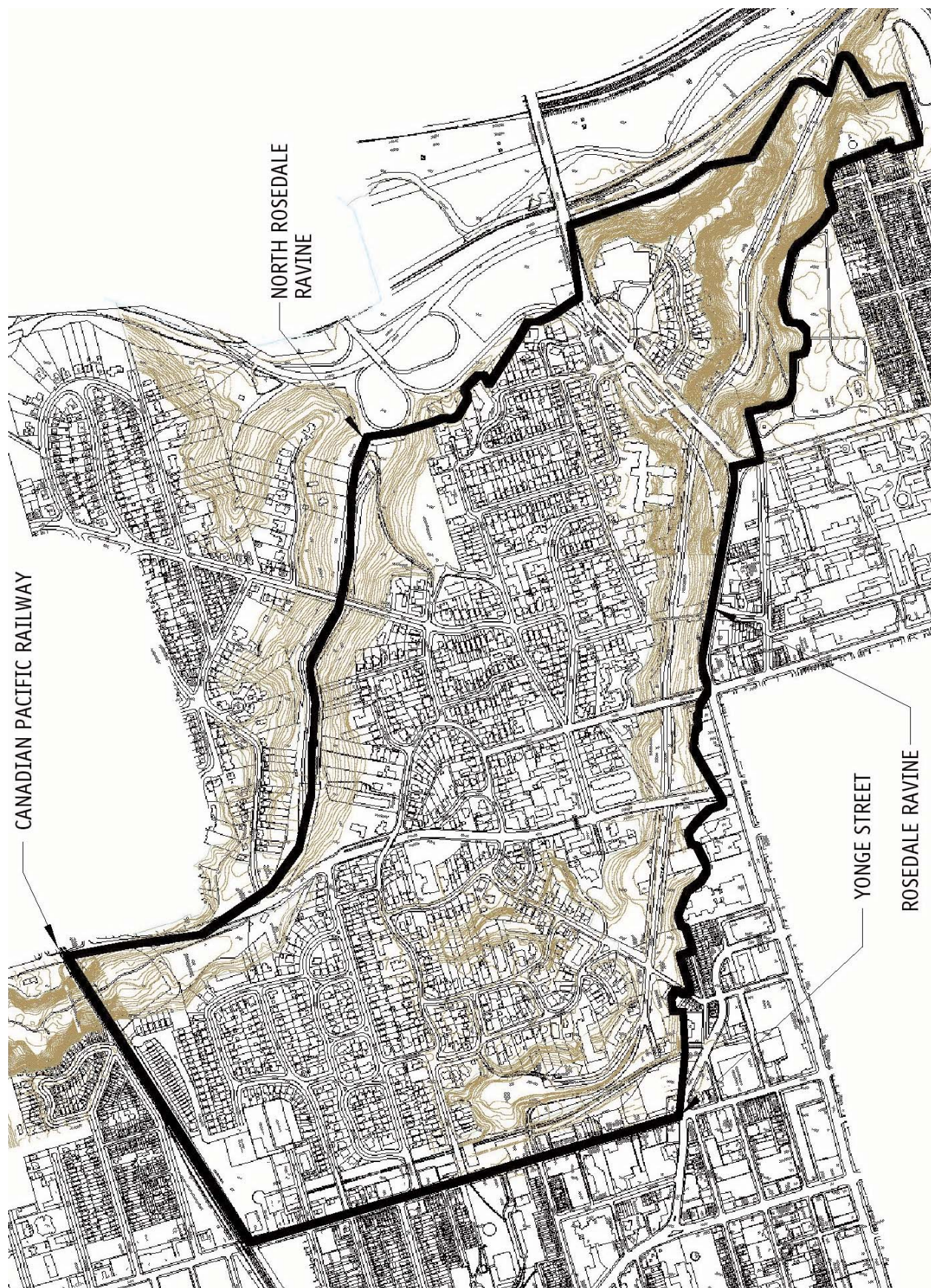
Opposite Page: Thanksgiving day, 1903 photo of Jackson family. Donation by Mary Sinclair, now housed at the City of Toronto Archives.



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Opposite Page: Crescent Road near Yonge Street, c. 1910. City of Toronto Archives.



1.0 Summary of the Study

The chief objectives of this heritage conservation district study are:

- to identify and evaluate the historical and architectural character of South Rosedale;
- to propose methods by which the City of Toronto can effectively protect this character;
- to develop design guidelines which clearly define appropriate change, whether it is for altering existing buildings or for new construction;
- to recommend efficient implementation and management procedures.

The study identifies South Rosedale as a clearly defined area in the City with significant heritage resources, both in its buildings and in its cultural landscape of boulevards and open spaces. The study recommends the creation of a heritage conservation district under Part V of the Ontario Heritage Act to aid the City and the residents of South Rosedale in strengthening and protecting the neighbourhood's unique character.

The study includes a description of South Rosedale that contains both a historical overview and a built form analysis of the study area. This analysis is based on the boundaries of the district proposed for designation (see map on opposite page) and includes an examination of the buildings and streetscape character.

In addition and as part of the study a computer database was prepared with archival information for each property. Included is estimated or established date of construction, architect, pattern of ownership over the first ten years since construction and other information when available. Sources for the information are listed. This database is accompanied by a digitized record photograph of each property. The database and photographs are being organized by an interactive digital map showing period of construction for all properties in South Rosedale and will be available through the South Rosedale Ratepayers' Association (SRRA) website (www.southrosedale.org).


The methodology for the study included public consultation, a working committee of the SRRA, and a large team of research volunteers from the community. The committee developed design guidelines for altering existing buildings and for new construction after a review of comparable guidelines in place in other Toronto conservation districts.

An implementation strategy, based on a consistent Toronto model for heritage conservation districts, is recommended here.

Opposite Page:

Map showing the South Rosedale Conservation District boundary.

[illegible]

		Source 1 TRAC and Carolyn O. Neal - Rosedale Study	Source 2					Source 3		
			City Directory - Occupant 1					Inventory of Heritage Properties		
Street Name	Street Number	Date of Construction	Year	To	Occupant	Occupation of Major Occupant	Other Information	Building Name	Year	Architect
										
Chestnut Park	1	1913-14	1915	1924	Ryrie James	Merchants, Jeweller and Watchmakers, Pre s. Ryrie Bros. Ltd.	134-138 Yonge	James Ryrie House	1915	Burke, Horwood & White

		Source 3			Source 4			Source 6			
		Inventory of Heritage Properties			Patricial McHugh - Tor. Architecture			B. H. Crawford - Rosedale			
Street Name	Street Number	Building Name	Year	Architect	page no.	Architect	Year	Page No.	Year	Building Name	Architect
Elm Ave	89	C. R. Rundle House	1903	E. J. Lennox	270	E. J. Lennox	1902-04	152	1902-04	C. R. Rundle House	Lennox, Edward James 1916

			Source 3			Source 4				
			Inventory of Heritage Properties			Patricial McHugh - Toronto Architecture				
Street Name	Street Number	A	Building Name	Year	Architect	page no.	Building Name	Occupant	Architect	Year
Hawthorn Gardens	4		House	c.1910	S. H. Townsend	269	William Gundy House	William Gundy	S. Hamilton Townsend	1910-11

2.0 Methodology and Background for the Study

South Rosedale is an unique neighbourhood in the City of Toronto. Originally it was part of the Village of Yorkville and one of the first suburban developments north of the City. It has a clearly discernable character as a picturesque suburb with varied architectural styles. The heritage character of South Rosedale has had strong community recognition and support from the South Rosedale Ratepayers' Association (the "SRRA"), the oldest ratepayers' association in the City, active since the beginning of the 20th century and incorporated in 1931.

The neighbourhood residents have been interested in pursuing a Conservation District Designation since the 1970s when a study of the neighbourhood was undertaken by Toronto Region Architectural Conservancy ("TRAC") for the purpose of designation. Carolyn O. Neal, a resident of South Rosedale, was one of the participants of this 1970s research. She has continued her research to the present and contributed portions of it to the current study.

In 2000 the SRRA struck a Heritage Committee to address issues of neighbourhood character conservation. A public meeting was held at the Rosedale Presbyterian Church in July 2001. All residents of South Rosedale were notified of the meeting and approximately 75 people were in attendance.

In the fall of 2001 the SRRA initiated a Heritage Study led by E.R.A. Architects for the purpose of examining the heritage character of South Rosedale. This study was supported by donated funds from more than one hundred families in the South Rosedale community. As well, the study was supported by the neighbourhood through a Volunteer Research Program, initiated at the time that the study began. The volunteers gathered primary and secondary source research that formed the basis for the digital database and analysis in this study. As well as the TRAC research cited above, the study was based on other research projects including published sources such as *Rosedale*, by B.H. Crawford and *Toronto Architecture, A City Guide* by Patricia McHugh.

Several issues of the SRRA Newsletter starting in October 2001 contained articles addressing issues of heritage conservation in South Rosedale and reported on the progress of the Volunteer Research Program and the Heritage Study. The newsletters also included calls for donations of historic materials for the study and yielded important contributions which are now housed in the City of Toronto Archives from the owners of the original Drumsnab property (5 Drumsnab Rd.) and from the Jarvis family archives. Primary research material gathered for this study will also be donated to the City of Toronto Archives by the SRRA.

Opposite Page: Excerpts from the digital database which lists information about every property in South Rosedale. Entries are based on research by the Neighbourhood Volunteer Program.

In November 2001 the SRRA Annual General Meeting was held and the issue of a heritage conservation district was again discussed. The meeting was advertised to all members of the SRRA. Dr. Robert Shipley of the University of Waterloo presented a keynote address entitled *Understanding the Economic Advantages of Heritage Designation*. Dr. Shipley's paper focussed on his analysis of the links between heritage conservation and property values.

Another public meeting was held on May 7, 2002 at the Rosedale Presbyterian Church. All South Rosedale residents were notified. Present at the meeting were approximately 60 residents, members of the SRRA, E.R.A. Architects, Heritage Preservation Services staff Denise Gendron and Sherry Pedersen, and Councillor Kyle Rae. Neighbourhood residents expressed support for a Conservation District Designation at this meeting.

A report by Heritage Preservation Services, dated May 14, 2002, was adopted by the Toronto Preservation Board recommending that the South Rosedale area be considered for potential designation under Part V of the Ontario Heritage Act as a Heritage Conservation District. This report was subsequently adopted by City Council to authorize this study.

A draft of this study was reviewed and endorsed by the SRRA Board and SRRA Heritage Committee on September 9, 2002. A further public meeting to address design guidelines has been proposed for early November 2002.

3.0 Achieving A Heritage Conservation District

3.1 City of Toronto Official Plan

The Official Plan for the City of Toronto states:

"It is the policy of Council to designate property to be of architectural or historical value or interest and take all necessary steps to ensure the preservation and conservation of all buildings, structures and other significant features of the property". Section 5.4

"It is the policy of Council to designate Heritage Conservation Districts within the City on the basis of appropriate studies and to take all necessary steps to encourage preservation and conservation of heritage buildings, structures and sites, including all areas in the public domain, within such districts" Section 5.5

The City of Toronto is able to consider heritage designations of either individual properties or whole neighbourhoods based on the Ontario Heritage Act.

3.2 Ontario Heritage Act

The Ontario Heritage Act is the provincial act that regulates the protection of heritage within the province.

Part V of the Act gives the Municipality the responsibility for the designation of areas as Heritage Conservation Districts. The City of Toronto has designated districts, including Fort York, Wychwood Park, the East Annex, the Cabbagetown/Metcalf Area, and the Yorkville/Hazelton Avenue Area.

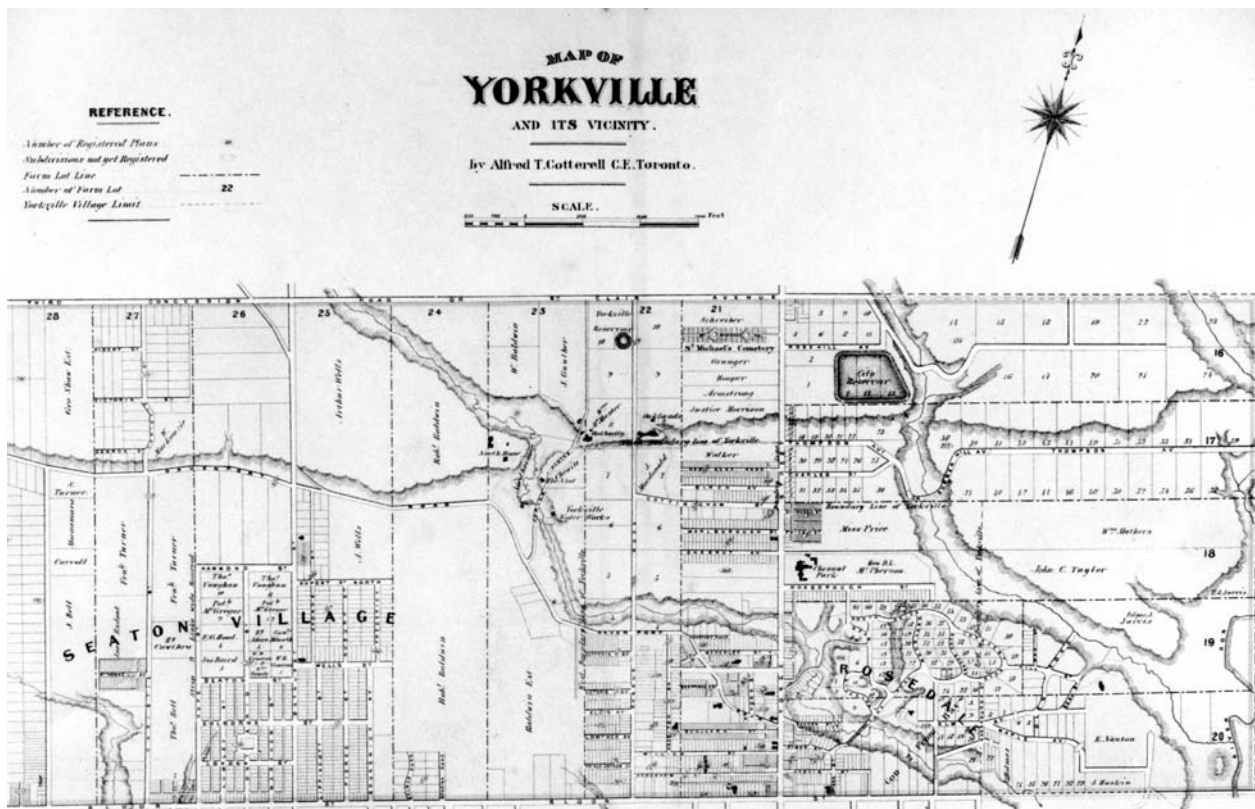
The procedure for designation of a district under Part V, as outlined in the Act, is as follows:

- The Municipality defines by by-law an area or areas to be examined for future designation and consults with its Local Architectural Conservation Advisory Committee (Toronto Preservation Board) regarding the by-law.
- The Municipality, after examination of the study area, may designate by by-law a heritage conservation district.
- The Municipality informs the Ontario Heritage Foundation and the Ontario Municipal Board of the designation. After a hearing held by the Ontario Municipal Board and receipt of the Board's approval, the municipal by-law comes into effect.
- This study constitutes the examination of the study area and provides the Toronto Preservation Board with the information upon which to advise City Council regarding the adoption of a designation by-law.

Prior to the creation of the Ontario Heritage Act, the City of Toronto began to develop an Inventory of Heritage Properties, a list that includes designated properties and some 5,000 other individual properties that are recognized for their heritage significance. All of these properties are potential candidates for consideration for designation under the Ontario Heritage Act. In this report properties included on the City of Toronto's Inventory of Heritage Properties are referred to as "listed" properties.

Designation under either Part IV or Part V implies that the municipality, with the advice of its Local Architectural Conservation Advisory Committee (LACAC), reviews and approves all changes to the designated property to ensure that its heritage character is protected adequately. In the City of Toronto the LACAC is identified by Council as the Toronto Preservation Board.

Designation under the Ontario Heritage Act gives City Council control over the alteration and demolition of buildings within a Heritage Conservation District. As described in detail in this study, considerable effort has been made to ensure that the process of securing Council approval is efficient and that fair, reasonable and manageable design guidelines will be established.



4.0 District Analysis

4.1 Historic Development of South Rosedale

4.1.1 Introduction

The original survey of Toronto, begun in 1793, created a town proper laid out along the waterfront in five blocks two blocks deep near the mouth of the Don River. Later surveys extended the City boundaries to Queen Street. Yonge Street was developed as the east-west divider. From Queen Street, or Lot Street as it was called, to the line that is now Bloor Street, 32 narrow 'Park Lots' of 100 acres, 20 chains wide by 100 chains deep, were laid out running north-south, providing the 'city liberties' for future expansion. The occupation and subdivision of these lots critically affected the development of downtown Toronto, and how transportation routes and neighbourhoods would emerge. The dominant pattern was one of independent, uncoordinated development.

North of Bloor Street began the rural concessions of York Township. Farm lots of 200 acres were laid out in a north-south pattern west of Yonge Street, and running east-west, east of Yonge Street. In most cases, land subdivision tended to ignore the natural features of the land and to follow the orientation of the earliest lot survey, which is generally discernible beneath the present day street patterns of the City.

4.1.2 Village of Yorkville

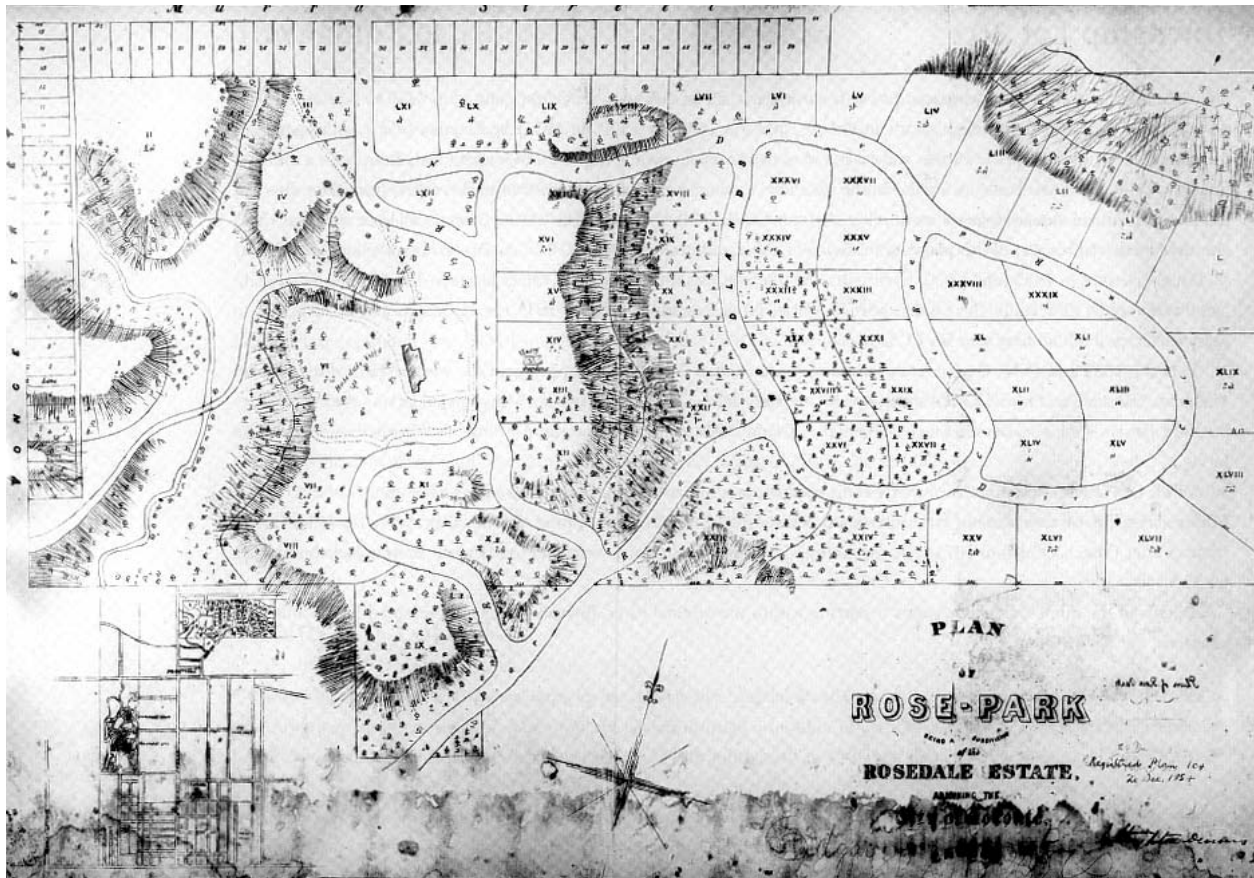
Settlement in the Village of Yorkville began as a crossroads community around the Red Lion Inn, a tavern constructed ca. 1808 on the east side of Yonge Street above Bloor Street (demolished 1888). The establishment of a tollbooth at Yonge and Bloor Streets in the 1830s further enhanced the strategic location of the inn just outside the jurisdiction of the tollbooth. The availability of water power, clay deposits, and fertile ground close to the City attracted brick-yards, farms, market gardens, and the Bloor and Severn breweries.

Yorkville was incorporated as a village in 1853 and it included the lands now known as South Rosedale.

Opposite Page Top to Bottom:

Map of concessions from the bay. City of Toronto Archives.

Map of the Village of Yorkville and vicinity, 1878. City of Toronto Archives.

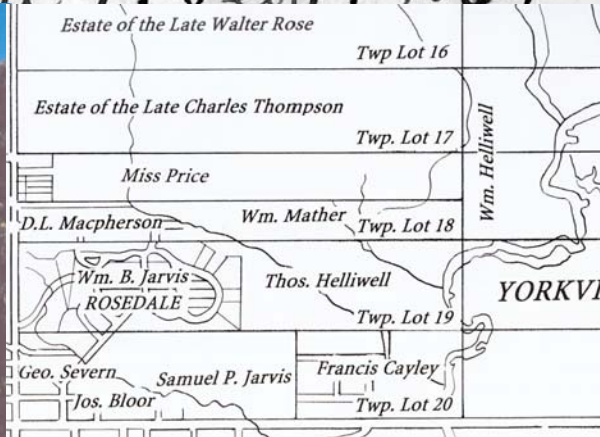


Grant
to George Playter for 500 acres
in the Township of York
County of York Home District

Deed of Bargain and Sale
Franklin Jacks et ux
to
Francis Cayley

Registered 31st October 1796

Dated 7. Feb. 1834



4.1.3 Creation of South Rosedale

South Rosedale comprises township lots 18, 19, and 20 granted by Governor Simcoe to United Empire Loyalists. It followed a pattern of development characteristic of the rest of the City in the late 1700s. Captain George Playter received lot 20 in 1796. Lot 19, was granted to Abraham Lauraway in 1797. Lot 18 where the present day Chestnut Park subdivision and North Rosedale are situated, was granted to Chief Justice Draper, also before the turn of the 18th century. Township lots were sold off as smaller park lots to individual estate owners. Park lots were further subdivided for speculative building in successive, alternating waves of development and land assimilation.

The first few homesteads were established on these land grants. In 1818, Captain Playter built a house overlooking the Don River at what is now 2 Drumsnab Road. In 1824 William Botsford Jarvis bought 110 acres of land including a farmhouse. It is rumored that his wife, Mary Jarvis, named the property Rosedale because of the abundance of wild roses growing there. The house survived until 1905 at what is now 30 Rosedale Road. In 1834 Francis Cayley built Drumsnab overlooking the Don River on 119 acres that he had purchased from the land grant property. The home stands today at 5 Drumsnab Road.

The Jarvis family played a significant role in beginning the development and subdivision of the area. Elm and Maple Avenue subdivisions were developed by Edgar John Jarvis and received their names from the 300 elms and maples he planted to line them. Edgar John Jarvis' signature is on the first plan of subdivision for South Rosedale, registered in 1854 and called Rose Park. Edgar Jarvis purchased this land in 1865 from Mary Jarvis, widow of William Botsford Jarvis. It included land from Yonge Street and Rosedale Valley Road to Crescent Road, which at the time was called North Drive. Between 1854 and 1910, twenty nine subdivision plans were registered by various parties involved in speculative building. A complete chronology of Subdivision Plans is listed in Appendix 6.2. Subdivisions were generally small and established the street pattern in the neighbourhood.

Opposite Page Clockwise:

Rose Park Plan of Subdivision, 1854, Signed by Edgar John Jarvis.

Original deed of Sale of the Drumsnab Property to Francis Cayley, 1834. Donated by Mary Sinclair, now housed at the City of Toronto Archives.

Map showing township lots in South Rosedale, c. 1855. *Rosedale*, by B.H.Crawford.

Contemporary photograph of 5 Drumsnab Road.

Grant of 500 acres to Captain George Playter, 1796. Donated by Mary Sinclair of 5 Drumsnab Road, now housed at the City of Toronto Archives.



Existing Buildings in South Rosedale by Period of Construction



Existing Buildings in South Rosedale by Period of Construction



Existing Buildings in South Rosedale by Period of Construction



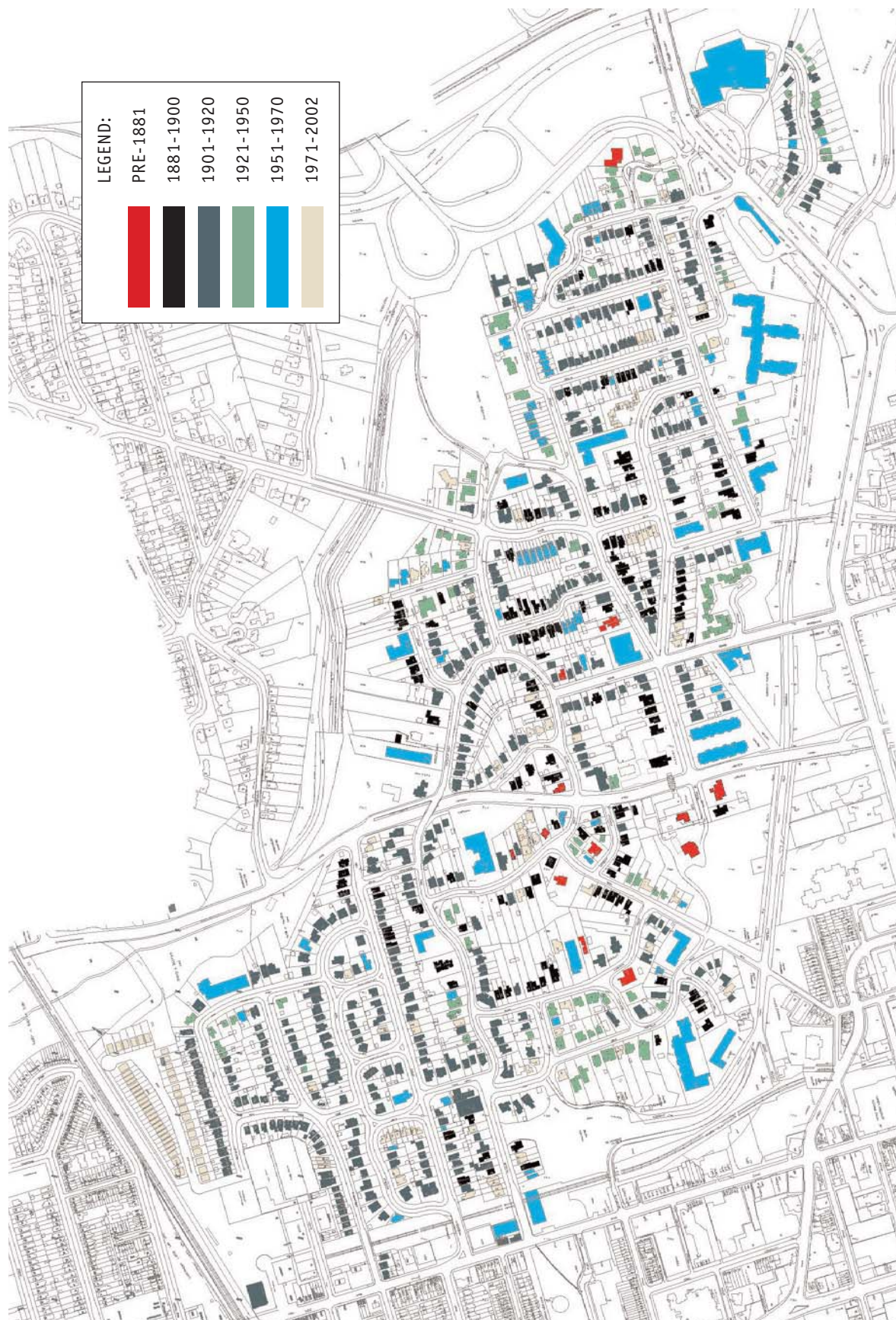
Existing Buildings in South Rosedale by Period of Construction



Existing Buildings in South Rosedale by Period of Construction



Existing Buildings in South Rosedale by Period of Construction

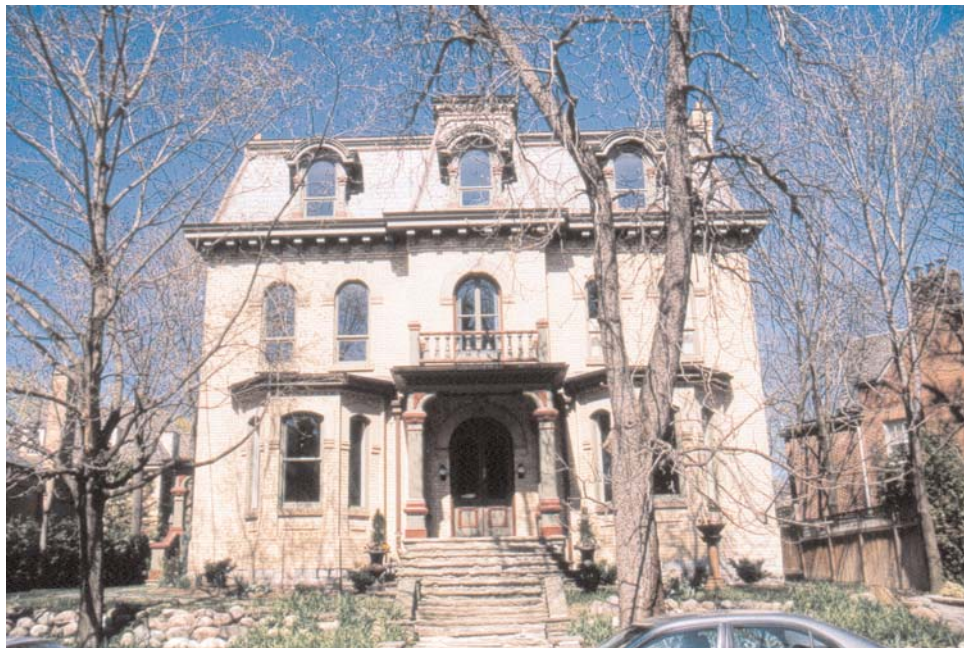


Existing Buildings in South Rosedale by Period of Construction



Above: 124 Park Road, originally called Caverhill, is one of the oldest houses in South Rosedale. It was built in 1857 with substantial additions in the 1860s. The house, noteworthy for its finely proportioned facades, is an excellent example of late Georgian design. It is on a substantial lot and is sited to provide the best views, a feature typical of the earliest Rosedale houses. It was the home of the Mayor of Toronto, George Geary, from the 1920s to the 1950s. Photograph by Donald O'Born.

Below: 3 Meredith Crescent, originally called Lorne Hall, was built in 1876 for William Davies by the prominent architects, Langley, Langley and Burke. This house is an excellent and rare example of late nineteenth century architecture in South Rosedale, with its Second Empire mansard roof and its substantial portico.



4.1.4 Pre-1881

During this period of the neighbourhood's inception, a few country homesteads were built on land grants, followed by the selling off of land parcels to a small number of families who built rural estates. The City was focused on the lake and ended at Bloor Street. Rough terrain, dense forest and ravines in the South Rosedale area created transportation issues contributing to slow development. This began to change in 1861 when a new street railway was added on Yonge Street as far north as Bloor Street. The first plans of subdivision were registered during this period.

Few extant buildings remain from this period as a result of slow initial development and the fact that many of the original buildings have been demolished. All of the remaining buildings from this period are loosely clustered around the original location of the Jarvis' "Rosedale" house, with the exception of 'Drumsnab' which was built to overlook the Don River.

The initial land grants and purchases resulted in large lots on which large, rural estates were built. The orientation of buildings was not in relation to the current street pattern that was only emerging at this time but rather took advantage of local topography and scenery. Buildings from this period are therefore well set back from the current lot line and often do not face the street.

The initial estates were both of classical and picturesque styles. Classical buildings include late Georgian homes characterized by symmetry, classical decorative details and centered main entrances emphasized with columns and pediment such as 124 Park Road. "Drumsnab", as an exception, was designed in the Regency style as a stuccoed cottage, appropriate for a suburban picturesque landscape. During the 1870s a number of large high Victorian houses were constructed, noteworthy for their elaborate detailing, such as 3 Meredith Crescent.



The buildings at 104 to 114 Park Road are typical for this period of development. Like many of the houses in the Annex and other areas of the City built at the same time, these houses were influenced by both the Queen Anne revival, with its penchant for picturesque architectural detailing, and Richardson Romanesque, with its use of strong masonry features. Professionals originally occupied the houses. While the designer of many of these houses is not known, James F. Brown was the architect of 114 Park Road.

Above: 108 Park Road, constructed in 1890.

Below: 114 Park Road, constructed in 1887/1888.



4.1.5 1881-1900

Increasing pressure on residential prices coupled with greater accessibility to public transport made South Rosedale attractive to wealthy purchasers who would not previously consider living so far away from the City's financial core. A new railway track using horse drawn wagons was laid through Rosedale Valley in 1889 and electrified in 1894. Speculation increased in intensity as property values in Rosedale continued to rise, particularly in proximity to transportation lines.

The pattern of development during this period was one of subdividing larger lots and the construction of small groups of buildings well distributed throughout the neighbourhood. By this time the street pattern had started to be fully articulated, even though the number of buildings constructed was still not substantial. Due to increased land speculation lots were smaller than in the previous period. Long, narrower lots allowed for a greater number of properties to be built along the street fronts. Buildings were oriented to the street and built closer together. While they had generous street setbacks, the trend of moving homes closer to the street to maximize land parcels was already emerging.

Buildings from this period continued to be comparable to the size of original South Rosedale mansions. In architectural style they were late Victorian and similar to houses being constructed in other parts of the City during this period, such as the neighbouring Annex.



Above: 4 Hawthorn Gardens, constructed in 1910/11, was designed by the architect Hamilton Townsend who was one of the lead designers for Chestnut Park subdivision. Townsend's designs are in the English Cottage style, which emphasizes simplicity in design and a close relationship with the landscape and building. 4 Hawthorn Gardens was originally the home of William Gundy, a prominent Toronto publisher.

Below: 20 Chestnut Park demonstrates the more conservative classical tastes of the period. It is a Georgian revival with well-executed proportions and carefully detailed brickwork. It was built in 1905-06 for Robert Grieg and was designed by Alfred Boulton, the architect who worked with Townsend on the development of Chestnut Park.



4.1.6 1901 - 1920

This period witnessed intense building activity as large areas were filled in by subdivisions. The pattern of subdivision by street was clearly visible. The majority of the buildings in South Rosedale were built during this period and today they are the predominant portion of the building stock. The end of this period represents a mature plateau of development for the residential neighbourhood, with most building lots occupied.

Small apartment buildings began to emerge for the first time and still exist. Apartment buildings were built in the heart of the original Rose Park subdivision, two on Crescent Road and one on South Drive, while another two were constructed on Castle Frank Road facing the Don River.

Division of lots during this period continued to create long land parcels oriented to the street to maximize the number of houses that could be built. Setbacks from the street and size of buildings ranged during this period depending on the subdivision. Chestnut Park is distinct as it had larger lots and homes more characteristic of the original homesteads and initial subdivisions. This was because the Chestnut Park area was being subdivided for the first time while other parts of the neighbourhood were by this time in their second wave of speculative lot assembly and subdivision, resulting in increasingly smaller lots.

This period of development is most characteristic of South Rosedale, and today whole streets composed of homes now more than eighty years old remain.

The homes, such as those on Chestnut Park and Hawthorn Gardens, were grand and eclectic in style. They range from houses with Arts and Crafts influences to the various revival styles of the Edwardian period, definitely revivalist, but simpler and somewhat more restrained in their detailing than their Victorian neighbours.



Above: One interesting example of development during the period was Ancroft Place, constructed in 1927 as a group of dwellings that allowed for denser urban building while maintaining the character of the area and continuing the tradition of Arts and Crafts buildings in South Rosedale. The designers were architects Shepard and Calvin.

Below: 132 and 134 South Drive, constructed in 1937, demonstrate the continued interest in Georgian design during the 1930s. The simplicity of Georgian design principles allowed adequate room for a modern, streamlined interpretation.



4.1.7 1921 - 1950

Development activity slowed down during this period. The cultural and economic changes brought about by two World Wars and the Depression had their ultimate effect on many large mansions in South Rosedale, which became prohibitively expensive to operate and maintain, resulting in their demolition. There were few open lots left on which to build and construction that did occur was mostly the result of demolition of existing buildings on larger lots. There were also some instances of replacement of smaller buildings. A number of small subdivisions were built. These included the Drumsnab and remainder of Castle Frank Crescent subdivisions as well as small groups of buildings at the perimeter of the neighbourhood where small pockets of land were still available.

Of the development that did occur, lot sizes and the relationship of the buildings to the lot continued the pattern of the previous period.



Above: 21 Dale Avenue illustrates the scale of these 1950s apartment buildings that are found throughout South Rosedale. Built down into the slope (a practice now prohibited by the Ravine Control By-Law), the apartment building manages to conceal its considerable size. Designed by architects Crang and Boake, 21 Dale was erected in 1957 on the site of 'The Dale', one of South Rosedale's finest early homes.

Below: 5 Elm Avenue, constructed in 1957, demonstrates the marked contrasts and variety that now exists in South Rosedale. The apartment building is notable for its clean modernist detail. Like its neighbours however it maintains a low height and a setback that is consistent with the park-like character of the area.



4.1.8 1951 - 1970

This period witnessed falling property values in South Rosedale as new suburbs north of the City increased in popularity. The City had grown around South Rosedale which now found itself in the downtown. Development of individual properties was slow, consisting of occasional infill homes. Conversion of large homes to rooming houses for rent was common. Large lots continued to be severed and many grand mansions were lost. However, during the 1950s, uncontrolled demolition of large homes on large properties allowed the larger scale, apartment-building type to emerge and added a new scale to the neighbourhood fabric. As well, new public planning resulted in the addition of a school and two subway stations to the area.

Both infill homes and new apartment buildings were distributed throughout the neighbourhood.

The new apartment buildings were modern and introduced a significant and, in some respects alarming, change in the scale of buildings in South Rosedale. Their relationship to the street, local topography and lot size allowed them to be differential to the individual homes in the neighbourhood. Several taller buildings on the perimeter of the neighbourhood (21 Dale and 120 Rosedale Valley Road) took advantage of existing topography to reduce their impact on the surrounding houses. Today, recognition of the value and need to preserve ravines, and resulting ravine preservation by-laws, would prevent this type of development.

The number of buildings from this period makes them a significant part of South Rosedale's character. The apartment buildings were built not only on the periphery but were distributed throughout the neighbourhood. Some related well to their surroundings and are good examples of 1950s design and made a positive contribution to the neighbourhood. Other apartment buildings did not have these attributes and over time opposition to this kind of development and planning controls resulted in its cessation.

The Rosedale and Castle Frank subway stations, although products of an expanding urban transit system, are both recognized for their heritage value as examples of Toronto's modernization during this period.



Above: 17 Chestnut Park, constructed in 1992, is representative of many of the more recent buildings in the South Rosedale that emulate revivalist architecture from earlier periods. When well executed these buildings can strengthen the character of South Rosedale.

Below: 105 Glen Road, completed in 2002 is an example of high quality contemporary design. It maintains a long-standing tradition of the City's best architects building in South Rosedale. The syntax and vocabulary of contemporary architecture differs from the more classically based language of the majority of the neighbourhood residences and there continues to be debate over appropriate contextual response for new construction in South Rosedale.



4.1.9 1971 - 2002

During the beginning of this period, demolition of existing buildings occurred to accommodate new houses in South Rosedale. Over the past twenty years, as the area resumed its popularity due to its heritage character and central location, development pressure increased. As few empty lots existed, this led to increasing demolition of existing buildings and severance of larger lots for new construction. The exception was the Mathersfield Drive subdivision built on a previously undeveloped piece of land at the northwest boundary of the neighbourhood. A recent practice has been to assemble lots for the construction of larger homes, a practice which could potentially alter the overall character of the area.

Building activities during this period are evenly distributed throughout South Rosedale. There are various types, styles and degrees of quality of infill buildings. While some homes built during this period are contemporary, another more common building type that emerged is the replica building, a continuation of the earlier revivalist styles, defined as a building of current construction designed in the architectural language of an historic style.

Another activity evident during this period is the restoration and renovation of existing homes. This trend has been toward careful, good quality restoration. In the last few years very significant restorations have been completed, reflecting a strong demand for this type of housing in South Rosedale.

Below:

20 Elm Avenue, an example of a recent restoration that was reviewed by Heritage Preservation Services as part of the approvals process for buildings listed on the City's Inventory of Heritage Properties.





4.2 South Rosedale Heritage Character Statements

4.2.1 Architectural Heritage Character

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 only front 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.

Opposite Page Top to Bottom:

Historic postcard of Chestnut Park, 1913. Toronto Public Library postcard collection.

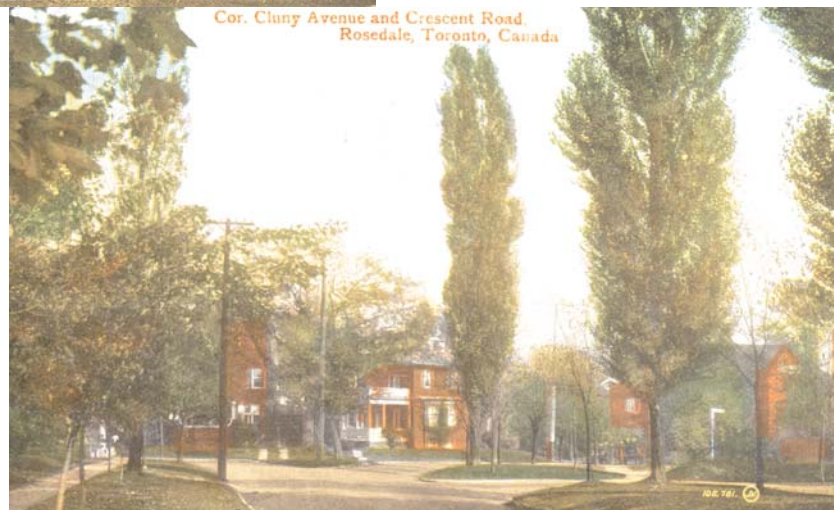
Historic postcard, "Residential Rosedale", 1914. Toronto Public Library postcard collection.

Next Page Top to Bottom:

Historic postcard of Crescent Road, unknown date. Toronto Public Library postcard collection.

Historic postcard of Cluny Avenue and Crescent Road, 1908. Toronto Public Library postcard collection.

Historic postcard of Cluny and Crescent Road, 1912. Toronto Public Library postcard collection.



4.2.2 Streetscape Heritage Character

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 overmature, 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 parquettes.

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.



From Top to Bottom:

8 May Street, example of "A" rating

74 Chestnut Park, example of "B" rating

11, 9, 3, 1 Dunbar Road, example of "C" rating.

4.3 Heritage Evaluation

There were four evaluation categories developed for this study to examine each building in the area. As part of a Heritage Conservation District all buildings are designated under the Ontario Heritage Act but this evaluation process clarifies which buildings contribute most significantly to the designation. The evaluations were undertaken by the study team and presented to the heritage committee. 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. The evaluation categories are:

"A": Buildings that are individually outstanding and have actual or potential national or provincial significance. The building must have one or more of the following criteria:

- one of the earliest remaining buildings in the neighbourhood,
- a significant design by a prominent architect,
- a significant construction showing excellence of materials and craftsmanship,
- an historically significant occupant,
- contributes to the heritage character of South Rosedale

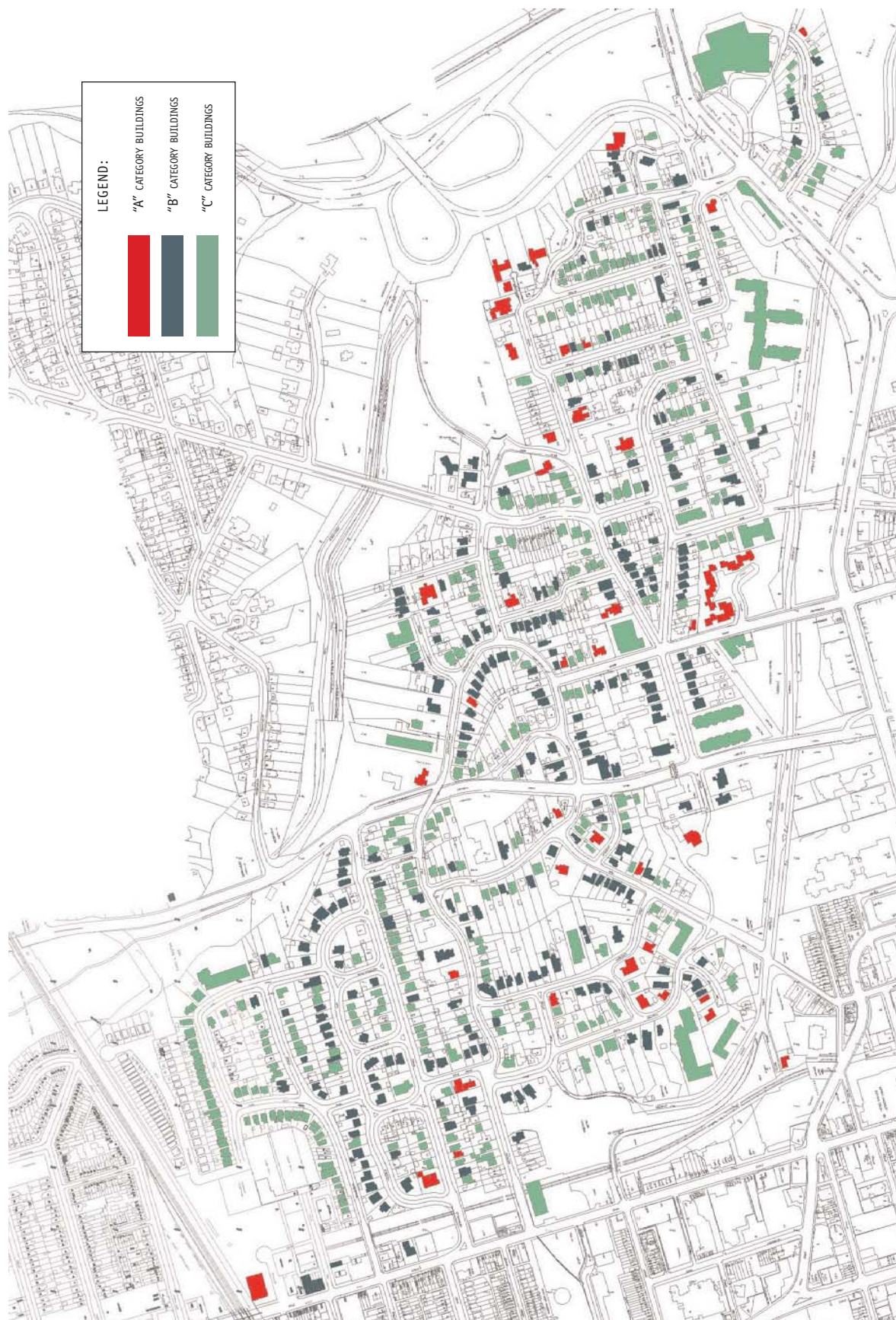
"B": Buildings that are noteworthy for their overall quality and have citywide significance. The building must have one or more of the following criteria:

- 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

"C": Buildings which contribute to the heritage character and context of the neighbourhood. The building must have one or more of the following criteria:

- meet "B" criteria but has undergone alterations,
- no current evidence of design by a prominent architect,
- contributes to the heritage character of South Rosedale

"Unrated": Buildings which are not of national, provincial, citywide or contextual heritage significance and do not contribute to the heritage character of South Rosedale or they are buildings which are too recent to be accurately evaluated for their heritage value.





Properties which are in the "A" or "B" categories are landmarks of significant merit and they stand on their own. The evaluation of the "C" category is related to the context of a neighbourhood. Examined on an individual basis, or in an isolated context, it is difficult to attribute a "C" category status, but within an area of heritage significance a "C" property is a property which contributes to the overall heritage character of the neighbourhood, district or area, and which merits conservation because of its contribution to and support of the neighbourhood character.

Outbuildings have not been evaluated separately from principal structures.

Some recent buildings contribute to and support the character of South Rosedale. Many of these homes replicate historic styles to respond to their neighbourhood context. Within the context of a heritage study, however, it is difficult to fairly assess the heritage value of these recent buildings and for that reason the buildings from the last period 1971 to 2002 have generally not been rated. In time these buildings should also be considered for their own potential heritage value.

As a result of the evaluation the following information became available. Of the more than one thousand buildings in the area the potential number of heritage buildings was 724, or approximately 67% of all buildings in the area.

'A's	37	3%
'B's	330	31%
'C's	<u>357</u>	<u>33%</u>
Total	724	67% of total buildings in area

This is substantially more than the number of heritage buildings currently recognized by the City of Toronto. The City's Inventory of Heritage Properties has the following:

Designated	11	1%
Listed	<u>102</u>	<u>9%</u>
Total	113	10% of total buildings in area

This analysis indicates that the City's Inventory is not based on a thorough survey for heritage buildings in South Rosedale and in fact the inventory has always been recognized as only a partial list and requiring substantial updating for almost all areas of the City.

5.0 Implementation

5.1 Municipal Policy

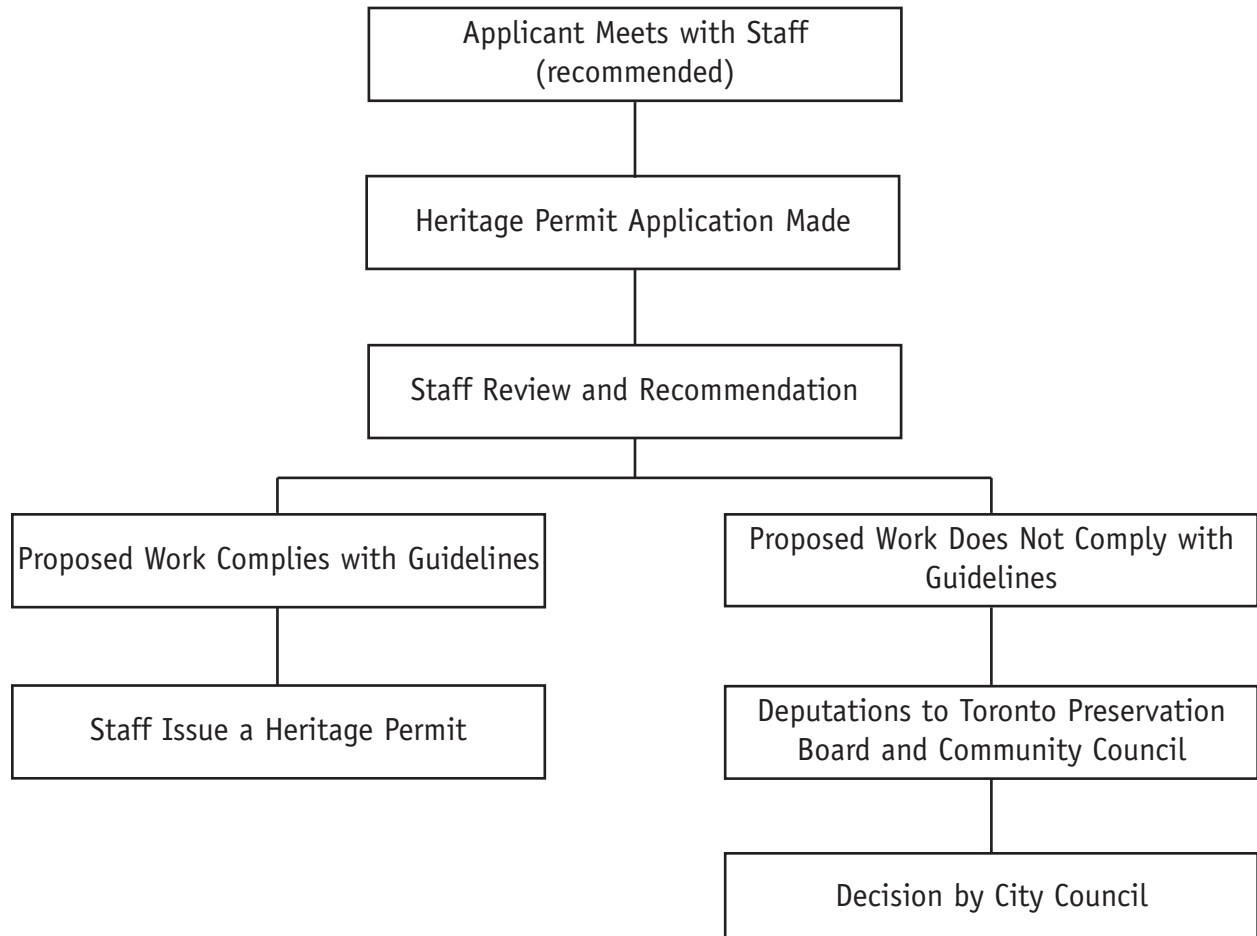
For the implementation of the South Rosedale Heritage Conservation District, City Council may consider the following actions:

The South Rosedale Heritage Conservation District with boundaries as illustrated in this report, be designated as a Heritage Conservation District under Part V of the Ontario Heritage Act.

All individual properties within the District be added to the City of Toronto's Inventory of Heritage Properties as properties designated under Part V of the Ontario Heritage Act; and that the evaluations of the individual buildings included in this report be adopted. (Properties already designated under Part IV will remain designated under Part IV of the Act and will not be designated under Part V).

The City of Toronto's Official Plan be amended to indicate that South Rosedale is a Heritage Conservation District, and that the District plan and boundaries be included with the Official Plan.

Toronto Heritage Conservation Districts
Heritage Permit Application Process



5.2 Heritage Permit Application and Approval Process

Section 42 of the Ontario Heritage Act states that “no person, shall in the area defined by the by-law (which defines the Heritage Conservation District) erect, demolish or remove any building or structure, or alter the external portions therefor, without a permit.”

The City of Toronto has adopted a streamlined process for the issuance of permits in Heritage Conservation Districts through a delegation by-law (see Appendix 6.1). The following is a brief description of the process, and is based on the standard procedures adopted for other districts within Toronto.

5.2.1 When No Heritage Permit is Required

The Ontario Heritage Act is specific in that permits are only required for the alteration of exterior portions of buildings or structures. For Heritage Conservation Districts, under the Act:

No permit is required for:

- Interior alterations, and
- Landscaping, which includes plantings, walkways and driveways.

In addition, through the delegation by-law, Council has determined that no permit is required for:

- An alteration that is not visible from the street,
- Exterior painting of wood, stucco or metal finishes,
- Repair, using the same materials, of existing exterior features, including roofs, wall cladding, dormers, cresting, cupolas, cornices, brackets, columns, balustrades, porches and steps, entrances, windows, foundations and decorative wood, metal, stone or terra cotta,
- Installation of eavestroughs,
- Weatherproofing, including installations of removable storm windows and doors, caulking and weatherstripping, and
- Installation of exterior lights.

Although a permit is not required in the above instances, property owners and residents are encouraged to conform to the spirit and intent of the Heritage Character Statement for South Rosedale.

5.2.2 When a Heritage Permit Can Be Issued by City Staff

In Heritage Conservation Districts, City Council's delegation by-law also authorizes the Commissioner of Economic Development, Culture and Tourism to issue permits on behalf of Council when the proposed work is compatible with the guidelines for a Heritage Conservation District. The proposed work can involve construction of a building or structure or alteration to the exterior of a building or structure.

Permit applicants are encouraged to meet with City staff in the Heritage Preservation Services regarding proposed work. These meetings will help City staff to understand the proposal and the degree to which it responds to the guidelines.

For any work requiring the issuance of a building permit, heritage approval will be required but the building permit, when issued, is deemed to include the heritage permit and no separate or additional permit will be required.

Should an alteration not require a building permit but relate to a matter not exempted from the requirement of a heritage permit as described above, a separate heritage permit may be issued by City staff. These Heritage Permits are for alterations visible from the street including matters such as: new aerials, antennas, skylights, vents, exterior air conditioning unit, masonry cleaning or painting, and replacement of existing architectural features, such as windows.

Although delegating this authority to staff, City Council can nevertheless decide that it, rather than staff, will assume responsibility over any given permit application. Furthermore, at any time prior to the issuance of a heritage permit, City Council, at the request of the Ward Councillor, can assume responsibility over a specific permit application.

5.2.3 When City Council issues Heritage Permits

When a heritage permit application does not, in view of City staff, comply with the district design guidelines or when it involves the demolition of a structure in the conservation district, City Council will decide on the application. In making its decision, Council will be provided with the advice of City staff.

5.2.4 Appealing City Council's Decision

Section 44 of the Ontario Heritage Act provides an appeal process. The applicant for a heritage permit may appeal the decision of Council on alterations or new construction to the Ontario Municipal Board.

5.2.5 Heritage Permit Application Content

An application for a permit for work in a conservation district must contain the following information:

Address of the property,

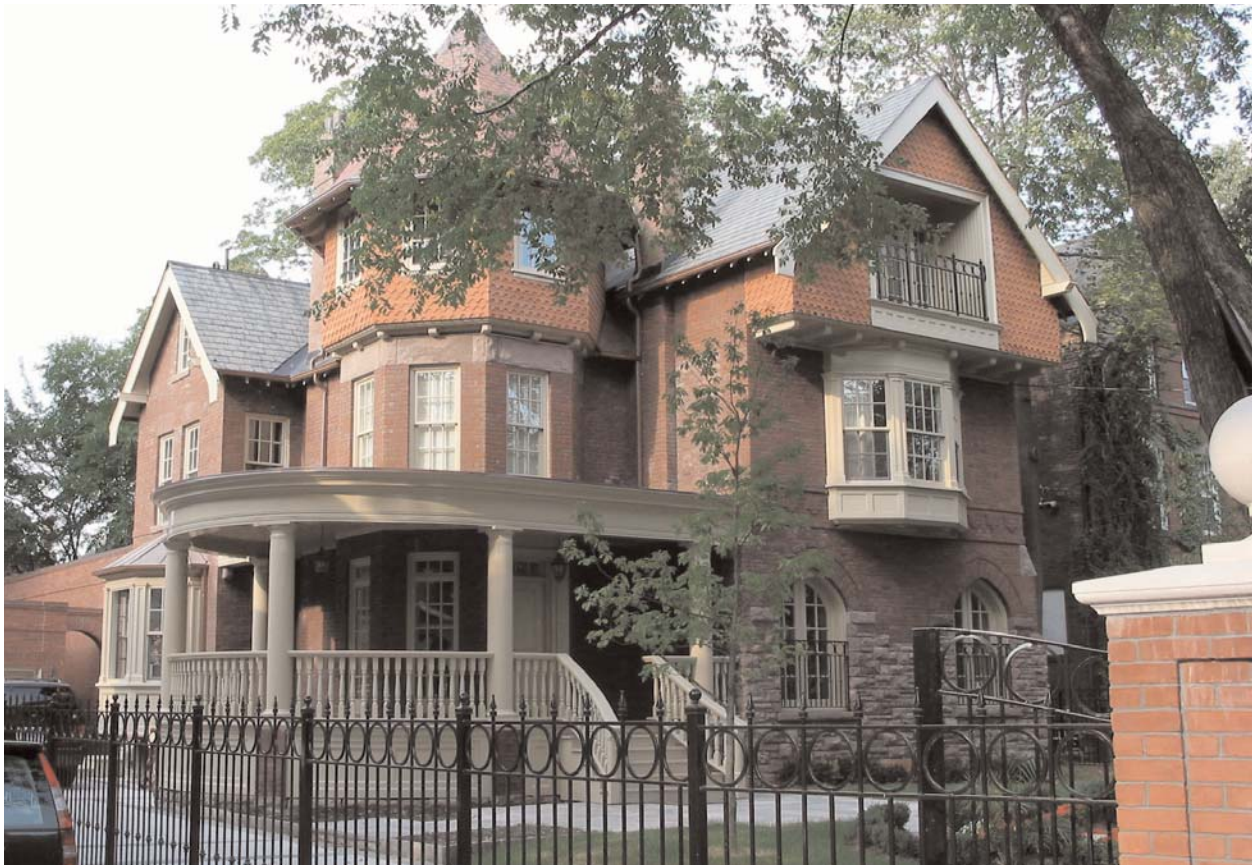
Name and address of the property owner,

Description of the proposed work, including all of the following:

- a site plan/sketch showing the location of the proposed work
- drawings of the proposed work showing materials, dimensions and extent of the work to be undertaken,
- any written specifications or documentation for the proposed work,
- photographs showing the existing building condition where the work is to take place,
- any research or documentation in support of the proposal including archival photographs of the property, pictures or plans of similarly styled buildings in the community, and
- a signed statement by the owner authorizing the application.

5.2.6 Heritage Conservation District Advisory Committee

The residents of South Rosedale may wish to establish a Heritage District Advisory Committee to review applications with City staff. The SRRA may be an appropriate vehicle to invite local residents to participate in such a committee. A Heritage District Advisory Committee has been established in other districts such as Wychwood Park and Cabbagetown/Metcalf. There is no advisory committee for the East Annex and it is not a mandatory requirement of a district designation.



5.3 District Design Guidelines

The following guidelines are established for managing property alteration and development in the South Rosedale Heritage Conservation District 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. All alteration and development within the district will require prior approval of Heritage Preservation Services, and in some cases Council, in addition to other existing building and planning approvals unless exempted under the terms of the delegation by-law described above.

The intent of these guidelines is to ensure alteration and development in the District that enhances and sustains the unique character of South Rosedale, as defined in the Heritage Character Statement in this study.

As guidelines, they are not intended to be applied as strict regulations but are to provide guidance and assistance in the design and decision making process. Assistance in interpreting these guidelines will be available from staff of Heritage Preservation Services.

Opposite Page Above: 50 Elm Avenue, November 2001, prior to alterations.

Opposite Page Below: 50 Elm Avenue, September 2002, after alterations that were reviewed by Heritage Preservation Services as part of the approvals process for buildings listed on the Inventory of Heritage Properties of the City of Toronto.

5.3.1 Definitions

Italicized terms included in these guidelines have the following meanings:

Category "A":	Buildings of national or provincial significance as identified in the Heritage Evaluation in this study or determined by further review and evaluation.
Category "B":	Buildings of potential citywide significance as identified in the Heritage Evaluation or determined by further review and evaluation.
Category "C":	Buildings of contextual significance, which contribute to the heritage character of South Rosedale as identified in the Heritage Evaluation or determined by further review and evaluation.
District:	The South Rosedale Heritage Conservation District
Heritage Character:	As defined by the Heritage Character Statement in this study.
Heritage Buildings:	Buildings in the District in "A", "B" and "C" categories.
Unrated Buildings:	Buildings not included in category "A", "B" or "C", which are not of national, provincial, citywide or contextual heritage significance, do not contribute to the heritage character of South Rosedale or are too recent to be accurately evaluated.

5.3.2 Guidelines for Alterations and Additions to Heritage Buildings

Most construction in the *district* will occur as alterations or additions to existing buildings. It is the intent of these guidelines to encourage the preservation of existing *heritage buildings*, to aid sensitive and contextual design for new work and to strengthen and support the *heritage character* of the *district*. While these are general guidelines, it is evident that their application and effect may vary depending upon the heritage evaluation category of the building in question.

- A. Alterations and additions to *heritage buildings* should maintain or enhance rather than detract from the existing architectural style and character of the building and those surrounding it. To this end:
- Reasonable effort should be taken to repair rather than replace significant architectural elements.
 - The building should be examined carefully, together with buildings of similar architectural style, to determine what changes have already occurred before commencing an alteration or addition. If architectural elements have been removed from the building, it may be attractive and feasible, although not necessary, to re-introduce these missing elements as part of a proposed alteration. Porches, original doors and window sashes are examples of these elements.
 - Using *heritage buildings* in the *district* and the building concerned as a guide, alterations and additions should be consistent with their size, scale, proportion and level of detail.
 - No alteration or addition should visually overwhelm the building in question or neighbouring buildings.
 - Alterations and additions should, to the extent reasonable, maximize the use of materials that predominate in the building concerned or in buildings of similar architectural style in the area.
 - Existing wall to window ratio and proportion should, in general, not be materially altered.
 - Windows, doors and details should relate in scale and proportion to those of the existing building.
 - The height of an addition generally should not exceed the height of the ridge of an existing sloping roof or the height of the existing roof or parapet.
- B. The principles and guidelines in paragraph A need not apply to alterations and additions that do not have a significant visual impact when viewed from the street.

5.3.3 Guidelines for New Buildings and Alterations and Additions to Unrated 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.

5.3.4 Guidelines for Demolition

Guidelines in this section are for all buildings in the *district*. In general demolition is to be discouraged but it is acknowledged that the impact of demolition may vary depending upon the heritage evaluation category of the building in question:

- A. Demolition of a building in the "A" or "B" category is to be vigorously opposed through the utilization, if necessary, of all heritage preservation protections afforded by law.
- B. Demolition of buildings in the "C" category is generally considered appropriate only if if the proposed replacement building, as shown in the issued building permit, 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.
- C. Demolition of an *unrated building* will generally be permissible if the replacement building, as shown in the building permit application, is acceptable under these guidelines and the zoning by-law.

6.0 Appendices

6.1 Delegation By-Law

Attachment No. 2

By-law 1005-2001

New Process for the Issuance of Heritage Permits enacted by Council on December 6, 2001

Delegation By-law - Heritage Conservation Districts

Authority: Economic Development and Parks Committee Report No. 12, Clause No. 9,
as adopted by City of Toronto Council on December 4, 5 and 6, 2001
Enacted by Council: December 6, 2001

CITY OF TORONTO

BY-LAW No. 1005-2001

**To amend Chapter 103, Heritage, of the City of Toronto Municipal Code to streamline the
application process for heritage permits in heritage conservation districts.**

WHEREAS Council wishes to make it easier for residents of heritage conservation districts to obtain permits under Part V of the *Ontario Heritage Act* for certain types of work; and

WHEREAS Council has authority to pass this by-law under section 102.1 of the *Municipal Act*;

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

1. Chapter 103, Heritage, of the City of Toronto Municipal Code is amended by adding the following Article:

ARTICLE IV

Heritage Permits in Heritage Conservation Districts

§ 103-20. Definitions.

As used in this article, the following terms shall have the meanings indicated:

COMMISSIONER - The Commissioner of Economic Development, Culture and Tourism or his or her designate.

GUIDELINES - Guidelines adopted by Council or the council of a former municipality to assist in the preservation of the historic and architectural character of a heritage conservation district.

HERITAGE CONSERVATION DISTRICT - A heritage conservation district established under Part V of the *Ontario Heritage Act*.

HERITAGE PERMIT - a permit issued by or on behalf of Council under section 43 of the *Ontario Heritage Act*.

§ 103-21. Application for Permit; Permits Deemed to be Issued.

- A. Any person wishing to erect, demolish, or remove a building or structure located in a heritage conservation district, or to alter the external portions of such a building or structure, shall submit an application in writing on a form prescribed by the Commissioner and shall supply any other information relating to the application as required by the Commissioner.
- B. Despite subsection A, an application shall be deemed to have been made for work described in subsection C.
- C. A heritage permit is deemed to be issued for the following alterations to the external portions of a building or structure located in a heritage conservation district:
 - (1) Painting of wood, stucco or metal finishes.
 - (2) *Repair of existing features, including roofs, wall cladding, dormers, cresting, cupolas, cornices, brackets, columns, balustrades, porches and steps, entrances, windows, foundations, and decorative wood, metal, stone or terra cotta, provided that the same type of materials are used.*
 - (3) Installation of eavestroughs.
 - (4) *Weatherproofing, including installation of removable storm windows and doors, caulking, and weatherstripping.*
 - (5) Installation of exterior lights.
 - (6) An alteration that is not visible from a street.

§ 103-22. Compatibility with guidelines.

- A. The Commissioner shall issue a heritage permit on behalf of Council if the work proposed in an application received under § 103-21A is compatible with the guidelines that apply in the heritage conservation district in which the work is proposed to be undertaken.
- B. Despite subsection A, Council shall retain all powers and authority under Part V of the *Ontario Heritage Act* and at any time prior to the issuance of a heritage permit, the ward councillor may, in writing, request the Commissioner to submit a permit application to the appropriate Community Council and to Council for consideration.
- C. A permit issued under subsection A shall be issued subject to the following conditions:
 - (1) *That the permit holder not make any material change to a plan, specification, document or other information that forms the basis on which the permit was issued without making a further application under § 103-21A.*

(2) *That the permit holder carry out the work in accordance with the plans, specifications, documents and any other information that form the basis on which the permit was issued.*

- D. If the work proposed in an application is not compatible with the guidelines that apply in the heritage conservation district in which the work is proposed to be undertaken, the Commissioner shall submit the application to the appropriate Community Council and to Council for consideration.
- E. This section shall not apply to alterations for which a heritage permit is deemed to be issued under § 103-21C.

ENACTED AND PASSED this 6th day of December, A.D. 2001.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

[illegible]

iv

Plan 104

Registered on December 23 1854, by George Duggan

Consisting of the west half of Township Lot 19

Bounded on the west by Yonge Street, the north and east by North Dr. and Crescent Rd., and the south by the Rosedale Ravine

Plan 241

Registered on June 20, 1857, by John Griffith, executor of the Francis Cayley Estate

Summerhill Avenue East

Plan 329

Registered on October 26, 1872, by Mary Bowles Jarvis, widow of Samuel Peters Jarvis

Consisting of the middle portion of Township Lot 20

Bounded on the south by Bloor St. East, on the west by the west side of Huntley St., on the north by the northern boundary of Township Lot 20, and on the east by the Edward Nanton and John Hoskins properties

Including the north side of Elm Avenue from west of Bridge St. east almost to Glen Rd., the south side of Elm from west of Bridge St. to Sherbourne, the south side of Rachael St., the south side of Maple Ave. and the west side of Glen Road.

Plan 353

Registered on June 15, 1874, by Benjamin Morton

Consisting of Villa Lots 9 and 10, Plan 104

Including the north side of South Drive between Woodland Ave. and Centre Rd.

Plan 425

Registered on April 3, 1877 by Samuel Jarvis Jr. and Caroline Jarvis

A subdivision of Lots 27, 28, and 29 Plan 329

Including the bloc bounded by Powell, Maple and Percy/Dale Avenues. including one lot on the south side of Dale Avenue at the intersection of Maple Avenue.

Plan 433

Registered on November 16, 1877, by Edgar Jarvis

Including the north side of Maple Avenue, the south side of Elm from Sherbourne to Edward Nanton's property. also the east and west sides of Glen Rd. from Maple to the North Iron Bridge, also the west side of May Street, the northeast corner of Hill Street and Glen Road and the northeast corner of Elm Avenue and Beau Street

Plan 137E

Registered on May 4th, 1893, by Isaac Moody

Consisting of Villa Lots 10 and 11, Plan 104

Including the block bounded by Park Rd., Rosedale Rd. and Avondale Rd.

Plan 524

Registered on August 22, 1882, by Elmer Henderson
Subdivision of Lots 25 and 26, Plan 329

Plan 528

Registered on August 3, 1882, by the Scottish Ontario and Manitoba Land Company
Including the southeast quadrant of Township Lot 18

Plan 534

Registered on November 25, 1882, by George and Isabella Dickson
Consisting of Township Lot 17 east section and the northeast quadrant of Township Lot 18

Plan 541

Registered on January 15, 1883, by Edgar Jarvis, John Hoskin and J.K. Fisker, an ammendment to Plan 425
Including Percy/Dale Avenue

Plan 607

Registered on October 20, 1886, to John Hoskin
Including the south side of McKenzie Avenue

Plan 629

Registered on December 24, 1886 by Henry Lamport

Plan 661

Registered on May 7, 1886, by the Scottish Ontario and Manitoba Land Company
Including the north and south sides of Beaumont Road

Plan 668

Registered on July 2, 1886, by Henry Lamport
Consisting of Villa Lot 50, Plan 104
Including the north and south sides of Lamport Street

Plan 682

Registered on October 20, 1886, by John Hoskin
Including the north side of McKenzie Avenue

Plan 695

Registered on December 13, 1886, to John Patton
Consisting of Lot 6, Plan 329
Including Dunbar Road

Plan 897

Registered on July 8, 1887, by P. McDermid and W.E. Dixon
Consisting of Villa Lots 16 and 17, Plan 104
Including the southeast corner of Rosedale Road and North Drive

Plan 920

Registered on May 31, 1889, by Ann Hudson

Plan 24E

Registered on June 21, 1889, by William White

Consisting of Villa Lot 23, Plan 104

Including the north and south sides of Kensington Crescent

Plan 47E

Registered on December 12, 1889, by Jane Harvey

An amendment to Plan 137E

Consisting of Villa Lots 9 and 10, Plan 104

Including Park Road, Rosedale Road and Avondale Avenue

Plan 1039

Registered on June 7, 1890, by the Toronto Belt Line Rail Company

Plan 79E

Registered on October 10, 1890

Consisting of Lot 19, plan 433 and Part of Lot 6, Plan 329

Including the northwest corner of Glen Rd. and Elm Ave.

Plan 84E

Registered on November 18, 1890, by David L. Macpherson

Consisting of Villa Lots 2 and 3, Plan 104

Including the north side of North Drive between Yonge and Rosedale Road, also the south side of Roxborough Avenue from Yonge to the ravine and the north side of Roxborough east of Orchard Road, also the block east of Orchard Road south of Macpherson east as far as the ravine

Plan 1088

Registered on March 21, 1891, by Edmund Osler

Including the north and south sides of Percy/Dale Avenue (west end), also the east side of Glen Road as far as Maple and the south side of Maple Avenue

Plan 204E

Registered on June 4, 1901, by the David L. Macpherson Estate

Plan 223E

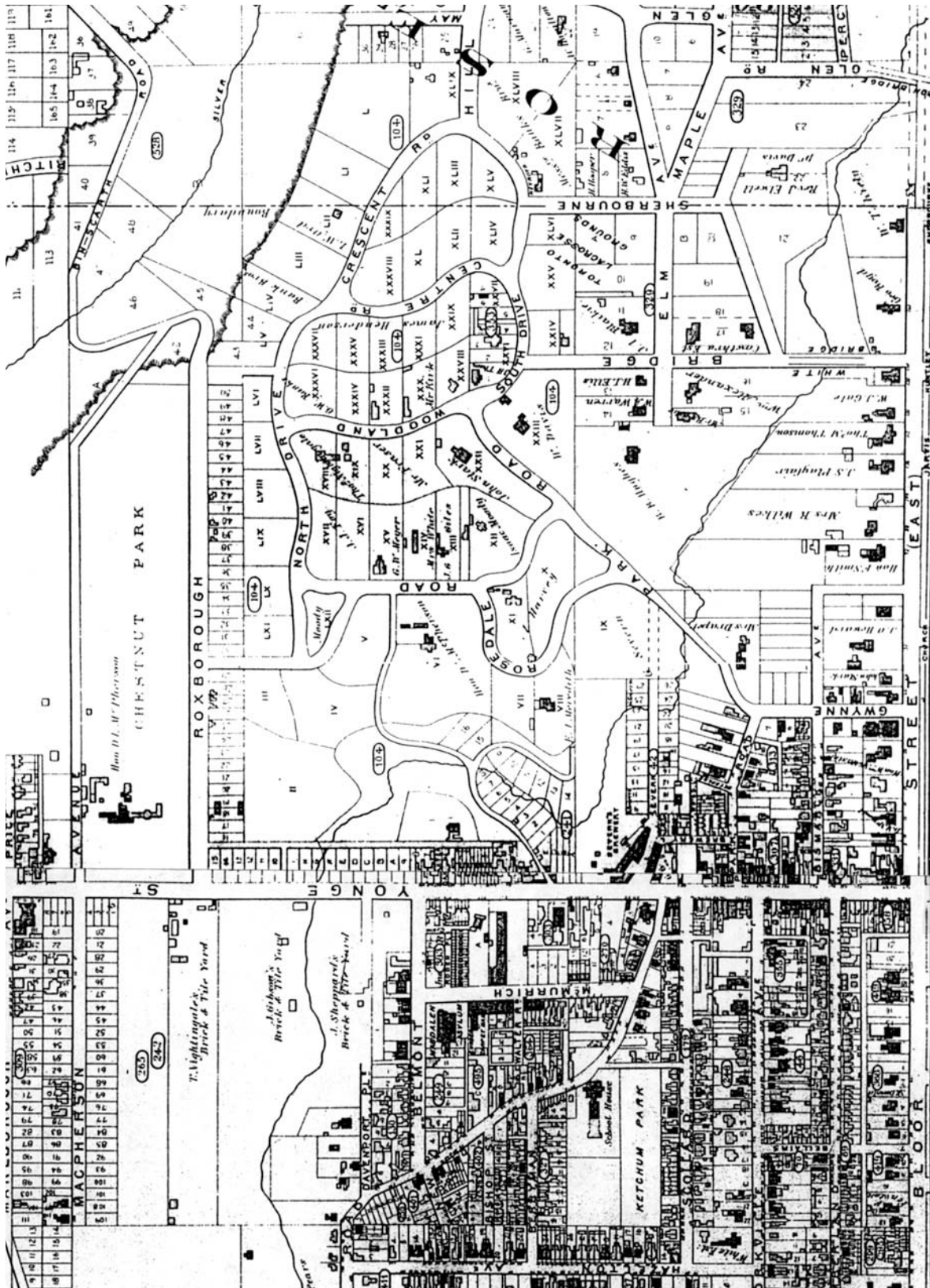
Registered on December 20, 1902 by the D.L. Macpherson Trustees

Plan 403E

Registered on April 29, 1910, by Maunsell Jackson

Subdivision locations map and chronology from: *Rosedale* by B.H. Crawford

6.3 Goad's Atlas Maps



Goad's Atlas Map, showing properties in South Rosedale in 1884



6.4 Drumsnab Park Subdivision Advertisement c. 1925

Drumsnab Park




Sole Agent

H. L. ROGERS
10 ADELAIDE STREET EAST

Telephones: Main 0988-0989

Donated by Mary Sinclair, now housed at the City of Toronto Archives.

Drumsnab Park

RUMSNAB PARK is a charming, unspoiled beauty spot right in the heart of Rosedale. Its presence is probably never even suspected by thousands who pass along the Bloor Street Viaduct within a few hundred feet of it every day. The fine homes which surround the Park, and its wonderful trees, give perfect seclusion, yet it lies nearer to the heart of Toronto than any other first class residential location.

Drumsnab Park is rich in historical associations. It was originally the estate of Captain George Playter, a Quaker United Empire Loyalist, and part of a grant made to him by the Crown about one hundred and thirty years ago. Chosen originally for its natural beauty, it has ever since been preserved as a park.

The lower storey of the present stately building was solidly built of stone about one hundred years ago, the second storey being added thirty years later. Governor Simcoe's residence "Castle Frank," long since burnt, was its near and probably its only neighbor. In Dr. Scadding's "Toronto of Old" we read of the original Captain Playter, Quaker from Pennsylvania, Quaker even to his huge polished shoe buckles, whose loyalty to the British Crown was stronger even than his religious beliefs. It was to his house, on this site, says Dr. Scadding, that many of the archives of the then young Province of Upper Canada were removed in the War of 1812, and he tells how the invading forces sailed up the Don and carried away such papers and documents as could be found.

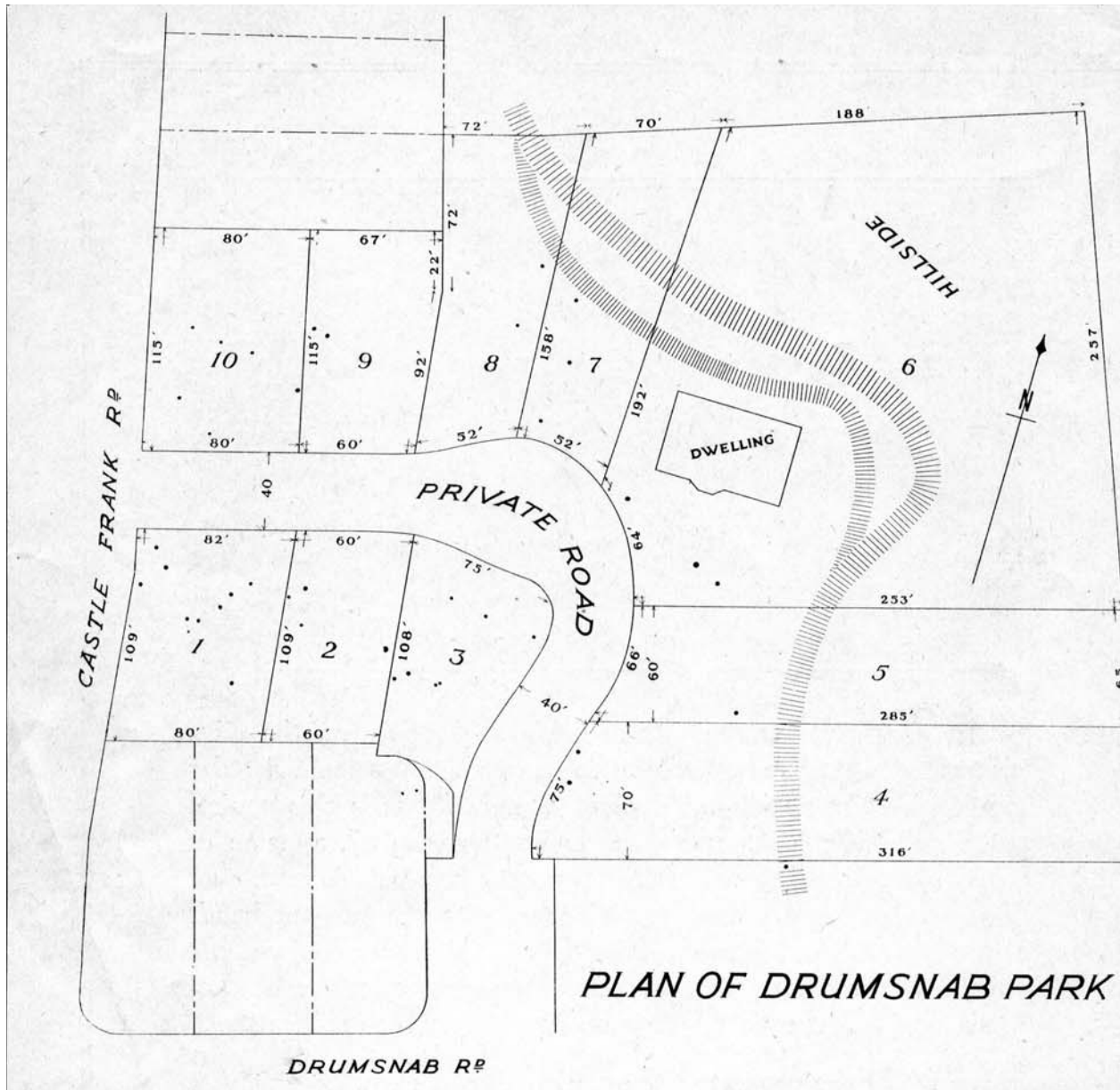
The property later passed into the hands of Mr. Frank Cayley, who occupied it for many years and whose drawings in fresco of scenes from Faust still adorn the walls of the large living room. Sir James Alexander, in his work "L'Arcadie, or Seven Years' Exploration of British America" says, "The most picturesque spot near 'Toronto is 'Drumsnab', the residence of Mr. 'Cayley. The mansion is roomy and of one storey, with a broad



“verandah. It is seated among fields and woods on the edge of a slope. At the bottom is a river, opposite is a most singular “conical hill like an immense Indian tumulus.” It is this conical hill which gave the property its name “Drumsnab”, a name of Scotch derivation, by which the property has been known ever since. About fifty years ago the property passed into the hands of the late Maunsell Bowers Jackson, K.C., in whose family it has remained ever since. It was then approached from the head of Parliament Street by a winding road, part of which still exists.

In laying out the property the owners have constructed a private road, so placed as to preserve as many as possible of the beautiful trees and to retain its park-like character.

No more charming and yet convenient residential location has been offered in Toronto for many years. There are several choice ravine sites on the property. Building lots will be sold at reasonable prices, subject to suitable restrictions. The residence is also offered for sale.



Synopsis of Restrictions

Only detached private dwelling houses of substantial construction, to cost not less than \$12,000 each, may be built.

Only one house may be built on each lot.

There will not be more than ten houses in the Park.

Further details of restrictions and covenants regarding upkeep of roadway on application.

H. L. ROGERS, 10 ADELAIDE STREET EAST
TELEPHONE MAIN 0988





Above: Glen Road Pedestrian Bridge, 1907. City of Toronto Archives.
Opposite Page: Contemporary view of Rosedale Valley Road.



Jarvis family in front of Sylvan Tower, c. 1881.
Donated by Robert Sewell Jarvis. Copy in City of Toronto Archives.