

2021 Toronto Heritage Grant Award

Date: November 5, 2021

To: Toronto Preservation Board
Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: University-Rosedale - Ward 11

SUMMARY

This report recommends the approval of a grant totalling \$58,800.00 for the restoration of the historic balconies of the Audley Court Apartments located at 68 Kendal Avenue under the Toronto Heritage Grant Program. Grants shall be awarded for up to, but not more than, half of the eligible costs for the restoration project.

The Toronto Heritage Grant Program provides matching grant funds for eligible heritage conservation work of residential properties or tax exempt properties in the City of Toronto designated under Part IV or V of the Ontario Heritage Act (OHA). Applicants may receive a grant once every five years for up to 50% of the cost of eligible conservation work. Owners of non-house form buildings and any tax exempt properties including house-form buildings may be eligible for a grant equivalent to 50% of the cost of eligible conservation work, with no maximum limit.

The Toronto Heritage Grant Program is administered by Heritage Planning (HP), City Planning. The City Planning 2021 Operating Budget has a remaining balance of \$58,800.00 to be allocated before the end of the fiscal year.

The Audley Court Apartment located in the Annex neighbourhood originally constructed in 1912, is an example of this early period of apartment architecture within Toronto. Designed by local architect Joseph Hunt Stanford, it displays many characteristics of the Edwardian Classical Revival style. In the 1980s the building was converted into a condominium with 8 units.

The Audley Court Apartments is listed on the City of Toronto's Heritage Register. The property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the OHA under all three categories of design and physical, historical associative, and contextual value.

The application from the Metropolitan Toronto Condominium Corporation No. 704, owners of the Audley Court Apartments, is recommended for a grant award and that the

issuing of the grant award be subject to the grant recipient satisfying all conditions as set out in the Letter of Understanding between the City and the grant recipient including the property being designated under Part IV, Section 29 of the Ontario Heritage Act.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning, recommends that:

1. City Council approve the grant award for the 2021 Toronto Heritage Grant Program in the amount of \$58,800.00 for the Audley Court Apartments located at 68 Kendal Avenue, to assist the property owner in funding the scope of conservation work generally described in this report.
2. City Council direct that the use of the grant award outlined in Recommendation 1 of the report (November 5, 2021) from the Chief Planner and Executive Director, City Planning, be limited to only the conservation work approved by the Chief Planner and Executive Director, City Planning, and that the issuing of the grant award be subject to the grant recipient satisfying all conditions as set out in the Letter of Understanding between the City and the grant recipient, Metropolitan Toronto Condominium Corporation No. 704.

FINANCIAL IMPACT

The Toronto Heritage Grant Program has a budget of \$317,000.00 in the City Planning 2021 Operating Budget, of which \$258,200.00 was allocated through report PH22.5 (2021 Toronto Heritage Grant Awards) by City Council in May 2021. The balance of \$58,800.00 will fund the grant award recommended in this report.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

The Audley Court Apartments located at 68 Kendal Avenue was listed on the City of Toronto's Heritage Register in 1983.

On February 18, 2021, City Council adopted the 2021 Capital and Operating Budgets. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EX21.2>

On May 5, 2021, City Council approved grant awards for the 2021 Toronto Heritage Grant Program to 11 designated properties for the Toronto Heritage Grant Program so that any tax-exempt property designated under Part IV or Part V of the Ontario Heritage Act including a house-form building may be eligible for a grant equivalent to 50% of the cost of eligible conservation work, with no limit.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH22.5>

COMMENTS

The Toronto Heritage Grant Program is administered by Heritage Planning, City Planning. Despite the uncertain times of the pandemic, fifteen applications were submitted to the 2021 heritage grant program. City staff reviewed the applications for completeness and eligibility. Four applications were deemed ineligible.

Heritage Planning invited an independent Toronto Heritage Grant Selection Committee consisting of volunteer heritage professionals and a representative of the Toronto Preservation Board to evaluate the eligible grant applications and make recommendations for the grant awards.

The 2021 Toronto Heritage Grant Selection Committee was made up of three individuals chosen for their expertise in heritage conservation, including a member of the Toronto Preservation Board:

Paul Farrelly, Vice Chair, Toronto Preservation Board
Philip Goldsmith, OAA, CAHP, Architect (Philip Goldsmith Architect)
Barkley Hunt, CAHP, Hunt Heritage

Prior to the application evaluation and meeting, members were surveyed for any conflicts of interest of which none were identified. The Committee convened for a day-long virtual meeting with City staff on February 3, 2021.

The application for the Audley Court Apartments application was reviewed by the Toronto Heritage Grant Selection Committee for its eligibility. At that time, however, the application was not included in the recommended heritage grant award in May 2021 due to an unresolved property standards issue. The Toronto Heritage Grant Program Terms and Conditions make it clear that, in order to receive public funds in support of the conservation of designated properties, property owners must be in good standing with the City and the Ontario Heritage Act. The property standards issue was resolved on August 9, 2021 and staff worked with the owner to finalize the grant application.

The Audley Court Apartments building was originally constructed in 1912. The four-storey building features a symmetrical façade with multi-storey bay windows fronted by five-sided verandahs supported by Tuscan columns. Designed by local architect Joseph Hunt Stanford, it displays many characteristics of the Edwardian Classical Revival style, including the prominent cornice at the roof and the classical details around the entrance, such as the glazed sidelights, arched transom, and a pedimented architrave. Two circular windows with keystones can also be found on the Kendal Avenue elevation.

The property is associated with J. Hunt Stanford, born in England in 1871 where he trained and worked for a number of years before immigrating to Canada in 1902. He began his own practice in Toronto in 1904, and his early work included numerous private residences and multi-unit apartment blocks. The building at 68 Kendal Avenue is an example of this early period of apartment architecture within Toronto, and it was completed shortly before Stanford went to serve in the First World War. After his return

from Europe, he partnered with his son Leo H. Stanford and continued to design both residential and commercial buildings.

The Audley Court Apartments building has maintained its residential use since it was built, and has not undergone any significant alterations to its façade. In 2017, an Order to Comply with regard to existing balcony guards at 68 Kendal Avenue was issued by Municipal Licensing & Standards staff for non-compliant guard height. This order was closed subsequent to the submission of a building permit application for the necessary work, which was issued on August 9, 2021. New glass guards will be installed.

The project estimated cost is \$547,500.00 of which \$180,000.00 restoration work is eligible under the Toronto Heritage Grant Program, including repairs to the existing wood columns, railings and balusters. The recommended recipient will generate \$550,000.00 in private investment for work to conserve an irreplaceable heritage resource that contributes to the City's historic character and sense of place in the Annex.

The property is currently on the City's Heritage Register and the owner, Metropolitan Toronto Condominium Corporation No. 704, requested the property to be designated under Part IV, Section 29 of the Ontario Heritage Act when they applied to the grant program and to satisfy the Terms and Condition of the Toronto Heritage Grant Program. City staff will bring forward a report to recommend designation as the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act in advance of the restoration project.

The Toronto Heritage Grant program in the City Planning 2021 Operating Budget has a balance of \$58,800.00 remaining funds available for additional grant awards recommendations before December 31, 2021.

CONTACT

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SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning

ATTACHMENT

Attachment 1: Location Map and Photos of 68 Kendal Avenue

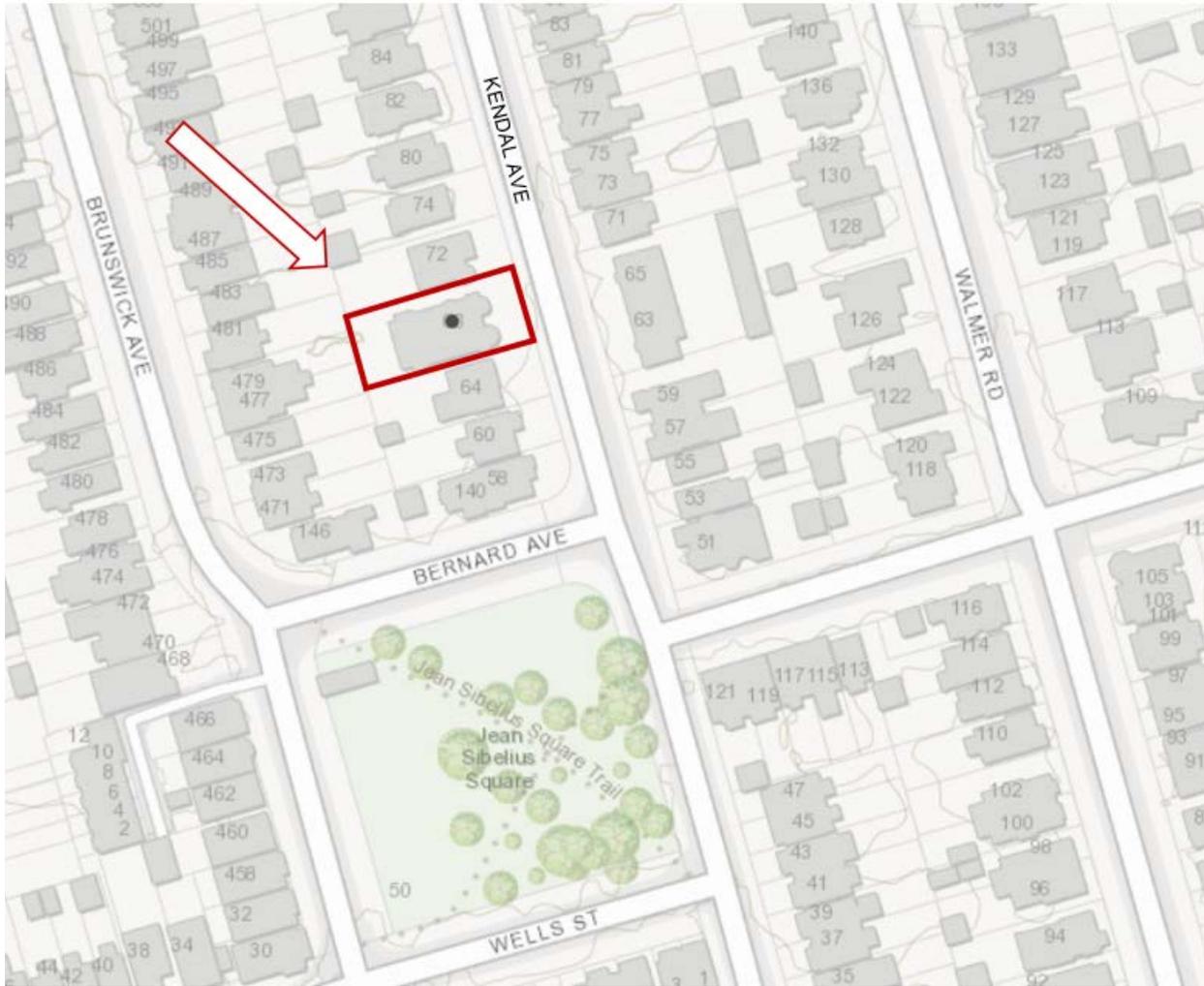


Figure 1. This location map is for information purposes only; the exact boundaries of the properties are not shown. The arrow marks the location of the property. City of Toronto Mapping.



Figure 2: Principal (East) elevation of 68 Kendal Ave



Figure 3: Typical view of balcony condition



Figure 4-5: Deterioration at column bases