

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Inclusion on the Heritage Register, Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 90 Croatia Street (980 Dufferin Street)

Date: November 14, 2019

To: Toronto Preservation Board
Toronto and East York Community Council

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

Wards: Ward 9 - Davenport

SUMMARY

This report recommends that City Council state its intention to designate 90 Croatia Street (980 Dufferin Street), formerly known as the Kent School, under Part IV, Section 29 of the Ontario Heritage Act and give authority to enter into a Heritage Easement Agreement for this property. This report also recommends that City Council approve the alterations proposed for the property at 90 Croatia Street (980 Dufferin Street) in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of a multi-building development complex on the site as per the revised plans and drawings submitted to the City in conjunction with an appeal to the Local Planning Appeal Tribunal ("LPAT") and the subsequent mediation of the application to amend the Zoning By-law and Official Plan.

RECOMMENDATIONS

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

1. City Council include the property at 90 Croatia Street (980 Dufferin Street) on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 90 Croatia Street (980 Dufferin Street) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 90 Croatia Street (980 Dufferin Street) (Reasons for Designation) attached as Attachment 4 to the report (November 14, 2019) from the Senior Manager, Heritage Preservation Services, City Planning Division.

3. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bills in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.

5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.

6. City Council approve the alterations to the heritage property at 90 Croatia Street (980 Dufferin Street), specifically Kent Pubic School, in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of a multi-building development complex with alterations to the heritage building in conjunction with an appeal to the Local Planning Appeal Tribunal (the "LPAT") for the requested amendments to the Zoning By-law and Official Plan for the lands municipally known as 90 Croatia Street, 980 Dufferin Street and 1141 Bloor Street (collectively the "Lands") comprised of the revised plans and drawings prepared by Hariri Pontarini Architects dated November 13, 2019 and the Heritage Impact Assessment (HIA) prepared by ERA Architects Inc. dated November 1, 2019 both 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. Prior to issuance of an LPAT order for the Zoning By-law Amendment for the Lands, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 90 Croatia Street (980 Dufferin Street) substantially in accordance with plans and drawings prepared by Hariri Pontarini Architects dated November 13, 2019, and the Heritage Impact Assessment (HIA) prepared by ERA Architects Inc. dated November 1, 2019, subject to and in accordance with the approved Conservation Plan required in Recommendation 6.a.2, all to the satisfaction of the Senior Manager, Heritage Preservation Services including execution of such agreement to the satisfaction of the City Solicitor; and

2. The owner shall provide a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for the Lands dated November 1, 2019, to the satisfaction of the Senior Manager, Heritage Preservation Services.

b. Prior to Final Site Plan approval in connection with the Zoning By-law and Official Plan Amendment for the Lands, or any part of the Lands, the owner shall:

1. Provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 6.a.2 to the satisfaction of the Senior Manager, Heritage Preservation Services;
2. 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;
3. Provide a Heritage 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; and
4. Provide a detailed Landscape Plan for the subject property satisfactory to the Senior Manager, Heritage Preservation Services.

c. Prior to the issuance of any permit for all, or any part of the Lands, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage buildings as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Obtain final approval for the necessary Zoning By-law and Official Plan amendments required for the alterations to the Lands, where such amendments to have been approved by City Council and by the LPAT Order and such amendments have come into effect in a form and with content acceptable to the City;
2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 6.a.2 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; and
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, Heritage Lighting Plan, Landscape Plan, and Interpretation Plan.

d. That prior to the release of the Letter of Credit required in Recommendation 6.c.3. the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation,

lighting, interpretation and landscape work has been completed in accordance with the relevant approved plans and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services;

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

7. 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 90 Croatia Street (980 Dufferin Street) in a form and with content satisfactory to the City Solicitor and Chief Planner and Executive Director, City Planning Division.

8. 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 90 Croatia Street (980 Dufferin Street).

FINANCIAL IMPACT

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

DECISION HISTORY

In 2014 the Toronto and East York Community Council requested Heritage Preservation Services to undertake an evaluation of the Bloor Collegiate Institute property for potential inclusion on the City's Heritage Register:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE31.79>

On February 21, 2018 the Toronto and East York Community Council received for information a preliminary report from the Acting Director, Community Planning, Toronto and East York District on the Official Plan and Zoning By-law amendment application.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE30.41>

BACKGROUND

Site

The site is located at the south-west corner of Bloor Street West and Dufferin Street and includes a number of parcels including two former school buildings - the Kent School located at 980 Dufferin Street and the Bloor Collegiate Institute located at 1141 Bloor Street West. The remainder of the land is occupied by a northern surface parking lot, accessed from Bloor Street West, a paved open space at the corner of Bloor Street West and Dufferin Street, and a southern parking lot and a large green space abutting Croatia Street.

Development Application

Original Proposal

An application to amend the Official Plan and the Zoning By-law was submitted to the City in 2017 for a large-scale mixed-use development complex. The original submission proposed the former Kent School at 980 Dufferin Street to be conserved and incorporated into the new development and the former Bloor Collegiate Institute buildings at 1141 Bloor Street West to be demolished. A number of the City's key expectations for the redevelopment of the site were discussed between City Planning staff and the applicant including the identification and conservation of potential heritage resources, new mid-block connections and public roads, a community hub, affordable housing and on-site park dedication.

Citing the City's failure to make a decision on the applications within the legislated timeframe, the applicant filed an appeal to the Local Planning Appeal Tribunal in March 2018.

Following the submission of Official Plan and Zoning By-law amendment applications, a Site Plan application was submitted in May 2018.

Current Proposal

The current revised proposal involves the arrangement of the site into six development blocks with six multi-storey buildings. The Kent School building is proposed to be conserved and integrated into the new development on Block D, with new mid-block connections and public roads, a community hub, affordable housing and new on-site public park. The heritage building will accommodate a mix of community uses including a community hub and a childcare facility on the first 2 floors, which will be conveyed to the City in perpetuity.

The current proposal also now includes the retention of portions of the façade of the Bloor Collegiate Institute building at 1141 Bloor Street West and the dismantling, relocation and reconstruction of other portions.

Conservation Strategy

The Kent School is currently not included on the City's Heritage Register, however, the property was identified in the original application submission, through the HIA, as having cultural heritage value. The current revised proposal continues to propose the conservation of the Kent School building and integration into the new development complex with the first two storeys conveyed to the City for use as a community hub.

The conservation strategy for this property outlined in the November 1, 2019 Heritage Impact Assessment includes the retention in situ of the north and east walls of the main school building. The 1960s-era south wing will be removed and the original south wall will be partially reconstructed with salvaged material, where possible, based on archival documentation. A new 19-storey tower will be situated behind the Kent School building and connected to it at the rear (west) wall necessitating the removal of the west (rear) wing and wall which are not identified as heritage attributes. A one-storey rooftop addition will be situated approximately 7.9 metres from the east (front) elevation, 6.6 metres from the south elevation and 3.1 metres from the north elevation.

New openings are proposed for the north and south elevations to accommodate the new uses of the building and the existing windows will be replaced with new high-performance units to match the original multi-pane design. Masonry conservation is also proposed.

Heritage Evaluation

Staff have completed the attached Heritage Property Research and Evaluation Report for the property at 90 Croatia Street (980 Dufferin Street) (Attachment 5), known as the Kent School and determined that the property is consistent with Ontario Regulation 9/06 and meets the criteria under all three categories of design, associative and contextual values.

The Statement of Significance comprise the Reasons for Designation for the property at 90 Croatia Street (980 Dufferin Street) (Attachment 4). The Notice of Intention to Designate will be advertised on the City of Toronto's web site and served on the property owner and the Ontario Heritage Trust in accordance with the requirements of the Ontario Heritage Act.

In 2014, Heritage Preservation Services received a request from the Toronto and East York Community Council to evaluate the property at 1141 Bloor Street West for potential inclusion on the City's Heritage Register. As part of the review of the development proposal for the site, staff determined that portions of the property may meet Ontario Regulation 9/06, the provincial criteria for municipal designation that the City also applies when evaluating properties for the Heritage Register.

The current proposal includes the retention of portions of the façade of the 1949 section of Bloor Collegiate at 1141 Bloor Street West and the dismantling, relocation and reconstruction of the adjoining 1916 section (which originated as a T. Eaton Company factory building that was converted for educational purposes). Because of the impact of these changes, staff believe that the integrity of the buildings will have been sufficiently compromised to not warrant designation under Part IV, Section 29 of the Ontario Heritage Act. Instead, the historical contribution of Bloor Collegiate to the community will be expressed in a Commemoration Plan that will be required as part of the LPAT settlement process.

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."

The 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."

Policy 2.6.3 of the PPS directs that "planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

Growth Plan

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) (GGH) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform to the Growth Plan. Comments, submissions or advice affecting a planning matter that is provided by Council shall also conform to the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

City of Toronto Official Plan

On May 12, 2015 the Ontario Municipal Board approved Official Plan Amendment 199 to the City of Toronto Official Plan Heritage Policies. This Amendment includes 53 heritage policies. Many of these policies are directly relevant to the proposed development. Relevant policies include:

3.1.5.3 Heritage properties of cultural heritage value or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

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 façades alone is discouraged.

3.1.5.28 The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.

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

City Planning staff has reviewed the revised plans and drawings prepared by Hariri Pontarini Architects dated November 13, 2019 and the Heritage Impact Assessment (HIA) prepared by ERA Architects Inc. dated November 1, 2019 for conformity with the Planning Act, the Provincial Policy Statement, the Growth Plan and the City's Official Plan heritage policies and the Standards and Guidelines for Conservation of Historic Places in Canada.

The current conservation strategy proposed will retain the north and east walls of the former school building in situ, restore the south wall after removal of the south wing and connect the new school to the development at the rear (west) wall. The impact of a one-storey rooftop addition will be mitigated by setting it back approximately 7.9 metres from the primary (east) wall of the heritage building, 6.6 metres from the south elevation and 3.1 metres from the north elevation.

Although surrounded on three sides by new development, the former school building will maintain its three-dimensional legibility from the street through the incorporation of pedestrian and vehicular thoroughfares situated north and south of the building that will provide open space between the Kent School and the new buildings.

The existing windows will be replaced with new high-performance windows to match the original multi-paned design. New openings will be added to the north and south elevations, the design of which staff will continue to work on with the applicant to ensure distinguishability. These details and those of the proposed masonry conservation will be described and examined more closely in the required Conservation Plan.

Conservation Plan

The HIA submitted with the application identifies restoration and rehabilitation strategies for the former Kent School that include masonry conservation, the restoration of the original south wall and the introduction of new openings. Prior to the LPAT order issuing for the proposed development at 90 Croatia Street, staff is recommending that the applicant be required to provide a detailed Conservation Plan to the satisfaction of the Senior Manager, Heritage Preservation Services that fully describes how the cultural heritage values of the subject property will be conserved.

Heritage Interpretation Plan

Heritage interpretation enhances personal experiences, increases respect and understanding, and communicates the importance of our cultural heritage properties. Prior to final Site Plan approval for the proposed development at 90 Croatia Street, staff is recommending that the applicant be required to provide a detailed Interpretation Plan to the satisfaction of the Senior Manager, Heritage Preservation Services that fully describes how the cultural heritage values of the subject property will be interpreted.

Heritage Lighting Plan

Prior to final Site Plan approval for the proposed development, staff is recommending that the applicant be required to submit a Lighting Plan to the satisfaction of the Senior Manager, Heritage Preservation Services. This plan will provide details of how the heritage property will be lit to enhance its heritage character as viewed from the public realm at night.

Landscape Plan

Should Council approve the proposed conservation strategy, staff is recommending that the applicant be required to provide a final Landscape Plan that enhances the heritage character of the properties to the satisfaction of the Senior Manager, Heritage Preservation Services as a condition of final site plan approval.

Heritage Easement Agreement

Should Council approve the proposed conservation strategy, staff are recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the heritage property at 90 Croatia Street (980 Dufferin Street).

CONCLUSION

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment 5) and determined that the property at 90 Croatia Street (980 Dufferin Street) is consistent with Ontario Regulation 9/06 and meets the criteria for designation under all three categories of design, associative and contextual values.

The Statement of Significance (Attachment 4) for 90 Croatia Street (980 Dufferin Street) comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's website in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act.

In its current form the proposal complies with Section 3.1.5 of the City of Toronto's Official Plan in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada. The settlement offer conserves the heritage attributes of the building at 90 Croatia Street (980 Dufferin Street) allowing its three-dimensional character to be conserved and integrated into a new development. As such, the proposal complies with the Growth Plan, the Planning Act and the Provincial Policy Statement. Overall, staff supports the proposed strategy for the former Kent School.

CONTACT

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SIGNATURE

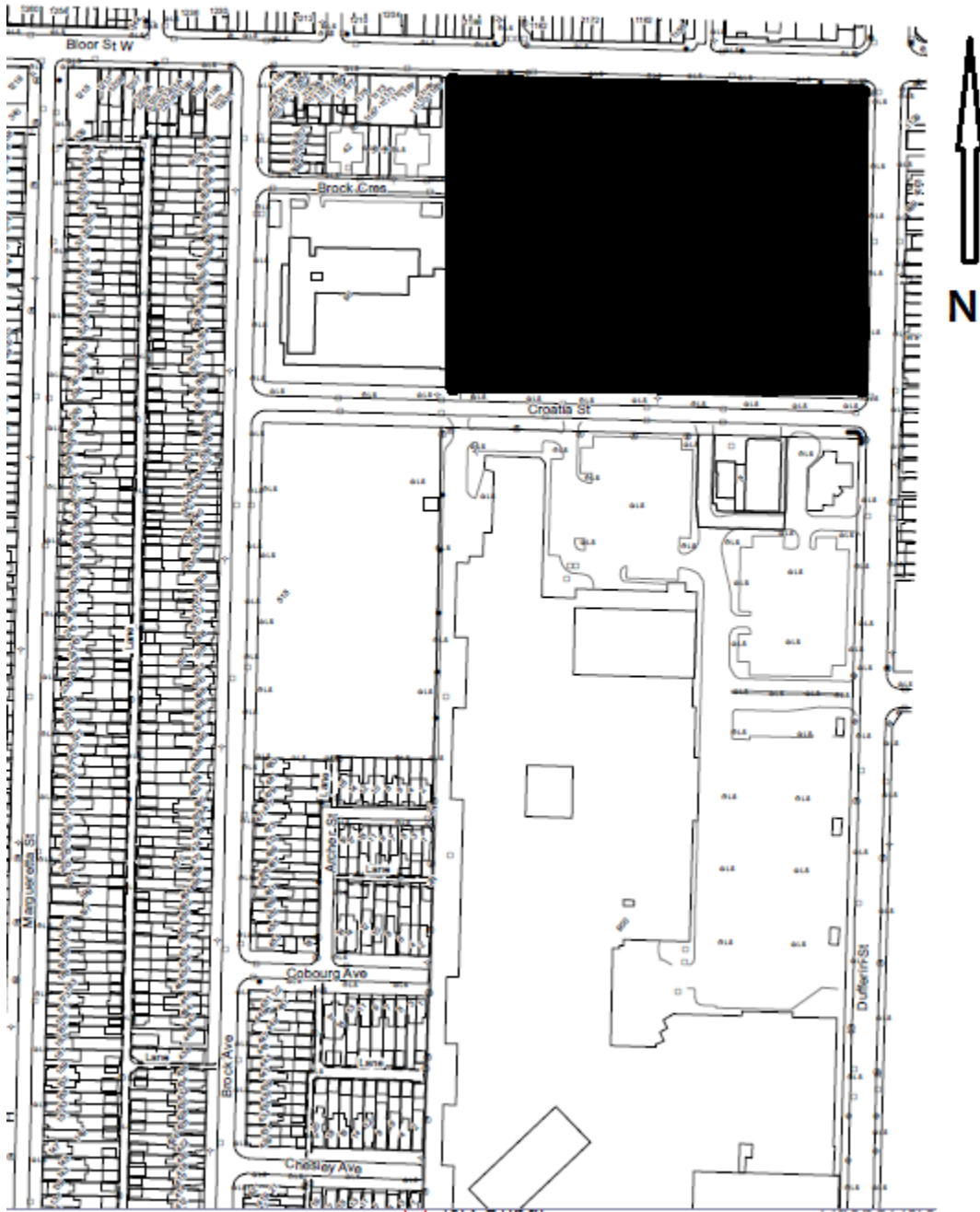
Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Preservation Services
Urban Design, City Planning

ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Photographs
Attachment 3 - Proposal Renderings, Plans and Drawings
Attachment 4 - Statement of Significance (Reasons for Designation) 90 Croatia Street (980 Dufferin Street)
Attachment 5 - Heritage Property Research and Evaluation Report

LOCATION MAP
90 Croatia Street (980 Dufferin Street)

ATTACHMENT 1





Aerial view of development site looking north-west



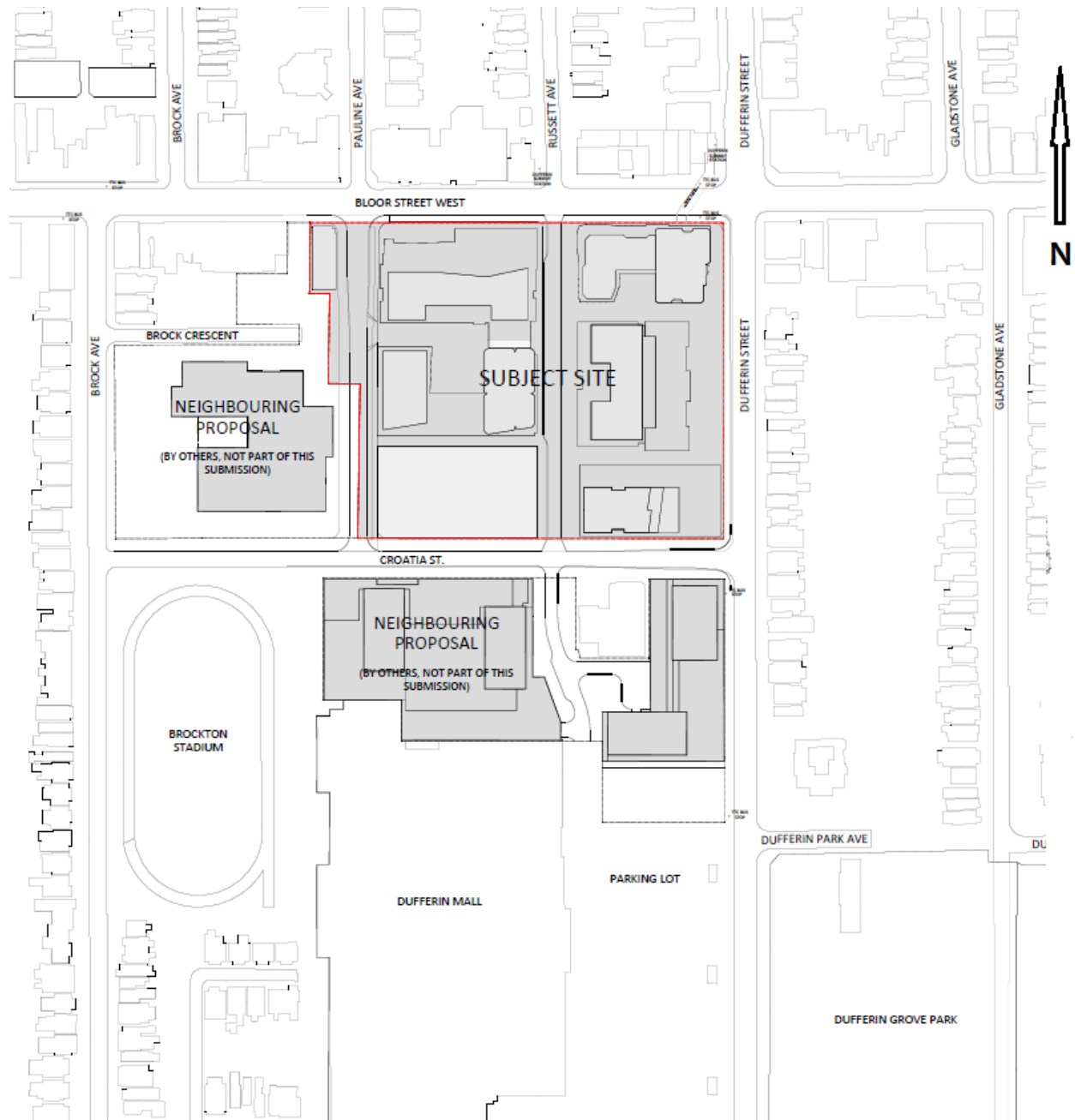
East elevation of Kent School at 90 Croatia Street (980 Dufferin Street)



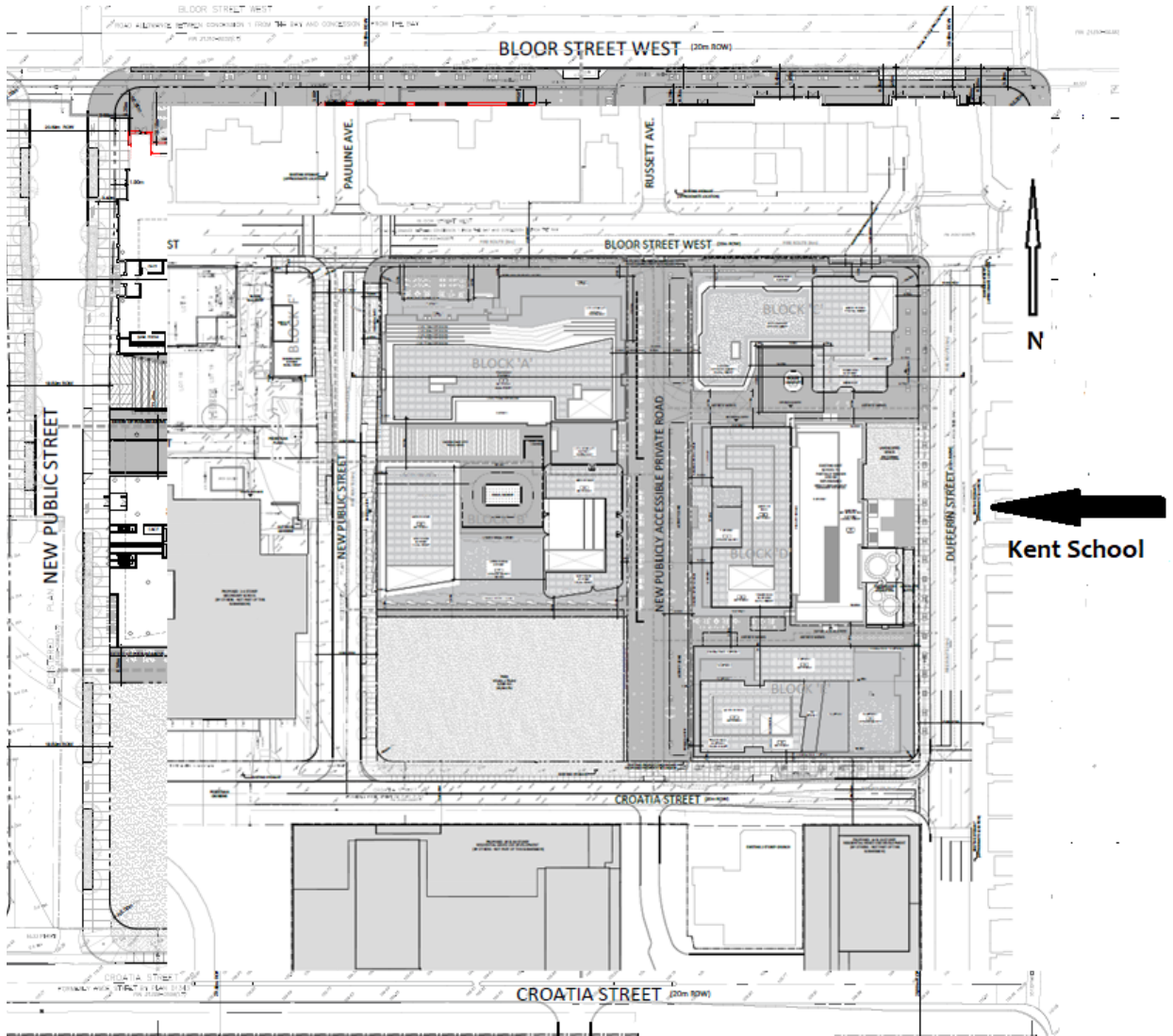
North elevation of Kent School at 90 Croatia Street (980 Dufferin Street)



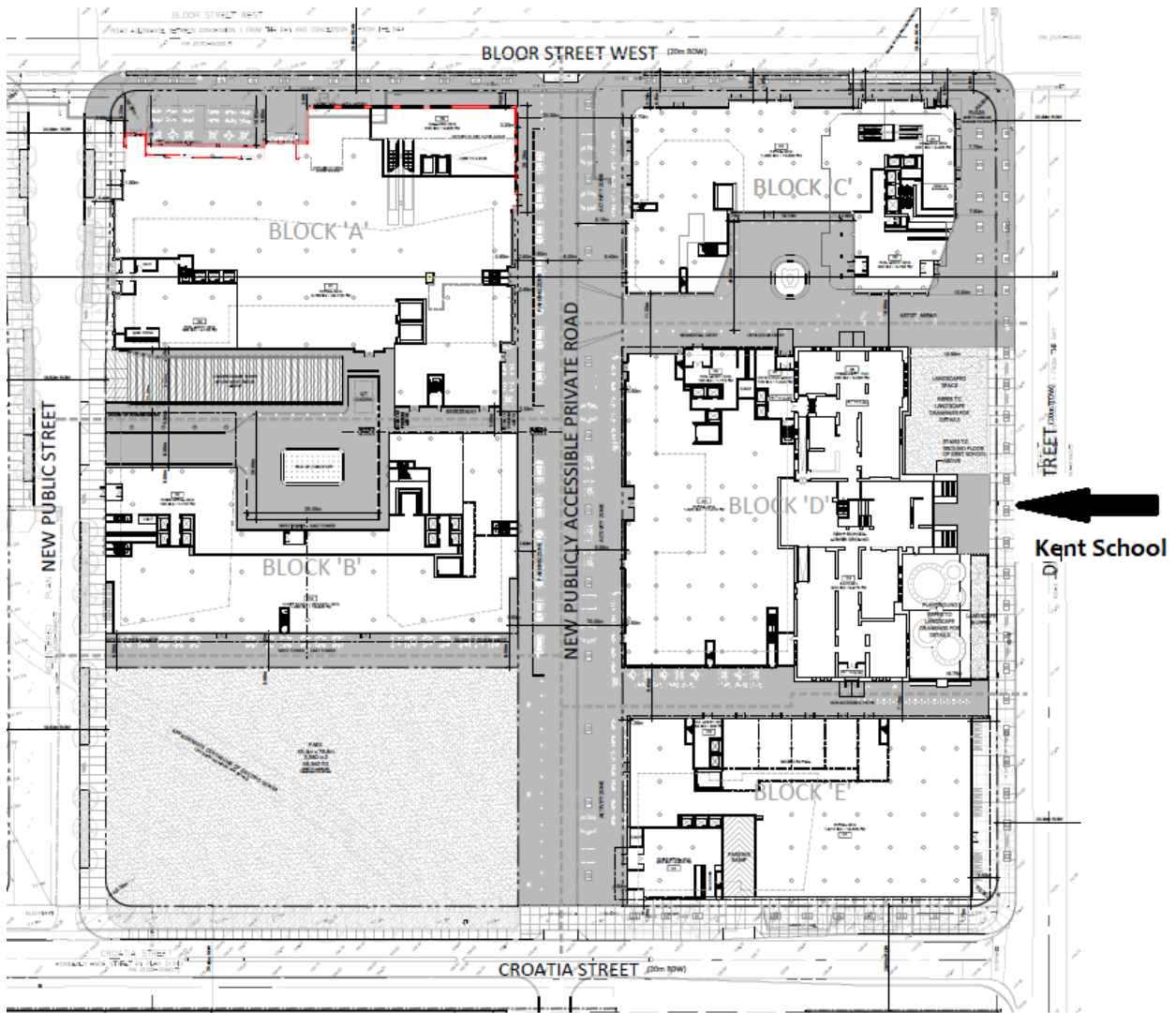
Original south elevation of Kent School at 90 Croatia Street (980 Dufferin Street) behind addition



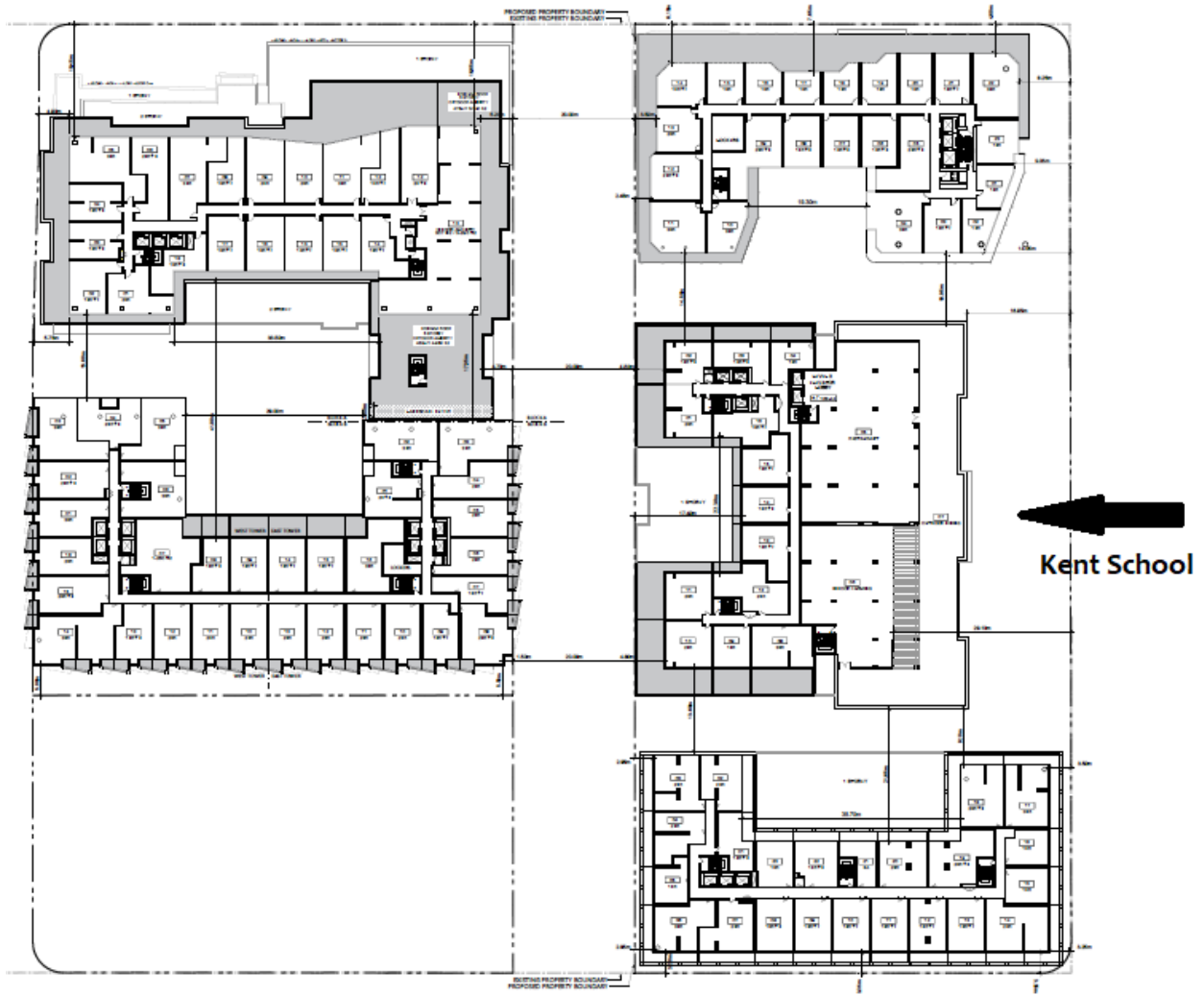
Context Plan



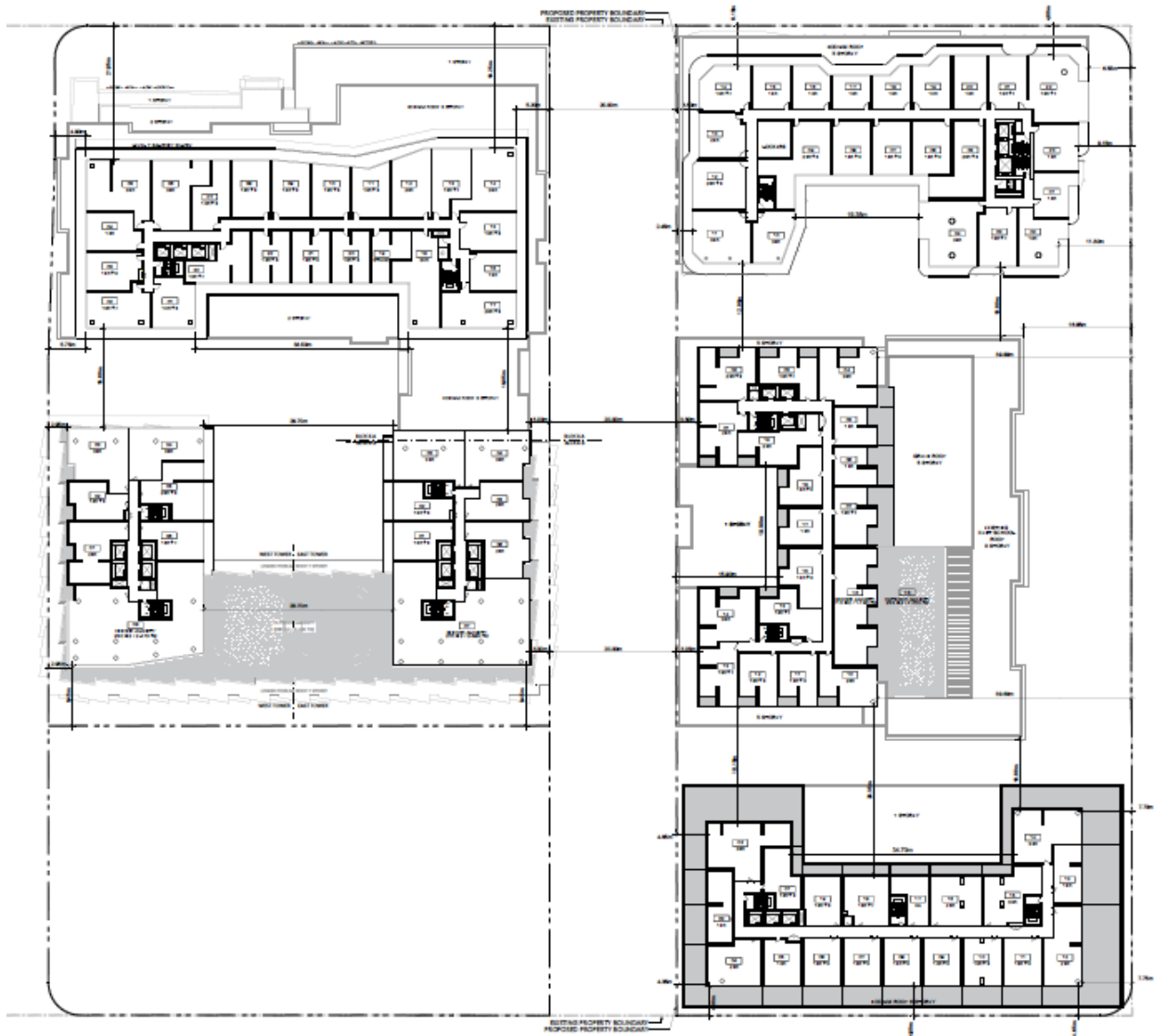
Site/Roof Plan



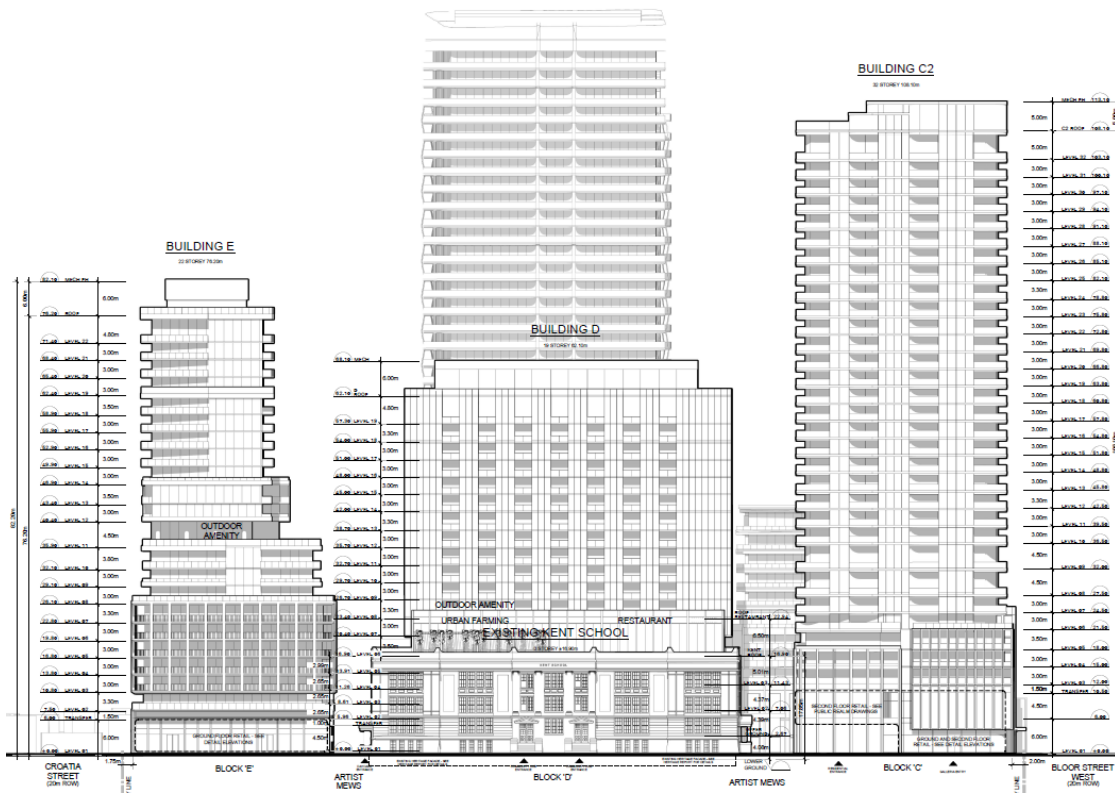
Ground floor plan



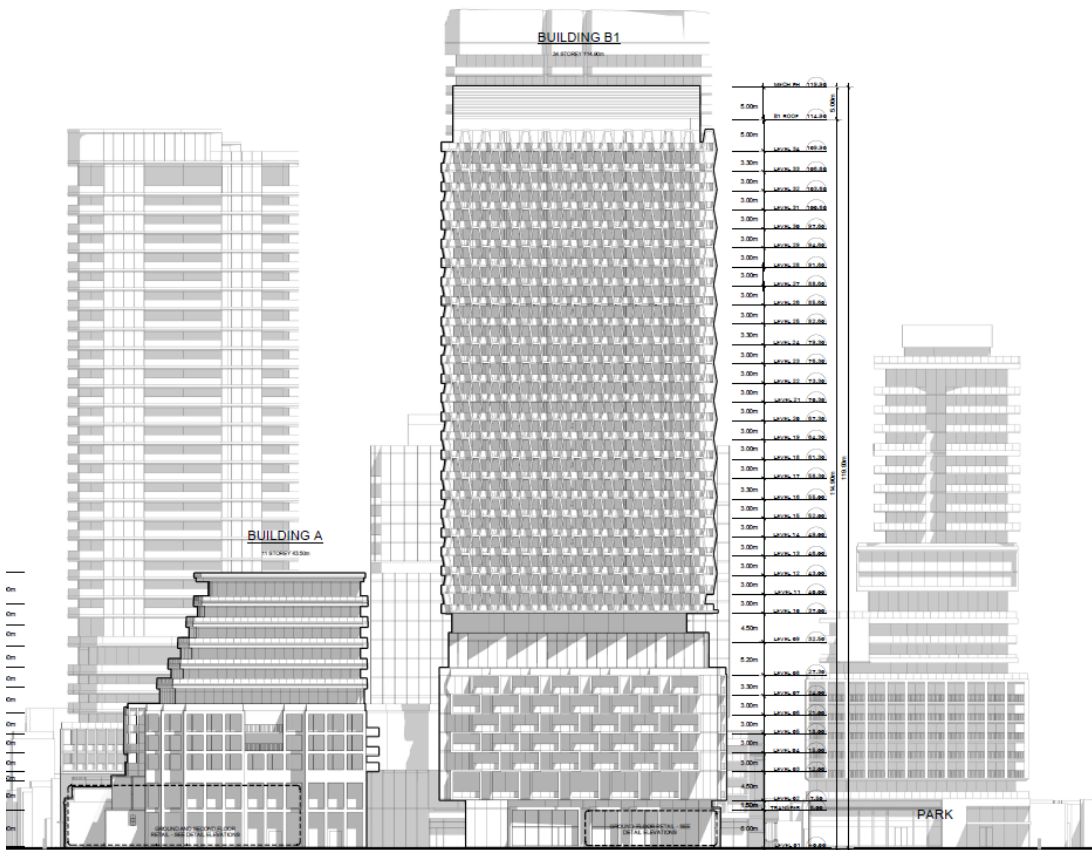
Fourth floor plan



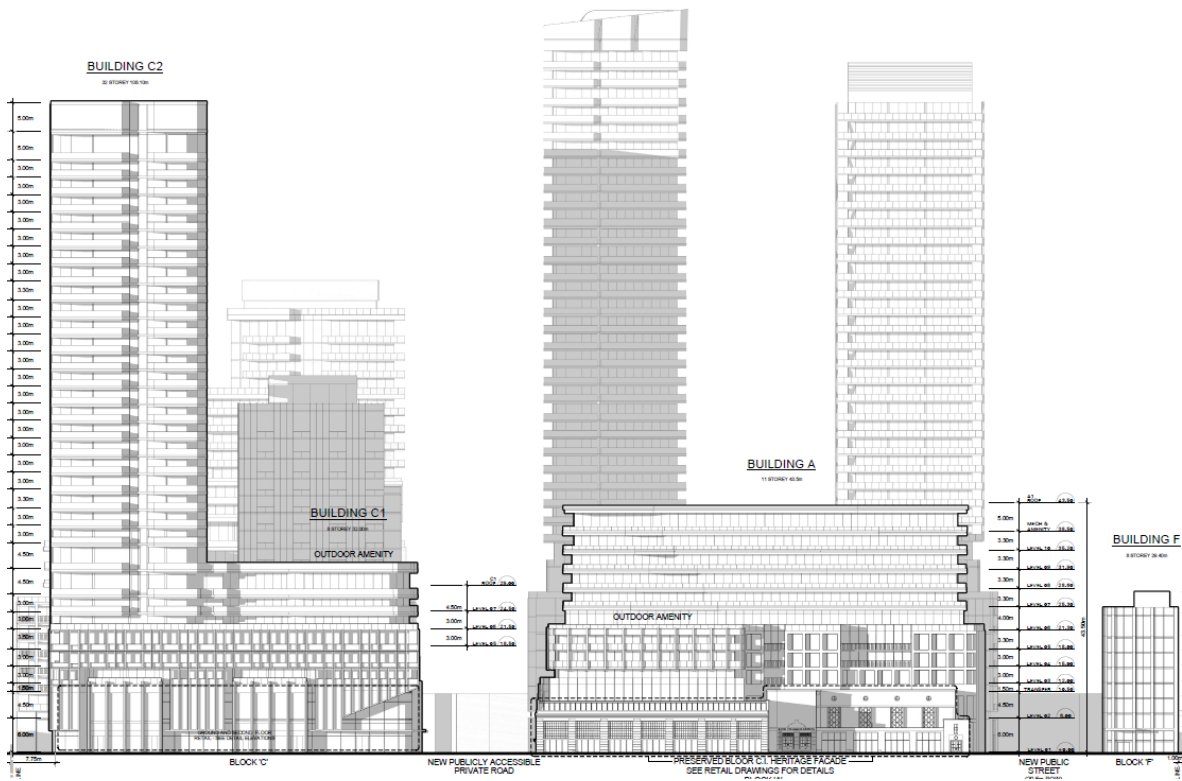
Eighth floor plan



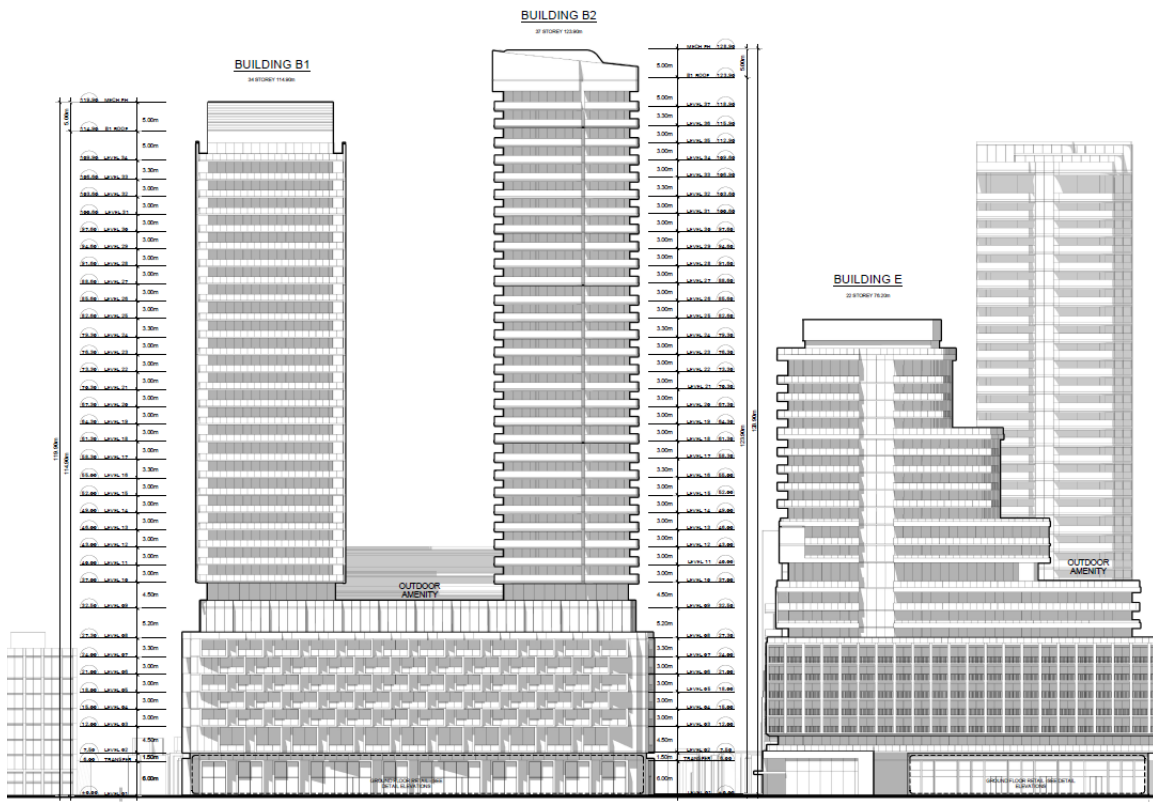
East elevation - site



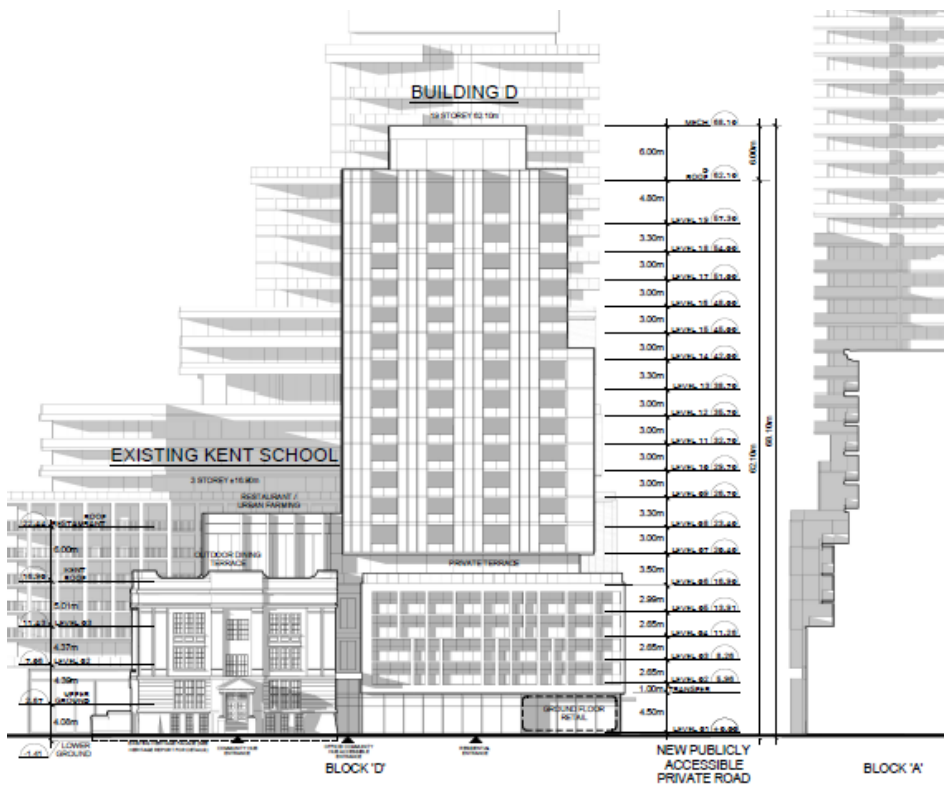
West elevation - site



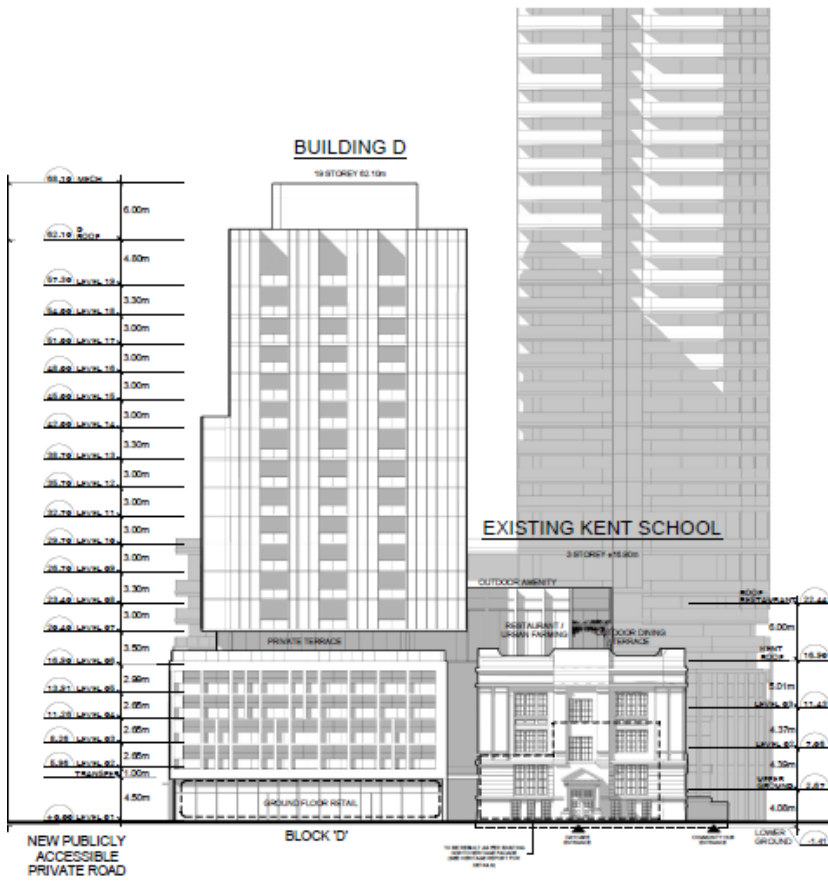
North elevation - site



South elevation - site



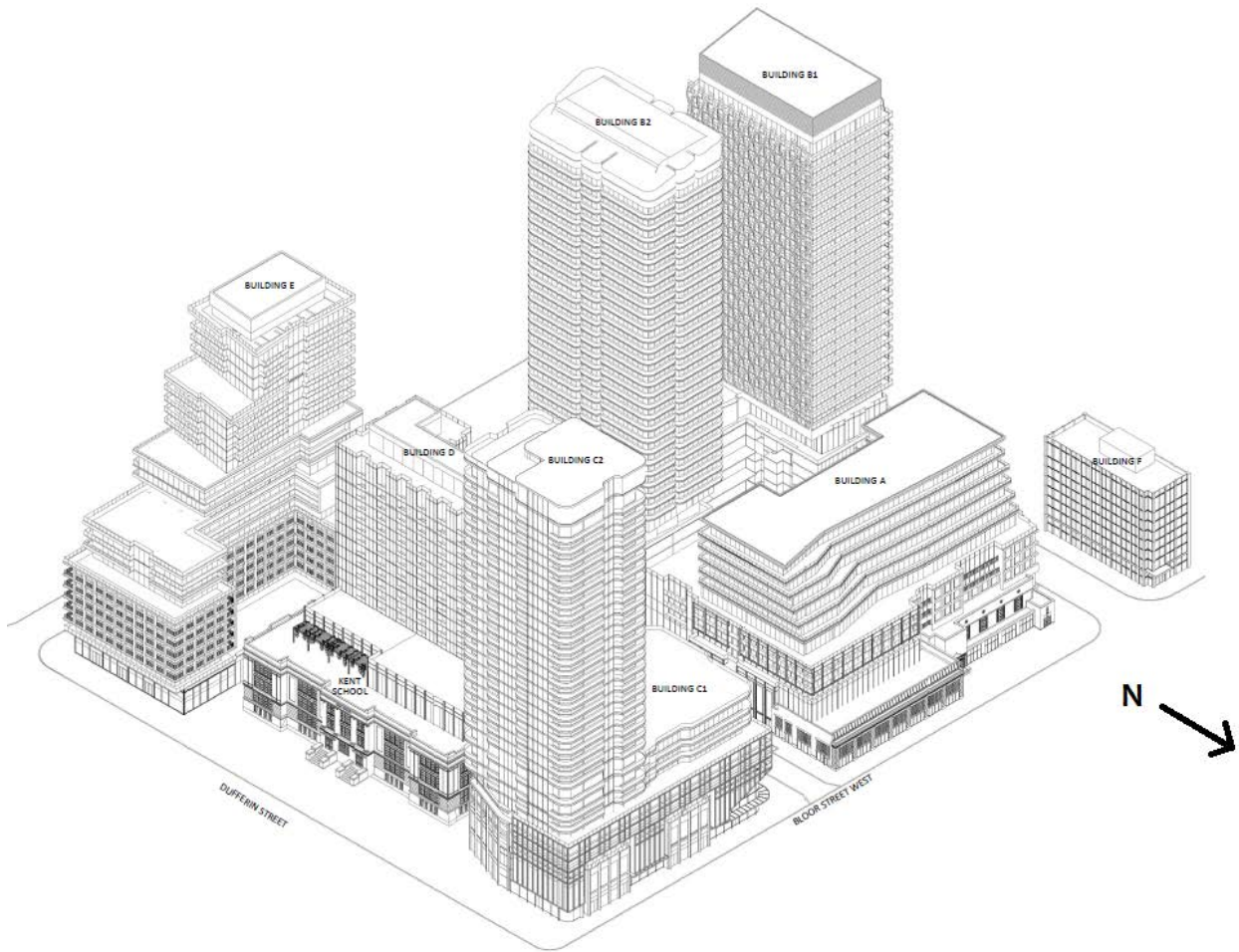
North elevation - Kent School



South elevation - Kent School



Rendering of Kent School



Axonometric view of the site looking south west

STATEMENT OF SIGNIFICANCE (REASONS FOR DESIGNATION) ATTACHMENT 4 90 Croatia Street (980 Dufferin Street)

Kent School

The property at 90 Croatia Street (with the entrance address at 980 Dufferin 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 value.

Description

The property at 90 Croatia Street (with the entrance address at 980 Dufferin Street) is located on the southwest corner of Bloor Street West and Dufferin Street in the Toronto neighbourhood of Brockton. It contains the Kent School, a three-storey institutional building that was commissioned in 1907 by the Toronto Board of Education as the largest public school in Toronto to serve the rapidly growing west end of the city. Named for the Board's co-chair and one of its longest serving trustees, Herbert A. E. Kent, the first eight rooms of the school opened in 1908, with the remainder completed the next year. Following the growth of the school population after World War II, the south wing was added in 1960. The Kent School was declared surplus by the Toronto District School Board in 2016.

Statement of Cultural Heritage Value

The Kent School has design value as a well-crafted school building with Edwardian Classical styling. It was one of the first schools completed according to the Ogden Plan, created by the Toronto Board of Education's Buildings Department to improve health and safety in new facilities, including egress, lighting and ventilation. The Kent School features the T-shaped plan with the multiple entrances and oversized openings associated with the Ogden Plan in a design highlighted by classical detailing that remains on the main (east) and north (side) elevations.

The property at 90 Croatia Street (with the entrance address at 980 Dufferin Street) is historically associated with the development and expansion of Brockton, which was incorporated as a village and town before 1884 when it became one of the first independent municipalities to be annexed by the City of Toronto. At the west end of the rapidly expanding city, Brockton was the focus of immigration and residential development in the early 1900s, leading to the need for new educational facilities, including the Kent School.

As an institution of significance in Brockton, the Kent School was originally designed as the largest custom-built public school in Toronto to meet the demand for educational facilities that accompanied the increase in immigration and the westward growth of the city after the turn of the 20th century. In response to another population surge following World War II, the south wing was added to the Kent School as it continued to serve the Brockton community.

The Kent School is linked historically to architect C. H. Bishop through his role as Superintendent of Buildings for the Toronto 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, to address the demand for new and larger schools in the early 20th century, developed standardized plans for the Board of Education with features that were considered innovative at the time.

Contextually, the property at 90 Croatia Street helped define the historical context of Brockton where it remains historically, physically and visually linked to its setting on the southwest corner of Bloor Street West and Dufferin Street, a major intersection in Toronto. With its scale, design and orientation facing Dufferin Street, The Kent School is highly visible and a local landmark in Brockton.

Heritage Attributes

The heritage attributes of the Kent School at 90 Croatia Street (with the entrance address of 980 Dufferin Street) are:

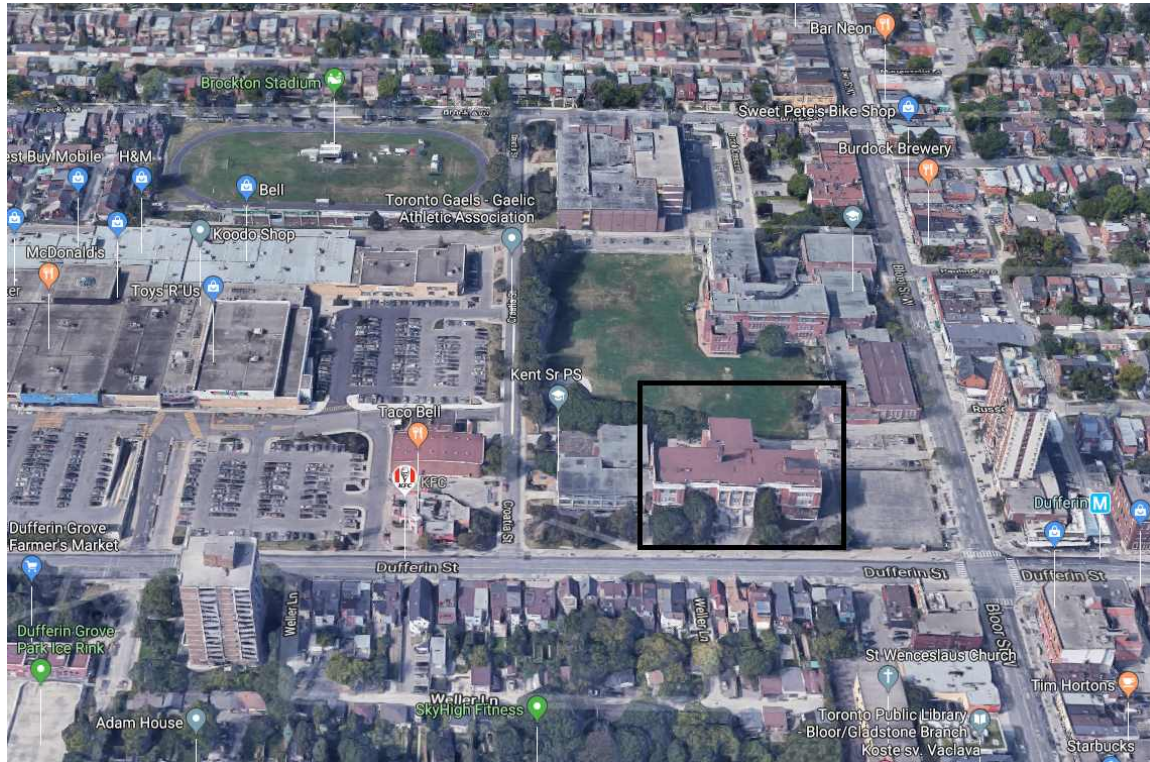
- The setback, placement and orientation of the building on the west side of Dufferin Street, south of Bloor Street
- The scale, form and massing of the three-storey T-shaped building with the textured stone base with the stone coping and the flat-headed window openings
- The materials, with the red brick cladding and the brick, stone, metal and wood detailing
- The flat roof, with the stepped brick parapets with the stone coping and the metal cornice incorporating the name “Kent School” (east) on the east, north and south ends of the main body of the building (the parapets have been modified)
- The principal (east) elevation facing Dufferin Street, which is organized into five sections with frontispieces in the centre and on the north and south ends, and the stone cornice that extends across the entire elevation between the first- and second-storey window openings
- The central frontispiece, which extends three bays and has twin entrances in the first (ground) floor that are separated by a single flat-headed window opening containing three sash windows (the windows have been replaced)
- The twin entrances (east), which are accessed by stone staircases, with the stone doorcases with the triangular pediments supported on brackets that contain pairs of panelled wood doors with glass inserts and flat-headed multi-paned transoms (the doors are not original)
- On the central frontispiece, above the entrances, the two-storey colonnade with the four stone semi-engaged Ionic columns that organize the flat-headed window openings in the second and third stories with the stone sills and aprons, which contain three sash windows in the centre bay and two sash windows in the outer bays (the windows have been replaced)
- On the bays flanking the central frontispiece, in all three stories, the large flat-headed window openings, which contain four sash windows, with the stone sills and, beneath the second- and third-storey openings, stone aprons

- The north (side) elevation where, above the first storey with the banded brickwork and the entrance, the upper two stories are organized into three bays by brick pilasters with stone detailing and the outer two bays have brick panel
- On the north elevation, the entrance that is centered in the first (ground) floor, with the stone stairs, the pair of panelled wood doors with glass inserts, the multi-paned flat transoms, and the open porch with the brick piers, the wood columns and semi-engaged columns, and the triangular pediment with the modillion blocks and mouldings (the doors are not original)
- Above the north entrance, the single flat-headed window opening in the second and third stories, with the brick flat arch, stone sills and two sash windows (the windows have been replaced)
- The south (side) elevation, which is partially concealed by the 1960 wing, with the cladding, detailing and fenestration

The rear (west) elevation and the rear (south) wing of the original school, and the 1960 south addition, are not identified as heritage attributes.

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT ATTACHMENT 5
90 Croatia Street (980 Dufferin Street)

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



KENT SCHOOL
90 CROATIA STREET, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

October 2019

1. DESCRIPTION



Above: Kent School, east elevation; cover: aerial photograph (north is on the right) (www.google.ca/maps, May 2019)

90 Croatia Street: Kent School	
ADDRESS	90 Croatia Street (southwest corner of Bloor Street West and Dufferin Street) ¹
WARD	Ward 9 (Davenport)
LEGAL DESCRIPTION	Plan 1968, Part Lots 10 and 17-19; Plan 1252, Part Block A
NEIGHBOURHOOD/COMMUNITY	Brockton
HISTORICAL NAME	Kent School
CONSTRUCTION DATE	1908 (completed)
ORIGINAL OWNER	Toronto Board of Education
ORIGINAL USE	Educational (school)
CURRENT USE*	Educational (school)* This does not refer to permitted use(s) as defined by the Zoning By-law
ARCHITECT/BUILDER/DESIGNER	C. H. Bishop, architect
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding with brick, stone, wood and metal trim
ARCHITECTURAL STYLE	See Section 2.iii
ADDITIONS/ALTERATIONS	See Section 2.iii
CRITERIA	Design/Physical, Historical/Associative and Contextual
HERITAGE STATUS	Cultural Heritage Evaluation
RECORDER	Heritage Preservation Services: Kathryn Anderson
REPORT DATE	October 2019

¹ This property is known historically as 980 Dufferin Street, but has been absorbed into a larger land parcel with the confirmed municipal address of 90 Croatia Street

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 90 Croatia Street, and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

HISTORICAL TIMELINE

Key Date	Historical Event
1793	Following the founding of York (Toronto), the area between present-day Queen and Bloor streets is divided into 100-acre "park lots"
1798	Park Lot 29 on the west side of Dufferin Street is patented to Benjamin Hallowell, father-in-law of John Elmsley, Chief Justice of Upper Canada
1828	The Elmsley family sells Park Lot 29 to George Taylor Denison
1847	The Toronto Public School Board is created to oversee elementary education in the city and begins building schools in each city ward
1850	A community develops in Park Lot 30 (directly west of Denison's Park Lot 29) where the post office is named "Brockton" (for patentee James Brock)
1853	Charles Leslie Denison inherits Park Lot 29 and begins subdividing the allotment three years later
1876	Brockton is incorporated as a village, followed by a town (1881) before being annexed by the City of Toronto (1884)
1887	Brock School opens near College and Dufferin streets to serve the annexed community
1904	The Toronto Public School Board and those overseeing collegiate institutes and technical schools are amalgamated as the Toronto Board of Education, with barrister Herbert A. E. Kent appointed co-chair of the new entity
1907 Sept	Denison sells a large parcel of land on Dufferin Street, south of Bloor Street West to the Board, which is described as vacant in the tax assessment rolls
1907 Oct	The Toronto Star reports "tenders for the erection of what is to be the largest public school in Toronto, Kent School"
1907 Dec	Building permit 9773 is issued for Kent School
1908 Apr	According to the Toronto Star, "Kent School, or rather 8 rooms of it, will be ready for occupation after the summer holidays..."
1908 June	John Spencer is announced as the principal of Kent School, with teachers transferred from other Board of Education facilities
1908 Aug	"Kent School ready for occupancy," according to the Globe newspaper
1908 Sept	An "unfinished building" owned by the Toronto Board of Education is identified on the tax assessment rolls on part of Park Lot 29

1908 Sept	The Toronto Star reports that “it was thought that Kent School would relieve the overcrowding in the northwest corner of the city, but it hasn’t,” despite accommodating 130 kindergarten students alone
1909 Apr	The Board of Education requests \$80,000 “to complete Kent School” and “make a 31-room school of the building” as originally planned, according to The Globe
1909 June	Herbert A. E. Kent dies and is acknowledged as one of the longest serving public school board trustees who co-chaired the Board in the late-19th and early-20th centuries
1909 Oct	The Globe reports that “in connection with the enlargement of the Kent School playgrounds, the Board decided to make an important offer to Mr. C. L. Denison of \$20 a foot for the desired lands”
1910 Oct	Despite a petition from over 400 parents concerned with safety, the Board declines to enclose the light well “in the centre of the new Kent School”
1960	Kent School is expanded with the south addition
1998	The Toronto District School Board is formed to operate all public schools in the amalgamated City of Toronto
2016	Kent School is declared surplus, and is rented to other educational facilities, including the Toronto School of Art

HISTORICAL BACKGROUND

Brockton

The property at 90 Croatia Street is located in the Brockton, the Toronto neighbourhood that originated as an independent community in the west end of the city bounded by Bloor Street West (north), Dufferin Street (east) and the railway tracks crossing and running northwest of Queen Street West. After York (Toronto) was founded in 1793, a townsite was established on the north shore of Lake Ontario and flanked on the east and west, respectively, by tracts reserved for the government and military. The land between present-day Queen and Bloor streets was divided into 100-acre “Park Lots” that were granted to associates of the provincial government for country estates. With Yonge Street surveyed in 1796 as the main route to the northern hinterland, roads were surveyed east to Kingston and west to Dundas (now London, Ontario), and named for their destinations.

Toll gates were established at strategic locations to finance road improvements, including one on Dundas Street near present-day Brock Avenue. The latter street, first called Brockton, recognized James Brock, the patentee of Park Lot 30 and the lesser-known cousin of General Isaac Brock, a military hero in the War of 1812. The community that emerged was incorporated as the Village of Brockton in 1876, five years before becoming a town. In 1884, Brockton was among the first incorporated municipalities annexed by the City of Toronto.

Park Lot 29

In 1798, Park Lot 29 on the east side of Dufferin Street was awarded to Benjamin Hallowell, father-in-law of John Elmsley, the Chief Justice of Upper Canada. In 1828, Elmsley's widow sold the allotment to George Taylor Denison, whose father, John Denison had accompanied Peter Russell, administrator for the provincial government, to York where he became the patriarch of an influential early Toronto family. As the park lots between Spadina Avenue and Dufferin Street became the settings of the country estates of John Denison (Brookfield), his sons George Taylor Denison (Bellevue) and Richard Lippincott Denison (Dover Court), grandson George Taylor Denison II (Rusholme) and great-grandson George Taylor Denison III (Heydon Villa), "the history of the family and the city were inextricably linked."²

Park Lot 29 was inherited by Charles Leslie Denison (1841-1918), the son of George Taylor Denison and his third wife, Elizabeth Caldwell, in the early 1850s. Later that decade, Denison began subdividing the 100-acre parcel, as shown on Tremaine's map of 1862 (Image 2b). When the first Goad's atlas illustrating the area was published in 1884, the east section of the allotment adjoining Dufferin Street remained vacant (Image 3a). Coinciding with the revisions to Goad's atlas in 1890, Denison opened Dufferin Park, a private "driving park and race course" in this location (Image 3b). In the early 1900s, Denison leased the facility to Abe Orpen, who operated it as Dufferin Park Racetrack. It remained a well-known recreational destination in Toronto until the mid-1950s when it was acquired by entrepreneur E. P. Taylor and replaced with the Dufferin Plaza Shopping Centre (originally an open-air market and now enclosed as Dufferin Mall).

At the same time as the racetrack was in operation, part of the adjacent land on Dufferin Street was developed with residential buildings that were co-owned by Denison and William Watson. Denison's coveted land on the southwest corner of Bloor and Dufferin streets remained vacant until the early 1900s when it was acquired by the Toronto Board of Education (forerunner to today's Toronto District School Board).

Kent School

The origins of the Kent School are linked to the history of public education in Toronto. In the early 1800s, provincial legislation established public funding for schools under the governance of elected school boards. Deficiencies in both resulted in the School Act of 1844, leading to the creation of the Toronto Public School Board three years later. In 1850, the Board launched a building campaign that provided a public school in each of the city's existing six wards. During the remainder of the 19th century with the dramatic increase in the birth rate and immigration and the annexation of smaller municipalities and unincorporated areas, the Board struggled with overcrowding in existing schools while undertaking building campaigns to add facilities.

In 1904, the boards for the public schools, collegiate institutes and technical schools were amalgamated as the Toronto Board of Education. The new entity was created in the midst of a decade when Toronto's population rose from 219, 00 to 325,000, while

² Lundell, 31

school attendance grew from 28,500 to over 41,000. The accompanying demand for new facilities coincided with concerns over health and safety after widely publicized fires in Montreal and Cleveland that resulted in the deaths of students. In response, the Board of Education's building program for new schools created standardized designs that addressed egress and improved lighting and ventilation, including the Kent School in Brockton.

While the Kent School was in the planning stages, it was named for Herbert A. E. Kent (1847-1909), in recognition of his long service to public education in Toronto where he was a trustee for over 25 years. He was first elected to the Toronto Public School Board, which he co-chaired in the late 1880s. In 1904 when the Board of Education was created, Kent was one of the first co-chairs. A barrister, Kent was appointed Registrar for the western division of the Land Registry Office in Toronto two years before his untimely death in 1909.

Local newspapers traced the development, construction, opening and expansion of the Kent School between 1907 and 1909. In October of 1907, the Toronto Star reported the Board's call for "tenders for the erection of what is to be the biggest public school in Toronto, Kent School," with 31 rooms. However, despite the acknowledgment that its location "is the centre of a rapidly growing residential district," only eight rooms were completed in the first phase.³ C. H. Bishop, superintendent of the Board's Building Department addressed community concerns about the height of the complex, explaining that "the population is growing so fast that we will be compelled to use the third storey for higher form pupils" and "people are living in three-storey houses and doing business in three-storey stores, whereas a few years ago were nearly all in cottages."⁴

The Kent School opened in September 1908 amidst reports that the new facility was already overcrowded with 130 kindergarten students alone. The next summer, City Council approved additional monies to expand Kent School according to the original plans, followed by "an important offer for Mr. C. L Denison of \$20 a foot for desired lands" to enlarge the school yard.⁵ With a new influx of students in the decades after World War II, the Kent School was enlarged with a south addition in 1960. The Toronto District School Board (representing the amalgamated City of Toronto beginning in 1998) declared the property surplus in 2016. Three years later, it was occupied by a private German-language school and the Toronto School of Art.

C. H. Bishop, Architect

The Kent School was designed and constructed when architect Charles Hartnoll Bishop (1851-1924) was the Superintendent of Buildings for the Toronto Board of Education. Born and educated in England, Bishop practiced architecture in Yorkville and assumed his new position after serving as a member of Toronto's public school board in the late 1880s. At the beginning of his tenure with the Board of Education, Bishop introduced features that were novel for the time, including individual desks for pupils, window blinds rather than opaque glass to increase natural light, and larger school grounds with landscaping. Bishop served as Superintendent for three decades, with his

³ *Star*, October 14, 1907

⁴ *ibid*

⁵ *Globe*, October 30, 1909

department completing 75 elementary and secondary schools, as well as the Board's headquarters on College Street.⁶

After 1900 with the assistance of his staff, Bishop unveiled an innovative design approach to address the demand for new and larger elementary and secondary schools throughout the city.⁷ This period of "experiment and transition" resulted in the "Ogden Plan" (named for its first application on the Ogden Public School, completed 1909), where "its plan in the shape of a wide, short "T" became the parent of all schools built from that time to the beginning of World War I."⁸ The results are also seen on the Kent School.

ARCHITECTURAL DESCRIPTION

Current photographs of the property at 90 Croatia Street are found on the cover and in Section 6 of this report. The Kent School is distinguished by its Edwardian Classical styling, the most popular style for most building types in Toronto in the early 20th century and a decorative feature of the Ogden Plan adopted for most of the city's new public schools at that time. The style is identified by the sombre red brick, the symmetrical organization of the plan and placement of the openings, and the classical detailing, which is particularly highlighted on the principal elevation facing Dufferin Street.

The Kent School features a modified T-shaped plan with an extended main body along Dufferin Street. The structure rises three stories and has a rough stone base with a stone band course and flat-headed window openings. The building is clad with red brick and trimmed with brick, stone, metal and wood. The flat roofline has shaped brick parapets with stone coping and a metal cornice, which incorporates the letters "Kent School" above the centre of the east elevation. The parapet was modified, including the removal of the triangular pediments that are shown in the archival photograph in Image 4a.

The principal (east) elevation on Dufferin Street is organized into five sections with projecting frontispieces in the centre and on the ends. This elevation is divided horizontally by a stone cornice that extends above the first (ground) storey. The central frontispiece contains twin entrances in the first (ground) storey. Accessed by stone staircases, each entry has a pair of wood doors with glass inserts and a flat multi-paned transom beneath a triangular stone portico with brackets (the doors are not original). A single flat-headed window opening separates the entrances. Above, a colonnade with four semi-engaged wood columns rises two stories and organizes flat-headed window openings, which are wider in the centre bay and have stone lintels and sills. Flanking the central frontispiece, the adjoining elevations and frontispieces at the north and south

⁶ With the Administration Building (1912) relocated to 263 McCaul Street, the property was listed on the City of Toronto Inventory of Heritage Properties (now known as the Heritage Register) in 2002

⁷ Cochrane (113) indicates that when the Bishop moved to (Old) City Hall in 1900, his department had "a staff of two and their own telephone." During this period, architects A. D. Waste and H. R. Barber (the latter joining the Department as a draftsman) were identified as architects assisting Bishop

⁸ Plans for Education, 2. The Ogden Plan enabled the addition of wings to the three ends of the "T," as seen with the south extension of Kent School in 1960

ends contain in each storey a large flat-headed window opening with stone lintels and sills, with stone aprons beneath the second- and third-storey window openings.

The north (side) elevation has a centrally placed entrance in the first (ground) floor where a pair of panelled wood doors with glass inserts and multi-paned flat transoms are accessed by stone stairs (the doors are not original). This entry is protected by an open porch with brick piers, wood freestanding and semi-engaged half-columns and a triangular pediment with modillion blocks and mouldings. Adjoining the entry, the first (ground) storey has banded brickwork. Above the first storey, the north elevation is divided into three bays by brick pilasters with stone detailing. The centre bay is narrower and has a flat-headed two-part window opening with a brick flat arch and stone sill in the second and third stories. The bays on either side display brick panels.

The south side elevation has the same materials, pattern of fenestration and design elements as the north elevation, but is partially concealed by the 1960 south wing.

On the rear (west) elevation and the west wing, the materials, detailing and pattern of the fenestration continue, apart from the north and south walls of the wing where single bays have segmental-arched door and window openings.

On the main body of the school and the west wing, the window openings contain sash windows, but most have been replaced.

The three-storey south addition, which has Modern styling, red brick cladding and flat-headed window openings, is not identified as a heritage attribute.

CONTEXT

The location map attached as Image 1 shows the property at 90 Croatia Street near the southwest corner of Bloor Street West and Dufferin Street. It is adjoined to the northwest by Bloor Collegiate Institute, while the Dufferin Mall occupies a large tract of land to the south.⁹ Near the southeast corner of Bloor and Dufferin, the Bloor Gladstone Library (1913) at 1101 Bloor Street West is a listed heritage property.

Southwest of the subject property in the Brockton community, several properties on Dundas Street West are recognized on the City of Toronto's Heritage Register, including Brockton Town Hall (1884) at 1617 Dundas and St. Helen's Church (1909), Rectory (1911) and Parish Hall (1921) at 1674-1680 Dundas.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the

⁹ Bloor Collegiate Institute was established in 1924, when the Toronto Board of Education acquired property on the southwest corner of Bloor and Dufferin streets where the T. Eaton Company had constructed two factories (1916 ff). The Board retained and adaptively reused one of the factories (which is extant on Bloor Street West, while opening a custom-built school (also extant) in 1925

City of Toronto's Heritage Register. The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	N/A

Representative and Well-Crafted Example of a Style and Type – The Kent School has design value as a well-crafted school building with Edwardian Classical styling. It was one of the first schools completed according to the Ogden Plan, created by the Toronto Board of Education’s Buildings Department to improve health and safety in new facilities, including egress, lighting and ventilation. The Kent School features the T-shaped plan with the multiple entrances and oversized openings associated with the Ogden Plan in a design highlighted by classical detailing that remains on the main (east) and north (side) elevations.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

Community – The Kent School is historically associated with the development and expansion of Brockton, which was incorporated as a village and town before 1884 when it became one of the first independent municipalities to be annexed by the City of Toronto. At the west end of the rapidly expanding city, Brockton was the focus of immigration and residential development in the early 1900s, leading to the need for new educational facilities, including the Kent School.

Institution – As an institution of significance in Brockton, the Kent School was originally designed as the largest custom-built public school in Toronto to meet the demand for educational facilities that accompanied the increase in immigration and the westward growth of the city after the turn of the 20th century. In response to another population surge following World War II, the south wing was added to the Kent School as it continued to serve the Brockton community.

Architect – The Kent School is linked historically to architect C. H. Bishop through his role as Superintendent of Buildings for the Toronto 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, to address the demand for new and larger schools in the early 20th century, developed standardized plans for the Board of Education with features that were considered innovative at the time.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	X

Character, Setting and Landmark - Contextually, the property at 90 Croatia Street helped define the historical context of Brockton where it remains historically, physically and visually linked to its setting on the southwest corner of Bloor Street West and Dufferin Street, a major intersection in Toronto. With its scale, design and orientation facing Dufferin Street, the Kent School is highly visible and a local landmark in Brockton.

SUMMARY

Following research and evaluation according to Ontario Regulation 9/06, it has been determined that the property at 90 Croatia Street has design, associative and contextual values. Located on the southwest corner of Bloor Street West and Dufferin Street, the Kent School (1908-09) is an early 20th century school building commissioned by the Toronto Board of Education and designed in the popular Edwardian Classical style under the direction of architect C. H. Bishop, Superintendent of Buildings, to address educational needs in Brockton as the annexed community rapidly developed in the early 1900s. Contextually, with its scale, appearance and visibility adjoining a major Toronto intersection, the Kent School is a local landmark in Brockton.

SOURCES

Archival Sources

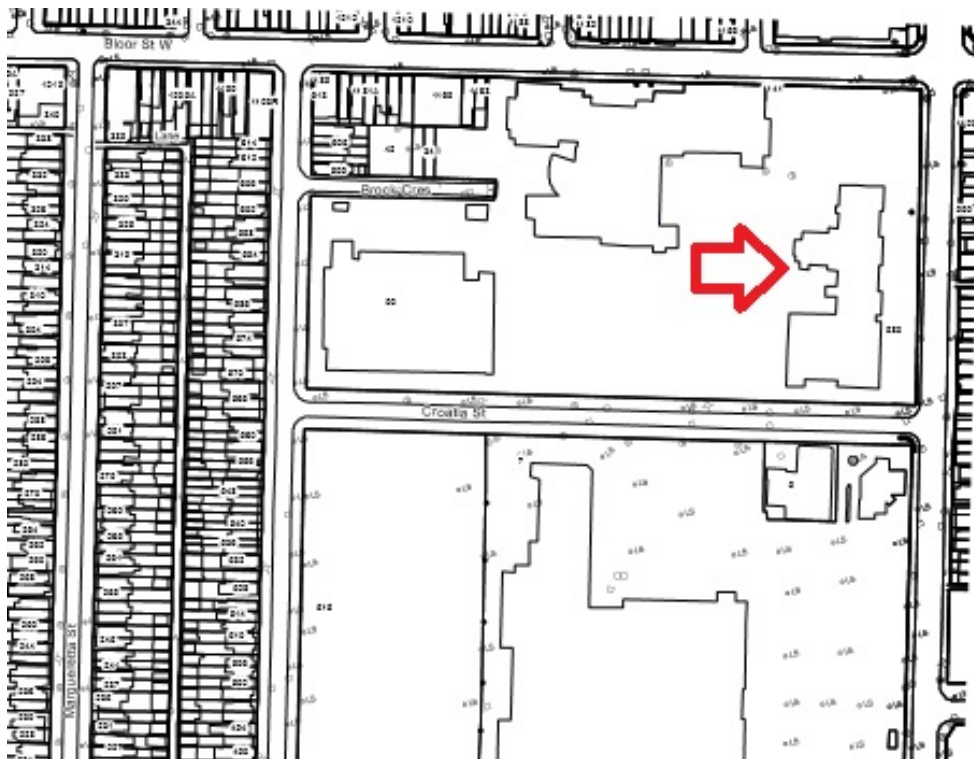
- Abstract Indices of Deeds, Park Lot 29, Plan 1068, Lots 10 and 17-19, and Plan 1085, Block A
- Archival Maps and Atlases, <http://oldtorontomaps.blogspot.com/p/index-of-maps.html>
- Archival Photographs, City of Toronto Archives and Toronto Public Library (individual citations in Section 6)
- Assessment Rolls, City of Toronto, Ward 6, Division 2, 1907 ff.
- Building Permit 9773, December 31, 1907
- Building Records, Toronto and East York Division, City of Toronto
- City of Toronto Directories, 1905 ff.
- Underwriters Survey Bureau Atlases, 1921 revised to 1943, and 1954

Secondary Sources

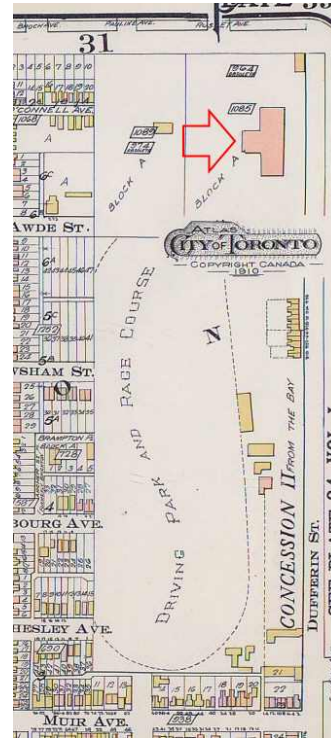
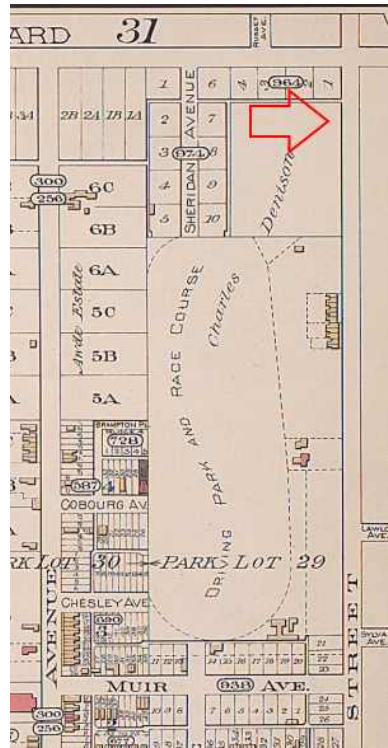
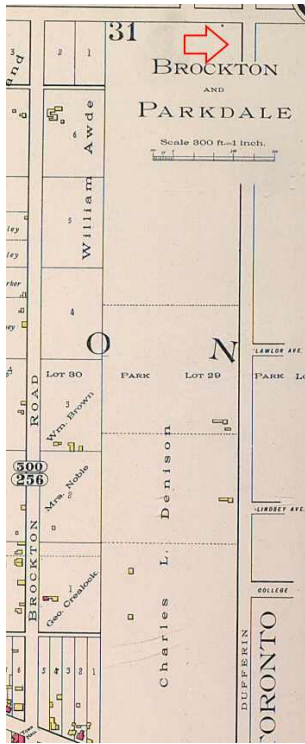
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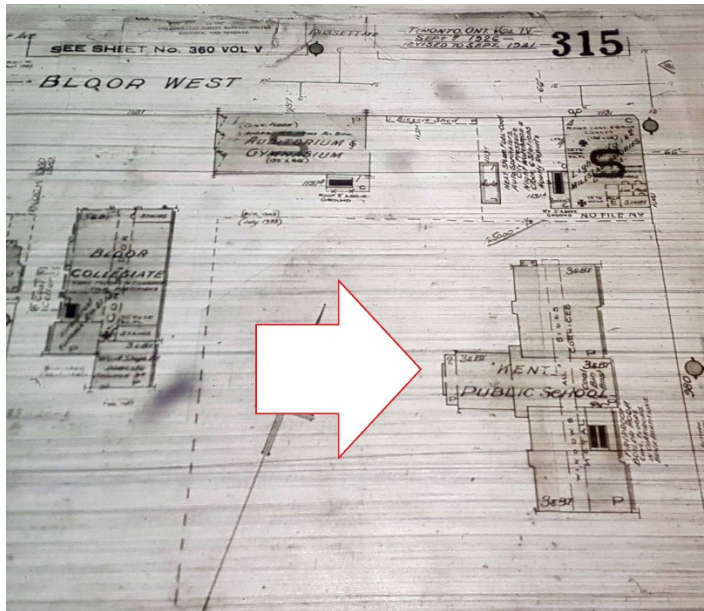
IMAGES – historical maps and atlases are followed by other archival and current images. The arrows mark the location of the property at 90 Croatia Street. All maps are oriented with north on the top unless indicated in the captions.



1. Location Map: showing the location of the Kent School at 90 Croatia Street (with the entrance address at 980 Dufferin Street) adjoining the southwest corner of Bloor and Dufferin streets (City of Toronto Property Data Map).

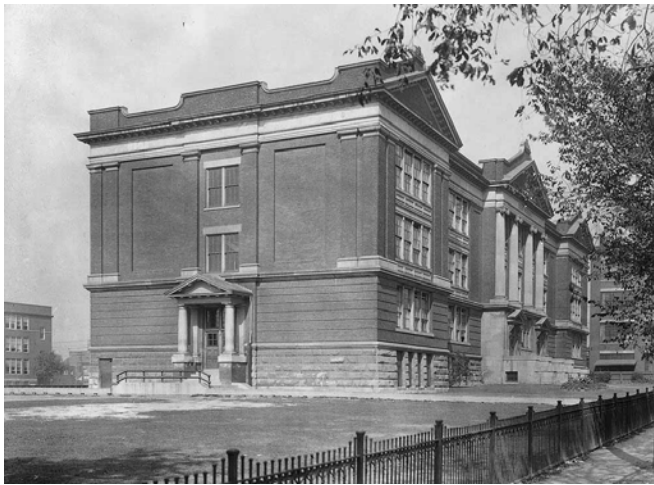


3a.-3c.: Goad's Atlases, 1884 (left), 1890 (centre) and 1910 (right): showing the vacant land belonging to Denison that was subdivided for the Dufferin Racetrack and other uses before the Kent School was completed



3d. Underwriters' Survey Bureau Atlas, revised to 1941

3. Historical Atlases, <http://oldtorontomaps.blogspot.com/p/index-of-maps.html> and City of Toronto Archives (Underwriters' Atlas).



4a. The Kent School, early 1920s: the detailing on the south side elevation (left) is repeated on the north elevation (not shown)



4b. The Kent School, ca. 1930: aerial view (north is on the left) with Dufferin Racetrack on the right



4c. The Kent School, 1955: looking north from Dufferin Racetrack

4. Archival Photographs: 1920s (City of Toronto Archives, Fonds 1257, Item 225); ca. 1930 (City of Toronto Archives, Fonds 1224, Item 2421); and 1955 (Toronto Public Library, Item 5826).



5a. Contextual view of the Kent School looking south from the intersection of Bloor and Dufferin streets, with the principal (east) elevation on the left



5b. principal east elevation with central frontispiece (left); 5c. north elevation (right)



5d. north (left) and part of the rear (west) elevations; 5e. east elevation of the 1960 wing facing Dufferin Street

Current Photographs: Kent School (Heritage Planning, October 2019).