



**STAFF REPORT
ACTION REQUIRED**

**St. Matthew’s Lawn Bowling Clubhouse – Designation
under Part IV, Section 29 of the Ontario Heritage Act and
Repeal of Designating By-law No. 357-2006**

Date:	July 12, 2010
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Policy and Research, City Planning Division
Wards:	Toronto Centre-Rosedale – Ward 28
Reference Number:	P:\2010\Cluster B\PLN\HPS\TEYCC\te 08 17 10\teHPS14

SUMMARY

This report recommends that City Council state its intention to designate under Part IV, Section 29 of the Ontario Heritage Act, the St. Matthew’s Lawn Bowling Clubhouse in its new location in Riverdale Park, and to repeal By-law No. 357-2006 designating the property at 548 Gerrard Street East where the lawn bowling clubhouse was formerly sited.

As a result of the approval of the Bridgepoint Health Master Plan, the land exchange between the City and Bridgepoint Health, and conditions of development approval, the St. Matthew’s Lawn Bowling Clubhouse was relocated to the southeast quadrant of Riverdale Park in 2009. It is necessary to repeal By-law No. 357-2006 to remove the designation from the property on Gerrard Street East where the clubhouse was originally sited, and pass a new designating by-law to protect the cultural heritage values and attributes of the clubhouse in its new location.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate under Part IV, Section 29 of the Ontario Heritage Act, St. Matthew’s Lawn Bowling Clubhouse in its new location in Riverdale Park as shown on Attachment Nos. 1-3 of this report.

2. If there are no objections to the proposed designation of the property referred to in Recommendation No. 1, City Council authorize the City Solicitor to introduce the necessary bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
3. If there are objections to the proposed designation of the property referred to in Recommendation No. 1, City Council direct the City Clerk to refer the proposed designation to the Conservation Review Board for submission of a report to City Council for its final decision.
4. City Council state its intention to repeal By-law No. 357-2006 under Part IV, Section 31 of the Ontario Heritage Act, being the designation of the property at 548 Gerrard Street East pursuant to the Ontario Heritage Act, which was the original site of the St. Matthew's Lawn Bowling Clubhouse prior to the relocation of the clubhouse to Riverdale Park in 2009.
5. If there are no objections to the proposed repeal of By-law No. 357-2006 as contemplated in Recommendation No. 4, City Council authorize the City Solicitor to introduce the necessary bill in Council repealing By-law No. 357-2006 pursuant to Part IV, Section 31 of the Ontario Heritage Act.
6. If there are objections to the proposed repeal of By-law No. 357-2006 as contemplated in Recommendation No. 4, City Council direct the City Clerk to refer the proposed repealing by-law to the Conservation Review Board for submission of a report to City Council for its final decision.
7. City Council authorize the City Solicitor to delete By-law No. 357-2006 from the title of the former site.
8. City Council authorize and direct City Officials to take necessary action to give effect to the foregoing in accordance with the Ontario Heritage Act, including the giving of notice and updating the register of properties with cultural heritage value or interest as applicable.

Financial Impact

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

DECISION HISTORY

City Council approved the redevelopment of the lands in the area bounded by Gerrard Street East, Broadview Avenue, Riverdale Park and the Don Valley Parkway (excluding the Riverdale Library) as part of the Bridgepoint Health Master Plan. The development approvals include a land exchange between the City and Bridgepoint Health and conditions of development approval, which resulted in the relocation of St. Matthew's Lawn Bowling Clubhouse from the property at 548 Gerrard Street East where it was designated under Part IV, Section 29 of the Ontario Heritage Act by By-law 357-2006. In 2009, the lawn bowling clubhouse was moved to a new location agreed to by Heritage

Preservation Services and Parks, Forestry and Recreation in the southeast quadrant of Riverdale Park, where it is sited directly west of Broadview Avenue and opposite Langley Avenue.

ISSUE BACKGROUND

St. Matthew's Lawn Bowling Clubhouse was listed on the City of Toronto Inventory of Heritage Properties in 1998 and designated under Part IV, Section 29 of the Ontario Heritage Act in 2006. To reflect the recent relocation of the building to a new location in Riverdale Park, it is necessary to repeal By-law No. 357-2006 to remove the designation from the property at 548 Gerrard Street East where the clubhouse was previously sited. At the same time, a new by-law is required to designate St. Matthew's Lawn Bowling Clubhouse in its current location in Riverdale Park.

COMMENTS

The amending by-law will include a legal survey together with a reference plan that identifies the lands being designated, including those immediately surrounding the clubhouse with access from Broadview Avenue. Until the plan is prepared, the attached Location Map (Attachment No. 1), Survey (Attachment No. 2) and Site Plan (Attachment No. 3) show the new location of the clubhouse in Riverdale Park. Photographs of the building are also attached in Attachment No. 4.

The public notices of intention to designate and repeal of By-law 357-2006 will be advertised on the City's web site in accordance with the City of Toronto Act provisions.

The Revised Reasons for Designation, which have been updated to describe the cultural heritage value of St. Matthew's Lawn Bowling Clubhouse in its new location in Riverdale Park, are attached (Attachment No. 5). While the heritage attributes remain the same as those identified in the original designating by-law, they have been reworded to describe the orientation of the building on its new site.

CONTACT

Mary L. MacDonald, Acting Manager
Heritage Preservation Services
Tel: 416-338-1079
Fax: 416-392-1973
E-mail: mmacdon7@toronto.ca

SIGNATURE

Kerri A. Voumvakis
Acting Director, Policy and Research
City Planning Division

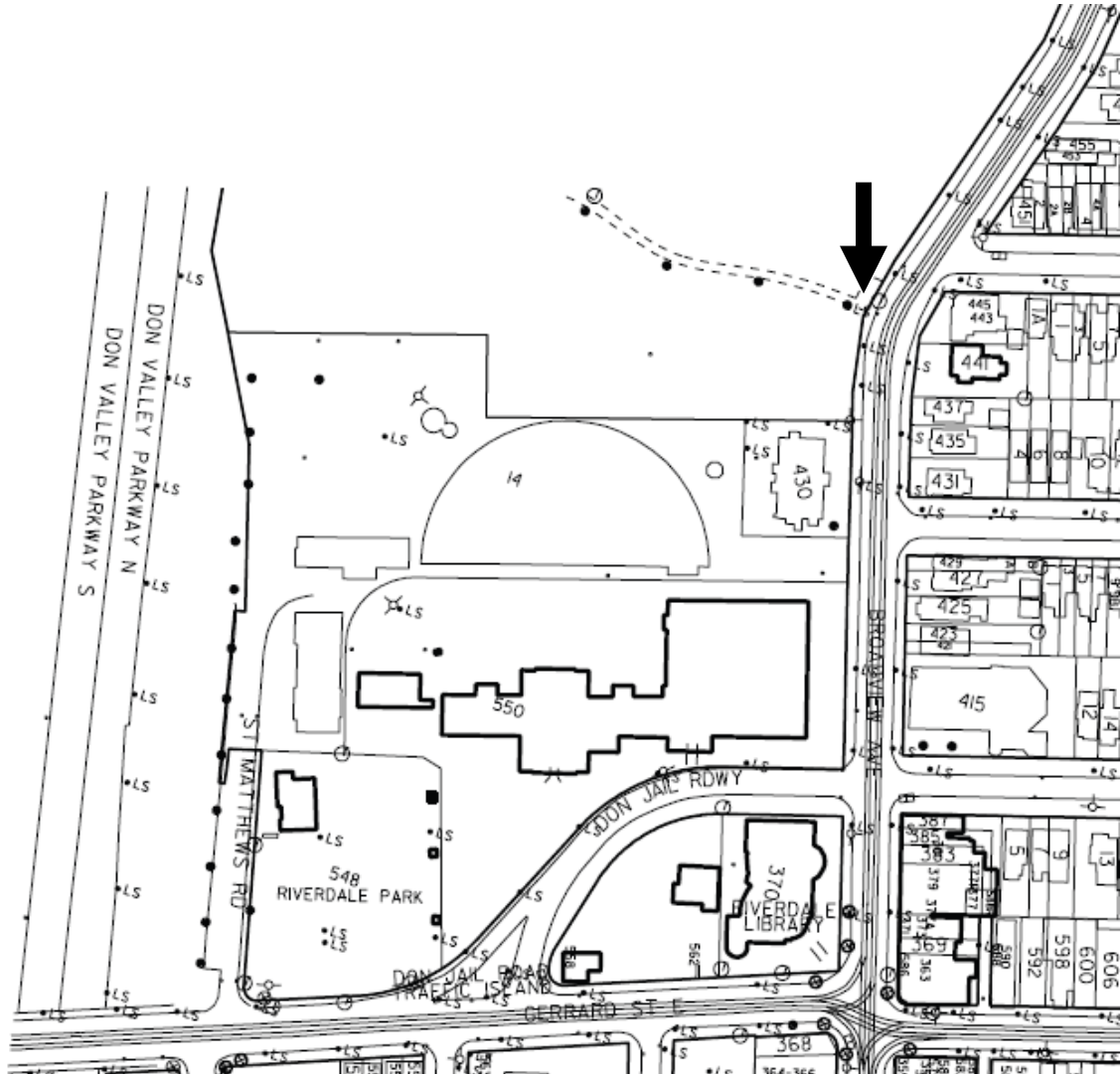
ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Survey
Attachment No. 3 – Site Plan
Attachment No. 4 – Photographs
Attachment No. 5 – Reasons for Designation

[P:\2010\Cluster B\PLN\HPS\TEYCC\te 08 17 10\teHPS14]

LOCATION MAP: ST. MATTHEW'S LAWN BOWLING CLUBHOUSE

ATTACHMENT NO. 1

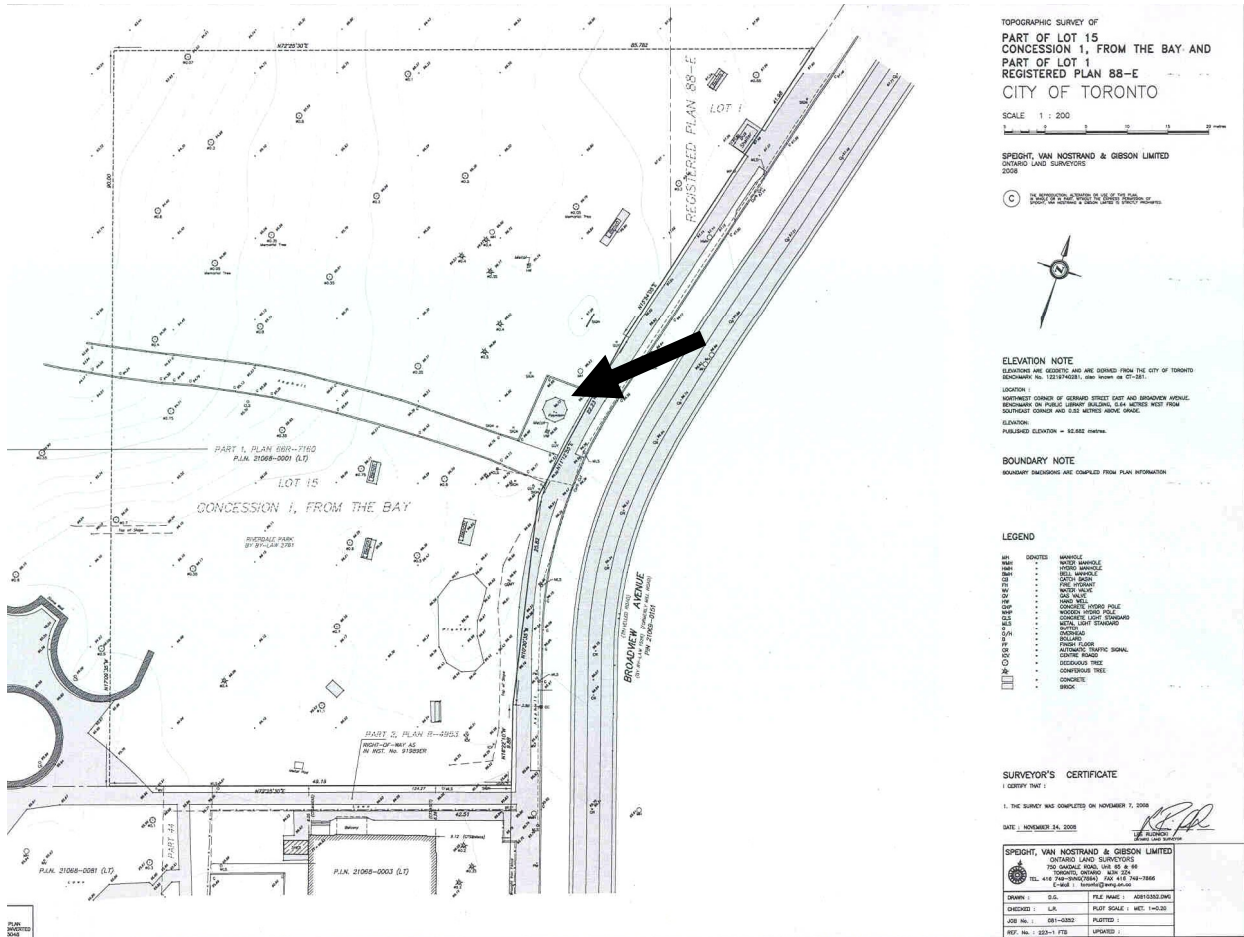


The **arrow** marks the approximate new location of St. Matthew's Lawn Bowling Clubhouse.

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

SURVEY: ST. MATTHEW'S LAWN BOWLING CLUBHOUSE

ATTACHMENT NO. 2

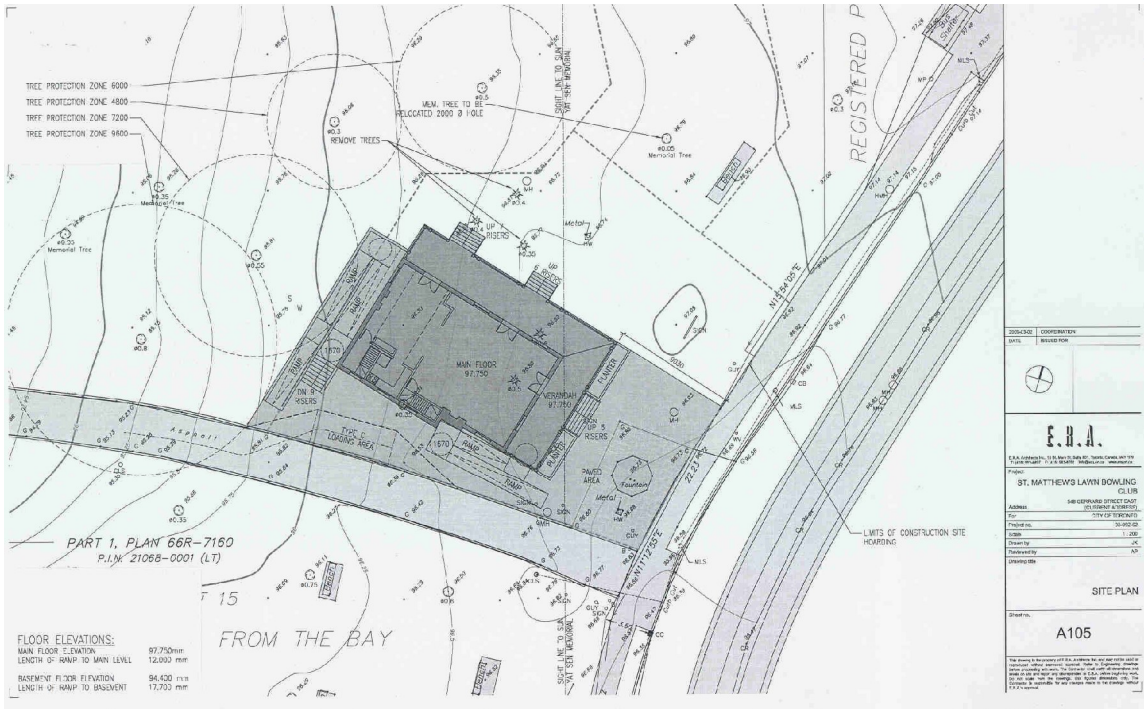


The **arrow** marks the new location of St. Matthew's Lawn Bowling Clubhouse.

This survey is for information purposes only
and is not the legal schedule for the new designating by-law.

SITE PLAN: ST. MATTHEW'S LAWN BOWLING CLUBHOUSE

ATTACHMENT NO. 3



The site plan shows the orientation of the St. Matthew's Lawn Bowling Clubhouse in its new location on the west side of Broadview Avenue.

(Site Plan provided by E.R.A. Architects Inc.)

PHOTOGRAPHS: ST. MATTHEW'S LAWN BOWLING CLUB

ATTACHMENT NO. 4



Historical photograph, showing the original location of St. Matthew's Lawn Bowling Clubhouse at 548 Gerrard Street East, west of the Don Jail.



St. Matthew's Lawn Bowling Clubhouse in its new location on the west side of Broadview Avenue in Riverdale Park

St. Matthew's Lawn Bowling Clubhouse

Description

St. Matthew's Lawn Bowling Clubhouse 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 values. St. Matthew's Lawn Bowling Clubhouse is a 1½-storey structure that was constructed as a clubhouse and designated in its original location at 548 Gerrard Street East under Part IV, Section 29 of the Ontario Heritage Act by By-law No. 357-2006. With the relocation in 2009 of the building to Riverdale Park, St. Matthew's Lawn Bowling Clubhouse is being designated on its new site east of Broadview Avenue, opposite Langley Avenue.

Statement of Cultural Heritage Value

St. Matthew's Lawn Bowling Clubhouse has historical significance as an institution of importance to the Riverdale community. Riverdale (formerly known as Don Mount and Riverside) was annexed by the City of Toronto in 1884, resulting in improved access to the area on the east side of the Don Valley. Afterward, the steady residential development of Riverdale was accompanied by recreational outlets, including St. Matthew's Lawn Bowling Club. Purportedly founded in 1899, the organization originally occupied a site on First Avenue, taking its name from the neighbouring St. Matthew's Anglican Church. Following its incorporation in 1905, the club occupied a clubhouse in Riverdale Park near the northeast corner of Gerrard Street East and St. Matthew's Road. While club records include a photograph dating the building to 1906, it was first recorded in city directories and assessment rolls in 1925. The club remained in operation until 2007. Two years later, the building was moved to a site east of Broadview Avenue, opposite Langley Avenue, which was the historical setting of the House of Refuge (1870-94), the forerunner to Riverdale Hospital (now Bridgepoint Health).

St. Matthew's Lawn Bowling Clubhouse has design value as a rare surviving example in Toronto of a clubhouse specifically commissioned for lawn bowling. Club records suggest that the design originated in the City Architect's office. With its horizontal frame cladding and wrap-around verandah, the clubhouse resembles a seasonal cottage similar to those found in the Beach neighbourhood of the city and on the Toronto Islands.

Contextually, St. Matthew's Lawn Bowling Clubhouse is a local landmark in Riverdale Park, northwest of Gerrard Street East and Broadview Avenue. Originally situated west of the Don Jail, in 2009 the building was relocated to Riverdale Park where it continues to overlook the Don Valley. St. Matthew's Lawn Bowling Clubhouse contributes to the

Riverdale neighbourhood where it joins a range of significant heritage buildings, among them the iconic Don Jail (1859-64) with the Governor's House and Gatehouse, the Riverdale Library (1910), and the series of late 19th and early 20th century institutional and house form buildings along Broadview Avenue.

Heritage Attributes

The heritage attributes of the property containing St. Matthew's Lawn Bowling Clubhouse are:

- The clubhouse building
- The scale, form and massing of the 1½-storey rectangular plan
- The wood frame construction, clad with horizontal wood siding and featuring wood detailing
- The gable roof, with ventilators on the gable ends (east and west), a centre gable on the north façade, and a tall brick chimney on the south
- The entrances, where paired doors are placed in flat-headed surrounds on the north (two sets) and east (single entry) elevations
- The fenestration, with double sash windows in flat-headed openings
- The single-storey wraparound verandah with a hipped roof that covers the east and north sides of the building
- The verandah detailing, with wood posts, brackets, balustrade and latticework screens, and brick piers
- The position of the building in Riverdale Park, east of Broadview Avenue and opposite Langley Avenue, where the principal (north) façade and the west elevation overlook the Don Valley, with the east elevation facing Broadview Avenue