Amendment of Designating By-law No. 1061-2009 – 70 Roehampton Avenue

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| To:             | Toronto Preservation Board  
|                 | Toronto and East York Community Council |
| From:           | Acting Director, Policy & Research, City Planning Division |
| Wards:          | Ward 22 – St. Paul's     |
| Reference Number: | P:\2012\Cluster B\PLN\HPS\TEYCC\January 10 2012\teHPS02 |

**SUMMARY**

This report recommends that By-law No. 1061-2009 be amended to remove the property at 70 Roehampton Avenue from the legal description, change the property address in the title of the by-law to 17 Broadway Avenue, and revise the Reasons for Designation to describe the heritage attributes and values of the architectural elements of the former North Toronto Collegiate Institute that have been removed from the property at 70 Roehampton Avenue and incorporated into the new school complex that adjoins it at 17 Broadway Avenue. The latter property is included in the existing legal description contained in By-law No. 1061-2009.

The property at 70 Roehampton Avenue (North Toronto Collegiate Institute, 1912 with additions) was listed on the City of Toronto Inventory of Heritage Properties in 2004 and designated under the Ontario Heritage Act five years later. The Toronto District School Board severed the school property, constructing a new school complex on the Broadway Avenue end of the site and selling part of its lands on Roehampton Avenue for the construction of two residential condominiums. As part of the redevelopment of the property, selected architectural elements from the original school were reinstated inside the new North Toronto Collegiate Institute. The Toronto District School Board agreed to the preservation of these elements through their designation under the Ontario Heritage Act and a Heritage Easement Agreement with the City of Toronto.
RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to amend City of Toronto By-law No. 1061-2009 under Part IV, Section 29 of the Ontario Heritage Act, designating the property at 70 Roehampton Avenue pursuant to the Ontario Heritage Act, to remove the reference to the property at 70 Roehampton Avenue from the legal description and to revise the Reasons for Designation to explain the cultural heritage value or interest of the property and describe the heritage attributes located on the portion of the property now known as 17 Broadway Avenue.

2. If the owner does not object to the amending of By-law No. 1061-2009, City Council authorize the City Solicitor to introduce the necessary bill in Council amending By-law No. 1061-2009 pursuant to Part IV, Section 30.1 of the Ontario Heritage Act.

3. In the event the owner appeals the amending of By-law No. 1061-2009, City Council authorize the City Clerk to refer the proposed amendment to the Conservation Review Board for submission of a report to City Council for its final decision.

4. If the amending of By-law No. 1061-2009 is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend at the Conservation Review Board in support of the proposed amending of By-law No. 1061-2009.

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

DECISION HISTORY

The property at 70 Roehampton containing the former North Toronto Collegiate Institute was listed on the City of Toronto Inventory of Heritage Properties in 2004. As part of a development agreement for the site, the original school and its additions were demolished, the lands severed, and a new school and residential condominiums approved for parts of the site. The Toronto District School Board agreed to preserve architectural elements from the original school and incorporate them into the new building.

In February 2007 the property at 70 Roehampton Avenue was designated under Part IV, Section 29 of the Ontario Heritage Act. The owner appealed the designation and the appeal was resolved with revision to the original Reasons for Designation. The amended designation, enacted by By-law No. 1061-2009, identified and protected architectural elements from the original 1912 school and its additions. As part of the development plans, it was agreed that the heritage attributes would be reintroduced into the new school complex at 17 Broadway Avenue, at which time the designating by-law would be amended once again to remove reference to the portion of the property known as 70 Roehampton Avenue.
Roehampton Avenue from the legal description and to describe the architectural elements in their new setting. With the recent incorporation of the stained glass transoms into the school complex, all of the heritage attributes are in place in the new building.

**ISSUE BACKGROUND**

When the property at 70 Roehampton Avenue was designated in 2009, the legal description and survey included the site of the former North Toronto Collegiate Institute on Roehampton Avenue, as well as that of the new school complex on Broadway Avenue. With the completion of the new North Toronto Collegiate Institute that incorporates architectural elements from the earlier school, By-law 1061-2009 should be amended to exclude the portion of the property known as 70 Roehampton Avenue from the legal description, to reference 17 Broadway Avenue as the current municipal address containing the school building that now incorporates the heritage attributes, and to revise the Reasons for Designation to describe the reinstated architectural elements in their new locations. The Heritage Easement Agreement also requires amending to protect and describe the same heritage attributes and reference the property at 17 Broadway Avenue.

**COMMENTS**

A location map (Attachment No. 1) and photographs (Attachment No. 2A-D) are attached. The original Reasons for Designation from By-law 1061-2009 are appended as Attachment No. 3, with the revised Reasons for Designation attached as Attachment No. 4.

**CONTACT**

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**SIGNATURE**

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

**ATTACHMENTS**

Attachment No. 1 – Location Map  
Attachment No. 2 – Photographs  
Attachment No. 3 – Reasons for Designation (Original)  
Attachment No. 4 – Reasons for Designation (Revised)

Staff report for action – Amendment of Designating By-law No. 1061-2009 – 70 Roehampton Avenue
This location map is for information purposes only; the exact boundaries of the property to be included in the amendments to By-law No. 1061-2009 are not shown.

The above survey from By-law No. 1061-2009 shows the extent of the designated lands at 70 Roehampton Avenue prior to the demolition of the original North Toronto Collegiate Institute and its additions. The amending by-law will exclude the portions of the site on Roehampton Avenue and Broadway Avenue adjoining the new North Toronto Collegiate Institute at 17 Broadway Avenue (not shown).
Archival photograph, showing the 1921 wing of North Toronto Collegiate Institute at 70 Roehampton Avenue prior to the addition of the third storey. The original (1912) school was placed north of (behind) this wing (City of Toronto Archives, Fonds 1257, Item 273)

Photograph showing the south wall of the open courtyard on the interior of the new North Toronto Collegiate Institute where portions of the bay windows and the pointed-arch entrance opening from the north wall of the original school have been incorporated
Photograph of the west wall of the open courtyard found on the interior of the new North Toronto Collegiate Institute where a portion of the brickwork, window openings and Neo-Gothic detailing from the east elevation of the former school have been incorporated.

Photograph of the open courtyard from the interior of the new North Collegiate Institute that incorporates the date stones from the original 1912 school and its additions (right).
Photographs of the former girls’ and boys’ entrances from the south facade of the 1921 wing of the former North Toronto Collegiate Institute that now mark the opening between the entrance hall (right) and the open courtyard (left) of the new school complex.

Photograph of the entrance hall of the new North Toronto Collegiate Institute where the stained glass transoms from the interior of the former school complex are incorporated above the entries to the student lounge (left).
Photograph of the interior of the second-floor library in the new North Toronto Collegiate Institute where a stone gable from the exterior of the former school is mounted on the north wall
70 Roehampton Avenue: North Toronto Collegiate Institute

Description
The property at 70 Roehampton Avenue is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value or interest, and meets the criteria for designation prescribed by the Province of Ontario under the categories of design or physical value and historical value. Located northeast of Yonge Street and Eglinton Avenue East on property that extends from Roehampton Avenue (south) to Broadway Avenue (north), the first phase of North Toronto Collegiate Institute opened in 1912. The property was included on the City of Toronto Inventory of Heritage Properties in 2004.

Statement of Cultural Heritage Value

The property at 70 Roehampton Avenue has design or physical significance as a representative example of a well-crafted educational complex designed in the variation of the Neo-Gothic style popularly known as “Collegiate Gothic.” Distinguished by its lack of polychromatic brickwork, symmetrical organization and medieval-inspired design elements, the style became the norm for educational buildings in Ontario during the first half of the 20th century.

North Toronto Collegiate has historical value as it represents an early commission of the important Toronto architect, Forsey Page (1885-1970). Following training at the University of Toronto, Page joined Stanford Warrington in a partnership that lasted until 1925. North Toronto Collegiate Institute was designed during the firm’s tenure. After a brief solo career, Page embarked on a new practice with W. Harland Steele, a recent graduate of the Ecole des Beaux Arts. As Page and Steele, the firm designed many of the landmarks of the Modern era in Toronto, ranging from the Garden Court Apartments on Bayview Avenue (completed in 1942) to Benvenuto Place (completed in 1955 with Peter Dickinson as chief designer) and Commerce Court (completed in 1972 in association with American architect I. M. Pei). The latter properties are represented on the City’s heritage inventory.

Historically, the value of the property is linked to its associations with an institution that is significant to the community. Founded in 1909, North Toronto Collegiate Institute was the first high school in North Toronto, which was incorporated as a town in 1890. After occupying a temporary location in the town hall, the school opened in 1912. During the latter year, the City of Toronto annexed the Town of North Toronto, leading to an increase in the population of the area and a corresponding need for expanded educational facilities. In 1921, under the supervision architect C. H. Bishop, Superintendent of Building for the Toronto Board of Education, plans were produced for a south wing facing Roehampton Avenue, followed by the addition of a third storey to the entire complex in 1928. Subsequent additions and alterations were completed in 1955 and 1966.
**Heritage Attributes**

The heritage attributes of North Toronto Collegiate Institute related to its cultural heritage value as a representative example of an early 20\textsuperscript{th} century educational complex with Collegiate Gothic styling that demonstrates a high degree of craftsmanship are found on the north façade and east elevation of the original school (1912) and the south façade of the 1921 addition as described below, comprised of:

- On the north façade (dating to 1912 and built facing Broadway Avenue), the central entrance set in a pointed arch with stone moulding and corbel stops; and, on either side of the entrance, the first storey of the three-sided bay windows with window openings and transoms set in stone surrounds flanked by red brickwork.

- On the east elevation, the pointed-arch stone and brick motifs on the piers flanking the three-sided tower (the tower is not included in the Reasons for Designation); and the stone gablets on the piers flanking the corners and window openings (the brick piers are not included in the Reasons for Designation).

- On the south façade (dating to 1921 and built facing Roehampton Avenue), the separate boys and girls entrances where each brick-clad portal has a brick parapet with stone coping, a stone tablet incorporating a scroll and flanked by brackets, stone string courses, and a recessed Tudor-arched entrance with a stone surround.

- On the interior, the three-part door transom with coloured glass, inscribed “labor omnia vincit 1912” and incorporating the initials “NT”.

- On the exterior, the date stones from the various phases of construction, including the “1966” west addition.
REVISED REASONS FOR DESIGNATION: ATTAHCMENT NO. 4
70 ROEHAMPTON AVENUE

North Toronto Collegiate Institute

Description

City of Toronto By-law No. 1061-2009, designating the property at 70 Roehampton Avenue (former North Toronto Collegiate Institute) under Part IV, Section 29 of the Ontario Heritage Act, has been amended to revise the Reasons for Designation to describe the architectural elements that have been reinstated in the new North Toronto Collegiate Institute at 17 Broadway Avenue and to correct the legal description in the designating by-law to protect only the portion of the property with the new school building.

Statement of Cultural Heritage Value and

The surviving architectural elements from North Toronto Collegiate Institute (1912 with subsequent additions) have design significance as remnants of a well-crafted educational complex designed in the variation of the Neo-Gothic style popularly known as “Collegiate Gothic.” Following the demolition of the original school complex, brick, stone and glass elements associated with its Neo-Gothic design were incorporated on the interior of the new North Toronto Collegiate Institute (2010).

Historically, the architectural elements retained in the new North Toronto Collegiate Institute have value for their association with an institution that retains its significance to the community. Founded in 1909, North Toronto Collegiate Institute was the first high school in North Toronto, a former independent municipality (incorporated in 1890) that was annexed by the City of Toronto in 1912 when the original high school opened. Set midway between Roehampton and Broadway Avenues, the school was first expanded in 1921 when the south wing opened on Roehampton, with a third storey added to the entire complex in 1928. Subsequent additions and alterations were completed in 1955 and 1966. The new North Toronto Collegiate Institute was completed in 2010, and the former school complex was demolished apart from the salvaged architectural attributes.

The historical value of North Toronto Collegiate also relates to its association with the important Toronto architect Forsey Page (1885-1970) who prepared the plans for the original school in 1912 during his partnership with Stanford Warrington. Page later co-founded with W. Harland Steele the architectural firm of Page and Steele, a partnership that produced many of the landmarks of the Modern era in Toronto, including the Garden Court Apartments (1942) in Leaside, Benvenuto Place (1955) and Commerce Court (1972), which are also designated under Part IV, Section 29 of the Ontario Heritage Act.
Heritage Attributes

The heritage attributes of the property at 17 Broadway Avenue are:

- the entrance set in a pointed arch with stone moulding and corbel stops that was originally placed on the north facade of the 1912 school and is now found on the south wall of the interior courtyard in the new school

- The first storey of the three-sided bay windows with window openings and transoms set in stone surrounds flanked by red brickwork that were originally found on the north facade of the 1912 school and are now located on the south wall of the interior courtyard on either side of the pointed-arched opening (former entry)

- The pointed-arch stone and brick motifs and the stone gablets that were originally found on the east elevation of the original school complex and are now located on the west wall of the interior courtyard

- One of the stone gablets from the east elevation of the original school that is now mounted on the north wall in the second-floor library

- The boys’ and girls’ entrances from the south facade of the 1921 wing on Roehampton Avenue, each displaying a brick-clad portal with a brick parapet with stone coping, a stone tablet incorporating a scroll and flanked by brackets, stone string courses, and a recessed Tudor-arched entrance with a stone surround, which now mark either side of the entry from the main entrance hall into the interior courtyard of the new school complex

- The date stones from the various phases of construction, including the “1966” west addition, that were originally placed on the exterior of the former North Toronto Collegiate Institute and are now found in the open courtyard adjoining the first-floor entrance hall

- The three-part door transoms with coloured glass, inscribed “labor omnia vincit 1912” and incorporating the initials “NT”, which were originally placed in the interior of the former North Toronto Collegiate Institute and have been reinstated above the entrances to the first-floor student lounge in the new school