

TORONTO STAFF REPORT

May 26, 2005

To: Toronto Preservation Board
Toronto and East York Community Council

From: Director, Policy & Research, City Planning Division

Subject: 100, 112 and 120 Howland Avenue (Royal St. George's College) – Alterations to a Heritage Property, Designation under Part IV of the Ontario Heritage Act and Authority to Enter into a Heritage Easement Agreement
Trinity-Spadina - Ward 20

Purpose:

That alterations to the heritage property at 100, 112, and 120 Howland Avenue known as the Royal St. George's College be approved, that 120 Howland Avenue (St. Alban's Chapel) be designated under Part IV of the Ontario Heritage Act and that authority be granted to enter into a Heritage Easement Agreement.

Financial Implications and Impact Statement:

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 approved 2005 City Planning Division budget.

Recommendations:

It is recommended that:

- (1) City Council state its intention to designate the property at 120 Howland Avenue (St. Alban's Chapel) under Part IV of the *Ontario Heritage Act*;
- (2) if there are no objections to the designation in accordance with Section 29(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*;
- (3) if there are any 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;

- (4) the alterations to the heritage property at 100, 112, and 120 Howland Avenue known as Royal St. George's College and containing St. Albans the Martyr Church, See House and St. Alban's Chapel substantially as shown in the plans and drawings prepared by Andrew, Bogdan, Kemp, Architects, date stamped March 16, 2005 by Urban Development Services be approved subject to:
 - (i) prior to Site Plan Approval, the Owner will:
 - (a) enter into and register on title a Heritage Easement Agreement with the City to provide permanent protection for the three heritage buildings (100, 112 and 120 Howland Avenue);
 - (b) submit a final detailed Landscape Plan to the satisfaction of the Manager, Heritage Preservation Services;
 - (c) provide architectural details and exterior building materials for the additions to the satisfaction of the Manager, Heritage Preservation Services;
 - (ii) prior to the issuance of any building permit, including permits for demolition, excavation and shoring, the Owner will provide:
 - (a) a Conservation Plan for the heritage buildings, detailing interventions and conservation work, to the satisfaction of the Manager, Heritage Preservation Services. It should also address the long-term conservation and maintenance requirements of the three heritage buildings;
 - (b) financial security in an amount and form satisfactory to the Chief Planner and Executive Director to provide for the securing and stabilization of the heritage buildings and to implement the Conservation Plan;
 - (c) a comprehensive program for new signage to the satisfaction of the Manager, Heritage Preservation Services. It should include but not be limited to the following: wayfinding, heritage interpretive plaques, site maps, safety and security, parking and other prohibitions, loading, building names, and building entrances;
- (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 owner of 100, 112 and 120 Howland Avenue, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Chief Planner and Executive Director; and

- (6) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

The property is located on the east side of Howland Avenue, north of Bloor Street, between Bathurst Street and Spadina Road as shown in Attachment No. 1. The property, which includes 100, 112, 120 and 128 Howland Avenue, is owned by Royal St. George's College (RSGC). The current use as a private academic school has been in existence for nearly four decades. The site is an irregularly shaped parcel of land with three heritage and one non-heritage buildings with frontage on Howland and Albany Avenues. The senior school abuts St. Alban the Martyr Church. The junior school (St. Alban's Chapel) and administrative office (See House) front onto Howland Avenue.

The three heritage buildings are: St. Alban the Martyr Church at 100 Howland Avenue, See House at 112 Howland Avenue and 120 Howland Avenue, known historically as St. Alban's Chapel and later as Ketchum Hall as shown in Attachment No. 2. Both St. Alban the Martyr Church and See House were designated under Part IV of the *Ontario Heritage Act* by City Council on June 15 and 16, 1992. St. Alban's Chapel was included on the City's Inventory of Heritage Properties by City Council on October 26, 27 and 28, 1992.

The heritage buildings were altered in 1911 (transept) by Ralph A. Cram, architect; 1956 (west-end) by Mathers and Haldenby, architects; 1972 (School) by P.G. Carling Engineer; 1996 (school) by Young & Wright Architects and 2002 (senior school) by Andrew, Bogdan, Kemp, Architects.

The City has received a revised application for Official Plan and Zoning Amendment (Application No. 04 104605 STE 20 OZ), prepared by Andrew, Bogdan, Kemp, Architects, to expand (additions and alterations) the existing facilities of the school as shown in Attachment No. 3.

The Toronto South Community Council, at its meeting on June 8, 2004, had before it a report from the Director, Community Planning, South District respecting "Preliminary Report – Application to amend the Zoning By-Law and Site Plan Approval – 100, 112, 120 and 128 Howland Avenue Royal St. George's College)". At that time, the Toronto South Community Council requested that the Commissioner, Urban Development Services establish a Working Group including members of the community to work with City staff and RSGC to establish design guidelines for the project.

Since the January 2004 submission, the RSGC Working Group has had eight meetings and reviewed the proposal in two broad areas: built form and institutional behaviour. Significant changes to the January 2004 site plan proposal have been made as a result of the input from the Working Group, which engaged local residents and City staff members from Community Planning, Urban Design, Works and Emergency Services, Urban Forestry, Transportation and Heritage Preservation Services.

Comments:

(a) The proposal

The proposal is for the phased construction of additions to the Senior School and the Junior School of Royal St. George's College. Stage One is the three-storey Senior School addition along Albany Avenue which consists of a new gymnasium, drama/performance area, guidance and administration space. Portions of this new addition will stand on the unfinished nave foundations (south-west corner of the property).

The Albany Avenue frontage is currently fragmented, containing the west edge of the gymnasium fronted by the existing church foundations and the school parking lot/play area. The new Albany addition aims to improve this street frontage, while masking the existing and proposed gymnasium façades and providing a softened interface to the neighbourhood. The setback is aligned with the existing church foundations and then it is reduced to align with the residential neighbours to the north. In 2001 and 2003, the Committee of Adjustment granted variances to construct additions on the existing foundations to the south of the existing gym façade, which fronted St. Alban's Park. The proposed additions along the Albany Avenue frontage will continue the repair work already completed fronting St. Alban's Park by using the same design treatments along the Albany façade. The Senior School addition along Albany Avenue is developed at a residential scale with hipped roofs and masonry cladding to relate to the neighbouring dwellings. Current pedestrian entrance to the school from the Albany Avenue occurs through the parking lot. The proposal will provide two pedestrian entrances through the use of the existing foundations, with a soft landscape and a treed frontage. The main entrance will be from the courtyard, facing Howland Avenue.

Stage One also involves an underground parking garage for staff parking to be built beneath the Senior School addition and the courtyard. The access for the underground parking garage will be from Albany Avenue.

Stage Two involves a three-storey Junior School addition along Howland Avenue that will provide additional classrooms, an art room and a resource centre. This addition will be set back from the street and will link the existing Junior School (St. Alban's Chapel) and the existing Administration building (See House) physically and programmatically into a single structure. The existing driveway leading off Howland Avenue between the two heritage buildings will continue to provide access to visitor parking and to the Junior School drop-off at the courtyard side of the building.

All proposed modifications to RSGC's site access and parking prioritize student and pedestrian safety. The Transportation Plan addresses circulation issues by adopting designs that enhance vehicular movement through the campus, while maintaining pedestrian safety. The plan proposes that all student pick-up and drop-off will occur on-site, and shifts the bus pick-up and drop-off from local streets to an on-site lay-by that will run along Howland Avenue, in front of

the See House. The lay-by has the capacity to accommodate two buses simultaneously, while at the same time allowing student pick-up and drop-off with ease. The lay-by will also act as short-term parking for visitors and delivery vehicles to the school during school hours of operation. Landscaping details such as a cast iron fence, soft landscape and a pedestrian walkway to the Junior School (See House) are proposed.

Furthermore, alterations to the interior layout of the existing buildings will be necessary to alleviate some deficiencies in academic program areas, and improve building circulation by integrating the existing with the proposed additions.

(b) Heritage Evaluation

Staff does not object to the proposed development subject to the conditions described in this report which will ensure that interventions in the heritage property are done in a sensitive manner and that the heritage buildings will be permanently protected. Any impacts the proposed use will have on the heritage buildings will be addressed through the resolution of exterior architectural details of the development prior to Site Plan approval.

Although the building mass created by the Albany addition will have an impact, staff are satisfied that the essential features of the building's heritage character will be maintained through the conservation of the building's exterior design, original fabric and evolution.

Staff is concerned with the proposed bus lay-by along Howland Avenue, but understands the site constraints. Our concerns relate to the impact on the heritage buildings and disruption of the residential landscape in front of those buildings. However, if this solution is implemented, staff will work with the applicant to ensure that the landscape is complimentary to the heritage buildings and any impacts will be minimized.

Staff has evaluated the building at 128 Howland Avenue and have determined that it does not merit designation under the Ontario Heritage Act.

In order to provide permanent protection for the heritage buildings at 100, 112 and 120 Howland Avenue, staff is requesting as a condition of development approval that the owner enter into and register on title a Heritage Easement Agreement (HEA) prior to Site Plan Approval. A detailed Landscape Plan, satisfactory to the Manager, Heritage Preservation Services, will also be required prior to any Site Plan approval.

As the development involves interventions in the heritage buildings, a Conservation Plan to the satisfaction of the Manager, Heritage Preservation Services, will be required prior to the issuance of any building permit, including permits for demolition, excavation and shoring. This plan will provide detailed drawings and specifications designed to mitigate the impact of interventions in the heritage buildings, in accordance with generally accepted conservation principles. The Plan must also address the long-term conservation and maintenance requirements of the buildings and be substantially in accordance with the plans contained in Attachment No. 3. To ensure fulfilment of the conservation plan and protection of the heritage building during construction,

financial security from the owner, satisfactory to the Chief Planner and Executive Director will be required.

(c) Heritage Designation

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. 4) and include a description of the heritage attributes of the property. 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 120 Howland Avenue is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural resource value or interest. Completed in 1897, St. Alban's Chapel is associated historically, architecturally and contextually with the adjoining St. Alban the Martyr Church and See House to create an institutional precinct that is a landmark in the West Annex neighbourhood.

The Reasons for Designation, including a description of the heritage attributes of the property, are available for viewing from the City Clerk's Department or from Heritage Preservation Services, Policy and Research, City Planning Division.

Conclusions:

Royal St. George's College is proposing to expand its existing facilities in relation to the heritage buildings 100, 112 and 120 Howland Avenue. This development will require alterations to and have impacts on these heritage buildings although staff considers such alterations to be acceptable. It is appropriate at this time to grant authority to enter into a Heritage Easement Agreement to provide for the permanent protection of the St. Alban the Martyr Church (100 Howland Avenue), the See House (112 Howland Avenue) and the St. Alban's Chapel (120 Howland Avenue) and to approve alterations consistent with plans and drawings prepared by Andrew, Bogdan, Kemp, Architects.

Contact:

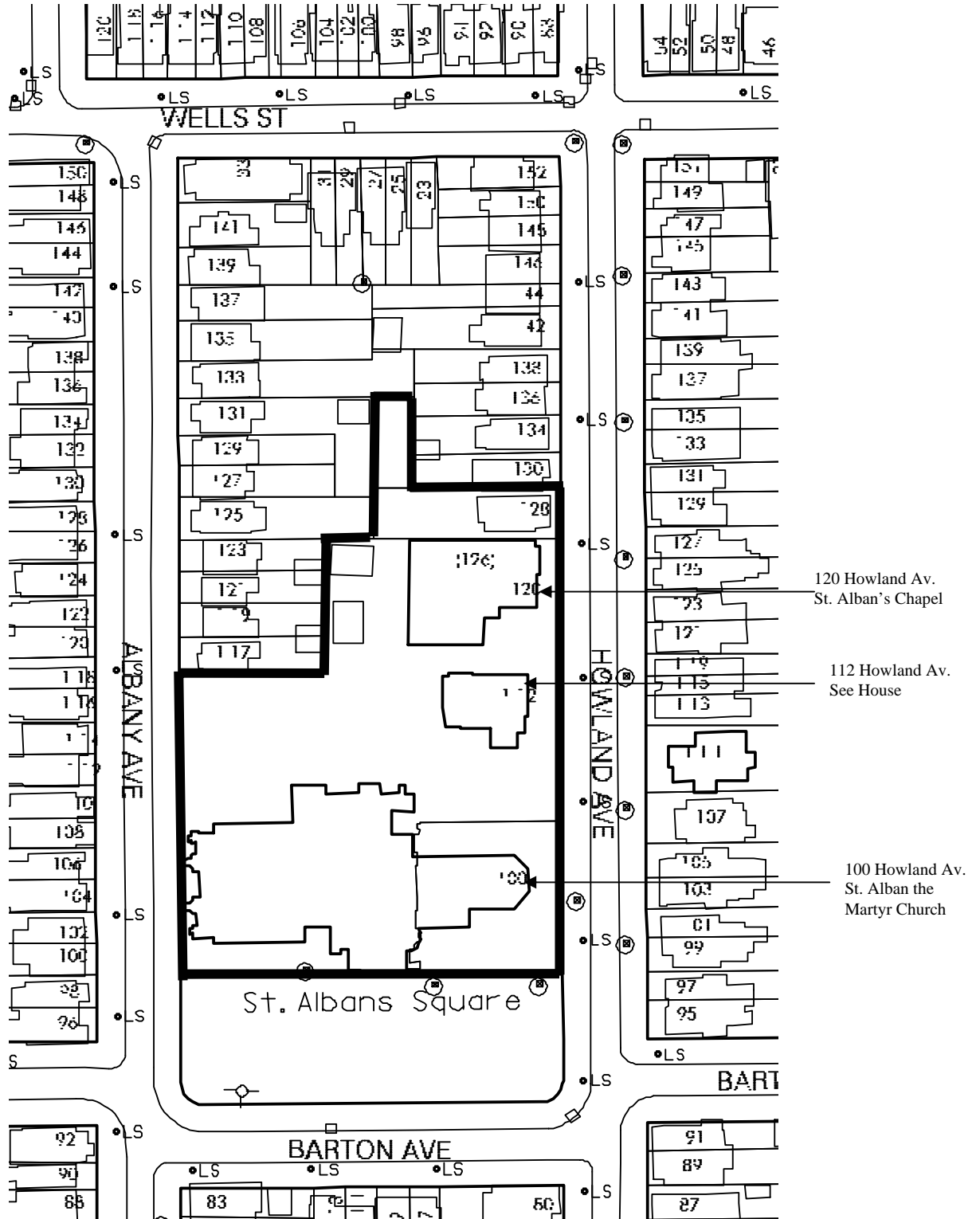
Denise Gendron
Manager, Heritage Preservation Services
Tel: 416-338-1075
Fax: 416-392-1973
E-mail: dgendron@toronto.ca

Barbara Leonhardt

Director, Policy & Research

List of Attachments:

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| Attachment No. 1 | Location Map (100, 112 and 120 Howland Avenue) |
| Attachment No. 2 | Photographs (100, 112 and 120 Howland Avenue) |
| Attachment No. 3 | Applicant's Proposal (100, 112 and 120 Howland Avenue) |
| Attachment No. 4 | Reasons for Designation (120 Howland Avenue) |





100 Howland Avenue – St. Alban the Martyr Church, looking north



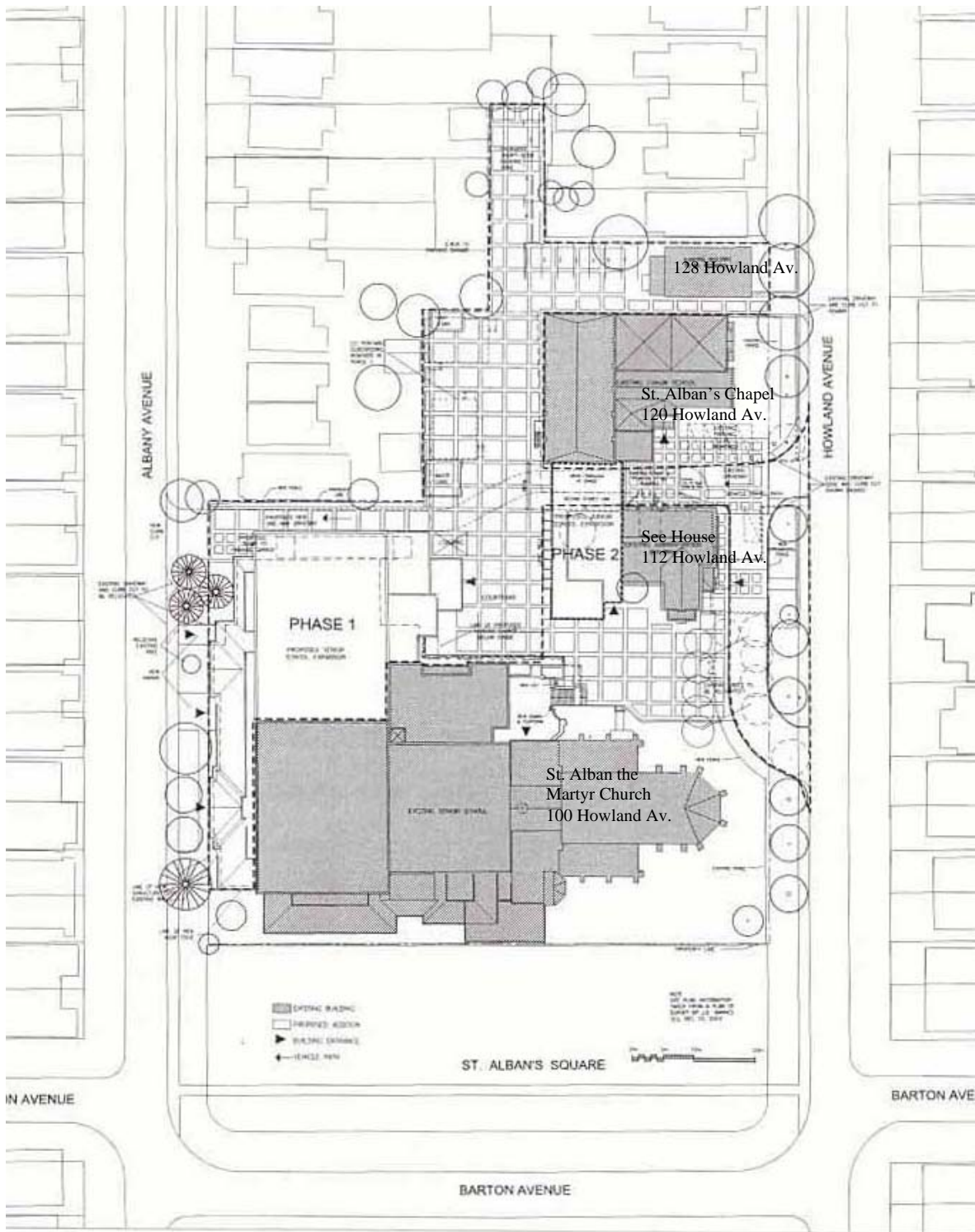
100 Howland Avenue – St. Alban the Martyr Church, looking south-west



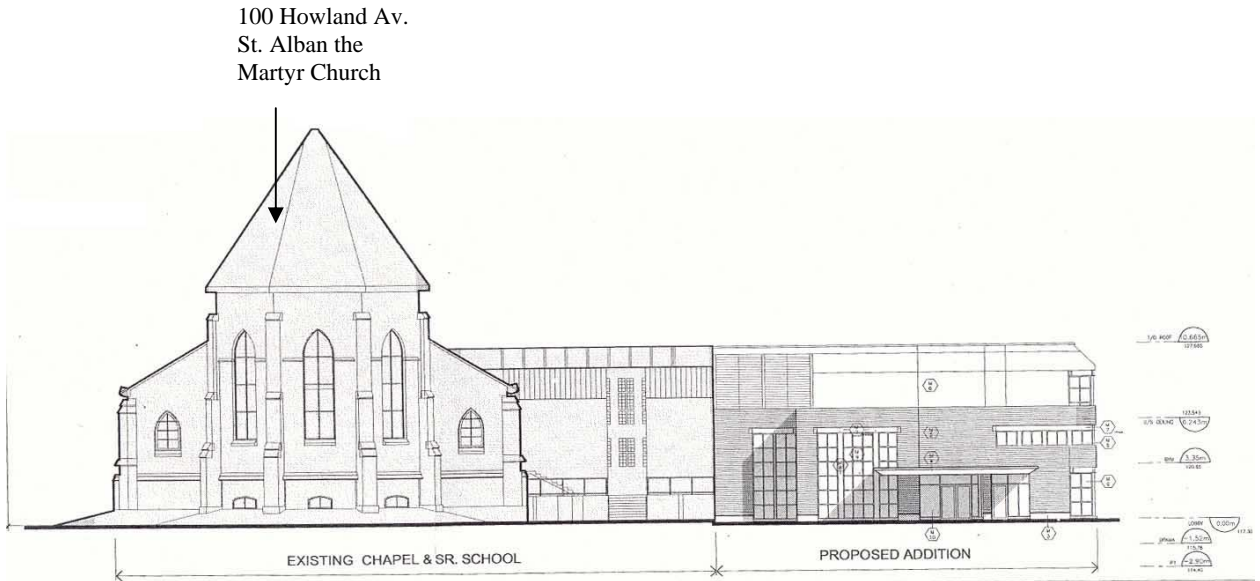
112 Howland Avenue – See House



120 Howland Avenue – St. Alban's Chapel



Context Plan



East Elevation (Howland Avenue)

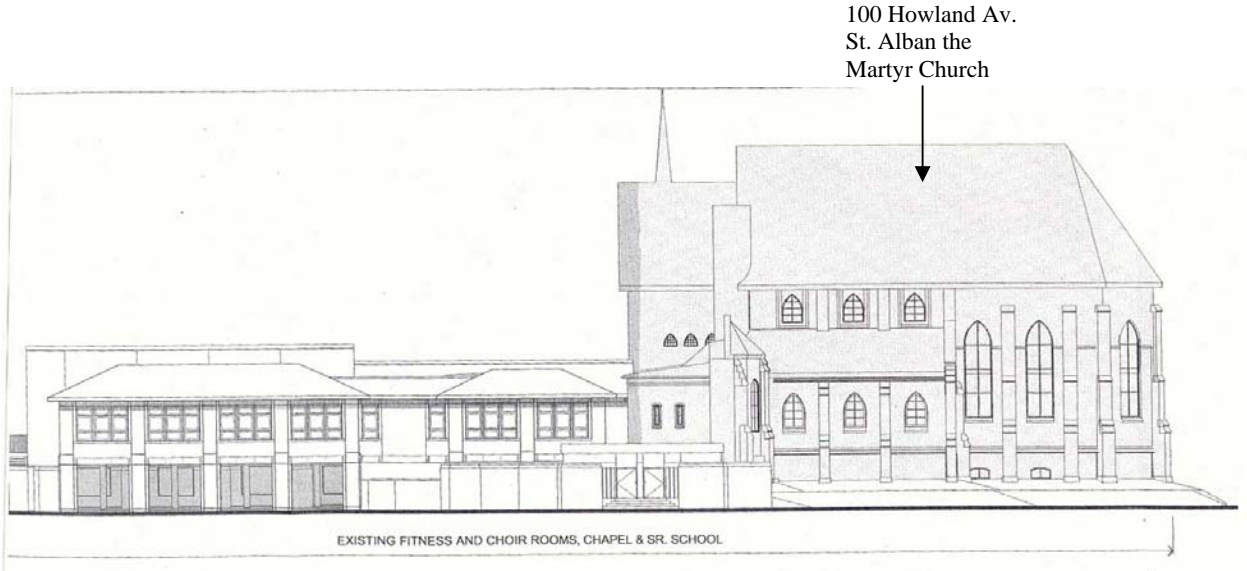


North Elevation



West Elevation (Albany Avenue)

Existing Foundations to remain



South Elevation



East Elevation (Howland Avenue)



South Elevation



West Elevation (Rear of See House and St. Alban's Chapel)

REASONS FOR DESIGNATION: 120 HOWLAND AVENUE ATTACHMENT NO. 4

The property at 120 Howland Avenue is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural resource value or interest. St. Alban's Chapel was completed in 1897 according to the designs of the Toronto architectural firm of Richard C. Windeyer and Son. Richard C. Windeyer, Sr., in solo practice, prepared the plans for the adjoining St. Alban the Martyr Church and See House (archbishop's residence), which were in place in 1885 and 1887, respectively. The buildings form a precinct at the northwest corner of Howland Avenue and Barton Avenue where St. Alban's Chapel is located on the west side of Howland, north of the church and See House. The Chapel housed St. Alban's School for Boys from 1898 until its closure in 1911. Beginning in the 1930s, the building served as the parish hall for the congregation. In 1964, St. Alban's Chapel was leased to St. George's College (since 1991, Royal St. George's), which developed a campus in this location. The Chapel is now known as "Ketchum Hall" in honour of Dr. Frank Ketchum, a member of the school's inaugural board of directors.

St. Alban's Chapel is an integral component of the St. Alban's precinct where St. Alban the Martyr Church at #100 Howland and the See House at #110 Howland are designated under Part IV of the *Ontario Heritage Act*. The Chapel is historically notable for its association with the church, which was planned as Toronto's Anglican cathedral before St. James' Cathedral formally received that distinction. Architecturally, the Gothic Revival design of St. Alban's Chapel complements the church and See House. With the latter buildings, St. Alban's Chapel is an institutional landmark in the West Annex neighbourhood.

The heritage attributes of St. Alban's Chapel consist of the exterior walls and roof. Rising two stories above a stone foundation with window openings, the structure is clad with red brick and trimmed with brick, stone and wood. The rectangular plan is covered by a gable roof with a large chimney on the east end. Under a gable with flared eaves, a projecting frontispiece with buttresses is asymmetrically placed on the south façade. Steps lead to a set of entrance doors that are set in a segmental-arched opening beneath a flat-headed window opening in the second storey. On the remainder of the south wall, piers organize the fenestration. To the right (east) of the entry, a large segmental-arched opening is positioned in the first storey under a tripartite window opening in the second floor. On the east elevation facing Howland Avenue, the chimney divides the wall where single segmental-arched window openings in the first floor are surmounted by larger flat-headed window openings that contain pairs of windows. A secondary entrance, piers and irregularly placed window openings mark the north wall, while the rear (west) elevation is concealed by a series of additions that are not included in the Reasons for Designation.