

Alterations to Two Designated Heritage Properties - 69 Long Branch Avenue and 24 Marina Avenue

Date: May 29, 2019

To: Toronto Preservation Board
Etobicoke York Community Council

From: Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Wards: Ward 3 - Etobicoke-Lakeshore

SUMMARY

This report recommends that City Council approve the proposed alterations at the existing two-storey church, office and rectory buildings at 69 Long Branch Avenue and 24 Marina Avenue. These properties are designated under Part IV of the Ontario Heritage Act. They served the St. Agnes Church congregation from 1921 to 2005 and have recently been rented to a faith-based community group.

The proposal is to convert the existing church and rectory buildings into a day nursery. Alterations required for the new use involve interior changes to the nave, changes to the rear paved entry court and new fencing to enclose the playground.

The proposed alterations would have a minimal impact on the heritage character of the existing buildings and the proposed adaptive re-use of the church complex for day nursery purposes is considered to be sensitive and appropriate.

RECOMMENDATIONS

The Senior Manager, Heritage Preservation Services, Urban Design City Planning recommends that:

1. City Council approve the alterations to the heritage building at 69 Long Branch Avenue, in accordance with Section 33 of the Ontario Heritage Act to allow for its use as a day care on lands known municipally as 69 Long Branch Avenue, with such alterations substantially in accordance with the plans prepared by C& Partners Architects., dated April 8, 2019 and May 6, 2019, and on file with the Senior Manager, Heritage Preservation Services, and subject to the following conditions:

a. That prior to the issuance of any heritage permit for the property at 69 Long Branch Avenue, but excluding permits for interior work that will not impact the heritage attributes identified in designation by-law 75-2018, repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the applicant provide the following to the satisfaction of the Senior Manager, Heritage Preservation Services:

1. Provide full building permit drawings for the interior alterations and a landscape plan consistent with the approved plans prepared by C& Partners Architects., dated April 8, 2019 and May 6, 2019, and on file with the Senior Manager, Heritage Preservation Services, to the satisfaction of the Senior Manager, Heritage Preservation Services;

FINANCIAL IMPACT

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

DECISION HISTORY

City Council on May 3, 4 and 5, 2016, adopted staff's intention to designate the properties at 69 Long Branch Avenue and 24 Marina Avenue. Council adopted the designation by-law 75-2018 for 69 Long Branch Avenue and 24 Marina Avenue on February 1, 2018:

<https://www.toronto.ca/legdocs/bylaws/2018/law0075.pdf>

BACKGROUND

Proposal

The properties at 69 Long Branch Avenue and 24 Marina Avenue are designated under Part IV of the Ontario Heritage Act with the passing of municipal by-law 75-2018. The proposal is for alterations to convert them from a place of worship to a day nursery. The alterations will change heritage attributes that are noted in the above mentioned designation by-law. The proposed changes would be easily reversible and will have minimal impact upon the appearance of the existing buildings as viewed from the public realm.

The Statement of Significance that describes the cultural heritage value of the property and its heritage attributes can be found in Attachment 4.

Policy Framework

Provincial Policy Statement and Planning Act

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.

Growth Plan

The Growth Plan for the Greater Golden Horseshoe (2017) (Growth Plan) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

Policy 4.2.7(1) of the Growth Plan states that cultural heritage resources, which includes built heritage resources, will be conserved in order to foster a sense of place and benefit communities. Both the PPS and the Growth Plan outline that built heritage resources are generally located on a property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

City of Toronto Official Plan

The Official Plan provides the City's policy framework for heritage conservation in the City. Section 3.1.5 of the Plan addresses the identification and evaluation of properties of cultural heritage value or interest. It also provides for conservation of heritage resources. Policies relevant to the application include:

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 as 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. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

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.

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.

Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is 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) apply to this project.

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

COMMENTS

The proposals would not affect any of the heritage attributes of the former rectory building at 24 Marina Avenue. It would, however, affect some of the heritage attributes of the former St. Agnes's Church at 69 Long Branch Avenue. The designation by-law for this property includes, as heritage attributes, the "church sanctuary with nave and the brick pilasters and laminated beams in the ceiling" and the paved entry court on the east between the church and rectory.

The former St. Agnes' church was constructed in 1958 and is an example of the Ecclesiastical Modern style which emerged in Toronto's church architecture after World War II. This style combines traditional building types such as the gable-roofed rectory with modern elements such as the flat roof of the chapel-office block and the projecting flat-roof entry canopies. It has historic value for its association with the growth and

development of Long Branch from a Victorian summer resort to being part of the Borough of Etobicoke and because it was constructed by the noted Toronto architectural practise of Murray Brown & Elton Architects. The property also has contextual value. With its landscaped set-back and composition of building elements including the prominent spire, it is a distinctive landmark feature in the vista from Lakeshore Road to the waterfront.

The existing church complex is no longer actively serving a congregation. Staff consider that the proposed day nursery use is an appropriate and sensitive adaptive re-use of the church and rectory buildings.

The proposed interior partitions will affect the church nave by introducing partitions and a mezzanine floor but these changes are expected to be easily reversible. The partitions have been positioned to avoid the brick pilasters and laminated beams that are heritage attributes noted in the designation by-law.

The paved entry court on the east side of the church will be maintained as an open space but may be covered with wood mulch or replaced with grass.

The playgrounds would be enclosed by fences. Along the Long Branch Avenue and Marina Avenue frontages this would be a five-foot-high metal picket fence which would be complementary to and not obscure the existing church and rectory buildings. A five-foot-high wood fence would be included to the north of the former church building to enclose Playground 1. This wood fence would not front onto a street. It would be set behind the metal picket fence and set back over 6m from the front of the property.

For these reasons, staff supports the application to alter the existing heritage properties at 69 Long Branch Avenue and 24 Marina Avenue.

CONTACT

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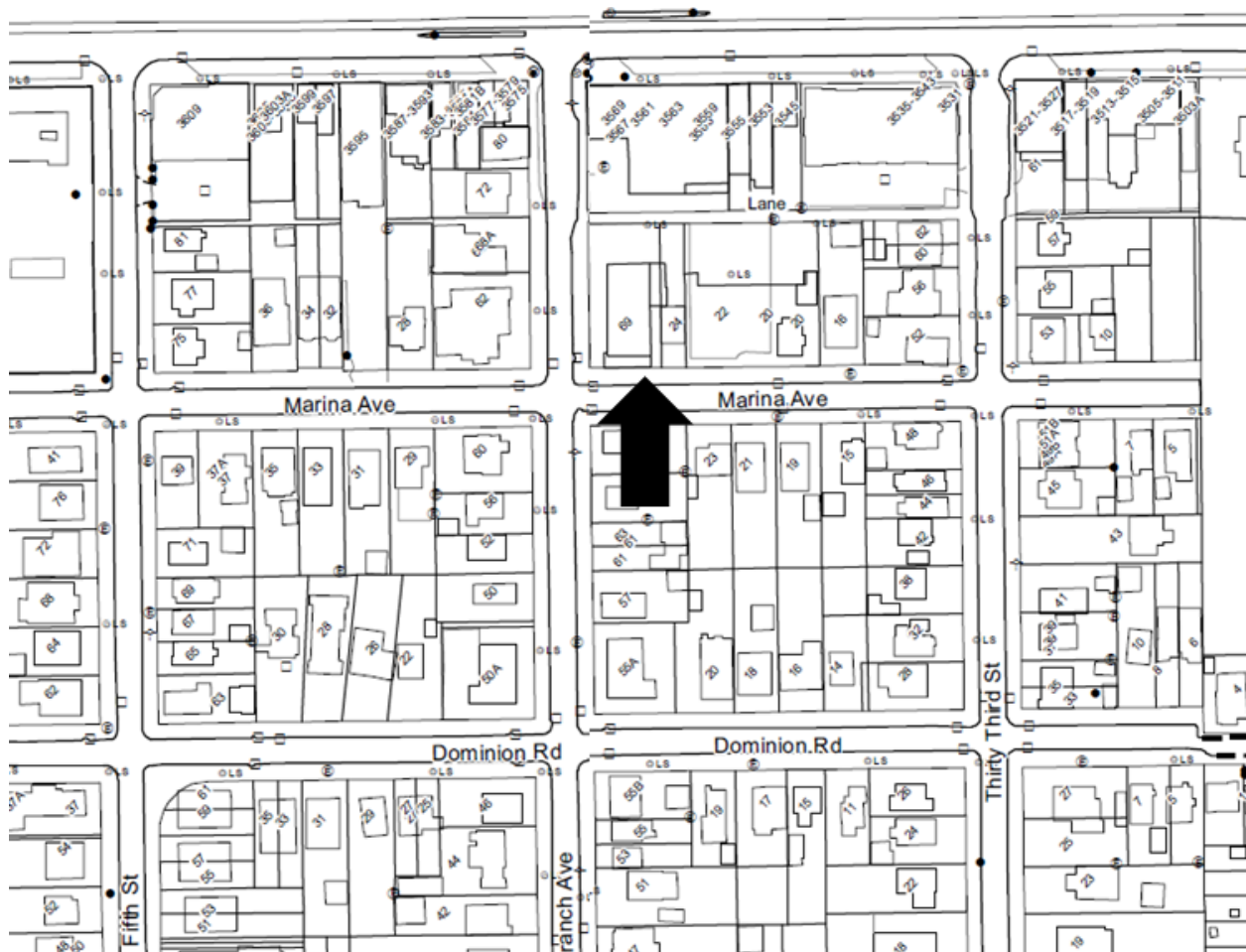
SIGNATURE

Mary MacDonald, MA, CAHP
Senior Manager, Heritage Preservation Services
Urban Design, City Planning

ATTACHMENTS

- Attachment 1: Location Map
- Attachment 2: Photographs of existing building
- Attachment 3: Details of proposed alterations
- Attachment 4: Statement of Significance

ATTACHMENT 1: LOCATION MAP



This location map is for information purposes only and is oriented with North at the top. The exact boundaries of the property are not shown.

ATTACHMENT 2: PHOTOGRAPHS OF EXISTING BUILDING

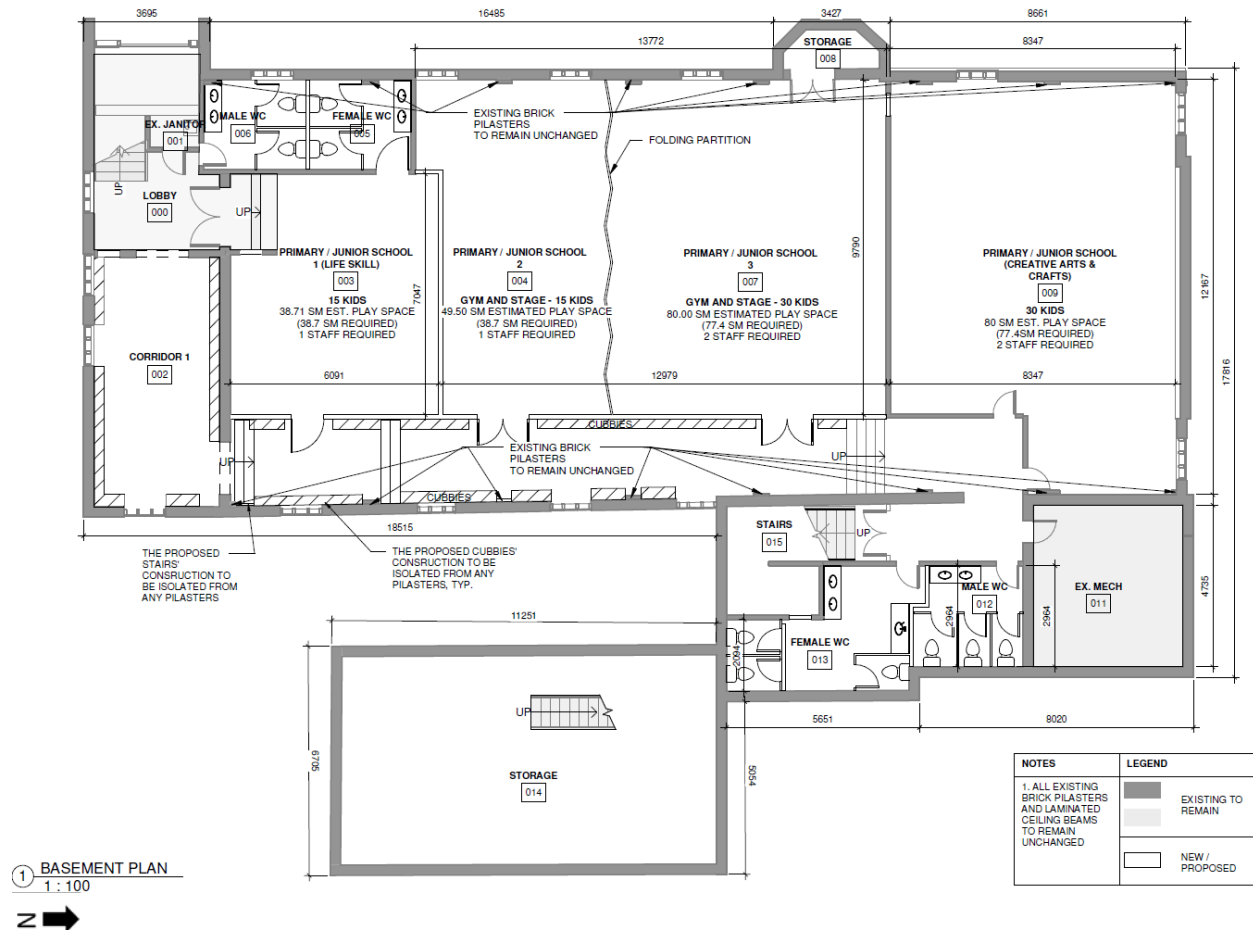


View (facing north) of the existing paved entry court on the east side of the church between the church, chapel/office building and rectory

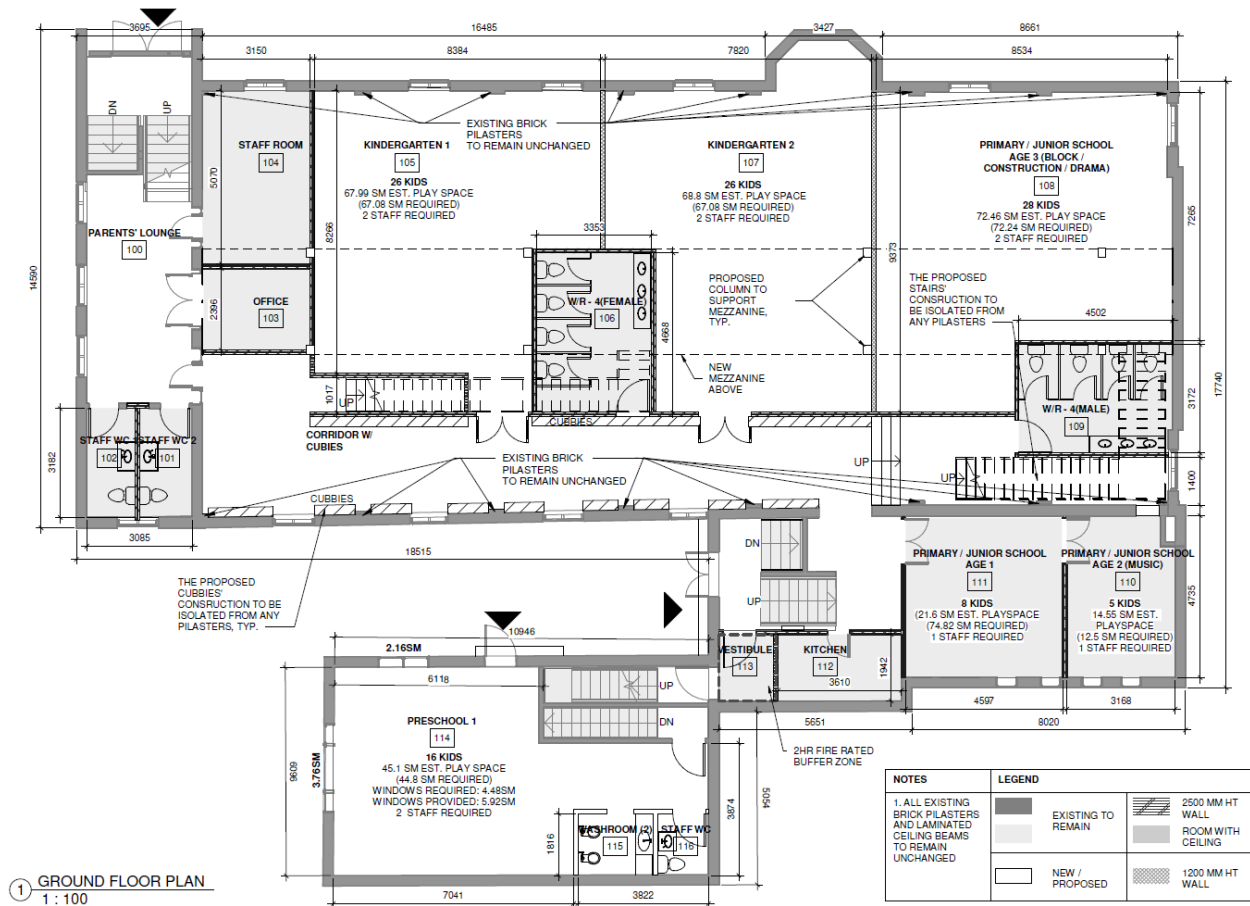


Interior view showing the St. Agnes' Church interior of the nave looking south toward the entrance

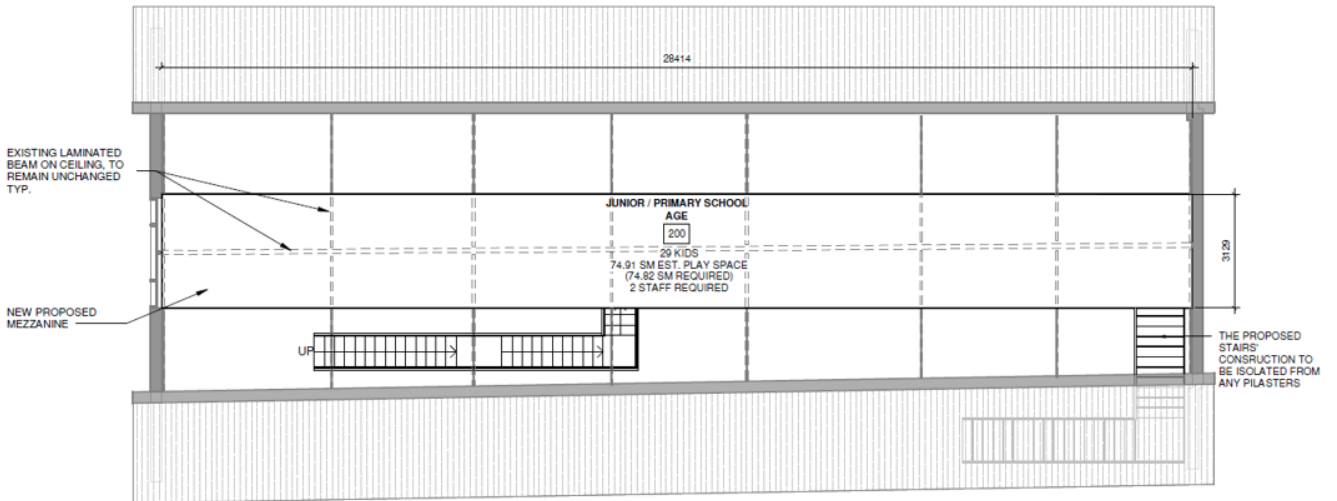
ATTACHMENT 3: DETAILS OF PROPOSED ALTERATIONS



Basement plan at existing building at 69 Long Branch Avenue showing proposed classrooms



Ground floor plan at the existing building at 69 Long Branch Avenue showing proposed classrooms; pilasters are noted to remain unchanged

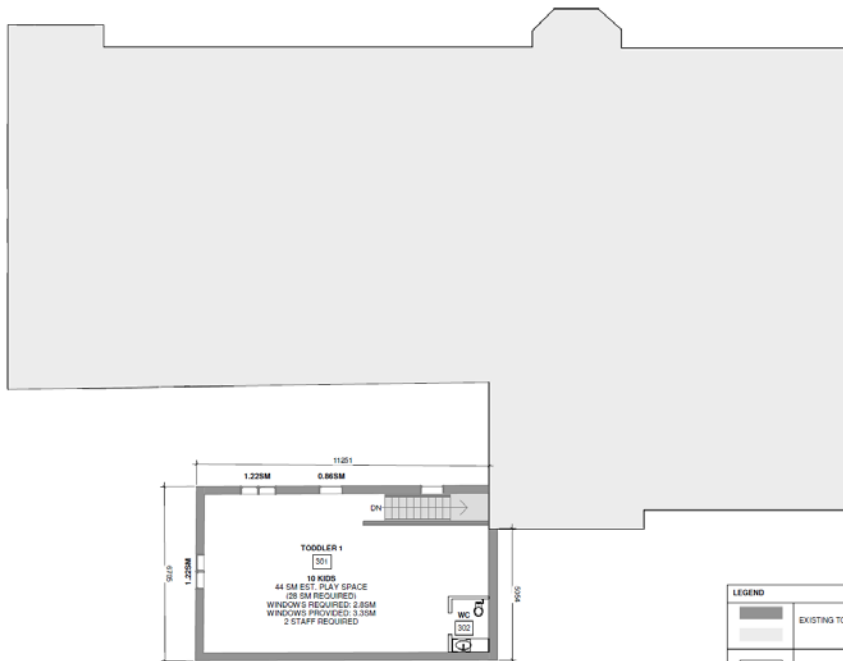


① NEW MEZZANINE PLAN
1 : 100



Proposed mezzanine plan at the existing building at 69 Long Branch Avenue

NOTES	LEGEND	
1. ALL EXISTING BRICK PILASTERS AND LAMINATED CEILING BEAMS TO REMAIN UNCHANGED		EXISTING TO REMAIN
		NEW / PROPOSED

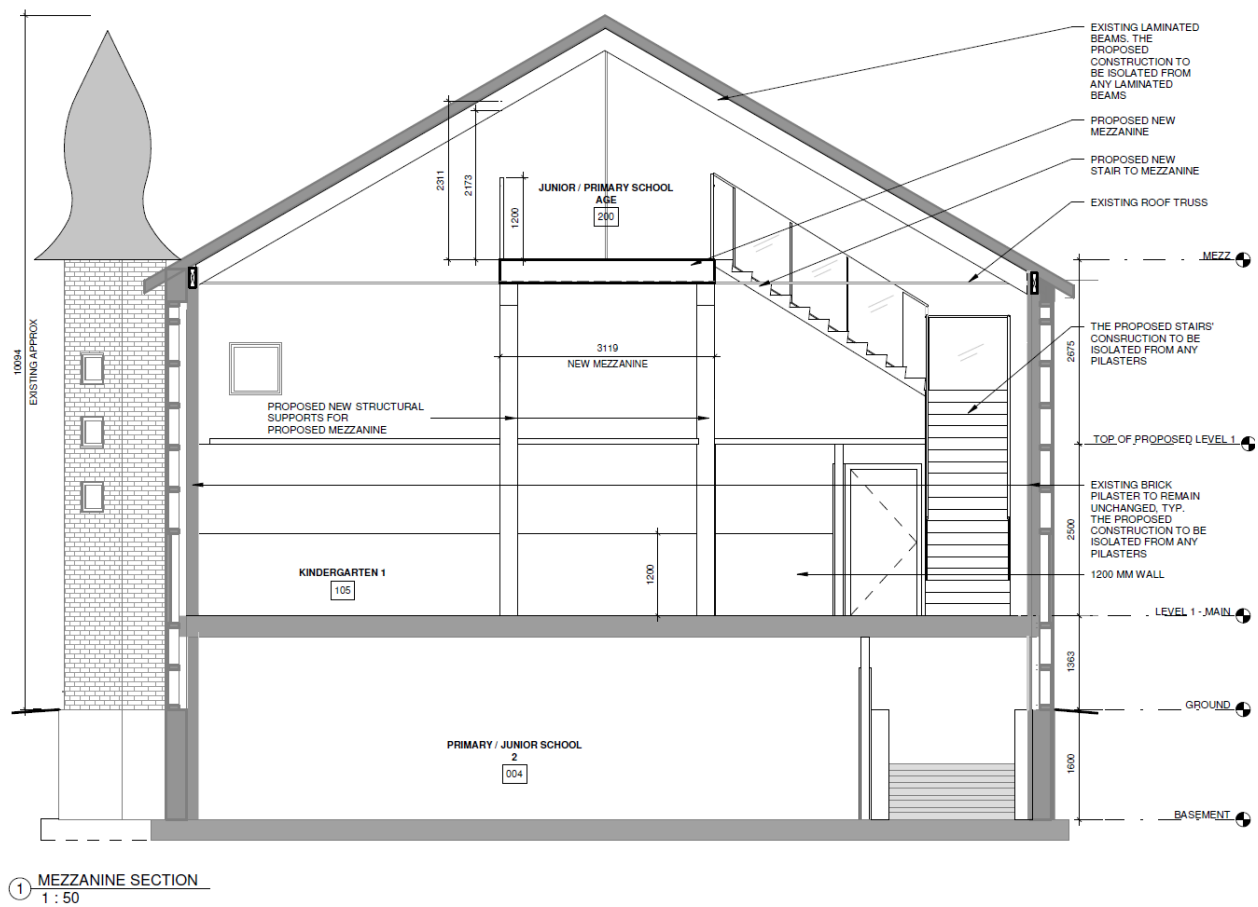


① LEVEL 2 PLAN
1 : 100

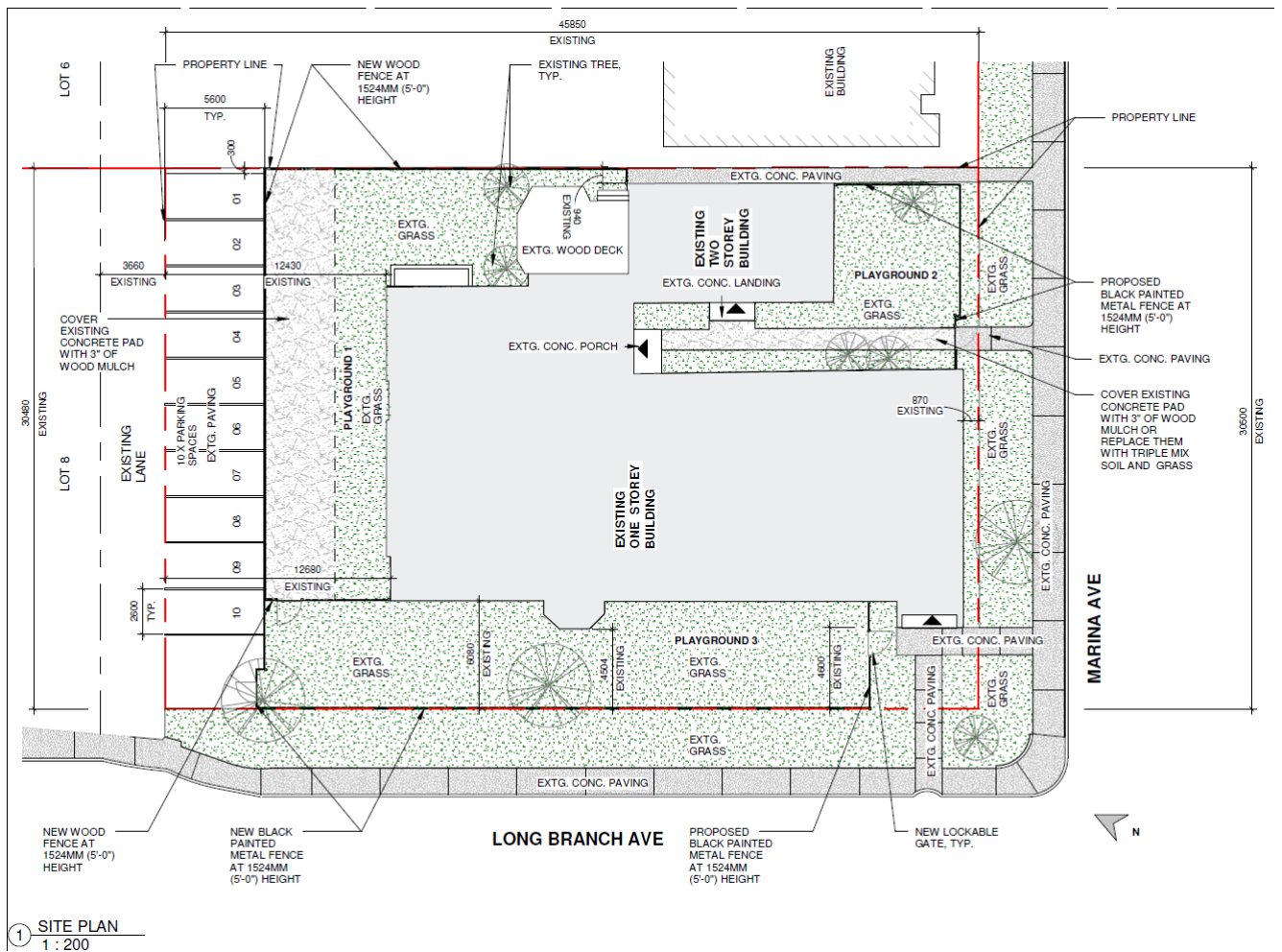


Proposed second floor plan within the existing building at 24 Marina Avenue

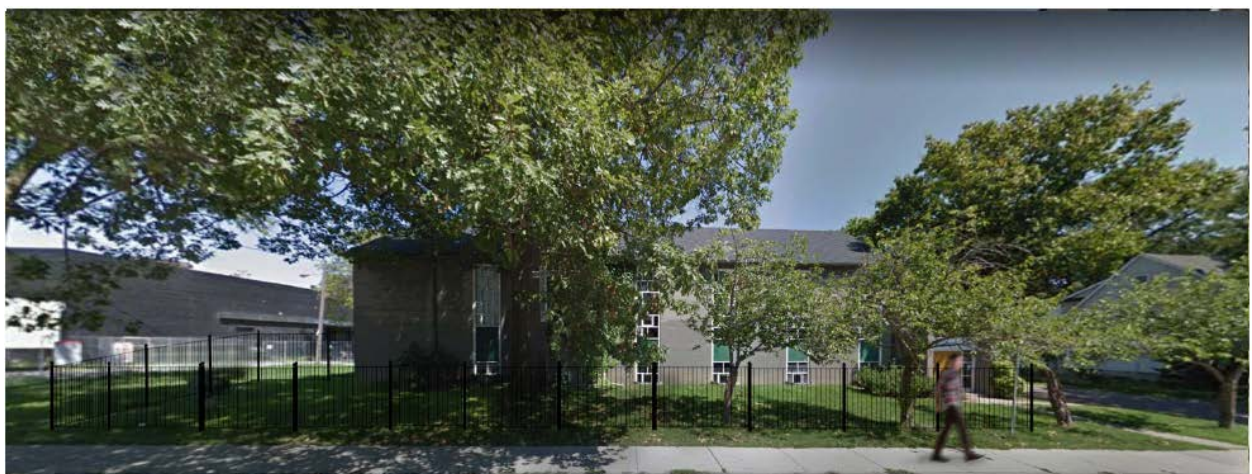
LEGEND	
	EXISTING TO REMAIN
	NEW / PROPOSED



Section drawing (facing north) showing proposed mezzanine within the existing building at 69 Long Branch Avenue. Drawings note that laminated beams will remain untouched.



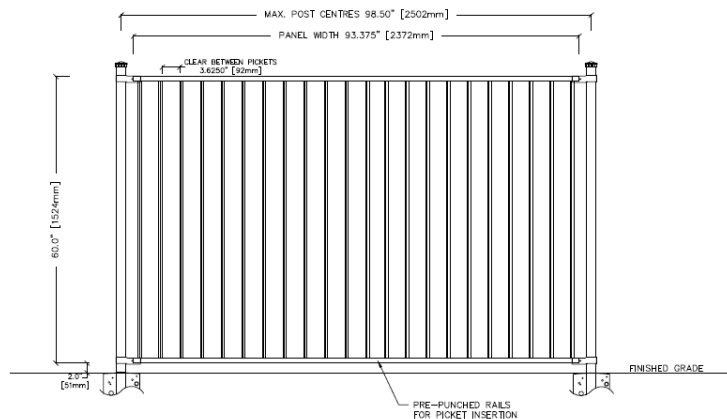
Proposed site plan for the buildings at 69 Long Branch Avenue and 24 Marina Avenue. Playground 2 is proposed to partially be located between those buildings.



Proposed rendering showing new fencing surrounding the existing building at 69 Long Branch Avenue as viewed from the west along Long Branch Avenue.



Proposed rendering showing new fencing surrounding the existing buildings at 69 Long Branch Avenue and 24 Marina Avenue as viewed from the south along Marina Avenue.



SPECIFICATIONS:

POSTS: GALVALUMESM COLD FORMED STEEL TUBING
& PICKETS: COATED INTERIOR & EXTERIOR

RAILS: ZAMSM COATED COLD FORMED TUBING
(Zinc, Aluminum, Magnesium)
COATED INTERIOR & EXTERIOR

FINISH: CHROMATE CONVERSION COATING
ELECTROSTATICALLY APPLIED THERMALLY
BONDED POLYESTER POWDER COATING
MINIMUM FILM THICKNESS: 2.5 mils

POSTS: 51mm x 51mm (2\" x 2\"), 14 OR 16GA.

POST FLANGES: 76mm x 152mm x 6mm (3\" x 6\" x 1/4\") or
127mm x 127mm x 5mm (5\" x 5\" x 1/8\") DECO PLATE

POST CAPS: PYRAMID, BALL, SPIRAL OR ACORN

RAILS: 25mm x 25mm (1\" x 1\"), 14GA.

PICKETS: 12.5mm x 12.5mm (1/2\" x 1/2\"), 16GA.

FITTINGS: 14 GA. STAMPED FORGED (FINISH AS ABOVE)

AVAILABLE GATE HEIGHTS:

762mm (30\")
914mm (36\")
1067mm (42\")
1219mm (48\")
1524mm (60\") SHOWN
1829mm (72\")

WELDS: STAINLESS STEEL

COLOUR: STANDARD COLOURS ARE BLACK, SEMI-BLACK
BROWN, GREEN, WHITE AND FOREST GREEN
(CUSTOM COLOURS AVAILABLE UPON REQUEST)

WARRANTY: 5 YEAR

NOTE: TAMPER PROOF BUT AVAILABLE FOR BRACKETS
E-COAT PROTECTION AVAILABLE UPON REQUEST

Specification drawing showing details of the proposed new fence to surround the proposed playgrounds at 69 Long Branch Avenue and 24 Marina Avenue.

24 Marina Avenue

The property at 24 Marina Avenue, formerly known as the Rectory of St. Agnes' Church, 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 value.

Description

The property at 24 Marina Avenue, located on the north side of Marina Avenue, between Long Branch Avenue and Thirty-Third Street, is part of the St. Agnes church complex and contains the two-storey gable-roofed house-form rectory and a portion of the flat-roofed, two-storey, chapel-office building. The latter building spans across the 24 Marina Avenue property and the adjacent 69 Long Branch Avenue property linking the rectory with the church. The buildings are brick-clad and were completed in 1958 to the design of Murray Brown & Elton Architects.

Statement of Cultural Heritage Value

The rectory and chapel-office block have design value as part of St. Agnes' Church complex which is a representative example of the Ecclesiastical Modern style which emerged in Toronto's church architecture following World War II. The style is evident in the combination of traditional building types such as the gable-roofed rectory with modern elements such as the flat roof of the chapel-office block, the projecting flat-roof entry canopies, the pierced brick screen supporting the canopy at the rectory entrance, the porcelain-enamelled window hood and the grey brick cladding. The consistency of the integration of traditional and modern elements in the church complex, of which the rectory and chapel-office block are an integral part, represents a high degree of artistic merit.

The rectory and chapel-office block have historic value as part of the St. Agnes' Church complex and for their association with the growth and development of Long Branch from a Victorian summer resort to a village to being integrated with the Borough of Etobicoke. St. Agnes' Church grew from being a temporary religious Anglican community housed in a tent in 1919 to an independent parish with a full complement of church facilities and programmes that played a significant role in the Long Branch community for over 85 years. It is also valued for its association with the noted Toronto architectural practise of Murray Brown & Elton Architects. The firm designed a number of Long Branch buildings including the library, and A. Gresley Elton was a member of St. Agnes' parish, a member of the Long Branch Planning Board as well as being a fellow of the Royal Architectural Institute of Canada.

The property at 24 Marina Avenue has contextual value and is important in defining, maintaining and supporting the character of the Long Branch neighbourhood as part of the former St. Agnes' Church complex at 69 Long Branch Avenue. Located on the north-east corner of Long Branch and Marina avenues, the church complex is a distinctive feature in the vista from Lakeshore Road to the waterfront and is physically, functionally, visually and historically linked with its surroundings. With its landscaped set-back, composition of building elements including the prominent spire, the St. Agnes Church complex is a landmark in Long Branch.

Heritage Attributes

The heritage attributes of the property located at 24 Marina Avenue are:

- The placement, set back and orientation of the building as it is located within its property boundary on the north side of Marina Avenue.
- The massing of the building which has a gable roof on a rectangular plan
- The flat roof and the entrance on the west elevation
- The brick screen with creating a pattern of crosses supporting the flat roof at the entrance
- The grey brick cladding
- The ground floor window on the south façade with its green porcelain-enamelled decorative header details
- The arrangement of window and door openings on the south, west, north and east elevations
- The copper eaves details
- The chimney

69 Long Branch Avenue

The property at 69 Long Branch Avenue, formerly known as the St. Agnes' Church 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 value.

Description

The property at 69 Long Branch Avenue, located on the north-east corner of Long Branch and Marina avenues, is part of the St. Agnes church complex which occupies two properties. 69 Long Branch Avenue includes the gable-roofed church building with a spire, and a flat-roofed entry lobby. The adjacent property at 24 Marina Avenue contains the rectory. A flat-roofed, two-storey chapel-office building spans across both properties, linking the church and rectory. Completed in 1958, to the designs of Murray Brown & Elton Architects, the buildings are brick-clad.

Statement of Cultural Heritage Value

The former St. Agnes' Church has design value as a representative example of the Ecclesiastical Modern style which emerged in Toronto's church architecture following World War II. The style is evident in the integration of traditional ecclesiastical building elements such as the gable-roofed rectangular church with long vertical windows, and the baptistery with spire. These traditional elements are given a Modern rendering evident in the flat-roofed entry lobby and chapel/office buildings, cantilevered roofs and projecting wall planes, the patterning of the window glazing bars, and materials including grey-colour brick and porcelain-enamelled spandrel panels. The consistency of this integration of traditional elements with a Modernist style are evident from basic design through to details represents a high degree of artistic merit.

The church and chapel-office block have historic value for their association with the growth and development of Long Branch from a Victorian summer resort to an independent village to a lakefront neighbourhood in the City of Toronto. The former St. Agnes' Church grew from being a temporary religious Anglican community housed in a tent in 1919 to an independent parish with a full complement of church facilities and programmes that played a significant role in the Long Branch community for 85 years. It is also valued for its association with the noted Toronto architectural practise of Murray Brown & Elton Architects. The firm designed a number of Long Branch buildings including the library, and A. Gresley Elton was a member of St. Agnes' parish, a member of the Long Branch Planning Board as well as being a fellow of the Royal Architectural Institute of Canada.

The church complex has contextual value and is important in defining, maintaining and supporting the character of the Long Branch neighbourhood. Situated on the north-east corner of Long Branch and Marina avenues, and a distinctive feature in the vista from Lakeshore Road to the waterfront, the church is physically, functionally, visually and historically linked with its surroundings. With its landscaped set-back, composition of building elements, including the prominent spire and adjacent rectory property at 24 Marina Avenue, the St. Agnes Church complex is a landmark in Long Branch.

Heritage Attributes

The heritage attributes of the property located at 69 Long Branch Avenue are:

- The placement, set back and orientation of the building as it is located within its property boundary on the north-east corner of Long Branch Avenue and Marina Avenue.
- The massing of the building which is composed of a gable-roofed building (church) on a rectangular plan with a flat-roofed narthex (entry), spire, and part of the flat-roofed, chapel-office block which is also partially located on the rectory property at 24 Marina Avenue.
- The grey brick cladding
- On the north elevation, the diamond pattern of crosses created by raised brick headers in a rose-coloured brick

- On the south elevation of the church, the large central window with its diamond and square patterned mullions
- On the east, west and north elevations of the church, and the south elevation of the narthex, the long narrow rectangular window openings with the mullions creating a pattern of alternating rectangular window panes
- The porcelain-enamelled spandrel panels between the basement level and first floor level windows
- On the east elevation of the flat-roofed chapel/office block the arrangement of seven long narrow window openings composed of three square glazed panes and the small triangular bay-window
- The three square windows in the spire
- The spire with its copper cladding, vents and the Chi-Rho symbol at the top
- The copper eaves details
- The west entry with its glazed elevation and
 - at the upper level the mullion pattern featuring a large central pane surrounded by smaller panes
 - the spandrel panel above the doors, which contained the porcelain-enamel panel with the words St. Agnes Church and featuring two side panels with an open book and a lamb, and which has been modified
 - The double entry door opening with sidelights
- The corner stone with the date 1958 and letters AMDG on the south-east corner of the narthex
- The chimney
- The paved entry court on the east side of the church between the church, chapel/office building and rectory.
- On the interior, the church sanctuary with nave and the brick pilasters and laminated beams in the ceiling