



STAFF REPORT ACTION REQUIRED

70 Roehampton Avenue – Amendment to Reasons for Designation and Passage of Designating By-law under Part IV, Section 29 of the Ontario Heritage Act

Date:	June 9, 2009
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	St. Paul's - Ward 22
Reference Number:	

SUMMARY

This report recommends that City Council amend the Reasons for Designation for the property at 70 Roehampton Avenue (North Toronto Collegiate Institute) as adopted by Council at its meeting of February 6, 7 and 8, 2007, and that Council pass the by-law designating the property at 70 Roehampton Avenue under Part IV, Section 29 of the Ontario Heritage Act.

Following its meeting of February 2007, City Council served notice of its intention to designate the property at 70 Roehampton Avenue under Part IV, Section 29 of the Ontario Heritage Act. On April 5, 2007, the Toronto District School Board as the owners of the subject property submitted an objection to the notice of intention to designate and the matter was referred to the Conservation Review Board. The TDSB has now agreed to withdraw its objection subject to minor revisions to the original Reasons for Designation (Attachment No. 3) and their replacement by the revised Reasons for Designation (Attachment No. 4).

Heritage Preservation Services is satisfied that the revised Reasons for Designation will ensure that the property's cultural heritage values and attributes are preserved.

RECOMMENDATIONS

The City Planning Division recommends that

1. City Council adopt the revised Reasons for Designation as set out in Attachment No. 4 of this report;
2. Upon receipt of the owner's withdrawal of its notice of objection, the City Solicitor be authorized to introduce a bill in Council with the amended Reasons for Designation as set out in Attachment No. 4, designating the property under Part IV, Section 29 of the Ontario Heritage Act.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The property at 70 Roehampton Avenue was listed on the City of Toronto Inventory of Heritage Properties in 2004. The Toronto District School Board (TDSB) in partnership with Tridel is redeveloping the property at 70 Roehampton Avenue with a new secondary school and two residential condominiums. With the approved demolition of the existing school, the TDSB has agreed to preserve architectural elements from the original 1912 and 1921 buildings in the new school complex.

At its meeting of February 6, 7 and 8, 2007, City Council stated its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act, approved alterations to the heritage building, and granted authority for the City to enter into a heritage easement agreement with the property owner

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-655.pdf>.

The heritage easement agreement was registered on July 25, 2007.

ISSUE BACKGROUND

Following Council's statement of intention to designate the property at 70 Roehampton Avenue, the TDSB objected to the proposed designation and the matter was referred to the Conservation Review Board. In discussions between the City and the owner's legal representatives, it was agreed that minor revisions to the Reasons for Designation would address the owner's concerns while preserving the property's cultural heritage values and attributes. With these revisions, the owner has agreed to withdraw its objection, allowing the designating by-law to be passed.

COMMENTS

At the request of the TDSB and with the agreement of staff, the Reasons for Designation have undergone two revisions. The original Reasons for Designation (2007) are attached (Attachment No.3) with the revisions struck out. The revised Reasons for Designation for the designating by-law are found in Attachment No. 4.

In the description and statement of cultural heritage value, the references to contextual value have been removed. With the approved demolition of the original school buildings, apart from the preservation of selected architectural elements, the integrity of the site as a local landmark will be compromised. However, with the heritage attributes from the 1912 and 1921 school buildings reinstated in the new school complex, the property retains its design and historical values, which are described in the revised Reasons for Designation.

In the second change to the text, in the original Reasons for Designation the heritage attributes were described as being located “principally” on the north and east walls of the 1912 building and the south wall of the 1921 addition. The word “principally” has been struck so it is understood that the property’s only stated heritage attributes are those specifically described in the revised Reasons for Designation, and that there are no additional attributes identified elsewhere on the site.

With these revisions to the Reasons for Designation, the property at 70 Roehampton Avenue still meets the criteria for municipal designation prescribed by the Province of Ontario. To warrant designation under Part IV, Section 29 of the Ontario Heritage Act, a property must meet “one or more” of the criteria under any of, but not necessarily all of the categories of Design/Physical Value, Historical/Associative Value and Contextual Value. The property at 70 Roehampton Avenue retains its cultural heritage values under the categories of design and historical value as stated in the revised Reasons for Designation.

The location map (Attachment No. 1) and photographs (Attachment No. 2) show the site and appearance of the 1912 and 1921 buildings associated with North Toronto Collegiate Institute.

CONTACT

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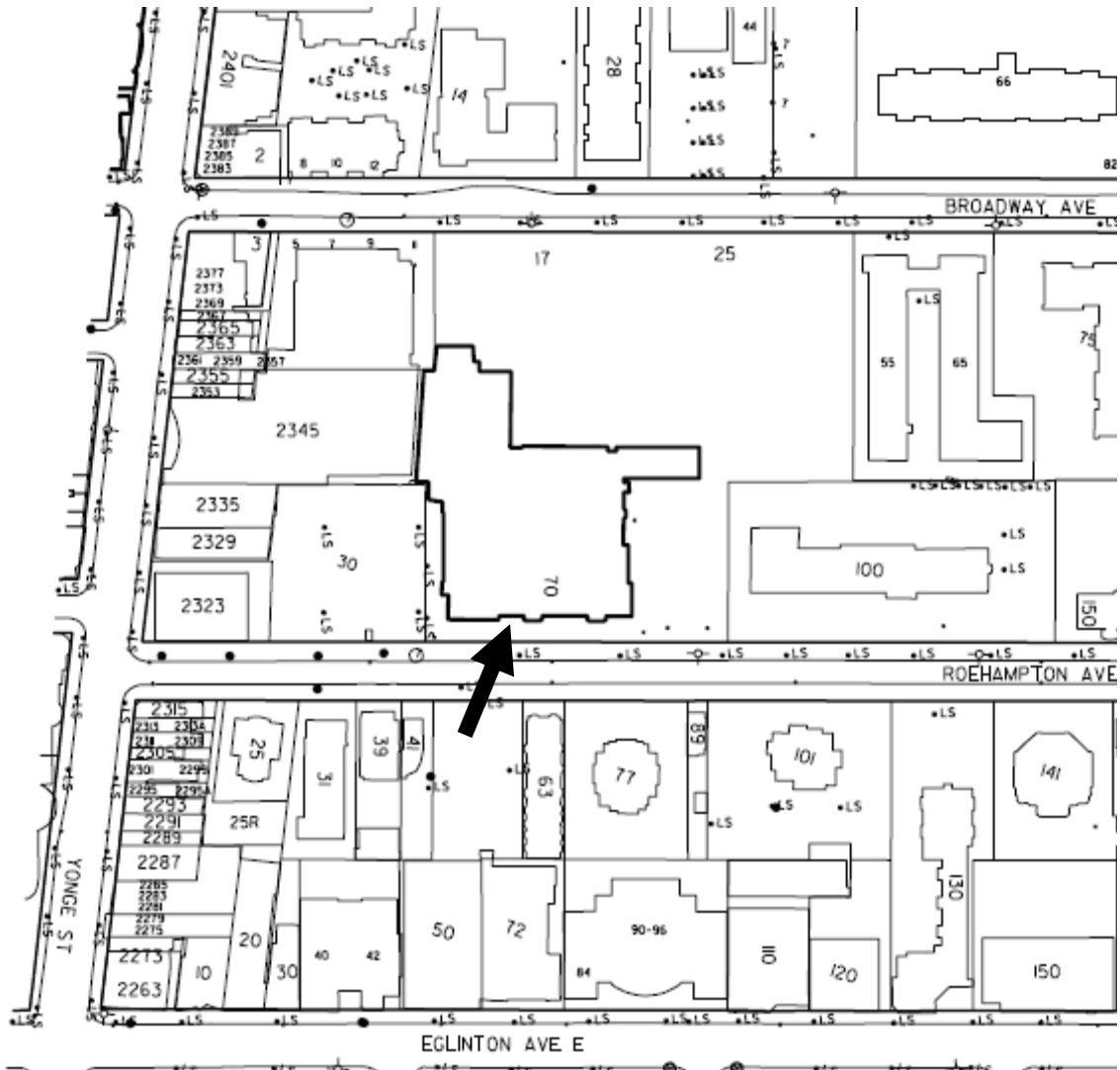
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Barbara Leonhardt
Director, Policy and Research
City Planning Division

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ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Original Reasons for Designation (2007)
Attachment No. 4 – Revised Reasons for Designation (2009)



The **arrow** marks the location of the property containing the 1912 and 1921 buildings associated with North Toronto Collegiate Institute at 70 Roehampton Avenue prior to the redevelopment of the site.

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



City of Toronto Archives, Fonds 1257, f1257_s1057_it0273

Historical view from Roehampton Avenue, showing the south façade of the 1921 addition to North Toronto Collegiate Institute (source: City of Toronto Archives)



View from Broadway Avenue, showing the east (left) and north (right) elevations of the 1912 building at North Toronto Collegiate Institute (date: 2007)

North Toronto Collegiate Institute

Description

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 designation prescribed by the Province of Ontario under the ~~three~~ categories of design or physical value, historical value ~~and contextual value~~. Located northeast of Yonge Street and Eglinton Avenue East on property that extends from Roehampton Avenue (south) to Broadway Avenue (north), the first phase of North Toronto Collegiate Institute opened in 1912. The property was included on the City of Toronto Inventory of Heritage Properties in 2004.

Statement of Cultural Heritage Value

The property at 70 Roehampton Avenue has design or physical significance as a representative example of a well-crafted educational complex designed in the variation of the Neo-Gothic style popularly known as “Collegiate Gothic.” Distinguished by its lack of polychromatic brickwork, symmetrical organization and medieval-inspired design elements, the style became the norm for educational buildings in Ontario during the first half of the 20th century.

North Toronto Collegiate has historical value as it represents an early commission of the important Toronto architect, Forsey Page (1885-1970). Following training at the University of Toronto, Page joined Stanford Warrington in a partnership that lasted until 1925. North Toronto Collegiate Institute was designed during the firm’s tenure. After a brief solo career, Page embarked on a new practice with W. Harland Steele, a recent graduate of the Ecole des Beaux Arts. As Page and Steele, the firm designed many of the landmarks of the Modern era in Toronto, ranging from the Garden Court Apartments on Bayview Avenue (completed in 1942) to Benvenuto Place (completed in 1955 with Peter Dickinson as chief designer) and Commerce Court (completed in 1972 in association with American architect I. M. Pei). The latter properties are represented on the City’s heritage inventory.

Historically, the value of the property is linked to its associations with an institution that is significant to the community. Founded in 1909, North Toronto Collegiate Institute was the first high school in North Toronto, which was incorporated as a town in 1890. After occupying a temporary location in the town hall, the school opened in 1912. During the latter year, the City of Toronto annexed the Town of North Toronto, leading to an increase in the population of the area and a corresponding need for expanded educational facilities. In 1921, under the supervision architect C. H. Bishop, Superintendent of Building for the Toronto Board of Education, plans were produced for a south wing facing Roehampton Avenue, followed by the addition of a third storey to the entire

complex in 1928. Subsequent additions and alterations were completed in 1955 and 1966.

~~North Toronto Collegiate Institute has contextual value as a neighbourhood landmark. It is a prominent neighbourhood feature in the area northeast of Yonge Street and Eglinton Avenue.~~

Heritage Attributes

The heritage attributes of North Toronto Collegiate Institute related to its cultural heritage value as a representative example of an early 20th century educational complex with Collegiate Gothic styling that demonstrates a high degree of craftsmanship are found **principally** on the north façade and east elevation of the original school (1912) and the south façade of the 1921 addition as described below, comprised of:

- On the north façade (dating to 1912 and built facing Broadway Avenue), the central entrance set in a pointed arch with stone moulding and corbel stops; and, on either side of the entrance, the first storey of the three-sided bay windows with window openings and transoms set in stone surrounds flanked by red brickwork
- On the east elevation, the pointed-arch stone and brick motifs on the piers flanking the three-sided tower (the tower is not included in the Reasons for Designation); and the stone gablets on the piers flanking the corners and window openings (the brick piers are not included in the Reasons for Designation)
- On the south façade (dating to 1921 and built facing Roehampton Avenue), the separate boys and girls entrances where each brick-clad portal has a brick parapet with stone coping, a stone tablet incorporating a scroll and flanked by brackets, stone string courses, and a recessed Tudor-arched entrance with a stone surround
- On the interior, the three-part door transom with coloured glass, inscribed “labor omnia vincit 1912” and incorporating the initials “NT”
- On the exterior, the date stones from the various phases of construction, including the “1966” west addition

Original Reasons for Designation (2007), showing the revisions struck out and highlighted in bold text, to be replaced by the Revised Reasons for Designation (2009)

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The Revised Reasons for Designation (2009) are intended to replace the original Reasons for Designation (2007)