



## STAFF REPORT ACTION REQUIRED

### **70 Roehampton Avenue (North Toronto Collegiate Institute) - Intention to Designate under Part IV of the *Ontario Heritage Act*, Approval of Alterations to a Heritage Building, and Authority to Enter into a Heritage Easement Agreement**

<b>Date:</b>	December 19, 2006
<b>To:</b>	Toronto Preservation Board, Toronto & East York Community Council
<b>From:</b>	Director, Policy and Research, City Planning Division
<b>Wards:</b>	St. Paul's – Ward 22
<b>Reference Number:</b>	

#### **SUMMARY**

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This report recommends that, following consultation with the Toronto Preservation Board, City Council state its intention to designate the property at 70 Roehampton Avenue under Part IV of the *Ontario Heritage Act* and approve alterations to a heritage building. Authority is requested to enter into a Heritage Easement Agreement to provide for the long term protection of the heritage components of the North Toronto Collegiate Institute that will be incorporated into the new development.

The conservation and adaptive reuse of the original building or the retention of certain heritage attributes in their original location is not a viable approach, given the building's condition. The proposed plan incorporates key architectural features from the current building into the courtyard of the new school facility. The intent is to reinterpret these features within the central circulation of the school, thereby retaining aspects of cultural memory associated with the original building. A Heritage Easement Agreement will ensure that the Conservation Plan (secured through a Letter of Credit), which documents and incorporates the key heritage elements of the original building in a courtyard in the new school complex, is carried out.

## **RECOMMENDATIONS**

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### **As proposed by Heritage Preservation Services, Policy & Research, City Planning**

#### **It is recommended that:**

1. City Council state its intention to designate the property at 70 Roehampton Avenue (North Toronto Collegiate Institute) under Part IV of the *Ontario Heritage Act*; and
2. 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*; and
3. 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
4. The alterations to the heritage building at 70 Roehampton Avenue be approved substantially in accordance with the plans by CS&P Architects Inc. dated January 27, 2006 and on file with the Manager of Heritage Preservation Services, subject to the owner:
  - (a) prior to the introduction of Bills in Council, entering into a Heritage Easement Agreement with the City for the reconstructed courtyard that incorporates features of the original building;
  - (b) prior to the issuance of a demolition permit, providing a letter of credit in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Heritage Preservation Plan as prepared by William N. Greer (dated April 2006);
5. Authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owners of the property at 70 Roehampton Avenue (North Toronto Collegiate Institute); and
6. The appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

## **FINANCIAL IMPACT**

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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.

## **ISSUE BACKGROUND**

North Toronto Collegiate Institute is located on the north side of Roehampton Avenue between Redpath Avenue and Yonge Street as shown on the attached Location Map (Attachment No. 1). The core components of the complex, consisting of the original building (dating to 1912) and south addition (1921), occupy the southwest portion of the property with the remainder of the site to the north dominated by a playing field. The 1912 and 1921 sections of the building are shown in the attached photographs (Attachment No. 2)

The property was listed on the City of Toronto Inventory of Heritage Properties by City Council on March 1, 2 and 3, 2004. In listing the property, City Council gave special emphasis to the preservation of elements on the north, south and east elevations of the school complex.

The Toronto District School Board has determined the need for a new school building on the site. It has worked with developer Tridel and a team of consultants to develop a proposal for the redevelopment of the property comprised of the following elements:

- New school building
- Regulation length field and track facility
- Two high rise residential buildings
- Underground parking

The proposed redevelopment incorporates the new school facility within a four storey building on the northeast portion of the property. The new track and field facility will be located where the existing heritage buildings stand. (Attachment 5A and 5B) The proposal requires the complete demolition of the existing buildings.

## **COMMENTS**

The decision to demolish the exiting building, as opposed to adaptive re-use, is based on the following factors:

- The heritage value of the 1912 and 1921 buildings has been compromised by extensive alterations
- The building envelope exhibits signs of deterioration throughout in the system of metal anchorage of the exterior brick and masonry

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- There is limited potential for adaptive reuse to satisfy the contemporary academic requirements based on the existing layout and built form

The demolition of the existing school provides flexibility in developing the site and incorporating the residential component, which is providing part of the revenue required for the new school (Attachment 5B). In addition to the shortcomings of the existing building, the inability to incorporate a regulation size playing field has been identified as a significant obstacle to incorporating features of the original building in situ.

### **Proposed Reconstruction of Heritage Attributes:**

The new school building is to be organized around an open central courtyard (Attachment 5C). The courtyard's main entrance will be oriented toward the playing field that occupies the eastern half of the site. It will be entered through the two original stone portals which now front on Roehampton Avenue, which will be reconstructed back to back. The courtyard will be surrounded by replicated stone-trimmed windows that are to be set in a field of reclaimed brick from the original building (Attachment 5D). Other heritage attributes (decorative stonework, stained glass, etc.) of the building will be installed, along with interpretive elements such as images and drawings, on a reclaimed brick wall facing the playing field to the west.

Staff recommend that the property be designated and a Heritage Easement Agreement be registered on the existing site to provide greater certainty that the conservation and interpretation strategy is carried out.

### **Reasons for Designation**

The property at 70 Roehampton 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.

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.

### **Statement of Reasons for Designation**

The property at 70 Roehampton Avenue is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. The original building (1912) and south wing (1921) of North Toronto Collegiate Institute have design, historical and contextual value as a representative example of an early 20<sup>th</sup> century

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educational complex that is significant for its Collegiate Gothic styling, its association with Toronto architect Forsey Page, its value as an institution in North Toronto, and its status as a conspicuous feature in the neighbourhood northeast of Yonge Street and Eglinton Avenue East.

## **CONTACT**

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## **SIGNATURE**

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Director, Policy and Research

## **ATTACHMENTS**

Attachment No. 1: Location Map  
Attachment No. 2: Photographs  
Attachment No. 3: Reasons for Designation  
Attachment No. 4: Heritage Preservation Plan (12 pages)  
Attachment Nos. 5A-D: Development Plans