

TORONTO STAFF REPORT

May 23, 2006

To: Toronto Preservation Board
North York Community Council

From: Director, Policy & Research, City Planning Division

Subject: 285 Cummer Avenue (St. John's Convalescent Hospital) - Inclusion on the City of Toronto Inventory of Heritage Properties and Intention to Designate under Part IV of the *Ontario Heritage Act*
Willowdale - Ward 24

Purpose:

This report recommends that City Council include the property at 285 Cummer Avenue (St. John's Convalescent Hospital) on the City of Toronto Inventory of Heritage Properties and state its intention to designate the property under Part IV of the Ontario Heritage Act.

Financial Implications and Impact Statement:

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 2006 Policy and Research budget.

Recommendations:

It is recommended that:

- (1) City Council include the property at 285 Cummer Avenue (St. John's Convalescent Hospital) on the City of Toronto Inventory of Heritage Properties;
- (2) City Council state its intention to designate the property at 285 Cummer Avenue (St. John's Convalescent Hospital) under Part IV of the *Ontario Heritage Act*;
- (3) if there are no objections to the designation in accordance with Section 29(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 any 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 the necessary action to give effect thereto.

Background:

The property at 285 Cummer Avenue contains the hospital complex now known as St. John's Rehab Hospital. Staff have evaluated the property according to the criteria for municipal designation that was prescribed by the Province of Ontario in January 2006, which indicates that the site merits inclusion on the City of Toronto Inventory of Heritage Properties and designation under Part IV of the *Ontario Heritage Act* according to the three criteria of design or physical value, historical or associative value, and contextual value. The core components of the property, comprised of the original Scadding Wing, the adjoining Chapel, the landscaped driveway forming the principal entrance to the site and, south of the Scadding Wing, the terraced garden are recommended for designation under the *Ontario Heritage Act*.

A current proposal to expand the facility does not affect the core components of the site. The proposed designation will enable City Council to review any future alterations to the heritage attributes described in Attachment No. 3.

Comments:

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 cultural heritage value and description of the heritage attributes of the property. The complete Reasons for Designation will be served on the property owner and the Ontario Heritage Trust and included in the designating by-law.

Statement of Reasons for Designation

The property at 285 Cummer Avenue is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. St. John's Convalescent Hospital has design, historical and contextual value. Opened in its present location in 1937, the hospital is an institution of importance to the community. The Scadding Wing, designed by the notable Toronto architects Mathers and Haldenby, and the adjoining Chapel are representative examples of Modern Classicism. The property is contextually important for its landscaped features by the firm of Dunnington, Grubb and Stensson, particularly the north entrance driveway and, to the south, the terraced garden.

The Reasons for Designation, including a description of the heritage attributes of the property, are available for viewing from the City Clerk's Department or from Heritage Preservation Services, Research and Policy, City Planning Division, City of Toronto.

Conclusions:

It is recommended that City Council include the property at 285 Cummer Avenue (St. John's Convalescent Hospital) on the City of Toronto Inventory of Heritage Properties and state its intention to designate the property under Part IV of the *Ontario Heritage Act*.

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List of Attachments:

Attachment No. 1 – Location Map (285 Cummer Avenue)
Attachment No. 2A-B – Photographs (285 Cummer Avenue)
Attachment No. 3 – Reasons for Designation (285 Cummer Avenue)