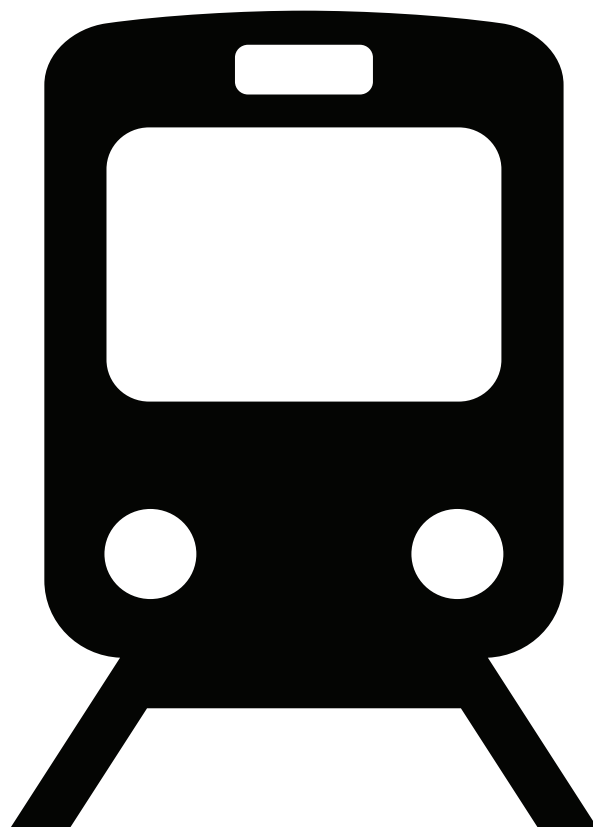


EGLINTON CROSSTOWN WEST EXTENSION

ENVIRONMENTAL PROJECT REPORT – 2020 ADDENDUM

APPENDIX J

CULTURAL HERITAGE EVALUATION REPORT: MARY REID HOUSE



EGLINTON CROSSTOWN WEST EXTENSION

Transit Project Assessment Process Cultural Heritage Evaluation Report: Mary Reid House

May 2020



Metrolinx
Eglinton Crosstown West Extension
Contract: TC85-3A

Cultural Heritage Evaluation Report: Mary Reid House

Issue and Revision Record					
Rev	Date	Originator	Checker	Approver	Description
A	2020-05-28	J. Bradica	J. Konrad	Marianne Alden	For Information

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Acronyms

4T	4Transit, a Joint Venture of Hatch, Parsons and WSP
AA	Archaeological Assessment
ASI	Archaeological Services Inc.
BHR	Built Heritage Resource
CHER	Cultural Heritage Evaluation Report
CHL	Cultural Heritage Landscape
CHR	Cultural Heritage Resource
CHVI	Cultural Heritage Value or Interest
CP	Cross Passage
EAA	Environmental Assessment Act
EEB	Emergency Exit Building
ECLRT	Eglinton Crosstown Light Rail Transit
ECWE	Eglinton Crosstown West Extension
EPR	Environmental Project Report
ES	Extraction Shaft
GTHA	Greater Toronto and Hamilton Area
LRT	Light Rail Transit
LS	Launch Shaft
MMAH	Ministry of Municipal Affairs and Housing
MHSTCI	Ministry of Heritage, Sport, Tourism and Culture Industries
MS	Maintenance Shaft
MSF	Maintenance and Storage Facility
OHA	Ontario Heritage Act
OHT	Ontario Heritage Trust
O. Reg.	Ontario Regulation
PHP	Provincial Heritage Property
PHPPS	Provincial Heritage Property of Provincial Significance
PPS	Provincial Policy Statement
ROW	Right-of-Way
SCHV	Statement of Cultural Heritage Value
TBM	Tunnel Boring Machine
TPAP	Transit Project Assessment Process
TPSS	Traction Power Substation
TTC	Toronto Transit Commission

1. Introduction

On May 17, 2010, the Minister of the Environment, Conservation and Parks (previously the Minister of the Environment; the Minister) for the Province of Ontario issued a Notice to Proceed to the Toronto Transit Commission (TTC) and the City of Toronto for the Eglinton Crosstown Light Rail Transit (ECLRT) Project, a 33-kilometre electrically-powered Light Rail Transit (LRT) line extending from the Lester B. Pearson International Airport in the City of Mississauga, to Kennedy Station in the City of Toronto. The basis for that Notice was the Environmental Project Report prepared in 2010 (2010 EPR) as part of the *Transit Project Assessment Process (TPAP)* found in Ontario Regulation (*O. Reg.*) 231/08 under the Ontario Environmental Assessment Act (EAA).

The 2010 Environmental Project Report (EPR) for the Eglinton Crosstown LRT was undertaken by the City of Toronto and the TTC as co-proponents. Subsequently, in 2012, Metrolinx became the sole proponent for the ECLRT Project and initiated an EPR Addendum for changes to the approved ECLRT Project between Keele Street to Jane Street, as well as the Maintenance and Storage Facility at Black Creek. Assessment of these changes to the 2010 EPR was documented in the 2013 EPR Addendum. After a 30-day public comment period, and the 35-day review by the Minister, the Minister issued a Notice to Allow a Change to the Transit Project in accordance to *O. Reg.* 231/08 in December 2013. Construction of the ECLRT Project is currently underway between Kennedy Station and Mount Dennis Station.

In April 2019, the province announced a \$28.5 billion expansion to Ontario's transit network in an effort to bring relief and new opportunities to transit users and commuters. This rapid transit project plan includes the new Ontario Line (formerly the Downtown Relief Line), the Yonge North Subway Extension, the three-stop Scarborough Subway Extension, and the extension for Eglinton Crosstown West between Mount Dennis Station and Renforth Drive.

Since the completion of the 2010 EPR and 2013 EPR Addendum, a number of changes have been proposed to the segment of the ECLRT project between Mount Dennis Station in the City of Toronto and Renforth Drive in the City of Mississauga, known as the Eglinton Crosstown West Extension (ECWE) (the Project) shown in Figure 1-1. The changes to the Project, were determined to be inconsistent with a previously approved EPR and requires a reassessment of the impacts associated with the project, the identification of potentially new mitigation measures, and potentially new monitoring systems, in accordance with the addendum process prescribed in *O. Reg.* 231/08.

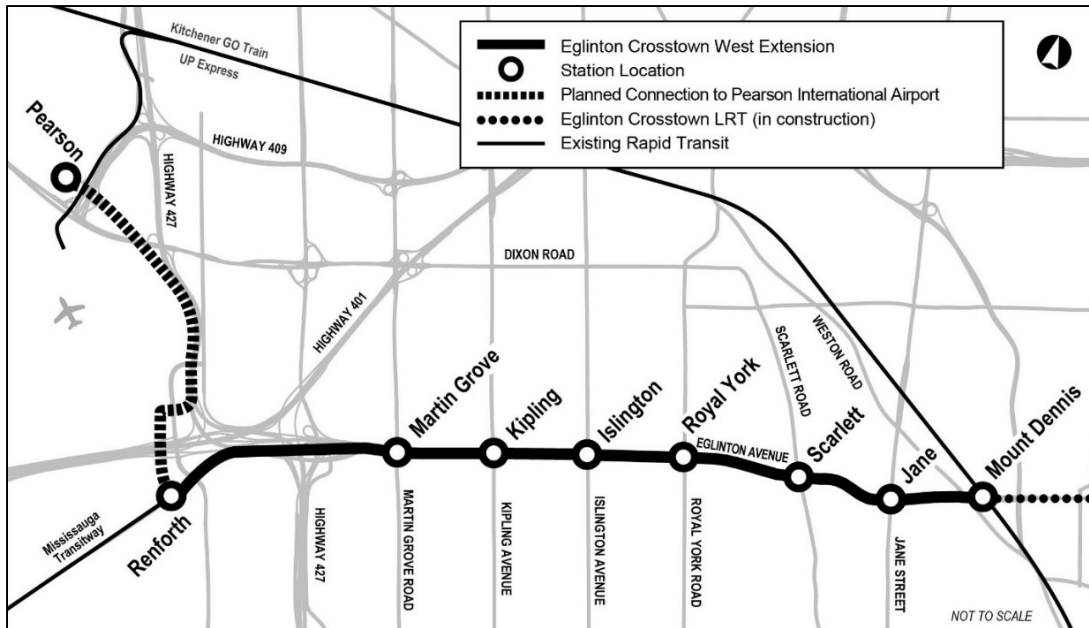


Figure 1-1: Eglinton Crosstown West Extension

A connection to Lester B. Pearson International Airport (as originally part of the 2010 ECLRT Project) is also being considered. This planned connection, between Renforth Drive and Lester B. Pearson International Airport, will be assessed separately in accordance with the addendum process prescribed in *O. Reg. 231/08*.

1.1 Summary of Proposed Design Changes

The proposed design changes currently being assessed in accordance with *O. Reg. 231/08* are as follows:

Vertical Alignment

- The Project alignment (approximately 9.2 km in length) will run mostly underground along Eglinton Avenue West from the future Mount Dennis ECLRT Station in the City of Toronto to Renforth Drive in the City of Mississauga;
- The Project will be underground from Mount Dennis Station to east of Jane Station; elevated east of Jane Street to west of Scarlett Road; underground from west of Scarlett Road to east of the Renforth portal; and transitions to partially at-grade to Renforth Station; and
- The Project features three portals, which serve as approach entrances where the alignment transitions between underground and elevated, at the following locations:
 - East of Jane Street;
 - West of Scarlett Station; and
 - West of Renforth Drive.

Stations and Ancillary Features

- There will be a total of seven stations between Mount Dennis Station and Renforth Drive:
 - Scarlett and Jane Stations will be elevated;
 - Martin Grove, Kipling, Islington and Royal York Stations will be below grade and include associated ancillary features (e.g., vent shafts, Traction Power Substations (TPSSs); Emergency Exit Buildings (EEBs), Cross Passages (CPs)); and
 - The new terminal station at Renforth will be partially at-grade.

Emergency Exit Buildings

Six new EEBs are located along the underground portion of the alignment at the following locations:

- EEB-1 - located near 4000 Eglinton Avenue West, east of Royal York Road;
- EEB-2 - located west of Russell Road and Eden Valley Drive;
- EEB-3 - located east of Wincott Drive/Bemersyde Drive;
- EEB-4 - located west of Mimico Creek;
- EEB-5 - located between the on and off ramps of Highway 427; and
- EEB-6 - located immediately west of the hydro corridor at Eglinton Avenue West.

Construction

The underground section will be constructed using a Tunnel Boring Machine (TBM) between stations and a cut and cover method at stations and portal locations. A proposed Extraction Shaft (ES), Maintenance Shaft (MS), and Launch Shaft (LS) for the TBM will be located in the following areas:

- A LS for the TBM will be located adjacent to Renforth Station;
- A MS will be located near the west end of the Islington Station. This will be removed at the end of construction; and
- An ES for the TBM will be located west of Scarlett Road.

A new bridge across the Humber River east of Scarlett Road will be constructed as part of the elevated guideway, including two elevated stations (i.e., Jane Station and Scarlett Station).

Table 1-1 compares the project components, as assessed in the 2010 EPR and 2013 EPR Addendum, against the proposed design changes currently being assessed for this Project and provides a rationale for these changes. These changes to the Project were determined to be inconsistent with the 2010 EPR and 2013 EPR Addendum. As described in Section 15 of *O. Reg. 231/08*, any change that is inconsistent with a previously approved EPR requires a reassessment of the impacts associated with the project, the identification of potentially new mitigation measures, and potentially new monitoring systems in an Addendum to the

previously approved EPR. This Cultural Heritage Evaluation Report (CHER) for the Mary Reid House located at 4200 Eglinton Avenue West is being undertaken as a result of the recommendation of the ECWE Cultural Heritage Resource Assessment Report Addendum (4Transit, 2019) which found Mary Reid House to have potential Cultural Heritage Value or Interest (CHVI).

Table 1-1: Differences between 2010 EPR, 2013 EPR Addendum and 2020 EPR Addendum

Project Component	2010 EPR and 2013 EPR Addendum	2020 EPR Addendum	Rationale for Change
Vertical Alignment	<p>The 2010 EPR proposed:</p> <ul style="list-style-type: none"> An at-grade alignment from Lester B. Pearson International Airport to Weston Road with a new bridge over Highway 401 to connect Convair Drive to Commerce Boulevard; and Operational crossovers and storage (pocket) tracks between Commerce Boulevard and Renforth Drive and east of the Martin Grove Road stop to provide operational flexibility and allow LRT vehicles to change travel directions from one track to another. <p>In the 2013 EPR Addendum, changes to the alignment were proposed including:</p> <ul style="list-style-type: none"> Revised LRT alignment between Jane Street and Keelesdale Park from surface alignment with surface stops to a completely grade-separated alignment; Revised track alignment connecting the mainline and the proposed Black Creek Maintenance and Storage Facility (MSF) from an at-grade connection to a grade-separated connection; and New passenger tunnel connection under the GO Transit Kitchener Rail and Canadian Pacific Railway corridors. 	<p>The 2020 EPR Addendum is proposing:</p> <ul style="list-style-type: none"> Below grade alignment from Mount Dennis Station to east of Jane Street; Elevated guideway from east of Jane Street to west of Scarlett Road; Below grade alignment from west of Scarlett Road to west of Renforth Drive; Partially below grade alignment from Renforth Drive to Renforth Station; Portal located just east of Jane Street when the alignment transitions from underground to the elevated guideway; Portal for the advanced tunnelled construction located west of Scarlett Station; and Portal located west of Renforth Drive. 	<p>The change in alignment from at-grade to underground and elevated provides:</p> <ul style="list-style-type: none"> More reliable service due to full grade separation; Higher level of protection from severe weather; Increased number of Greater Toronto and Hamilton Area (GTHA) jobs accessible by transit in 45 minutes; Greater reduction in Greenhouse Gas emissions; Greater increase in GTHAs two-hour peak travel time savings; Larger increase in Transitway and Crosstown weekly boarding's to reduce the connectivity gap; Reduced property impacts; and Reduced potential flooding impacts at the Humber River crossing.
Stations and Ancillary Features	<p>The 2010 EPR proposed:</p> <ul style="list-style-type: none"> 17 median surface stops at Jane Street, Scarlett Road, Mulham Place, Royal York Road, Russell Road/Eden Valley Drive, Islington Avenue, Wincott Drive/Bemersyde Drive, Kipling Avenue, Widdicombe Hill Boulevard/Lloyd Manor Road, Martin Grove Road, East Mall, Rangoon 	<p>A total of seven stations between Mount Dennis Station and Renforth Drive:</p> <ul style="list-style-type: none"> Scarlett and Jane Stations are elevated; Martin Grove, Kipling, Islington and Royal York Stations are below-grade with associated ancillary features (e.g., vent shafts, TPSSs, EEBs, CPs); 	<p>Change in number of stations provides benefits in terms of:</p> <ul style="list-style-type: none"> Construction complexity and cost for below-grade stations; and Reduced property impacts.

Project Component	2010 EPR and 2013 EPR Addendum	2020 EPR Addendum	Rationale for Change
	<p>Road, Renforth Drive, Commerce Boulevard, Convair Drive, Silver Dart Drive, and Lester B. Pearson International Airport.</p> <p>In the 2013 EPR Addendum, considerations to stops and other ancillary features included:</p> <ul style="list-style-type: none"> Consolidation of the Weston Stop and the Black Creek Stop into one new underground Mount Dennis Station located at the GO Transit Kitchener Rail corridor; Addition of the Black Creek MSF site at Mount Dennis; and Addition 15-bay bus terminal and Passenger Pick Up and Drop off at the Mount Dennis Station. 	<ul style="list-style-type: none"> New terminal station at Renforth Drive is partially at-grade; and Stations at Rangoon Road, The East Mall, Widdicombe Hill Boulevard/Lloyd Manor Road, Wincott Drive/Bemersyde Drive, Russell Road/Eden Valley Drive and Mulham Place were removed from the Project. 	
Emergency Exit Buildings (EEB)	No emergency exits along this section in either the 2010 EPR or the 2013 EPR Addendum as the alignment was at-grade.	<p>Six EEBs at the following approximate locations:</p> <ul style="list-style-type: none"> EEB-1 - near 4000 Eglinton Avenue West, east of Royal York Road; EEB-2 - west of Russell Road and Eden Valley Drive; EEB-3 - east of Wincott Drive / Bemersyde Drive; EEB-4 - west of Mimico Creek; EEB-5 - between the on and off ramps of Highway 427; and EEB-6 - immediately west of the hydro corridor at Eglinton Avenue West. 	Emergency exits for passengers and emergency access for fire fighters are required for tunnels under the National Fire Protection Agency Standard 130. The distance between EEBs and station platform must not exceed 762 m.
Construction	<p>The 2010 EPR proposed:</p> <ul style="list-style-type: none"> At-grade construction between Mount Dennis and Renforth Drive with dedicated runningway along the centre line of Eglinton Avenue West, Commerce Boulevard, and Convair Drive; 	<ul style="list-style-type: none"> Elevated guideway from east of Jane Street to west of Scarlett Road; Two elevated stations (Scarlett and Jane). There is potential for impacts to the pedestrian bridge west of Scarlett Road due to the portal; and 	Construction is required to build the alignment and new stations. Refer to the rationale for change listed under Vertical Alignment and Stations and Ancillary Features above.

Project Component	2010 EPR and 2013 EPR Addendum	2020 EPR Addendum	Rationale for Change
	<ul style="list-style-type: none"> Cut and cover method will be used to construct stations, portals, and special track work; Road widening, reconstruction of curb lines and associated sidewalk modifications; Relocation of utilities and relocation of traffic signals and provision of temporary traffic signals; Roadway resurfacing following roadway reconstruction; Construct LRT facilities within the LRT Right-of-Way (ROW); Construct streetscaping and urban design elements and provide bicycle lanes on both sides of the roadway; Widening of the existing single span bridge structure over Mimico Creek to accommodate the LRT ROW; and Construction of a multi-span structure over Highway 401. <p>The 2013 EPR Addendum proposed:</p> <ul style="list-style-type: none"> Cut and cover construction at Mount Dennis Station and locations of special track work (focused to 150 m long sections at each station), tail tracks and where the LRT emerges through a tunnel portal to match back into grade along the median of Eglinton Avenue West, and in the underground section west of Weston Road. 	<ul style="list-style-type: none"> Underground section to be constructed using twin tunnelling method between stations and cut and cover method at stations and at portal locations. <p>Underground tunnel construction approach:</p> <ul style="list-style-type: none"> A LS for the TBM will be located adjacent to Renforth Station, a MS will be located at the west end of Islington Station, and an ES for the TBM will be located west of Scarlett Road; Install headwalls, where required, at both ends of EEBs and stations; Tunnel structure constructed using precast concrete tunnel liner segments that are installed as the TBM progresses; Excavated soils will be removed from work site for off-site disposal and EEBs will be constructed once the TBM has completed the tunnelling. Construction is similar to station construction. <p>As part of the above ground construction:</p> <ul style="list-style-type: none"> A new bridge across the Humber River east of Scarlett Road will be constructed as part of the elevated guideway, including two elevated stations (i.e., Jane Station and Scarlett Station). Construction of the new bridge will include: <ul style="list-style-type: none"> Building foundations for piers; Constructing piers; Building and placing bridge sections; and Installing systems and track. 	

1.2 Purpose of the Document

The purpose of this CHER is to determine whether the Mary Reid House, located at 4200 Eglinton Avenue West, is of CHVI based on the criteria outlined in *O. Reg. 9/06: Criteria for Determining Cultural Heritage Value or Interest (O. Reg. 9/06)* and *O. Reg. 10/06: Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance (O. Reg. 10/06)* under the *Ontario Heritage Act (OHA)*. The Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) Heritage Identification & Evaluation Process (Evaluation Methodology) (2014) found in *The Standards & Guidelines for Conservation of Provincial Heritage Properties* (2010) describes the process for evaluating a property for its CHVI. The report will:

1. Prepare a description of the property;
2. Gather and record information about the property sufficient to understand and substantiate its heritage value;
3. Determine CHVI, including potential provincial significance, based on the advice of qualified persons and with appropriate community input. If the property meets the criteria in *O. Reg. 9/06*, it is a provincial heritage property. If the property meets the criteria in *O. Reg. 10/06*, it is a provincial heritage property of provincial significance;
4. Document the identification process with a written account of the research and the evaluation; and
5. Prepare a Statement of Cultural Heritage Value (SCHV) and a description of its heritage attributes.

1.3 Description of Property

The property known as the Mary Reid House is located at 4200 Eglinton Avenue West within part of Lot 17, Concession B Fronting the Humber, in the historical Township of Etobicoke, City of Toronto, former County of York, in the Province of Ontario.

The study area is known municipally as 4200 Eglinton Avenue West and is located near the corner of Eglinton Avenue West and Royal York Road (Figure A.1, Appendix A). The Mary Reid House is currently owned by the City of Toronto.

1.4 Historical Summary and Current Context

The study area encompasses the property municipally known as 4200 Eglinton Avenue West located within part of Lot 17, Concession B Fronting the Humber, in the historical Township of Etobicoke, City of Toronto, former County of York, in the Province of Ontario. According to the Abstract Index, James Daly received a Crown patent for all 100 acres of Lot 17, Concession B Fronting the Humber in 1823 (Book 1677, Page 1). Eventually, the ownership of the majority of the Lot was transferred to Daniel La Rose in 1845, who constructed a farmhouse on the western end of the lot, outside of the subject property boundaries. The Lot was owned by members of the La Rose family until it was subdivided in 1924. Mary Jane Reid purchased Lot 1 of Plan 2476 in 1925 and constructed the subject building in 1939. Ownership of the house was transferred to her son, Randolph Calvin Reid, in 1941. The

property was acquired by the City of Etobicoke in 1990 (Heritage Preservation Services, 2015).

The study area consists of the legal property boundaries of 4200 Eglinton Road. The property is located on the corner of Eglinton Avenue West and Royal York Road and contains a residence set back from the roadway, semi-circular driveway, and a lot featuring mature trees and a low stone wall.

A property visit was conducted by Chelsey Tyers on April 23, 2020 to document the existing conditions of 4200 Eglinton Avenue West. A full description of the existing conditions can be found in Section 8.

2. Methodology

2.1 Legislative Framework

This CHER evaluates the Mary Reid House located at 4200 Eglinton Avenue West as a potential Cultural Heritage Resource (CHR) to ensure that Metrolinx fulfils its obligations under *O. Reg. 231/08* and the OHA (2005). This Section outlines the various legislative frameworks and processes that are pertinent to the CHER.

2.1.1 *Environmental Assessment Act and the EPR Addendum*

The purpose of the EAA is “the betterment of the people of the whole or any part of Ontario by providing for the protection, conservation and wise management, in Ontario, of the environment” (EAA 2009, Part I-Section 2). The EAA outlines a planning and decision-making process to ensure that potential environmental effects are considered before a project begins. The EAA applies to provincial ministries and agencies, municipalities, and other public bodies. Certain “classes” of project can follow streamlined Environmental Assessment processes, such as the TPAP, as defined in *O. Reg. 231/08* under the EAA.

The proponent must complete the prescribed steps of the EPR Addendum. If changes to the Project, are determined to be inconsistent with a previously approved EPR, a reassessment of the impacts associated with the project, identification of potentially new mitigation measures, and potentially new monitoring systems, will be required, in accordance with the addendum process prescribed in *O. Reg. 231/08*.

Transit projects, including the construction of new stations and facilities, and widening or expansion of linear components of the transit system, can directly or indirectly impact CHRs. The EPR Addendum identifies that resources with recognized or potential CHVI may be a matter of provincial importance and that steps must be taken to consider the negative effects to these resources. As such, part of the EPR Addendum is to assess whether landscapes and structures on/or adjacent to the study area have or might have CHVI through the Cultural Heritage Report: Existing Conditions and Preliminary Impact Assessment.

2.1.2 *Ontario Heritage Act (2005)*

The OHA gives municipalities and the provincial government powers to preserve the heritage of Ontario, with a primary focus on protecting heritage properties and archaeological sites. The OHA grants the authority to municipalities and to the province to identify and designate

properties of heritage significance, provide standards and guidelines for the preservation of heritage properties and enhance protection of heritage conservation districts, marine heritage sites and archaeological resources.

Properties can be designated individually (Part IV of the OHA) or as part of a larger group of properties, known as a Heritage Conservation District (Part V of the OHA). Designation helps to ensure the conservation of these important places. Designation offers protection for the properties under Sections 33 and 34 of the OHA, prohibiting the owner of a designated property from altering, demolishing or removing a building or structure on the property unless the owner applies to the council of the municipality and receives written consent to proceed with the alteration, demolition or removal.

In addition to designated properties, the OHA allows municipalities to list other properties that are considered to have CHVI on their Register. Under Part IV, Section 27 of the OHA, municipalities must maintain a Register of properties situated in the municipality that are of CHVI. Section 27 (1.1) states that the Register shall be kept by the Clerk and that it must list all designated properties (Part IV and V). Under Section 27 (1.2), the Register may include a property that has not been designated, but that the municipal council believes to be of CHVI. "Listed" properties, although recognized as having CHVI, are not protected under the OHA as designated properties are, but are acknowledged under Section 2 of the Provincial Policy Statement (Ministry of Municipal Affairs and Housing (MMAH), 2014) under the *Planning Act*.

In the City of Toronto, "Listed" properties are those for which City Council has adopted a recommendation to be included on the Register as a non-designated property. This makes "Listed" properties in the City of Toronto subject to Section 27 of the OHA.

The OHA also allows for the designation of Provincial Heritage Properties (PHPs). Part III.1 of the OHA enables the preparation of standards and guidelines that set out the criteria and process for identifying PHPs (*O. Reg. 10/06* of the OHA) and to set standards for their protection, maintenance, use, and disposal. As a prescribed public body under *O. Reg. 157/10* of the OHA, Metrolinx has obligations under the Standards and Guidelines for the Conservation of Provincial Heritage Properties (MHSTCI, 2010), requiring identification, protection and care for PHPs Metrolinx owns and manages.

Pursuant to the OHA, the Ontario Heritage Trust (OHT) has a broad, province-wide mandate to identify, protect, promote and conserve Ontario's heritage in all its forms. The OHT serves as the heritage trustee and steward for the people of Ontario. In this capacity, it is empowered to conserve provincially significant cultural and natural heritage, to interpret Ontario's history, to educate Ontarians of its importance in our society, and to celebrate the province's diversity.

The Standards and Guidelines for the Conservation of Provincial Heritage Properties define the following:

- **Built Heritage Resource (BHR)** means one or more significant buildings (including fixtures or equipment located in or forming part of a building), structures, monuments, installations, or remains associated with architectural, cultural, social, political, economic,

or military history and identified as being important to a community. For the purposes of these Standards and Guidelines, “structures” does not include roadways in the provincial highway network and in-use electrical or telecommunications transmission towers.

- **Cultural Heritage Landscape (CHL)** means a defined geographical area of heritage significance that human activity has modified and that a community values. Such an area involves a grouping(s) of individual heritage features, such as structures, spaces, archaeological sites, and natural elements, which together form a significant type of heritage form distinct from that of its constituent elements or parts. Heritage conservation districts designated under the OHA, villages, parks, gardens, battlefields, main streets and neighbourhoods, cemeteries, trails, and industrial complexes of cultural heritage value are some examples.
- **Provincial Heritage Property (PHP)** means real property, including buildings and structures on the property, that has CHVI and that is owned by the Crown in right of Ontario or by a prescribed public body; or that is occupied by a provincial Ministry or a prescribed public body if the terms of the occupancy agreement are such that the provincial Ministry or public body is entitled to make the alterations to the property that may be required under these heritage Standards and Guidelines.
- **Provincial Heritage Property of Provincial Significance (PHPPS)** means provincial heritage property that has been evaluated using the criteria found in OHA *O. Reg. 10/06* and has been found to have CHVI of provincial significance.

2.1.2.1 *O. Reg. 9/06: Criteria for Determining CHVI*

The criteria for determining CHVI are defined in *O. Reg. 9/06* under the OHA.

1. (2) A property may be designated under Section 29 of the Act if it meets one or more of the following criteria for determining whether it is of CHVI:
 1. The property has design value or physical value because it:
 - I. is a rare, unique, representative or early example of a style, type, expression, material or construction method;
 - II. displays a high degree of craftsmanship or artistic merit; or
 - III. demonstrates a high degree of technical or scientific achievement.
 2. The property has historical value or associative value because it:
 - I. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
 - II. yields, or has the potential to yield, information that contributes to an understanding of a community or culture; or
 - III. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
 3. The property has contextual value because it:
 - I. is important in defining, maintaining or supporting the character of an area;

- II. is physically, functionally, visually or historically linked to its surroundings; or
- III. is a landmark. O. Reg. 9/06, s. 1 (2).

- 2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006. O. Reg. 9/06, s. 2.

2.1.2.2 O. Reg. 10/06: Criteria for Determining CHVI of Provincial Significance

The criteria for determining CHVI of provincial significance are defined in O. Reg. 10/06 under the OHA.

(2) A property may be designated under Section 34.5 of the act if it meets one or more of the following criteria for determining whether it is of CHVI of provincial significance:

- I. The property represents or demonstrates a theme or pattern in Ontario's history;
- II. The Property yields, or has the potential to yield, information that contributes to an understanding of Ontario's history;
- III. The property demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage;
- IV. The property is of aesthetic, visual or contextual importance to the province;
- V. The property demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period;
- VI. The property has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use;
- VII. The property has a strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province; or
- VIII. The property is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property. O. Reg. 10/06, s.

2.2 Approach to Cultural Heritage Evaluation Reports

The intent of a CHER is to determine whether a property has CHVI based on the criteria outlined in O. Reg. 9/06: *Criteria for Determining Cultural Heritage Value or Interest* (O. Reg. 9/06) and O. Reg. 10/06: *Criteria for Determining Cultural Heritage Value or Interest of Provincial Significance* (O. Reg. 10/06) under the OHA. The MHSTCI Heritage Identification & Evaluation Process (Evaluation Methodology) (2014) found in *The Standards & Guidelines for Conservation of Provincial Heritage Properties* (2010) describes the process for evaluating a property for its CHVI. A CHER should include the following:

- 1. A written and cartographic description of the subject property;
- 2. General description of the township and settlement history for the subject property;
- 3. Detailed review of the historical background of the subject property including a review of documentary, physical and oral evidence as available;

4. Written and photographic documentation of the existing conditions of the subject property;
5. Determination of CHVI, including potential provincial significance, based on the advice of qualified persons and with appropriate community input. If the property meets the criteria in *O. Reg. 9/06*, it is a provincial heritage property. If the property meets the criteria in *O. Reg. 10/06*, it is a provincial heritage property of provincial significance; and
6. Preparation of Statement of CHVI and list of heritage attributes if appropriate.

2.3 Metrolinx Policies and Guidelines

To address obligations under the *Standards and Guidelines for the Conservation of Provincial Heritage Properties* (MHSTCI, 2010), Metrolinx has developed policies and guidelines to identify, protect and care for Metrolinx-owned and managed PHPs.

The purpose of the *Metrolinx Interim Cultural Heritage Management Process* (Interim Heritage Process, 2013) is to address the Standards and Guidelines for Conservation of Provincial Heritage Properties (MHSTCI, 2010) issued under the OHA. The Interim Heritage Process provides a framework to:

- Determine whether properties owned or controlled by Metrolinx contain built heritage resources, cultural heritage landscapes, or archaeological resources that are of CHVI or are of Provincial Significance;
- Identify the attributes that should be conserved in order to protect cultural heritage value;
- Provide for interim heritage management of identified properties; and
- Ensure review and approval of heritage management decisions.

The first step in the process is undertaking a cultural heritage screening. Properties with no potential are screened out of the cultural heritage process. Properties identified through the screening process as having recognized or potential CHVI will proceed to a full evaluation of heritage value by means of a CHER and evaluation by the Metrolinx Heritage Committee. Based on the results of the CHER and the effects of the undertaking, an Heritage Impact Assessment may be required.

2.4 Primary Sources

Primary source materials provide a first-hand account of an event or time period and are considered to be dependable. Primary source materials were consulted to form the basis of this cultural heritage evaluation. Archival sources were reviewed for relevant material through the Toronto Land Registry and Library and Archives Canada. For a full list of resources consulted please refer to Section 16.

2.5 Secondary Sources

Secondary sources interpret and analyse primary sources and generally include scholarly books and articles. Secondary source material consulted consists predominantly of work completed by specialized historians. Sources examined include: *The Toronto Carrying Place* (Turner, 2015) and *Pioneer Life in the County of York* (Guillet, 1946).

Additionally, as the Mary Reid House is Part IV Designated in the City of Toronto, the *Heritage Property Research and Evaluation Report* completed by Heritage Preservation Services and the Designation By-Law 211-2016 (Appendix C) were used to inform this CHER.

2.6 Research Limitations

This report was completed during the COVID-19 pandemic and local area archives and libraries were thus closed to the public. Accordingly, research was limited to physical resources already obtained and online resources.

2.7 Agency Data Requests

A request was sent to the City of Toronto on April 16, 2020, to confirm those properties that are listed on the City's Municipal Heritage Register or Designated under Parts IV or V of the OHA. A response has not yet been received. However, the Mary Reid House is currently Part IV Designated on the City of Toronto's Municipal Heritage Register.

A request was sent to the OHT on April 16, 2020 which confirmed that the Mary Reid House is not owned by the OHT or subject to an easement.

A summary of data requested through consultation with the agencies noted above is provided in Table 2-1.

Table 2-1: Data Requests

Contact Name/ Position	Organization	Contact Information	Dates of Communication	Description of Information Received
Yasmina Shamji, Urban Design Heritage Planning	City of Toronto	Email: Yasmina.Shamji@toronto.ca	April 16, 2020, follow up sent on May 7, 2020	No response has been provided to date.
Erin Semande, Provincial Heritage Registrar	Ontario Heritage Trust	Email: Registrar@heritagetrust.ca	April 16, 2020	Response received from Heritage Planner, Kevin DeMille confirming that the Mary Reid House is not owned by the OHT or subject to an easement.

3. Heritage Recognitions

3.1 Municipal

The subject property is Part IV Designated on the City of Toronto's Municipal Heritage Register. The Designation By-Law 211-2016 is included as Appendix C of this report.

3.2 Provincial

The subject property does not retain heritage recognition at the provincial level as it has not previously been identified as a Provincial Heritage Property and is not owned by the OHT or subject to any OHT easements.

3.3 Federal

The subject property does not retain heritage recognition at the federal level as it does not contain a Federal Heritage Building, or a National Historic Site.

4. Adjacent Lands

In Section 6, the *Provincial Policy Statement (2020)* (PPS) defines adjacent lands for the purposes of cultural heritage as:

“...those lands contiguous to a *protected heritage property* or otherwise defined in the municipal official plan.”

The *Toronto Official Plan* (2015, p. 19) defines adjacent lands as:

Those lands adjoining a property on the Heritage Register of lands that are directly across from and near to a property on the Heritage Register and separated by land used as a private or public road, highway, street, land, trail, ROW, walkway, greenspace, park and or/easement, or an intersection of any of these, whose location has the potential to have an impact on a property on the heritage register, or as otherwise defined in a Heritage Conservation District Plan adopted by by-law.

A search of the City of Toronto Municipal Heritage Register concluded that no Listed or Designated properties are located adjacent to the property at 4200 Eglinton Avenue West.

5. Archaeology

In 2014, Archaeological Services Inc. (ASI) completed a Stage 1-2 Archaeological Assessment (AA) for a proposed development between 4530 and 4200 Eglinton Avenue West (PIF# P049-0735-2014) (ASI, 2014). The study covered the property at 4200 Eglinton Avenue West and after completing a property inspection and test pit survey recommended that no further archaeological assessment is required.

4T completed a Stage 1-2 AA for the ECWE (4T, 2020) and a Stage 2 Archaeological Assessment to assess the proposed alignment for the ECWE is in the process of being completed by 4T in 2020. The report noted the property was previously assessed and made no further recommendations for archaeological work within the property boundary.

6. Community Input

At this time there is no input on the Mary Reid House located at 4200 Eglinton Avenue West from the community at large. During consultation for the CHER, the City of Toronto confirmed that 4200 Eglinton Avenue West is designated under Part IV of the OHA. This report will be

submitted to the City of Toronto for input on any relevant information that should be taken into account in the evaluation.

In April 2020, an online public consultation process was initiated to discuss new developments and improvements in the areas Mount Dennis Station and between Renforth Drive for the Project. The primary method used to engage the community was an Online Open House. The online consultation was launched on the ECWE website and ran from April 1, 2020 until April 10, 2020. The online consultation included the display boards and an opportunity to ask question on the project materials.

The main goals of the Online Open House were:

1. Introduction of the ECWE;
2. Provision of background information and details on studies underway; and
3. Gathering feedback in the form of questions/comments from the public.

Online discussion boards identified that Metrolinx is assessing potential impacts to CHRs in accordance with the OHA. Discussion boards identified that four CHRs may be directly impacted through landscape impacts or minor alterations, and three may be indirectly impacted through vibrations during construction. A photo of the Mary Reid House was included with the following caption: "The Mary Reid House, 4200 Eglinton Avenue West, Part IV Designated may be potentially impacted directly, including potential impacts to heritage attributes and a stone wall on the property and may be potentially impacted indirectly through vibrations during construction". Further, the discussion board identifies that preparation of additional reports will be completed as necessary to evaluate cultural heritage value or interest and determine recommendations for future protection.

7. Discussion of Historical or Associative Value

Discussion surrounding the historical or associative value of a resource centre around the three criteria set out in *O. Reg. 9/06*:

- Does the property have direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community;
- Does the property yield, or has the potential to yield, information that contributes to an understanding of a community or culture; or
- Does the property demonstrate or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.

As the Mary Reid House is designated though By-Law 211-2016, this discussion will primarily consider the potential for historical or associative value of provincial significance set out in *O. Reg. 10/06* including:

- Is the property representative or demonstrative of a theme or pattern in Ontario's history; and

- Does the property yield, or has the potential to yield, information that contributes to an understanding of Ontario's history, or demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.

7.1 Site History

Euro-Canadian land use for the Mary Reid House located at 4200 Eglinton Avenue West was produced using census returns, land registry records, city directories, assessment and/or collector rolls, historical mapping, and other primary and secondary sources, where available. This report was completed during the COVID-19 pandemic. Local area archives were closed to the public. Accordingly, research was limited to mostly online resources. This section has generally been divided into periods of property ownership, separated by significant changes in tenure. The subject property is located within part of Lot 17, Concession B Fronting the Humber, in the historical Township of Etobicoke, City of Toronto, former County of York, in the Province of Ontario.

7.1.1 1823-1925

According to the abstract index, James Daly received a Crown patent for all 100 acres of Lot 17, Concession B Fronting the Humber on March 17, 1823 (Book 1677, Page 1). James Daly sold Lot 17 to Charles Field for £200 in 1835, who soon sold the Lot to Friend Willcox in 1836 (Book 1677, Page 1, Instruments 12147 & 12927). In 1841, Friend Willcox and his wife, Christina, sold the Lot to Solomon Mattice for £225 (Book 1677, Page 1, Instrument 18185). On December 6, 1845, Solomon Mattice and his wife, Jane, sold the majority of Lot 17 to Daniel La Rose for £337 (Book 1677, Page 1, Instrument 25745).

In 1860, *Tremaine's Map of the County of York* (Figure A.2, Appendix A) indicates Lot 17, Concession B Fronting the Humber is owned by Daniel La Rose. In the *1878 Illustrated Historical Atlas of the County of York and the Township of West Gwillimbury* (Figure A.3, Appendix A), Lot 17 is still owned by Daniel La Rose. By this time, a house and orchards are located on the western extent of the lot, outside of the subject property boundaries.

Members of the La Rose family owned the property until the early twentieth century (Heritage Preservation Services, 2015).

7.1.2 1924-Present

In 1924, the subject property was subdivided under Plan 2476. The Plan featured large lot sizes similar to the Humber Valley Surveys located to the south (Heritage Preservation Services, 2015). Mary Jane Reid acquired Lot 1 of Plan 2476 in 1925 for \$3000 (Book 2079, Page 1, Instrument 33402). In 1937, Mary Reid transferred part of the western portion of Lot 1 to her son, Randolph Calvin Reid. The property remained undeveloped at this time. In 1939, an unfinished building is recorded on the property with a value of \$1300 (Heritage Preservation Services, 2015).

In April 1941, Mary Reid transferred both the house and the remainder of western portion of Lot 1 to her son, Randolph, and the eastern portion to her second son, Leonard Roger Reid. Randolph and his wife, Frances, are recorded as the first occupants of the house. In 1950, Randolph also acquires the eastern portion of Lot 1 (Heritage Preservation Services, 2015).

The subject building and curved driveway leading to the house are visible in the 1947 and 1962 aerial imagery (Figure A.4, Appendix A). In 1947, the property is surrounded primarily by undeveloped land. A subdivision is located northwest of the property and trees delineating the property boundary fronting on Eglinton Avenue West are visible in the 1962 aerial (Figure A.4, Appendix A).

The 1968 Canada Voters List records R. Calvin Reid as a florist living with his wife, Frances M. Reid on Richview Side Road (now Eglinton Avenue West) (Electoral District of Etobicoke, Borough of Etobicoke, Division 169, Page 2). After the passing of Randolph Calvin Reid in 1987, his widow, Frances Maud Reid, inherited the property. The property is acquired by the City of Etobicoke in 1990 (Heritage Preservation Services, 2015).

By 1992, the buildings located behind the subject property to the north were demolished; however, no changes are visible within the subject property boundaries. Aerial imagery from 2018 indicates that subdivision is located north of the subject property (Figure A.5, Appendix A).

In 2006, the Mary Reid House was listed on the City of Toronto's heritage register and was designated under Part IV of the OHA in 2016.

7.2 Historic Theme/Cultural Pattern

7.2.1 Settlement and Early Euro-Canadian Development History

7.2.1.1 Etobicoke Township

In 1805, the land that would become Etobicoke Township was purchased from the Mississauga by the Crown with Toronto Purchase, No. 13 after the first agreement, made in 1787, was disputed. In 1795, during the dispute, Etobicoke was surveyed by Abraham Iredell. No permanent European residents settled into the area until 1797 when Lieutenant Governor John Graves Simcoe granted land to members of the Queen's Rangers, Simcoe's regiment, after the Loyalists fought and lost their homes during the American Revolutionary War (Harris, n.d.).

Simcoe ordered the first road (now Lake Shore Boulevard) to be surveyed through Etobicoke in 1791. In 1793, he built the King's Sawmill on the Humber River, near the present-day Old Mill Inn. Simcoe's development efforts drew up to 250 people to Etobicoke Township by the outbreak of the War of 1812. After the War, Britain experienced a depression resulting in an influx of British settlers immigrating to Canada. The population continued to grow, and improved services were introduced to support the population (Harris, n.d.).

The waterfront land of the Long Branch area was originally owned by Captain Samuel Smith. Smith served in the Queen's Rangers and was granted 3000 acres of land, which became known as Colonel Smith's Tract. After Simcoe returned to England in 1796, Smith was given command of the Queen's Rangers. He built a cabin on his land and a sawmill on Etobicoke Creek. After his death in 1826, most of the Smith land went unused until it was purchased by James Eastwood in 1861. In 1883, Eastwood sold 64 acres of the eastern side of the property to be developed into a resort. The land was subdivided, cottages were built, and in

1886 brothers Thomas and John Wilkie formed a resort called Long Branch Park. The area then became known as Long Branch. In 1887, the Long Branch Hotel was constructed, and visitor traffic increased over the years. In 1930, Long Branch was approved to become an independent village. During this time, the area was a successful resort community with many cottages for visitors and stands selling food, souvenirs, and games were organized by the local residents. The Queen Elizabeth Way was completed in 1939, which reduced the number of visitors to the area. In 1954, Hurricane Hazel destroyed 43 homes, and in 1958 the Long Branch Hotel was destroyed by a fire. In 1967, Long Branch amalgamated with New Toronto and Mimico into Etobicoke (Harris, n.d.).

Etobicoke amalgamated with Toronto in 1998, dissolving its legal entity. Etobicoke now acts as an administrative district within the City of Toronto.

7.2.1.2 *York Township*

In the Toronto area, the land was occupied by the Anishinaabe, Seneca, Mohawk, Haudenosaunee, Iroquois, and Huron-Wendat communities (Turner, 2015). The Toronto Carrying Place is a well documented complex of foot trails, portages and river routes that provided Indigenous peoples with a “highway” to access Lake Ontario, the Atlantic coast, the Midwest and the rest of the Great Lakes (Turner, 2015). Upon their arrival in the early 1700s, French traders began utilizing these established trails, along with Toronto’s natural harbour. The French built fortified trading posts at the mouth of and along the Humber River as early as 1720 to capitalize on trade with Indigenous peoples using the pre-established trails (Guillet, 1946). After the success of Magasin Royal, and Fort Toronto along the Humber River, a larger fort, Fort Rouillé, was constructed at the start of the Carrying-Place Trail, near the historical waterfront now located within the lands of Exhibition Place (Turner, 2015). The location of the French fort was chosen to capitalize on trading opportunities with the Indigenous communities travelling through this area and to disrupt British trade (Turner, 2015).

Fort Rouillé was built in 1751, though its operations were short-lived, as the French destroyed the fort to prevent its use by the opposing British during the Seven Years’ War (City of Toronto, 1980). Upon the signing of the Treaty of Paris and concluding the Seven Years’ War, the British Crown gained control over what would become Canada including what is currently the City of Toronto. Once this cession occurred, the land was opened for general European settlement. In 1761, Lieutenant-Governor of Upper Canada, John Graves Simcoe declared that the Village of York (Toronto) would be the new capital of Upper Canada (Guillet, 1946).

The Township of York was originally surveyed in 1792 by Augustus Jones. Its original borders were situated between the Humber River and Scarborough Township, and between Lake Ontario to the Townships of Vaughn and Markham. The layout of York differed from other townships due to the layout of its main concessions (Borough of York, 1973). Along the shoreline, broken front lots were laid out with concessions one to three located to the north. These lots were of irregular size and were generally no larger than 200 acres each.

Major growth of the Township of York did not begin until 1796 when an influx of United Empire Loyalists, those who were allegiant to the British Crown in the Thirteen Colonies during the American Revolutionary War, were granted land in 1796. Following the War of 1812, a more diverse population of English, Scottish, Irish and Americans sought to settle in the Township of York (Borough of York, 1973). By 1802, the combined population of the Town of York, Township of York and Etobicoke Township was 659. By 1825, the population of the Township of York had reach 2,412 and by the 1830s it increased to 3,127 (Robinson, 1885).

The Township flourished with a strong agricultural industry and became a center for trade. With the steady growth and development by the 1830s, most of the Township was no longer Crown Land and was either held by freeholders or tenants. The majority of the lots had been partially cleared and many farms were being sold at a profit to newcomers. The original Euro-Canadian settlers relocated to cheaper land in other townships to resettle again. In 1834, with the continual increase in population, the Village of York applied for incorporation. On March 6, 1834 it was incorporated as the City of Toronto. In the 1850s, Parkdale became an independent settlement in the Township. In 1879, it was incorporated into its own village.

By 1867, the City's boundaries had expanded to what is now Bloor Street in the north and to Dufferin Street in the west and the Don River in the east. In 1883, Toronto annexed the Village of Yorkville, the Village of Brockton in 1884, and in 1889 it continued to expand to annex the Village of Parkdale (City of Toronto, 1980).

By the early 1900s, the Township of York could no longer be distinguished from the rapidly growing City of Toronto. This growth continued through the World War I and II. After World War II ended, a wave of immigrants arrived in Toronto to build new lives. The City continued to grow as a commercial and industrial center, and as more money flowed into Toronto, skyscrapers were built to house the new companies moving to the City (City of Toronto, 1980).

Toronto's population continued to grow, adding to the continual urban sprawl. By the 1950s Toronto was no longer the small Town of York but had developed into a thriving metropolitan city with a large multi-cultural population (City of Toronto, 1980). In 1998, Etobicoke amalgamated with the City of Toronto.

7.2.1.3 *Richview Neighbourhood*

The subject property is located in the Richview neighbourhood in Etobicoke. The neighbourhood is located north of Eglinton Avenue West and extends between Royal York Road in the east and Highways 27 and 427 in the west. It began as a crossroads community when a blacksmith shop opened near the intersection of Richview Sideroad (Eglinton Avenue West) and the Third Line (Highway 27). The area's first post office was established in 1952, and the hamlet was named "Richview" (Heritage Preservation Services, 2015).

During World War I, notable developer Robert Home Smith began acquiring large tracts of land within the Humber Valley between the Queensway and Eglinton Avenue. His plan, captured in the Humber Valley Surveys, was to create a series of self-contained

neighbourhoods along the Humber River in a manner that was consistent with the English Garden City Movement, including the design and construction of fine residences to reflect “a little bit of England far away from England” (Heritage Preservation Services, 2015). Development progressed until after World War II, as the last communities, such as Humber Valley Village, were constructed to the south side of what is now Eglinton Avenue. As the 400 series highways were introduced to metropolitan Toronto, Eglinton Avenue was proposed as a primary connector road and was extended west of the Humber River. As Eglinton Avenue was extended, lands along the road were expropriated, including part of the former La Rose farm where the property at 4200 Eglinton Avenue West is located (Heritage Preservation Services, 2015).

8. Discussion of Design or Physical Value

Discussion surrounding the design or physical value of the property centres on the three criteria set out in *O. Reg. 9/06* as:

- Is the property a rare, unique, representative or early example of a style, type, expression, and material or construction method;
- Does the property display a high degree of craftsmanship or artistic merit; or
- Does the property demonstrate a high degree of technical or scientific achievement.

This discussion primarily considers the potential for design or physical value of provincial significance set out in *O. Reg. 10/06* as:

- Is the property of aesthetic, visual or contextual importance to the province; and
- And/or demonstrate a high degree of excellence or creative technical or scientific achievement at a provincial level in a given period.

8.1 Physical Characteristics

The study area encompasses the property known municipally as 4200 Eglinton Avenue West located within part of Lot 17, Concession B fronting the Humber River, in the historical Township of Etobicoke, City of Toronto, former County of York, in the Province of Ontario. The subject property is located at the corner of Eglinton Avenue West and Royal York Road. The Mary Reid House, constructed in 1939, is set back approximately 45 m from the roadway.

Fronting on Eglinton Avenue West, a paved semicircular driveway leads to the Mary Reid House (Photographs 1 & 2, Appendix B). A low stone wall is located along the southern end of the property and features stone gate posts on either side of the driveway entrances (Photograph 3, Appendix B). This stone wall delineates the property boundary fronting along Eglinton Avenue West. The property contains multiple mature trees surrounding the house.

The subject building consists of a 2 1/2-storey Period Revival residence with an L-shaped plan, cross gable-roof, and a projecting wing on the asymmetrical front elevation. The structure is clad in red brick and is trimmed in brick, artificial stone, and wood (Photographs 4

& 5, Appendix B). Detail corbelled brickwork located beneath the eaves and sporadic clinker bricks reflect the Period Revival style (Heritage Preservation Services, 2015). A red brick chimney is located on the eastern elevation of the house. (Photographs 4 & 5, Appendix B).

The main entry is located on the front elevation and consists of a one-storey entrance block that features a stone band course (Photographs 4 & 5, Appendix B). The entryway is comprised of a dark-brown paneled wood door with a stone surround with quoins. Flat-headed window openings with narrow, white multi-paned windows are located on both storeys of the front façade. The second storey of the south wing on the front elevation contains a distinctive oriel window with brackets (Photographs 4 & 5, Appendix B) (Heritage Preservation Services, 2015).

The west elevation consists of a 2 ½ storey gable end with white multi-paned windows on the first and second storeys (Photograph 6, Appendix B).

A detached garage with a front gable roof, brown siding, and white garage doors is located east of the house (Photograph 7, Appendix B). The east elevation is obscured by trees (Photograph 8, Appendix B).

8.2 Comparative Analysis

A comparative analysis was undertaken to establish a baseline understanding of similar heritage designated properties in the City of Toronto, and to determine if the property “is a rare, unique, representative or early example of a style, type, expression, material or construction method” as described in *O. Reg. 9/06*. Further, the comparative analysis is used to inform the evaluation for design or physical value set out in *O. Reg. 10/06* as: is the property of aesthetic, visual or contextual importance to the province; and/or demonstrate a high degree of excellence or creative technical or scientific achievement at a provincial level in a given period.

Five comparative examples were drawn from Part IV designated properties within the City of Toronto.

The five Part IV designated properties in the City of Toronto are:

1. 55 St. Phillip's Road, the Arthur Crumpton House, was built in 1925 and was Part IV designated in 2009. It is a 2-storey Tudor Revival residence with a T-shaped plan, steeply-pitched gable roofs with stone chimneys, and flat-headed window openings with multi-paned windows. The building features random stone cladding with cut stone trim for the window openings and a stained-glass memorial window;
2. 35 Kingsway Crescent, the Richard and Elsie Pearce House, was built in 1929 and was Part IV designated in 2019. It is a 2 1/2-storey Old English Manor house with Tudor Revival style elements. The building is clad in rough-hewn river stone on the first floor, ashlar-finished stone around the entryway, red brick chimneys, and stucco and half-timbering on the second floor;
3. 68 Baby Point Road, the Conn Smythe House, was built c.1926-27 and was Part IV designated in 2018. It is a 2 1/2-storey house representative of the Arts and Crafts Style

with Tudor Revival elements. It features stucco cladding, with stone, wood, and stucco detailing, asymmetrically placed flat-headed window openings with double and triple windows, and an oriel window on the second storey;

4. 12 King George's Road, the George Skelding House, was built in 1932 and was Part IV designated in 2004. It is a 1 1/2-storey Tudor Revival house with details drawn from English Medieval architecture. The house is clad in brick, trimmed with brick, stone, and wood, and features flat-headed window openings with multi-paned windows; and
5. 99 Old Forest Road, Morden Neilson House, was built in 1932 and was Part IV designated in 2004. It is a 2 1/2-storey L-shaped, Period Revival house with steeply pitched gable roofs, three groups of large stone chimneys, and casement windows with leaded or coloured glass.

The five properties were constructed between 1925 and 1932 and range from 1 1/2-stories to 2 1/2 stories in height. Of these, four properties have asymmetrical facades, with the exception of the George Skedling House. Four of the properties contain flat-headed window openings with multi-paned windows, which the Mary Reid House also features. All of the buildings have stone or brick chimneys and decorative brick work or stone work. The Conn Smythe House features an oriel window on the second storey, a feature which the Mary Reid House also displays.

The comparative analysis suggests that the Mary Reid House located at 4200 Eglinton Avenue West is a representative example of a Period Revival style residence.

9. Discussion of Contextual Value

Discussion of the contextual value of a resource focuses on the three criteria set out in *O. Reg. 9/06*:

- Is the property important in defining, maintaining or supporting the character of an area;
- Is the property physically, functionally, visually or historically linked to its surroundings, or
- Is the property a landmark.

This discussion also considers contextual value of provincial significance set out in *O. Reg. 10/06* such as:

- Does the property have a strong or special association with the entire province; and,
- Does the property have a strong association with the life of a person, group or organization of importance to the province or with an event of importance to the province.

The subject property is located on the corner of Eglinton Avenue West and Royal York Road. Eglinton Avenue West runs east-west (Photographs 9 & 10, Appendix B). The Mary Reid House is set back from the roadway with mature trees located along the perimeter of the property (Photograph 11, Appendix B). A low stone wall with gate posts marking the east and west entrances of the curved driveway is visible from Eglinton Avenue West. A residential

neighbourhood is located north of the subject property boundaries (Figure A.1, Appendix A). The house, semi-circular driveway, low-stone wall with gate posts, and landscaped corner lot are viewed from Eglinton Avenue West. The property is historically linked to the 1924 plan of subdivision (Plan 2476) which originally intended the area to contain lots similar to the Humber Valley Surveys.

10. Ontario Regulation 9/06 Evaluation

In 2015, Toronto's Heritage Preservation Services prepared a Heritage Property Research and Evaluation Report (Heritage Preservation Services, 2015) which determined that the Mary Reid House satisfies the criteria outlined in *O. Reg. 9/06*. As such, the property was Designated under Part IV of *O. Reg. 9/06* under By-Law 211-2016 in the City of Toronto.

The following summary of the *O. Reg. 9/06* evaluation has been reproduced from the Heritage Property Research and Evaluation Report (Heritage Preservation Services, 2015):

"Following research and evaluation according to Regulation 9/06, it has been determined that the property at 4200 Eglinton Avenue West has design and contextual values as a well-crafted example of Period Revival styling to a house form building that is historically and visually linked to its surroundings and reflects the historical character of the area adjoining the northwest corner of Eglinton and Royal York Road."

11. Ontario Regulation 10/06 Evaluation

The subject property was evaluated to determine if it satisfied the criteria outlined in *O. Reg. 10/06*. Table 11-1 contains this *O. Reg. 10/06* evaluation of the Mary Reid House located at 4200 Eglinton Avenue West.

Table 11-1: Ontario Regulation 10/06 Evaluation

Criteria	Response	Rationale
Represents or demonstrates a theme or pattern in Ontario's history.	No	The subject property does not clearly represent nor demonstrate a pattern in Ontario's history. Therefore, the property does not meet this criterion.
Yields, or has the potential to yield, information that contributes to an understanding of Ontario's history.	No	The subject property does not yield or have the potential to yield additional information that would contribute to an understanding of Ontario's cultural heritage. Therefore, the property does not meet this criterion.
Demonstrates an uncommon, rare or unique aspect of Ontario's cultural heritage.	No	The subject property's history does not demonstrate an uncommon, rare or unique aspect of Ontario's cultural heritage. Therefore, the property does not meet this criterion.

Criteria	Response	Rationale
Of aesthetic, visual or contextual importance to the province.	No	The subject property includes a Period Revival residence constructed in 1939 that is not of any particular aesthetic, visual or contextual importance to the province. Therefore, the property does not meet this criterion.
Demonstrates a high degree of excellence or creative, technical or scientific achievement at a provincial level in a given period.	No	The subject property demonstrates era typical creative, technical or scientific skills and/or knowledge. Therefore, the property does not meet this criterion.
Has a strong or special association with the entire province or with a community that is found in more than one part of the province. The association exists for historic, social, or cultural reasons or because of traditional use.	No	The subject property does not have an association with a particular community within the province of Ontario. Therefore, the property does not meet this criterion.
Strong or special association with the life or work of a person, group or organization of importance to the province or with an event of importance to the province.	No	The subject property does not have an association with any significant individuals within the province of Ontario. Therefore, the property does not meet this criterion.
Is located in unorganized territory and the Minister determines that there is a provincial interest in the protection of the property.	No	The subject property is not located within unorganized territory. Therefore, the property does not meet this criterion.

12. Recommended Outcome of Cultural Heritage Evaluation

The Cultural Heritage Evaluation has resulted in the following recommendations:

1. The Mary Reid House located at 4200 Eglinton Avenue West satisfies the criteria outlined under *O. Reg. 9/06* but does not satisfy the criteria under *O. Reg. 10/06*. Therefore, the subject property has been identified as a potential PHP.
2. This report will be submitted to the City of Toronto for review and comment.

13. Statement of Cultural Heritage Value or Interest

In 2015, Toronto's Heritage Preservation Services prepared a Heritage Property Research and Evaluation Report (Heritage Preservation Services, 2015) which determined that the Mary Reid House satisfies the criteria outlined in *O. Reg. 9/06*. As such, the property was Designated under Part IV of *O. Reg. 9/06* under By-Law 211-2016 in the City of Toronto. The following description of property (Section 13.1), SCHVI (Section 13.2) and list of heritage attributes (Section 13.3) has been reproduced from the City of Toronto Designation By-Law 211-2016 (Appendix C).

As this CHER determined that the property does not satisfy the criteria under *O. Reg. 10/06*, a new statement was not created to include additional provincial value statements or attributes.

13.1 Description of Property

Located on the northwest corner of Eglinton Avenue West and Royal York Road, the Mary Reid House (built in 1939) is a 2½-storey house form building. The property was listed on the City of Toronto's heritage register in 2006.

13.2 Statement of Cultural Heritage Value or Interest

The property at 4200 Eglinton Avenue West is worthy of designation under Part IV, Section 29 of the OHA for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values.

The Mary Reid House is valued for its design as a fine and well-crafted representative example of the Period Revival style applied to a country house in Etobicoke. Identified by the mixture of elements drawn from English medieval architecture, its design is particularly distinguished by the asymmetrical plan with projecting horizontal and vertical planes, the fenestration that includes an oriel window typical of Period Revival styling, and the application of corbelled brickwork and clinker bricks. The appearance of the Mary Reid House is reminiscent of the houses designed for nearby Kingsway Park (south of St. George's Golf and Country Club) and the other 20th century residential enclaves developed by the R. Home Smith Company along the Humber River, all of which featured architecture and landscaping inspired by the English Garden City Movement.

The property at 4200 Eglinton Avenue West also has cultural heritage value related to its contextual importance in maintaining and supporting the historical character of the area as it developed at the corner of Eglinton Avenue West and Royal York Road. Originally associated with the farming community of Richview, the land adjoining this intersection (northwest) was divided in the early 20th century as a small residential enclave characterized by large lot sizes. While the remainder of the subdivision did not develop as envisioned, with its scale, landscaped setting, and setback on a corner lot, the Mary Reid House is a reminder of the intended appearance of this part of Etobicoke.

Contextually, the Mary Reid House is also valued for its links to its setting on the north side of Eglinton Avenue West, west of Royal York Road where it is placed in and viewed across



open space, set back from the thoroughfare, accessed via a semicircular driveway and separated from the street by a low stone wall with stone gate posts.

13.3 Heritage Attributes

The heritage attributes of the property at 4200 Eglinton Avenue West are the building known historically as the Mary Reid House with:

- The placement, setback and orientation of the structure on the north side of Eglinton Avenue West, west of Royal York Road;
- The 2 ½ storey L-shaped plan;
- The materials, with red brick cladding and brick, artificial stone and wood detailing, including corbelled brickwork and clinker bricks;
- The cross-gable roof, which has a brick chimney at the east end;
- On the principal (south) elevation, the organization of the wall with the single-storey entrance block (west) and the projecting L-wing (east);
- The principal (south) entrance, with the single paneled wood door that is set in a stone surround with quoins and placed off-centre in the wall;
- The fenestration on all four elevations where flat-headed openings with multi-paned sash windows are set in wood surrounds, including the oriel window with brackets on the south wall;
- The secondary entry on the rear (north) wall that is protected by the gable roof with wood detailing and oversized brackets; and
- Outlining the south edge of the site, the low stone wall with gate posts.
- The views of the south elevation of the Mary Reid House from the north side of Eglinton Avenue West.

14. Data Sheet

FIELD	PROPERTY DATA
Municipal Address	4200 Eglinton Avenue West (Mary Reid House)
Municipality	City of Toronto
Metrolinx/GO Transit Rail Corridor	N/A
PIN	073830194
Ownership [Metrolinx, other government, or private, and any lease]	City of Toronto
Aerial photo showing location & boundaries	
Exterior, street-view photo	
Date of construction of built resources (known or estimated, and source)	1939
Date of significant alterations to built resources (known or estimated, and source)	Unknown
Architect/designer/builder (and source)	Unknown
Previous owner(s) or occupants	Mary Reid
Current function	Residence
Previous function(s)	Residence
Heritage Recognition/Protection (municipal, provincial or federal)	Part IV Designation (By-law 221-2016)
Local Heritage Interest	Unknown
Adjacent lands	None

15. Chronology

Table 15-1: Chronology List of Events

Date	Historical Event
1823	James Daly received a Crown patent for Lot 17, Concession B fronting the Humber River.
1835-1836	James Daly sold Lot 17 to Charles Field for £200, who soon sold it to Friend Willcox.
1845	Friend Willcox and his wife, Christina, sold Lot 17 to Solomon Mattice for £225.
1845	Solomon Mattice sells the majority of Lot 17 to David La Rose.
May 1924	The property stays in possession of members of the La Rose family until this year. Part of Lot 17, Concession B, west of the Humber River is subdivided as Plan 2476 and registered the following year.
August 1925	Mary Jane Reid purchases Lot 1 of Plan 2476 for \$3000.
December 1925	Reid's property is first recorded in the tax assessment rolls. The vacant site is valued at \$500.
February 1937	Mary J. Reid transfers part of the west half of Lot 1 to one of her sons, Randolph Calvin Reid. According to the assessment rolls, the property remains undeveloped.
December 1939	An unfinished building valued at \$1300 is recorded on Mary Reid's property.
April 1941	Mary Reid transfers the western portion of Lot 1, including the house, to Randolph Calvin Reid. She transfers the eastern portion of Lot 1 to her second son, Leonard Roger Reid.
1950	Randolph Reid acquires the eastern portion of the parcel and now owns the all of Lot 1.
1987	Reid's widow, Frances Maud Reid inherits the property.
1989	Frances Reid sells the property, ending over 60 years of family ownership.
1990	The City of Etobicoke acquires the property.
2006	The property at 4200 Eglinton Avenue West is listed on the City of Toronto's Municipal Heritage Register.
2016	The property at 4200 Eglinton Avenue West is Part IV Designated on the City of Toronto's Municipal Heritage Register.

16. References

Metrolinx Standards and Resources

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2. Metrolinx. (2014). Draft Terms of Reference for Consultants: Cultural Heritage Screening Report for Built Heritage Resources and Cultural Heritage Landscapes.
3. Metrolinx. (2016). Draft Terms of Reference for Consultants: Cultural Heritage Evaluation Report and Cultural Heritage Evaluation Recommendations Report.

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2. Ministry of Municipal Affairs and Housing (2014). Provincial Policy Statement. Retrieved from: <http://www.mah.gov.on.ca/Page10679.aspx>
3. Ontario Heritage Act. (2005). Retrieved from: <https://www.ontario.ca/laws/statute/90o18>
4. Ontario Ministry of Culture. (2006). Ontario Heritage Tool Kit. Retrieved from: www.culture.gov.on.ca/english/heritage/Toolkit/toolkit.ht
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6. Ministry of Heritage, Sport, Tourism and Culture Industries. (2010). *Standards and Guidelines for Conservation of Provincial Heritage Properties*. Retrieved from: http://www.mtc.gov.on.ca/en/publications/Standards_Conservation.pdf
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8. Ministry of Heritage, Sport, Tourism and Culture Industries. (2007). Heritage Conservation Principle's for Land Use Planning. Retrieved from: www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_landuse_planning.htm
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National and International Standards and Resources

1. Canadian Register of Historic Places (2017). Retrieved from: www.historicplaces.ca/visit-visite/rep-reg_e.aspx

2. Parks Canada. (2010) Standards and Guidelines for the Conservation of Historic Places in Canada. Retrieved from: www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_E.asp
3. Parks Canada National Historic Sites of Canada (2017). Retrieved from: www.pc.gc.ca/progs/lhn-nhs/index_e.asp
4. International Council of Monuments and Sites (ICOMOS). (1983). *Appleton Charter for the Protection and Enhancement of the built environment*. Retrieved from: www.international.icomos.org/charters/appleton.pdf

Resources:

1. 4Transit (4T). (2020). Eglinton Crosstown West Extension Transit Project Assessment Process Stage 1-2 Archaeological Assessment Report Parts of Lot 1, East on Centre Road, Toronto Township, Lot 1 Concession 7 Sern Div, Gore Township within the County of Peel, Lots A and B, Etobicoke River, Lots 15, 16 and 17 Concession 4 from the Humber, Lots 15, 16 and 17, Concession 3 from the Humber, Lots 16 and 17, Concession 2 from the Humber, Lots 16 and 17 Concession 1 from the Humber, Lots 16 and 17 Concession A Fronting the Humber, Lots 16 and 17, Concession B Fronting the Humber, Lots 16 and 17, Concession B Fronting the Humber within Etobicoke Township, County of York, Lot 10, Concession 3 on the Humber, Lot 1, Concession 5 West of Yonge Street, Lot 40, Concession 3 From the Bay, and Lot 1, Concession 4 West of Yonge Street within the Township of York, County of York.
2. Archaeological Services Inc. (ASI). (2014). Stage 1 and 2 Archaeological Assessment of Block 1 (4530 Eglinton Avenue West), Block 2 (4452 Eglinton Avenue West), and Block 3 (4400, 4300, and 4200 Eglinton Avenue West), Part of Lot 17, Concession A Fronting the River Humber and Part of Lot 17 Concession B Fronting the River Humber, Geographic Township of Etobicoke, County of York, Now in the City of Toronto. Archaeological License Report P049-0735-2014. On File with the Ministry of Heritage, Sport, Tourism and Culture Industries.
3. Borough of York. (1973). *Heritage of York: An Historical Bibliography, 1763-1840*. A L.I.P. Funded Research Project. Borough of York.
4. Brown, Alan L. (2019) Toronto's Historical Plaques. Retrieved from: http://torontoplaques.com/Pages/Richview_Cemetery.html
5. City of Toronto (1980). *Historic Toronto: A Look at the History of the Corporation of the City of Toronto*.
6. City of Toronto Archives (2017). <https://web.toronto.ca/city-government/accountability-operations-customer-service/access-city-information-or-records/city-of-toronto-archives/whats-online/maps/aerial-photographs/>
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10. Indigenous and Northern Affairs Canada. (2010). The Toronto Purchase (1805). Retrieved from: <https://www.aadncandc.gc.ca/eng/1370372152585/1370372222012#ucls13>
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13. Tremaine (1860). Tremaine Map of the County of York, Canada West. Toronto, ON.
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2. City of Toronto Archives (1962). Aerial Photographs. [digital]. 1:6765. Series 12. Flight 1962. Photograph 112. Toronto, ON: 1962.
3. City of Toronto Archives (1985). Aerial Photographs. [digital]. 1:5000. Series 12. Flight 1985. Photograph 46L. Toronto, ON: 1985.
4. City of Toronto Archives (1992). Aerial Photographs. [digital]. 1:5000. Series 12. Flight 1992. Photograph 45L. Toronto, ON: 1992.
5. Metro Toronto Land Registry Office (66 & 64) (LRO 80) Book 1677.

Appendix A

Figures



Legend

 Study Area

DATA SOURCES:

Ontario Open Data Catalogue - Roads and Railways
Land Information Ontario - Watercourses, Waterbodies, Municipal Boundaries
ESRI - Basemap

Datum: NAD83 CSRS
Projeciton: MTM 10

Vertical grade change is approximate.

Project: Eglinton Crosstown West Extension (ECWE)

Figure Title: 4200 Eglinton Ave W - Project Location

Prepared By: 

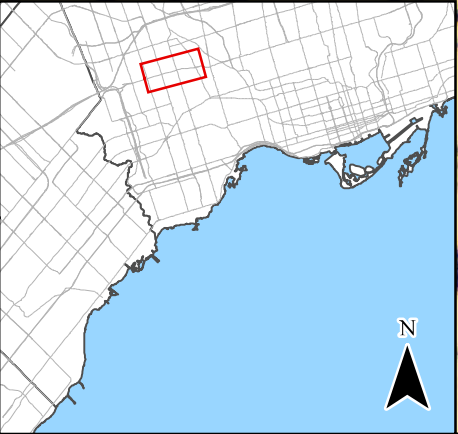
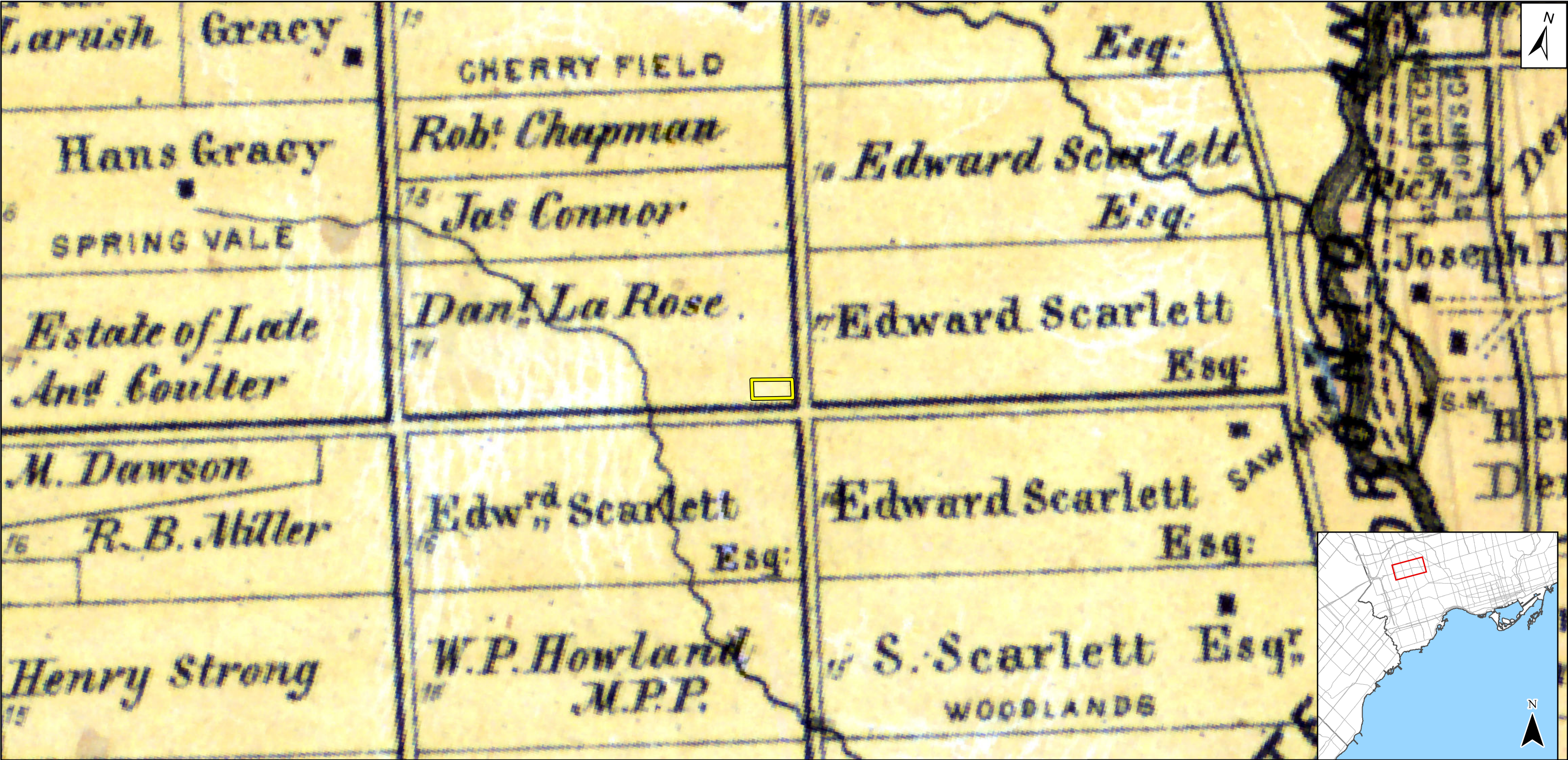

Date: May 12 2020

Version:
1-1


Review: 

Figure:
A.1

Page:
1 of 5



Legend

 Study Area

DATA SOURCES:

Map of the County of York (Tremaine, 1860)

Datum: NAD83 CSRS
Projecton: MTM 10

Vertical grade change is approximate.



Project: Eglinton Crosstown West Extension (ECWE)

Figure Title: 4200 Eglinton Ave W - 1860 Historical Mapping

Prepared By: 

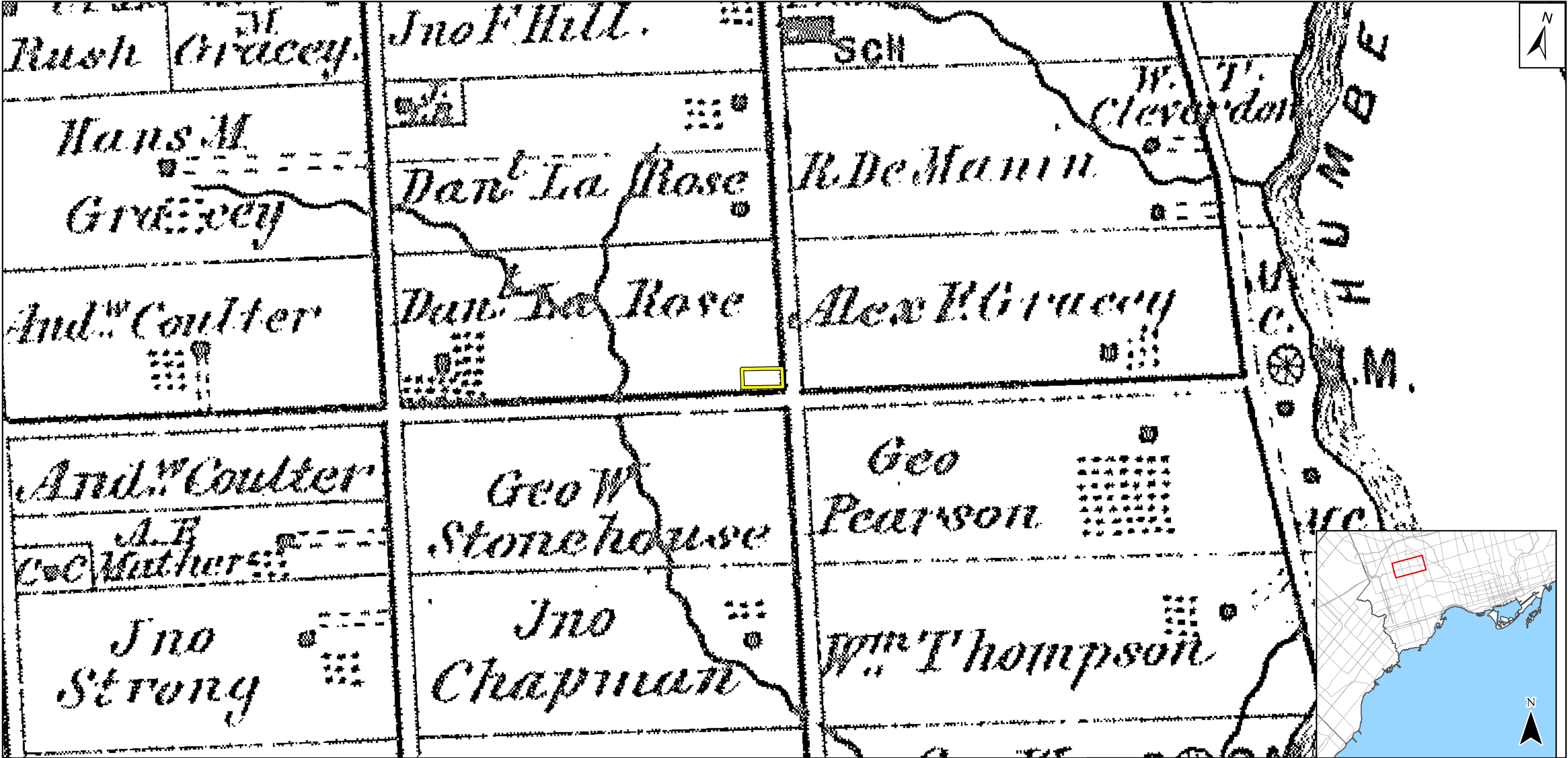

Date: May 04 2020

Version:
1-1


Review: 

Figure:
A.2

Page:
2 of 5



Legend

 Study Area

DATA SOURCES:

Illustrated Historical Atlas of the County of York and the Township of West Gwillimbury and Town of Bradford in the County of Simcoe, Ont. (Miles and Co., 1878)

Datum: NAD83 CSRS
Projection: MTM 10

Vertical grade change is approximate.



Project: Eglinton Crosstown West Extension (ECWE)

Figure Title: 4200 Eglinton Ave W - 1878 Historical Mapping

Prepared By: 


Date: May 04 2020

Version:
1-1


Review: 

Figure:
A.3

Page:
3 of 5



Legend



 Study Area

DATA SOURCES:

Aerial Photographs - City of Toronto (1947, 1962)


Datum: NAD83 CSRS
Projeciton: MTM 10

Vertical grade change is approximate.

Project: Eglinton Crosstown West Extension (ECWE)	
Figure Title: 4200 Eglinton Ave W - 1947 & 1962 Aerial Imagery	
Prepared By: 	Date: May 04 2020
Version: 1-1	Review: 
Figure: A.4	Page: 4 of 5



Legend

 Study Area



DATA SOURCES:

Aerial Photographs - City of Toronto (1985, 1992)
ESRI - Basemap

Datum: NAD83 CSRS
Projeciton: MTM 10

Vertical grade change is approximate.

0 100 200 400 600 800 1,000 Metres

Project: Eglinton Crosstown West Extension (ECWE)			
Figure Title: 4200 Eglinton Ave W - 1985, 1991 & 2018 Aerial Imagery			
Prepared By: 	Date: May 12 2020		
Version: 1-1	Review: 	Figure: A.5	Page: 5 of 5

Appendix B

Photographs



Photograph 1: Looking North at Driveway Leading to Mary Reid House



Photograph 2: Looking North at Semicircular Driveway Leading to Mary Reid House



Photograph 3: Looking North at Low Stone Wall Located Near the Front of the Property



Photograph 4: Looking North at Mary Reid House

Eglinton Crosstown West Extension
Cultural Heritage Evaluation Report: Mary Reid House



Photograph 5: Looking North at Front Elevation of Mary Reid House



Photograph 6: Looking East at West Elevation of the Mary Reid House



Photograph 7: Looking North at Detached Garage East of House



Photograph 8: Looking Southwest towards Mary Reid House Obscured by Trees



Photograph 9: Looking West Along Eglinton Avenue West



Photograph 10: Looking East Along Eglinton Avenue West



Photograph 11: Looking Northwest at Trees Surrounding the Mary Reid House

Appendix C

City of Toronto By-Law 221-2016



An agency of the Government of Ontario



Un organisme du gouvernement de l'Ontario

This document was retrieved from the Ontario Heritage Act Register, which is accessible through the website of the Ontario Heritage Trust at **www.heritagetrust.on.ca**.

Ce document est tiré du registre aux fins de la *Loi sur le patrimoine de l'Ontario*, accessible à partir du site Web de la Fiducie du patrimoine ontarien sur **www.heritagetrust.on.ca**.



MAR 18 2016

Ulli S. Watkiss
City Clerk

City Clerk's Office

Secretariat
Rosemary Mackenzie, Administrator
Etobicoke York Community Council
Etobicoke Civic Centre
Main Floor, South Block
399 The West Mall
Toronto, Ontario M5C 2Y2

Tel: 416-394-8101
Fax: 416-394-5600
Email: etcc@toronto.ca
Web: www.toronto.ca

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
4200 EGLINTON AVENUE WEST
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

Greg Moorby
Acting Director, Facilities Management
City of Toronto
55 John Street, Floor 2
Toronto ON M5V 3C6

Ontario Heritage Trust
10 Adelaide Street East
Toronto, Ontario
M5C 1J2

Take Notice that the Council of the City of Toronto has passed By-law No. 221-2016 to designate the property at 4200 Eglinton Avenue West (Mary Reid House) as being of cultural heritage value or interest.

Dated at Toronto, this 16th day of March, 2016.

for

Ulli S. Watkiss,
City Clerk

Authority: Etobicoke York Community Council Item EY4.7, as adopted by City of Toronto Council on March 31, April 1 and 2, 2015

CITY OF TORONTO

BY-LAW No. 221-2016

To designate the property at 4200 Eglinton Avenue West (Mary Reid House) 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 4200 Eglinton Avenue West (the Mary Reid House) as being 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 municipally as 4200 Eglinton Avenue West 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

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

Whereas no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto enacts:

1. The property at 4200 Eglinton Avenue West, 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 4200 Eglinton Avenue West 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, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on March 10, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)

Description

Located on the northwest corner of Eglinton Avenue West and Royal York Road, the Mary Reid House (built in 1939) is a 2½-storey house form building. The property was listed on the City of Toronto's heritage register in 2006.

Statement of Cultural Heritage Value

The property at 4200 Eglinton Avenue West is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values.

The Mary Reid House is valued for its design as a fine and well-crafted representative example of the Period Revival style applied to a country house in Etobicoke. Identified by the mixture of elements drawn from English medieval architecture, its design is particularly distinguished by the asymmetrical plan with projecting horizontal and vertical planes, the fenestration that includes an oriel window typical of Period Revival styling, and the application of corbelled brickwork and clinker bricks. The appearance of the Mary Reid House is reminiscent of the houses designed for nearby Kingsway Park (south of St. George's Golf and Country Club) and the other 20th century residential enclaves developed by the R. Home Smith Company along the Humber River, all of which featured architecture and landscaping inspired by the English Garden City Movement.

The property at 4200 Eglinton Avenue West also has cultural heritage value related to its contextual importance in maintaining and supporting the historical character of the area as it developed at the corner of Eglinton Avenue West and Royal York Road. Originally associated with the farming community of Richview, the land adjoining this intersection (northwest) was divided in the early 20th century as a small residential enclave characterized by large lot sizes. While the remainder of the subdivision did not develop as envisioned, with its scale, landscaped setting, and setback on a corner lot, the Mary Reid House is a reminder of the intended appearance of this part of Etobicoke.

Contextually, the Mary Reid House is also valued for its links to its setting on the north side of Eglinton Avenue West, west of Royal York Road where it is placed in and viewed across open space, set back from the thoroughfare, accessed via a semicircular driveway and separated from the street by a low stone wall with stone gate posts.

Heritage Attributes

The heritage attributes of the property at 4200 Eglinton Avenue West are the building known historically as the Mary Reid House with:

- The placement, setback and orientation of the structure on the north side of Eglinton Avenue West, west of Royal York Road

- The 2½-storey L-shaped plan
- The materials, with red brick cladding and brick, artificial stone and wood detailing, including corbelled brickwork and clinker bricks
- The cross-gable roof, which has a brick chimney at the east end
- On the principal (south) elevation, the organization of the wall with the single-storey entrance block (west) and the projecting L-wing (east)
- The principal (south) entrance, with the single panelled wood door that is set in a stone surround with quoins and placed off-centre in the wall
- The fenestration on all four elevations where flat-headed openings with multi-paned sash windows are set in wood surrounds, including the oriel window with brackets on the south wall
- The secondary entry on the rear (north) wall that is protected by the gable roof with wood detailing and oversized brackets
- Outlining the south edge of the site, the low stone wall with gate posts
- The views of the south elevation of the Mary Reid House from the north side of Eglinton Avenue West

SCHEDULE "B"
LEGAL DESCRIPTION

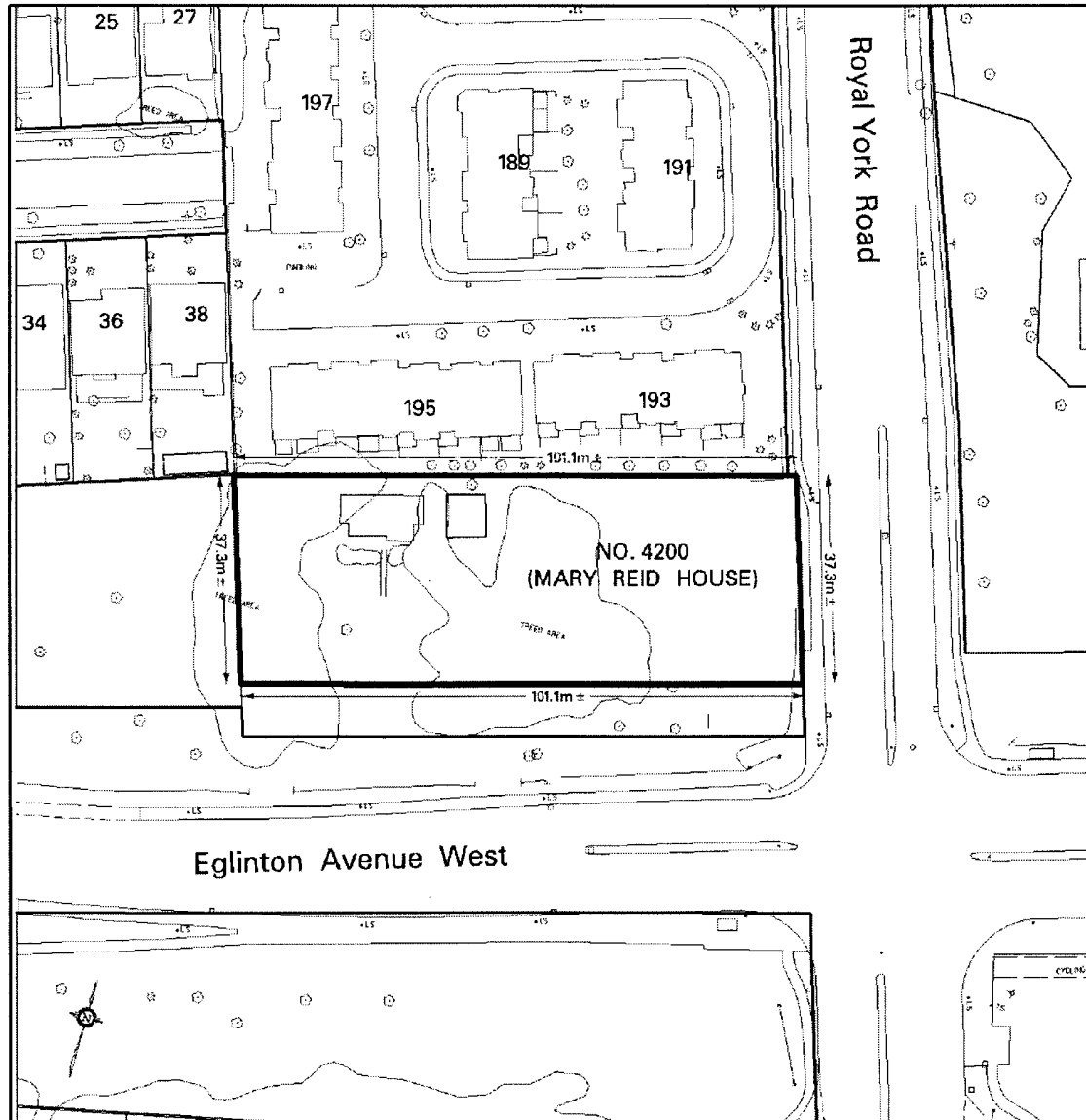
Part of PIN 07383-0194(LT)

Part of Lot 1 on Plan 2476 designated as PART 20 on Plan 66R-26293

City of Toronto (former City of Etobicoke), 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-2016-025 dated March 3, 2016, as set out in Schedule "C".

SCHEDULE "C"



Toronto
ENGINEERING & CONSTRUCTION SERVICES
ENGINEERING SUPPORT SERVICES
LAND & PROPERTY SURVEYS

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

WARD 4 — ETOBICOKE CENTRE
DATE: MARCH 03, 2016

PROPERTY INFORMATION SHEET

NO. 4200 EGLINTON AVENUE WEST
(MARY REID HOUSE)

LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

SKETCH No. PS-2016-025