

Authority: North York Community Council Item 36.19,
as adopted by City of Toronto Council on August 25, 26 and 27, 2010
Enacted by Council: February 7, 2012

CITY OF TORONTO

BY-LAW No. 134-2012

To amend former City of North York By-law No. 31872, being a by-law to designate 34 Parkview Avenue (John McKenzie House) under Part IV of the *Ontario Heritage Act*, by amending the reasons for designation and the legal description.

WHEREAS By-law No. 31872 designated the property at 34 Parkview Avenue (John McKenzie House) under Part IV of the *Ontario Heritage Act*; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to amend designating by-laws to correct the legal description of the property and to revise the language of the by-law to make it consistent with the requirements of the Act, as amended; and

WHEREAS authority was granted by Council to amend By-law No. 31872 by amending the reasons for designation and the legal description; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owner and leasee of the land and premises known as 34 Parkview Avenue and upon the Ontario Heritage Trust, a Notice of Intention to amend By-law No. 31872; and

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

WHEREAS the amended legal description is set out in Schedule "B" to this by-law; and

WHEREAS no notice of objection to the proposed amendments have been served upon the Clerk of the municipality;

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

1. By-law No. 31872 is amended by deleting Schedule "A" and substituting Schedule "A" attached to this by-law.
2. By-law No. 31872 is amended by deleting Schedule "B" and substituting Schedule "B" attached to this by-law.
3. 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.

4. The City Clerk is authorized to cause a copy of this by-law to be served upon the owner and leasee of the property at 34 Parkview Avenue and upon the Ontario Heritage Trust.

ENACTED AND PASSED this 7th day of February, A.D. 2012.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

SCHEDULE "A"

AMENDED REASONS FOR DESIGNATION (STATEMENT OF SIGNIFICANCE) John McKenzie House, Coach House, Stable and Milk House

Description

The property at 34 Parkview Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, 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 north side of Parkview Avenue in the area east of Yonge Street between Sheppard Avenue East and Finch Avenue East, the site contains the 2½-storey house form building known as the John McKenzie House (1913) with its attached 1½-storey coach house (1918), as well as a single-storey milk house (1907) and a 1½-storey stable (1915). In 1992, the City of North York designated the property under Part IV, Section 29 of the Ontario Heritage Act by By-law No. 31872.

The designating by-law is being amended to include additional property, as well as to revise the Reasons for Designation to describe the site's cultural heritage values and attributes as required by the 2005 amendments to the Ontario Heritage Act.

Statement of Cultural Heritage Value

The property at 34 Parkview Avenue is linked historically to families integral to the founding and development of North York. The site represents a portion of the 200-acre farm lot granted in 1801 to Jacob Cummer, the first settler in the Willowdale area. Members of the Cummer family retained the property until the end of the 19th century when carpenter Philip McKenzie acquired part of the acreage. Philip's son, John McKenzie, built the current house (1913) after he subdivided the lands for the "Empress Subdivision" (1912) and, anticipating the growth of North York, opened the Kingsdale Builder's Supply Company.

For nearly 20 years, the John McKenzie House has been the headquarters of the Ontario Historical Society (OHS), the organization founded in 1888 and dedicated to increasing appreciation of Ontario's history and preserving heritage for people of all ages and cultural backgrounds. Located on the south lawn of the John McKenzie House, a provincial plaque commemorates the OHS as the foremost historical organization in Ontario. In 2008, the OHS became involved in the City of Toronto's "Clean and Beautiful City" program by establishing a volunteer-operated and community-based organic market garden on the City-owned land directly east of the John McKenzie House.

The John McKenzie House has design value as a rare surviving and intact example of middle class housing in North York from the World War I era. Placed on a double lot with outbuildings, the house stood out in an area identified by 19th century farmsteads and cross-roads villages. The John McKenzie House was one of the first house form buildings completed in a residential subdivision prior to the incorporation of North York Township in 1922. Stylistically, the John McKenzie House is a typical example of period design that combines elements of the Queen Anne Revival style favoured at the end of the 19th century with features of the most popular and more restrained styles of the early 1900s. Its sprawling plan, complex roofline, variety of fenestration and mixture of

materials are indicative of the Queen Anne Revival, while the design of the wrap-around verandah with its classical detailing is typical of the early 20th century Edwardian Classicism. Influenced by Arts and Crafts design, the interior is distinguished by its restored white oak finishes and art glass detailing.

Contextually, the John McKenzie House is a local landmark in Willowdale. Positioned to terminate the view north along Doris Avenue to Parkview Avenue, the house and its outbuildings form an important collection of early 20th century structures that overlook and are viewed from the adjoining McKenzie Parkette (north).

Heritage Attributes

The heritage attributes of the property at 34 Parkview Avenue are:

John McKenzie House and Coach House: exterior

- The scale, form and massing
- The 2½-storey asymmetrical plan above a raised stone base with window openings
- The materials, with brick cladding and brick, stone and wood detailing
- The hipped roof with the flared eaves and a dentilled cornice, the gabled dormers with pediments, brackets and battered walls, and the tall brick chimneys (east and west)
- The detailing on the principal (south) façade, where the centrally-placed main entrance has a single-leaf wood door with a four-part light, and paneled sidelights with leaded and bevelled glass
- The fenestration, with the flat-headed window openings with stone lintels and sills that contain double-hung sash windows, the two-storey bay windows on the south and east elevations, and the single-storey square bay window on the west wall
- The decorative leaded and bevelled glass in many of the window openings, including the staircase window (north) with its Art Nouveau design
- The L-shaped wrap-around verandah (south and east), which has a dentilled frieze, extended eaves with paired brackets, Doric columns on stone piers, and a brick balustrade
- In the second storey on the south and east elevations, the enclosed sunrooms with shed roofs, flared bases, and casement-style windows with leaded glass panels
- On the rear (north) wall, the single-storey hip-roofed wing
- Attached to the northeast corner of the house, the 1½-storey coach house that complements it in its cladding, roof detailing and fenestration, and has segmental arched openings with wood doors on the south elevation that were restored according to archival photographs
- The placement of the building on the northeast corner of Parkview Avenue and Doris Avenue directly south of the McKenzie Parkette

John McKenzie House: interior

- The centre-hall plan
- The vestibule with the white oak detailing
- Separating the vestibule from the entrance hall, the door and sidelights containing bevelled leaded glass

- In the entrance hall, the archway with Doric columns, and the open oak staircase with square newel posts and balustrades that extends to the attic and incorporates a built-in window seat at the second-floor landing
- The first-floor living room (west) with the archway, decorative beamed ceiling, fireplace, and built-in bookcases
- The first-floor dining room (northeast) with the beamed ceiling and a door to the verandah
- In the entrance hall, living room and dining room, the white oak panelled doors, casings, baseboards, and wainscoting
- Separated from the dining room by pocket doors, the first-floor parlour (southeast) with the stripped pine detailing, faux-stained fireplace, and plaster cornice and ceiling modillion
- On the second floor, the oak doors, casings, baseboards and picture rails, the fireplace mantel in the master bedroom (southwest), and the painted fireplace and mantel in the southeast bedroom

Stable

- The scale, form and massing
- The 1½-storey rectangular plan
- The solid red brick construction on a moulded concrete-block foundation, with contrasting buff brick cladding and wood shingles on the east elevation
- The gable roof with cedar shingles and, on the south slope, a shed-roofed wall dormer incorporating an opening
- The segmental-arched door and window openings, which are asymmetrically placed and have brick and stone detailing
- On the interior, the paved brick floor
- The position of the Stable behind (north of) the John McKenzie House and beside (east of) the Milk House

Milk House

- The scale, form and massing
- The single-storey rectangular plan
- The solid red brick construction on a moulded concrete-block foundation above a well
- The gable roof with wood shingles and vents in the shingled side walls, which is topped by a ventilator with louvers and a pyramidal roof
- The flat-headed window openings, which are asymmetrically placed and have stone lintels and sills
- The south entrance
- The position of the Milk House behind (north of) the John McKenzie House and beside (west of) the Stable

SCHEDULE "B"

PIN 10082-0185 (LT)

PT DORIS AV PL 2400 NORTH YORK; 1 FT RESERVE PL 2400 NORTH YORK PART 3
AND 11 64R12849 CLOSED BY TB857165 & TB838390; BEING DORIS AV

PIN 10082-0050 (LT)

LOT 378 PL 2400 NORTH YORK; PT LT 377 PL 2400 NORTH YORK; PT LT 18 CON 1
EYS TWP OF YORK AS IN TR70235

Part of PIN 10082-0074 (LT)

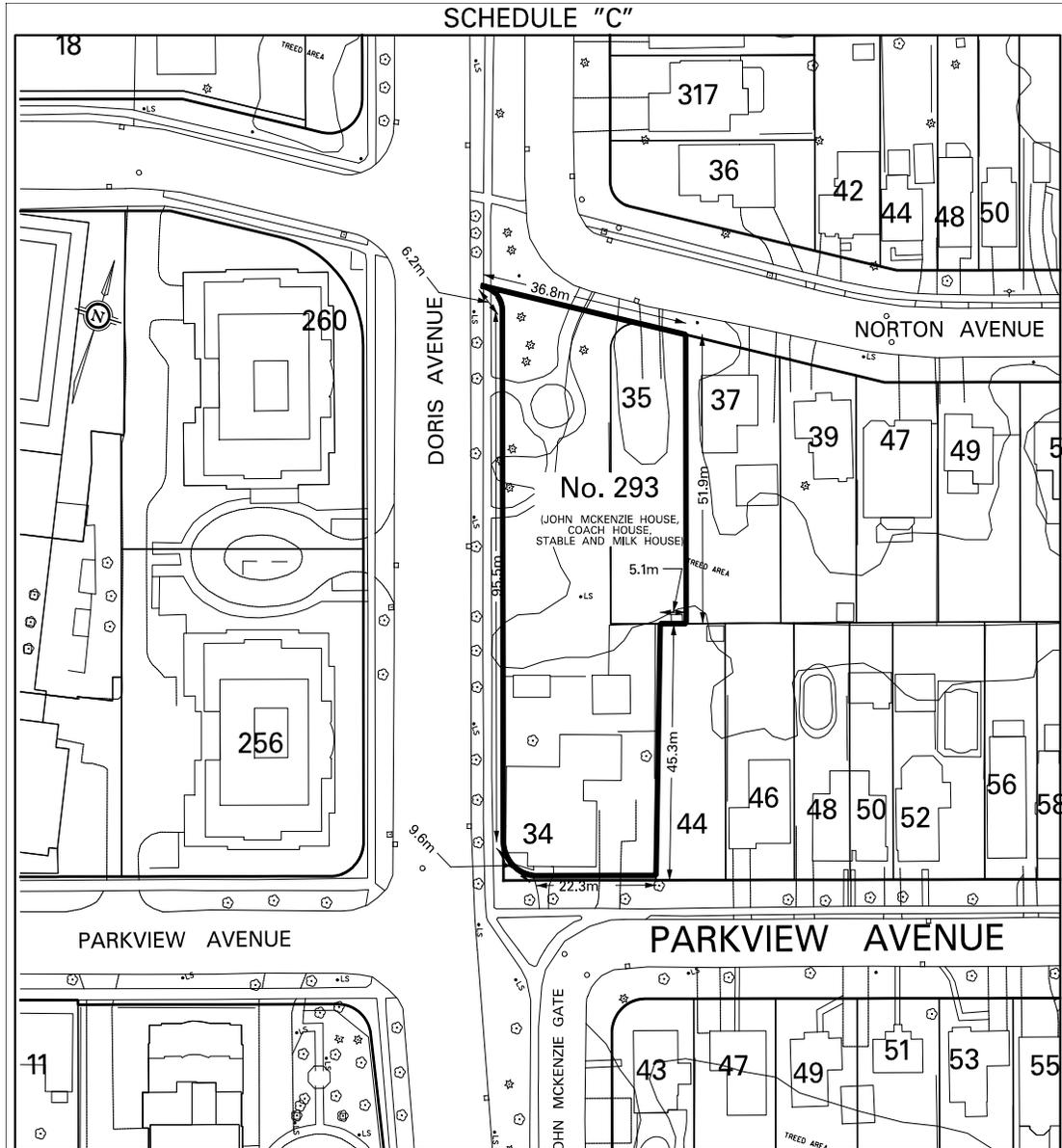
Parts of Lots 712 and 713 on Plan 1790 and part of Lot 18 in Concession 1 EYS designated as
PART 9 on Plan 64R-12849

Part of PIN 10082-0058 (LT)

Part of Lot 18 in Concession 1, EYS designated as PART 7 on
Plan 64R-12849

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

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2011-117
dated December 9, 2011, as set out in Schedule "C".



Toronto
 TECHNICAL SERVICES DIVISION
 SURVEY & UTILITY MAPPING

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 23 - WILLOWDALE
 DATE: DECEMBER 09, 2011

PROPERTY INFORMATION SHEET

NO. 34 PARKVIEW AVENUE (JOHN MCKENZIE
 HOUSE, COACH HOUSE, STABLE AND MILK HOUSE).
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

SKETCH No. PS-2011-117