



**STAFF REPORT
ACTION REQUIRED**

3180 Bathurst Street – Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement

Date:	July 9, 2010
To:	Toronto Preservation Board North York Community Council
From:	Acting Director, Policy & Research, City Planning Division
Wards:	Ward 15 – Eglinton-Lawrence
Reference Number:	P:\2010\Cluster B\PLN\HPS\NYCC\ny 08 17 10\nyHPS14

SUMMARY

This report recommends that City Council state its intention to designate the property at 3180 Bathurst Street (Asbury and West United Church, 1958) under Part IV, Section 29 of the Ontario Heritage Act and to authorize the entering into of a Heritage Easement Agreement between the City and the property owners.

The property at 3180 Bathurst Street, which is located on the southwest corner of Saranac Boulevard, north of Lawrence Avenue West, contains Asbury and West United Church, a church complex incorporating an 1899 church with additions dating to the 1950s.

The property is the subject of a rezoning application that proposes to amend the Zoning By-law to allow the construction of a 13-storey residential building with commercial uses at grade and underground parking. The current proposal, revised in May 2010, incorporates the 1958 sanctuary of the church into the proposed development. To refuse the demolition of the heritage attributes of the property, City Council must state its intention to designate the site under Part IV, Section 29 of the Ontario Heritage Act.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 3180 Bathurst Street (Asbury and West United Church, 1958) on the City of Toronto Inventory of Heritage Properties.

2. City Council state its intention to designate the property at 3180 Bathurst Street (Asbury and West United Church, 1958) under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.
6. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property.
7. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement.

Financial Impact

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

DECISION HISTORY

At its meeting held in January 2010, North York Community Council adopted a Preliminary Report that authorized Community Planning staff to conduct a community consultation meeting concerning a rezoning application for the property at 3180 Bathurst Street. This followed the submission of a rezoning application in September 2009 to amend the Zoning By-law to allow a 13-storey (42.15 m) residential building on the property, which is the location of Asbury and West United Church. The applicant has submitted a revised proposal, dated May 2010. A Final Report on the application is scheduled to be heard at the August 17, 2010 meeting of the Community Council.

ISSUE BACKGROUND

The property at 3180 Bathurst Street contains Asbury and West United Church, where the original church (1899) was relocated and altered in the 1950s with the addition of an administrative wing and a new sanctuary. While the property is not currently included on the City of Toronto Inventory of Heritage Properties, staff have studied the site and determined that the 1958 sanctuary merits inclusion on the heritage inventory and meets the criteria for designation under Part IV, Section 29 of the Ontario Heritage Act. The research and evaluation of the property indicates that the integrity of the original 1899

church has been negatively impacted by the 1951 additions to the site. This report recommends that the sanctuary, which was completed in 1958 and skilfully blends a traditional façade with a modern interior, merits protection.

COMMENTS

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4) for the property at 3180 Bathurst Street. As a result of this assessment, staff have determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation for its design, associative and contextual values. Located on the southwest corner of Bathurst Street and Saranac Boulevard, Asbury and West United Church (1958) is a church building with heritage attributes on the exterior and interior of the sanctuary.

The Reasons for Designation (Statement of Significance) are found in Attachment No. 3. The property at 3180 Bathurst Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under the three categories of design, associative and contextual values. Located on the southwest corner of Bathurst Street and Saranac Boulevard, Asbury and West United Church (1958) is a unique example of a church building that combines Modern Gothic stylistic elements on the exterior with a contemporary interior reflecting the post-World War II Modern era in architecture. An institution of importance and a local landmark in North York, Asbury and West United Church was designed by the notable Toronto architect, Douglas E. Kertland. The Reasons for Designation (Statement of Significance), which is the public Notice of Intention to Designate, will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the owners of 3180 Bathurst Street and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

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SIGNATURE

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City Planning Division

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ATTACHMENTS

Attachment No. 1 – Location Map

Attachment No. 2 – Photographs

Attachment No. 3 – Reasons for Designation (Statement of Significance)

Attachment No. 4 – Heritage Property Research and Evaluation Report



Exterior view of the east façade of the sanctuary of Asbury and West United Church (right)



Interior view of the sanctuary, looking west toward the chancel

Asbury and West United Church

Description

The property at 3180 Bathurst Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. Located on the southwest corner of Bathurst Street and Saranac Boulevard, Asbury and West United Church consists of a church complex with portions of the original church (1899), a narthex and administrative wing (1951), and a sanctuary (1958). Only the sanctuary, which displays heritage attributes on the exterior and interior, is included in the Reasons for Designation.

Statement of Cultural Heritage Value

Asbury and West United Church is valued as an institution of historical importance to the North York community. Founded in the early 19th century as Asbury Wesleyan Methodist Church, the congregation moved to its present location on Bathurst Street, north of Lawrence Avenue West, in 1899 where it was known as Asbury Methodist Church and (after 1925) Asbury United Church. Following World War II as the church witnessed the transformation of its surroundings from a farming hamlet to a residential subdivision and a city neighbourhood, its amalgamation with West United Church resulted in the 1950s additions to the property. Known as “The Friendly Church,” Asbury and West United Church opened the first “Drive-In Church” in Canada in 1954, and continues to serve the spiritual and social needs of its community.

The property at 3180 Bathurst Street is associated with Toronto architect Douglas E. Kertland, whose firm prepared the plans for the 1950s additions to the church. While noted for his award-winning design for the Automotive Building (1929) on the Canadian National Exhibition grounds, as well as innumerable residential commissions in the city’s upscale neighbourhoods, Kertland designed comparatively few church buildings during his long career, making Asbury and West United Church an important part of his portfolio.

The design for Asbury and West United Church is a rare combination of traditional and modern architecture, where the exterior displays the medieval elements and monolithic stonework associated with the Modern Gothic style, and the interior incorporates the contemporary materials and handling of spatial volumes identified with post-war Modernism.

Contextually, as an institutional building placed in a park-like setting on an expansive corner lot, Asbury and West United Church is a local landmark on Bathurst Street, north of Lawrence Avenue West.

Heritage Attributes

The heritage attributes of the property at 3180 Bathurst Street are:

- The church building dating to 1958
- The scale, form and massing of the long rectangular plan
- The steeply-pitched gable roof with stepped parapets on the east and west ends
- The textured limestone cladding on the principal (east) façade, with buff brick applied to the exposed north wall where the openings have stone detailing
- On the east façade, the grouping of the two-storey window openings with stone surrounds and steel-sash windows, where stone spandrels separate the flat-headed windows in the lower storey from the round-arched windows with mullions above
- The cross motif in the apex of the east gable
- The north elevation facing Saranac Boulevard, where brick buttresses with stone coping separate the openings, which consist of flat-headed windows near the east end of the wall, with pairs of pointed-arch windows to the west, many of which contain stained glass
- On the interior of the 1958 sanctuary, the steeply-pitched roof with laminated fir glulam trusses that emphasize the height of the space where there are no interior support columns, as well as the pierced fretwork design in the masonry of the chancel (west)
- The setback and placement of the 1958 church on the southwest corner of Bathurst Street and Saranac Boulevard

The surviving portions of the 1899 church and the 1951 additions with the narthex and administrative wing are not identified as heritage attributes.

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



ASBURY AND WEST UNITED CHURCH
3180 BATHURST STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

July 2010

1. DESCRIPTION



View of the south wall (left) of the 1899 church,
which has been incorporated into the 1950s alterations to the complex

3180 Bathurst Street: Asbury and West United Church	
ADDRESS	3180 Bathurst Street (southwest corner of Saranac Boulevard)
WARD	Ward 15 (Eglinton-Lawrence)
LEGAL DESCRIPTION	Plan 3826, Part Block G; Concession 2, West of Yonge, Part Lot 6
NEIGHBOURHOOD/COMMUNITY	Lawrence Manor
HISTORICAL NAME	Asbury and West United Church
CONSTRUCTION DATE	1958 (sanctuary completed)
ORIGINAL OWNER	Asbury and West United Church (1958)
ORIGINAL USE	Institutional (church)
CURRENT USE*	Institutional (church) * This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	Douglas Kertland, architect
DESIGN/CONSTRUCTION/MATERIALS	Stone and brick cladding; brick, stone and wood trim
ARCHITECTURAL STYLE	Modern Gothic Revival with Modern interior
ADDITIONS/ALTERATIONS	1951: narthex & administrative wing added to 1899 church
CRITERIA	Design/Physical, Historical/Associative & Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	July 2010

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 3180 Bathurst Street, and applies evaluation criteria to determine whether it merits inclusion on the City of Toronto Inventory of Heritage Properties and designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1899	A brick church known as Asbury Methodist Church is constructed on the subject property, following the destruction by fire of the original (1845) frame church to the south
1925	The congregation joins the United Church of Canada as Asbury United Church
1947	Asbury United Church in North York amalgamates with West United Church in Toronto to form Asbury and West United Church
1950	Plan 3826 is registered, subdividing part of Township Lot 6 in the Second Concession west of Yonge Street, with the 1899 church placed on Block G
1951	The narthex and administrative wing are constructed following the designs of architect Douglas E. Kertland
1958	The present sanctuary is completed according to the plans of architect Douglas E. Kertland

ii. HISTORICAL BACKGROUND

Bathurst and Lawrence Crossroads

The property at 3180 Bathurst Street is located in North York, which was originally part of York Township prior to the incorporation of North York Township in 1922.¹ In Pioneering in North York (1968), Patricia Hart describes the development in the area adjoining the intersection of Bathurst Street and Lawrence Avenue of a small settlement “around a school and a Methodist church on a road open in 1825, but never improved.”² This fledgling community emerged after 1814 when Henry Mulholland, a veteran of the War of 1812, purchased a farm on the west side of Bathurst Street. Three years later, Mulholland was instrumental in establishing a school at the southeast corner of Bathurst Street and Lawrence Avenue West in a log structure that also served as a church.

Asbury and West United Church

The origins of Asbury and West United Church date to the early 19th century when Methodists in York Township north of the City of Toronto were served by the Yonge Street Circuit. In 1845, Henry Mulholland’s widow donated a parcel of land on Bathurst

¹ North York was incorporated as a Borough in 1967 and a City in 1979, prior to its amalgamation with the City of Toronto in 1998.

² Hart, 203

Street, north of Lawrence Avenue West, for Asbury Wesleyan Methodist Church, which was named in recognition of Francis Asbury, the first ordained Methodist minister in North America. After the destruction by fire of the original frame structure in 1898, Thomas Mulholland (Henry's son and heir) provided a new site further north on Bathurst Street where a brick church was completed in 1899.

Following the union of the various Methodist denominations, the church was known as Asbury Methodist Church from 1884 until 1925 when it was renamed Asbury United Church (following the formation of the United Church of Canada, which joined Methodist, Congregational and some Presbyterian congregations). In 1947, the church amalgamated with West United Church as Asbury and West United Church, with the latter congregation relocating to the Bathurst Street facility.³ To accommodate this expanded congregation, along with new members from the growing population in North York following World War II, Asbury and West United Church commissioned a substantial addition to the complex that was completed in two phases in 1951 and 1958.⁴

Douglas Kertland, Architect

The additions to Asbury and West United Church were executed according to plans prepared by the architectural practice of Douglas E. Kertland (1888-1982). Kertland received his training in England and, upon his return to Canada, worked in the office of the prestigious Toronto architect, John M. Lyle, from 1919 to 1926. During Kertland's tenure at the latter firm, Lyle's projects of note included the Memorial Arch at the Royal Military College in Kingston (1921 design) and the Thornton Smith Building on Yonge Street (1922). After opening a solo practice, Kertland received acclaim for his award-winning design for the Automotive Building on the Canadian National Exhibition grounds in 1929. While he accepted commissions for institutional, commercial and industrial projects, Kertland was a prolific designer of residential buildings, particularly in the upscale Forest Hill neighbourhood.

According to a biographical note from the Archives of Ontario, which houses Kertland's architectural records, "he was a very popular architect, chosen by many clients for building projects in the new residential areas that developed in the twenties and thirties" where his clientele tended to favour styles of houses that "while spacious and modern in the interior, recalled Tudor or Georgian times on their exteriors."⁵ This ability to satisfy traditional values outside while employing contemporary materials and techniques inside was evident in Kertland's other commissions, including those for Asbury and West United Church. For the subject property, while the firm proposed a new facility, Kertland responded to the church representatives' direction to incorporate the 1899

³ Founded in 1861, West United Church originated as a Presbyterian church in the Queen Street West and Spadina Avenue neighbourhood, and relocated in 1912 to College Street where the congregation voted to join the United Church of Canada in 1925

⁴ With the development of the Lawrence Manor neighbourhood, the lands including and adjoining Asbury and West United Church were registered as a residential subdivision, with the church placed on a large corner lot

⁵ Archives of Ontario, On-line Exhibits, www.archives.gov.on.ca

church in the plans. The resulting design saw the original building relocated to the west and placed on new foundations. While its south side wall remained exposed and stuccoed (with only the pointed-arched window openings and gabled roof suggesting its 19th century origins), the other elevations were concealed by new construction. The former principal (east) façade was covered by the new narthex and administrative wing, which displayed a smooth stone frontispiece and entry, rough stone finishes above, and a distinctive rose window and cross motif. The original church with the 1951 additions continued in use for worship services and other church and community functions until the main sanctuary was completed in 1958. Overall, Kertland commented that “it has been the desire of the architects to make Asbury and West United Church a completely up-to-date home for a modern congregation. This we think has been done, expressing the traditions of the past in the form of today.”⁶

iii. ARCHITECTURAL DESCRIPTION

Ashbury and West United Church was designed in the Modern Gothic Style, which was introduced in the early 20th century and reappeared in the following decades. Most often applied for institutional edifices that have “little in common with the High Victorian Gothic buildings,” Modern Gothic designs are distinguished by the use of structural steel support systems, the introduction of medieval features in “a calm, disciplined monumentality,” and the application of monochromatic brick or stone.⁷ In the design of Ashbury and West United Church, the exterior displayed overt Gothic features in the gable roof, buttresses, and pointed-arch windows with label mouldings. Its architect reported that “while neither the building as a whole, nor any of its details has been copied from any historic example of the Gothic Period, it is felt that its entire inspiration has its source in the great era of Church Building.”⁸

The 1958 church, which is the subject of this report, is described below. Rising above an exposed base with window openings, the long rectangular plan is covered by a steeply-pitched gable roof with stepped parapets on the gable ends (east and west). The principal (east) façade is clad with roughly textured limestone, while the exposed side elevation on the north features buff brick finishes with brick and stone detailing. Attention is focused on the east façade, which displays a trio of two-storey window openings that are framed in stone and separated by smooth stone spandrel panels. The openings, which contain flat-headed windows in the lower storey and round-arched openings with curved mullions above, have steel-sash windows. A cross motif is placed in the apex of the gable. On the north elevation, brick buttresses with stone caps organize the window openings. The flat-headed windows near the east end of the wall, with pairs of pointed-arch windows to the west, are embellished with stone surrounds and quoins. Many of the openings contain stained glass windows. The south wall of the 1958 church adjoins the complementary stone narthex and administrative wing (1951) that incorporates the original church

⁶ Correspondence, Kertland Collection, Archives of Ontario

⁷ Maitland, et. al., 166

⁸ Pamphlet, Asbury and West United Church Dedication, 1951, United Church of Canada Archives

building (1899) and contains the main entrance to the complex. The rear (west) wall of the sanctuary is blank.

On the interior, the sanctuary is covered by a steeply-pitched roof with laminated fir glulam trusses. The height and sense of spaciousness is attenuated by the lack of interior support columns, which distinguishes its Modern design from earlier church architecture. Attention is focused on the chancel at the west end with its decorative pierced masonry.

iv. CONTEXT

Asbury and West United Church is located on the west side of Bathurst Street, in the second block north of Lawrence Avenue West, where it anchors the southwest corner of Saranac Boulevard. As an institutional building dating to 1958 that is associated with the post-World War II development of North York, the church is a local landmark.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	N/A

Unique Example of a Type with a High Degree of Craftsmanship – Asbury and West United Church is an important example of a church from the Modern era that combines a traditional exterior design with a contemporary interior. Its exterior is highlighted by the scale, stonework, fenestration and detailing of the principal (east) façade, while the interior is set apart by its spaciousness, lack of interior supports, and the fretwork detailing on the chancel wall (west).

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	N/A
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

Institution - Originating as a Wesleyan Methodist congregation in York Township (later North York) in the mid 19th century, Asbury and West United Church is an institution of importance in the community, where it has witnessed the transformation of the area from a rural farming community and a post-World War II residential suburb to a city neighbourhood. Known as “the Friendly Church,” Asbury and West United Church introduced the first “Drive-In Church” in Canada in 1954 when 1500 worshippers and 350 vehicles congregated for services in the parking lot of Lawrence Plaza (purportedly the first shopping plaza in Toronto), at Lawrence Avenue West and Bathurst Street.

Architect – Asbury and West United Church (1958) is one of a select number of church buildings designed by the important Toronto architect, Douglas E. Kertland, who is best known for his design of the Automotive Building (1929) on the Canadian National Exhibition grounds in Toronto. The design of Asbury and West United Church demonstrates Kertland’s ability to blend the needs of his clients with the contemporary architecture of the era, creating a traditional exterior design with an up-to-date interior space.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	N/A
ii. physically, functionally, visually or historically linked to its surroundings	N/A
iii. landmark	X

Landmark – As an institutional building located in a park-like setting on a corner lot on Bathurst Street, north of Lawrence Avenue West, Asbury and West United Church is a local landmark.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 3180 Bathurst Street has cultural heritage value for its design, associative and contextual values. Located on the southwest corner of Bathurst Street and Saranac Boulevard, north of Lawrence Avenue West, Asbury and West United Church (1958) is an important example of the transitional architecture of the post-World War II era where the noted Toronto architect Douglas E. Kertland skilfully combined a traditional exterior façade with a contemporary interior design. As an institution of importance in North York, Asbury and West United Church is a local landmark on Bathurst Street.

5. SOURCES

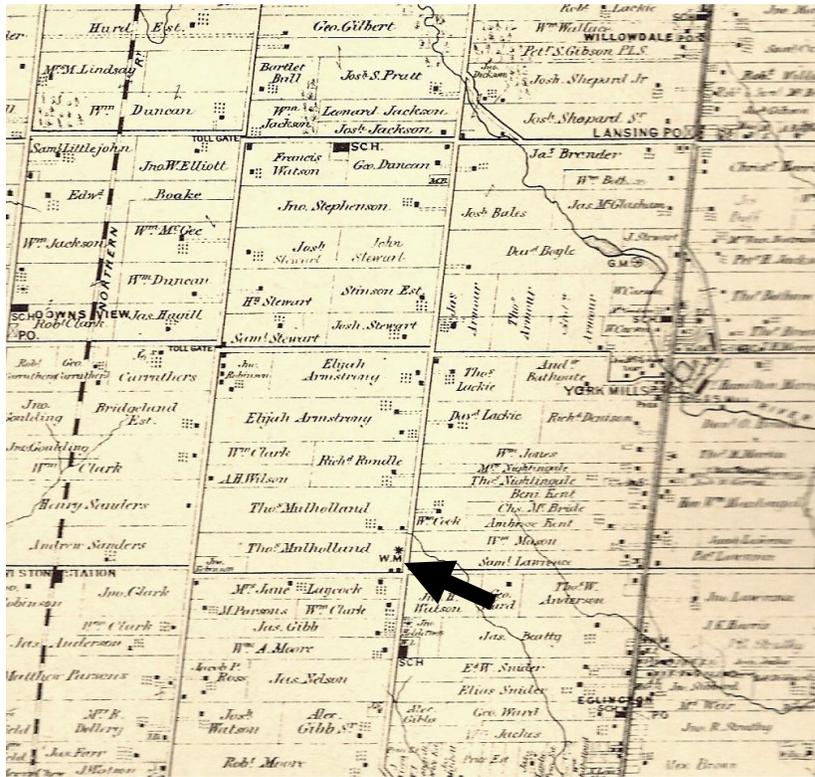
Archival Sources

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Building Files and Vertical Files, Asbury and West United Church, United Church of Canada Archives
D.E. Kertland Fonds, Archives of Ontario
Historical Atlas of the County of York, 1878, reprint 1969
North York History Files, North York Public Library

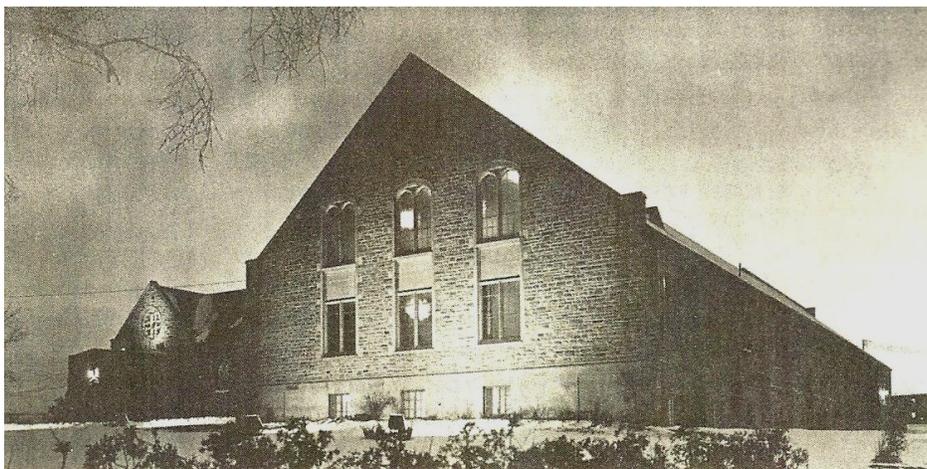
Secondary Sources

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“Douglas Edwin Kertland,” entry in Biographical Dictionary of Architects in Canada 1800-1950, www.dictionarofarchitectsincanada.org
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Kalman, Harold, A History of Canadian Architecture, Vol. 2, 1993
Maitland, Leslie, Jacqueline Hucker, and Shannon Ricketts, A Guide to Canadian Architectural Styles, 1992
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6. IMAGES



Extract, Historical Atlas of York County, 1878, showing the location of the original Asbury Wesleyan Methodist Church (marked “WM” on the map). The current complex is located one lot to the north on land also owned by the Mulholland family in the late 19th century



Historical photograph of the 1958 sanctuary of Asbury and West United Church (Source: United Church of Canada Archives)



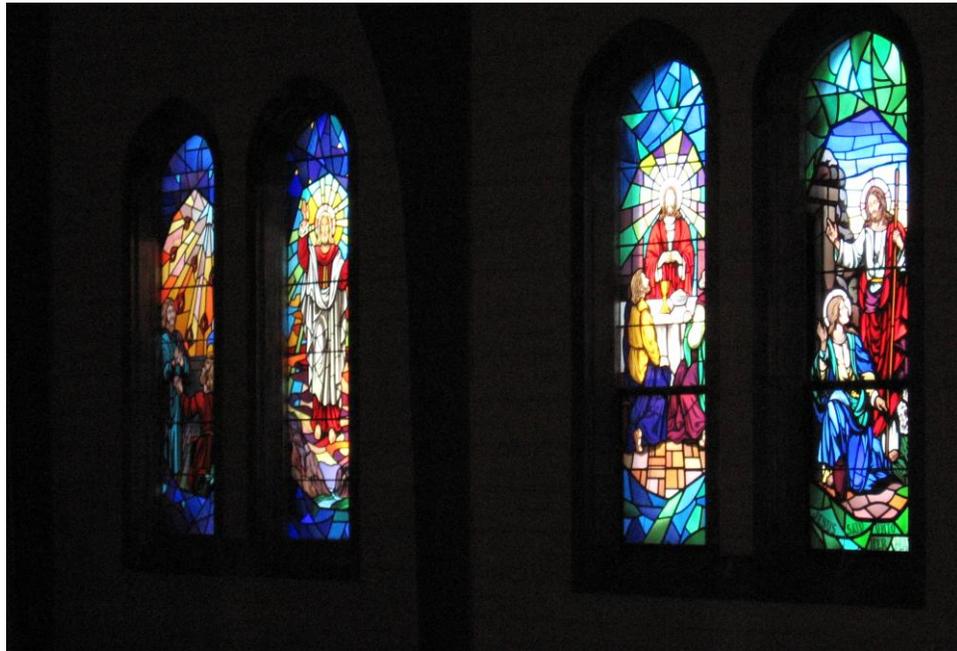
View of the east wall of the church complex, showing the south wall of the 1899 church (left) and the 1951 narthex (right)



View of the principal (east) façade of the sanctuary, dating to 1958



Interior view of the sanctuary, looking west and showing the roof structure and decoration on the west wall of the chancel



Interior view, showing some of the stained glass windows along the north wall of the sanctuary



View of part of the north elevation of the church, showing the brick cladding, brick and stone detailing, buttresses and fenestration



View of the north elevation (left) and the rear or west wall (right)