

PB7.4.11



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September 24, 2015

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Chairman and Members  
Toronto Preservation Board  
2<sup>nd</sup> Floor, West Tower, City Hall  
100 Queen Street West  
TORONTO, Ontario  
M5H 2N2

Attention: Lourdes Bettencourt, Secretariat

Dear Sirs/Mesdames:

**Re: Toronto Preservation Board  
Agenda Item PB 7.4 – September 25, 2015  
Inclusion on the City of Toronto's Heritage Register  
Bathurst-Bloor Properties (Ward 19, 20)**

We represent Roman Catholic Episcopal Corporation for The Diocese of Toronto, in Canada, commonly referred to as the Archdiocese of Toronto (the "Archdiocese"), the registered owner of the St. Peter's Parish property, including the municipal addresses of 830-840 Bathurst Street and 659 Markham Street.

We understand that the Toronto Preservation Board will be considering the above-noted item at its meeting of September 25, 2015 and we take this opportunity to submit our client's comments for your consideration.

**Request**

While our client can support the proposed listing of the 840 Bathurst Street portion of the property, our client requests that 830 Bathurst Street, specifically the 1-storey Catholic Information Centre building, not be listed or, alternately, that the consideration of its listing be deferred so that staff and our client's heritage consultant may have an opportunity to further review and discuss that portion of the property.

## Background

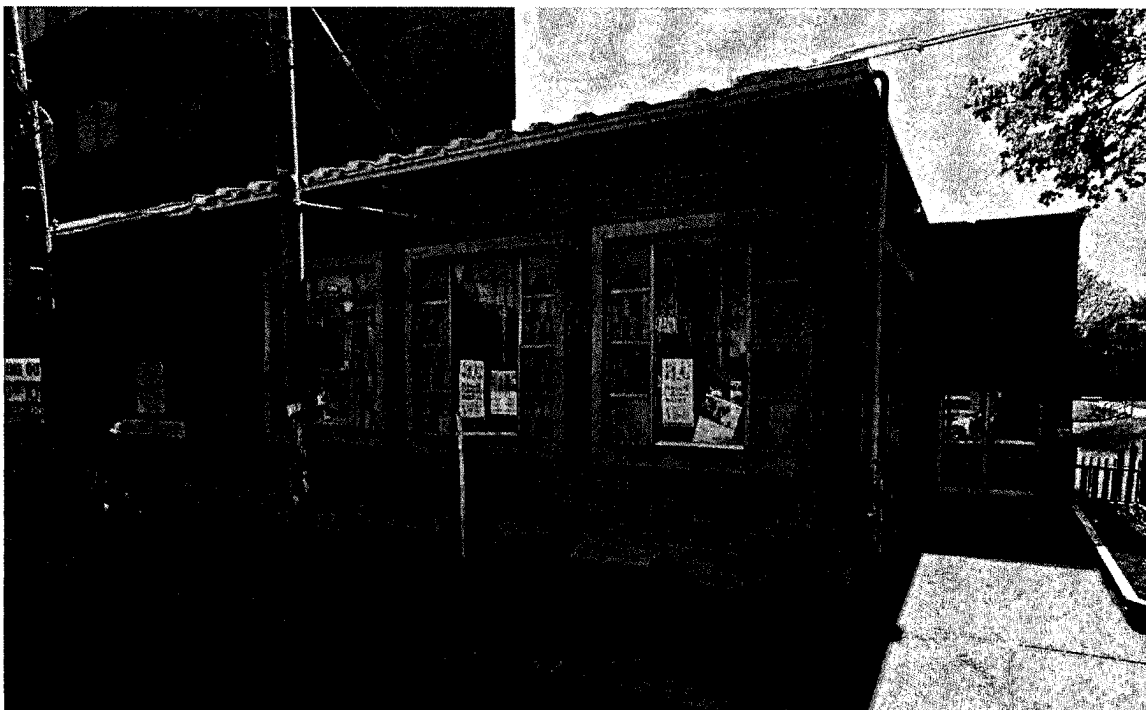
Our client has followed the City's recent planning reviews and initiatives in the area, including the Interim Control By-law 963-2013, the Bathurst Land Use and Built Form study, OPA 246 and Site and Area Specific Policy 465 intended to guide development in the study area, among others, including development recommendations as they apply to the St. Peter's Parish lands.

St. Peter's Parish remains an active Parish within the Archdiocese and our client has no expectations of any significant changes to the primary buildings.

Given the City's recent initiatives and recommendations respecting the Bathurst corridor, the Archdiocese has been considering the intensification of the 830 Bathurst Street portion of the property, which is designated as Mixed Use in the Official Plan, for a 20-25 unit residence for retired priests. Our client expects to initiate pre-consultation meetings with Community Planning and Heritage Preservation Services staff sometime later this Fall.

The listing of the 1-storey Catholic Information Centre building will have a significant impact on our client's ability to design an appropriate Mixed Use retired priests residence while also balancing the heritage considerations of the primary 840 Bathurst Street and related Church features.

While our client only received notice of your agenda on Monday of this week, they have had an opportunity to review the recommendations with their Heritage Consultant, Mr. Philip Goldsmith, Architect, who has identified for your consideration some preliminary comments as set out below:



*"The Catholic Information Centre at 830 Bathurst Street is being recommended for listing on the City of Toronto Register of Heritage Properties as part of the larger St. Peter's Parish complex.*

*Although it is located on the same site as the two principal buildings, the Church and the Rectory (Church Hall), there remains some question that it, itself, is of significant value and warrants listing.*

*When considering the assessment of the building using the usual Provincial Criteria generally of Design, Association and Context, the building does not achieve a significant value, particularly when seen in context of the high quality of design in the Church and Rectory.*

*From a design perspective the 1-storey building is a very basic 1950's design that is not rare, representative or an early example of a mid-century modern style but rather one of many functional buildings of its period. Nor does it exhibit a high degree of craftsmanship or artistic merit. The artistry is very limited even if one credits the small crest and sculpted naming panel. Finally, it in no way does it demonstrate a high degree of technical or scientific achievement.*

*Although associated with the Paulist Fathers this is not the first example of a Catholic Information Centre, nor is it the only structure associated with the Fathers. From this perspective therefore it is not unique. Further its ability to yield information about the community is limited and also not unique. Finally it does not demonstrate ideas of a designer significant to the community even if, and although, it is a well built functional structure.*

*Unlike the Church and Rectory, this building is not important to maintain and does not support the character of the area, which although mixed from changes over the years still exhibits more of a 1920's period character. While the building shares a site with the adjacent Church and Rectory, which are of good period design appropriate to the context, that does not elevate this simple building to the same status. Although on the same site and therefore possible to be spatially and physically "linked", the purpose of this building is separate from the Church and Rectory. Finally this building is definitely not a landmark.*

*Based on this preliminary assessment, we question the City's conclusion that this building should be listed and request that this listing not proceed or be deferred pending further consideration."*

## **Summary**

We also take this opportunity to request the Clerk to provide us with Notice of any subsequent considerations or decisions of the related matter.

We trust that you will find the above of some assistance in your consideration of this matter, and we thank you, on behalf of our client, for your consideration of this submission.



Should you have any questions, please contact the undersigned, or our client's heritage consultant, Mr. Philip Goldsmith (905-885-0348).

Yours very truly,  
MILLER THOMSON LLP



Michael J. Wren

MJW/lk

c.c. Councillor J. Cressy, Ward 20  
Mr. D. Finnegan, Director, Planning, Properties & Housing, RCEC  
Mr. P. Goldsmith, Architect  
Mr. P. J. Stagl, RPP, Opus Management Inc.

