

HERITAGE IMPACT AND CULTURAL LANDSCAPE ASSESSMENT

**Edwards Gardens
777 Lawrence Avenue East
City of Toronto, Ontario**

Prepared for:

**City of Toronto
Parks Development/Capital Projects**
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**Edwards Gardens
777 Lawrence Avenue East
City of Toronto, Ontario**

EXECUTIVE SUMMARY

ASI was contracted by the City of Toronto Parks, Forestry & Recreation Division to prepare a Heritage Impact Assessment (HIA) and Cultural Landscape Assessment for proposed alterations to Edwards Gardens, a 14-hectare public garden in North York that is owned by the City of Toronto. The subject property is located at 777 Lawrence Avenue East, and is situated on the southwest corner of Lawrence Avenue East and Leslie Street. Edwards Gardens is currently undergoing a Master Plan process in coordination with the Toronto Botanical Garden, which has an agreement for use of portions of the site. The purpose of this report is to inform the finalization of the Master Plan, and will evaluate the expansion and improvements proposed as part of the Master Plan – Phase 4 preferred concept.

Edwards Gardens meets the criteria for Ontario Regulation 9/06 for its physical, historical, and contextual value.

The proposed changes to the site include the addition of a large bridge spanning the east and west table lands, the removal of historical circulation routes and the addition of new routes, and the possible demolition or relocation of the lunchroom, barn, garage and glasshouse.

These changes are anticipated to impact identified heritage attributes. However, some of the changes will also provide important improvements to accessibility on the site, a consideration encouraged by the Parks Canada Standards and Guidelines:

Providing people of all ages, interests and abilities with access to historic places is highly desirable and a frequently mandated social goal. Generally, the solutions that best balance accessibility needs with heritage value are those that enhance the use and appreciation of an historic place for everyone. Work should be carefully planned and undertaken so that impact on an historic place's heritage value and character-defining elements is minimized: the objective is to provide the highest level of access with the lowest level of impact (Parks Canada 2010:42).

Improved accessibility will make the site a more attractive place for new and existing users alike, thereby providing increased exposure to the cultural heritage value of the site and offering opportunities to provide interpretation and education about its history.

Based on the results of archival research, site survey, and analysis, and in accordance with the Parks Canada Standards and Guidelines, a rehabilitation approach should be adopted to guide the expansion and improvements proposed as part of the Master Plan for Edwards Gardens. Rehabilitation involves “the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value” (Parks Canada 2010: 16). As a result, the following general recommendations have been made based on the determined heritage values of the resources and in consideration of the overall impacts of the proposal:



1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
 - (a) Retention in place of the existing buildings that form the Maintenance Complex is recommended. Should removal be required, the removal of the Lunchroom, as the smallest building would have the least impact on the complex of buildings and the courtyard they form. Should the lunchroom be removed, consideration should be given to maintaining the enclosed space of the courtyard through other means such as the use of vegetation or structure.
 - (b) Maintain the existing landscaped lawn area around the Moriyama Pavilion wherever possible.
2. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
 - (a) The proposed bridge should be suitably designed to minimize visual impacts as much as possible and to be sympathetic to the historical setting and context of the area. The impacts of the bridge can be mitigated through its design, with an emphasis on a bridge design which is visually “light” on the landscape, and does not obstruct more of a viewscape than is necessary. The choice of materials that harmonize with the natural environment and design cues taken from existing bridges would further mitigate impacts. Design cues can also be taken from Moriyama’s Pavilion and Civic Garden Centre.
 - (b) Maintain existing pathways wherever possible. For the new pathways and trails, the selection of materials that harmonize with the natural environment and the integration of the new pathways into the existing landscape and vegetation would mitigate some impacts
3. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future
4. Document visual relationships, including viewscales and their foreground, middle ground and background; landmarks, edges and skyline; prospects, both to and from the historic place; and condition before beginning project work.
 - (a) Prepare modelling of views to the Pavilion, from specific vantage points using photo montages of the proposed bridge, and in cross section to confirm the altered visual experience resulting from the proposed project, from key access points and circulation routes within Edwards Gardens
5. Once more detailed site plans for improvements at Edwards Gardens have been developed, the heritage impact assessment should be updated in order to confirm the appropriate mitigation measures to minimize potential impacts to identified cultural heritage resources.

PROJECT PERSONNEL

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|--------------------------------|---|
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1.0 INTRODUCTION

ASI was contracted by the City of Toronto Parks, Forestry & Recreation Division to prepare a Heritage Impact Assessment (HIA) and Cultural Landscape Assessment for proposed alterations to Edwards Gardens, a 14-hectare public garden in North York that is owned by the City of Toronto. The subject property is located at 777 Lawrence Avenue East, and is situated on the southwest corner of Lawrence Avenue East and Leslie Street (Figure 1). Edwards Gardens is currently undergoing a Master Plan process in coordination with the Toronto Botanical Garden, which has an agreement for use of portions of the site. The purpose of this report is to inform the finalization of the Master Plan, and will evaluate the expansion and improvements proposed as part of the Master Plan – Phase 4 preferred concept.

The Subject Property contains two buildings listed on the City of Toronto’s Heritage Register on October 6, 1997:

- Civic Garden Centre built by Raymond Moriyama (1964), with an addition by Jerome Markson (1974); and,
- Pavilion built by Raymond Moriyama (1964).

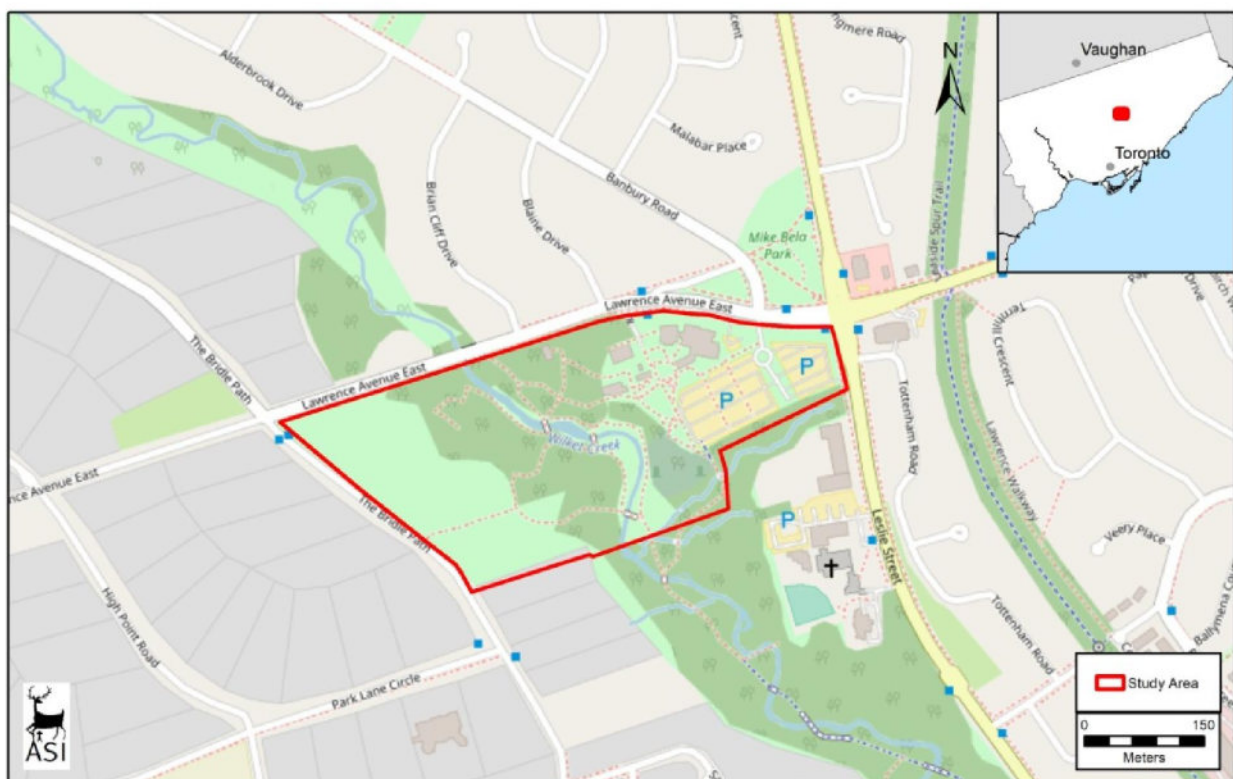


Figure 1: Location map of the Toronto Botanical Gardens (Base Map: Open Street Maps)

The research, analysis and site visit was conducted by Laura Wickett and James Neilson under the project direction of Annie Veilleux, Manager of the Cultural Heritage Division, ASI. The present heritage impact assessment follows the Ministry of Tourism, Culture and Sports’ *Ontario Heritage Toolkit* (2006), the City of Toronto Terms of Reference for Heritage Impact Assessments (2011) and the *Standards and*

Guidelines for the Conservation of Historic Places in Canada (2010). Research was completed to investigate, document and evaluate the cultural heritage resources within the study area.

This document will provide:

- a description of the cultural heritage resources, including location, a detailed land use history of the site and photographic documentation;
- a description and analysis of the site's cultural heritage value based on archival research, site analysis, and municipally accepted criteria for establishing cultural heritage significance;
- an assessment of impacts of the proposed undertaking; and
- appropriate conservation measures and intervention strategies.

1.1 Location and Study Area Description

The subject property consists of Edwards Gardens, a 14-hectare public park and botanical garden in North York (Figure 2). The subject property is located at 777 Lawrence Avenue East within Lot 5, Concession 2 EYS, and is situated on the southwest corner of Lawrence Avenue East and Leslie Street. The subject property is bordered by The Bridle Path to the west, Don Mills to the north and east, and Wilket Creek parkland which is owned by the Toronto Region Conservation Authority to the south.

The subject property contains six main buildings, along with a number of smaller auxiliary buildings spread out throughout the property. The six main buildings are illustrated in Figure 3 and include:

- Civic Garden Centre: Built in 1964, with additions added in 1976 and 2005. Houses administrative offices, a library, reception space and a garden shop. The structure is listed on the City of Toronto's Heritage Register (see Appendix A for reasons for listing);
- Pavilion: Built in 1964, functions as an open air shelter and lookout area. The structure is listed on the City of Toronto's Heritage Register (see Appendix B for reasons for listing);
- Barn: Construction date unknown, but likely associated with the Milne family occupation of the site; currently houses a café, washroom facilities and maintenance space.
- Maintenance Garage: Construction date unknown, but likely associated with the Milne family occupation of the site; currently used for vehicle storage and maintenance.
- Lunchroom: Construction date unknown, but likely associated with the Milne family occupation of the site; currently used as a staff lunchroom.
- Glasshouse: Likely constructed by Rupert Edwards between 1943 and 1955.



Figure 2: Aerial photo of the Subject Property



Figure 3: Aerial photo of existing buildings on the property

The subject property is accessed via entrances on Lawrence Avenue East and Leslie Street, which lead to a 1.5-hectare parking lot. The buildings on the property are clustered on the north portion of the site and are surrounded by ornamental gardens, flower beds, potted plants, and other vegetation. A centralized courtyard is located within the space between the Barn, Maintenance Garage, Lunchroom and Glasshouse. For the purposes of describing the grouping of buildings formed by the Barn, Maintenance Garage, Lunchroom and Glasshouse, the term “Maintenance Complex” will be used throughout this report. The remainder of the property consists of a heavily landscaped park with plantings, pathways, benches, and expansive open spaces, as well as a maintenance area. The dominant feature on site is Wilket Creek, a tributary of the Don River and meandering waterway that bisects the property.

1.3 Policy Framework

The authority to request this heritage assessment arises from the *Ontario Heritage Act*, Section 2(d) of the *Planning Act*, the *Provincial Policy Statement* (2014), and the City of Toronto’s *Official Plan* (Section 3.1.5).

The *Ontario Heritage Act* (OHA) enables designation of properties and districts under Part IV and Part V, Sections 26 through 46 and also provides the legislative bases for applying heritage easements to real property.

The *Planning Act* (1990) and related *Provincial Policy Statement* (PPS 2014) make a number of provisions relating to heritage conservation. One of the general purposes of the *Planning Act* is to integrate matters of provincial interest in provincial and municipal planning decisions. In order to inform all those involved in planning activities of the scope of these matters of provincial interest, Section 2 of the *Planning Act* provides an extensive listing. These matters of provincial interest shall be regarded when certain authorities, including the council of a municipality, carry out their responsibilities under the *Act*. One of these provincial interests is directly concerned with:

- 2 (i) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

The *PPS* indicates in Section 4 - Implementation/Interpretation, that:

- 4.7 The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

Official plans shall identify provincial interests and set out appropriate land use designations and policies. To determine the significance of some natural heritage features and other resources, evaluation may be required.

Official plans should also coordinate cross-boundary matters to complement the actions of other planning authorities and promote mutually beneficial solutions. Official plans shall provide clear, reasonable and attainable policies to protect provincial interests and direct development to suitable areas.



In order to protect provincial interests, planning authorities shall keep their official plans up-to-date with this Provincial Policy Statement. The policies of this Provincial Policy Statement continue to apply after adoption and approval of an official plan.

Those policies of particular relevance for the conservation of heritage features are contained in Section 2, *Wise Use and Management of Resources*, in which the preamble states that “Ontario's long-term prosperity, environmental health, and social well-being depend on protecting natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental and social benefits.”

Accordingly, in subsection 2.6, *Cultural Heritage and Archaeology* makes the following relative provisions:

- 2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.
- 2.6.3 Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.

This provides the context not only for discrete planning activities detailed in the *Planning Act* but also for the foundation of policy statements issued under Section 3 of the *Planning Act*.

The following relevant policies, outlined in the City of Toronto *Official Plan* (dated June 2015), direct the undertaking of Heritage Impact Assessments within the City:

- 3.1.5.5 Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.
- 3.1.5.22 A Heritage Impact Assessment will address all applicable heritage conservation policies of the Official Plan and the assessment will demonstrate conservation options and mitigation measures consistent with those policies. A Heritage Impact Assessment shall be considered when determining how a heritage property is to be conserved.
- 3.1.5.23 A Heritage Impact Assessment will evaluate the impact of a proposed alteration to a property on the Heritage Register, and/or to properties adjacent to a property on the Heritage Register, to the satisfaction of the City.



- 3.1.5.25 In addition to a Heritage Impact Assessment, the City may request a Heritage Property Conservation Plan to address in detail the conservation treatments for the subject heritage property. The City may also request a Heritage Interpretation Plan to promote a heritage property or area, to the public.

Additionally, with regards to heritage conservation within the City of Toronto, the City of Toronto's *Official Plan* (2015) contains the following policy guidelines:

- 3.1.5.2 Properties and Heritage Conservation Districts of potential cultural heritage value or interest will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto's diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register.
- 3.1.5.3 Heritage properties of cultural heritage value or interest properties, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.
- 3.1.5.4 Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council.
- 3.1.5.5 Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.
- 3.1.5.26 New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.
- 3.1.5.27 Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those

properties is desirable and encouraged. The retention of facades alone is discouraged.

- 3.1.5.43 Potential cultural heritage landscapes will be identified and evaluated to determine their significance and cultural heritage values. Significant cultural heritage landscapes will be included on the Heritage Register and/or designated under either Part IV or Part V of the Ontario Heritage Act.

1.4 Project Consultation

The following organizations, websites, online heritage documents, online heritage mapping tools were reviewed to confirm the level of significance of the subject property, the location of additional previously identified cultural heritage resources adjacent to the study area, and to request additional information generally:

- City of Toronto Heritage Register [Accessed 11 September 2017] at <http://app.toronto.ca/HeritagePreservation/setup.do?action=init>
- Canadian Register of Historic Places [Accessed 11 September 2017] at www.historicplaces.ca/en/pages/about-apropos.aspx;
- Parks Canada website (national historic sites) [Accessed 11 September 2017] at <http://www.pc.gc.ca/eng/progs/lhn-nhs/index.aspx>;
- Ontario Heritage Trust *Ontario Heritage Act Register*, an online, searchable database of designated Ontario properties [Accessed 11 September 2017] at www.heritagetrust.on.ca/en/index.php/pages/tools/ontario-heritage-act-register;
- Email correspondence with Ragini Dayal, Heritage Preservation Services (8 September 2017)
- Toronto Reference Library;
- Toronto Archives;
- Ontario Archives;
- Toronto Land Registry Office;
- Toronto Building Records¹; and
- Historical and genealogical records at Ancestry.com.

2.0 HISTORICAL RESEARCH

A review of available primary and secondary source material was undertaken to produce a contextual overview of the study area, including a general description of Euro-Canadian settlement and land-use. The following section provides the results of this research.

The subject property consists of Edwards Gardens, a 14-hectare park and botanical garden, located in Lot 5 Concession 2 EYS in the historical Township of York, within the former City of North York and current City of Toronto.

¹ Building records for the buildings on the subject property were requested on September 22, 2017, however the request had not been fulfilled by the time of report submission.



2.1 Township and Settlement History

2.1.1 *Township of York*

The land which comprises the former York Township was alienated by the British from the native Mississaugas by provisional treaty number 13, known as the “Toronto Purchase,” dated at the Bay of Quinte on September 23, 1787. Due to certain irregularities contained in the original document, this purchase was confirmed by a second treaty dated August 1, 1805. Between 1784 and 1792, this part of Southern Ontario formed a part of the judicial District of Montreal in the Province of Quebec. Augustus Jones undertook the first township survey for York in 1791, when the base line, corresponding to present day Queen Street, was established. The remainder of the Township appears to have been surveyed by Alexander Aitken in the summer of 1793, and the preliminary plans of survey had been completed by early September (Winearls 1991:591; Firth (ed) 1962:11).

The Town and Township comprised part of the East Riding of York in the Home District, which, between 1792 and 1800, was administered from Niagara. York was planned to be the unofficial capital of Upper Canada in the winter of 1796. It was not, however, until February 1798 that it was selected as the “seat of Government on mature deliberation” by the Duke of Portland. On January 1, 1800, the Home District was elevated into a separated administrative district from Niagara. Following the abolition of the Districts in 1849, the Home District was succeeded by the United Counties of York, Peel and Ontario in 1850. Ontario and Peel were elevated to separate county status in 1851-52 (Edith Firth (ed) 1962:24; Armstrong 1985:143).

Yonge Street was first established in the 1790s by Upper Canada’s first Lieutenant Governor, John Graves Simcoe. To ensure the new province’s defense, Simcoe opened up two military roads – Dundas Street and Yonge Street. Yonge Street was laid out to the north to connect York with the military posts on the Upper Great Lakes. The first hamlets or villages of York Township developed at the major crossroads along Yonge Street as “service centres” for local farmers. Settlements usually developed around a mill site – their names taken from the local mill or property owner. Millers used power from the then fast flowing Don and Humber Rivers, and Wilket and Black Creeks (Hopkins 1994:ii).

The population of the Township increased steadily during the nineteenth century. In 1797, for instance, the total number of inhabitants “of Yonge Street” was estimated at 86 persons (ie, 52 males and 34 females.) Within the space of one decade, the Township proper contained 502 men, women, children and “servants.” At the outbreak of the War of 1812, York Township contained 756 inhabitants, and by 1823 this number had increased to 1,909 residents. In 1837, the population had reached 4,320, and by 1842 this number had increased again to 5,720. At this time, York Township contained 23 schools (Walton 1837:189; Smith 1846:225, 1851:43; Mosser 1984:6).

The northern area of York Township remained quite rural past 1900. In 1919 Toronto had 75,000 inhabitants. The northern area of York Township had only 6,000, most of them farmers (Loveseed 1988:35). When farmers north of Toronto decided they weren’t being properly represented by the local government, they created their own North York Township in 1922. As urbanization increased and rural land was developed, the little villages gradually disappeared (Hopkins 1994:ii).



In 1953, North York became one of 13 municipalities in the new Municipality of Metropolitan Toronto. North York was renamed a borough in 1967 and incorporated as a city in 1979. In 1998, North York ceased to be an individual municipality and became part of the amalgamated City of Toronto.

2.1.2 Don Mills

The Don River was named after the Don in Yorkshire, England in 1793. Don Mills, or Don as it was first called, is the area extending along the Don River Valley from Bayview to Victoria Park, and from south of Eglinton Avenue to York Mills Road. One of the earliest settlers in the area was James Gray, who arrived from Scotland in 1816, built his log cabin on the east side of Don Mills Road, and established a farm overlooking the Middle Don River. In the early days the route to Toronto was by way of Lawrence Avenue, through the Bayview ravine to Yonge Street. Finally farmers agreed to give sufficient land to open the Don Independent Road, now Don Mills Road, to Plains Road or O'Connor Drive. Each farmer on the east side of the proposed route gave half the road allowance, and each farmer on the west side matched it, making what is termed a "given" road. By 1825 it was an improved road, and by 1852 it was macadamized as far as Todmorden (Hart 1968:231).

The rural character of Don and its surroundings changed quickly when it was selected as the site of Toronto's first master-planned community in 1953 by businessman E.P. Taylor. Known as Don Mills, the development displaced 20 small farms (Toronto Star 2016). Like the rest of North York, the area around Don Mills urbanized rapidly in the second half of the twentieth century.

2.2 Historical Development of Edwards Gardens

The subject property has had three significant owners: it was owned by the Milne family from 1830 to 1919; by Rupert Edwards from 1943 to 1955; and was purchased in 1955 by the Municipality of Metropolitan Toronto and has since remained in ownership by the City of Toronto.

2.2.1 Milne Ownership

The crown patent for the east half of Lot 5, Concession 2 ESY was granted to James Fitzgerald in 1817. Fitzgerald sold this land to Alexander Milne in 1830. The property would remain in the Milne family for nearly a century.

Alexander Milne was born in Forfarshire, Scotland in 1777. He and his first wife Jane Gibson emigrated to the United States in 1801 and first settled in Long Island and then came to Canada in 1817. Alexander was a weaver by trade and first started a carding and fulling business in Humber Summit before moving to Markham and finally to York Township in 1827 (Hart 1968:233).

The Alexander Milne family moved to the Township of York East in the spring of 1827 and purchased the east half of Lot 5, Concession 2 East on the southwest corner of Lawrence Avenue East and Leslie Street. A small tributary of the West Don River which runs through the property became known as Milne Creek (now called Wilket Creek). The Milnes erected a farmhouse (Figures 4 and 5) (now the site of the Moriyma Pavilion) and a woollen mill and saw mill near the creek (the exact location of the mills is not known). The three-storey mill building furnished space for carding and fulling on the lower floors and a



saw mill on the third floor, with water from the creek providing power for an eighteen-foot overshot paddle wheel. After operating the woollen and saw mill for five years on this small creek, the water supply was found to be too inconsistent to generate enough power for the milling operations (Hart 1968:74).



Figure 4: Rendering of Milne farmhouse in the 1877 York County Atlas



Figure 5: Undated photo of the Milne house (North York Historical Society)

In search of a new mill site, Milne moved in 1832 to a new location on the Middle Don River, east of Don Mills Road and south of Lawrence Avenue (on what is now the northern part of the Charles Sauriol Conservation Reserve). Some of the family continued to live on the old site, but a new mill and house for Alexander's eldest son William was built on the new site (Hart 1968:233).

The 1860 Tremaine Map of York County (Figure 6) shows Alexander Milne as the owner of the subject property and Alexander and William Milne as the owners of the adjoining lot on the east side of Leslie Street (Lot 5, Concession 3). The new woollen mill and saw mill were successful, and by 1851 the area had developed into a small, thriving community with 16 buildings, known as Milne's Hollow or Milneford Mills (Hart 1968:76). The 1877 Map of York County (Figure 7) shows William Milne as the owner of the subject property and various members of the Milne family as owners of adjacent lots. Alexander Milne died in 1877 and is buried in the Milne family cemetery, contained within the subject property.

The 1909 and 1927 topographic maps (Figures 8 and 9) depict a building in the position of the Milne farmhouse (where the Moriyama Pavilion now stands).

The subject property remained in the Milne family until 1919. The property changed hands numerous times between 1919 and 1943 when it was purchased by Rupert Edwards. The chain of ownership between 1817 and 1943 is detailed in Table 1.

Table 1: Chain of Ownership of Subject Property Until 1943

| Date | Sold by | Sold to | Notes |
|------|----------------------|---------------------|-------------------|
| 1817 | Crown | James Fitzgerald | |
| 1830 | James Fitzgerald | Alexander Milne | |
| 1834 | Alexander Milne | William Milne | |
| 1919 | Alex S. Milne | Joseph Kilgour | |
| 1926 | Joseph Kilgour | Bayview Heights Ltd | |
| 1928 | Bayview Heights Ltd. | J. Adair Gibson | |
| 1932 | J. Adair Gibson | Arthur F. Wells | Part "A" (2.4 ha) |
| 1931 | J. Adair Gibson | Mary Wilder | Part "B" (8 ha) |
| 1934 | Mary Wilder | Justin M. Cork | Part "B" |
| 1940 | Justin M. Cork | Nelson Davis | Part "B" |
| 1943 | Nelson Davis | Canada Varnish Co. | Part "B" |
| 1943 | Arthur F. Wells | Rupert Edwards | Part "A" |

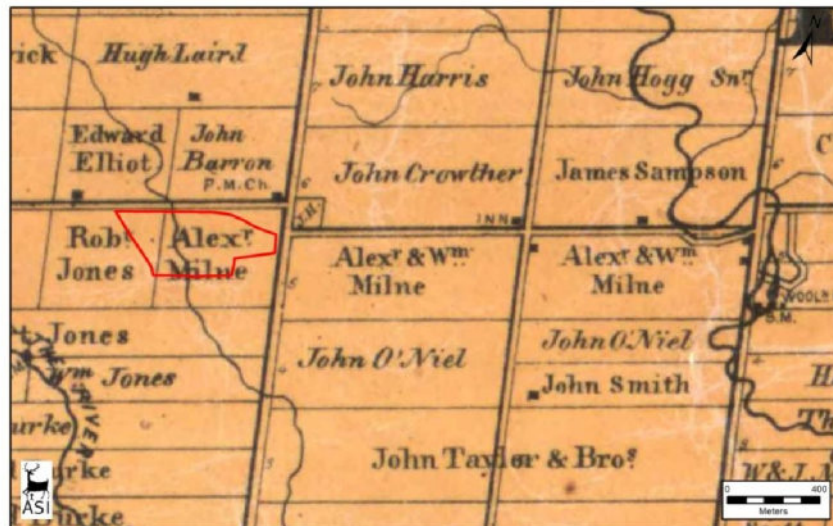
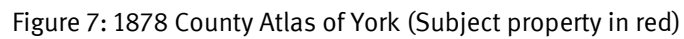


Figure 6: 1860 Tremaine Map of York County (Subject property in red)



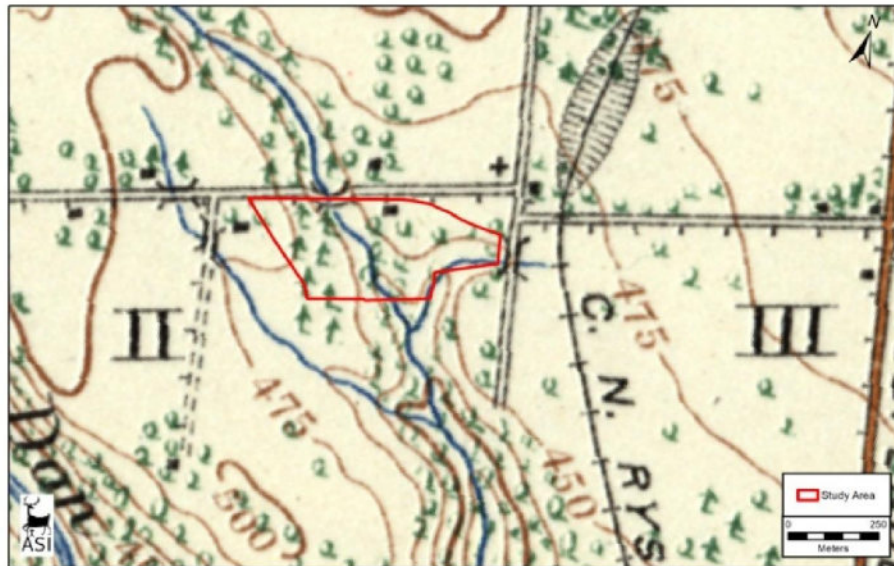


Figure 9: 1927 Topographic Map (Subject property in red)

2.2.2 Edwards Ownership

Charles Sauriol describes the property ca. 1930, before Edwards purchased it, as being “in a wildwood state, a backwash of pioneer life. The walk along the creek was an experience in pushing one’s way through a tanglewood of growth. A few old apple trees still clung to the slopes near the site of the mill” (Sauriol 1995:266).

The date the original mill building was removed from the site is not known, however it does not appear on the earliest available aerial photograph from 1942 (Figure 27), and Sauriol’s reference to the “site of the mill” would suggest the mill building had been removed prior to ca. 1930.

Rupert Edwards was born in England and came to Canada in 1911, becoming interested in the chemical business and later in the paint and varnish field. He first settled in Montreal before moving to Toronto in 1923. He founded the Canada Varnish Company, or Canvarco, in the same year and continued as its president until 1963. By the 1940s, his company was one of the largest employers in the city, with its factory in Leaside. He died in 1967 (Globe and Mail 1967; Kennedy 2017:147).

Rupert Edwards bought the subject property in 1943 and named it Springbrook Farm. The Globe and Mail states that Edwards “spent 13 years and thousands of dollars developing the ravine property into one of the finest landscaped park areas in Canada” (Globe and Mail 1967). He hired gardener Len Cullen, founder of Weall and Cullen Nurseries and Cullen Gardens and Miniature Village (in Whitby) to build the garden with him (Kennedy 2017:147). Their work on the property forms the basis of the landscape as it appears today. The extensive landscaping included the installation of numerous flowerbeds, the planting of trees, the construction of walkways, bridges (Figure 10), waterfalls and greenhouses, the erection of a 500-foot long rock garden, the damming of the creek (Figure 14) and the installation of a steel water wheel (Figures 11 and 12) to pump water to various points throughout the grounds (Hart 1968:270; Kennedy 2017:147).

Edwards was very active in making improvements to the property during his period of ownership from 1943 to 1955. He was continuously adding new trees and flowers, constructing new walkways, bridges and waterfalls and built greenhouses for the overwintering of delicate plants and the preparation of cuttings and seedlings. He installed stripped pine bridges spanning the creek, gazebos and a large steel water wheel to pump water to various points throughout the grounds (Hart 1968:270). He also built a nine-hole, par three golf course. All this time, the property was still a working farm, with the barn full of animals (Kennedy 2017:47). A newspaper article from 1955 states that three full-time gardeners maintained the property, not counting Mr. Edwards himself, but that it took 15 men at the start (Globe and Mail 1955).



Figure 10: Wooden pedestrian bridge likely installed by Edwards, photo 1958 (Toronto Archives)

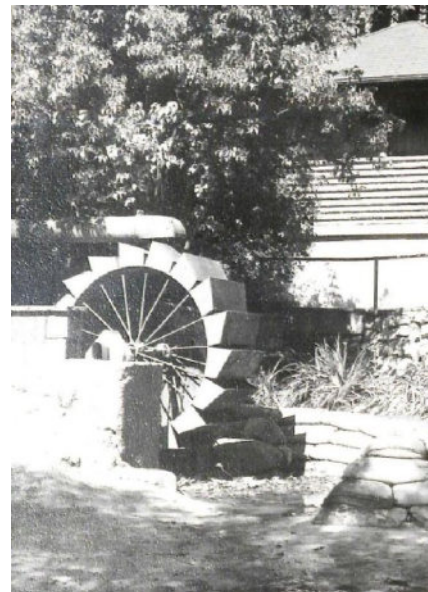


Figure 11: Water wheel, photo 1960 (Toronto Archives)

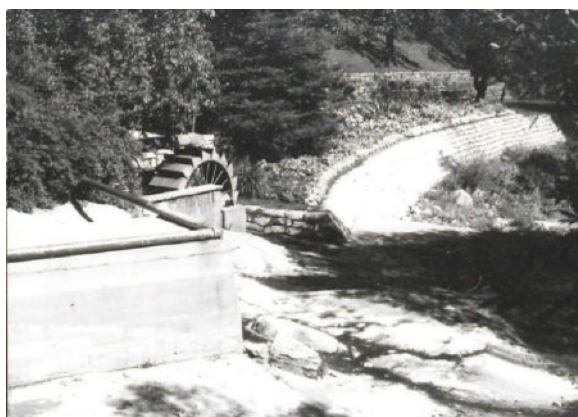


Figure 12: View of water wheel on creek, looking southeast, 1960 (Toronto Archives)



Figure 13: The Milne house in 1955 (Toronto Archives)

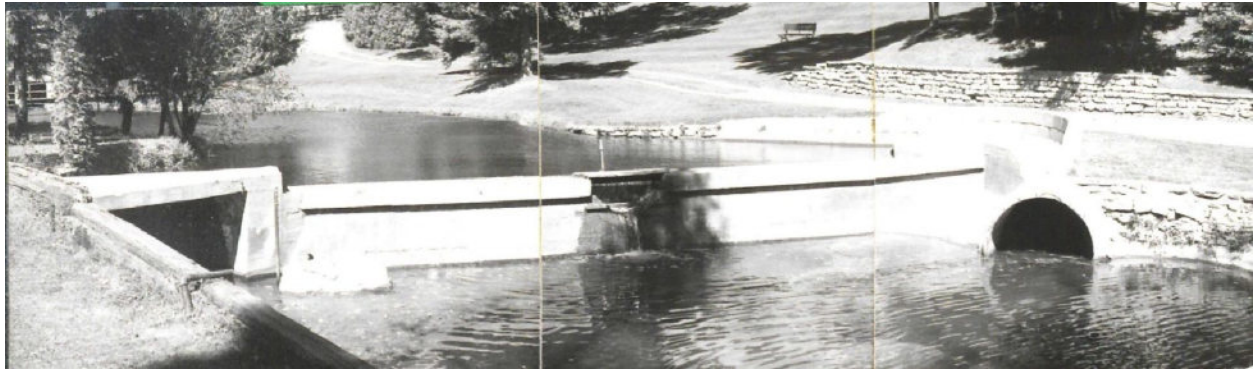


Figure 14: Dam on the creek (since removed), 1960 (Toronto Archives)

In 1955, Edwards was approached by a developer wishing to purchase the property for \$400,000. The master-planned community of Don Mills was under construction immediately to the east of the property. After 12 years of work on his gardens, Edwards made the decision to sell the property to the Municipality of Metropolitan Toronto, on the condition that it be maintained in perpetuity as a public park (Kennedy 2017:148). The Municipality of Metropolitan Toronto purchased the property in September, 1955 at a cost of \$153,000. The park was originally leased to the Township of North York from September 26, 1955, to June 18, 1958 (Metropolitan Parks Department 1970:68).

The estate at the time of sale is described as including a house, converted from the farmhouse of the original owners; a large barn; a five-car garage and offices; and two greenhouses. The slopes of the creek ravine are described as “a riot of color with thousands of plants, bulbs, shrubs and trees covering them in profusion” (Globe and Mail 1955).

2.2.3 City Ownership

In 1955, Harry W. Moreland was the parks commissioner for North York and oversaw the preparation of the park prior to its public opening as Edwards Gardens in the spring of 1956. He is described as enlisting the aid of experts from the Ontario Agricultural College at Guelph, municipal planning boards and local parks administrations in planning for the park (Globe and Mail 1956). The preparations for opening are described in a newspaper article:

More than 10,000 plants have been propagated from cuttings. They include geraniums, chrysanthemums, begonias and carnations. Another 17,000 have been raised from seed, including petunias, begonias, zinnias, marigolds and 5,000 plants of 30 other varieties. There are 14 main flower beds on the property (Globe and Mail 1956).

The greens of the nine-hole golf course were transformed into flower beds. Historical photographs from the late 1950s show extensive landscaping work being done on the property (Figures 15 and 16).



Figure 15: Workers on the property in winter 1958-1959 (Toronto Archives)



Figure 16: Landscaping work on the property 1958 (Toronto Archives)

Edwards Gardens quickly became a popular attraction for the public: “Springtime crowds indicate that last year’s weekend record of 10,000 visitors will be surpassed this summer” (Globe and Mail 1958). Newspapers from the 1950s, 1960s, and 1970s make reference to concerts, flower shows, and art shows taking place at the gardens. In 1963 the parks department purchased stereo equipment to play music throughout the gardens on Wednesday evenings, and Saturdays, Sundays and holidays (something they had previously been doing with loaned equipment) (Figure 19) (Metropolitan Parks Department 1970:68).



Figure 17: Edwards Gardens in 1959 (Ontario Archives)



Figure 18: Lawn in front of Milne house in 1958 , with garage in background (Toronto Archives)



Figure 19: Back of photo reads: "Crowds of people on a Sunday afternoon relaxing and enjoying music piped over a stereophonic system" Ca. 1960 (Toronto Archives)



Figure 20: Glasshouse, 1960 with lunchroom in background (Toronto Archives)



Figure 21: Garage, 1960 (Toronto Archives)



Figure 22: Barn, 1960 (Toronto Archives)



Figure 23: Milne House, 1960 (Toronto Archives)



Figure 24: Milne house after 1962 fire (Toronto Archives)

In 1959, the first civic garden centre in Canada was established at Edwards Gardens by the Toronto Garden Club, operating out of the Milne house (Figure 23). Services offered by the Civic Garden Centre included a specialized library, horticultural lectures, workshop space, plant displays, and courses in flower arranging. (Globe and Mail 1962). Office space in the Milne house was also leased to the Federation of Ontario Naturalists (Metropolitan Parks Department 1970:68).

The Barn was used to store maintenance machinery. The apartment above the Maintenance Garage was used as accommodation for a gardener and his family. Karlis Zarins had been an employee of Rupert Edwards since 1951 and stayed on when the property was purchased by Metro Toronto. It was Zarins and his family who first detected a serious fire at the Milne house on November 27, 1962. The fire severely damaged the house (Figure 24), and while restoration was debated, Metro Parks commissioner Tommy Thompson ultimately decided to demolish what was left of the house and replace it with a simple shelter structure - the Pavilion (Kennedy 2017:148).

This Pavilion (Figure 25) was designed by Toronto architect Raymond Moriyama and constructed in 1964. Moriyama established his architectural practice in 1958 and would go on to design significant civic buildings in Toronto such as the Ontario Science Centre, the Toronto Reference Library and the Scarborough Civic Centre.

Moriyama incorporated the original foundations and terraces of the Milne house into the Pavilion's design. In 1991, the Pavilion won the 25 Year Award from the Ontario Architect's Association (Corporation of the City of North York 2009:15). The structure is listed on the City of Toronto's Heritage Register.

Moriyama was also commissioned to design a new Civic Garden Centre building adjacent to the parking lot. It was also completed in 1964 and was designed to accommodate the growing interest in educational programming provided by the Toronto Garden Club. In 1974 due to increasing public interest, a substantial addition to the Civic Garden Centre building was made by architect Jerome Markson, who designed an addition connected by a glass link that sensitively incorporated the intentions of Moriyama's original structure (Corporation of the City of North York 2009:14). The structure is listed on the City of Toronto's Heritage Register.



Figure 25: 1965 postcard image of newly completed Moriyama Pavilion



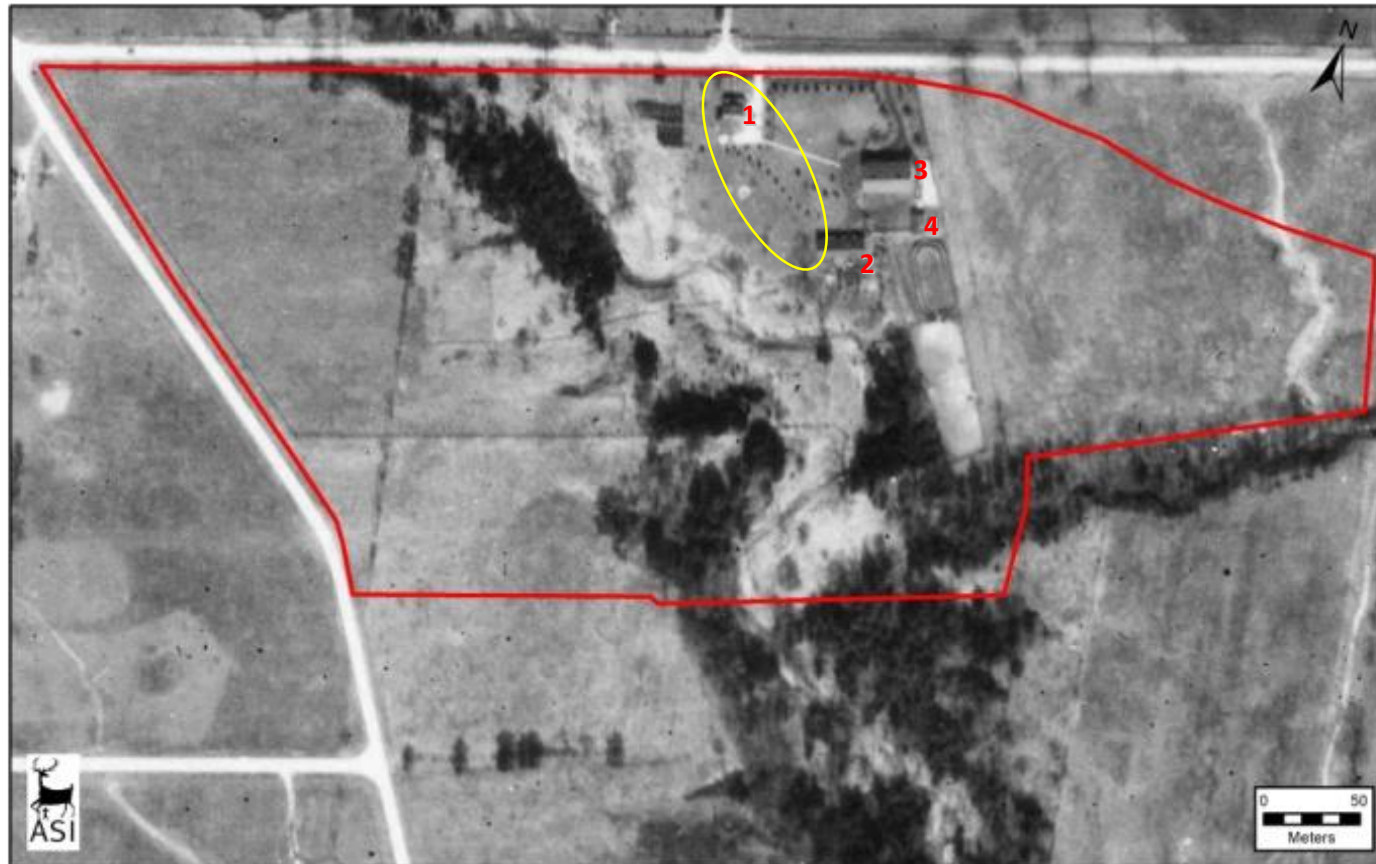
Figure 26: Courtyard area, ca. 1970s (Toronto Archives)

In 1998, a children's Teaching Garden was opened on the west table lands. In 2003, the former Civic Garden Centre organization in Edwards Gardens changed its name to Toronto Botanical Garden. In 2005, The George and Kathy Dembroski Centre for Horticulture, designed by Montgomery Sisam was completed, which added the front gift shop and entry pavilion to the Civic Garden Centre. It also included a major interior renovation of the original two buildings. In 2006, 1.6 ha of contemporary themed gardens opened at the Toronto Botanical Garden, in the northeast corner of the property (City of Toronto 2016:26). The Toronto Botanical Garden continues to function as a horticultural educational facility and community centre, occupying approximately 4 ha of the site.

2.2.4 Review of Historical Aerial Photographs

A review of historical aerial photographs ranging from 1942, before Rupert Edwards purchased the property, to 1992, illustrates a strong continuity to the overall landscape configuration over this period, with many of the circulation routes installed by Edwards remaining today. The winding ravine formed by Wilket Creek is a prominent feature on the property, running in a generally northwest to southeast direction. The historical configuration of a number of buildings on the property remains consistent, including the house (which was replaced after fire by the Moriyama Pavilion in the same location in 1964), the Barn, the Maintenance Garage, and the Lunchroom. The review of historical aerial photographs below notes visible changes to the site.

Historical Aerial Photographs



Note the tree plantings demarcating a pathway from the house to the barn area (outlined in yellow).

Buildings are identified as follows:

- 1: House
- 2: Garage
- 3: Barn
- 4: Lunchroom

Figure 27: 1942 aerial photograph (City of Toronto)



Figure 28: 1947 aerial photograph (City of Toronto)

Note further development of the pathway from the house to the barn area (outlined in yellow).

Location of fountain outlined in red.

Addition of pathway along creek and bridge outlined in orange.

Addition of bridge or dam outlined in green.

Buildings are identified as follows:

- 1: House
- 2: Garage
- 3: Barn
- 4: Lunchroom



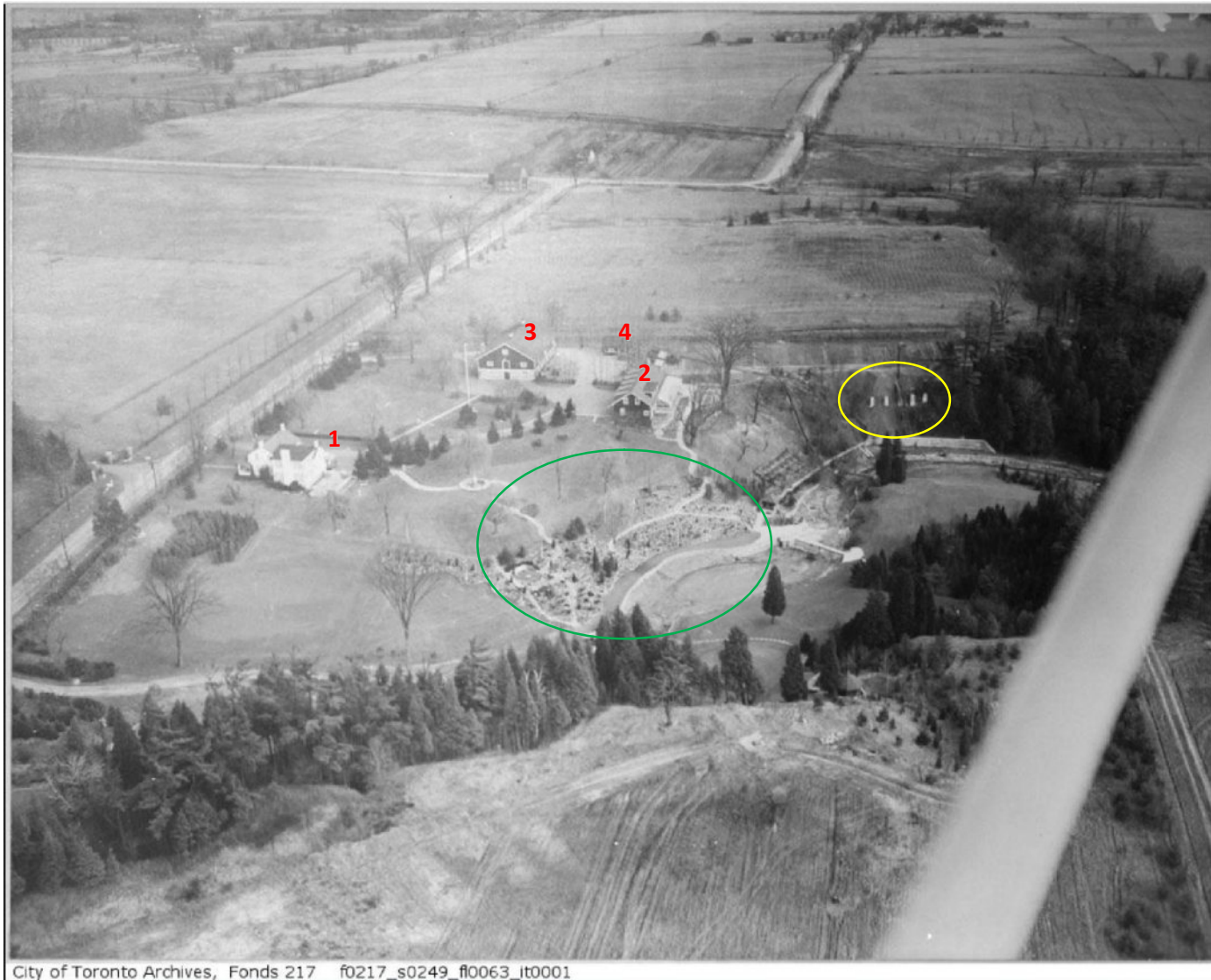
Note the addition of the Glasshouse next to the Lunchroom (outlined in yellow).

Addition of a pathway from the Garage to the creek outlined in orange.

Buildings are identified as follows:

- 1: House
- 2: Garage
- 3: Barn
- 4: Lunchroom
- 5: Glasshouse

Figure 29: 1953 aerial photograph (City of Toronto)



City of Toronto Archives, Fonds 217 f0217_s0249_f0063_it0001

Figure 30: Aerial photograph looking east ca. 1950s (Toronto Archives)

Note the location of four piers (outlined in yellow) – one concrete pier is still extant on the property at this location. The intended function of the piers is currently unknown.

Rock garden outlined in green.

Buildings are identified as follows:

- 1: House
- 2: Garage
- 3: Barn
- 4: Lunchroom
- 5: Glasshouse (not visible from this view)



Note the addition of a north-south pathway on the west side of the creek (outlined in yellow).

Buildings are identified as follows:

- 1: House
- 2: Garage
- 3: Barn
- 4: Lunchroom
- 5: Glasshouse

Figure 31: 1960 aerial photograph (City of Toronto)



Note the addition of the Civic Garden Centre (outlined in yellow), and parking lot.

The house has been replaced by the Pavilion (1).

Buildings are identified as follows:

- 1: Pavilion
- 2: Garage
- 3: Barn
- 4: Lunchroom
- 5: Glasshouse
- 6: Civic Garden Centre

Figure 32: 1966 aerial photograph (City of Toronto)



Note the addition
to the Civic Garden
Centre (outlined in
yellow).

Buildings are
identified as
follows:

- 1: Pavilion
- 2: Garage
- 3: Barn
- 4: Lunchroom
- 5: Glasshouse
- 6: Civic Garden
Centre

Figure 33: 1977 aerial photograph (City of Toronto)



Buildings are identified as follows:

- 1: Pavilion
- 2: Garage
- 3: Barn
- 4: Lunchroom
- 5: Glasshouse
- 6: Civic Garden Centre

Figure 34: 1992 aerial photograph (City of Toronto)

3.0 EXISTING CONDITIONS

3.1 Introduction

This section describes the existing conditions of the primary buildings on the property, as well as the landscape features. A field review was conducted by Laura Wickett, Annie Veilleux, and James Neilson of ASI on 19 September 2017 to survey and document the study area, and to collect data relevant to assess impacts of the proposed undertaking. The site visit was guided by Ruthanne Henry, Senior Project Coordinator, Landscape Architect, Capital Projects, Parks Forestry & Recreation, City of Toronto. Also present on the tour was Lara Herald, Project Coordinator Landscape Designer, Parks, Forestry & Recreation, Parks Development & Capital Projects Section.

3.2 Buildings

This section describes the primary buildings on the property, including: the Civic Garden Centre, the Pavilion, the Barn, the Garage, the Lunchroom, and the Glasshouse. The field review included tours of the interiors of the buildings, however for the purposes of this report, this section describes exterior conditions only. The property also includes a number of auxiliary buildings such as public washrooms, gazebos and a garden house.

3.2.1 Civic Garden Centre

The Civic Garden Centre is a complex of three buildings. Architect Raymond Moriyama completed the original building in 1964 (Figure 35). It is a two-storey modernist building with a modified square footprint, with rough stone bearing walls and natural wood detailing. It houses administrative offices and features an exterior terrace with floral displays below grade, and is surrounded by heavily landscaped planters.

An addition to the east side of the original building was completed in 1976 by architect Jerome Markson. The addition is nearly double the size of the original building and the two are connected by a glass walkway. It features similar stone bearing walls and a sloping glazed entrance to a three-storey atrium. The addition houses a shop, library and large reception hall which opens out onto a secluded terrace.

The newest portion of the Civic Garden Centre was completed in 2005 by Montgomery Sisam architects and added a front gift shop and entry pavilion to the front of the Markson addition (Figure 36). It features a green roof and glass cladding.



Figure 35: South elevation of 1964 Civic Garden Centre building



Figure 36: 2005 addition to Civic Garden Centre, with 1976 addition behind

3.2.2 Pavilion

The pavilion is a rectangular one-and-a-half storey open-air structure built in the arts and crafts style on the location of the property's original farmhouse, after it was damaged by a fire and subsequently demolished. The pavilion was built on a concrete slab foundation with flagstone paving and uses the foundations and terraces of the original structure. The building stands on eight stone tapered pillars and cedar and redwood is used for the screens, benches, soffits and trim. The trusses are BC fir. The roof features cedar shakes and plywood gusset plates with translucent fibre glass panels. A description of the Pavilion's setting can be found in Section 3.3.3. Views associated with the Pavilion are found in Section 3.4.



Figure 37: Pavilion - Northwest view



Figure 38: Pavilion - Northeast view



Figure 39: Pavilion - North elevation



Figure 40: Pavilion - East elevation

3.2.3 Barn

The barn building is a two-and-a-half storey structure on a rectangular footprint with a gable roof with asphalt shingles, which originally served as a barn and has been altered to provide maintenance space, a cafe and washroom facilities. The structure consists of a rubble-stone first storey, which is entirely visible on two sides (the north and west elevations) and partially visible on another (the east elevation). The east and south elevations have been heavily parged. Aluminum siding above is found throughout the upper stories. Remnant features from the building's era as a barn include two cupolas and two loft windows.

The south elevation (Figure 41 and Figure 42) contains three entrances, each with a metal door, which provide access to a bathroom, cafe and the internal maintenance spaces. Six window openings are present on the first floor, with four containing wood windows divided into 3X7 panes of glass, while the two western-most windows are sliders. The sills are obscured by large windowsill planters, though the sills throughout the first floor of the rest of the building are composed of pre-cast concrete. Wood lattice panels have been affixed to the walls to enable vine growth. The second storey contains three wood windows divided into 3X6 panes of glass. A vent has been installed on the west portion of the facade.



Figure 41: Barn - South Elevation



Figure 42: Barn - South Elevation

The east elevation (Figure 43 and Figure 44) consists of a single metal door centrally located providing access to a bathroom, flanked by two wooden windows divided into 3X6 panes of frosted glass and precast concrete sills (Figure 45). The second-storey contains the aforementioned loft window, which is enclosed with wooden French doors. A metal railing has been installed and large hanging plants obscure much of its design. Above the loft window is a small gable awning with aluminum fascia and soffits. The second storey contains two wooden windows divided into 3X6 panes of glass (Figure 46). An identical window is located beneath the gable adjacent to a modern vent.



Figure 43: Barn - East Elevation



Figure 44: Barn - East Elevation



Figure 45: Barn - East Elevation Window



Figure 46: Barn - East Elevation Window

The main feature of the north elevation is a large garage entrance with a roll-up door (Figure 47). An additional servicing door is located on the west portion of the building (Figure 48). Additional fenestration on the first floor is limited to a single wood window divided into 3X6 panes of glass on the eastern-most portion of the facade and a centrally located pair of wood windows that have had the panes removed and boarded up, apart from two vents which have been installed (Figure 49). The window sits above a pre-cast concrete sill and the facade around the window has been heavily parged. The second storey contains three wood windows, two of which are identical and divided into 3X6 panes of glass while the central window consists of three large panes within a wood window. From this elevation, the internal chimney is visible, clad in stone (Figure 50). Interior investigations determined that the chimney is comprised of brick (and similarly, the two cupolas have been reused for heating ventilation).



Figure 47: Barn - North Elevation



Figure 48: Barn - North Elevation



Figure 49: Barn - North Elevation Window



Figure 50: Barn - East Elevation Chimney and Window

Finally, the west elevation contains a double-door entrance that provides access to a cafe (Figure 51 and Figure 53). On both sides of the entrance are wood slider windows above pre-cast concrete sills (Figure 54). The areas around the windows have been heavily parged. The second storey is identical to the east elevation with a central loft window, enclosed with wood French doors and a metal railing (Figure 52). In lieu of the small gable awning that is found above the loft window on the east elevation, the west elevation has an acorn light attached to a metal pole affixed to the building. On both sides of the loft window are wood windows divided in 3X6 panes of glass and an identical window is found beneath the gable.



Figure 51: Barn - West Elevation



Figure 52: Barn - West Elevation Loft Window



Figure 53: Barn - West Elevation Doorway



Figure 54: Barn - West Elevation Window

3.2.4 Maintenance Garage

The Maintenance Garage is a one-and-a-half-storey building on a rectangular footprint with a gable roof with asphalt shingles and aluminum siding. The building is used as a maintenance building where vehicles are stored. A greenhouse is attached to the south side of the building. The upper storey contains apartments that housed employees, but are currently vacant.

The north elevation primarily consists of five roll-up garage doors (Figure 55). Two metal doors providing access to the garage and services are located to the east of the row of garage doors (Figure 56). A recessed metal door is located to the west of the garage doors and provides access to the upper storey

(Figure 58). The upper storey contains a series of five dormers, each with a pair of double-hung four-over-four wood windows (Figure 57).

The west elevation is primarily obscured by vegetation and contains a double-hung twelve-over-twelve wood window and a small fixed window (Figure 59 and Figure 60). Two double-hung eight-over-eight windows are located beneath the gable.

The south elevation consists of a glass green house (Figure 61). Adjacent to the green house is a large fixed window and a smaller casement window. The upper storey contains a shed dormer with three double-hung six-over-six windows.

The east elevation contains a portion of the greenhouse on the southeast corner (Figure 63). A metal door and two fixed windows divided into eight panes of glass make up the rest of the first floor (Figure 62). A wood window divided into twelve panes of glass is located beneath the gable.



Figure 55: Garage - North Elevation



Figure 56: Garage - North Elevation Doors



Figure 57: Garage - North Elevation Dormer



Figure 58: Garage - North Elevation Garage Doors



Figure 59: Garage - West Elevation



Figure 60: Garage - West Elevation



Figure 61: Garage - South Elevation



Figure 62: Garage - East Elevation



Figure 63: Garage - East Elevation and Green House

3.2.5 Lunchroom

The Lunchroom is a one-storey building on a rectangular footprint with a gable roof with asphalt shingles and aluminum siding. The building sits on a poured concrete foundation (Figure 70). A central cupola (Figure 69) and an internal brick chimney both protrude from the peak of the roof.

The west elevation consists of a central door flanked by wood windows divided into 5X3 panes of glass (Figure 64). Four brackets are affixed to the facade to allow for the hanging of flowerpots. The north elevation is largely obscured by vegetation though a large vertical opening with a wood door is located beneath the gable (Figure 65). The east elevation consists of three wood windows divided into 5X3 panes of glass (Figure 66 and Figure 67). Two of the windows have been largely boarded up. The south elevation consists of one fixed wood window divided into nine panes of glass beneath the gable (Figure 68).



Figure 64: Lunchroom - West Elevation



Figure 65: Lunchroom - North Elevation



Figure 66: Lunchroom - East Elevation



Figure 67: Lunchroom - East Elevation



Figure 69: Lunchroom - Cupola



Figure 68: Lunchroom - South Elevation



Figure 70: Lunchroom - Foundation

3.2.6 Glasshouse

The Glasshouse building is a narrow rectangular building comprised entirely of steel and glass and a cement foundation (Figure 71 to Figure 74). The building is accessed via a door on the west elevation (Figure 71).



Figure 71: Glasshouse - West Elevation



Figure 72: Glasshouse - North Elevation



Figure 73: Glasshouse - South Elevation



Figure 74: Glasshouse - South Elevation

3.3 Park Grounds

The property known as Edwards Gardens contains two distinct types of gardens: the Toronto Botanical Garden, and the grounds of the formal estate garden designed by Rupert Edwards and now maintained by the City of Toronto. The Toronto Botanical Garden occupies 1.6 hectares of the park, in the northeast corner, near the parking lot and Civic Garden Centre. The focus of the botanical gardens is on presenting themed gardens which showcase specialized plant collections. The courtyard formed by the Maintenance Complex represents the eastern boundary between the Toronto Botanical Garden and the rest of the grounds. However, it should be noted that the Toronto Botanical Garden also operates the children's Teaching Garden which is located across the creek on the western table lands and is discontinuous from the rest of the botanical gardens.

3.3.1 Entrance, Toronto Botanical Garden, Civic Garden Centre

The entrance to the park is located in the northeast corner of the property and features a large paved parking lot which can be accessed from Lawrence Avenue East and Leslie Street (Figure 75). Multiple walkways lead from the parking lot towards the Civic Garden Centre complex which lies to the north (Figure 76). The portion of the site occupied by the Toronto Botanical Gardens is located to the northwest of the parking lot. It consists of a collection of themed botanical gardens with pathways and extensive plantings (Figure 77) that are integrated with the courtyard areas in front of the Civic Garden Centre (Figures 78-80).



Figure 75: Parking lot, looking northwest from the roundabout.



Figure 76: View of parking lot and walkway, looking south.



Figure 77: Walkway at edge of the botanical garden area.



Figure 78: View of the Moriyama-designed portion of the Civic Garden Centre and surrounding plantings.



Figure 79: View of walkway, plantings and The George and Kathy Dembroski Centre for Horticulture.

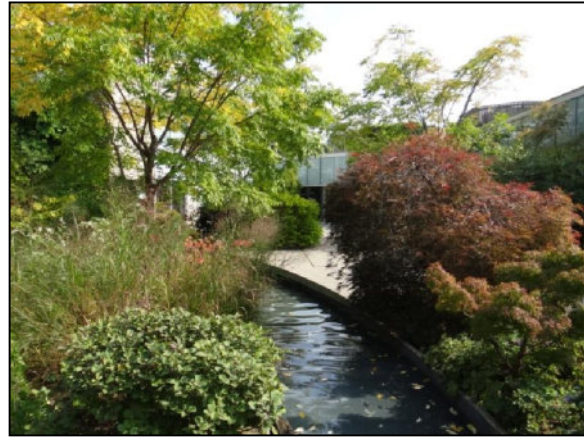


Figure 80: Plantings and water feature outside of the The George and Kathy Dembroski Centre for Horticulture.

3.3.2 Courtyard Area

Walkways lead west from the Civic Garden Centre and botanical gardens towards the courtyard area which is framed by the Barn, Maintenance Garage, Lunchroom, and Glasshouse. The flat central courtyard area is paved with interlocking patio bricks and features benches and flowerbeds around the perimeter (Figure 81). A stone wall along the south elevation of the Barn forms a separate terrace adjacent to the café (Figures 82 and 84). Mature trees along the courtyard perimeter create a further sense of enclosure. Directly south of the garage building is a mature European Beech tree (Figure 83).



Figure 81: Café/Courtyard area, looking east toward Lunchroom.



Figure 82: View of courtyard area, looking north towards Barn.



Figure 83: Courtyard area, looking southwest towards Garage, with view of European Beech tree visible to the left of the garage.



Figure 84: View of courtyard looking southeast towards Lunchroom.

3.3.3 Pavilion and Surroundings

An interlocking brick walkway at the northwest corner of the courtyard, between the Barn and the Garage, leads towards the Pavilion structure (Figure 85). This pathway and the treeline on its west side are visible on the earliest known aerial photo from 1942 (Figure 27) and would have led from the barn area to the farmhouse (now the Pavilion). The prominence of the walkway is further enhanced by the flower beds, ornamental plantings and mature trees which flank it.

The grounds east of the pavilion and north of the barn consist of a garden area with a relatively flat, manicured lawn (Figure 89). The southern half of this space closest to the walkway is given a sense of enclosure by the way it is framed with flower beds and mature trees, including two large weeping willow trees (Figures 90-91). There is a central circular flowerbed and numerous benches (Figures 90-91). The edge of the property abutting Lawrence Avenue is lined with mature trees. This treeline and the open lawn areas to the east and west of the Pavilion (previously the farmhouse) are also visible on the earliest known aerial photo from 1942 (Figure 27).

The Pavilion sits at the top of the ravine slope and is flanked by flowerbeds and mature trees, with expanses of open rolling lawns to the east and west. A large black walnut tree is located west of the Pavilion. The terrain slopes as it approaches the creek. A manicured lawn, with several benches facing the creek, stretches down the slope of the ravine towards the creek (Figures 86 and 87). A flagstone pathway south of the pavilion descends the slope, with a circular fountain at the midway point, before it meets a walkway that loops towards the creek bed (Figure 88). A mature weeping willow tree is located just north of the fountain (Figure 88).

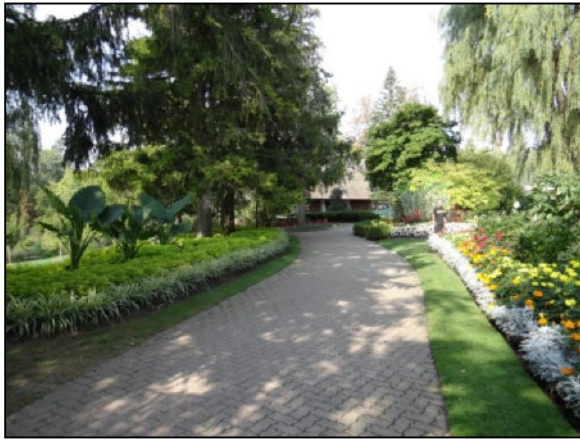


Figure 85: Walkway leading northwest towards the pavilion.



Figure 86: Looking northeast towards the Pavilion.



Figure 87: Looking west up the ravine slope towards the Pavilion.



Figure 88: Walkway descending the ravine towards the creek, south of the Pavilion, with a view of the fountain.



Figure 89: Looking west across the lawn towards the Pavilion.



Figure 90: View of lawn, gardens and trees east of the Pavilion, looking west.



Figure 91: View of the lawns and garden area north of the barn, looking east.

3.3.4 East Side of Wilket Creek and Cemetery

Wilket Creek winds through the centre of the property in a north-south direction, forming a ravine. A paved pathway follows the creek on the east bank. The pathway is lined on the east side with landscaped gardens, rockeries and flower beds as well as trees. Three bridges cross the creek within the property. Bridge 1 (Figures 94 and 95) is the northernmost bridge. It is an arched wooden pedestrian bridge with stripped log railings. Across the pathway from Bridge 1 is a winding flagstone staircase (Figure 97) which ascends the ravine and connects to a pathway which leads eastward, behind the Garage towards the Toronto Botanical Garden area. The stairs are surrounded by stepped landscaped gardens and trees.

Bridge 2 (Figures 98-100) is a flat wooden pedestrian bridge with a viewing deck on the east side. It sits just downstream of an artificial waterfall in the creek constructed of rubble stone and flagstone (Figures 99-100). The flagstone also forms a structure in the creek which appears to be a fish ladder. A steel water wheel is located immediately downstream from the bridge on the east bank of the creek (Figure 101). This was likely installed by Rupert Edwards, intended to echo the much larger waterwheel built by Alexander Milne to power his mill in the early nineteenth century (Kennedy 2017:147). Adjacent to Bridge 2 is another flagstone staircase, with a steel railing, which connects to the same pathway as the first staircase (Figure 97).

Downstream of Bridge 2, the creek makes a large curve to the east before winding back to the south. The paved pathway continues, with a retaining wall built into the hill on the east side. The ravine slope is covered in vegetation and trees and a concrete pier is located midway up the slope (Figure 102). This appears to be one of four piers visible in a 1950 aerial photograph (Figure 30). The intended purpose of the piers is unknown at this time.

A number of pathways traverse the ravine, including a paved switchback pathway with log railings (Figure 103). The Milne family cemetery (Figure 104) is located atop the ravine, near the southernmost corner of the site. The cemetery is secured by a chainlink fence and was not accessed during the site visit. The grounds of the cemetery are unmanicured, with mature trees.

As the creek turns back towards the south, Bridge 3, the southernmost bridge on the property crosses the creek (Figure 105). It is a slightly arched steel pedestrian bridge. Other bridges on the property include a flat steel and wooden pedestrian bridge south of the parking lot area and a small, flat wooden pedestrian bridge south of the public washrooms on the southernmost corner of the property.

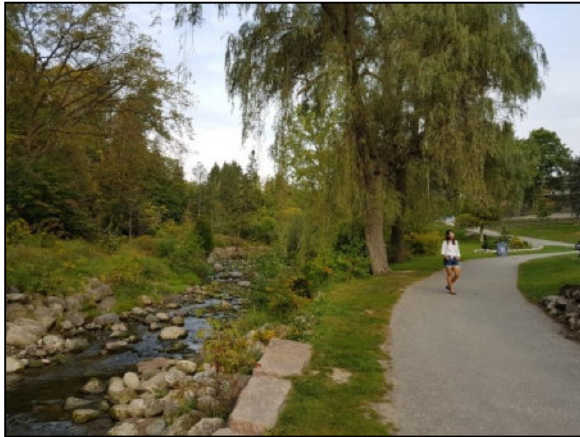


Figure 92: Paved pathway on east side of creek, looking north.



Figure 93: Paved pathway and gardens on east side of creek, looking south.



Figure 94: View of Bridge 1 spanning creek, looking east.

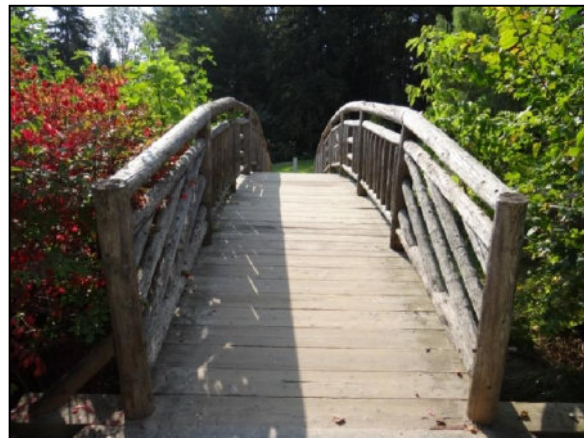


Figure 95: Bridge 1, looking south across the creek.



Figure 96: Flagstone steps ascending the ravine slope. Across the pathway from Bridge 1, looking northeast.

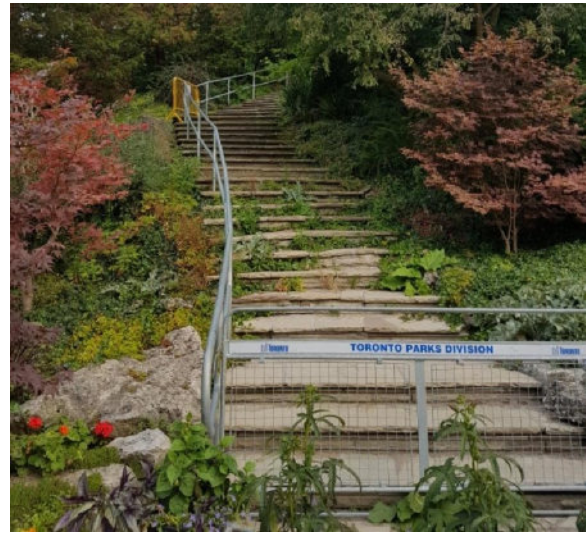


Figure 97: Flagstone steps with steel railing ascending the ravine slope. Adjacent to Bridge 2, looking north.



Figure 98: Bridge 2 with waterfall and waterwheel, looking west.



Figure 99: View of Bridge 2, waterfall and fish ladder, looking west.



Figure 100: Easterly view of bridge 2, waterfall and fish ladder structure.

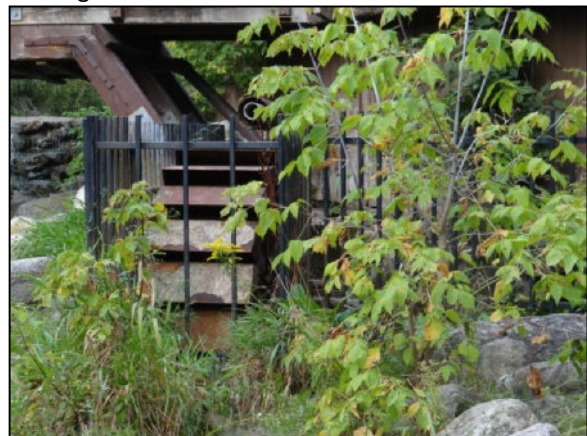


Figure 101: View of waterwheel enclosed in fencing.

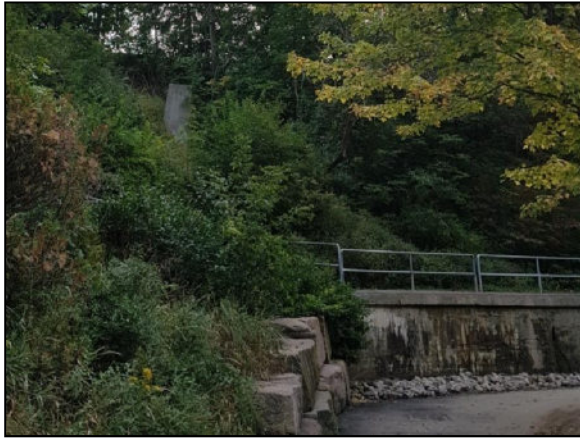


Figure 102: Elevated walkway and single concrete pier on ravine slope.

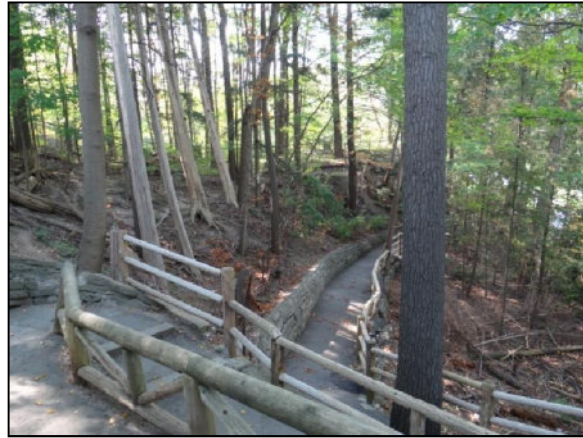


Figure 103: Switchback pathway near cemetery.



Figure 104: View of Milne cemetery at the top of the ravine.



Figure 105: Bridge 3, towards the southern edge of the property.

3.3.5 West Side of Wilket Creek, Teaching Garden and Arboretum

A paved pathway runs the length of Wilket Creek on the west bank. The pathway is bordered by a lawn with benches overlooking the creek and a variety of trees (Figures 106 and 107). Opposite Bridge 1, a flagstone staircase surrounded by vegetation ascends the ravine slope (Figure 108). A small wooden gazebo sits atop a landing before the steps ascend towards a treed path that leads to the Teaching Garden, situated atop the western table lands, towards the southern edge of the property. The main pathway along the creek also leads to the Teaching Garden, turning to the west at Bridge 3 (Figure 110). The Dawn Redwood tree (Figure 111) is a notable feature along this pathway. It is approximately 60-80 years old and of special value to members of the horticultural community. The Teaching Garden (Figure 112) contains a variety of landscaped garden spaces and pathways and a small garden house. A stand of mature white pine trees is adjacent to the Teaching Garden (Figure 113). To the west of the Teaching Garden is a park maintenance area secured by a chainlink fence (Figure 114). The northwest corner of the property consists of parkland known as the Arboretum, (Figure 115) containing a lawn with benches and a variety of tree species.

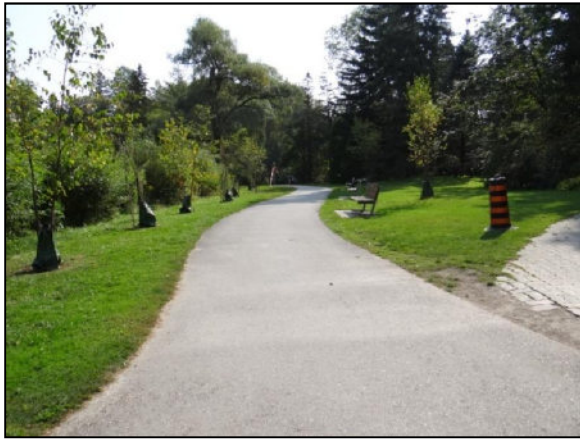


Figure 106: West side of Wilket Creek, looking southeast.



Figure 107: West side of Wilket Creek, looking northwest.



Figure 108: Stairs and gazebo opposite Bridge 1.



Figure 109: View of Bridge 1 from west side of creek.



Figure 110: Pathway leading west towards Teaching Garden.



Figure 111: Dawn Redwood tree.



Figure 112: Teaching Garden with Garden House.



Figure 113: White Pines near Teaching Garden.



Figure 114: View of Maintenance Area.



Figure 115: View of Arboretum on west table lands.

3.4 Views

A significant element of Edwards Gardens is the viewsapes that are created by the variation in topography combined with the circulation network originally created by Rupert Edwards and expanded upon by Metropolitan Toronto (later the City of Toronto). These views use vegetation to both frame and act as a backdrop for significant views on site and the creek is a focal point, particularly in the valley. The views included in this report were determined to be notable based on a site visit on September 19, 2017. Due to the importance of seasonality, blooms and other factors, certain elements that were or were not present on the day of the site visit may account for differences in views in some circumstances.

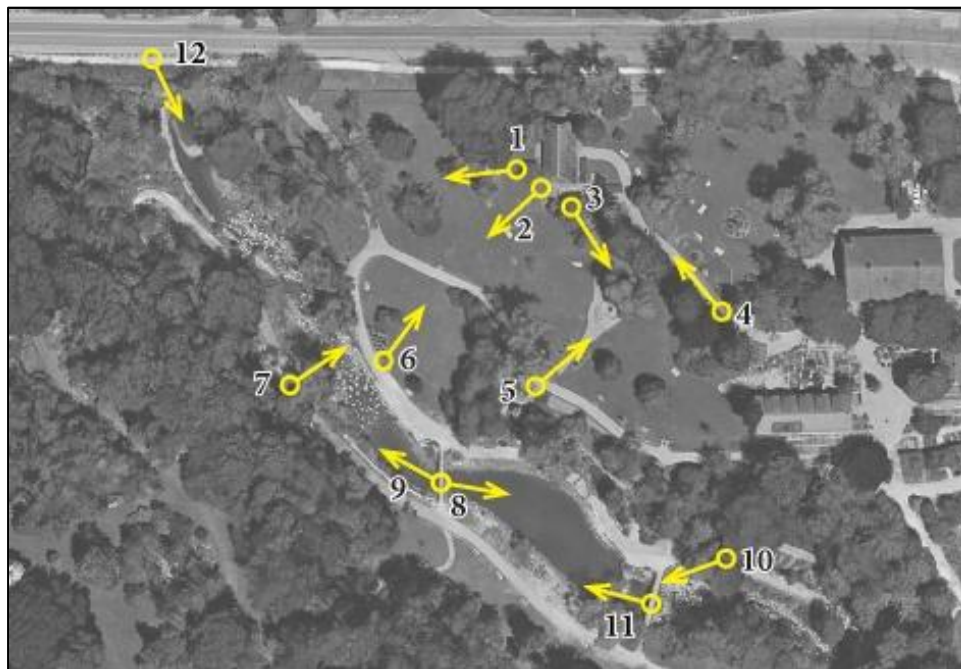


Figure 116: Map of Identified Views



Figure 117: View from the Pavilion



- 1. View from the Pavilion** includes gently sloped terrain with the creek and dense vegetation acting as a backdrop.



Figure 118: View from the Pavilion



- 2. View from the Pavilion** showing the gentle slope of the terrain as it approaches the circulation paths and the river. The view is framed by a large willow tree that dominates this portion of the lawn.



Figure 119: View of the Fountain and Lawn



- 3. View of the fountain and lawn** where a fountain and path have been located on this site since 1947. The original path formed a semi-circle to the east as it passed beyond the fountain before meeting the straightened portion of the path to the south.



Figure 120: View of the Pavilion and the path to/from the Maintenance Complex



- 4. View of the Pavilion from the path between the pavilion and the Maintenance Complex.** The pathway is located on an original pathway between the original Milne Residence and the complex of buildings to the south east. The path is one of the few remnants of the original circulation patterns of the property's agricultural era.



Figure 121: View towards the Fountain from the South



5. **View towards the fountain from the south** where the view from the south of the fountain has been intact for at least 70 years. The existing statue at the centre of the fountain is not original.



Figure 122: View towards the Pavilion from the South



6. **View towards the Pavilion from the south** displaying the prominence of the Pavilion. Though clearly visible on the crest of the slope, the Pavilion's natural materials allow the building to harmonize with its surroundings. The wide-open landscape accentuates the uninterrupted views of the Pavilion in both directions.



Figure 123: View of the Pavilion from the west side of the creek



7. **View of the Pavilion from the west side of the creek** where this perspective provides a full appreciation of the change of elevation from the Pavilion to the river. The river, paths, vegetation and flower beds are all visible from this perspective.



Figure 124: View of the River from Bridge 1.



8. **View of the River from Bridge 1.** The first iteration of this bridge is visible on the 1947 aerial photo. The bridge provided views of the river and acts as a focal point in the valley. This view displays the widened portion of the river as it approached the small water fall and mill downstream.



Figure 125: View of the creek from the Bridge 1



Figure 126: View of Bridge 2 from the East



9. View of the creek from Bridge 1.

The first iteration of this bridge is visible on the 1947 aerial photo. The bridge provided views of the river and acts as a focal point in the valley. This view highlights the calm nature of the river as flows through the shallow riverbed in the distance.



10. View of Bridge 2 from the east.

This entirely artificial view was created between 1947 and 1953. The bridge (not original), the waterwheel and waterfall were all constructed by Edwards and meant to provide an idyllic natural appearance.



Figure 127: View of Bridge 1 from creek bed. (Bridge 2 was not accessible at the time of the field review, however this photo generally represents the view from Bridge 2).



11. The westward view from Bridge 2 where the adjacent bridge is prominently on display. The vegetation lining the riverbank and along the valley provides both a frame and backdrop for the view.



Figure 128: View from the Lawrence Avenue East Bridge



12. The view from the bridge spanning Wilket Creel on Lawrence Avenue East provides an exemplary view of Edwards Gardens including the river, pedestrian bridges and vegetation within the valley.

4.0 Cultural Heritage Evaluation

This section provides an evaluation of the cultural heritage value of Edwards Gardens and the Maintenance Complex using the criteria set by Ontario Regulation 9/06. The evaluations have been separated into two parts to provide greater focus on how specific elements of the site meet or do not meet Ontario Regulation 9/06. Table 2 provides an evaluation of Edwards Gardens as a cultural heritage landscape formed by the park as a whole and the property's evolution and role within the greater community. In order to inform the assessment of the proposed undertaking on the Maintenance Complex specifically, Table 3 evaluates the Maintenance Complex's importance to the above-mentioned cultural landscape of Edwards Gardens.

4.1 Ontario Regulation 9/06 Evaluation

4.1.1 Edwards Gardens

The following Ontario Regulation 9/06 evaluation examines the cultural heritage significance of Edwards Gardens as a whole.

| Table 1: Evaluation of Edwards Gardens using Ontario Regulation 9/06 | | |
|--|--------|---|
| 1. The property has design value or physical value because it: | | |
| <i>Ontario Heritage Act</i> Criteria | Yes/No | Analysis |
| i. is a rare, unique, representative or early example of a style, type, expression, material or construction method; | Yes | Edwards Gardens meets this criterion. The property is a representative example of a formal estate garden (now owned and maintained by the City of Toronto), with manicured lawns and flower beds, a rockery, a fountain, mature trees, circulation paths that provide purposeful views and vistas, and a wide variety of vegetative species found throughout the property. Comparable gardens within the City of Toronto include James Gardens and the Casa Loma Estate Gardens. |
| ii. displays a high degree of craftsmanship or artistic merit, or; | Yes | <p>Edwards Gardens meets this criterion. The construction of Edwards Gardens by Rupert Edwards and the ongoing enhancements and maintenance by Metropolitan Toronto (later the City of Toronto) involved significant planning and expert caretaking to create an aesthetically pleasing landscape through the incorporation of specific planting arrangements, compatible plant species, views, and circulation pathways.</p> <p>The craftsmanship and artistry required to create Edwards Gardens was a significant undertaking. Rupert Edwards crafted the site with the help of Len Cullen during a dozen years of construction, landscaping and planting, including the construction of bridges, pathways, staircases and the shifting of 426 tons of Credit Valley Stone to shape the botanical garden, rock walls and waterfalls within Wilket Creek. Once sold to Metropolitan Toronto, the government appointed experts from the Ontario Agricultural College to assist with the planning of the gardens in 1956. Nearly 20,000 plants were prepared for display (half of those propagated from cuttings) with another 22,000 plants raised from seeds.</p> <p>The Pavilion (1964) and Civic Garden Centre (1964) have been recognized by the City of Toronto as displaying a high degree of craftsmanship and artistic</p> |

| Table 1: Evaluation of Edwards Gardens using Ontario Regulation 9/06 | | |
|---|--------|--|
| | | merit through their listing on the Heritage Register. |
| iii. demonstrates a high degree of technical or scientific achievement. | No | Edwards Gardens is not known to meet this criterion. The creation of Edward's Gardens does not demonstrate a high degree of technical or scientific achievement. |
| 2. The property has historical value or associative value because it: | | |
| <i>Ontario Heritage Act</i> Criteria | Yes/No | Analysis |
| i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community; | Yes | Edwards Gardens meets this criterion. It has a direct association with the Toronto Garden Club, which founded the Civic Garden Centre at Edwards Gardens in 1958 and provides ongoing funding for it. The Toronto Garden Club is an organization of significance to the horticultural community in Toronto. |
| ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or; | No | Edwards Gardens is not known to meet this criterion. Edwards Gardens does not appear to have the potential to yield more information that could contribute to the understanding of the community. |
| iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. | Yes | Edwards Gardens meets this criterion. The Pavilion (1964) and Civic Garden Centre (1964) were designed by architect Raymond Moriyama, a significant Canadian architect whose body of work included numerous prominent civic buildings within the City of Toronto. |
| 3. The property has contextual value because it: | | |
| <i>Ontario Heritage Act</i> Criteria | Yes/No | Analysis |
| i. is important in defining, maintaining or supporting the character of an area; | Yes | Edwards Gardens meets this criterion. The property's location within the Don River Valley and its public access is important in supporting and maintaining the system of interconnected public parks and pedestrian walkways and trails located along Wilket Creek and the Don River. |
| ii. is physically, functionally, visually or historically linked to its surroundings, or; | Yes | Edwards Gardens meets this criterion. The property is physically, functionally, visually linked to its location within the Don River Valley. The property is inextricably linked to its surroundings with the creek and valley providing the topography that contributes physically, functionally and visually to the cultural heritage value of the site by providing significant |

| Table 1: Evaluation of Edwards Gardens using Ontario Regulation 9/06 | | |
|---|-----|--|
| | | views through the property's circulatory pathway system, bridges and the relationship between the landscape and the Moriyama Pavilion. |
| iii. is a landmark. | Yes | Edwards Gardens meets this criterion. It is a local landmark within North York, and the areas of Don Mills and the Bridle Path. It functions as a local attraction as well as a tourist attraction. The location of the park's entrance at the corner of two major streets serves to further reinforce its status as a landmark. |

4.1.2 Maintenance Complex

The following Ontario Regulation 9/06 evaluation will examine the cultural heritage significance of the Maintenance Complex as it relates to the cultural heritage landscape of Edwards Gardens identified in Table 2. The Maintenance Complex includes the Barn, Garage, Lunchroom and Glasshouse, as well as the courtyard and setting created by the location of these buildings and surrounding trees.

Table 2: Evaluation of Barn, Garage, Lunchroom and Glasshouse at 777 Lawrence Avenue East using Ontario Regulation 9/06

| 1. The property has design value or physical value because it: | | |
|--|--------|--|
| <i>Ontario Heritage Act</i> Criteria | Yes/No | Analysis |
| i. is a rare, unique, representative or early example of a style, type, expression, material or construction method; | No | The Barn, Garage, Lunchroom and Glasshouse at Edwards Gardens do not meet this criterion. These buildings are remnants from an earlier rural property owned by the Milne family. The farmhouse was destroyed in a fire in 1962 and the farm landscape was altered significantly with the introduction of the gardens. Due to these significant changes, the integrity of the agricultural character of the property is no longer intact and therefore it cannot be said that the buildings are rare, unique, representative or early examples of an agricultural property. |
| ii. displays a high degree of craftsmanship or artistic merit, or; | No | The Barn, Garage, Lunchroom and Glasshouse at Edwards Gardens do not meet this criterion. The buildings are utilitarian structures that do not contain a high degree of craftsmanship or artistic merit. |
| iii. demonstrates a high degree of technical or scientific achievement. | No | The Barn, Garage, Lunchroom and Glasshouse at Edwards Gardens do not meet this criterion. The buildings are utilitarian structures that do not demonstrate a high degree of technical or scientific achievement. |

2. The property has historical value or associative value because it:

| <i>Ontario Heritage Act</i> Criteria | Yes/No | Analysis |
|---|--------|--|
| i. has direct associations with a | Yes | The Barn, Garage, Lunchroom and Glasshouse at Edwards Gardens meet this criterion. The buildings are associated with and provide support for |

Table 2: Evaluation of Barn, Garage, Lunchroom and Glasshouse at 777 Lawrence Avenue East using Ontario Regulation 9/06

| | | |
|---|--------|--|
| theme, event, belief, person, activity, organization or institution that is significant to a community; | | maintaining Edwards Gardens, which is a culturally significant park and botanical garden that provides important public space and is of significant importance to Toronto's horticultural community and associated community groups. |
| ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or; | No | The Barn, Garage, Lunchroom and Glasshouse at Edwards Gardens does not meet this criterion. The buildings do not appear to have the potential to yield more information that could contribute to the understanding of the community. |
| iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community. | No | The architect of the Barn, Garage, Lunchroom and Glasshouse at Edwards Gardens are currently unknown and as such do not demonstrate or reflect the work of a significant member of the community. |
| 3. The property has contextual value because it: | | |
| <i>Ontario Heritage Act</i> Criteria | Yes/No | Analysis |
| i. is important in defining, maintaining or supporting the character of an area; | Yes | The Barn, Garage, Lunchroom and Glasshouse at Edwards Gardens meet this criterion. The location of the buildings forms a courtyard that provides visitors with a centralized gathering space within Edwards Gardens. Furthermore the courtyard has historically enabled staging and maintenance operations that support Edwards Gardens. |
| ii. is physically, functionally, visually or historically linked to its surroundings, or; | Yes | The Barn, Garage, Lunchroom and Glasshouse at Edwards Gardens meet this criterion. The buildings are functionally and historically linked to Edwards Gardens. Functionally, the collection of buildings support the operations of the property, providing space that allow for the maintenance of the property and provide visitors with both internal amenity space and external gathering space. Historically, the buildings have supported the property's evolution from an agricultural farm to a formal estate garden and botanical gardens and act as the only extant link between these eras on the property. |
| iii. is a landmark. | Yes | The Barn, Garage, Lunchroom and Glasshouse at Edwards Gardens meet this criterion. The grouping of buildings and the courtyard they form are a landmark on the property, which aid in the navigation of the site. |

4.2 Proposed Statement of Significance

The property at 777 Lawrence Avenue East is worthy of inclusion on the City of Toronto's Heritage Register for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, which the City of Toronto also applies when evaluating properties for its Heritage Register.

The proposed Statement of Significance for Edwards Gardens and the complex of maintenance buildings is in addition to the Reasons for Listing on record with the City of Toronto for the Civic Garden Centre and the Moriyma Pavilion (see Appendix A and B).

Description:

Located on the south side of Lawrence Avenue East between the Bridle Path and Leslie Street, the property at 777 Lawrence Avenue East consists of the Edwards Gardens, an estate garden and botanical garden started in the mid-1940s by Rupert Edwards and continually owned and operated by the City of Toronto as a public park since 1955.

Proposed Statement of Significance

Edwards Gardens is significant for its physical, historical, and contextual value.

Edwards Gardens is a representative example of a formal estate garden that was acquired, maintained, and enhanced by Metropolitan Toronto (now the City of Toronto). It is characterized by manicured lawns and flower beds, mature trees, extensive rockery, circulation paths that provide purposeful views and vistas across the Wilket Creek ravine, and a wide variety of vegetative species found throughout the property. The design and construction of the gardens by Rupert Edwards and Len Cullen in the mid-1940s and the appointment of experts from the Ontario Agricultural College to assist with the planning of the gardens in the 1950s highlights the significant level of ongoing craftsmanship, artistry, and caretaking required to create and maintain the public gardens. The Civic Garden Centre (1964) and the Pavilion (1964) have been recognized as cultural heritage resources with significant design value through their listing on the City of Toronto's Heritage register.

The property is significant for its historical associations with the horticultural community in Toronto, as illustrated through its direct association with the Toronto Garden Club which founded and continues to support the Civic Garden Centre and the Toronto Botanical Garden.

Contextually, Edwards Gardens is physically, functionally, visually and historically linked to its location within the Don River Valley and is important in supporting and maintaining the system of interconnected public parks and pedestrian walkways and trails located along Wilket Creek and the Don River. Edwards Gardens is characterized by its riverine topography which provides significant views throughout the property's designed landscape and along established circulation routes. Additionally, the location of the Barn, Garage, Lunchroom, and Glasshouse form a courtyard that provides park visitors and community groups with a centralized gathering space within the park. The complex of buildings has historically enabled staging and maintenance operations that support Edwards Gardens. Historically, the buildings



have supported the property's evolution from an agricultural farm to a formal estate/public gardens and act as the only extant link between these eras on the property.

Heritage Attributes/Character Defining Elements

The heritage attributes of the property at 777 Lawrence Avenue East include:

- The Civic Garden Centre (See Appendix A)
- The Moriyama Pavilion (See Appendix B)
- The rolling lawns and horticultural displays surrounding the Moriyama Pavilion
- The landscaped grounds including manicured flower beds, lawns, trees, the circulatory path system, stone retaining walls, the location of the central fountain, bridges, waterfalls, and associated views
- The complex of maintenance buildings that include the Barn, Garage, Lunchroom and Glasshouse, and the courtyard that is formed by the orientation and location of these buildings
- The Milne family cemetery
- Wilket creek and ravine system
- The Dawn Redwood tree

5.0 CONSERVATION STRATEGY

5.1 Proposed Site Development

ASI has evaluated the *Edwards Gardens & Toronto Botanical Garden Master Plan and Management Plan Background Review, Site Inventory and Analysis Report* dated November 15 2016, as well as the materials and plans contained in the *Master Plan Development Public Open House Presentation* dated June 7, 2017. These were prepared by Scott Torrance Landscape Architect, a division of Forrec, in collaboration with W. Gary Smith Design, Lord Cultural Resources, Matrix Solutions Inc., Moriyama and Teshima Architects, Urban Forest Associates Inc., and A.W. Hooker Associated Ltd.

The intention of the proposed development is to enhance and revitalize Edwards Gardens and the Toronto Botanical Garden through a series of interventions which will improve circulation, accessibility and infrastructure. The Master Plan drawing (Figure 126) demonstrates the extent of the proposed changes.

The proposed development involves:

- A 100+ metre bridge is proposed from the east table lands to the west table lands (area near the centre of the site) (Figure 127).
- The removal of numerous existing pathways, some close to the historic buildings, and the addition of numerous new pedestrian pathways, roads for service vehicles, and routes for vehicular circulation near the parking area.
- The possible demolition or relocation of the Lunchroom building, Barn, Maintenance Garage, and Glass House.

- A two-to-three level parking structure is proposed in the area where the surface parking lot off of Leslie is in poorest condition; one of these levels of parking may be proposed for below grade.
- The reconfiguration and expansion of gardens throughout the property.
- The redevelopment of the maintenance area in the southwest corner with the addition of a berm to act as a sound barrier.



Figure 129: Master Plan concept



Figure 130: Concept sketch of proposed bridge (for illustrative purposes only)

5.1.1 Impact Assessment

A range of possible project impacts as outlined in the *Ontario Heritage Toolkit*, were assessed based on consideration of the proposed facility and analysis of cultural heritage values and heritage attributes identified for Edwards Gardens (including the Pavilion and Civic Garden Centre) and the Maintenance Complex:

- Destruction of any, or part of any, significant heritage attributes or features
- Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance
- Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden
- Isolation of a heritage attribute from its surrounding environment, context or a significant relationship
- Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features
- A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value
- Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources.

The sections below outline the proposed interventions and potential impacts to identified heritage attributes.

Bridge

Description of Proposed Intervention

A 100+ metre bridge is proposed from the east table lands to the west table lands (area near the centre of the site). From very preliminary siting it appears that the footings of the structure on the east side will be in proximity to the Moriama Pavilion.

Potential Impacts to Identified Heritage Attributes

The most significant addition to the property is a proposed pedestrian bridge spanning the valley. The bridge will improve circulation throughout the property by offering a direct route to the Arboretum, proposed Celebration Space and the Learning Centre. The bridge has the additional benefit of providing greater accessibility to these areas by eliminating the need for using the steep pathways and staircases that ascend and descend throughout the valley.

The proposed bridge will have an impact on a number of the views outlined in Section 3.5. While the design, location and orientation of the bridge are still to be finalized, certain views will be obstructed or altered based on the location of the bridge, while the impact on other views will be dependent on the location of the landing spot on the east side of the valley. The addition of the bridge may cause the loss of certain historical vantage points that have been experienced by visitors to the site since it opened to the public in 1956. It is important to note that not all views should be considered equally important, and while some views will be obstructed, other views may be improved or new views may be created.

It is anticipated that the proposed bridge will create two new significant views. The first new view consists of a southward view of the valley from the mid-point of the proposed bridge. This view will be similar to the existing view from Lawrence Avenue East, with the exception that the proposed bridge will offer visitors with an unobstructed view of the valley. The opportunity to view the property from such a vantage point will become an attractive focal point on the property and provide a new opportunity to appreciate Rupert Edwards' significant work on the valley lands. It is anticipated that the bridge may change the existing view from Lawrence Avenue East depending on the proposed design of the bridge. However, it should be noted that this view is not currently maintained, and this portion of Lawrence Avenue East has a limited amount of pedestrian traffic. The second new view will provide eastward pedestrians with an unobstructed view of the Moriama Pavilion, the surrounding lawn and the Maintenance Buildings in the distance. Such a vantage point will provide the Pavilion with an enhanced prominence atop the ridge of the valley, and provide a wide panoramic view of the heart of the property.

The addition of a bridge also represents the addition of a large new visual element in an area of the park which has not seen significant changes since the 1950s, and does not contain many markers of contemporary infrastructure, aside from the paved pathways themselves. The bridge is also anticipated to be high enough that it may create significant shadows across the ravine and designed gardens.

The potential landing spot for the existing bridge will have an impact on existing views and circulation paths. While no physical impacts to the Moriama Pavilion are anticipated as part of the proposal, the location of the landing site could obstruct existing views to and from the Pavilion towards the creek. This view is significant given that the Pavilion is located on the site of the original home on the property and the view between this site and the creek has always been devoid of significant vegetation, likely as a means of providing unobstructed views from the house to the creek.

Circulation Routes

Description of Proposed Intervention

The removal of numerous existing pathways, some close to the historic buildings, and the addition of numerous new pedestrian pathways to improve accessibility throughout the site. The original pathways created by Rupert Edwards along the creek are proposed for removal, to be replaced by a new loop containing large, elevated switchbacks.

Potential Impacts to Identified Heritage Attributes

The creek-side pathways were installed by Edwards and have provided visitors with creek-side access since the property opened to the public in the 1950s. The removal of these original pathways would be a significant loss to the continuity of experience and views they have offered viewers since the 1950s. However, the existing bridges are proposed to be retained and a renaturalized creek-side where the pathways have been removed may provide more scenic viewing opportunities from these bridges.

The lawn to the south of the Pavilion contains one of the oldest features of the site: a small pathway that descends the ravine slope and passes a fountain which has stood on this location for approximately 70 years. The proposed master plan does not maintain this pathway. The removal of this pathway, an original feature of the garden, would be a significant loss.

The appearance and views of the ravine itself will also be significantly altered by the addition of the large, elevated switchback pathways.

Demolition or Relocation of Lunchroom, Barn, Garage and Glasshouse

Proposed Intervention

The possible demolition or relocation of the Lunchroom building, Barn, Maintenance Garage, and Glass House, with the Lunchroom being the primary building considered for demolition.

Potential Impacts to Identified Heritage Attributes

Research conducted on the Maintenance Complex could not determine a precise date of construction for these buildings, with the exception of the Glasshouse, which was likely built by Edwards between 1943 and 1955. Aerial photos from 1942 suggest that these structures were in place before Rupert Edwards purchased the property (with the exception of the Glasshouse) and the stone foundation of the barn suggests a much earlier construction date. While research did not reveal many specific details regarding the history of these buildings², at this time it is possible to suggest with confidence that the buildings are remnants of the property's agricultural era and have supported the various operations of the property across the three main periods of ownership.

The removal (whether through demolition or relocation) of this entire complex of buildings or of individual buildings would negatively impact this area of the park. Not only does the complex provide a link through the various eras of ownership of the property through their continued use, but the buildings

² Additional information about the buildings might be obtained through the outstanding request for building records at the City; the report will be updated accordingly should this information become available.

also form a courtyard which has been a prominent feature of the site since it opened as a public park in 1956.

Parking Structure

Proposed Intervention

A two-to-three level parking structure is proposed in the area where the surface parking lot off of Leslie is in poorest condition; one of these levels of parking may be proposed for below grade.

Potential Impacts to Identified Heritage Attributes

No impacts to identified heritage attributes are anticipated by the construction of the parking structure.

Reconfiguration and Expansion of Gardens

Proposed Intervention

Reconfiguration and expansion of gardens throughout the property.

Potential Impacts to Identified Heritage Attributes

No impacts to identified heritage attributes are anticipated by the proposed changes to the garden areas.

Expansion of Maintenance Area

Proposed Intervention

The expansion of the maintenance area in the southwest corner of the property with the addition of a berm to act as a sound barrier.

Potential Impacts to Identified Heritage Attributes

No impacts to identified heritage attributes are anticipated by the expansion of the maintenance area.

5.2 Conservation Strategy Objectives

The results of archival research and the site visit indicate that the proposed improvements to Edwards Gardens has the potential to impact identified heritage attributes of the site and associated buildings and landscape features. Accordingly, a strategy should be developed to demonstrate that the cultural heritage values of these resources are appropriately conserved. Conservation strategies are developed in accordance with Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada* (Standards and Guidelines hereafter) and the Ministry of Culture's *Eight Guiding Principles in the Conservation of Built Heritage Properties*.

Based on the cultural heritage value of Edwards Gardens, the Maintenance Complex, the Pavilion, and the Civic Garden Centre, and in accordance with the Parks Canada Standards and Guidelines, a rehabilitation approach should be adopted to guide introduction of new park amenities in this location. Rehabilitation involves "the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value" (Parks Canada 2010: 16). The



following additional Parks Canada standards and guidelines have also been identified as relevant to the proposed project:

1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
3. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.
4. Document visual relationships, including views and their foreground, middle ground and background; landmarks, edges and skyline; prospects, both to and from the historic place; and condition before beginning project work.

6.0 CONCLUSIONS AND MITIGATION RECOMMENDATIONS

6.1 Conclusions

Edwards Gardens is the former site of the Milne family's nineteenth-century settler homestead and milling operations. The Barn, Garage and Lunchroom on the property are likely remnants of the Milne family's occupation of the site. The property was developed as an estate garden by Rupert Edwards in the 1940s and 1950s. Metropolitan Toronto (now the City of Toronto) acquired it in 1955 and has maintained and developed it as a public garden. In 1964, a Pavilion designed by Raymond Moriyama was built on the former site of the Milne house (destroyed by fire in 1962). The Civic Garden Centre was also designed by Moriyama and completed in 1964, which provided a new and expanded centre for the activities of the Toronto Garden Club. In 2006, the Toronto Botanical Garden opened 1.6 hectares of themed botanical gardens near the northeast corner of the property.

Edwards Gardens meets the criteria for Ontario Regulation 9/06 for its physical, historical, and contextual value.

The proposed changes to the site include the addition of a large bridge spanning the east and west table lands, the removal of historical circulation routes and the addition of new routes, and the possible demolition or relocation of the lunchroom, barn, garage and glasshouse.

These changes are anticipated to impact identified heritage attributes. However, some of the changes will also provide important improvements to accessibility on the site, a consideration encouraged by the Parks Canada Standards and Guidelines:

Providing people of all ages, interests and abilities with access to historic places is highly desirable and a frequently mandated social goal. Generally, the solutions that best balance accessibility needs with heritage value are those that enhance the use and appreciation of an historic place for everyone. Work should be carefully planned and undertaken so that impact on



an historic place's heritage value and character-defining elements is minimized: the objective is to provide the highest level of access with the lowest level of impact (Parks Canada 2010:42).

Improved accessibility will make the site a more attractive place for new and existing users alike, thereby providing increased exposure to the cultural heritage value of the site and offering opportunities to provide interpretation and education about its history.

6.2 Recommendations

Based on the results of archival research, site survey, and analysis, and in accordance with the Parks Canada Standards and Guidelines, a rehabilitation approach should be adopted to guide the expansion and improvements proposed as part of the Master Plan for Edwards Gardens. Rehabilitation involves “the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value” (Parks Canada 2010: 16). As a result, the following general recommendations have been made based on the determined heritage values of the resources and in consideration of the overall impacts of the proposal:

1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
 - (a) Retention in place of the existing buildings that form the Maintenance Complex is recommended. Should removal be required, the removal of the Lunchroom, as the smallest building would have the least impact on the complex of buildings and the courtyard they form. Should the lunchroom be removed, consideration should be given to maintaining the enclosed space of the courtyard through other means such as the use of vegetation or structure.
 - (b) Maintain the existing landscaped lawn area around the Moriyama Pavilion wherever possible.
2. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
 - (a) The proposed bridge should be suitably designed to minimize visual impacts as much as possible and to be sympathetic to the historical setting and context of the area. The impacts of the bridge can be mitigated through its design, with an emphasis on a bridge design which is visually “light” on the landscape, and does not obstruct more of a viewscape than is necessary. The choice of materials that harmonize with the natural environment and design cues taken from existing bridges would further mitigate impacts. Design cues can also be taken from Moriyama's Pavilion and Civic Garden Centre.
 - (b) Maintain existing pathways wherever possible. For the new pathways and trails, the selection of materials that harmonize with the natural environment and the integration of the new pathways into the existing landscape and vegetation would mitigate some impacts.

3. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future
4. Document visual relationships, including viewsapes and their foreground, middle ground and background; landmarks, edges and skyline; prospects, both to and from the historic place; and condition before beginning project work.
 - (a) Prepare modelling of views to the Pavilion, from specific vantage points using photo montages of the proposed bridge, and in cross section to confirm the altered visual experience resulting from the proposed project, from key access points and circulation routes within Edwards Gardens
5. Once more detailed site plans for improvements at Edwards Gardens have been developed, the heritage impact assessment should be updated by a qualified heritage professional in order to confirm the appropriate mitigation measures to minimize potential impacts to identified cultural heritage resources.

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