

Authority: Toronto and East York Community Council Item 18.5,
as adopted by City of Toronto Council on October 2, 3 and 4, 2012

CITY OF TORONTO

BY-LAW No. 417-2013

**To designate the property at 243 Perth Avenue (Perth Avenue Methodist Church) as being
of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 243 Perth Avenue (Perth Avenue Methodist Church) as being of cultural heritage value or interest; and

WHEREAS the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures located thereon to be of cultural heritage value or interest; and

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 243 Perth Avenue and upon the Ontario Heritage Trust, a Notice of Intention to designate the property and has caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*; and

WHEREAS the reasons for designation are set out in Schedule "A" to this by-law; and

WHEREAS no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto enacts:

1. The property at 243 Perth Avenue, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 243 Perth Avenue and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4, Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on March 21, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
REASONS FOR DESIGNATION
(Statement of Significance)

Description

The property at 243 Perth Avenue 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. Located on the northeast corner of Perth Avenue and Wallace Avenue, the building was completed in 1913 as Perth Avenue Methodist Church. The site was listed on the City of Toronto Inventory of Heritage Properties in 2008.

Statement of Cultural Heritage Value

Perth Avenue Methodist Church has design value as a representative example of an early 20th century church designed in the Neo-Gothic style. Distinguished by the use of medieval-inspired elements such as pointed-arch openings, buttresses and towers, the style was popular for churches in the early 1900s.

The site has been associated for nearly a century with congregations of the Methodist Church in Canada, the United Church of Canada, and the Seventh Day Adventist Church. According to the United Church Archives, the origins of Perth Avenue Methodist Church date to the late 19th century when a Methodist congregation was established in the neighbourhood northeast of Bloor Street West and Dundas Street West. In 1892, the church became known as Perth Avenue Methodist Church, and in 1913 the current building was completed. The congregation joined the newly formed United Church of Canada in 1925. Perth Avenue United Church amalgamated with Davenport Road United Church at 1900 Davenport Road as Davenport-Perth United Church in the early 1970s. Since that time, the Toronto Perth Seventh Day Adventist Church has occupied the site at 243 Perth Avenue.

Perth Avenue Methodist Church was designed by the Toronto architectural firm of G. M. Miller and Company, according to plans dated 1910. After forming a private practice in the late 1800s, George Miller was noted for his association with Toronto's prominent Massey family, for whom he co-designed Massey Hall (completed in 1894). Among his many well-known commissions are the Lillian Massey Building (1908-1912) at 153 Bloor Street West, the former Havergal Ladies College (1898) at 354 Jarvis Street and the Gladstone Hotel (1889-1890) at 1204 Queen Street West, all of which are designated under Part IV, Section 29 of the *Ontario Heritage Act*.

Contextually, with its prominent location on a corner lot, Perth Avenue Methodist Church is a local landmark in the neighbourhood northeast of the intersection of Bloor Street West and Dundas Street West. The community developed within the triangle outlined by the three railway lines that were extended through the district in the late 19th century, attracting factories, workers' housing and schools and churches.

Heritage Attributes

The heritage attributes of the property at 243 Perth Avenue are:

- The scale, form and massing of the church
- The materials, with red brick cladding, and brick, stone and wood trim
- The gable roof that covers the main body of the church, with coping and a chimney
- The west façade on Perth Avenue, which features a monumental pointed arch window opening flanked by buttresses with weatherings
- On the long side elevations (south and north), the pointed-arch window openings that are organized by buttresses with gablets
- The tower at the southwest corner, which features entrances set in pointed-arch surrounds on the west and south faces, pointed-arch window openings above, beveled corners with stone detailing and, under the flat roof, a stone band course and paired openings with louvered shutters
- On the southeast corner, the tower with a pointed-arch entrance on the south face, corner buttresses, pointed-arch window openings and a flat roof with crenelles
- The fenestration on all the elevations, with segmental-arched openings in the basement level and various sized pointed-arch openings above
- The narrow gable-roofed wing on the rear (east) wall, the small gable-roofed entrance porch on the north elevation and the multi-sided turret on the northwest corner
- The position of the building on a corner lot with the main façades facing Perth Avenue (west) and Wallace Avenue (south)

SCHEDULE "B"

Legal Description

PIN 21329-0294 (LT)

PCL 231-3 SEC M13

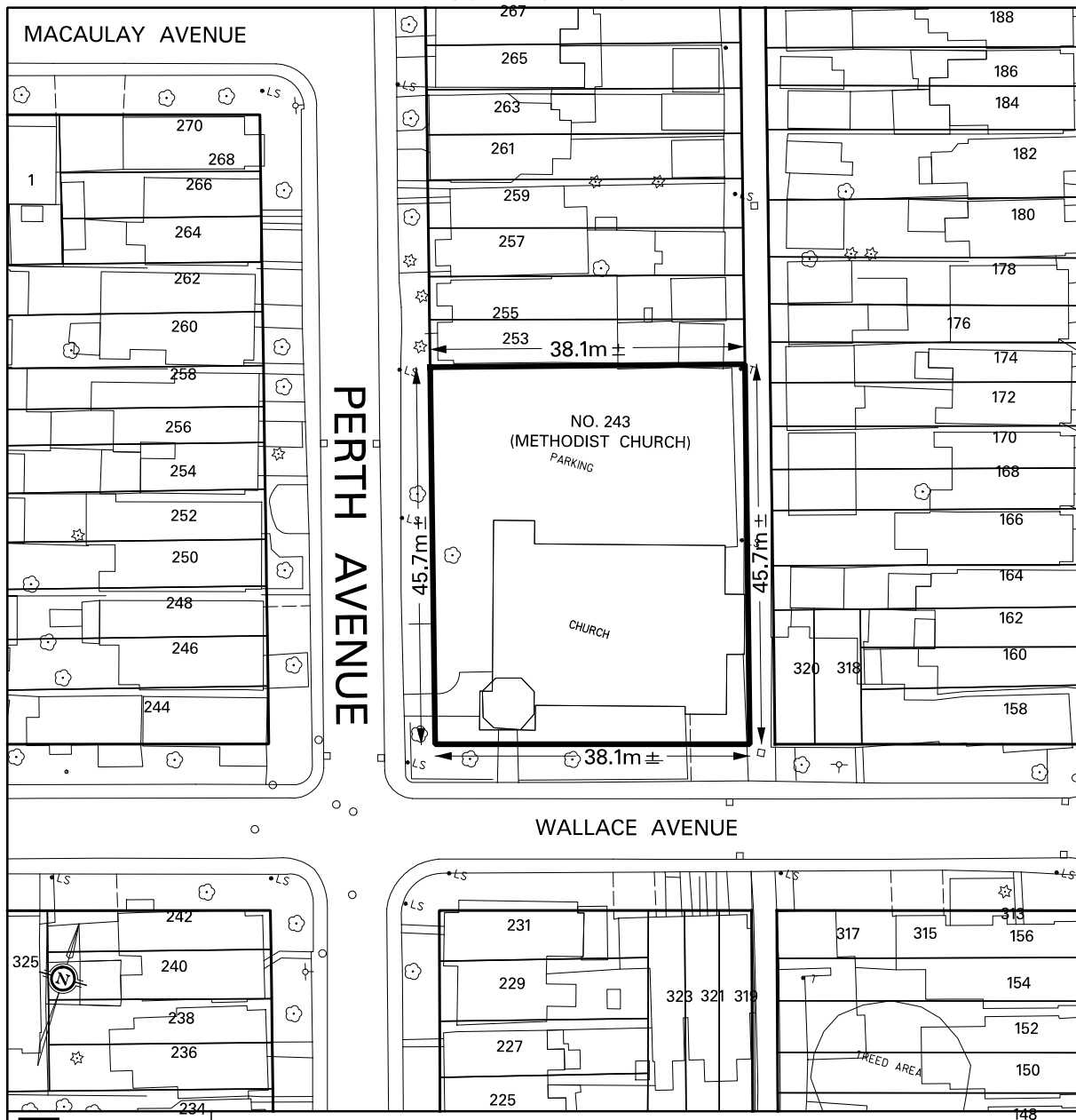
LT 232 E/S PERTH AV PL M13 TWP OF YORK; LT 233 E/S PERTH AV PL M13
TORONTO; PT LT 231 E/S PERTH AV PL M13 TWP OF YORK BEING THE SLY
EIGHT FT IN WIDTH THROUGHOUT FROM FRONT TO REAR

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2013-003
dated January 21, 2013, as set out in Schedule "C".

SCHEDULE "C"


Toronto

 TECHNICAL SERVICES DIVISION
 SURVEY & UTILITY MAPPING

 NOTE:
 THIS SKETCH IS NOT
 A PLAN OF SURVEY
 AND HAS BEEN COMPILED
 FROM SURVEY NOTES AND
 OFFICE RECORDS, IT SHALL
 NOT BE USED EXCEPT FOR
 THE PURPOSE INDICATED
 IN THE TITLE BLOCK

 CHECKED BY: JOHN HOUSE
 PREPARED BY: DWAYNE PITT

 WARD 18 – DAVENPORT
 DATE: JANUARY 21, 2013

PROPERTY INFORMATION SHEET

NO. 243 PERTH AVENUE
 (PERTH AVENUE METHODIST CHURCH)
 LAND DESIGNATED AS BEING OF CULTURAL
 HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

SKETCH No. PS-2013-003