

Alterations to a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement – 14 Dewhurst Boulevard

Date: September 27, 2017
To: Toronto Preservation Board
Toronto and East York Community Council
From: Chief Planner and Executive Director, City Planning Division
Wards: 29 - Toronto-Danforth

SUMMARY

This report recommends that City Council approve the proposed alterations to the designated heritage property at 14 Dewhurst Boulevard and give authority to enter into a Heritage Easement Agreement (HEA) with the owner of the property. The property at 14 Dewhurst Boulevard is designated under Part IV of the Ontario Heritage Act. The applicant is proposing to retain the front portion of the existing 1925 church building and to construct a new four-storey addition. City Council's approval of the proposed alterations to the heritage property and authority to enter into the HEA is required under the Ontario Heritage Act.

RECOMMENDATIONS

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

1. City Council approve the alterations to the heritage property at 14 Dewhurst Boulevard in accordance with Section 33 of the Ontario Heritage Act, to construct a rear addition to the existing 1925 church building on the lands known municipally in the year 2017 as 14 Dewhurst Boulevard, with such alterations substantially in accordance with plans and drawings prepared by George Popper Architect, dated September 20, 2017, date-stamped received by City Planning September 25, 2017, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated September 26, 2017, date-stamped received by City Planning on September 27, 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 the related site specific Official Plan Amendment and Zoning By-law Amendment giving rise to the proposed alterations have been enacted by City Council and have come into full force and effect in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services.

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

1. Enter into a Heritage Easement Agreement with the City for the property at 14 Dewhurst Boulevard with approved alterations in accordance with the plans and drawings dated September 20, 2017, prepared by George Popper Architect, date-stamped received by City Planning September 25, 2017, and on file with the Senior Manager, Heritage Preservation Services, and in accordance with the Conservation Plan required in Recommendation 1.b.2 in the report September 27, 2017 from the Chief Planner and Executive Director, City Planning Division, to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such agreement to the satisfaction of the City Solicitor;

2. Provide a Conservation Plan prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 14 Dewhurst Boulevard, prepared by ERA Architects Inc., dated September 26, 2017, to the satisfaction of the Senior Manager, Heritage Preservation Services;

c. That prior to Final Site Plan approval for the proposed Official Plan Amendment and Zoning By-law Amendment for the property located at 14 Dewhurst Boulevard:

1. The owner shall provide final site plan drawings related to the approved Conservation Plan required in Recommendation 1.b.2 in the report dated September 27, 2017 from the Chief Planner and Executive Director, City Planning Division to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. The related By-law amendments giving rise to the proposed alterations shall be in full force and effect in a form and with content acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services;

3. The owner shall provide a Lighting Plan that describes how the heritage property will be sensitively illuminated to enhance its 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;

4. The owner shall provide an Interpretation Plan for the subject property, 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;

d. That prior to the issuance of any permit for all or any part of the property at 14 Dewhurst Boulevard, including a heritage permit or a building permit, but excluding permits for interior work not affecting the heritage attributes of the property, 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. Obtain final approval for the necessary by-law amendments required for the alterations to the property at 14 Dewhurst Boulevard, such amendments to have been enacted by City Council and to have come into full force and effect in a form and with content acceptable to City Council as determined by the Chief Planner, and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services;

2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.b.2 in the report dated September 27, 2017 from the Chief Planner and Executive Director, City Planning Division, including a description of materials and finishes to be prepared by the project architect and qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. 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;

e. That prior to the release of the Letter of Credit required in Recommendation 1.d.3 in the report dated September 27, 2017 from the Chief Planner and Executive Director, City Planning Division, the owner shall:

1. Have obtained final site plan approval for such property, issued by the Chief Planner and Executive Director, City Planning;

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

3. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property at 14 Dewhurst Boulevard in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director.

3. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a heritage easement agreement for the property at 14 Dewhurst Boulevard.

FINANCIAL IMPACT

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

DECISION HISTORY

The property located at 14 Dewhurst Boulevard was designated under Part IV of the Ontario Heritage Act by City Council under By-Law 691-2016 on February 10, 2016.
<http://www.toronto.ca/legdocs/bylaws/2016/law0691.pdf>

ISSUE BACKGROUND

The application involves the property at 14 Dewhurst Boulevard which was designated by Toronto City Council on February 10, 2015 for its cultural heritage value, meeting the criteria for municipal designation in the Province of Ontario for design, associative and contextual value. The site contains a 2 ½ storey Sunday School building constructed in 1913 (not included in the list of attributes of the property) and a 2 ½ storey church addition constructed in 1925. The Reasons for Designation for 14 Dewhurst Boulevard can be found attached to this report (Attachment 7).

The applicant is proposing to alter the existing property by retaining the front portion of the 1925 church addition and constructing a four-storey addition to the side (south) and rear (west) of the façade. The 1913 Sunday School building and rear portion of the 1925 church addition will be demolished.

Policy Framework

Provincial Policy Statement

The Provincial Policy Statement (PPS) 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. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Planning Act and associated Provincial Policy Statement guide development in the Province and they include provincial interests regarding heritage resources as

described in the Provincial Policy Statement issued under the authority of Section 3 of the Planning Act. The Planning Act requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development, and promotes the provincial policy-led planning system.

Provincial Policy Statement 2.6.1 reads "Significant built heritage resources and significant cultural heritage landscapes shall be conserved".

Official Plan

The revised 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."

3.1.5.26: "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."

The Standards and Guidelines for the Conservation of Historic Places in Canada

In 2008 Toronto City Council adopted the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) as the official document guiding planning, stewardship and 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 Restoration (13) apply to this project.

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

The original 1913 Sunday School building is proposed to be demolished as part of the proposal, however it is not identified as a heritage attribute of the property and staff have no concerns with its removal. The new addition to the rear and south of the 1925 church building will be higher than the existing building but is set back 4.8m from the front face of the parapet to mitigate its impact as seen from the street. The floor of the fourth floor terraces is set well below the existing parapet and will not be visible from Dewhurst Boulevard.

The south portion of the addition to the 1925 church building will be constructed in a red-orange brick that will complement the existing brick while differing in size, finish and joints. The rear portion of the addition to the east of the 1925 church will be clad in a charcoal coloured brick with the same dimensions and finish as the proposed red-orange brick of the front portion. These material choices will ensure compatibility with the masonry of the church building and of the residential properties in the surrounding area while remaining legible as new construction. A flat-roofed glass vestibule will be integrated into the new addition at the ground floor to address fire access route requirements and will serve as the main entrance to the building. The vestibule will be set back behind the existing windows on the west elevation of the 1925 building.

The three double-height arched leaded-glass windows on the east elevation of the 1925 church building are identified heritage attributes. The applicant is proposing to replace the central portion of these stained glass windows with clear vision glass with two new operable panels to accommodate new interior units, while retaining the existing green and yellow glass surrounds on all three windows. To mitigate the intersection of the proposed third floor with the upper portion of these windows, the applicant is also proposing to back-paint the glass at the floor edge, preserving the integrity of the glass from the exterior.

On the north and south flanking walls of the 1925 building, the removal of an existing interior staircase and new interior floor levels will require the reconfiguration of the existing window openings. On the north wall, the existing window to the north side of the flanking wall on the second storey will be maintained while the window to the south side of the flanking wall that spans the new first and second storey will be infilled. The brick will be inset and existing lintel and sill preserved to ensure legibility of the historic window opening. Three new window openings will be introduced on the north wall for the new interior spaces and will be detailed to be legible as a contemporary intervention. A similar treatment is proposed for the south flanking wall with the retention of the existing upper storey window. The window will be infilled with inset brick and the sill will be maintained for the second storey and first storey window openings.

CONCLUSION

Staff are supportive of the applicant's efforts to conserve the heritage property through its adaptive re-use and recommend that City Council approve the proposed alterations and give authority to enter into a Heritage Easement Agreement with the owner to secure the long-term conservation of the heritage property.

CONTACT

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SIGNATURE

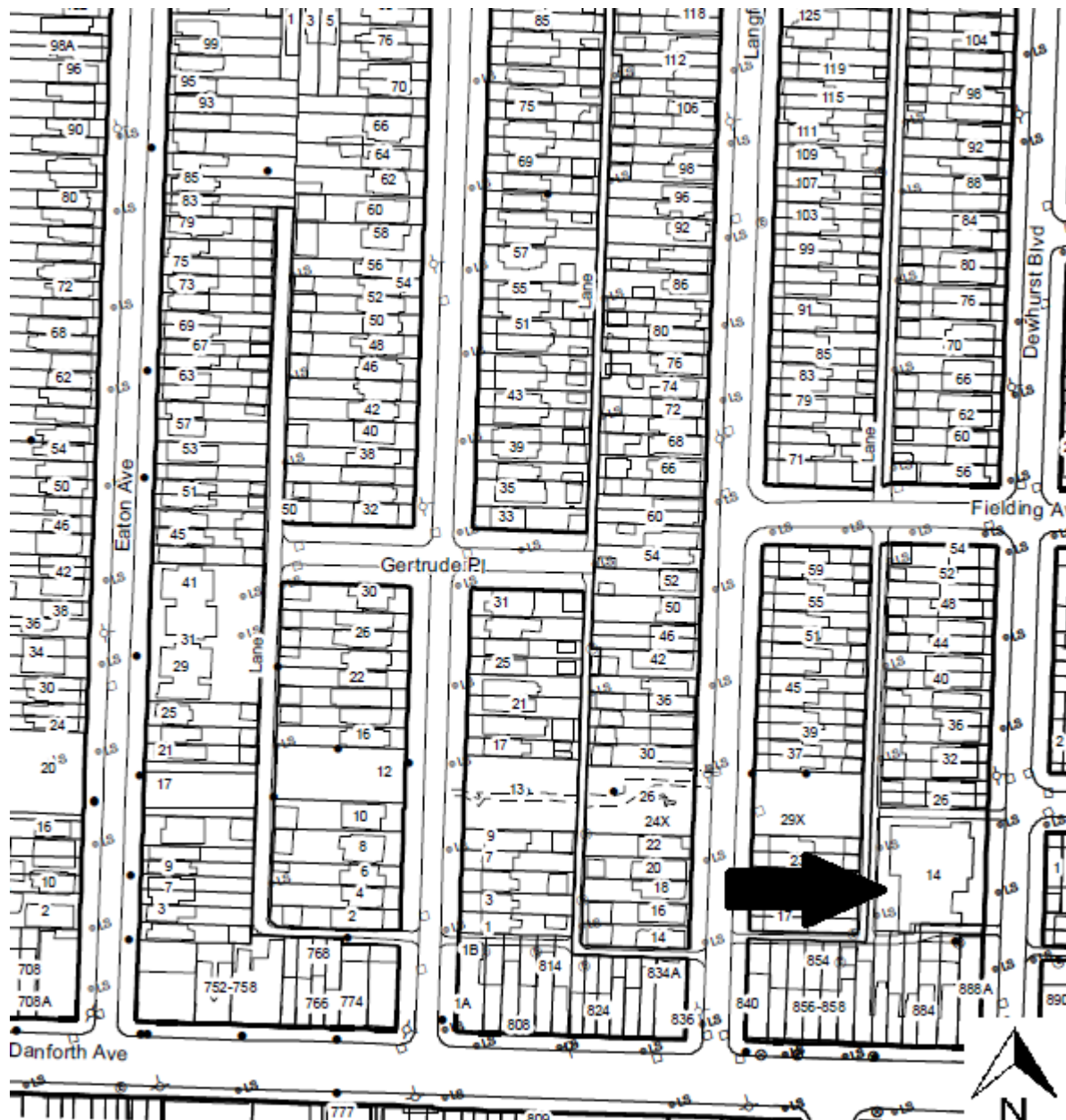
Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Photographs
Attachment 3 – Proposed Site Plan
Attachment 4 - Proposed Plans
Attachment 5 - Proposed Elevations
Attachment 6 - Proposed Window Detail
Attachment 7 - Reasons for Designation

14 DEWHURST BOULEVARD
Location Map

ATTACHMENT 1



The arrow marks the location of the property at 14 Dewhurst Boulevard.
This location map is for information purposes only;
The exact boundaries of the property are not shown.

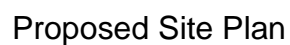


14 Dewhurst Boulevard – Front Elevation (December 2015, HPS)



14 Dewhurst Boulevard – Detail of Front Elevation (December 2015, HPS)

ATTACHMENT 3



14 DEWHURST BOULEVARD Proposed Elevations

ATTACHMENT 5



Proposed North Elevation



Proposed East Elevation

14 DEWHURST BOULEVARD Proposed Elevations



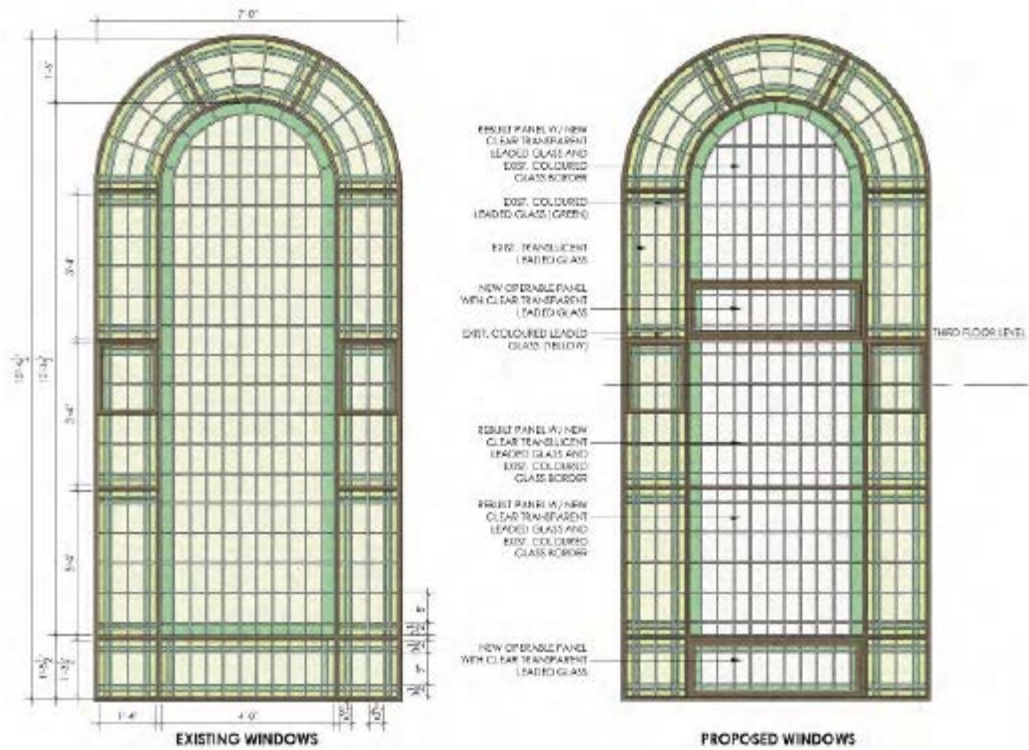
Proposed South Elevation



Proposed West Elevation

14 DEWHURST BOULEVARD
Proposed Window Detail

ATTACHMENT 6



Temple Baptist Church

Description

The property at 14 Dewhurst Boulevard 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. Temple Baptist Church (1913, 1925) is located on the west side of Dewhurst Boulevard just north of Danforth Avenue.

Statement of Cultural Heritage Value

Temple Baptist Church is valued for its 120 year historic association with the Baptist Congregation which was first located in the Danforth neighbourhood on Jones Avenue south of Danforth Avenue circa 1893 and was originally known as the Jones Avenue Baptist Mission. The congregation relocated to its current site north of Danforth Avenue in 1913 constructing a new building which they called a "Sunday School" despite its multipurpose functions. With the renaming of the northern Jones Avenue as Dewhurst Boulevard, the congregation changed their name to Temple Baptist Church. The complex was expanded with the 1925 addition designed by George Thomas Evans, a Hamilton-based architect who specialized in churches and schools and was known for his publication on the various aspects of planning a Baptist church. The Baptist congregation had a continuous 120 year presence in the community until it relocated in October 2012, and sold the Dewhurst Boulevard property in 2013.

The 1925 portion of the Temple Baptist Church is a fine example of a revival of the Georgian Classical Style adapted for Post-Reformation churches in 18th century England. It is a rare example of the style in Toronto churches and especially within the Danforth neighbourhood. The elements of the style are seen in its simple rectangular form clad in red brick with two narrow side bays and a projecting wider central bay with light grey Credit Valley Stone details. The central bay features a pediment with a light-coloured metal cornice and entablature, to match the stonework, supported on four brick pilasters with stone capitals flanking three round-headed leaded glass windows, resting on a raised rusticated basement. Further stone details include the sills, pilasters, arch and curving keystone of the central window, the stone keystones, impost blocks and sills on the adjacent windows and the stone door and window surrounds on the side bays. The interior has the typical Post-Reformation simple and open rectangular hall, well-lit with maximum daylight and a wide structural span. It integrated the amphitheatre form typical of Toronto Baptist churches since the late 1860s. While the 1913 Sunday school, designed by Burke, Horwood & White, is an example of the use of Perpendicular Gothic Revival in educational institutions in Toronto c1910-1920, unsympathetic alterations have diminished its heritage value.

Built in 1925, the addition to the Temple Baptist Church is important in defining, maintaining and supporting the character of the Danforth neighbourhood as it is part of the development that was spurred on by the completion of the 1917-9 Bloor Danforth Viaduct. It is physically, functionally, visually and historically related to its surroundings in the Danforth Avenue neighbourhood. Located on the west side of Dewhurst Boulevard between Danforth Avenue and Strathmore Street it is a significant 1920s landmark in the neighbourhood and is distinct from the surrounding residential and commercial properties.

Heritage Attributes

The heritage attributes on the exterior of Temple Baptist Church are:

- The location of the 1925 portion of the building on its property, including its set back from Dewhurst Boulevard
- The scale, form and massing of the building including, its two-and-a-half storey height including a raised basement
- The east façade and its side returns with entablature and parapet as well as the windows on the north and south returns
- The materials, including the red brick with dark red mortar, grey Credit Valley stone and the metal entablature and cornice
- Stone details including the door and window frames, belt course, the sills, pilasters, arch with keystone, plain impost and keystone blocks and capitals
- Brick cladding including the recessed bands of the rusticated raised basement
- The door and window openings including the three double-height arched windows, two tripartite side windows, windows on the north and south returns, the basement window on the east façade and two entry doors
- Leaded windows with clear, green and mottled coloured glass
- Stone corner block with the date 1925
- Pairs of entry steps with side brick parapet walls and stone coping.
- The 1913 Sunday School is not included