

March 1, 2007

**To:** City Council

**From:** Toronto Preservation Board

**Subject:** 21 Swanwick Avenue – Refusal of Demolition Application and Intention to Designate, Part IV, Ontario Heritage Act (Ward 32 Beaches-East York)  
[To be considered with TE3.74]

**Recommendations:**

**The Toronto Preservation Board recommended that:**

- 1. City Council refuse the demolition application for the property at 21 Swanwick Avenue (Emmanuel Presbyterian Church).**
- 2. City Council state its intention to designate the property at 21 Swanwick Avenue (Emmanuel Presbyterian Church) under Part IV of the Ontario Heritage Act.**
- 3. If there are no objections to the designation in accordance with Section 26(6) of the Ontario Heritage Act, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the Ontario Heritage Act.**
- 4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, the Clerk be directed to refer the proposed designation to the Conservation Review Board.**
- 5. The appropriate City Officials be authorized and directed to take necessary action to give effect thereto.**

**Background:**

The Toronto Preservation Board on March 1, 2007, considered the revised report (February 14, 2007) from the Director, Policy and Research, City Planning Division.

The following persons addressed the Toronto Preservation Board:

- Gudrun Hardes, Main Street Cardio, Owner;
- Charlene Sullivan, Main Street Cardio, Owner; and
- Ziad Killu, GPM Property Development.

City Clerk

Colleen O'Neill

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**STAFF REPORT  
ACTION REQUIRED**

**21 Swanwick Avenue – Refusal of Demolition  
Application and Intention to Designate, Part IV, *Ontario  
Heritage Act***

<b>Date:</b>	February 14, 2007
<b>To:</b>	Toronto Preservation Board
<b>From:</b>	Director, Policy and Research, City Planning Division
<b>Wards:</b>	Beaches-East Toronto - Ward 32
<b>Reference Number:</b>	

**SUMMARY**

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This report recommends that City Council refuse the demolition application and state its intention to designate the property at 21 Swanwick Avenue (Emmanuel Presbyterian Church) under Part IV of the *Ontario Heritage Act*. The property is included on the City of Toronto Inventory of Heritage Properties.

The owner has applied to demolish the building located on the property and is discussing redevelopment with Community Planning. Given that it is not a residential building, the City must issue the demolition permit once certain conditions are met unless City Council states its intention to designate the property under Part IV of the *Ontario Heritage Act*.

**RECOMMENDATIONS**

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**The City Planning Division recommends that:**

1. City Council refuse the demolition application for the property at 21 Swanwick Avenue (Emmanuel Presbyterian Church);
2. City Council state its intention to designate the property at 21 Swanwick Avenue (Emmanuel Presbyterian Church) under Part IV of the *Ontario Heritage Act*;
3. If there are no objections to the designation in accordance with Section 26(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;

4. If there are objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board; and
5. The appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

### **Financial Impact**

There are no financial implications resulting from the adoption of this report. The cost of publishing the notice of intention to designate in the daily newspaper is included in the 2007 Policy and Research budget.

### **DECISION HISTORY**

At its meeting of February 13, 2007, the Toronto and East York Community Council adopted a Notice of Motion recommending that, following consultation with the Toronto Preservation Board, City Council state its intention to designate the property at 21 Swanwick Avenue (Emmanuel Presbyterian Church) under Part IV of the *Ontario Heritage Act*.

### **ISSUE BACKGROUND**

The owner has applied to demolish the building, historically known as Emmanuel Presbyterian Church, which is located on the property at 21 Swanwick Avenue. The property has been recognized on the City of Toronto Inventory of Heritage Properties since 1984.

Given that the property at 21 Swanwick Avenue is not residential, the City must issue the demolition permit once certain conditions have been met. Designation of the property would enable staff to work with the owner to preserve the heritage attributes of the building as part of the redevelopment of the site.

### **COMMENTS**

The property at 21 Swanwick Avenue is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario. A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

The following Statement of Reasons for Designation is intended for publication according to the provisions of the *Ontario Heritage Act*. The Reasons for Designation are attached (Attachment No. 3) and include a statement of the cultural heritage value of the property with a description of its heritage attributes. The complete Reasons for

Designation will be served on the property owner and the Ontario Heritage Trust and included in the designating by-law.

## **Reasons for Designation**

The property at 21 Swanwick Avenue is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. Located on the south side of Swanwick Avenue, west of Main Street and opposite the entrance to Enderby Road, Emmanuel Presbyterian Church (1893) is an institutional building with Gothic Revival styling that is a landmark in the neighbourhood.

## **CONTACT**

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## **SIGNATURE**

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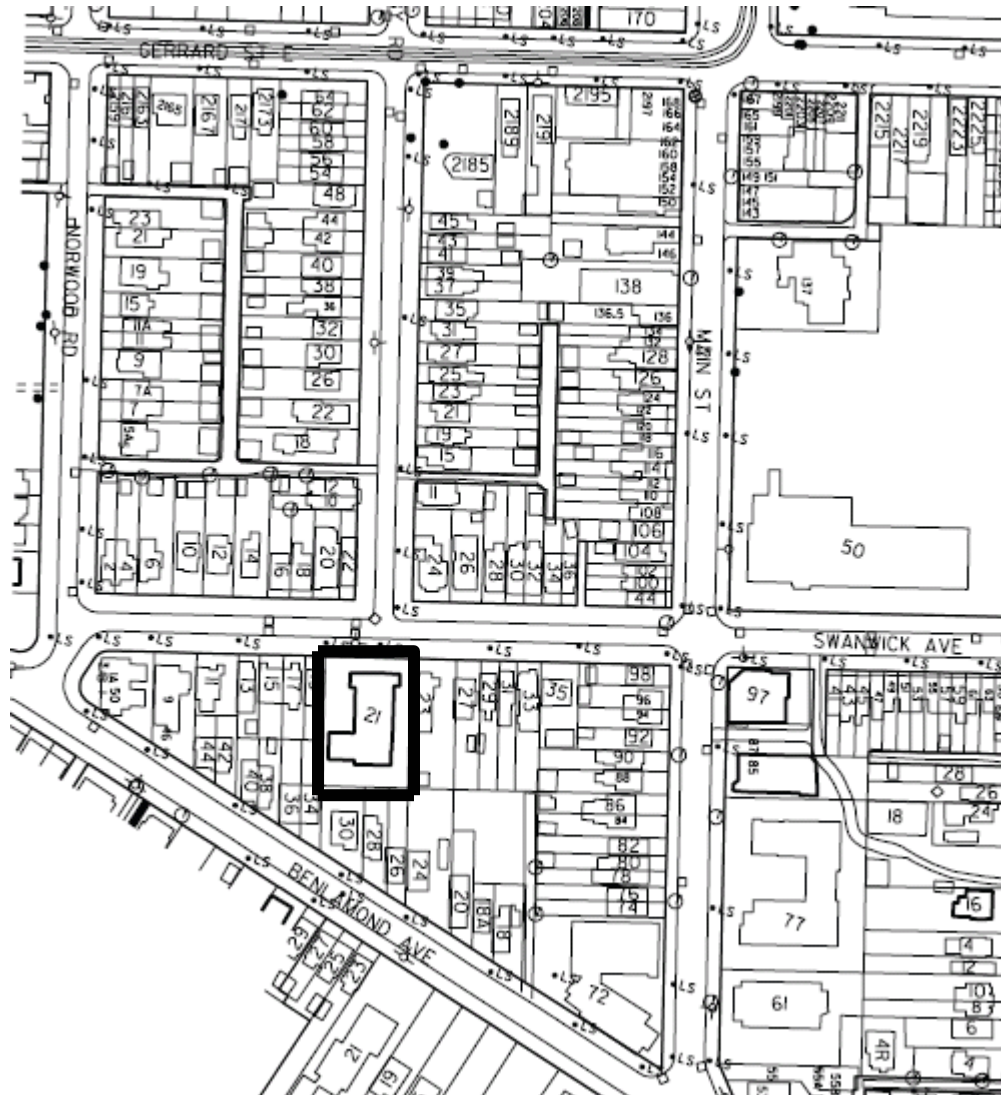
Barbara Leonhardt  
Director, Policy and Research

## **ATTACHMENTS**

Attachment No. 1: Location Map  
Attachment No. 2: Photographs  
Attachment No. 3: Reasons for Designation

LOCATION MAP: 21 SWANWICK AVENUE

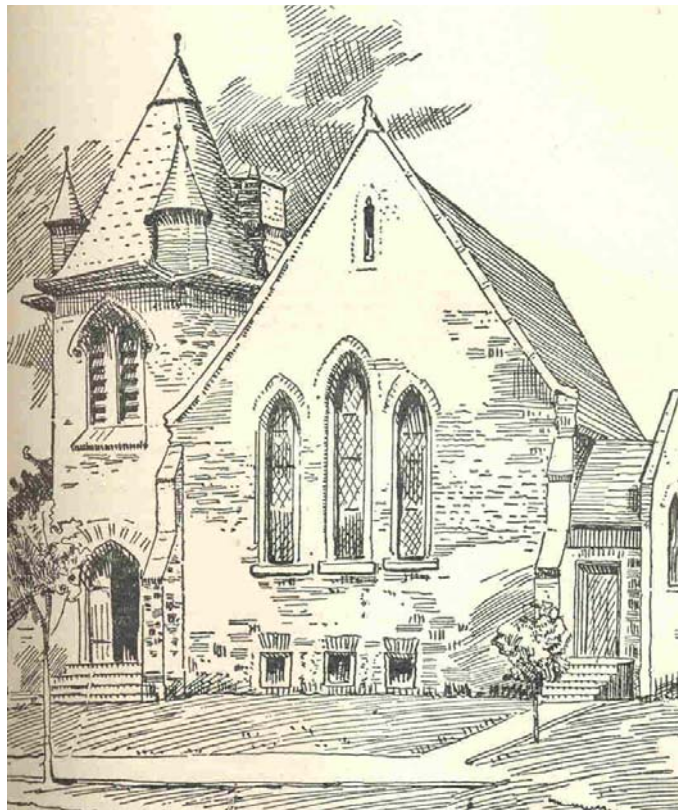
ATTACHMENT NO. 1



This location map is for information purposes only.  
The exact boundaries of the property are not shown.

PHOTOGRAPHS: 21 SWANWICK AVENUE

ATTACHMENT NO. 2



**Historical Illustration from Robertson's Landmarks of Toronto (1904)**

REASONS FOR DESIGNATION

ATTACHMENT NO. 3

## 21 Swanwick Avenue: Emmanuel Presbyterian Church

### Description

The property at 21 Swanwick Avenue is worthy of designation under Part IV of the *Ontario Heritage Act*, and meets the criteria for municipal designation prescribed by the Province of Ontario under the categories of design, historical and contextual value. Located on the south side of Swanwick Avenue, west of Main Street and opposite the entrance to Enderby Road, Emmanuel Presbyterian Church (1893) is documented in J. R. Robertson's *Landmarks of Toronto* (Vol. 4, 1904, pages 304-306). The property was listed on the City of Toronto Inventory of Heritage Properties in 1984.

### Statement of Cultural Heritage Value

#### **Physical or Design Value:**

Emmanuel Presbyterian Church is a representative example of a religious building with Gothic Revival styling. Inspired by English medieval prototypes, Gothic Revival designs are recognized by the application of pointed-arches, buttresses, and varied window types. Emmanuel Presbyterian Church is a modest rendition of the style, with attention focused on the treatment of the corner tower.

#### **Historical or Associative Value:**

Emmanuel Presbyterian Church is an institution that contributed to the historical evolution of the East Toronto community. The development of the site dates to 1888 when a small building was constructed following the merger of two Presbyterian congregations as Emmanuel Presbyterian Church. The present church was completed in 1893 under the direction of contractors McMillan and Costain. Alterations in 1901 and 1914 included an entrance porch and a large wing (for a church hall and Sunday School). With changes in local demographics, in 1973 Emmanuel Presbyterian Church joined with St. James Presbyterian and St. Matthew's Presbyterian (both established in 1925) to create the Tri-Congregations, a three-point charge served by a team ministry. In 1988, the latter congregations amalgamated as Faith Presbyterian Church Community Church, now located in East York.

#### **Contextual Value:**

Emmanuel Presbyterian Church is a local landmark that is carefully positioned to terminate the view at the south end of Enderby Road. The church contributes to the character of East Toronto, which was incorporated as a Village in 1888 and a Town in 1903. The residential community grew up around the intersection of Main Street and Gerrard Street East, providing housing for workers at the Grand Trunk Railway yards at the northeast end of the municipality. Among the institutional, religious and educational buildings that became important neighbourhood markers, Fire Hall No. 22 and Police



Station No. 10 at 85 and 97 Main Street were completed after the City of Toronto annexed East Toronto in 1910. Located one block east of Emmanuel Presbyterian Church, the latter properties are recognized on the City's heritage inventory.

### Heritage Attributes

The heritage attributes of Emmanuel Presbyterian Church related to its design value as a representative example of Gothic Revival styling are found on the exterior walls and roof, consisting of:

- The plan, with the main body of the church rising one extended storey under a steeply pitched gable roof with the gable end facing Swanwick Avenue
- The application of red brick cladding, with brick, stone, wood and metal trim
- The square tower, anchoring the northeast corner, with an entrance and pointed-arched window opening at the base, pointed-arched openings with louvres and tracery, and a pyramidal roof with tourelles, and copper trim
- The open porch, protecting the main entrance, with detailing reflecting the early 20<sup>th</sup> century Arts and Crafts movement
- On the main body, the principal (north) façade with a trio of pointed-arch window openings and a narrow lancet window beneath the apex of the gable
- On the side elevations of the main body (east and west), the battered buttresses, gabled wall dormers, segmental-arched window openings with brick flat arches and stone sills and, on the west wall, the enclosed entrance porch with pointed-arched window openings (one of the window openings on the east wall has been bricked in)
- The complementary addition at the southwest end of the church, with brick cladding, gable roof with a gabled dormer on the north slope, and flat-headed door and window openings with brick and stone trim

The rear (south) wall of the church has no distinguishing features and is not included in the Reasons for Designation.