

Alterations and Demolition of Heritage Properties - 349 George Street, 309 and 311 George Street, 305 George Street, 301 George Street (also known as 301A George Street), 303 George Street, 297 George Street, and 295 George Street

Date: August 9, 2017

To: Toronto Preservation Board

Toronto and East York Community Council

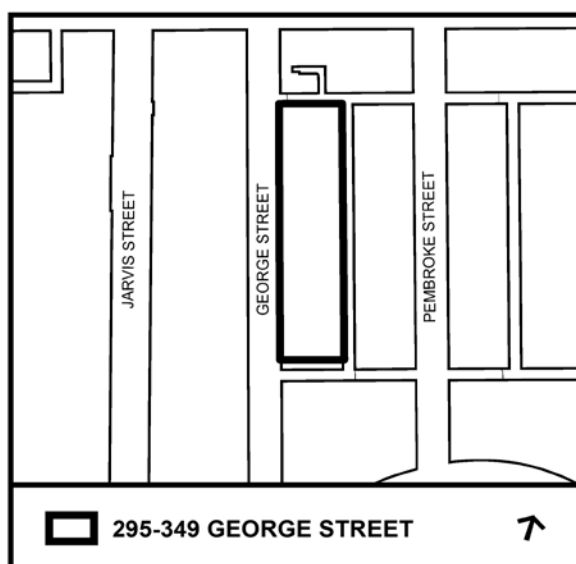
From: Chief Planner and Executive Director City Planning Division

Wards: Ward 27 - Toronto Centre Rosedale

SUMMARY

This report recommends that City Council approve the conservation strategy generally described for the heritage properties located at 349 George Street, 309 and 311 George Street, 305 George Street, 301 George Street (also known as 301A George Street), 303 George Street, 297 George Street, and 295 George Street in connection with the proposed redevelopment of the subject properties.

The proposal is to replace the existing Seaton House shelter on the site with a new 9-storey institutional building that will provide 378 long term care beds, 130 transitional assisted living beds, 100 emergency shelter beds, 21 affordable housing units and a 4,000 m2 community service hub. The on-site heritage properties at 301 George Street and 303 George Street will be demolished while the remainder of the on-site heritage properties will be conserved and integrated into the new development.



RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division, recommends that:

1. City Council approve the alterations to the heritage properties at 349 George Street, 309 and 311 George Street, 305 George Street, 297 George Street, and 295 George Street, in accordance with Section 33 of the Ontario Heritage Act, and the demolition of 301 George Street (also known as 301A George Street) and 303 George Street in accordance with Section 34 of the Ontario Heritage Act to allow for the construction of a new 9-storey institutional building on the lands known municipally in the year 2017 as 295, 297, 299, 301, 303, 305, 309, 311, 319, and 349 George Street with such alterations substantially in accordance with plans and drawings revised June 20, 2017, prepared by Montgomery Sisam and Hilditch Architects on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by Goldsmith Borgal and Company Architects Limited dated December 7, 2016 and revised July 25, 2017, and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

a. That prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall:

1. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 349 George Street, 309 and 311 George Street, 305 George Street, 297 George Street, and 295 George Street prepared by Goldsmith Borgal and Company Architects Limited dated December 7, 2016 and revised July 25, 2017 to the satisfaction of the Senior Manager, Heritage Preservation Services;

b. That prior to Final Site Plan approval in connection with the Zoning By-law Amendment for the property at 349 George Street, 309 and 311 George Street, 305 George Street, 301 George Street (also known as 301A George Street), 303 George Street, 297 George Street, and 295 George Street, the owner shall:

1. Provide Final Site Plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.a.1. in the report dated August 9, 2017 from the Chief Planner and Executive Director, City Planning Division to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;

3. Provide a detailed landscape plan for the subject property, satisfactory to the Senior Manager, Heritage Preservation Services.

4. Provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services;

5. Provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services;

c. That prior to the issuance of any permit for all or any part of the property at 349 George Street, 309 and 311 George Street, 305 George Street, 301 George Street (also known as 301A George Street), 303 George Street, 297 George Street, and 295 George Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;

2. Provide full documentation of the existing heritage property at 301 George Street (also known as 301A George Street), 303 George Street, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.1. in the report August 9, 2017 from Chief Planner and Executive Director, City Planning Division, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;

4. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan and Interpretation Plan;

d. That prior to the release of the Letter of Credit required in Recommendation 1.b.3 in the report August 9, 2017 from the Chief Planner and Executive Director, City Planning Division, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. City Council pass a by-law to repeal Designation By-law No. 1242-2012 for the properties at 301 George Street (also known as 301A George Street), 303 George Street upon the demolition of the heritage buildings and remove the properties from the Heritage Register in accordance with Section 34.3 of the Ontario Heritage Act.

FINANCIAL IMPACT

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

DECISION HISTORY

On July 16, 2013, as part of a broader initiative to revitalize the Downtown East neighbourhood and address outdated service delivery and aging infrastructure at the Seaton House (a 634 bed men's shelter), Toronto City Council adopted an initiative to redevelop the property.

<http://www.toronto.ca/legdocs/mmis/2013/ex/bgrd/backgroundfile-59666.pdf>

At its meeting of March 31, 2015 City Council adopted Official Plan Amendment 82 with a specific direction that the Garden District Area Specific Policy be considered for amendment at such time as the zoning amendment application for 339 George Street (Seaton House) is submitted, if it is determined that modifications to the built form permitted by the Policy are required to implement Council Approved redevelopment of the property.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE4.8>

At its meeting of November 3-4 City Council adopted the project scope for the George Street Revitalisation and the Seaton House transition plan. This scope identified the proposed development including built form considerations and programming requirements.

<http://www.toronto.ca/legdocs/mmis/2015/ex/bgrd/backgroundfile-84497.pdf>

At its April 5, 2016 meeting, Toronto and East York Community Council received a Preliminary Report on the Zoning and Official Plan Amendment applications. The Preliminary Report is available at:

<http://www.toronto.ca/legdocs/mmis/2016/te/bgrd/backgroundfile-91234.pdf>

At its meeting of July 12 to 15, 2016, City Council authorized staff to proceed with an Alternative Financing and Procurement (AFP) model for the implementation of the project using a Design Build Finance (DBF) approach and referred the project to the 2017 Capital Budget process. Council authorized staff to initiate negotiations towards an agreement with IO as procurement lead. Council also authorized staff to begin implementing the Seaton House transition plan.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EX16.13>

At its meeting of December 13 to 15, 2016, City Council authorized staff to develop the Project Specific Outcome Specifications (PSOS) by engaging three firms for an 18-month duration: Infrastructure Ontario as advisors, Prism Partners as Owner's Representative and Montgomery Sisam Architects as Planning, Design and Compliance consultants.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.EX20.12>

Heritage Properties

At its meeting of November 29, 30 and December 1, 2011 Toronto City Council stated its Intention to Designate the property located at 295 George Street under Part IV of the Ontario Heritage Act.

<http://www.toronto.ca/legdocs/mmis/2011/cc/bgrd/backgroundfile-42573.pdf>

At its meeting of April 10 and 11, 2012 Toronto City Council stated its Intention to Designate the properties located at 297, 303, 301A, 309, and 311 George Street Under Part IV of the Ontario Heritage Act.

<http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-45632.pdf>

<http://www.toronto.ca/legdocs/mmis/2012/te/bgrd/backgroundfile-45618.pdf>

At its meeting of February 3, and 4, 2016 Toronto City Council stated its Intention to Designate 349 George Street under Part IV of the Ontario Heritage Act.

<http://www.toronto.ca/legdocs/mmis/2016/te/bgrd/backgroundfile-86286.pdf>

At its meeting of January 31, 2017 City Council adopted Designation of the Garden District Heritage Conservation District under Part V of the Ontario Heritage Act.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE21.12>

BACKGROUND

Development Proposal

The proposal, known as the George Street Revitalisation project, is to construct a City of Toronto facility that will provide 378 long-term care beds, 130 transitional assisted living beds, 100 emergency shelter beds, 21 affordable housing units and a 4,000 m² community service hub. In order to accommodate the new building the existing Seaton House shelter will be demolished. There are eight heritage properties on the development site containing a total of seven house-form buildings and a former school

house. With the exception of two of the house-form buildings, all of the heritage buildings will be incorporated into the development.

The proposed institutional building has been designed with an internal corridor running almost the entire length of the building at grade. This corridor will connect the program spaces for Long Term Care, the Shelter Program, Assisted Living and the Community Service Hub. In addition, multiple entrances along George Street will connect to the various program uses. Indoor amenity space will be located throughout the building and outdoor amenity space is proposed in the form of courtyards, gardens adjacent to the building exterior, and in various outdoor terraces and decks located throughout the building.

At the south end of the site the retained house-form heritage buildings will largely serve as service hubs for the emergency shelter component of the project that will rise up behind them. The two house-form buildings known as Frank Beecroft Houses at 301 (also known as 301A George Street) and 303 George Street will be demolished and replaced with a new entrance massing that will respond to the retained heritage buildings. Similarly, at the north end of the site, the Allan School will be incorporated into the development as a service hub. The house-form buildings and the Allan School will be separated by the nine-storey Long-Term care component of the facility.

Heritage Properties

295 George St - Fegan Boys Home

The property at 295 George Street is located on the east side of George Street between Dundas Street East and Gerrard Street East, the property contains a three-storey house-form building (1856) with late 19th and early 20th century additions known as the Fegan Boys Home. The Fegan Boys home has design value as a rare surviving example of a residential structure in downtown Toronto dating to the mid 1800s. Although the structure was later modified, its mid-19th century origins are seen in the narrow rectangular plan and three-bay principal (west) facade that complements the neighbouring house at 297 George Street that was constructed at the same time. The alterations to the building, including the addition in 1895 of the mansard roof and the changes to the principal (west) facade, were part of the transformation of the structure to the Fegan Boys Home (1886-1937).

The Fegan Boys Home, which occupied the property at 295 George Street for over half a century, was an institution of international importance. Founded in 1870s England by James William Condell Fegan, Fegan Boys Homes provided residences to shelter and train impoverished or orphaned children. With the donation of the George Street property by Toronto businessman and philanthropist William Gooderham (son of the co-founder of the Gooderham and Worts Distillery), Fegan opened the first international boys home where children were 'received' before being sent to farms across Canada.

The property at 295 George Street is historically linked to its surroundings in the neighbourhood that adjoins Sherbourne Street where the former 'park lot' acquired by the prominent Allan family was subdivided for residential developments beginning in the mid 1800s. The former Fegan Boys Home, with the neighbouring town house at 297 George Street, are the oldest surviving buildings on this section of George Street. It

forms part of a streetscape of extant 19th and early 20th century residential buildings that includes the Thomas Meredith House at 305 George Street, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

297 George St - Salvation Army Rest Home

The property at 297 George Street is located on the east side of George Street between Dundas Street East and Gerrard Street East. The property contains a 2½-storey house-form building (1856) known as the Salvation Army Rest Home and has design value as a rare surviving example of a residential structure in downtown Toronto dating to the mid 1800s. Its period origins are seen in the narrow rectangular plan and three-bay principal (west) facade that complements the neighbouring house at 295 George Street that was constructed at the same time (the latter structure was modified in the late 19th- and early-20th centuries).

For over half a century, the property at 297 George Street was associated with the Salvation Army in Canada, an institution of international importance. Founded by William Booth in England before Confederation, the Salvation Army is a Christian religious body that became noted for its social welfare work after its arrival in Canada in 1882. Four years later, with the donation of the George Street property by Toronto businessman and philanthropist William Gooderham, Jr. (son of the co-founder of the Gooderham and Worts Distillery), the Salvation Army opened a rest home (shelter) on the premises.

Contextually, the property at 297 George Street is historically linked to its surroundings in the neighbourhood adjoining Sherbourne Street where the former 'park lot' acquired by the prominent Allan family was subdivided for residential developments beginning in the mid 1800s. The former Salvation Army Rest Home and the neighbouring town house at 295 George Street were constructed as a pair of semi-detached houses that remain the oldest surviving buildings in this section of George Street. The house form building at 297 George Street forms part of a streetscape of extant 19th and early-20th century residential buildings.

301 (also known as 301A) and 303 George St - Frank Beecroft Houses

The properties at 301 and 303 George Street are located on the east side of George Street between Dundas Street East and Gerrard Street East. The properties contain a pair of 2½-storey semi-detached house form buildings (1911) that were constructed by Frank Beecroft, a contractor known as the Frank Beecroft Houses.

The semi-detached house form buildings at 303 George Street have design value as representative examples of residential structures dating to the pre-World War I era that were designed to complement in scale and setback their neighbours on the east side of George Street. The sombre red brickwork, symmetry and classical influences are typical of the popular Edwardian Classical style of this period.

Contextually, the properties now known are historically linked to their surroundings in the neighbourhood adjoining Sherbourne Street where the former 'park lot' acquired by the prominent Allan family was subdivided for residential developments beginning in the

mid 1800s. The surviving pair of semi-detached house-form buildings contributes to the streetscape of extant 19th- and early-20th century residential buildings.

305 George St - Thomas Meredith House

The property at 305 George Street is located on the east side of George Street, south of Gerrard Street East and contains a 2½-storey house-form building which was first recorded in the tax assessment rolls in 1858. The property was included on the City of Toronto Inventory of Heritage Properties in 2005.

The building on the property is known as Thomas Meredith House and has design value as a good example of the Italianate style and is characterized by a hip roof with extended eaves and end chimneys, the placement of the main entrance in a frontispiece, and decorative detailing including quoins. The style first appeared in Ontario (then Upper Canada) in the mid 19th century. The design was widely copied after it was promoted in "The Canadian Farmer" journal in 1865. The Thomas Meredith House represents an early example of the style in Toronto.

The house-form building has associative value as one of the first residences constructed on George Street following the extension of the street when the Park Lots north of the former Town of York were opened to subdivision in the 1850s. The area became a sought-after residential district with buildings designed in the popular styles of the period. The property at 305 George Street was originally owned and occupied by Thomas Meredith, a grain merchant who had a decade-long association with the Gooderham and Worts Distillery, the company founded in the early 1830s that evolved into one of Toronto's major manufacturing and financial enterprises. Meredith's family retained the property at 305 George Street until 1911.

Contextually, the Thomas Meredith House contributes to the character of George Street as it developed as a residential district south of Gerrard Street East. The property stands out for its architectural design and relative rarity as one of the few surviving mid 19th century house form buildings in the area. Apart from the Samuel Platt House (completed 1850) at 337 Jarvis Street, other properties in the vicinity that are recognized on the City's heritage inventory were built in the late 1800s. The Thomas Meredith house is an important surviving reminder of the elegant 19th century edifices that once typified the residential neighbourhood south of Allan Gardens.

309-311 George St - Robert Armstrong Houses

The properties at 309 and 311 George Street are located on the east side of George Street between Dundas Street East and Gerrard Street East. The properties contain a pair of three-storey semi-detached house form buildings (1887) constructed for Robert Armstrong known as the Robert Armstrong Houses. The buildings have design value as well-crafted examples of late 19th century residential structures which are designed in the Second Empire style. The houses are typical of the style of architecture popular in the Sherbourne Street neighbourhood as it developed in the late 1800s, and exhibit the characteristic mansard roofs and decorative detailing.

Contextually, the properties at 309 and 311 George Street are historically linked to their surroundings in the neighbourhood adjoining Sherbourne Street where the former 'park lot' acquired by the prominent Allan family was subdivided for residential developments beginning in the mid 1800s. The semi-detached houses form part of a streetscape of extant 19th- and early-20th century residential buildings.

349 George St - Allan School

Located on the east side of George Street, south of Gerrard Street East, the property at 349 George Street contains the Allan School, which was completed in 1910 for the Toronto Board of Education. The school was built beside the Toronto Boys' Home (1864) for destitute youth where education was provided by teachers from the public school board, first inside the institution and afterward at the Allan School. The building remained an educational facility for most of the 20th century, including the period after World War II when it served as the Board's Teaching Aids Centre for the production of educational materials. Acquired by the City of Toronto in 1977, the Allan School was more recently known as the School House Shelter for men, adjoining Seaton House.

The Allan School has design value as a rare and well-crafted example of a school building that blends stylistic details from the Boys' Home (1864-1958) that once adjoined it with architectural elements identified with contemporary schools in early 20th century Toronto. The unique composition combines the plan, roof detailing, frontispiece and two-tone pattern brickwork from the Boys' Home, with the oversized window openings and distinctive bay window that became standard features in schools built by the Toronto Board of Education during this era.

The Allan School is linked historically to architect C. H. Bishop through his role as Superintendent of Buildings for the Board of Education during the period when the school was designed and constructed. Bishop is credited with dozens of elementary and secondary schools in Toronto during his thirty-year career, and developed standardized plans for the Board of Education to address the demand for new and larger schools in the early 20th century. However, as part of this portfolio Bishop continued to design smaller edifices for special requirements and settings, including the Allan School beside the Toronto Boys' Home.

The associative value of the Allan School is drawn from its close historical ties to the Boys' Home, which was an institution of importance in Toronto for nearly a century. Founded by a group of benevolent Protestant women to provide housing and education for destitute boys temporarily removed from their families, the Boys' Home on George Street contained its own school until the Board of Education opened the purpose-built Allan School to educate its residents.

The Allan School is also valued for its historical association with the neighbourhood now known as the Garden District for its location adjoining Allan Gardens, for which the school was named. In the mid-19th century, the subdivision of the original Park Lots for upscale housing was followed by schools, places of worship and other institutions serving the community, including the Boys' Home on George Street. The Allan School on George Street is an important surviving reminder of the evolution of the community in the 20th century.

339 George Street and 299 George Street

The property at 339 George Street contains the three storey institutional building known as Seaton House. Seaton House was established by the City of Toronto Department of Public Welfare in the 1930s in a building on nearby Seaton Street. By the 1950s the City determined that the Seaton Street building was too small for the growing City. The facility was moved to its current location on George Street and the existing building opened in 1959. The Seaton House Building is not included on the City's Heritage Register and the proposal is to demolish this building to allow for the George Street Revitalization Project.

The property at 299 George Street is currently vacant. This property is not included on the City's Heritage Register. The three-storey building that once stood on this property was recently demolished by the City as it was in extremely poor physical condition and it did not hold cultural heritage value.

Building Condition

With the exception of 349 George Street, which continues to operate as a men's emergency shelter, the remaining heritage buildings on the development site are vacant. At the time of their acquisition by the City all of these buildings were in deteriorating physical condition. Nearly all had been damaged by fire. The fire damage to 295 and 301 George Street was so extensive that their roofs and third floors had been largely been destroyed. After acquisition, the City engaged the services of a heritage consultant to undertake a condition assessment and to prepare a specification to stabilize the buildings. The stabilization measures undertaken since this time have been extensive and have ranged from installing exterior perimeter security fences and lighting to building temporary roofs for 295 and 301 George Street. This work is ongoing and monitoring will continue until work on the approved rehabilitation program commences.

Adjacent Heritage Properties

The development site is adjacent to heritage properties at 287 Jarvis Street and 78 Pembroke Street. The property at 78 Pembroke Street contains a two-and-a-half house-form building that was constructed in 1886. It was listed on the City of Toronto's Heritage Inventory (now the Heritage Register) on August 18, 1976.

The property at 287 Jarvis Street contains a row of two-and-a-half storey houses constructed in 1890. These houses front onto Jarvis Street and were formerly known as 285-291 Jarvis Street. This property was designated by Toronto City Council by By-law 229-76 on May 12, 1976 and is subject to a Heritage Easement Agreement between the property owner and the City.

Garden District Heritage Conservation District

The site is within the Garden District Heritage Conservation District which was approved by City Council January 31, 2017 and subsequently appealed to the Ontario Municipal

Board. Emerging heritage policy in the area has been considered in the review of this application.

Policy Framework

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to “the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.”

Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The Planning Act requires that City Council’s decisions affecting land use planning matters be consistent with” the Provincial Policy Statement.

Policy 2.6.1 of the PPS directs that “Significant built heritage resources and significant cultural heritage landscapes shall be conserved.” Properties included on the City’s Heritage Register are considered to be significant in this context. “Conserved” is defined in the PPS as “the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act.”

Official Plan

The heritage policies in the City of Toronto's Official Plan provide the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

- 3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."
- 3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."
- 3.1.5.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."
- 3.1.5.6: When a City-owned property on the Heritage Register is no longer required for its current use, the City will demonstrate excellence in the conservation, maintenance and compatible adaptive reuse of the property.

- 3.1.5.16. "Properties on the Heritage Register and publicly known archaeological sites and artifacts will be promoted through educational programs, museums, local celebrations and other programming opportunities."
- 3.1.5.17. "Commemoration of lost historical sites will be encouraged [...] Interpretation of existing properties on the Heritage Register will also be encouraged."
- 3.1.5.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."
- 3.1.5.27 "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged."

Standards and Guidelines for the Conservation of Historic Places in Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) and the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project. <http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

Proposed Conservation Strategy

Heritage Preservation Services has reviewed the Heritage Impact Assessment (HIA) prepared by Goldsmith Borgal and Company Architects Limited dated December 7, 2016 and revised July 25, 2017. The HIA finds that the proposed development will have considerably more positive than negative impacts on the heritage resources within the site and adjacent to it. Staff agree with this assessment and are of the opinion that the proposal meets the City's Official Plan heritage policies.

Heritage Buildings

The proposal is to integrate all of the existing heritage properties into the new development with the exception of 301 and 303 George Street. The three dimensional form of the house-form buildings and their relationship to the street will remain, while the massing of the new shelter component of the development would be set behind the houses. Specifically the strategy for the heritage properties is as follows:

295 and 297 George Street

The Fegan Boy's Home and the Salvation Army Rest Home will be retained and integrated into the new development. The massing of the new construction will be stepped back behind these two buildings allowing them to be experienced as three dimensional buildings from the street. The interiors of these buildings (which do not contain any heritage attributes) will be modified to allow for their use as part of the service hub. The interior plan of the new development has been specifically designed with an interior courtyard adjacent to the preserved portion of the rear east wing of the Fegan Boy's Home. The bricks on this elevation of the Home are of particular importance as many of them still have inscriptions that the boys carved into them in the early part of the twentieth century while in residence at the Home. The development will allow these inscriptions to be featured and interpreted through the courtyard.

A small portion of the massing of the new development will cantilever over the rear east wing of 295 George Street. The impact of this intervention will be mitigated by stepping it back from George Street, and by ensuring it does not extend as far as the centre of the east wing's gabled roof. Balconies required for the emergency shelter will also cantilever over 297 George Street. The impact of these balconies has been mitigated by eliminating them from the two stories immediately above this building.

The proposed restoration strategy for these buildings is to restore their Georgian appearance. This period is significant both to their design value as surviving Georgian buildings in Toronto, and to their associative value as their Fegan Boy's Home and the Salvation Army Rest Home. The scope of the restoration work to the Fegan Boy's Home will be significant as this building's third storey was destroyed by fire. Should Council approve the proposal, detailed restoration plans will be prepared as part of their required Conservation Plan to the satisfaction of the Senior Manager, Heritage Preservation Services.

305 George Street

The Thomas Meredith House will also be retained and integrated into the new development. This building, including its ground floor interior, will be retained in its entirety. The new development will step back behind the house to create a courtyard space to allow this building to be experienced from both the street, from the courtyard, and from within the new building. The Thomas Meredith House will be physically connected to the new development by glazed passageways. These links will be set back from the street in order reduce their visual impact on the heritage property.

The building will be restored to its Georgian appearance. This restoration work will include both the exterior and the interior of the ground floor. The conservation work on the interior ground floor will include the fireplaces and the ornate plasterwork on the ceiling. On the second floor the plaster work will be stabilized and encapsulated.

309 and 311 George Street

The exterior form of the Robert Armstrong Houses will be conserved to nearly their full depth. The proposal anticipates the removal of the rear wing (not included as a heritage attribute in the designating by-law) along with a portion of the rear of the primary

building. The interiors of the building will be removed and new floor levels will be installed to allow the building to connect seamlessly into the development and into the Thomas Meredith House. The new floor levels will alter the relationship between the floors and the windows and will necessitate that the basement windows be blocked in. Should Council approve the development proposal this detail will be finalized as part of the Conservation Plan. The exterior of the building will be restored to its original Second Empire appearance. In the context of this mitigation, and in the context of the overall conservation strategy for this site staff are supportive of these alterations.

349 George Street

The Allan School will be retained in its entirety. The building will be linked into the new development at the second floor. This interior linkage will necessitate the removal of the window on the east elevation and has been located so that it will have a minimal visual impact on the building as it viewed from George Street.

The interior of the building will be largely retained and its exterior elevations will be restored to their original appearance.

Demolition - 301 and 303 George Street

The proposal is to demolish the Frank Beecroft Houses at 301 and 303 George Street (also known as 301A George Street). Both of these properties were extensively damaged by fire before they were acquired by the City. The damage to 301 George Street was more extensive than the damage to 303 George Street, including the loss of the mansard roof and dormers. The applicant's Heritage Impact Assessment states that it will be difficult to restore 301 George Street given the extent of the damage and given the fact that little historic documentation for these properties is available. The HIA also notes that given that these buildings are a pair, the damage to 301 George Street degrades the heritage integrity of 303 George Street.

The extent of the fire damage, combined with the amount of conservation work that the applicant has committed to undertaking on the other six heritage properties (including restoring interior features of 305 George Street, and restoring the missing third floor and roof of 295 George Street) have resulted in heritage staff supporting the proposed demolition in this instance.

The demolished buildings will be replaced with a new entrance into the shelter that is both legible as a contemporary intervention and specifically designed to respond to the residential heritage character of the house form buildings. The north half of the entrance will be glazed and distinct as new intervention. The south half will be clad in compatible brick and feature punched windows at its upper levels to reflect that character and scale of the adjacent heritage buildings. Both elements are designed to reflect the rhythm and massing of the heritage buildings.

Scale, Character and Massing

The massing of the nine-storey development will have an impact on the heritage buildings on the development site. The long-term care component in particular requires

significant floor plate both to meet the programming needs of the City's Long-Term Care Homes and Services Division and to meet the requirements of the Ministry of Health and Long Term Care. Efforts have been made to reduce the size of the required floor plate. Since the applicant's original functional plan was created the floor plate has been reduced by fifty percent and staff now see the impact as capable of being mitigated.

The applicant has worked extensively with the City Planning team in an effort to design the new development in a way that mitigates the impact of the proposed massing on the lower scale heritage buildings. In response to staff comments the applicant has introduced a base building along George Street between the Allan School and the Robert Armstrong Houses. At the north end of the site the height, scale, and rhythm of this base will respond to the adjacent Allan School. At the south end of the site the height, scale, and rhythm will respond to the heritage house form buildings. Entrance canopies, projections, punched window openings, materials, louvers, and colour have been further employed in an effort to break down the project's massing and to provide a subtle backdrop to the heritage buildings. In the context of the overall conservation strategy for the site staff feel that this design exercise effectively mitigates the impact that the proposed massing will have on the heritage properties. This design is will be further refined through the ongoing Site Plan process.

Adjacency

The applicant's Heritage Impact Statement does not find that the proposal will have a significant impact on the adjacent heritage properties at 287 Jarvis Street and 78 Pembroke Street. Staff agree with this assessment.

Additional Mitigation

Should Council approve the proposal staff recommend that the following additional work be undertaken to further mitigate the proposed demolition and alterations:

Conservation Work

Should Council approve the proposed alterations the applicant is committed to undertaking substantial conservation work. This conservation work will include exterior restoration and the interior restoration of the ground floor of the Thomas Meredith House. Staff recommend that should Council approve the development proposal that this work be further developed and detailed in a related Conservation Plan to the satisfaction of the Senior Manager, Heritage Preservation Services.

Interpretation Plan and Lighting Plan

Heritage interpretation enhances personal experiences, increases respect and understanding, and communicates the importance of our cultural heritage sites. Given the extensive design, associative, and contextual values associated with this development site, should Council approve the proposed alterations the cultural heritage value of the site should be fully interpreted to residents and visitors through an Interpretation Plan to the satisfaction of the Senior Manager, Heritage Preservation

Services. In addition to interpreting the on-site heritage buildings and commemorating the lost heritage buildings, the plan should also include a component that interprets the social history of the street. This plan should also detail how the heritage buildings will be sensitively illuminated at night through a Heritage Lighting Plan.

Landscape Plan

As part of their rezoning application the applicant has submitted a conceptual landscape plan for the subject property. Should Council approve the proposed alterations, staff are recommending that a final landscape plan be submitted to the satisfaction of the Senior Manager, Heritage Preservation Services. This landscape will need to demonstrate how the plan will support the cultural heritage value of the heritage properties including the residential character of the house form buildings.

Conclusion

The George Street Revitalization Project will see the successful Rehabilitation and Restoration of six of eight heritage properties on the development site. While the proposal involves the demolition of the Frank Beecroft Houses, in the context of the overall conservation strategy for the site, and the extensive fire damage to the designated properties, staff are supportive of the proposal.

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SIGNATURE

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Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

ATTACHMENTS

- Attachment No. 1 – Location Plan 295 - 349 George St
- Attachment No. 2 – Photographs 295 - 349 George St
- Attachment No. 3 – Proposal 295 - 349 George St
- Attachment No. 4 – Reasons for Designation 295 George Street
- Attachment No. 5 – Reasons for Designation 297 George Street
- Attachment No. 6 – Reasons for Designation 301 and 303 George Street
- Attachment No. 7 – Reasons for Designation 305 George Street
- Attachment No. 8 – Reasons for Designation 309-311 George Street
- Attachment No. 9 – Reasons for Designation 349 George Street



The arrow marks the location of the property at 295, 297, 301, 305, 309, 311, 319, 325, 335, 339 and 349 George Street. The location map is for information purposes only. The exact boundaries of the property are not shown.



Archival photo of the Fegan Boy's Home at 295 George Street (Childrenshomes.org.uk)



West elevation of the Fegan Boy's Home at 295 George St, shortly after acquisition by the City of Toronto

PHOTOGRAPHS – 295 - 349 George St



Fegan Boy's Home at 295 George Street after City stabilization work



Inscribed Bricks on the wall of the Fegan Boy's Home (north elevation of the east wing)

PHOTOGRAPHS – 295 - 349 George St



West elevation of the Salvation Army Rest Home at 299 George Street

PHOTOGRAPHS – 295 - 349 George St



West elevation of the 303 George Street (The Frank Beecroft Houses)



The third floor of 303 George Street (The Frank Beecroft Houses) showing evidence of fire damage

PHOTOGRAPHS – 295 - 349 George St

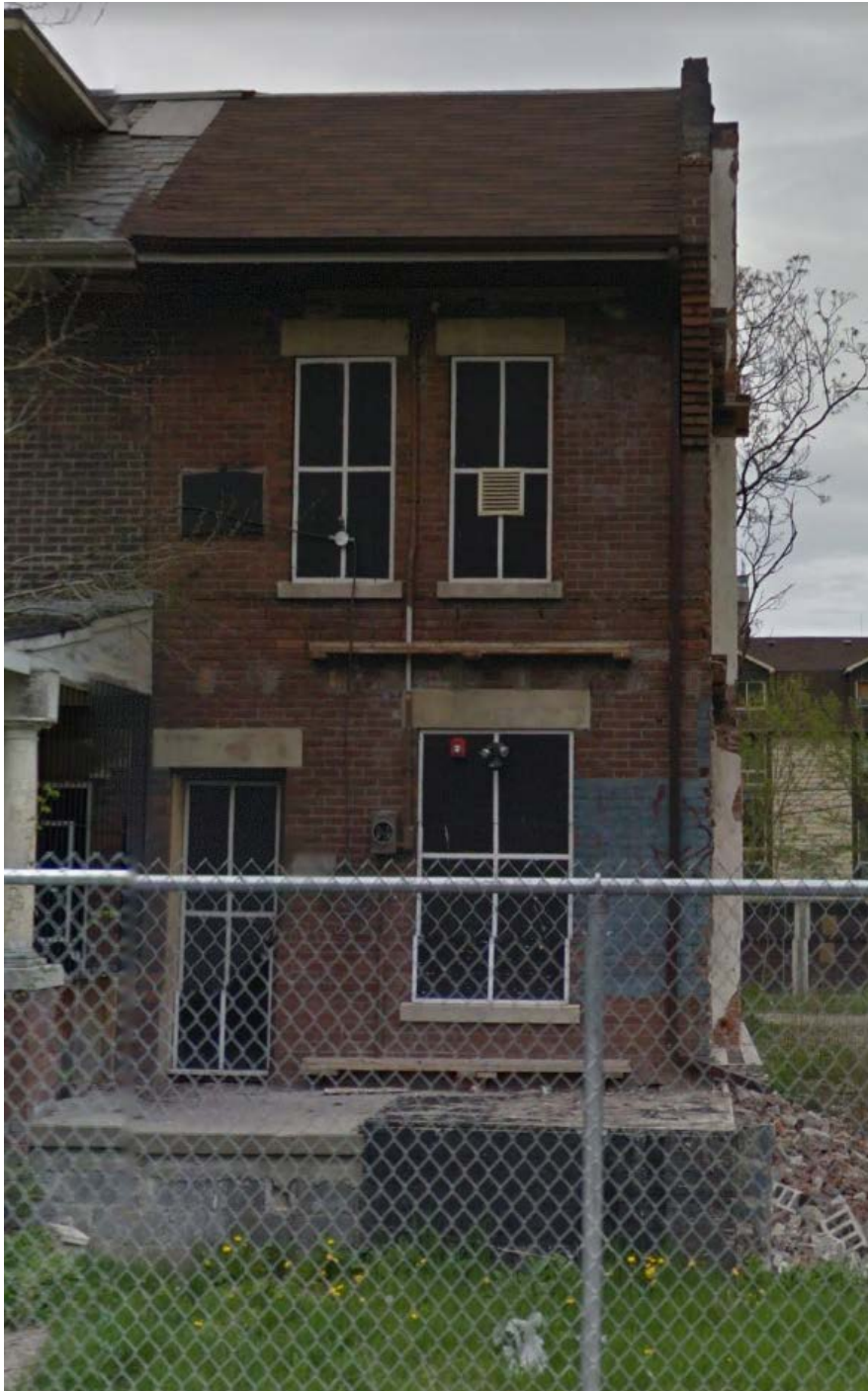


301 George Street (also known as 301A George Street - The Frank Beecroft Houses) in November 2011



October 4, 2012 Fire (Courtesy Desmond Brett)

PHOTOGRAPHS – 295 - 349 George St



301 George Street after City stabilization work. The partial third floor and roof are a temporary structure.

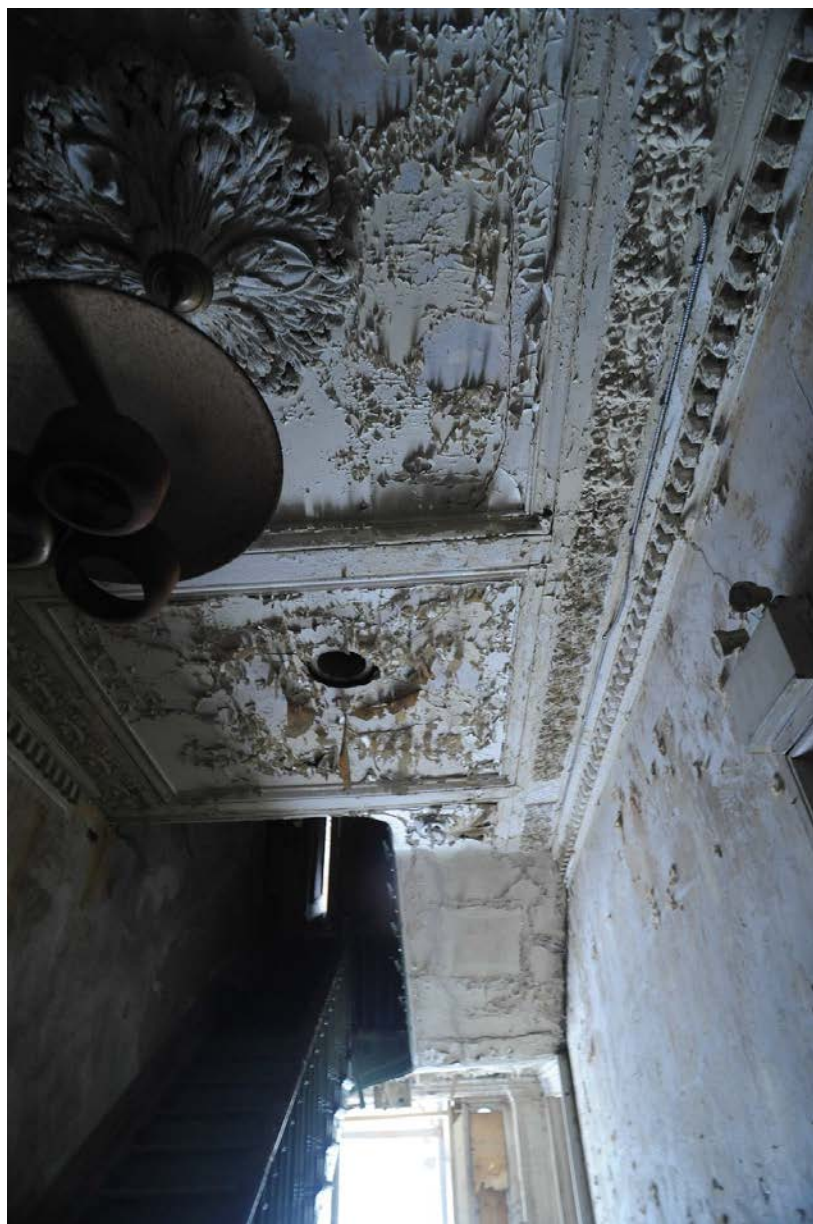
PHOTOGRAPHS – Seaton House



West elevation of Thomas Meredith House at 305 George Street.



East or rear elevation of the Thomas Meredith House at 305 George Street.



The interior of the Thomas Meredith House showing ornate plaster work on the ceiling.

PHOTOGRAPHS – 295 - 349 George St



West or front elevation of the Robert Armstrong Houses at 309-311 George Street.

PHOTOGRAPHS – 295 - 349 George St



West elevation of the Allan School at 349 George Street.



North elevation of the Allan School at 349 George Street.

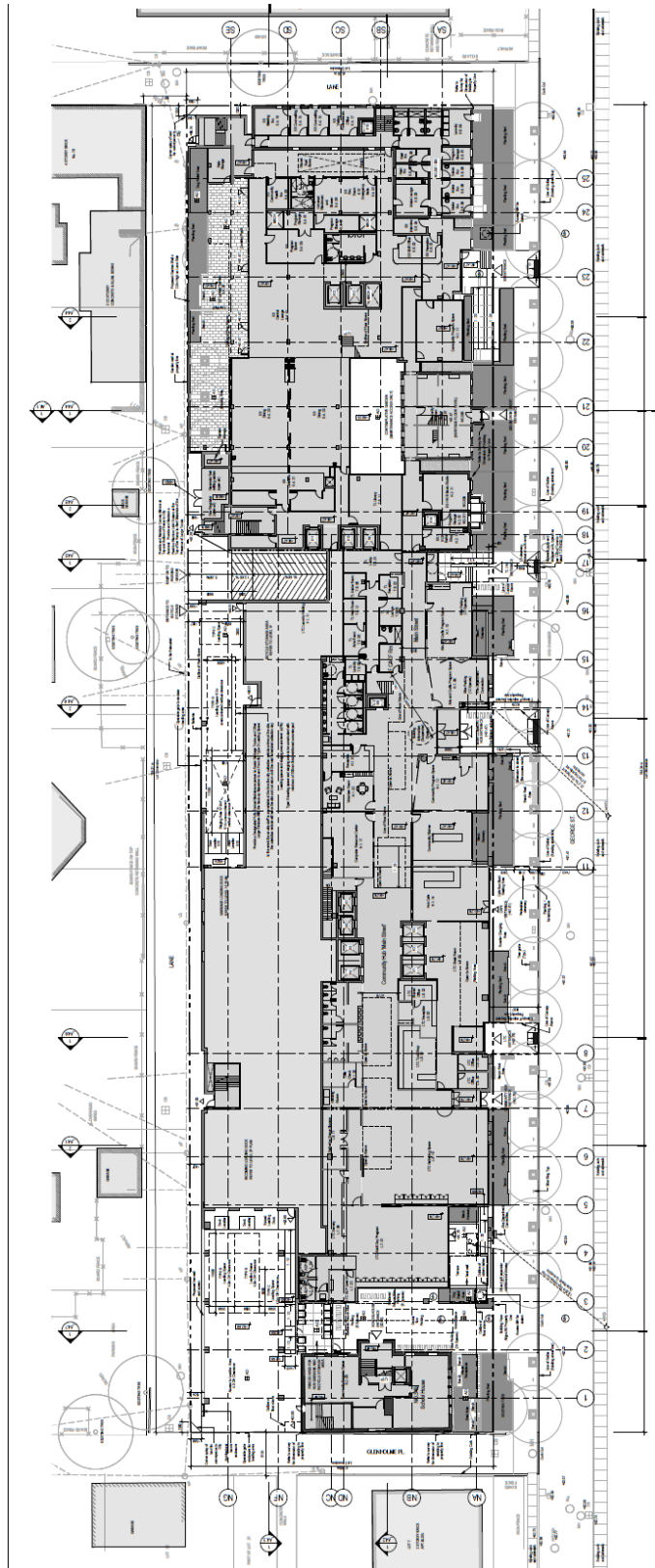
PHOTOGRAPHS – 295 - 349 George St



East elevation of the Allan School at 349 George Street.

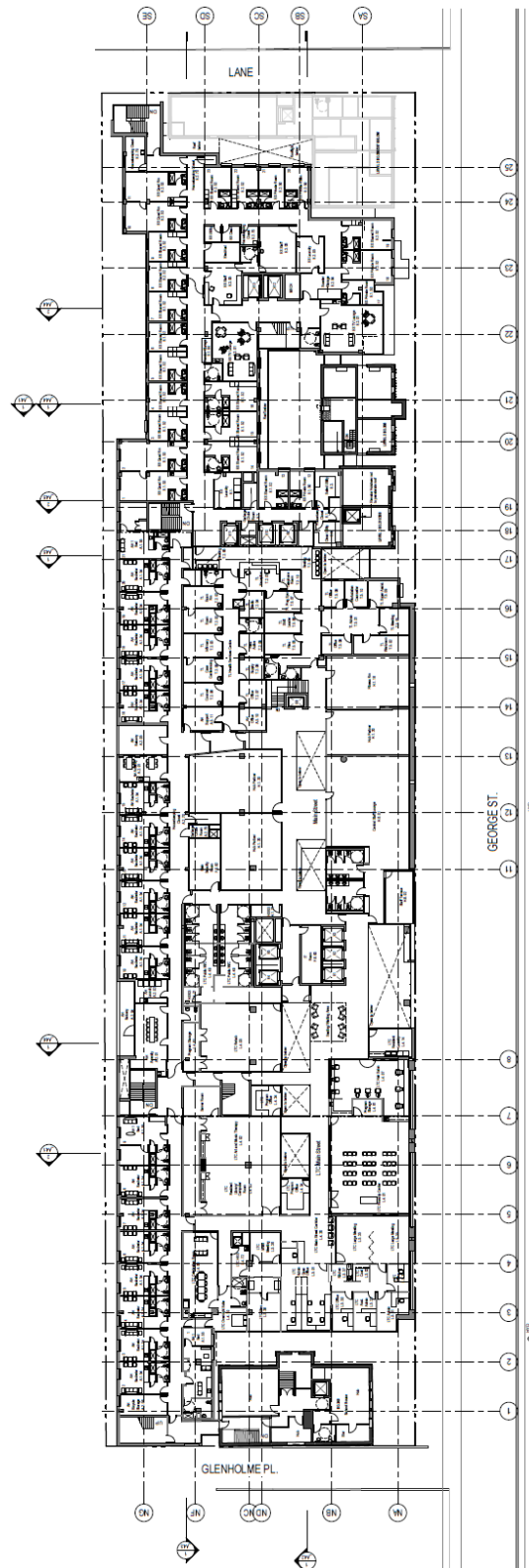


Archival photo of Allan School at 349 George Street.

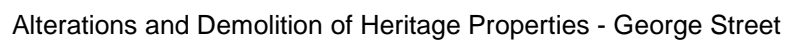


Site plan of the proposed development showing the first floor.

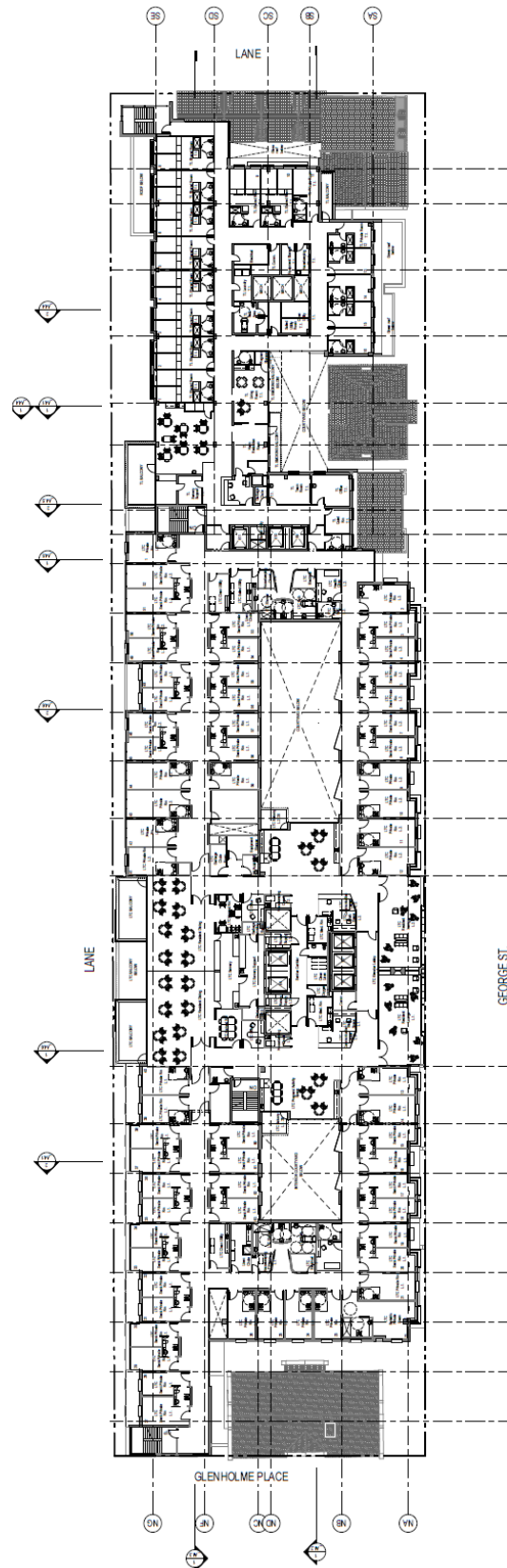
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Third floor plan of the proposed development.

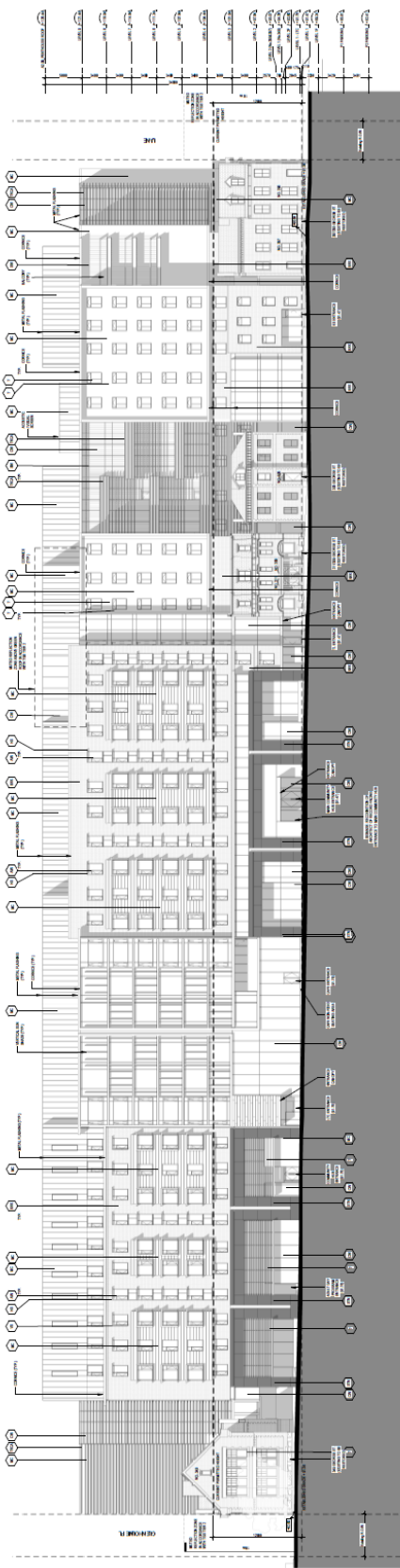


PROPOSAL – Proposal 295 - 349 George St



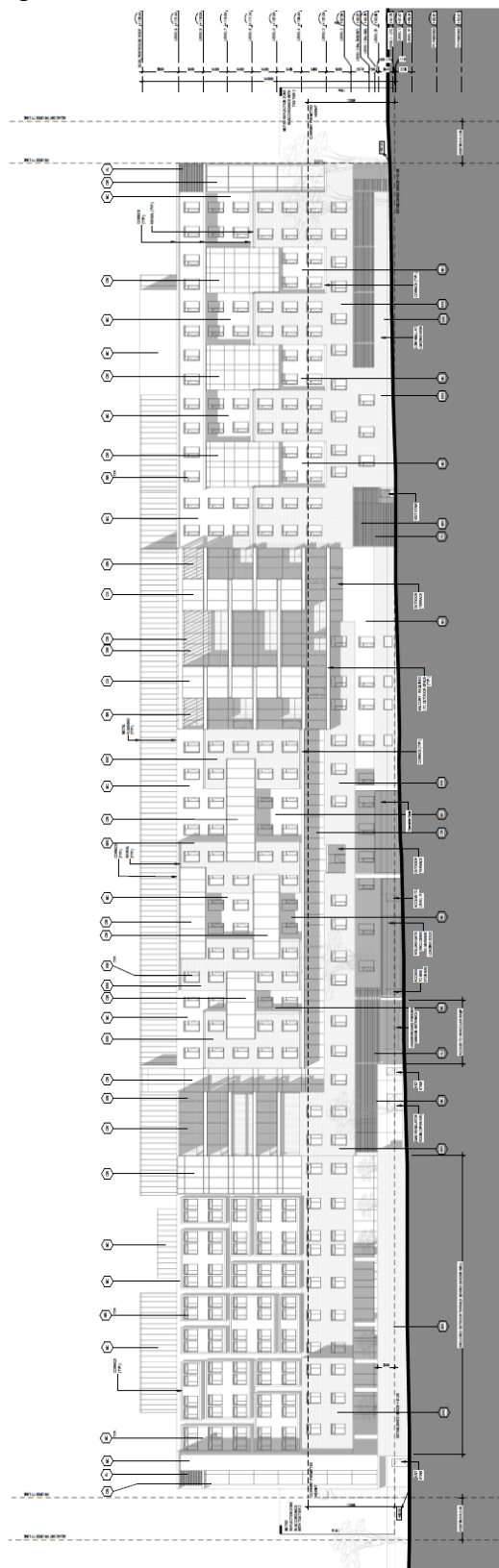
Sixth floor plan of the proposed development.

PROPOSAL – Proposal 295 - 349 George St



West elevation (George Street) of the proposed development

PROPOSAL – Proposal 295 - 349 George St



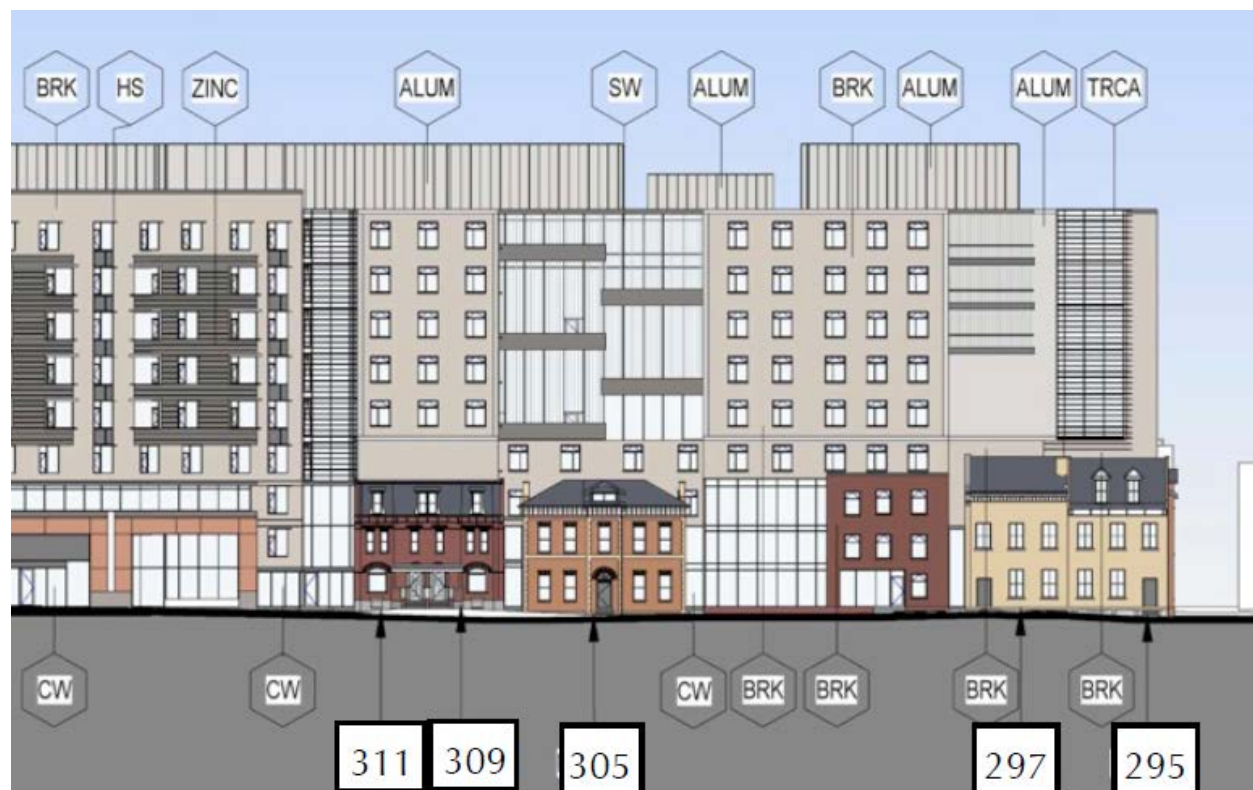
East Elevation (rear) of the proposed development.



PROPOSAL – Proposal 295 - 349 George St



Partial west elevation of the north portion of the proposed development.



Partial west elevation of the south portion of the proposed development.

PROPOSAL – Proposal 295 - 349 George St



Rendering of the southwest corner of the proposed development.



Rendering of midblock of the west elevation of the proposed development.

PROPOSAL – Proposal 295 - 349 George St



Midblock rendering of the west elevation of the proposed development.



Midblock rendering of the west elevation of the proposed development

PROPOSAL – Proposal 295 - 349 George St



Rendering of the north portion of the west elevation of the proposed development.



Rendering of the northwest corner of the proposed development

PROPOSAL – Proposal 295 - 349 George St



No. 349

349 GEORGE STREET: WEST ELEVATION
Conceptual Restoration Sketch

Conceptual restoration sketch for the Allan School at 349 George Street

PROPOSAL – Proposal 295 - 349 George St



Conceptual restoration sketch for the Robert Armstrong Houses at 309 and 311 George Street.

PROPOSAL – Proposal 295 - 349 George St



Conceptual restoration sketch for the Thomas Meredith House at 305 George Street



295-297 GEORGE STREET: WEST ELEVATION
Conceptual Restoration Sketch

Conceptual restoration sketch for the Fegan Boys Home and the Salvation Army Rest Home at 295 and 297 George Street



Description

The property at 295 George Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act, 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 east side of George Street between Dundas Street East and Gerrard Street East, the property contains a three storey house form building (1856) with late 19th and early 20th century additions.

Statement of Cultural Heritage Value

The house form building at 295 George Street has design value as a rare surviving example of a residential structure in downtown Toronto dating to the mid 1800s. Although the structure was later modified, its mid 19th century origins are seen in the narrow rectangular plan and three-bay principal (west) facade that complements the neighbouring house at 297 George Street that was constructed at the same time. The alterations to the building, including the addition in 1895 of the mansard roof and the changes to the principal (west) facade, were part of the transformation of the structure for the Fegan Boys Home (1886-1937).

The Fegan Boys Home, which occupied the property at 295 George Street for over half a century, was an institution of international importance. Founded in 1870s England by James William Condell Fegan, Fegan Boys Homes provided residences to shelter and train impoverished or orphaned children. With the donation of the George Street property by Toronto businessman and philanthropist William Gooderham (son of the co-

REASONS FOR DESIGNATION – 295 George St

founder of the Gooderham and Worts Distillery), Fegan opened the first international boys home where children were 'received' before being sent to farms across Canada.

The property at 295 George Street is historically linked to its surroundings in the neighbourhood adjoining Sherbourne Street where the former 'park lot' acquired by the prominent Allan family was subdivided for residential developments beginning in the mid 1800s. The former Fegan Boys Home, with the neighbouring town house at #297 George Street, are the oldest surviving buildings on this section of George Street. It forms part of a streetscape of extant 19th and early 20th century residential buildings that includes the Thomas Meredith House at 350 George Street, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

Heritage Attributes

The heritage attributes of the property at 295 George Street are:

- The scale, form and massing of the three-storey structure with a 2½-storey storey rear (east) wing
- The rectangular-shaped plan, with a narrow three-bay principal (west) facade on George Street
- The materials, with brick cladding, brick and stone trim and, on the principal (west) facade, the stucco facing and wood strapwork that represent the changes to the structure associated with the Fegan Boys Home
- The mansard roof covering the main house, with parapets and a pair of large gabled dormers on the west slope
- The symmetrical placement of the door and window openings on the west facade and the south elevation facing a lane
- The rear (east) addition, featuring a 2½-storey rectangular plan, red brick cladding with contrasting buff brick detailing, a gable roof with a trio of wall dormers, and symmetrically placed openings



Description

The property at 297 George Street 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 east side of George Street between Dundas Street East and Gerrard Street East, the property contains a 2½-storey house form building (1856).

Statement of Cultural Heritage Value

The house form building at 297 George Street has design value as a rare surviving example of a residential structure in downtown Toronto dating to the mid 1800s. Its period origins are seen in the narrow rectangular plan and three-bay principal (west) facade that complements the neighbouring house at 295 George Street that was constructed at the same time (the latter structure was modified in the late 19th- and early-20th centuries).

For over half a century, the property at 297 George Street was associated with the Salvation Army in Canada, an institution of international importance. Founded by William Booth in England before Confederation, the Salvation Army is a Christian religious body that became noted for its social welfare work after its arrival in Canada in 1882. Four years later, with the donation of the George Street property by Toronto

REASONS FOR DESIGNATION – 297 George St

businessman and philanthropist William Gooderham, Jr. (son of the co-founder of the Gooderham and Worts Distillery), the Salvation Army opened a rest home (shelter) on the premises.

Contextually, the property at 297 George Street is historically linked to its surroundings in the neighbourhood adjoining Sherbourne Street where the former 'park lot' acquired by the prominent Allan family was subdivided for residential developments beginning in the mid 1800s. The former Salvation Army Rest Home and the neighbouring town house at 295 George Street were constructed as a pair of semi-detached houses that remain the oldest surviving buildings in this section of George Street. The house form building at 297 George Street forms part of a streetscape of extant 19th and early-20th century residential buildings that includes the Thomas Meredith House at 305 George Street, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

Heritage Attributes

The heritage attributes of the property at 297 George Street are:

- The scale, form and massing of the 2½-storey house form building
- The rectangular-shaped plan, with a narrow three-bay principal (west) facade on George Street
- The materials, with brick cladding, and brick and stone trim
- The gable roof with a firebreak on the north end, a brick chimney at the south end and, beneath the eaves, corbelled brickwork
- The symmetrical placement of the door and window openings on the west façade with the main entrance placed in the left (north bay of the lower floor)
- The exposed north elevation that is viewed from George Street



Frank Beecroft Houses

Description

The properties at 301 and 303 George Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual values. Located on the east side of George Street between Dundas Street East and Gerrard Street East, the property contains a pair of 2½-storey semidetached house form buildings (1911) that were constructed by Frank Beecroft, a contractor.

Statement of Cultural Heritage Value

The semi-detached house form buildings at 301 and 303 George Street have design value as representative examples of residential structures dating to the pre-World War I era that were designed to complement in scale and setback their neighbours on the east side of George Street. The sombre red brickwork, symmetry and classical influences are typical of the popular Edwardian Classical style of this period.

Contextually, the properties known as 301 and 303 George Street are historically linked to their surroundings in the neighbourhood adjoining Sherbourne Street where the former 'park lot' acquired by the prominent Allan family was subdivided for residential developments beginning in the mid 1800s. The surviving pair of semi-detached house form buildings contributes to the streetscape of extant 19th- and early-20th century residential buildings that includes the Thomas Meredith House at 305 George Street, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

Heritage Attributes

The heritage attributes of the properties at 301 and 303 George Street are:

- The scale, form and massing of the pair of 2½-storey semi-detached house form buildings
- The materials, with brick cladding, and brick, stone and wood trim
- The gable roof with a firebreak (south), end chimneys (north and south) and, on the west slope, the pair of hipped dormers
- On the principal (west) façades, the symmetrically-placed flat-headed door and window openings with lintels, and the oriel window in the second storey of the left (north) unit that is typical of Edwardian Classicism
- The exposed north wall that is viewed from George Street.

The wing that extends eastward from the rear (east) wall of the buildings at 301 and 303 George Street is not identified as a heritage attribute in the Reasons for

Description

The property at 305 George Street is worthy of designation under Part IV 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, historical and contextual value. Located on the east side of George Street, south of Gerrard Street East, the 2½-storey house form building was first recorded in the tax assessment rolls in 1858. The property was included on the City of Toronto Inventory of Heritage Properties in 2005.

Statement of Cultural Heritage Value

The Thomas Meredith House has design value as a good example of the Italianate style, which is characterized by a hip roof with extended eaves and end chimneys, the placement of the main entrance in a frontispiece, and decorative detailing including quoins. The style first appeared in Ontario (then Upper Canada) in the mid 19th century. Early examples included “Chiefswood” (Pauline Johnson House), completed in Brantford in 1856 where it is identified as a National Historic Site. The design was widely copied after it was promoted in “The Canadian Farmer” journal in 1865. The Thomas Meredith House represents an early example of the style in Toronto.

The house form building has associative value as one of the first residences constructed on George Street following the extension of the street when the Park Lots north of the former Town of York were opened to subdivision in the 1850s. The area became a sought-after residential district with buildings designed in the popular styles of the period. The property at 305 George Street was originally owned and occupied by Thomas Meredith, a grain merchant who had a decade-long association with the Gooderham and Worts Distillery, the company founded in the early 1830s that evolved into one of Toronto’s major manufacturing and financial enterprises. Meredith’s family retained the property at 305 George Street until 1911.

Contextually, the Thomas Meredith House contributes to the character of George Street as it developed as a residential district south of Gerrard Street East. The property stands out for its architectural design and relative rarity as one of the few surviving mid 19th century house form buildings in the area. Apart from the Samuel Platt House (completed 1850) at 337 Jarvis Street, other properties in the vicinity that are recognized on the City’s heritage inventory were built in the late 1800s. The Thomas Meredith house is an important surviving reminder of the elegant 19th century edifices that once typified the residential neighbourhood south of Allan Gardens.

Heritage Attributes

The heritage attributes of the Thomas Meredith House related to its cultural heritage value as a good example of the Italianate style consist of:

REASONS FOR DESIGNATION – 305 George St

- The 2½-storey plan under a hipped roof with extended eaves, a bracketed cornice and, at the four corners, brick chimneys with multiple stacks
- The red brick cladding with brick and wood trim (the west façade on George Street has been painted)
- The polychromatic detailing, where contrasting yellow brick is applied for the window detailing, quoins, and band course (the principal or west façade has been painted)
- The principal (west) façade, which is divided into three bays by a projecting frontispiece with a flat-headed window opening in the upper storey
- The main entrance that is placed at the base of the frontispiece and features a round-arched entry with a paneled wood surround and a multi-paned fanlight (the door has been replaced)
- Flanking the frontispiece, the pairs of symmetrically-organized flat-headed window openings with sills and brick voussoirs that are that are found in both floors
- The continuation of the brick detailing on the side elevations (north and south) and the rear (east) wall
- The east wall, where an entrance is centered in the first storey beneath a round-arched staircase window with brick voussoirs and a tripartite window (this entry has been altered)
- On either side of the east entry, the pairs of window openings in the first floor beneath single window openings (one has been altered) in the second storey



Description

The properties at 309 and 311 George Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet the criteria for municipal designation prescribed by the Province of Ontario under the categories of design and contextual values. Located on the east side of George Street between Dundas Street East and Gerrard Street East, the properties contain a pair of three-storey semi-detached house form buildings (1887) constructed for Robert Armstrong.

Statement of Cultural Heritage Value

The semi-detached house form buildings at 309 and 311 George Street have design value as well-crafted examples of late 19th century residential structures designed in the Second Empire style. The houses are typical of the style of architecture popular in the Sherbourne Street neighbourhood as it developed in the late 1800s, and exhibit the characteristic mansard roofs and decorative detailing.

REASONS FOR DESIGNATION – 309-311 George St

Contextually, the properties at 309 and 311 George Street are historically linked to their surroundings in the neighbourhood adjoining Sherbourne Street where the former 'park lot' acquired by the prominent Allan family was subdivided for residential developments beginning in the mid 1800s. The semi-detached houses form part of a streetscape of extant 19th- and early-20th century residential buildings that includes the Thomas Meredith House at 305 George Street, which is designated under Part IV, Section 29 of the Ontario Heritage Act.

Heritage Attributes

The heritage attributes of the properties at 309 and 311 George Street are:

- The scale, form and massing of the three-storey house form buildings
- The materials, with brick cladding and brick, stone and wood trim
- The mansard roofs with firebreaks, wood brackets and dormers with decorative woodwork
- The organization of the principal (west) facades as mirror images with symmetrically organized door and window openings
- The main entrances that incorporate transoms and three-quarter-length sidelights
- The round-arched window openings flanking the entries, and the flat-headed openings with brick flat arches in the second storey of each unit
- The portions of the side elevations (north and south) with buff brick cladding that are viewed from George Street

Allan School



The property at 349 George Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values.

Description

Located on the east side of George Street, south of Gerrard Street East, the property at 349 George Street contains the Allan School, which was completed in 1910 for the Toronto Board of Education and named for the neighbouring Allan Gardens, the centrepiece of today's Garden District. The school was built beside the Toronto Boys' Home (1864) for destitute youth where education was provided by teachers from the public school board, first inside the institution and afterward at the Allan School. The building remained an educational facility for most of the 20th century, including the period after World War II when it served as the Board's Teaching Aids Centre for the production of educational materials. Acquired by the City of Toronto in 1977, the Allan School was more recently known as the School House Shelter for men.

Statement of Cultural Heritage Value

The Allan School has design value as a rare and well-crafted example of school building that blends stylistic details from the Boys' Home (1864-1958) that once adjoined it with architectural elements identified with contemporary schools in early 20th century Toronto. The unique composition combines the plan, roof detailing, frontispiece and two-tone pattern brickwork from the Boys' Home, with the oversized window

REASONS FOR DESIGNATION – 349 George St

openings and distinctive bay window that became standard features in schools built by the Toronto Board of Education during this era.

The associative value of the Allan School is drawn from its close historical ties to the Boys' Home, which was an institution of importance in Toronto for nearly a century. Founded by a group of benevolent Protestant women to provide housing and education for destitute boys temporarily removed from their families, the Boys' Home on George Street contained its own school until the Board of Education opened the purpose-built Allan School to educate its residents.

The Allan School is also valued for its historical association with the neighbourhood now known as the Garden District for its location adjoining Allan Gardens, for which the school was named. In the mid 19th century, the subdivision of the original Park Lots for upscale housing was followed by schools, places of worship and other institutions serving the community, including the Boys' Home on George Street. The Allan School opened as part of the Boys' Home campus, and continued its support of local students and service to the Board of Education until the late 20th century when it became a men's shelter adjoining Seaton House.

The Allan School is linked historically to architect C. H. Bishop through his role as Superintendent of Buildings for the Board of Education during the period when the school was designed and constructed. Bishop is credited with dozens of elementary and secondary schools in Toronto during his thirty-year career, and developed standardized plans for the Board of Education to address the demand for new and larger schools in the early 20th century. However, as part of this portfolio Bishop continued to design smaller edifices for special requirements and settings, including the Allan School beside the Toronto Boys' Home.

Contextually, the Allan School is valued as a property that supports the character of the Garden District as it developed around Allan Gardens following the subdivision in the mid 19th century of country estates established by the Allan and Jarvis families. The area outlined by Jarvis, Gerrard, Sherbourne and Shuter streets evolved as an upscale enclave where fine residential buildings were interspersed with places of worship, schools and social institutions, including the Allan School on George Street, which is an important surviving reminder of the evolution of the community in the 20th century.

The contextual value of the Allan School is also drawn from its historical, visual and functional links to its surroundings on George Street. In place since 1910, the Allan School complements in vintage, scale and detailing the surviving group of late 19th and early 20th century house form buildings that form a heritage enclave at 295-311 George Street, particularly the Thomas Meredith House at 305 George with its complementary pattern brick detailing. Functionally, after its acquisition by the City of Toronto and conversion as the School House Shelter, the Allan School is related to the adjoining

REASONS FOR DESIGNATION – 349 George St

Seaton House (founded in 1931 and replacing the Boys' Home in 1959) as institutional buildings on George Street.

The Allan School, with its location at the corner of George Street and Glenholme Place and its distinctive appearance that includes two-tone pattern brickwork, is a local landmark on George Street in the Garden District.

Heritage Attributes

The heritage attributes of the Allan School on the property at 349 George Street are:

The placement, setback and orientation of the building on the southeast corner of George Street and Glenholme Place

The scale, form and massing of the structure, which has a 2½-storey rectangular-shaped plan

The cross-gable roof with the flared eaves supported on corbelled brackets, the corbelled brickwork beneath the roofline, and the brick chimney

The materials, with the red brick cladding, buff brick detailing and wood trim

The decorative brickwork on all of the elevations, where contrasting buff brick is applied for the band course, the quoins, the roof detailing, and the door and window surrounds

- The principal (south) elevation, with the gabled frontispiece containing the main entrance in the round-arched surround, and the single round-arched and flat-headed window openings (this wall was altered for the addition of the fire escape, which is not identified as a heritage attribute)
- The west wall facing George Street, with the oversized openings with lintels that contain five-part windows in the ground (first) and second stories, and the small arched window opening in the attic storey (the window opening in the first floor was altered for an entrance)
- On the east wall that is viewed from Glenholme Place, the large bay window in the ground (first) storey beneath the oversized opening with stone lintels and five-part windows in the second floor, and the arched window opening in the attic storey
- The rear (north) elevation, with the shallow frontispiece and the single window openings