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City Clerk's Office

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North York Civic Centre
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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
1351 BAYVIEW AVENUE
(STRATHAVON APARTMENTS)
CITY OF TORONTO, PROVINCE OF ONTARIO**

RECEIVED

MAR 05 2009

NOTICE OF PASSING OF BY-LAW

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

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

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

Take notice that the Council of the City of Toronto has passed By-law 223-2009, to designate 1351 Bayview Avenue (Strathavon Apartments) as being of cultural heritage value or interest.

Dated at Toronto this 3rd day of March, 2009


City Clerk

Attach

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

Authority: North York Community Council Item 9.4, as adopted by City of Toronto Council on October 22 and 23, 2007 and North York Community Council Item 22.10, as adopted by City of Toronto Council on January 27 and 28, 2009
Enacted by Council: February 25, 2009

CITY OF TORONTO

BY-LAW No. 223-2009

To designate the property at 1351 Bayview Avenue (Strathavon Apartments) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 1351 Bayview Avenue (Strathavon Apartments) as being of cultural heritage value or interest; and

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

WHEREAS the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 1351 Bayview Avenue and upon the Ontario Heritage Trust, Notice of Intention to designate the property and caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*; and

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

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

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

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

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

1. The property at 1351 Bayview Avenue, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.

3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 1351 Bayview Avenue and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*.

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

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION****Description**

The property with the confirmed municipal address of 1351 Bayview Avenue is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value and interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. Located on the northeast corner of Bayview Avenue and Airdie Road, the Strathavon Apartments were in place by July 1939 according to a photograph in the collection of the Toronto Reference Library. The garages at the rear (east) of the site were altered with the addition of second-storey dwelling units according to plans prepared by Toronto architects Chapman and Hurst in 1964 (the garages are not included in the Reasons for Designation).

Statement of Cultural Heritage Value**Design or Physical Value**

The Strathavon Apartments have design value as a well-crafted example of an apartment complex from the World War II era that is distinguished by its low scale, placement on the sites, and Georgian Revival features. Based on late 18th and early 19th century English precedents, the Georgian Revival style (also known as Colonial Revival) was popular during the World War I period and afterward, where residential designs featured symmetry, decorative brickwork, and refined Classical elements. The Strathavon Apartments are comprised of two buildings that anchor a corner lot. It is part of a group of three neighbouring apartment complexes at #1325, 1351 and 1365 Bayview that feature different configurations, but share a similar scale and architectural appearance.

Historical or Associative Value

With its position along Bayview Avenue at the northeast corner of Airdie Road, the Strathavon Apartments are associated with the evolution of Leaside as the community matured after World War I. In 1912, the directors of the Canadian Northern Railway commissioned the noted Montreal landscape architect Frederick G. Todd to lay out a model town on a 1000-acre tract southeast of Bayview Avenue and Eglinton Avenue East. The property, formerly owned by members of the Lea family, was the site of a Canadian Pacific Railway (CPR) junction named "Leaside". While Leaside was incorporated as a municipality in 1913, the development of its distinct residential and industrial sectors was largely delayed by World War I. During the conflict, the federal government established the Leaside Airfield for the training of Royal Flying Corps pilots, which brought recognition to the locality as the terminus of the first airmail flight in Canada in 1918. Following the war, access to Leaside was improved with the completion of the Leaside Bridge across the Don River and the Millwood Road CPR Underpass, which attracted industry and housing to the area. Although not integral to the founding of the Town of Leaside in 1913, the Strathavon Apartments were completed at the outset of World War II.

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

Contextual Value

The Strathavon Apartments are highly visible on Bayview Avenue in Leaside, where the complex stands opposite Mount Pleasant Cemetery and anchors the northeast corner of Airdrie Road. With their placement and setback, the Strathavon Apartments and the complementary Glen-Leven and Kelvingrove Apartments provide a transition between Bayview Avenue and the houses on the residential side streets to the east, from which they are separated by laneways with garages. However, the Strathavon Apartments are also historically, visually and functionally linked to the model community of Leaside. The three related apartment complexes at 1325, 1351 and 1365 Bayview Avenue were developed in concert with the detached and semi-detached houses in the area to offer a variety of accommodation in Leaside. With their position on the northeast corner of Airdrie Road, and in conjunction with the Glen-Leven Apartments on the southeast corner, the Strathavon Apartments provide a gateway from Bayview Avenue to the adjoining residential neighbourhood. The Strathavon Apartments share features with the Glen-Leven and Kelvingrove apartment complexes that are typical of Leaside houses, including a two-storey scale, gabled or hipped rooflines, traditional red brick cladding, and restrained Classical detailing.

Heritage Attributes

The heritage attributes of the Strathavon Apartments related to the complex's design value as a representative example of a World War II era apartment house with Georgian Revival detailing are found on the exterior walls and roof, consisting of:

- The pair of two-storey buildings facing Bayview Avenue and Airdrie Road, respectively.
- The uniform red brick applied for the cladding, quoins, window detailing (flat arches and sills), and diamond patterns on the gabled frontispieces. The steeply-pitched hip roofs with central brick chimneys.
- The organization of each building into three sections with a gabled frontispiece facing the street.
- On the frontispieces, the pairs of flat-headed window openings in each storey.
- Flanking the frontispiece on each building, the placement of single entrances in the outer bays between single and three-part flat-headed window openings.

- On the units facing Bayview Avenue, the entries featuring wood surrounds with stepped pediments and pilasters that highlight the paneled doors with single lights and flat transoms.
- On the building facing Airdrie Road, the entrances set in round-arched wood surrounds with Classical detailing that contain paneled doors with single lights and flat transoms.
- The continuation of the pattern of symmetrically placed flat-headed window openings on the side walls that are viewed from Bayview Avenue and Airdrie Road.
- The shutters found on many of the window openings that are identified with the Georgian Revival style.

The garage units at the rear (east) end of the property are not included in the Reasons for Designation.

SCHEDULE "B"

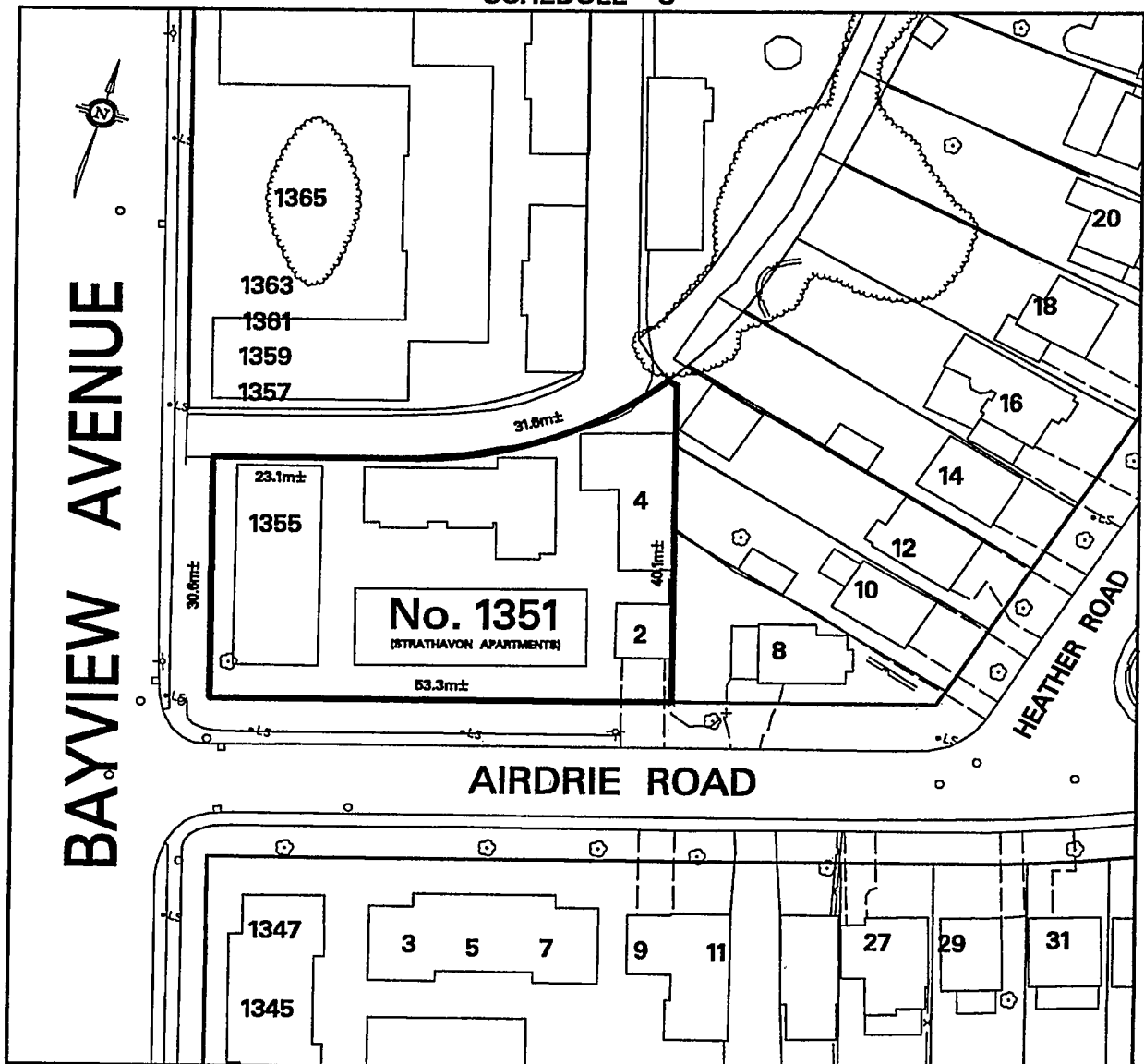
Part of PIN 10392-0038 (R)

LT 1 PL 2880 LEASIDE; LT 2 PL 2880 LEASIDE; LT 3 PL 2880 LEASIDE; LT 4 PL 2880 LEASIDE; LT 5 PL 2880 LEASIDE;

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

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2009-024 dated February 10, 2009, as set out in Schedule "C".

SCHEDULE "C"



Toronto

TECHNICAL SERVICES DIVISION
SURVEY & MAPPING SERVICES

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

CHECKED BY: JOHN HOUSE

PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET

NO. 1351 BAYVIEW AVENUE
(STRATHAVON APARTMENTS)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 26 - DON VALLEY WEST

DATE: FEBRUARY 10, 2009

SKETCH No. PS-2009-024