



**STAFF REPORT
ACTION REQUIRED**

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Inclusion on the Heritage Register – 285-297 Danforth Avenue (also known as 60 Bowden Street)

Date:	March 10, 2015
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Toronto Danforth – Ward 30
Reference Number:	P:\2015\Cluster B\PLN\TEYCC\TE15037

SUMMARY

This report recommends that City Council state its intention to designate the property at 285-297 Danforth Avenue (also known as 60 Bowden Street) under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value and include the property on the City of Toronto Heritage Register. The property includes a brick and stone Sunday school, built in 1911, extended with a church in 1930 and located on the south-west corner of Danforth Avenue and Bowden Street, east of Broadview Avenue.

Following research and evaluation, staff have determined that the property at 285-297 Danforth Avenue meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act. The designation of the property and its inclusion on the City of Toronto Heritage Register would identify the property's cultural heritage value and heritage attributes and enable City Council to control alterations to the site, enforce heritage property standards and maintenance, and refuse demolition of buildings and structures.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council include the property at 285-297 Danforth Avenue (Danforth Baptist Church) on the City of Toronto Heritage Register.
2. City Council state its intention to designate the property at 285-297 Danforth Avenue (Danforth Baptist Church) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 285-297 Danforth Avenue (Reasons for Designation) attached as Attachment No. 3 to the report (March 10, 2015) from the Director, Urban Design, City Planning Division.
3. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.

Financial Impact

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

ISSUE BACKGROUND

The property at 285-297 Danforth Avenue is a church building complex which contains a brick and stone Sunday school, built in 1911 and church, added in 1930. A pre-application inquiry for this property to demolish the historic buildings and replace them with a 9-storey residential tower was made to City Planning on December 30, 2014.

Staff have examined the property and determined that it has cultural heritage value and merits inclusion on the City of Toronto Heritage Register and designation under Part IV, Section 29 of the Ontario Heritage Act. Inclusion on the register and designation will ensure that the cultural heritage values and heritage attributes of the property are identified and protected. A designation by-law will guide and inform any future planning applications for adaptive use and development of the site.

COMMENTS

A location map (Attachment No. 1) and photograph (Attachment No. 2) are attached. Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No. 4).

Staff have determined that the property at 285-297 Danforth 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, Ontario Regulation 9/06 under the three categories of design, associative and contextual values.

The Danforth Baptist Church and Sunday School have design value as representatives of the Perpendicular Gothic Revival style which was prominent in educational institutions and church buildings in the early 20th century. This design and physical value are exceptional in this complex because of the high degree of craftsmanship evident in the massing, materials and details, despite the loss of the cupola. The complex has associative value through the evolution of the church from its initial period as a mission church, sponsored by the Jarvis Street Baptist Church for the Village of Chester in 1884, to its later prominence as an independent institution. The Baptist congregation has played a prominent role in the Danforth neighbourhood for over 130 years and continues to serve and expand on its traditional mission of addressing spiritual, as well as social needs, of the community. The complex demonstrates the work of the prolific architect J. Francis Brown and is one of the last works of the architect J. W. Siddall. The contextual value of the church, located on the south side of Danforth Avenue is evident in its presence, contrasting form, elevations and tower in a row of contemporary commercial shop fronts. It is a historically significant local landmark and an important contributor to the character of the Danforth neighbourhood.

The Reasons for Designation (Statement of Significance) (Attachment No. 3) are the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the properties' owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

Mary L. MacDonald, Acting Manager
Heritage Preservation Services
Tel: 416-338-1079
Fax: 416-392-1973
E-mail: mmacdon7@toronto.ca

SIGNATURE

Harold Madi, Director
Urban Design
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Reasons for Designation (Statement of Significance)
Attachment No. 4 – Heritage Property Research and Evaluation Report