



REPORT FOR ACTION

Alterations to Heritage Properties at 300 Bloor Street West and 478 Huron Street, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act and Authority to Enter into Heritage Easement Agreements at 300 Bloor Street West and 478 Huron Street

Date: May 31, 2019

To: Toronto and East York Community Council
Toronto Preservation Board

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

Wards: Ward 11 – University – Rosedale

SUMMARY

This report recommends that City Council approve the proposed alterations for the heritage properties at 300 Bloor Street and 478 Huron Street, in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of a 29-storey tower at the project site and also recommends that City Council state its intention to designate 300 Bloor Street and 478 Huron Street under Part IV, Section 29 of the Ontario Heritage Act and give authority to enter into Heritage Easement Agreement(s) for the properties.

The original application, submitted December 27, 2017, proposed a 38 storey mixed-use building with 249 residential units to the north of the current siting of the tower component, but included alterations to the two heritage properties on the site.

Based on a series of community consultations, six working group meetings and concerns raised by City staff, a revised application was submitted on March 11, 2019 to construct a new 29 storey tower at the site that maintains the church use at the site while introducing commercial, office and residential uses within the new podium and tower elements. Substantive portions of the heritage properties will be retained and incorporated into the new development. Pidgeon House, at 478 Huron Street, to the north of the Bloor United Church at 300 Bloor Street West, would be retained and rehabilitated for continued office use.

The conservation strategy will not significantly impact the three dimensional form of the buildings as viewed from the public realm. Should the alterations to the subject property be approved, staff recommend that the property owner be required to enter into Heritage Easement Agreement(s) for the properties at 300 Bloor Street and 478 Huron Street in order to ensure the long-term protection of the heritage properties.

RECOMMENDATIONS

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

1. City Council state its intention to designate the properties at 300 Bloor Street West and 478 Huron Street under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance (Reasons for Designation) – 300 Bloor Street West (Attachment 3) and the Statement of Significance (Reasons for Designation) - 478 Huron Street (Attachment 4) attached to the report (May 31, 2019) from the Senior Manager, Heritage Preservation Services, City Planning.
2. 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 bill in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.
3. 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(s) to the Conservation Review Board.
4. If the designations are 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(s) of the properties.
5. City Council authorize the entering into Heritage Easement Agreement(s) under Section 37 of the Ontario Heritage Act with the owner of 300 Bloor Street West and 478 Huron Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning Division.
6. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into Heritage Easement Agreement(s) for the properties at 300 Bloor Street West and 478 Huron Street.
7. City Council approve the alterations to the heritage properties at 300 Bloor Street west and 478 Huron Street in accordance with Section 33 of the Ontario Heritage Act, to allow for alterations to the heritage properties on the lands known municipally as 300 Bloor Street West and 478 Huron Street, with such alterations substantially in accordance with plans and drawings prepared by KPMB Architects, dated March 6, 2019, and on file with the Senior Manager, Heritage Preservation Services and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated March 6, 2019, and on file with the Senior Manager, Heritage Preservation Services, save and except the proposed glazed and metal grille design of the primary entrance to the church at the Bloor Street West façade, 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 Zoning By-law Amendment giving rise to the proposed alterations has been enacted by City Council and has 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, in consultation with the Senior Manager, Heritage Preservation Services.

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

1. Enter into a Heritage Easement Agreement with the City for the properties at 300 Bloor Street West and 478 Huron Street substantially in accordance with plans and drawings prepared by KPMB Architects, dated March 6, 2019 and with the Heritage Impact Assessment prepared by ERA Architects Inc., dated March 6, 2019, subject to and in accordance with the approved Conservation Plan required in Recommendation 7.b.2, all to the satisfaction of the Senior Manager, Heritage Preservation Services including execution of such agreement to the satisfaction of the City Solicitor;

2. 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 300 Bloor Street West and 478 Huron Street, prepared by ERA Architects Inc., dated March 6, 2019, save and except the proposed glazed and metal grille design of the primary entrance to the church at the Bloor Street West façade, to the satisfaction of the Senior Manager, Heritage Preservation Services; with said Conservation Plan to include a revised design for the primary entrance at the Bloor Street West façade that is compatible and complementary with the character and attributes of the existing south façade at 300 Bloor Street West, all to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. Enter into and register on the properties at 300 Bloor Street West and 478 Huron Street one or more agreements with the City pursuant to Section 37 of the Planning Act, all to the satisfaction of the City Solicitor and the Senior Manager, Heritage Preservation Services, with such facilities, services and matters to be set forth in the related site specific Zoning By-law Amendment giving rise to the proposed alterations, including amongst other matters, securing the final project specifications, preparation and thereafter the implementation of a Heritage Lighting Plan, a Signage Plan, an Interpretation Plan and requiring a letter of credit to secure all work included in the approved Conservation Plan and approved Interpretation Plan, including provision for upwards indexing, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

c. That prior to final Site Plan approval, for the development contemplated for 300 Bloor Street West and 478 Huron Street, the owner shall:

1. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 7.b.2 above to the satisfaction of the Senior Manager, Heritage Preservation Services;

2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;
3. Provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services;
4. Provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services;
5. Provide a detailed Landscape Plan for the subject property satisfactory to the Senior Manager, Heritage Preservation Services.

d. That prior to the issuance of any permit for all or any part of the properties at 300 Bloor Street West and 478 Huron Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;
2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 7.b.2 above, 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;
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, and approved Interpretation Plan;
4. Provide full documentation of the existing heritage property at 300 Bloor Street West and 478 Huron street, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Preservation Services.

e. That prior to the release of the Letter of Credit required in Recommendation 7.d.3 above, City Planning Division, the owner shall:

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

On May 15, 2019, Official Plan Amendment was approved by the Local Planning Tribunal. The new view policy will prevent any further intrusion into the silhouette view against the sky above the spires and east and west wing ridgeline of Knox College at 1 Spadina Avenue.

On July 4, 2018, Toronto and East York Community Council directed staff to schedule a community consultation meeting for lands at 300 Bloor Street and 478 Huron Street together with the Ward Councillor with regards to a proposed zoning amendment for the two heritage properties.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.95>

On January 31, 2018, City Council adopted the recommendation to direct Heritage Conservation District Studies be initiated for a number of study areas including the West Annex Phase 2. The property at 478 Huron Street is included within the boundary of the study area.

<https://www.toronto.ca/legdocs/mmis/2018/pg/bgrd/backgroundfile-109880.pdf>

On June 16, 2015, the Toronto and East York Community Council adopted a motion to have the property at 300 Bloor Street evaluated for designation under Part IV, Section 29 of the Ontario Heritage Act.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE7.112>

On October 26, 2005, City Council included the property at 300 Bloor Street West on the City's Heritage Register. The Reasons for Listing include architectural, historical and contextual heritage cultural values.

<https://www.toronto.ca/legdocs/2005/agendas/council/cc051026/te8rpt/agendain.pdf>

478 Huron Street (Pidgeon House) was listed on the City's Heritage Register on February 6, 1974. No reasons for the listing were provided.

ISSUE BACKGROUND

Development Proposal

The site is located in downtown Toronto, at the southern boundary of the Annex neighbourhood. The site is on the northwest corner of Bloor Street West and Huron Street. The Bloor Street United Church occupies the southerly portion of the property, with a surface parking lot to the north. Pidgeon House at 478 Huron Street is situated north of the surface parking lot. Pidgeon House was constructed in 1890 and is listed on the City's Heritage Register. Subway Lines 1 and 2 of the Toronto Transit Commission run east-west below the surface parking lot on the site in an underground tunnel.

The original application, submitted December 27, 2017, proposed a 38 storey mixed use building with 259 residential units. That application proposed a tower to the north of the current siting of the tower component, but included alterations to the two heritage properties on the site.

Based on a series of community consultations, six working group meetings and concerns raised by City staff, a revised application has been submitted on March 11, 2019 to construct a new 29 storey tower at the site that maintains the church use at the site while introducing commercial, office and residential uses within the new podium and tower elements.

The Zoning By-law Amendment application currently proposes a 29-storey, mixed use building with 249 residential units. The applicant proposes to conserve in situ the south façade of the existing church up to the depth of the east and west spires/towers. The east façade will be entirely conserved in situ along the Huron Street frontage. The north and substantive portions of the west façade are to be removed to allow for the excavation for a below-grade parking garage. Portions of the north and west façade are to be rebuilt in their current location. A glass enclosed walkway is proposed to extend alongside and encapsulate the western façade of the church and it is proposed to be the main entry and circulation corridor separating the church and the western podium (with frontage on Bloor Street West). The church will be rebuilt to be fully accessible and support a variety of worship formats.

Pidgeon House at 478 Huron Street is proposed to be fully retained to the western extent of the side roof gable. The rear two-storey addition is proposed to be removed to facilitate an accessible connection to the new development.

At the Bloor Street frontage, west and adjacent to the heritage property at 300 Bloor Street, the proposal consists of a new four storey western wing base building. This building contains a retail space and outdoor terrace at ground level and the Bloor Street United Church community and administrative spaces at the ground and second floors. Levels three and four will be occupied by Bloor Street United Church tenant office space.

At the Huron Street frontage, north and adjacent to the heritage property at 300 Bloor Street West, the northern portion of the new base building will span the subway tunnels right-of-way and will incorporate Pidgeon House. The base will be setback approximately 4.5 metres from Huron Street at the ground level to create an amenity garden off the residential lobby. The face of the new base building (above the first floor level) will align with the east façade of the Bloor Street United Church and will be setback 3 metres from the east property line. An additional 4 metre step back is proposed at level four to provide terraces for double height townhouse units. The top of this base would perceptually read as compatible in scale with the adjacent church property.

The existing sidewalk is 2.6 metres wide on Bloor Street West and 2.7 metres wide on Huron Street and it will not be widened as the church façade locations on both streets will remain the same. A pedestrian mid-block connection is proposed along the south edge of Pidgeon House.

Residential Tower

The residential tower starts on level 8 through level 29. The tower is rectangular and is articulated horizontally and vertically. As a result of this articulation the tower floorplates vary from 845 to 800 square metres. The tower is positioned south of the subway right-of-way extending south over the church to align with the existing sanctuary space. The tower proposes step backs of approximately 25 metres from the north property line at Pidgeon House, approximately 24 metres from the Bloor Street West property line and 9.5 metres from the property line to the west.

Heritage Context

300 Bloor Street

The property at 300 Bloor Street West is located at the northwest corner of Bloor Street West and Huron Streets. The property contains the Bloor Street United Church which comprises the Sunday school (1886-1888, extended in 1909) and the Bloor Street United Church (1889-1890 with alterations in 1927 and 1954).

300 Bloor Street West was listed on the City of Toronto's Heritage Register on October 26, 2005. The Reasons for Listing include architectural, historical and contextual grounds.

478 Huron Street

The George Campbell Pidgeon House, located at 478 Huron Street, north of the property at 300 Bloor Street West and the TTC subway tunnels forms part of the site. The house-form building was listed on the Heritage Register by City Council on February 6, 1974.

Adjacent Heritage Resources

There are several properties adjacent to the site that contain heritage resources.

The University of Toronto Schools ("UTS"), at 371 Bloor Street West, was listed on the Heritage Register on March 25, 1997. The centre block of UTS, designed by Darling & Pearson, was completed in 1910 and expanded with additions in 1924 and 1931, respectively.

The properties at 480/482 Huron Street, adjacent to the north of Pidgeon House (478 Huron Street), are listed on the Heritage Register. The properties contain a pair of semi-detached dwellings, designed by the architect John Gemmell, who also designed 478 Huron Street at the same time in 1888.

The West Annex Phase 1 (Madison Avenue) Heritage Conservation District is located northwest of the site. The HCD has been designated under Part V of the Ontario Heritage Act as a major street within the West Annex neighbourhood, containing an important series of residential buildings designed by prominent Toronto architects. The site is adjacent to 11 Madison Avenue, which is identified as a contributing property under the HCD Plan.

Provincial 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, the Greater Golden Horseshoe (2019) 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 City of Toronto's Official Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

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.

Heritage Places of Worship

3.1.5.47 Religious heritage properties constitute a substantial portion of the City's cultural and architectural heritage. Those religious heritage properties that remain in active use for worship purposes will be subject to the policies of this Section of the Plan which, in the event of any conflict, will take precedence over the other policies of this Plan.

3.1.5.48 Religious properties may be listed on the Heritage Register and designated under Parts IV and V of the *Ontario Heritage Act*. The designating by-law shall be consistent with the policies of this Official Plan.

3.1.5.49 The liturgical elements of any religious heritage property in active use for worship shall be excluded from the heritage conservation provisions of this Plan. For the purposes of this section, "liturgical element" means a building element, ornament or decoration that is a symbol or material thing traditionally considered by a religious organization to be part of the rites of public worship.

3.1.5.50 Faith groups will advise the City as to the identified liturgical elements to be identified in the designating by-law.

3.1.5.51 So long as the place of worship remains in active use for religious purposes interior alterations related to the rites of worship including removal, alteration or installation of structures, fixtures and/or liturgical elements will not be subject to the heritage policies of this Plan.

3.1.5.52 If a heritage review is required for the interior alterations not related to the rites of worship it will be undertaken by the City and faith groups with the mutual goal of conserving the property's cultural heritage values and respecting and protecting the faith group's rites of worship.

3.1.5.53 The City will, in consultation with faith groups, establish a protocol to implement these policies.

Knox College View Corridor

Official Plan Amendment 368, which was under appeal at the time of this application, was approved by the Local Planning Appeals Tribunal in a decision issued May 15, 2019. The new view policy will prevent any further intrusion into the silhouette view against the sky above the spires and east and west wing ridgeline of Knox College, as shown in the view diagrams that were attached to the Official Plan Amendment. The views from the identified public realm of College Street to and beyond Knox College will be conserved.

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

Heritage Evaluation

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment 5) and determined that the properties at 300 Bloor Street West and 478 Huron Street are consistent with Ontario Regulation 9/06 and meet the criteria for designation under all three categories of design, associative and contextual values.

Described in 1891 as one of the handsomest churches in the Dominion, the Bloor Street United Church (formerly Bloor Street Presbyterian Church) is an exceptionally fine example of a late 19th-century Presbyterian-hall-type church in the Gothic Revival Style. Evolving through a 70-year building program, the church is historically associated with the Toronto architects George W. E. Field, William R. Gregg, Wickson & Gregg and Bruce Brown & Brisley.

The church is valued for its association with the founding of the United Church of Canada in 1925 and Dr. George Campbell Pidgeon, the parish minister who was the last moderator of the Presbyterian Church and the first moderator of the new United Church.

The church is also valued for its 130-year history of programs of social outreach, justice and inclusivity which have tended to those in need in Toronto and globally, supported refugees and the homeless, adopted the Declaration of Affirmation and affirmed the findings of the Truth and Reconciliation Commission through programs of reconciliation between Indigenous and Non-Indigenous youth. Contextually with its prominent corner tower the church is a landmark at the intersection of Bloor and Huron streets. Its architectural form and details supports, maintains and defines the late-19th and early 20th century character of the Annex neighbourhood to the north and the University of Toronto Residential enclave to the south of Bloor Street.

The George Campbell Pidgeon house is valued as an exceptionally finely-crafted example of the Richardsonian Romanesque style, which together with the houses at 480 and 482 Huron Street represent the work of John Gemmell, partner in the prolific Toronto firm of Smith & Gemmell.

The church complex and the Pidgeon house are visually, physically and historically linked to the 1880s development of the Annex neighbourhood as characterized by fine residences on the streets north of Bloor like Huron Street with institutional and commercial development on Bloor Street West.

Assessment of Heritage Impacts

Heritage staff has reviewed the Heritage Impact Assessment submitted in support of the proposal prepared by ERA Architects Inc., 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*.

Proposed Conservation Strategy

300 Bloor Street

In order to accommodate the proposed development, the 1909 Sunday school, 1927 southwest entry vestibule and Bloor Street south narthex additions, and the core of the main Church volume, will be removed. The removal of these areas is required to facilitate excavation of the site, and the new above-grade construction. It should be noted that the Sunday school and interior of the church as heritage attributes were specifically omitted from the 2005 listing report as approved by Council.

The demolition of these features will be mitigated through the in situ retention of the full west frontage and the south frontage of the Church to the depth of the Church towers; the partial reconstruction of the west wall of the Church (which will be visible from within a new promenade space); a partial return of the north wall (to maintain the three-dimensional integrity of the Church) and the reconstruction of a large portion of the Church's roof that will resemble the existing profile. Opportunities for reinstatement of the original three sets of double-doors from the 1927 vestibule (The original three sets of double doors were previously located at the Bloor Street West façade where the 1927 narthex is now located and in 1927 relocated to this southwest 1927 vestibule.) on the reconstructed west wall of the Church, or within the new narthex, will be explored as the Conservation Plan is developed.

The proposed new construction will provide accessible commercial space that will allow the church to generate revenue to help ensure that the Church is able to continue offering its community services. Church-related uses will be accommodated at grade in the new construction west of the Church. Other meeting and office functions now contained in the Sunday School addition will be relocated to the rehabilitated Church building.

Removal of 1927 South Narthex Addition

In 1927, Bloor Street West was widened, which necessitated the removal of the cascading front entry stairs and primary entry doors. The south narthex addition was constructed at this time in response to the street widening.

The existing stone narthex wall and nine stained glass windows will be removed and replaced with a new façade that is set back from the street. The narthex replacement façade is proposed of complementary materials that will provide an improved relationship between the Church and the street. Its detailed design will be developed as part of the Conservation Plan required and may include the reinstatement of the original three sets of double-doors that were removed in 1927. The nine stained glass windows, which depict prominent Torontonians and congregants of the church, will be salvaged for heritage interpretation opportunities.

Interior alterations

The interior of the Church will be demolished and rebuilt to meet contemporary worship and programmatic needs of the congregation and other users. The size of the sanctuary will be reduced in volume with additional rooms created for offices, meeting spaces, storage and other functions.

The finished ground floor height of the church will be lowered to grade, as it is currently elevated and accessible only by stairs. The lowering of the floor will allow for universal accessibility through multiple entry points as well as the opportunity to create new interior entrances on the west elevation from the proposed promenade, below the existing windows.

The proposed interior alterations are consistent with the Official Plan heritage policies on places of worship which allow for interior alterations so long as the place of worship remains in use for religious purposes.

Overall, the proposed interior alterations appropriately conserve the heritage value of the church, while allowing for its adaptive reuse.

Promenade Addition

As part of the proposed new construction, an enclosed promenade will wrap around the north and west sides of the Church, providing a circulation route through the site and visual separation between the new development and the heritage resource. The promenade will also provide access to the tenant office elevators, the ground floor retail/café space, and access to the church through its west elevation.

The promenade will allow the partially rebuilt west wall of the Church to be viewed and experienced within the new building, and from the public realm. The glazed roof of the promenade will physically connect to the rebuilt west Church wall above the window level.

Alterations to Existing Entrances and Creation of New Entrances

On the rebuilt portion of the west façade (within the new promenade addition), new entrance points will be created to provide access to the Church. This involves a combination of maintaining and lowering an existing opening, and creating new openings, to provide entrances into the Church from the promenade. At the southwest corner, reinstatement of a historic door opening will be explored.

As previously discussed, there are opportunities to reinstate the salvaged doors from the 1927 entry vestibule to be reused once the new/modified openings are created on the west elevation (if the doors are not otherwise used in the new entry and narthex). The provision of new openings will enhance the accessibility of the Church by facilitating improved pedestrian flow between the Church and promenade. The reinstatement of these doors will be explored and confirmed at the Conservation Plan phase of work.

Project Design and Scale, Form, and Massing

The proposed development will have a visual impact on the scale, form, and massing relating to the perception of the heritage buildings from surrounding public rights of way.

The proposed tower will be visible above the retained and reconstructed heritage elements of the church. However, the visual impact is mitigated by maintaining a significant step back from the south and east church façades and the decorative tower elements.

The lower floors of the tower (floors 4-6) are reduced in size (relative to the upper floors of the tower) to maximize the extent of the original church roof configuration and enhance the clearance between the old and the new. At floors 4-6, the new building is stepped back approximately 25 metres from the south/Bloor Street West façade and 8.5 metres from the east/Huron Street façade.

The new podium will be visually subordinate to the retained church property. On the south part of the site, at the Bloor Street West frontage (west of the church building), the new podium will be limited in height to below the church tower height. At the east, along Huron Street (north of the church building), the podium will respond to the scale and horizontal datum lines of the retained east church façade. This east podium façade will be setback 1.8 metres from the east church elevation (along Huron Street) to increase the prominence of the heritage façade along Huron Street.

The residential tower is distinguishable from the heritage fabric by its contemporary cladding materials, and when viewed from the public realm, the church will remain the most prominent feature, anchoring the corner of the site.

The design of the proposed tower is consistent with the City's Heritage Policies 3.1.5.5 and 3.1.5.26 as the location, massing, and design of the development mitigate the visual impact of the proposal on the heritage properties from the public realm, and achieves compatibility with the existing Bloor Street West and Huron Street frontages.

478 Huron Street - Pidgeon House

The proposed development will rehabilitate Pidgeon House, which will continue to be used for commercial office space. The rear portion of Pidgeon House will be removed to facilitate construction of a new addition that will link the building to the development to the south, at the second floor level. This new connection will enable Pidgeon House to be fully accessible. The removal of the rear portion of the house is mitigated by the substantial retention of the front portion of the building. The house-form appearance will be maintained. Repair work on the exterior façade will remediate existing deficiencies

and protect the integrity of the heritage resource from further deterioration. Pidgeon House will provide a buffer between the development and the low-rise neighbourhood to the north.

Conservation Strategy Details

A heritage Conservation Plan will be submitted at a later date to describe the detailed extent and location of conservation work. The general, preliminary scope of the proposed conservation work includes:

- The removal of the 1909 Sunday School and 1927 southwest entry vestibule additions, the existing south narthex wall, and portions of the main church;
- Retention, in situ, of the full south and east sides of the Church to the full depth of the two tower elements;
- Dismantle and substantial reconstruction of a portion of the west and north Church walls using salvaged materials;
- Removal of the existing Church roof and substantial reconstruction of existing configuration;
- Salvage and reinstallation of vestibule doors in a new location on the retained Church building;
- Repair of retained Church walls where removals are proposed;
- Adjustment of existing doors to suit the new, lowered ground floor level, and creation of some new openings on the west side to allow entry to the Church from the promenade;
- Cleaning and repair work to masonry and other heritage elements as required;
- In situ retention of stained glass windows on the east and west walls of the Church, as well as the great south window. Relocation of the west narthex door panel with the door. The nine stained glass windows on the south narthex wall will be salvaged and reused elsewhere in the building to support heritage interpretation;
- Integration of existing heritage fabric with new construction that ensures legibility;
- Interior alterations to accommodate the contemporary needs of the congregation, including lowering floors, reconfiguring the sanctuary/choir/narthex spaces, and adding ancillary spaces meeting room, office, and storage spaces;
- Retention of east narthex door and interior staircase to provide a representative example of a retained historic interior space;
- Rehabilitation of Pidgeon House for continued office-commercial, with a limited removal of the rear of the building and its replacement with a compatible addition; and,
- Reinstatement of a primary entrance along Bloor Street West, where the existing south narthex wall is proposed to be removed.

Staff does not support the design concept showing the 1927 narthex wall replaced with glazed wall and metal grille design of the primary entrance to the church at the Bloor Street West façade (see Page 97, Bloor Street Rendering). As such, staff will continue to work with the applicant to ensure that reinstatement of the primary entrance along Bloor Street West is appropriate, compatible and complementary with the character and attributes of the existing south façade.

Overall, staff supports the proposed retention strategy, as it meets the intent of Policy 3.1.5.27 by conserving the scale, form, and massing of the heritage structures.

New Adjacent Base Building on Bloor Street West and Huron Streets

At both street frontages, a new base building/podium is proposed, west of the church property on Bloor Street West and north of the church property (south of Pidgeon House) on the Huron Street frontage. This contemporary addition uses complimentary materials, scale and massing to achieve a sensitive and complimentary transition to the heritage properties at both 300 Bloor Street West and 478 Huron Street. It will also distinguish the new building from the original while remaining compatible with the heritage properties and neighborhood context. Staff will continue to work with the applicant on refining the design of these base building to ensure its sympathetic response to the abutting heritage properties.

Impact on Heritage Context and Adjacent Heritage Resources

The Heritage Impact Assessment demonstrates that the proposed development will not have a negative impact on these adjacent heritage properties. Restoration and rehabilitation of the church and the house form property at 478 Huron Street and other design measures will maintain and enhance the heritage fabric within this portion of the residential neighborhoods north of Bloor Street West. Staff are in agreement with these conclusions.

Heritage View Corridor Impacts

As mentioned, Official Plan Amendment 368 as approved by the Local Planning Appeal Tribunal in its decision issued May 15, 2019, prohibits any further intrusions of new buildings into the silhouette view against the sky above the spires and east and west ridgelines of Knox College, as shown in the view diagrams attached to this Official Plan Amendment when viewed from the identified public realm of College Street to the south.

The proposal, as revised, has been reduced in height and will not intrude into the silhouette view against the sky above the spires and the east and west ridgeline of Knox College, as shown in the view diagrams attached to the Official Plan Amendment. Therefore, the project complies with Official Plan Amendment 368.

Official Plan Heritage Policies related to Places of Worship

A number of Official Plan policies were created to ensure that the mutual goals of conserving the heritage values of a heritage Place of Worship and respecting and protecting the faith group's rites of worship were achieved. In 2015, a protocol for Places of Worship was developed by City Planning to implement the Places of Worship policies contained within the City's Official Plan.

In accordance with the Official Plan Policies Heritage Conservation 3.1.5.47-50 and the City's Places of Worship Protocol, the faith group was consulted and identify the following heritage attributes as liturgical elements - all windows (including stained glass) in the sanctuary and all stained glass windows in the Bloor Street United Church building. The Statement of Significance identifies the heritage values and all attributes

of the property while ensuring that the faith group's rites of worship have been respected.

Conservation Plan

Prior to the introduction of the bills for such Zoning Amendment By-laws for the proposed development at 300 Bloor Street West and 478 Huron 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 properties at 300 Bloor Street West and 478 Huron Street will be conserved.

Staff does not support, at the south/Bloor Street West façade, the design concept showing the 1927 narthex wall replaced with a glazed wall and metal grille design of the primary entrance to the church at the Bloor Street West façade,. As such, staff will continue to work with the applicant to ensure that reinstatement of the primary entrance along Bloor Street West is compatible and complementary with the character and attributes of the existing south façade of the church at the Bloor Street West façade.

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 300 Bloor Street West and 478 Huron 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 properties at 300 Bloor Street West and 478 Huron Street 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 properties will be lit to enhance 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.

Signage Plan

Given the grade-related commercial uses proposed for the development site, staff is recommending that the applicant also be required to submit a Signage Plan with sign guidelines for the commercial uses that will occur at the heritage properties. This

Signage Plan will guide future tenants and residents on the appropriate locations, sizes, and types of signs for the properties.

CONCLUSION

A location map (Attachment 1) and photographs (Attachment 2) of the property are attached.

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment 5) and determined that the properties at 300 Bloor Street West and 478 Huron Street are consistent with Ontario Regulation 9/06 and meet the criteria for designation under all three categories of design, associative and contextual values.

The Statements of Significance (Attachment 3 and 4) for 300 Bloor Street West and 478 Huron Street comprise 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.

Heritage Preservation Services staff has reviewed the proposed development (Attachment 6) for the heritage properties at 300 Bloor Street West and 478 Huron Street and is satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan (2019) and the City of Toronto's Official Plan heritage policies in conjunction with the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Overall, staff supports the proposed conservation strategy and conclude that it meets the intent of Policy 3.1.5.27 as the scale, form, and massing of the heritage structures will be conserved.

CONTACT

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SIGNATURE

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

ATTACHMENTS

Attachment 1 – Location Plan

Attachment 2 – Photographs

Attachment 3 - Statement of Significance (Reasons for Designation) – 300 Bloor Street West

Attachment 4 - Statement of Significance (Reasons for Designation) – 478 Huron Street

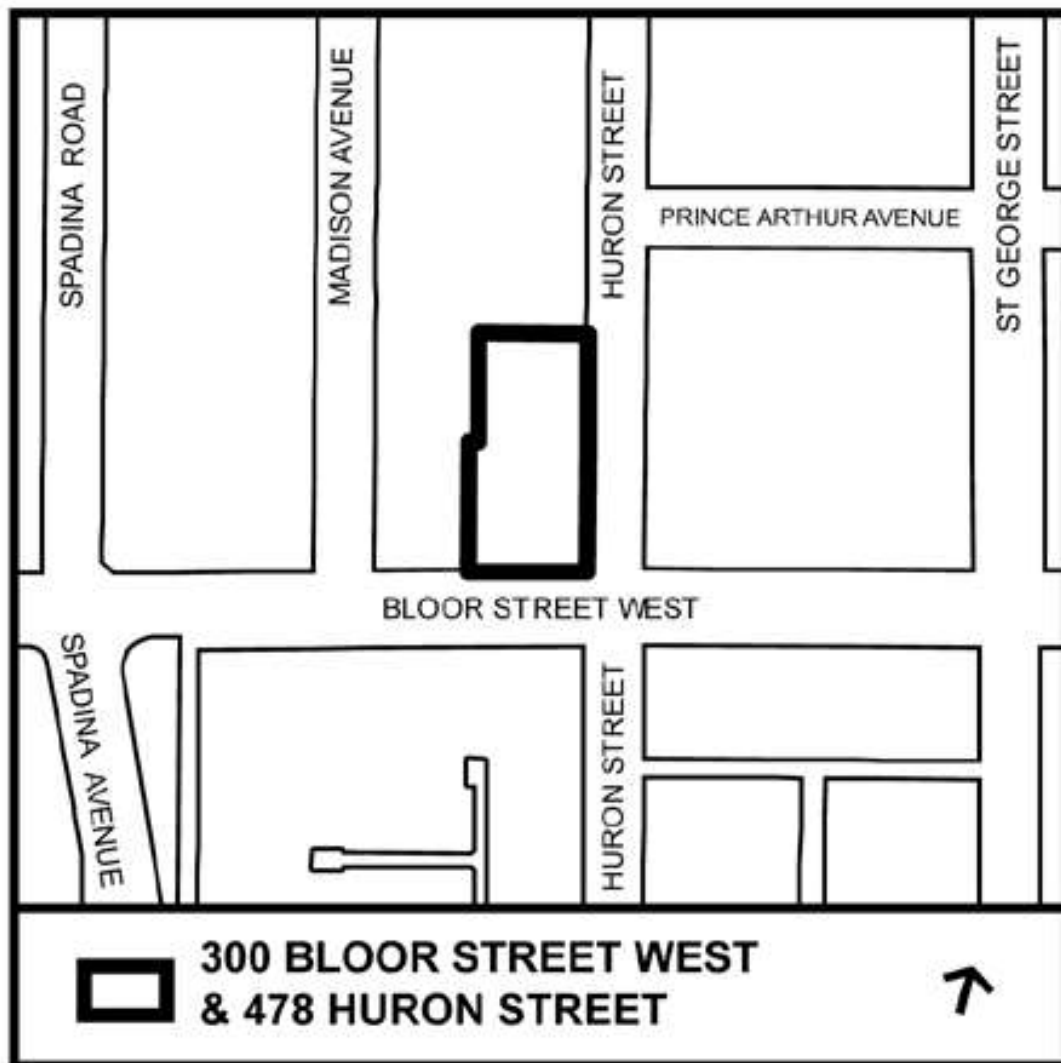
Attachment 5 - Heritage Property Research and Evaluation Report – 300 Bloor Street West and 478 Huron Street

Attachment 6 – Proposal Drawings

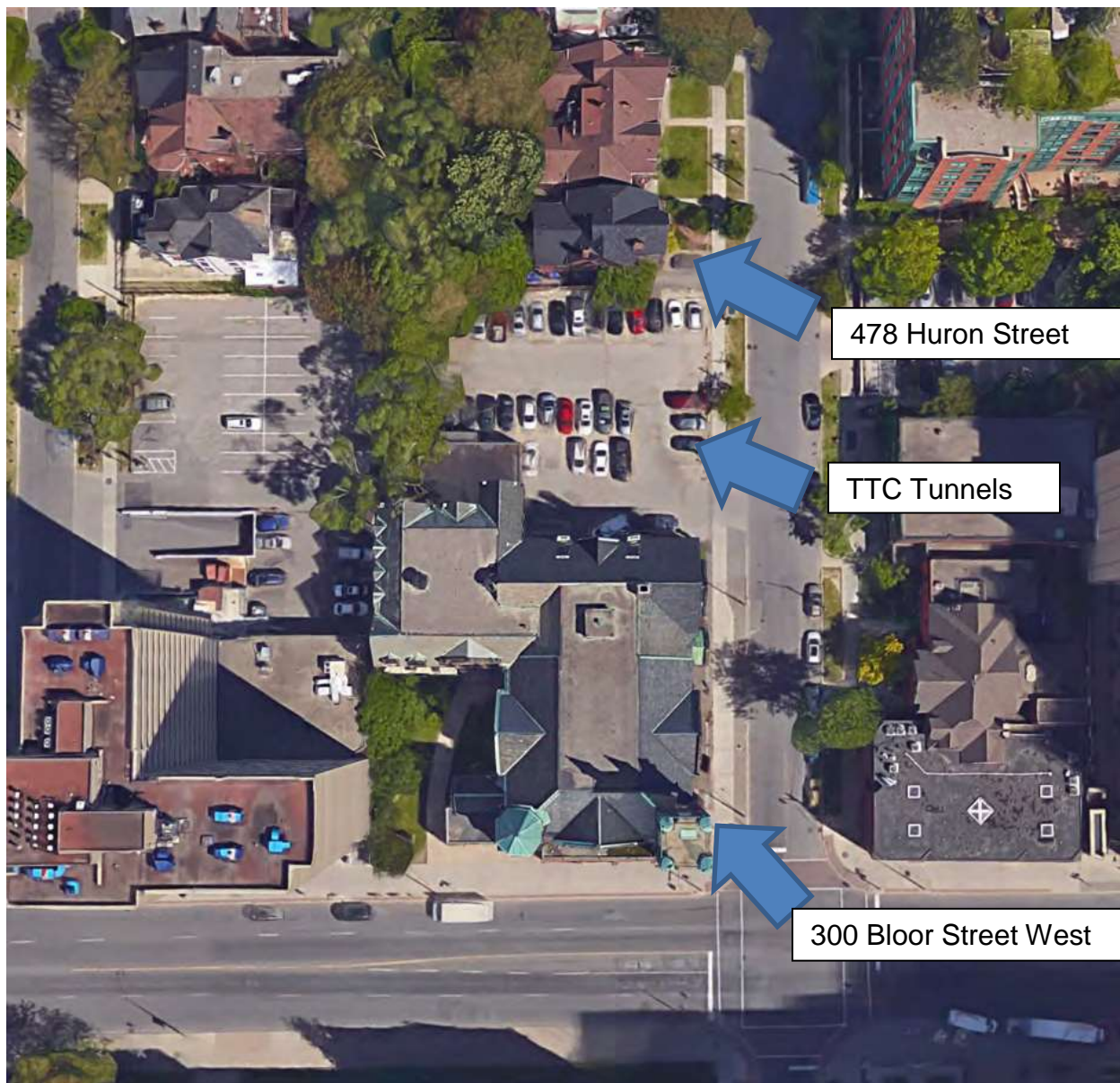
LOCATION MAP

ATTACHMENT 1

300 Bloor Street West and 478 Huron Street



Project site location at the northwest corner of Bloor Street West and Huron Streets



Project Site containing the properties at 300 Bloor Street West and 478 Huron Street. -

PHOTOS

300 Bloor Street West and 478 Huron Street

ATTACHMENT 2



300 Bloor Street West – Looking eastward towards the Bloor Street West/south elevation



300 Bloor Street West – Looking towards the Bloor Street West/south façade

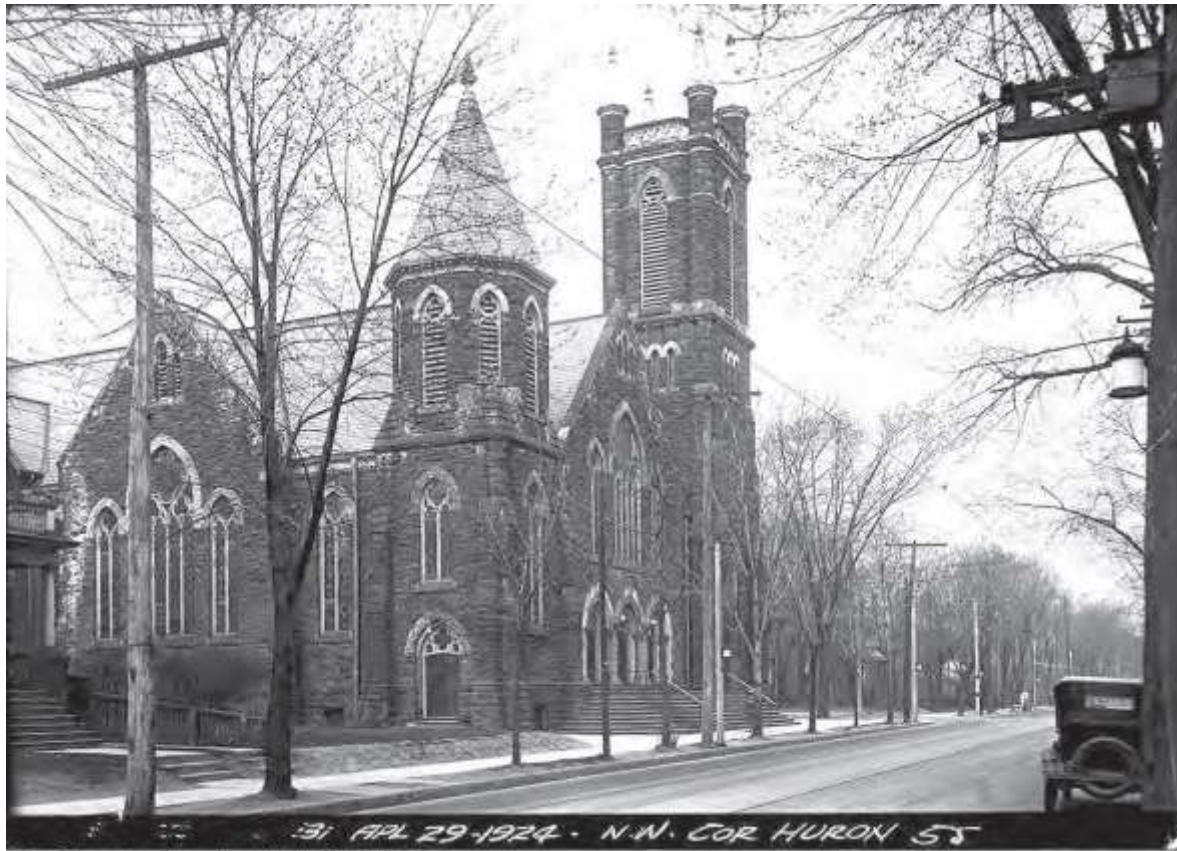


300 Bloor Street West – Huron Street/east façade



Subject site looking south with the east elevation facing Huron Street

300 Bloor Street West and 478 Huron Street



Subject site prior to the widening of Bloor Street and the removal of the stairs and addition of narthex and west entrance porch at Bloor Street frontage.
(City of Toronto Archives, 1924)



478 Huron Street, Pidgeon House – Principal (East) Elevation

STATEMENT OF SIGNIFICANCE
300 BLOOR STREET WEST
(REASONS FOR DESIGNATION)

ATTACHMENT 3

The property at 300 Bloor 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

Located at the north-west corner of Bloor Street West and Huron Street, the property at 300 Bloor Street contains a complex of religious buildings, first known as the Bloor Street Presbyterian Church and, as of 1925, the Bloor Street United Church, which has undergone a series of alterations designed by various architects between 1888 and 1962. The first building, including a church and Sunday school, was designed by the architect George W. E. Field and constructed between 1886 and 1888. It forms the north-east corner of the church complex. Within a year of the building's completion, in response to the growing population of the recently annexed Annex neighbourhood, a new church, designed by William R. Gregg, was constructed to the south of the first building and completed in 1890. The new church features a prominent corner tower which continues to be a landmark at the north-west corner of Bloor Street West and Huron Street. In 1908-1909, the first building, then used exclusively as a Sunday school, was extended to the west providing more accommodation for the school and included the church hall. The extension was undertaken by the firm of Wickson & (Alfred) Gregg.

In 1927, the church's principal (south) elevation and main entrance was impacted with the widening of Bloor Street. This resulted in the redesign of the south elevation by Wickson & Gregg and entailed the removal of the grand staircase and the relocation of the three entry arches to a new single storey entry pavilion to the west. The church's narthex was given a minimal expansion to the south and nine small arched windows replaced the original three entry arches. Between 1927 and 1954, a single-storey wing accommodating a kitchen and nursery was added to the north of the 1909 Sunday school extension. In 1954, a fire damaged the church and the church interior was reconstructed with a new structural system of arches and an extended choir space by the firm of Bruce, Brown and Brisley with the guidance of Professor I. S. Nairn of the University of Toronto. In 1956, Professor Nairn had a stone lintel carved with the name "Bloor Street United Church" located in the entry pavilion with the original church doors. Between 1954 and 1962, a series of stained glass windows were added to the church interiors including the main worship space, the narthex and corner entries. The latter commemorated the 75th anniversary of the founding of the church and resulted in the great south window which celebrates the theme of ecumenism.

Statement of Cultural Heritage Value

The property at 300 Bloor Street West is valued as an excellent representative of a late 19th century Gothic Revival Presbyterian church complex. The characteristics of the Presbyterian church-type are represented in the hall form of the church with the u-

shaped gallery and a Sunday school adjacent to the principal internal wall accommodating the organ and pulpit. The Gothic Revival elements are evident in the spires, buttresses and lancet-shaped windows tempered by the late 19th century taste for rusticated red Credit Valley sandstone, with contrasting smooth buff-coloured Ohio sandstone trim and polished granite columns, the sense of mass in the proportions and the asymmetry of the two towers. The exterior of the complex was transformed through a series of additions and alterations between 1886 and 1927 by three different firms of architects yet retains a consistent Gothic Revival style which is due to the high level of design and craftsmanship with which each succeeding project was undertaken to create a unified whole.

The property at 300 Bloor Street West is valued for its historical association with the 1925 union of the Methodist Presbyterian and Congregationalist churches resulting in the founding of the United Church of Canada, as Dr. George Campbell Pidgeon, minister of the Bloor Street Presbyterian Church (1918-1948) and the last moderator of the Presbyterian Church would become the first moderator of the United Church of Canada. The property is valued for yielding information about the active social service provided by the congregation which from its earliest days and through various outreach programs, championed the needs of the disadvantaged and strove for an ethical role of the congregation within society. The congregation have supported refugees, adopted the 1995 Declaration of Affirmation of inclusivity regardless of gender, sexual orientation, race or ethnicity, and have promoted reconciliation between Indigenous and Non-Indigenous people. The congregation shares its space with the Alpha Korean United Church and the City Shul, a Reform congregation.

The property is valued for its association with the earliest development of the Annex neighbourhood in the 1880s when it acquired its characteristic urban pattern and architectural form. The property is also valued as it demonstrates the work of the two prolific Toronto architectural firms. William R. Gregg, (alone and in partnership with Alfred Gregg) was renowned for a large number of church commissions in Toronto and across Ontario. Wickson & (Alfred) Gregg were known for their substantial residential commissions as well as institutional and industrial works. Alfred Gregg was a Fellow of the Royal Architectural Institute of Canada.

Located at the north-west corner of Bloor and Huron Streets, with its prominent corner tower, the church is a landmark viewed from four directions along Bloor and Huron streets. With its late 19th-century picturesque massing built of rusticated Credit Valley sandstone, the church complex defines and maintains the characteristic architectural character and scale of the Annex neighbourhood. Constructed between 1886 and 1890 with later extensions in 1909 and 1927, the complex is historically, functionally, physically and visually linked to its surroundings.

Heritage Attributes

The heritage attributes of the Bloor Street United Church property are:

- The setback, placement and orientation of the building on its property at the north-west corner of Bloor Street West and Huron Street in the Annex neighbourhood

- The setting of the building at the edge of the public sidewalk with a small enclosed landscaped courtyard to the west of the church building faced by the school and the west elevation of the church
- The scale, form and massing of the complex which is composed of a two-and-a-half-storey, L-shaped building on a raised basement with two towers, two single-storey additions on the west and north elevations, the projecting gable-roofed entry on the east elevation, the steeply pitched gable roofs and dormers, as well as a conical roof on the west tower and four pinnacle roofs on the east tower
- The materials which include rusticated Credit Valley sandstone, red mortar joints, smooth and rusticated buff-coloured Ohio stone, brick and copper and wood doors and window frames
- The architectural details which include the two cornerstones with the dates 1886 and 1889, the buttresses, stone headers, sills and window surrounds, stone trim on the buttresses, a stone band with a dentil course on the church building, corbels with gable ends featuring trefoils on the Huron Street entrance and decorative banding on the towers
- The three entry arches, originally located in the south wall of the church prior to the Bloor Street widening in 1927, now located in the single story entry pavilion including the Ohio stone arches with their string mouldings and sprocket details, the red granite columns with buff stone composite capitals framing doorways with transoms with Gothic tracery
- The doors with their diagonal panels and decorative iron strapping and matching door pulls
- The black metal lanterns with their Gothic-patterned glazed sections on the single storey entry porch
- The openings in the towers with their louvres, the leaf patterns at the cornice of the west tower
- The window openings with their Gothic tracery, various lancet shapes, cusped heads, flat arched openings with scalloped profiles on the wood frames

Interior

- The door, staircase and hand-rail in the south-east tower

The following heritage attributes have been identified as liturgical elements by the Bloor Street United Church:

- The stained and leaded glass windows including
 - those of the church interior, east south and west elevations, the narthex and stair towers, and particularly
 - the two lancet windows depicting the evangelists,
 - the south tripartite rose window depicting ecumenism
 - the nine windows in the narthex depicting the various historic Canadian leaders of the United Church,
 - the two transom windows above the doors in the east and west stair tower
 - the stained glass windows in the east elevation of the first (1888) church-Sunday school
 - the leaded glass windows over the 1890 east entrance to the church and Sunday school

STATEMENT OF SIGNIFICANCE
478 HURON STREET
(REASONS FOR DESIGNATION)

ATTACHMENT 4

The property at 478 Huron 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

Located on the west side of the street, north of Bloor Street West, the property at 478 Huron Street contains a two-and-a-half storey house, designed by the architect John Gemmel and constructed in 1888. The first owner-occupants were John H. and Eliza A. Armstrong. Following the demolition in 1963 of the George Campbell Pidgeon house at 476 Huron Street to make way for the construction of the new TTC Bloor-Danforth subway line, 478 Huron Street was acquired by the Bloor Street United Church trustees, named to continue the association with Dr. Pidgeon, and used as an ancillary structure for church community functions and to provide accommodation for the church caretaker. From the early 2000s the house has been rented for office use. In 1974, the property was included on the City's inaugural inventory and was one of 400 properties identified for its heritage value.

Statement of Cultural Heritage Value

The property at 478 Huron Street has design value as a fine representative example of a typical Annex house in the Richardsonian Romanesque style, predominant in Toronto in the late 19th century and evident in the picturesque massing and rooflines, stone, brick and terracotta-shingle cladding and in the variety of architectural details. The George Campbell Pidgeon house retains many fine details including the mullion patterning, wood details and stained glass of the windows, the brick and stone relief work and the skillful manipulation of the massing evident in the fine proportions and the curving stone wall leading to the recessed entrance.

Constructed in 1888, the property at 478 Huron Street is valued for its association with the early history of the Annex neighbourhood, and as one of the earliest houses on Huron Street, it represents the residential development which would give the Annex its defining character. It is also valued for its association with the Bloor Street United Church and Dr. George Campbell Pidgeon, who from 1915-1948 provided leadership through the union with the United Church, ecumenism and community outreach at a local and global scale.

The property is valued as it, and the adjacent semi-detached houses at 480-482 Huron Street, reflect the work of the architect John Gemmell, partner in the distinguished and prolific Toronto firm of Smith & Gemmell, designers of over one hundred ecclesiastical, institutional and commercial buildings, including Knox College. Gemmel was a founder of the Ontario Association of Architects (OAA), was elected president of the OAA in 1904 and became a frequent contributor to the Canadian Architect and Builder.

Contextually, the Pidgeon House has cultural heritage value for its importance in defining and maintaining the historic Annex residential neighbourhood which is characterized by elaborately massed and richly detailed late-19th and early-20th century detached and semi-detached houses. As one of the earliest houses constructed on Huron Street north of Bloor Street, the house at 478 Bloor Street (one of three in a row designed by John Gemmel) is physically, visually and historically linked to the neighbourhood.

Heritage Attributes

The heritage attributes of the George Campbell Pidgeon house are:

- The setback, placement and orientation of the house-form building on its property on the west side of Huron Street north of Bloor Street West
- The setting of the house on the property with a landscaped area in front of the principal (east) elevation facing Huron Street, including lawn, a tree and shrubs and a walkway to the front door
- The scale, form and massing of the two-and-a-half storey house on a raised basement with its rectangular plan with a projecting front bay, recessed entrance with a porch, projecting bay on the south elevation with intersecting gable roofs and two chimneys
- The materials which include rusticated stone, red brick with redbrick mortar, and terracotta shingles and wood bargeboards
- The architectural details which include the corbels supporting the lintel over the basement window in the east elevation, the stone string courses which acts as windows sills at the second storey, the stone capital with Romanesque carving on the pier at the front porch, the grid pattern of bricks under the principal window on the east elevation of the second floor level, the curving stone wall at the front entry, the projecting chimney on the south elevation with the decorative brick corbels and the terracotta shingle in the gable on the south elevation and the gable bargeboard
- The windows on the principal (east) elevation which include three stained glass panels in the transom of the principal elevation on the first floor, at the second floor principal window, the pattern of openings with a wide central glazed section with wood colonettes flanked by two narrow opening sections with a transom of gridded mullions above with a decorative wood frieze including a dentil course and at the third level, the projecting oriel window with central opening framed by square panes framing a large glazed rectangle
- Adjacent to the front door, a small stained glass window facing north
- On the side (south) elevation the arrangement of windows including the pair of small openings at the first floor level, the rectangular openings in the canted wall on the first, second and third floor level and the arched window on the second floor level
- On the side (north) elevation, the first floor stained glass window
- The principal entry door on the east elevation with its fielded and bevelled panels and glazed panel
- The doorbell adjacent to the front entry
- The plaque at the front door which says "Bloor Street United Church Geo. C Pidgeon House"



BLOOR STREET UNITED CHURCH, 300 BLOOR STREET WEST (TOP)
GEORGE CAMPBELL PIDGEON HOUSE, 478 HURON STREET (BOTTOM)

Prepared by:

Heritage Preservation Services
Urban Design, City Planning
City of Toronto

May 2019

1. DESCRIPTION



Above: Photograph taken between 1889 and 1890, Bloor Street Presbyterian Church (now) Bloor Street United Church, 300 Bloor Street West. Note the houses in the photo to the right of the church, the second of which is 478 Huron Street (Adam, 1890)

Cover: (top) Bloor Street United Church, south and east elevations on the north-west corner of Bloor Street West and Huron streets (Heritage Preservation Services [HPS], 2019)

Cover: (bottom) 478 Huron Street (HPS, 2019)

BLOOR STREET UNITED CHURCH, 300 BLOOR STREET WEST	
ADDRESS	300 Bloor Street West, M5S 1W3
WARD	11
LEGAL DESCRIPTION	PLAN M2 LOT 1 LOT 2 LOT 46 LOT 47
NEIGHBOURHOOD/COMMUNITY	The Annex
HISTORICAL NAME	Bloor Street Presbyterian Church
CONSTRUCTION DATE	1886, 1889
ORIGINAL OWNER	Trustees of the Bloor St Presbyterian Church
ORIGINAL USE	Sunday School, Place of Worship
CURRENT USE*	Place of Worship, Community Facility
ARCHITECT/BUILDER/DESIGNER	G.W.E. Field, W.R. Gregg, Wickson & Gregg, Bruce, Brown & Brisley
DESIGN/CONSTRUCTION/MATERIALS	Stone and brick cladding
ARCHITECTURAL STYLE	Gothic Revival
ADDITIONS/ALTERATIONS	1909, 1927, 1954
CRITERIA	Design, associative, contextual
HERITAGE STATUS	n/a
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	May 2019



Photograph of the east (principal) and side (south) elevations of 478 Huron Street (Toronto Historical Board, 1973)

GEORGE CAMPBELL PIDGEON HOUSE, 478 HURON STREET	
ADDRESS	478 Huron Street, Toronto M5R 2R3
WARD	11
LEGAL DESCRIPTION	PLAN M2 PT LOT 48
NEIGHBOURHOOD/COMMUNITY	The Annex
HISTORICAL NAME	George Campbell Pidgeon House
CONSTRUCTION DATE	1888
ORIGINAL OWNER	John Gemmell
ORIGINAL USE	Residential
CURRENT USE*	Commercial
ARCHITECT/BUILDER/DESIGNER	John Gemmell
DESIGN/CONSTRUCTION/MATERIALS	Stone and brick clad
ARCHITECTURAL STYLE	Richardsonian Romanesque
ADDITIONS/ALTERATIONS	n/a
CRITERIA	Design, associative, contextual
HERITAGE STATUS	Included on the Heritage Register
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	May 2019

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the Bloor Street United Church properties at 300 Bloor Street West and 478 Huron Street, and applies evaluation criteria to each to determine whether either 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).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	The properties at 300 Bloor Street West and 478 Huron Street are part of the original Park Lot 24 granted to William Willcocks
1813	The property passes to the Baldwin family through the marriage of Phoebe Willcocks to William Warren Baldwin
1880	By this year a large portion of the Baldwin estate on Lot 24, east of Spadina Avenue is owned by Augusta Elizabeth Baldwin Ross, widow of John Ross
1886	The Ross property is subdivided as Plan M2 and Lot 1 at the northwest corner of Huron and Bloor Streets is purchased by the Bloor Street Presbyterian Church Trustees
1886	On December 6, the cornerstone is laid for the church and Sunday School designed by George. W. E. Field
1887	The Annex is annexed by the City of Toronto
1888	April 15, the church and Sunday school is opened with the first services
1888	The architect John Gemmel has purchased Lots 48-49 on the west side of Huron Street, north of the church and begins constructing the houses at 478 and 480-482 Huron Street
1889	On September 4 the cornerstone is laid for a new church adjacent to the first to be designed by William. R. Gregg
1890	On June 8 the new church is officially dedicated
1909	The original church and Sunday school building is extended by architects Wickson & (Alfred) Gregg and includes a parish hall
1925	The church is renamed Bloor Street United Church after the Presbyterian congregation amalgamated with the Methodists and Congregationalists to create the United Church of Canada
1927	Bloor Street is widened resulting in alterations to the south elevation including the removal of the steps, the relocation of the main entrance including its three stone arches and doors to a new single story entry to the west of the church, the minimal extension of the narthex, and the addition of the new Huron Street entry, all designed by Wickson & Gregg
1927-1954	Between 1927 and 1954 the single storey kitchen and nursery is added to the north of the 1909 Sunday school wing
1954	Fire destroys most of the interior of the church. Reconstruction is undertaken by Bruce, Brown & Brisley. The re-design was also overseen by I. S. McNairn who supervised the carving of the

	name "Bloor Street United Church" over the two entry arches facing Bloor Street
1954	The former house of Dr. George Campbell Pidgeon, at 476 Huron Street, is donated to the church
1956-1959	Two windows by Robert McCausland Ltd., depicting the four Evangelists are installed on the east and west elevations of the church
1959	The nine leaded glass windows destroyed in the fire are replaced by stained glass windows depicting the various historic figures who contributed to the founding of the United Church in Canada
1962	The stained glass for the great tripartite window facing south to Bloor Street was commissioned to celebrate the 75th anniversary of the founding of the congregation. The window was created by Celtic Studios in Swansea, Wales
1963	The house at 476 Huron Street is demolished by the TTC as it sits on the Right of way of the new Bloor Danforth subway line 478 Huron Street is adapted for the same uses by the church and is now known as the George Campbell Pidgeon House
1974	The George Campbell Pidgeon House at 478 Huron Street is listed on the City of Toronto's Heritage Register
1995	Modifications to make the church complex universally accessible are designed by Ian McGillivray and included the addition of a ramp at the rear (north) elevation of the original Church and Sunday School and new washrooms
1996	An external metal fire escape stair is added to the side (south) elevation of the Pidgeon House and a window at the second and third floors is enlarged to accommodate doors accessing the fire escape, to the designs of Ian McGillivray
2005	The Bloor Street United Church at 300 Bloor Street West is added to the City's Heritage Register
2017	Plans proposed to redevelop the site with a condominium tower while retaining elements of the church, community functions and its heritage

ii. HISTORICAL BACKGROUND

Annex Neighbourhood:

The land on which the properties at 300 Bloor Street West and 478 Huron Street are situated is acknowledged to be part of the traditional lands of the Huron-Wendat, the Seneca, Anishinaabeg and most recently the Mississaugas of the New Credit First Nations.

The subject properties at 300 Bloor Street and 478 Huron Street are located in the Toronto neighbourhood historically known as "The Annex," which developed in the late 19th century within the boundaries of Bloor Street West (south), Avenue Road (east), Dupont Street (north), and Bathurst Street (west).

The property at 478 Huron Street is located within the boundary of the West Annex Phase 2 Heritage Conservation District (HCD) Study area. (Image 73) Adjacent and the west of Huron Street is the West Annex Phase 1: Madison Avenue HCD. Nearby is the East Annex, the City's first large-scale residential HCD that was designated in 1994.

The properties are located on land that, with British settlement of the Town of York in 1793, was identified as the 200 acre-Lot 24 granted to the Irish immigrant William Willcocks. Following the marriage of Willcock's daughter Phoebe to William Warren Baldwin, the property has been associated with the Baldwin family who were responsible for the development of Spadina Avenue (including Spadina Crescent) and the subsequent neighbourhoods on either side now known as Harbord Village, Kensington market and the University of Toronto. In the 1880s, the property was still associated with the Baldwin family and that section of Lot 24, east of Spadina and south of Davenport Road was owned by Augusta Elizabeth Baldwin Ross (1831-1905).¹ Augusta Ross's property would be subdivided under Plan M2 and, by 1886, Huron Street was extended north of Bloor Street. With the annexation of the area known as the Annex to the City of Toronto in 1887, development proceeded and the lots were sold. The area to the south of Bloor was already a well-developed residential neighbourhood adjacent to the University of Toronto. (*Images 1-3*)

300 Bloor Street: Bloor Street Presbyterian/United Church:

In the mid-1880s, prior to constructing the Bloor Street Presbyterian Church, local members of the Presbyterian Congregation found it difficult to access distant Presbyterian services in the city as there was no local public transit. To mitigate this, and to serve the Annex neighbourhood, they embarked on building a structure that would serve as both a church and Sunday school and, as the congregation expanded, a larger dedicated church structure would be built. This was a common pattern in late 19th century Toronto where the first structure built by a congregation is subsequently dedicated for use as a Sunday school and the second larger structure fulfills the sole purpose as a place of worship. In February, 1886, the Trustees for the Bloor Street Presbyterian Church purchased Lot 1 of Plan M2 at the north-west corner of Huron Bloor Streets.² The architect George W. E. Field was selected to undertake the commission and on December 6, 1886, the cornerstone was laid. The complex contained a large auditorium that could seat 600 people, with an arched ceiling and a gallery supported on iron columns. Beneath the gallery an infant classroom was accessible from the auditorium by sliding doors. The complex also had a library with 300 volumes.³ The first services were held in April 1888. In September, Rev'd W. G. Wallace was appointed pastor, holding the position until 1918. (*Images 4-6*)

1 Augusta Elizabeth Baldwin Ross, was the great grand-daughter of William Warren Baldwin, wife of John Ross (1818-1871), lawyer, president of the Grand Trunk Railway (1853-1862), Canadian Senator and Speaker of the Senate, and mother of Robert Baldwin Ross (1869-1918), the journalist, art critic and dealer, friend, lover and literary executor of the renowned Irish playwright, satirist and author, Oscar Wilde (1854-1900), and an open homosexual who endured hardship and persecution during a time when homosexual acts were highly stigmatized as well as illegal.

2 Assessment rolls dated September 1889 indicate that the Trustees had also acquired Lot 46 to the north of Lot 1 and by 1909 they had acquired half of Lot 2 on Bloor Street to accommodate the extension of the Sunday School.

3 Robertson, p.274.

A year and a half later, the cornerstone for a new church to be designed by William R. Gregg was laid and this new edifice was opened on June 8, 1890.⁴ The alterations included raising the roof of the original church-Sunday school creating a second storey. (*Images 7-18*)

In 1909, the Sunday School expanded for a third time, extending west in a building that creates the north wall of the courtyard which faces Bloor Street to the west of the church. The design of the school was undertaken by the firm of Wickson & (Alfred) Gregg. (*Images 19-25*)

In 1915, the congregation approved the "Basis of Union" which led ultimately to the 1925 creation of the United Church of Canada which was a union of Presbyterian, Congregationalist and Methodist churches.

In 1927, with the widening of Bloor Street, the stairs to the entrance on the south elevation were removed and the three stone entry arches were relocated to a single-storey entrance pavilion to the west of the church, further enclosing this courtyard. The elevation of the church was altered with the minimal extension of the narthex with a new stone wall featuring 9 small stained glass windows. On Huron Street, a new single-storey entrance porch was added between the school and the church. The work was undertaken by Wickson & Gregg. (*Images 26-28 and 11*) Between 1927 and 1954 a single-storey rear wing accommodating a kitchen and nursery was added to the north of the school.

Fire destroyed the interior and part of the stained glass windows in 1954. (*Images 29-31*) The reconstruction was undertaken by Bruce, Brown and Brisley with the guidance of the Professor I. S. McNairn, professor in the Department of Arts and Archaeology at the University of Toronto. McNairn was also responsible for having the name "Bloor Street United" carved on a stone band over the two arched entries facing Bloor Street. (*Images 32 and 33*)

Between 1954 and 1962, a series of stained glass windows were added to the church. The first two, a pair of lancet windows, illustrating the four Evangelists, by the long-established, Toronto stained-glass firm, Robert McCausland Ltd. were installed on the east and west elevations. In 1959, 9 windows illustrating a person important to the history of the United Church in Canada were installed in the narthex. Finally in 1962, commemorating the 75th anniversary of the founding of the original Presbyterian congregation, the large tripartite window in the south elevation, designed by the Celtic Studio in Swansea, Wales was installed, illustrating the theme of ecumenism, multi-culturalism and inclusivity which have all been significant causes within the congregation.⁵

In 1963, the house at 476 Huron Street, which had been occupied by Dr. George Campbell Pidgeon (1872-1971) during his time as pastor and given to the church in 1954, was demolished to make way for the Bloor Danforth Subway line. The house at 478 Huron Street was acquired and used for office and day nursery use. Retaining the

⁴ Robertson, p. 275, City Directories and St. Pauls' Ward Assessment Rolls 1887 for 1888.

⁵ See detailed description of the windows in Section 3, Architectural Description below

important connection with Dr. Campbell and the gift of his house, 478 Huron Street was given the name the George C. Pidgeon House. In 1974, it was included on the City of Toronto's Inventory of Heritage Properties, now known as the Heritage Register. From the 2000s the house was rented for commercial uses to groups not directly associated with the church, including the United Church Observer, published by the United Church of Canada and now known as "Broadview."

In 2005, Bloor Street United Church was included on the City's Heritage Register.

Architects

George W. E. Field

George William Eden Field (1862-1890) was an Irish-born architect and civil engineer who was active in Toronto for a short period (1885-1889) leaving Toronto late in 1888 and settling in Cincinnati, Ohio where, in 1889, he would win First prize in a national design competition to design a \$2,000 frame dwelling. No further information is available about him.⁶

William R. Gregg

William Rufus Gregg (1851-1930) was a Toronto-based architect who designed over 20 Presbyterian churches (many in partnership with his brother Alfred) built in Toronto and across Ontario from the mid-1880s through to 1915. He was also known for his fine residential commissions in Forest Hill and industrial work including Eclipse Whitewear on King Street West.⁷

Wickson & Gregg

Alexander Frank Wickson (1861-1936) and Alfred Holden Gregg (1868-1945) were in partnership from 1904 until 1936, designing churches including the Timothy Eaton Memorial Methodist Church as well as a variety of institutional, commercial, educational works and a large number of residential projects.⁸

Gregg was the younger brother of William Rufus Gregg, and after joining William's office in 1887, went into partnership with him from 1893 until 1904 when he formed a new partnership with A Frank Wickson. He was active in Toronto for most of his professional career, a "member of the influential "Diet Kitchen" Group of Toronto architects, named for the restaurant where they met regularly,"⁹ and nominated to be a Fellow of the Royal Architectural Institute of Canada in 1930.

Bruce Brown and Brisley

Francis Bruce Brown (1899-1983) and E. F. Ross Brisley went into partnership following the death of Brown's father, J. Francis Brown in 1945. Their practice focused primarily on church projects with some institutional work including schools, hospitals and libraries such as the Mills Memorial Library at McMaster University.¹⁰

6 Hill, entry for G. W. E Field

7 Hill, entry for W. R. Gregg

8 Hill, entry for Wickson

9 Hill, Entry for Alfred Gregg

10 Hill, Entry for F. B. Brown

Bloor Street Presbyterian / Bloor Street United Church - Social and Community Values:

From its earliest beginning, the Bloor Street Presbyterian congregation had a combined focus of tending to the spiritual needs of the congregation along with the broader needs of the local and global community. This goal has been constant and is reflected in the current church statements: "We try to balance exploring the meaning of our faith in these changing times with helping others as Christ calls us to do - in the neighbourhood and in the world around us."¹¹ In 1888, the Women's Association (known as of 1907 as the Women's Home Missionary Society) was formed to fulfill a variety of parish functions including taking care of those in need. As early as 1895, they had appointed a missionary, Dr. Reverend James Menzies. Menzies, a surgeon, was killed in 1920 defending the Hwai-Ching hospital which had been built with funds from the Bloor Street church. In 1905, a Men's Association was initiated in part "to discuss questions of public interest from an ethical and Christian standpoint."¹² In 1907, the congregation opened a mission in a tent at Rhodes Avenue. (*Images 34-38*)

In 1915, Dr. George Campbell Pidgeon (1872-1971) joined the congregation as a colleague minister, accepting the role of minister from 1918-1948. He oversaw the transition of his congregation through the union with the United Church, was the last moderator of the Presbyterian Church of Canada and then the first moderator of the United Church of Canada. It was under Dr. Pidgeon's leadership that the congregation's engagement with social justice and ecumenism causes flourished. Following Dr. Menzies' death, Dr. Robert McClure became a missionary in China in 1923 and in 1928, Dr. and Mrs. Andrew Taylor were designated missionaries to India. After World War II, to mitigate tensions between local gangs the Christie Pits gang was permitted to use the church hall for Saturday night dances. Waves of immigrants arrived in the neighbourhood including people from the Baltics, Hungary, Italy, Germany and Great Britain. "We tried to make them all feel that the United Church of Canada was eager to help them become Canadian citizens no matter what their religion."¹³ Congregational leaders served on the Social Services Council for Canada and after World War II were focused on supporting refugees to Canada. Other initiatives included broadcasting church services (from 1929) and the creation of an active music program.

In 1995, the Bloor Street United Church became the second United Church in Canada to become an "Affirming Congregation," declaring their conviction that:

"All people are created in the image of God and are unconditionally loved by God. All persons are free to enjoy God's gifts of love, joy and intimacy. We lament injustice done to gay, lesbian and bisexual persons in Church and society...We are committed to creating a community where people of all ages, genders, races, sexual orientations, differing abilities, ethnic backgrounds and economic circumstances are welcome."¹⁴

Following the 2015 findings of the Truth and Reconciliation Commission of Canada, the church started "Gibimishkaadimin: A Project of Truth and Reconciliation for Indigenous and Non-Indigenous Youth" The five-year pilot project for reconciliation engages young

11 "Welcome to Bloor Street United Church" Church pamphlet, 2019.

12 Bloor Street United Church website: "About Us."

13 Ibid.

14 Bloor Street United Church, 2017.

people in a two-week course followed by a canoe trip. To emphasize the importance of Truth and Reconciliation the church has added a stylized canoe to their insignia. Adjacent to the stained glass windows of the founders of the United Church, a painting "Four Direction/Turtle Island Painting" by Monique Bedard (Aura), a Haudenosaunee (Oneida) member with Metis and French Canadian ancestry, is located in the narthex of the church. *(Images 59-60 discussed further below)*

Extending their mission for social justice and inclusivity, the church shared its sanctuary with the Alpha Korean United Church from 1970-2017 and since 2017 has welcomed the City Shul, a Reform synagogue. The church supports the Out of the Cold program aiding homeless people and in 2001, "Seasons of the Spirit" a work by the current Director Of Music, David Passmore, was presented with the Toronto Symphony Orchestra benefit to raise funds for the program. The choir and congregation sing in many languages including French, Latin, Korean, Xhosa, Zulu, Spanish, and German. Several community groups are located in the church building and those such as Amnesty International, the Aboriginal Rights Solidarity Group, Kairos, the Toronto Urban Native Ministry and the Interchurch Health Ministries are supported through subsidized rents. Other social support services including those for addiction and co-dependence are also located on the premises.

478 Huron Street:

The late 1890s quick expansion of the Bloor Street Presbyterian Church reflected the growth and development of the Annex neighbourhood. Within 6 years, according to city directories and Goads Atlas of the City of Toronto, Huron Street north of Bloor which had not existed in 1884, was with the impetus of annexation, suddenly developed with a network of streets, building lots and the grand houses which would become the characteristic Annex style neighbourhood.

The house at 478 Huron, along with its neighbours to the north at 480-482 Huron, was amongst the first on the street to be constructed between Bloor Street and Lowther Avenue. The architect John Gemmel of the, by then well-known and distinguished firm of, Smith & Gemmel, purchased Lots 48 and 49, subdivided them into three lots, and built both a detached house and a grand semi-detached house to the north in 1888. By 1889, Gemmel had completed all three houses and they had been sold. John H. Armstrong, a civil engineer and his wife, Eliza A. Armstrong, purchased the house at 478 Huron Street.¹⁵

Architect: John Gemmell

John Gemmell (1850-1915) was a Scottish-born, Canadian-educated architect who joined his elder brother William Gemmell at the practice Smith & Gemmell in 1869. Following his brother's untimely death in 1872, James Avon Smith (1832-1918) offered Gemmell a partnership and together they became one of the most prolific late-19th century Toronto firms, starting with the early commission for Knox College, 1 Spadina Crescent. This was followed by over a hundred commissions for ecclesiastical, institutional and commercial works. After Smith's retirement in 1910, Gemmell continued to practice under his own name. In 1880, Smith was elected an Associate

¹⁵ St. Paul's Ward Assessment Rolls, 1888 for 1889 and 1889 for 1890.

Member of the Royal Canadian Academy. In 1890, he was one of the founders of the Ontario Association of Architects, serving as its president in 1904. He was a frequent contributor to the *Canadian Architect and Builder*.¹⁶

iii. ARCHITECTURAL DESCRIPTION

Bloor Street United Church Complex, 300 Bloor Street West:

*The structure is one of the handsomest church buildings in the Dominion and is at once a credit to the Presbyterian denomination and an ornament to Toronto. The extreme length on Huron Street is 133 feet which frontage on Bloor of 87 feet. The auditorium is 87 x 70 feet with a height of 43 feet...The height of the tower including minaret is 120 feet. There is a flat roof on the tower at a height of 94 feet, to which visitors are admitted and from where a splendid view of the city is obtained.*¹⁷

Located at the north-west corner of Bloor and Huron Streets, the history and evolution of the Bloor Street United Church over the past 130 years can still be read clearly in the massing of the building, with the 1886 Sunday School building at the north-east corner of the complex facing Huron Street to its east and the parking lot to the north, the main church building (1909, 1954) located at the corner of Huron and Bloor Street, the three relocated archways from the main entrance to the new single-storey pavilion (1927) to the west and the extension of the Sunday School (1909) on the north side of the court beyond the entry pavilion.

Although it represents a building program of approximately 40 years, with three different architectural firms, the exterior of the Bloor Street United Church is a fine and unified example of a late Victorian Presbyterian church complex designed in the Gothic Revival Style reflective of the influences of the late 19th century. The Gothic Revival style is evident in the overall picturesque massing of the complex, with its steeply-pitched cross gable roofs and asymmetrical pair of stair towers with the taller one at the south-east corner dominating the street intersection with its four turrets contrasting with the south-west tower emerging as an octagon terminated by an eight-sided cone. The buttresses and the lancet-shaped windows featuring rose windows in the principal gable ends continue the Gothic style.

The late 19th-century sensibility is present in the overall squatness of the form and massing as well as in the preference for a rusticated, red-coloured Credit Valley sandstone and a variety of sizes and combinations of arched openings all of which reflect the influence of H. H. Richardson and the Richardsonian Romanesque that was popular in Toronto in the 1880s and 1890s. The use of contrasting smooth-surfaced, sand-coloured Ohio stone in the arched openings and tops of the buttresses along with the polished red granite columns at the three principal arched doorways reveals the taste for variety of colour and texture typical of Victorian architecture. The surviving slate tiles on parts of the roof are another typical Victorian element.

¹⁶ Hill, entry for John Gemmell

¹⁷ *The Dominion Illustrated*, p. 478

The first school building (1886-1888) reveals an earlier Romanesque influence in the scalloped tops of the windows as they recall University College of 1856, but the decorative terracotta band below the rose window, and the combination of the quatrefoil pattern of the rose window set above four trefoil windows are typical of the 1880s. The extension of the Sunday School to the west of the original school and viewed from both Bloor Street West and the north parking lot, completed by Wickson & Gregg, carries on the Gothic elements with stone cladding on the principal (south) elevation facing Bloor Street and brick cladding on the west and north elevations to the rear. (*Images as above*)

The original interior of the church with its auditorium-type space with a great horse-shoe shaped balcony and seats on both levels laid out in curves to focus on the preacher and the readings was typical of the late 19th century design for Presbyterian, Methodist, and Baptist churches.¹⁸ The location of the Sunday School and Church hall behind the altar was also a typical planning arrangement. The early church models of cruciform-shaped plans with an emphasis on the long nave with minor crossing transepts is hinted at here with the longer plan form and the expression of the gables on the outside, with the taller gable on the principle north-south axis and the slightly shorter height of the gables on the minor east-west axis. Following the fire in 1954, this longer axis was reinforced with the new structural system which emphasized a higher central arch along the longitudinal axis focusing on the altar. (*Images 39-43*)

Stained Glass:

Church and Sunday School (1886-1888)

The east window in the first church and Sunday school shows richly-coloured stained glass with decorative motifs. When the second story addition was constructed the replacement of the original vaulted ceiling with a flat ceiling and the re-alignment of the church hall as a narrower space to accommodate the adjacent new church choir resulted in the obscuring of the original church window as a whole. The details that are visible indicate a remarkable assembly of Victorian glass which appears to have been repaired. (*Images 9-10 as above*)

The glass in the church is of two types. The first glass, installed in 1889-90, combines a range of golden and blue hued glass sheets set in a variety of geometric patterns. Pictures of the damage done by the fire in August 1954 indicate that the glass before the fire was typically of this type. After the 1954 fire, stained glass windows depicting various themes, especially those in the south wall and narthex, were installed in the church between 1954 and 1962. (*Images 44-57*)

On both the west and east elevations of the church, in the first bay from the choir and organ, is a tall narrow lancet window depicting two of the four evangelists undertaken by Robert McCausland Ltd. An inscription at the base of the east window states "presented by the Directors of Simpsons Limited to commemorate the fiftieth wedding anniversary of Mr. and Mrs. David H. Gibson, December 14, 1954." Above are the evangelists St. Matthew (with the emblem of the man) and St. Mark (with the lion). The west window features St. John (with the eagle) and St. Luke (with the bull).

¹⁸ MacRae, p. 295.

In December 1959, the nine windows in the south wall of narthex were dedicated. The nine windows illustrate Canadians who have been important in the establishment of the United Church in Canada and its origins in the Congregationalist, Methodist and Presbyterian congregations. They include:

- Dr. Henry Wilkes (1805-1886), pastor and evangelical preacher of the first Congregational Church in Canada in Montreal
- Dr. Hanes McGregor (1759-1830), Presbyterian scholar and preacher
- Dr William Case (1780-1855), Methodist Circuit preacher, Superintendent of Indian Missions and the Methodist Episcopal Church in Canada
- Dr. William T. Gunn (1867-1930), Union Chairman of the Congregational churches at the time of Union (1925)
- Dr. George C. Pidgeon, (1872-1971), minister of Bloor Street Presbyterian (1915-1925), and of Bloor Street United Church (1925-1948)
- Dr. Samuel D. Chown (1853-1933) head of the department of Evangelism and Social Service
- Dr. Egerton Ryerson, (1803-1882), Methodist circuit rider, dedicated to training of an educated ministry and first principal of Victoria College
- Rev. James Evan (1801-1846) Methodist missionary to the Indians in the west
- Dr. James Robertson, (1839-1902), Superintendent of Missions to the West and North-West

In 1962, to commemorate the 75th anniversary of the Bloor Street Congregation, the great south window illustrating the theme of ecumenism and the two windows in the east and west entries to the narthex were commissioned from the Celtic Studios in Swansea, Wales. The great south window with its tripartite configuration of two lancet windows flanking a central window with a central rose-type window with Christ with outstretched arms, features the words "THAT ALL MAY BE ONE" and represents 30 nationalities, and historical religious leaders including John Knox, John Calvin, John Wesley and St. Francis of Assisi.

Four Directions/Turtle Island" Painting:

On the north wall of the narthex opposite to the nine stained glass windows is the "Four Directions/Turtle Island" painting by Monique Beard (Aura), a Haudenosaunee (Oneida) artist with Metis and French Canadian ancestry.

The location of this painting in the narthex, the redesign of the church logo to include the stylized canoe to represent reconciliation with Indigenous peoples, along with the triangular rainbow symbol on the church sign and the positioning of the elements of worship for the Reform Shul, in the church sanctuary are all evidence of the inclusivity that has evolved along with other social programs that have been part of the congregation's historical quest for an ethical role and leadership within the wider community. (*Images 58-60*)

Setting:

The church complex sits tight against the property boundary and the sidewalk at the north-west corner of the intersection of Bloor and Huron streets. To the west a small

courtyard with trees, shrubs, planted beds and grass provides a landscaped setting and a sense of peaceful oasis just steps away from the jostling of pedestrians, bicycles and cars that characterizes this section of Bloor Street. From here, access is provided for the one-storey principal entry to the church, the entry to the church hall and community facilities which is accessed via a pathway. The space is enclosed on two sides by the richly composed walls of the church and school with a screen of flowering trees masking the concrete walls of Tartu. To the north, the school and parish hall building faces a parking lot and the south elevation of the Dr. George C. Pidgeon House at 478 Huron Street.

George Campbell Pidgeon House, 478 Huron Street:

The Pidgeon house, at 478 Huron Street, along with the semi-detached houses to the north at 480 and 482 Huron Street, was designed by John Gemmell in 1888. They represent typical Annex houses heavily influenced by the Richardsonian Romanesque style which was the predominant style in late 1880s and 1890s Toronto, and applied in both the Toronto City Hall and the Provincial Legislature buildings under construction at this time, as well as at numerous university and commercial buildings throughout the city. (*Images 61-71*)

The Pidgeon house has the primary characteristics of the Richardsonian style in the complex massing created by intersecting gable roofs, featuring an asymmetrical gabled bay on the front (east) elevation, with an adjacent recessed entry with a porch, a canted bay window on the side (south) elevation and lower rear wing to the west. Further variety is added in the treatment of the surfaces, the rusticated raised stone basement, the rusticated stone-clad first storey (on the principal (east) elevation and the front portion of the side (south) elevation) with the wall that curves towards the entry, the second floor brick cladding which features a grid pattern beneath the principal window and the attic story with its shingled surface flaring outwards over the drip mould and projecting oriel window beneath a shingle-clad overhang. The detailing of particular elements enriches the surface elaboration. At the top of the stone pillar supporting the porch, is a squat capital featuring Romanesque carving. On the south elevation the projecting brick chimney extends decorative corbels over the stone work while a stone string course raps around the second floor at sill level. A second chimney emerges from the west slope of the cross gable.

The window and door openings in a Richardsonian Romanesque building would typically feature a large circular opening which is seen at 482 Huron Street, but here apart from the second floor window on the south elevation there are no arches. The windows on the principal (east) elevation feature decorative elements which add to the variety of the whole: three stained glass panels in the transom of the first floor window, a pair of slender wood colonettes framing the large pane of the second floor window which features a transom with a fine grid of openings and finally the bay window on the third floor with its pattern of square openings around a central large pane of glass.

Setting:

The setting of the Pidgeon house is consistent with its neighbours on Huron Street as the house is set back from the street allowing for a small front yard with grass, trees and

shrubs. A narrow south side yard and a large back yard to the west with a large tree complete the typically verdant settings of these late 19th century residential neighbourhoods which collectively create an important public amenity.

iv. CONTEXT

The Bloor Street United Church complex and the George Campbell Pidgeon house are located north-west of the corner of Bloor and Huron Streets in the Annex neighbourhood of Toronto. Together with their characteristic picturesque massing, red stone and red brick (house) they are representative of the late 19th century architecture that has come to give the Annex its special character. The importance of the historic character of the area has already been recognized with two Heritage Conservation Districts (HCD), the East Annex and West Annex Phase 1 (Madison Avenue) HCDs and the Pidgeon House is within the boundary of the West Annex Phase 2 Heritage Conservation District Study Area. (*Images 72-87*)

Bloor Street marks the southern border of the Annex and is a permeable northern boundary of the University of Toronto neighbourhood. Huron Street south of Bloor also developed as a residential neighbourhood, a decade earlier than the Annex and shares the similar low-rise late 19th century residential character which includes neighbourhood churches and some commercial development.

As a major thoroughfare and in proximity to two subway lines, this section of Bloor Street developed through the 20th century with commercial and institutional buildings resulting in a combination of early low-rise institutional and commercial uses and later high-rise institutional and residential structures. This mix of use and ownership is represented at the intersection of Bloor and Huron streets with the brick and stone-clad University of Toronto Schools on the south west corner, the 18-storey, concrete clad, Senator David A. Croll Apartments on the south-east and on the north-east corner, the two-and-half storey Baha'i Centre. Further east, the high-rise hotel and Medical Arts Building now known as the Jackman Humanities Building (listed on the Heritage Register), at St. George Street face the low-rise Bata Shoe Museum. To the west of the church complex is the 18-storey, concrete clad, Tartu building, low-rise commercial buildings, and beyond Spadina Avenue, the Church of Trinity St. Paul's, mirroring the Bloor Street United Church with its prominent landmark tower and Richardsonian Romanesque style.

North of Bloor, Huron Street retains many fine Annex style houses and numerous properties on Huron and the adjacent Prince Arthur and Lowther avenues have been listed on the City's Heritage Register. Huron Street has also had late 20th century additions introducing a medium-high-rise scale in multi-residential blocks at 95 Prince Arthur Avenue, at the south-east corner with Huron Street and Uno Prii's 1966 white-brick, residential tower at 485 Huron Street which is also listed on the City's Register.

The two properties containing the Pidgeon house and the Bloor Street United Church connect the neighbourhood with their late 19th century origins, maintaining the massing, scale and materials typical of the Annex architectural character. The church has been an important landmark within that neighbourhood at the intersection with Bloor Street for

130 years. It provides a transition between the commercial and institutional thoroughfare of Bloor Street West and the residential neighbourhood of Huron Street.

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. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto. 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.

Please note: the two properties, 300 Bloor Street West and 478 Huron Street will be evaluated separately below.

Bloor Street United Church, 300 Bloor Street West:

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

The property at 300 Bloor Street West is valued as an excellent representative of a late 19th century Gothic Revival Presbyterian church, Sunday school and church community complex. The characteristics of the Presbyterian church-type are represented in the hall form of the church with the u-shaped gallery and a Sunday school adjacent to the principal internal wall accommodating the organ and pulpit. The Gothic Revival elements are evident in the spires, buttresses and lancet-shaped windows tempered by the late 19th century taste for rusticated red Credit Valley sandstone, with contrasting smooth buff-coloured Ohio sandstone trim and polished granite columns, the sense of mass in the proportions and the asymmetry of the two towers. Although the exterior of the complex was transformed through a series of additions in 1889-1890, 1909 and 1927 by three firms of architects, the design and details of the complex remain a unified whole demonstrating a high level of artistic merit, testifying to the craftsmanship of the architects.

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

The property at 300 Bloor Street West is valued for its historical association with the 1925 union of the Methodist Presbyterian and Congregationalist churches resulting in the founding of the United Church of Canada, as Dr. George Campbell Pidgeon was minister of the Bloor Street Presbyterian Church (1918-1948) and the last moderator of the Presbyterian Church would become the first moderator of the United Church of

Canada. The property is valued for yielding information about the active social service provided by the congregation, which from its earliest days through various outreach programs, championed the needs of the disadvantaged and strove for an ethical role of the congregation within society. The congregation have supported refugees, adopted the 1995 Declaration of Affirmation of inclusivity regardless of gender, sexual orientation, race or ethnicity, and have promoted reconciliation between Indigenous and Non-Indigenous people. The congregation shares its space with the Alpha Korean United Church and the City Shul, a Reform congregation.

The property is valued for its association with the earliest development of the Annex neighbourhood in the 1880s when it acquired its characteristic urban pattern and architectural form. The property is also valued as it demonstrates the work of two prolific Toronto architectural firms. William R. Gregg, (alone and in partnership with Alfred Gregg) was renowned for a large number of church commissions in Toronto and across Ontario. Wickson & (Alfred) Gregg were known for their substantial residential commissions as well as institutional and industrial works. Alfred Gregg was a Fellow of the Royal Architectural Institute of Canada.

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

Located at the north-west corner of Bloor and Huron Streets, with its prominent corner tower, the church is a landmark viewed from all directions along Bloor and Huron streets. With its late 19th-century picturesque massing built of rusticated Credit Valley sandstone, the church complex defines and maintains the characteristic architectural character and scale of the Annex neighbourhood. Constructed between 1886 and 1890 with later extensions in 1909 and 1927, the complex is historically, functionally, physically and visually linked to its surroundings.

George Campbell Pidgeon House, 478 Huron Street:

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

The property at 478 Huron Street has design value as a fine representative example of a typical Annex house in the Richardsonian Romanesque style, predominant in Toronto in the late 19th century and evident in the picturesque massing and rooflines, stone, brick and terracotta-shingle cladding and in the variety of architectural details. The George Campbell Pidgeon house retains many fine details including the mullion patterning, wood details and stained glass of the windows, the brick and stone relief work and the skillful manipulation of the massing evident in the fine proportions and the curving stone wall leading to the recessed entrance.

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

Constructed in 1888, the property at 478 Huron Street is valued for its association with the early history of the Annex neighbourhood and as one of the earliest houses on Huron Street, it represents the residential development which would give the Annex its defining character.

It is also valued for its association with the Bloor Street United Church and George Campbell Pidgeon, who from 1915-1948 provided leadership through the union with the United Church, ecumenism and community outreach at a local and global scale.

The property is valued as it, and the adjacent semi-detached house at 480-482 Huron Street, reflect the work of the architect John Gemmell, partner in the distinguished and prolific Toronto firm of Smith & Gemmell, designers of over one hundred ecclesiastical, institutional and commercial buildings, including Knox College. Gemmel was a founder of the Ontario Association of Architects (OAA), was elected president of the OAA in 1904 and became a frequent contributor to the journal "Canadian Architect and Builder."

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	n/a

Contextually, the Pidgeon House has cultural heritage value as it is important in defining and maintaining the historic Annex residential neighbourhood which is characterized by elaborately massed and richly detailed late 19th and early 20th century detached and

semi-detached houses. As one of the earliest houses constructed on Huron Street, north of Bloor Street, and one of three in a row designed by John Gemmel, the house at 478 Bloor Street, is physically, visually and historically linked to the neighbourhood.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the properties at 300 Bloor Street West (Bloor Street United Church) and 478 Huron Street (George Campbell Pidgeon house) have cultural heritage value for their design, historical associations and context.

Described in 1891 as one of the handsomest churches in the Dominion, the Bloor Street United Church (formerly Bloor Street Presbyterian Church) is an exceptionally fine example of a late 19th-century Presbyterian-hall-type church in the Gothic Revival Style. Evolving through a 70-year building program, the church is historically associated with the Toronto architects George W. E. Field, William R. Gregg, Wickson & Gregg and Bruce Brown & Brisley.

The church is valued for its association with the founding of the United Church of Canada in 1925 and Dr. George Campbell Pidgeon, the parish minister who was the last moderator of the Presbyterian Church and the first moderator of the new United Church.

The church is also valued for its 130-year history of programs of social outreach, justice and inclusivity which have tended to those in need in Toronto and globally, supported refugees and the homeless, adopted the Declaration of Affirmation and affirmed the findings of the Truth and Reconciliation Commission through programs of reconciliation between Indigenous and Non-Indigenous youth. Contextually with its prominent corner tower the church is a landmark at the intersection of Bloor and Huron streets. Its architectural form and details supports, maintains and defines the late-19th and early 20th century character of the Annex neighbourhood to the north and the University of Toronto Residential enclave to the south of Bloor Street.

The George Campbell Pidgeon house is valued as an exceptionally finely-crafted example of the Richardsonian Romanesque style, which together with the houses at 480 and 482 Huron Street represent the work of John Gemmell, partner in the prolific Toronto firm of Smith & Gemmell.

The church complex and the Pidgeon house are visually, physically and historically linked to the 1880s development of the Annex neighbourhood as characterized by fine residences on the streets north of Bloor like Huron Street with institutional and commercial development on Bloor Street West.

5. SOURCES

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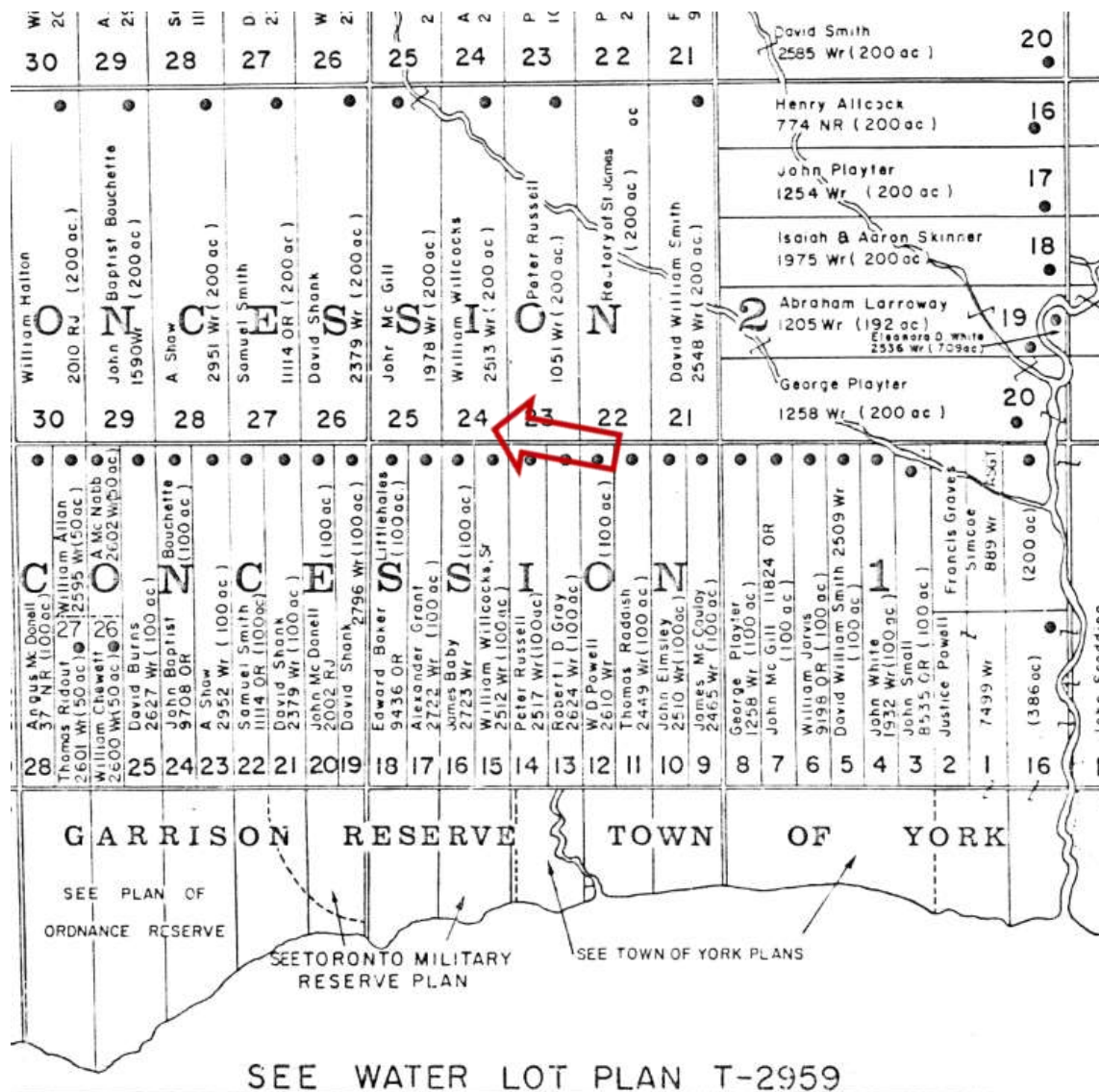
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6. IMAGES:

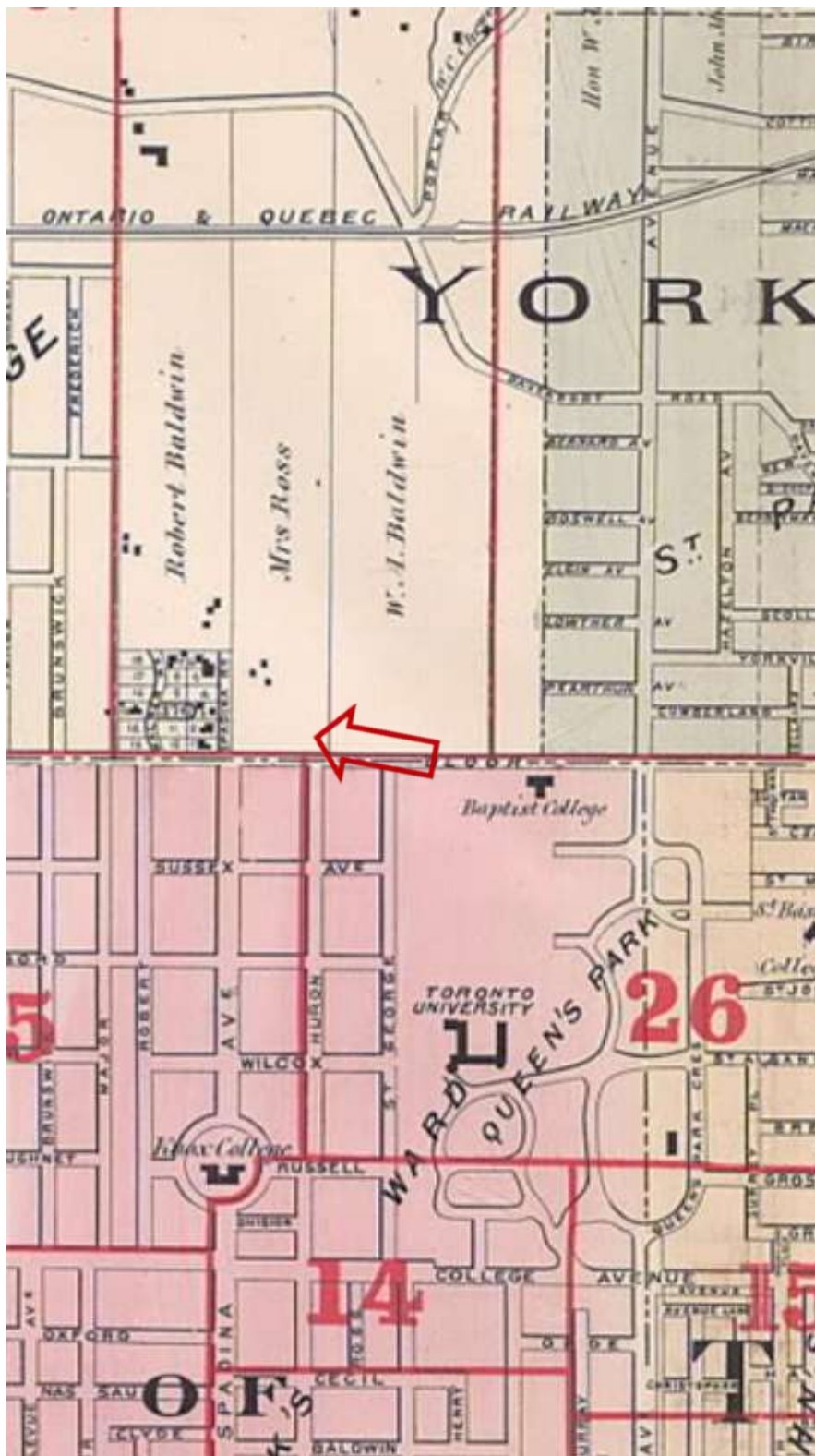


1. Location Map showing 300 Bloor Street West and 478 Huron Street. The arrows mark the location of the properties

Please Note: All maps are orientated with north at the top of the page unless otherwise indicated (City of Toronto T.O.INview Map)



2. Disposition of Crown Lands as of 1793 showing the location of Lot 24, Concession 2, granted to William Willcocks and the approximate location of the two properties, 300 Bloor Street West and 478 Huron Street (Ontario Ministry of Natural Resources, Plan T2539 1976 – Ng)



3. Goads Map, 1884, showing the subdivision of the Robert Baldwin Estate with the land north of Bloor, east of Spadina and west of Huron Street up to the Davenport Road under the ownership of "Mrs. Ross," Augusta Elizabeth Baldwin Ross (City of Toronto Archives [CTA])



4. "Bloor Street Presbyterian Church, north west corner Huron Street, 1888," photograph showing the south and east elevations of the church and Sunday school designed by George. W. E. Field in 1886 and completed in 1888. Note the open ground to the south which would in 1889-1890 be occupied by the new church building. The east elevation is still present on Huron Street. Note the house beyond which was the first George Campbell Pidgeon house at 476 Huron Street (Toronto Public Library [TPL], B7-39A)



5. East Elevation of the Church and Sunday school (1886-1888) with new entry porch to the left added with the church in 1889-1890. The original 1888 roofline is indicated by the lower gable above the lancet window. The roof was raised in 1889-1890 with the addition of the new church creating a second storey and is shown in the broader, higher roof. (HPS, 2019)

6. Cornerstone of the church and Sunday school with the date '1886' located on the east elevation (HPS, 2015)



7. North Elevation of the first Church and Sunday school with the second storey addition added in 1889-1890 and the 1909 extensions to the right (HPS, 2019)

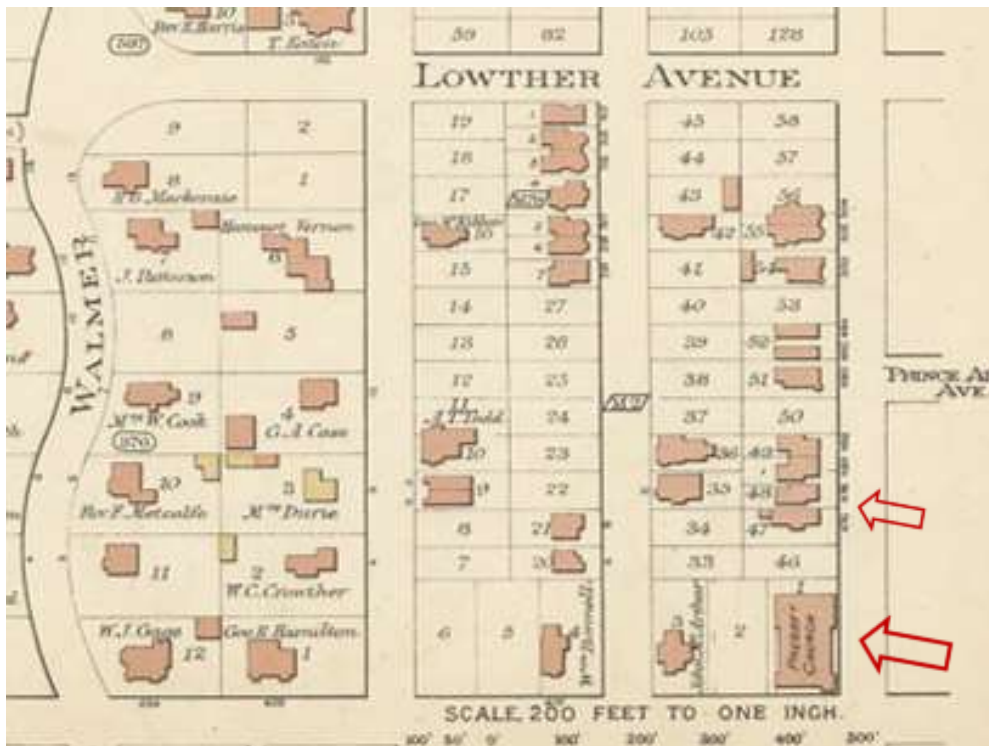


8. New upper hall created following the 1889-1890 raising of the roof on the first church building (1886-1888) to create a second storey for the Sunday school (HPS, 2019)
9. Detail of the rose window in the east elevation of the 1886-1888 church-Sunday school (HPS, 2019)



10. View of the stained glass rose window of the east elevation of the 1886-1888 building which has been partly obscured by the introduction of the attic storey above and the second floor following the church expansion in 1889-1890 (HPS, 2019)

11. View of the interior of the new east entry porch to the Sunday school created in 1927 following the widening of Bloor Street West



12. Goads Map, 1890 (detail) showing the Bloor Street Presbyterian Church and Sunday School (1886-1888) and Church (1889-1890), to the south of the school, completed at the north-west corner of Bloor Street and Huron Street. To the north Lot 47 shows the first George Campbell Pidgeon House at 476 Huron Street and to the north at Lot 48 shows is the second Pidgeon House at 478 Huron Street (CTA)



BLOOR STREET PRESBYTERIAN CHURCH, CORNER HURON STREET.

13. Photograph published in 1891 of the new Bloor Street Presbyterian Church, designed by W. R. Gregg and constructed between 1889 and 1890 and showing the south and east elevations. Note the Sunday school gable on the east elevation and beyond, the line of houses constructed at 476, 478, 480-482 Huron Street (Adam, 1891)



City of Toronto Archives, Fonds 1231, 11231_00343

14. View of the church as constructed in 1889-1890 taken from the west on Bloor Street showing the west and south elevations and the original arrangement of the stairs and side entrances (1924, CTA, Fonds 1231, it 0343, James Salmon Collection)



15. Bloor Street United Church (1889-1890) with the Sunday School to the right, south and east elevations facing Bloor Street West and Huron Street with the stairs removed following the widening of Bloor Street in 1927 (HPS, 2019)



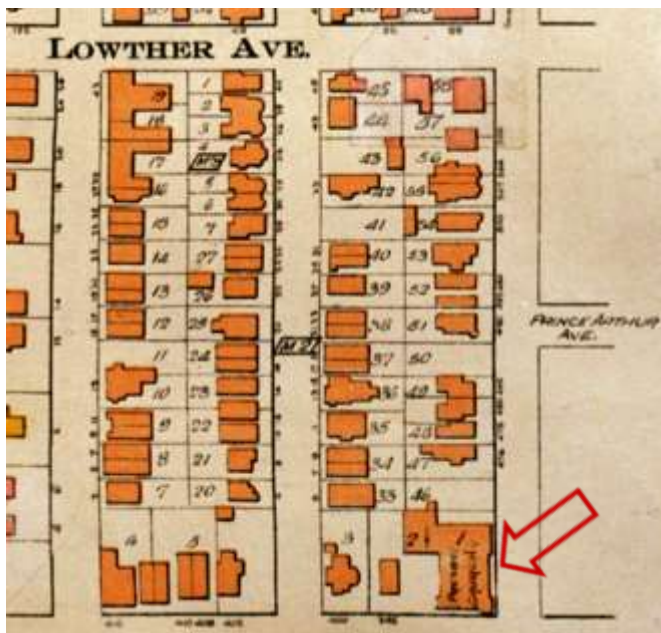
16. West Elevation of the Church, 1889-1890 (HPS, 2019)



17. South Elevation, south-east corner cornerstone (HPS, 2019)



18. East elevation of the Church (left) and the original church (right) which was converted for sole use as a Sunday school following the church expansion in 1889. The new entrance added in 1927 following the widening of Bloor Street is located between the church and Sunday school (HPS, 2005)



19. Goad's Map 1913 (detail) showing the extension of the Sunday school, completed in 1909, to the west of the original school on Lot 2 and Lot 46 (CTA)



20. 1909 Sunday school extension, south elevation facing the landscaped courtyard and Bloor Street (HPS, 2019)



21. Detail of the south elevation of the Sunday school extension (HPS, 2019)



22. 1909 Sunday school south entry (HPS, 2019)



23. 1909 Sunday school extension, north and west elevations with later single storey extension for kitchen and nursery (HPS, 2015)



24. 1909 Photograph of the double volume "Sabbath School Room" located at the second and third floor levels of the 1909 Sunday school extension. Note the pointed heads of the upper level windows which correspond to the exterior photograph above. (Bloor Street United Church display, 2019)



25. The Sabbath School Room in its current iteration. (HPS, 2019)



26. Photograph of the south elevation of the church facing Bloor Street West, showing the 1927 changes to the church elevation when Bloor Street was widened and the stairs were removed. The narthex with the three sets of three arched windows was extended moderately and the three original stone archways with their red stone columns were relocated to a single storey entry at the left. The landscaped courtyard and 1909 Sunday school can be seen at the far left and rear of the photograph. (HPS, 2019)



27. 1927 Entry integrating the original 1889-1890 arches from the main entrance of the church. (HPS, 2019)



28. Detail, 1889-1890 granite column and buff stone capital (HPS, 2019)



29. "\$500,000 Mystery Blaze Sweeps Bloor St Church," Toronto Telegram, August 31, 1954 (Bloor Street United Church display, 2019)



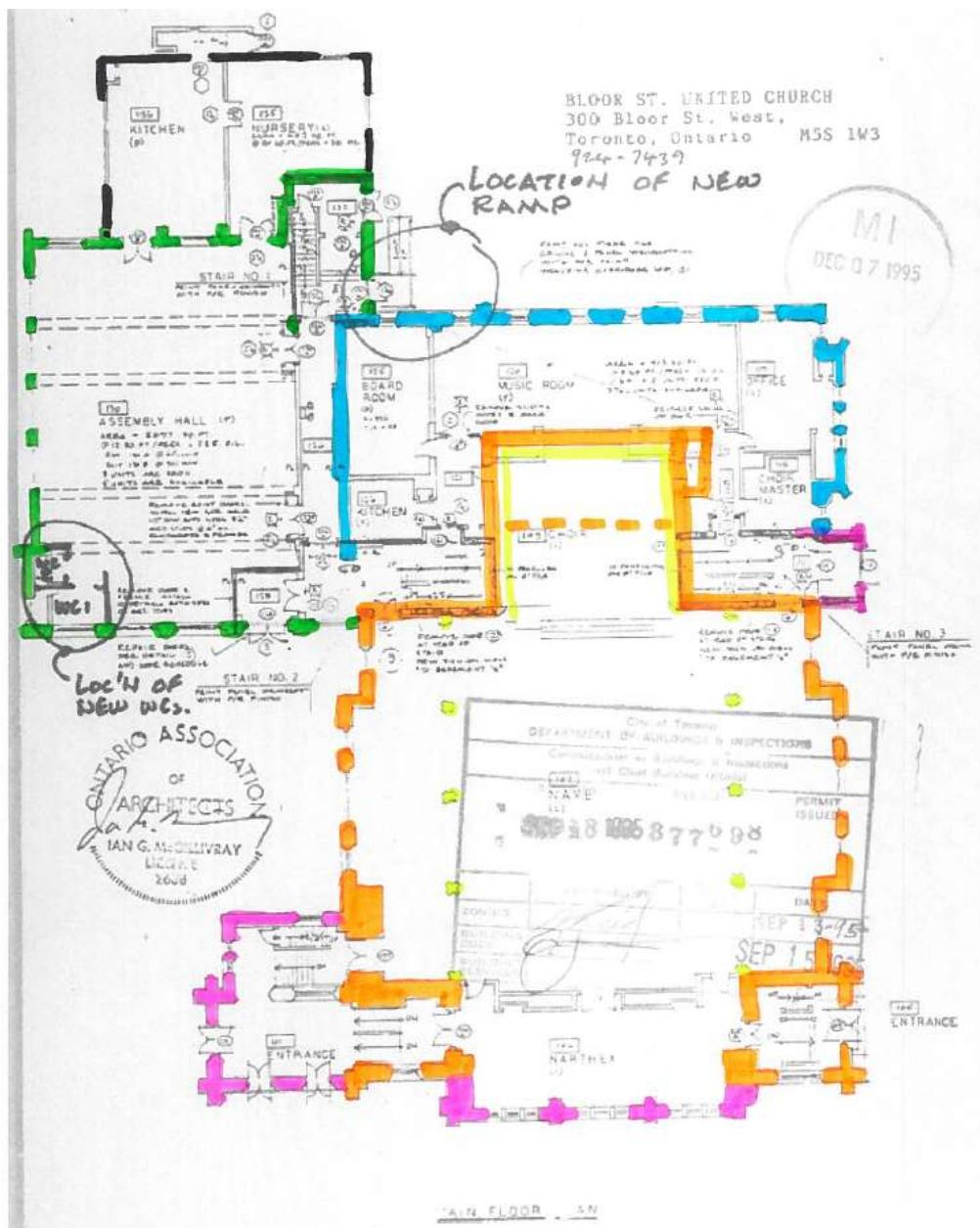
30. "Aftermath of the Fire" at Bloor Street United Church, August 1954 – the photograph shows the damage to the stained glass windows. (TPL, James Victor Salmon collection, S1-2029A)



31. "Aftermath of the Fire" at Bloor Street United Church, August 1954 – the photograph shows the damage to the roof and the stained glass windows. The photo also shows the removal of the steps on Bloor Street and the replacement of the three arched openings with the row of 9 arched windows following the widening of Bloor Street in 1927. The arches can be seen in the single storey pavilion which was relocated to the west. (TPL, James Victor Salmon collection, S1-2029B)



32. Entry porch with the 1956 addition of the words "Bloor Street United Church" on the stone band above the principal entry (HPS, 2019)



- 1886-8 Sunday School
- 1889-1890 Church showing choir with organ chamber behind
- 1909 Extension of Sunday School
- 1927 New single storey entrance at south-west corner, relocating the main entrance arches of 1889-1890 Church, new entrance on Huron Street, and extended narthex
- Post 1927 single storey extension including kitchen and nursery
- 1954 Post-fire reconstruction of the interior and extension of the choir into former organ chamber

33. Annotated plan showing the evolution of the building complex at Bloor Street United Church. The orange line through the choir represents the original extent of the choir which was extended after the fire. The area behind the choir was occupied by the organ (HPS annotated plan of Building Permit 377698, submitted by Ian McGillivray architect, 1995, City of Toronto Building Records)



34. Rev. W. G. Wallace, pastor at Bloor Street Presbyterian Church from 1889-1918
 35. Dr George Campbell Pidgeon, minister from 1915 and pastor from 1918-1948
 (Adam, 1891, Grant, 1961)



36. Photograph of "Rev. James Menzies M.D., with his family. Dr. Menzies served in Honan, China from 1895-1920. In that year he was killed by bandits while protecting the women's compound. Bloor Street Presbyterian Church sponsored Dr. Menzies at the Hwaiking Hospital. (Bloor Street United Church display, 2019)



37. The exterior signage on the church on the south wall facing Bloor features a rainbow striped triangle representing the LGBTQ community to illustrate their declaration as an Affirming Congregation. (HPS, 2019)



38. The signage to the courtyard features the new logo incorporating a cross and a canoe symbolic of the church community's mission of reconciliation with Indigenous people and also indicates the location for the City Shul Reform congregation (HPS, 2019)



39. View of the interior facing north towards the organ and pulpit showing the auditorium style of the church hall with the u-shaped upper gallery, 1891 (Dominion Illustrated)



40. View to the north of the reconstruction following the 1954 fire with the new structure of the columns, arches, vaulted ceiling and extended choir (HPS, 2019)



41. View of the new ceiling in the choir with openings for the organ pipes (HPS, 2019)



42. Interior looking south showing the new structure of the columns, arches and ceiling (HPS, 2019)



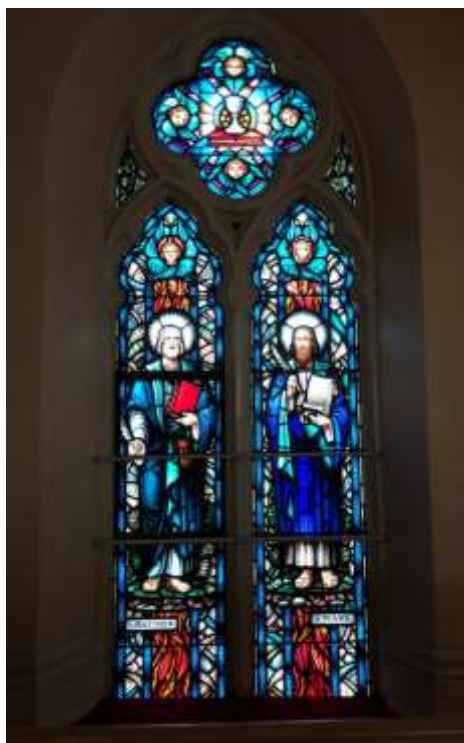
43. View of the new 1954-5 structure looking to the east elevation where side aisles are created by the arches over the galleries (HPS, 2019)



44. View of the three west windows, repaired following the 1954 fire (HPS, 2019)

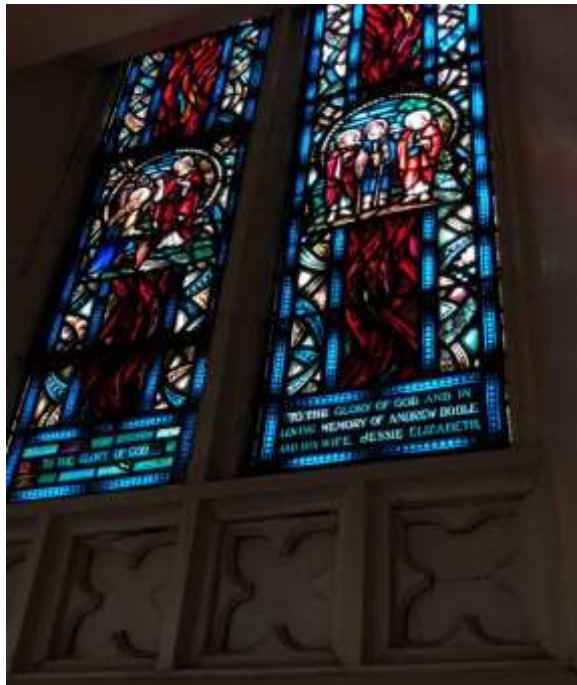


45. View of the window in the east stair tower, repaired following the fire in 1954 (HPS, 2019)



46. Lancet windows representing two of four Evangelists, Matthew and Mark on the east wall (HPS, 2019)

47. Lancet windows of Evangelists, Luke and John on the west wall adjacent to the choir (HPS, 2019)

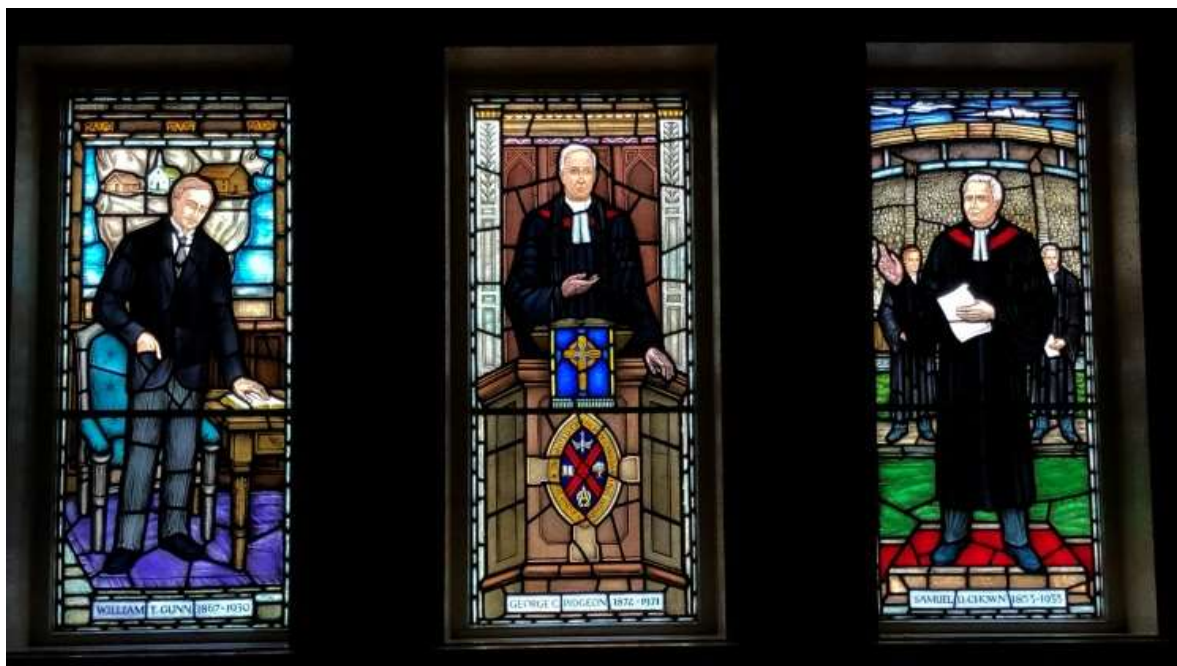


48. The dedication on the east lancet window (above left) reads presented by the Directors of Simpsons Limited to commemorate the fiftieth wedding anniversary of Mr. and Mrs. David H. Gibson, December 14, 1954." (HPS, 2019)

49. The dedication on the west lancet window (above right) reads "to the glory of God and in loving memory of Andrew Doole and his wife Jessie Elizabeth" (HPS, 2019)



50. First three of nine stained glass panels showing person important to the history of the United Church in Canada: Dr. Henry Wilkes (1805-1886), pastor and evangelical preacher of the first Congregational Church in Canada in Montreal, Dr. Hanes McGregor (1759-1830), Presbyterian scholar and preacher Dr William Case (1780-1855), Methodist Circuit preacher, Superintendent of Indian Missions and the Methodist Episcopal Church in Canada



51. Second set of three of nine panels in the narthex: Dr. William T. Gunn (1867-1930), Union Chairman of the Congregational churches at the time of Union (1925) Dr. George C. Pidgeon, (1872-1971), minister of Bloor Street Presbyterian (1915-1925), and of Bloor Street United Church (1925-1948) Dr. Samuel D. Chown (1853-1933) head of the department of Evangelism and Social Service (HPS, 2019)



52. Dr. Egerton Ryerson, (1803-1882), in front of the Normal School, Methodist circuit rider, dedicated to training of an educated ministry and first principal of Victoria College
 Rev. James Evan (1801-1846) Methodist missionary to the Indians in the west
 Dr. James Robertson, (1839-1902), Superintendent of Missions to the West and North-West (HPS, 2019)



53. Great South Window illustrating the theme of ecumenism with the words "THAT ALL MAY BE ONE" and showing 30 nationalities and various religious leaders including John Knox, John Calvin, John Wesley and St. Francis of Assisi (HPS, 2019)



54. Transom window over the entrance in the east tower facing Huron Street (HPS, 2019)



55. East Tower stairs showing original 1889-1890 handrails (HPS, 2019)



56. West Entrance Transom in the west door of the single storey entrance porch (HPS, 2019)



57. Interior of the West Entry porch with the relocated archways with their stained glass leaded and stained glass transoms (HPS, 2019)



58. "Four Directions/Turtle Island Painting by Monique Bedard, located on the north wall of the narthex opposite the 9 stained glass windows (HPS, 2019)



59. View of the choir with the elements of worship for the City Shul in the wall hanging and cabinet and the sculpture of the canoe representing reconciliation with Indigenous peoples (HPS, 2019)



60. View of the canoe sculpture suspended in the choir (HPS, 2019)



61. George Campbell Pidgeon House, 478 Huron Street, East Elevation (HPS, 2019)



62. 480-482 Huron Street, which were designed by John Gemmell with 478 Huron Street in 1888 (HPS, 2019)



63. Side (north) elevation at 478 Huron Street (HPS, 2019)



64. View of the curving entry wall at the front porch with the small stained glass window (HPS, 2019)



65. Side (south) elevation, 478 Huron Street (HPS, 2019)



66. Rear (west) and side (south) elevations, 478 Huron Street (HPS, 2019)



67. View of the window and material details on the principal (east) elevation facing Huron Street (HPS, 2019)

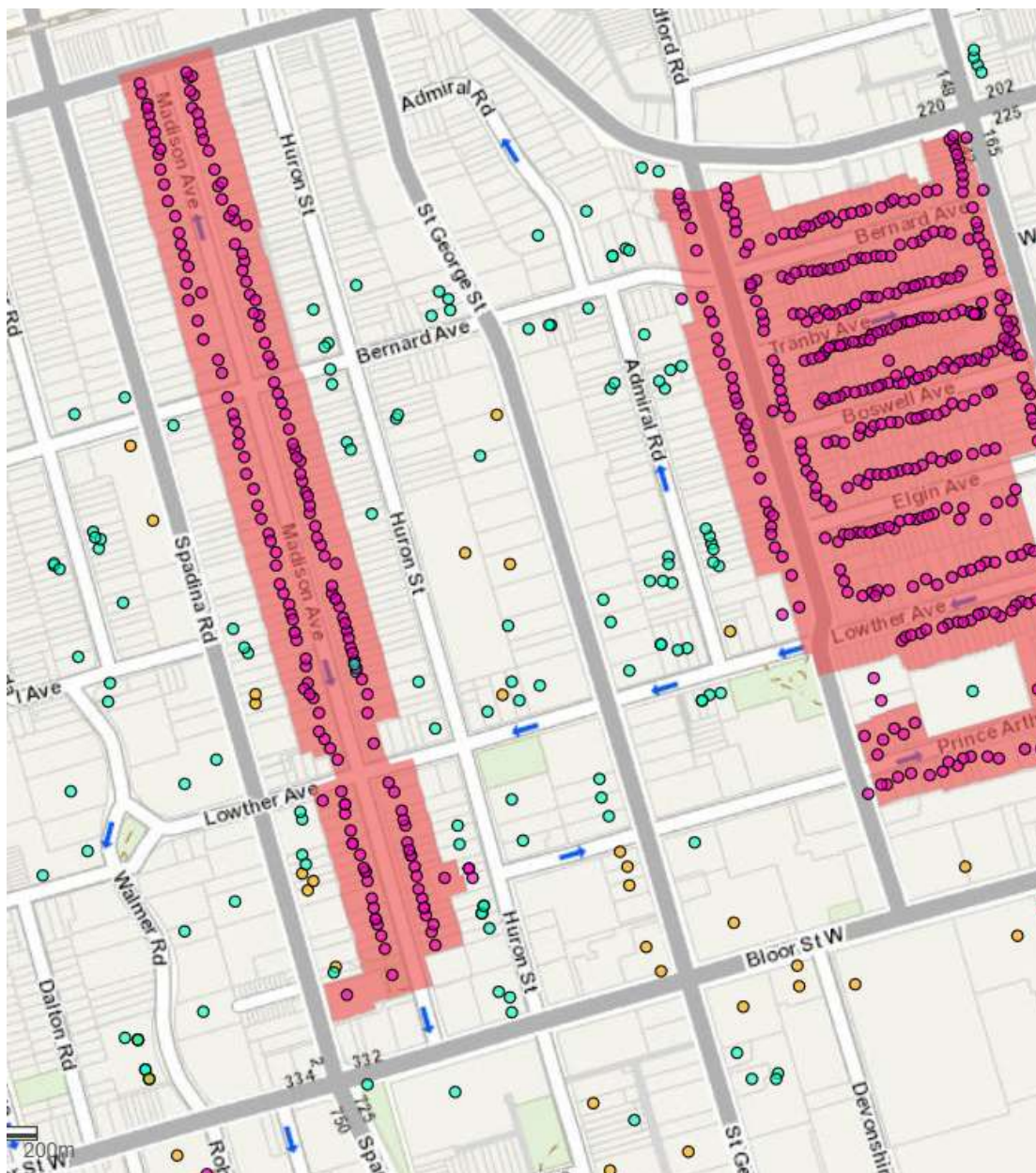


68. Front door with the adjacent sign stating "Bloor Street United Church, Geo. C. Pidgeon House,"

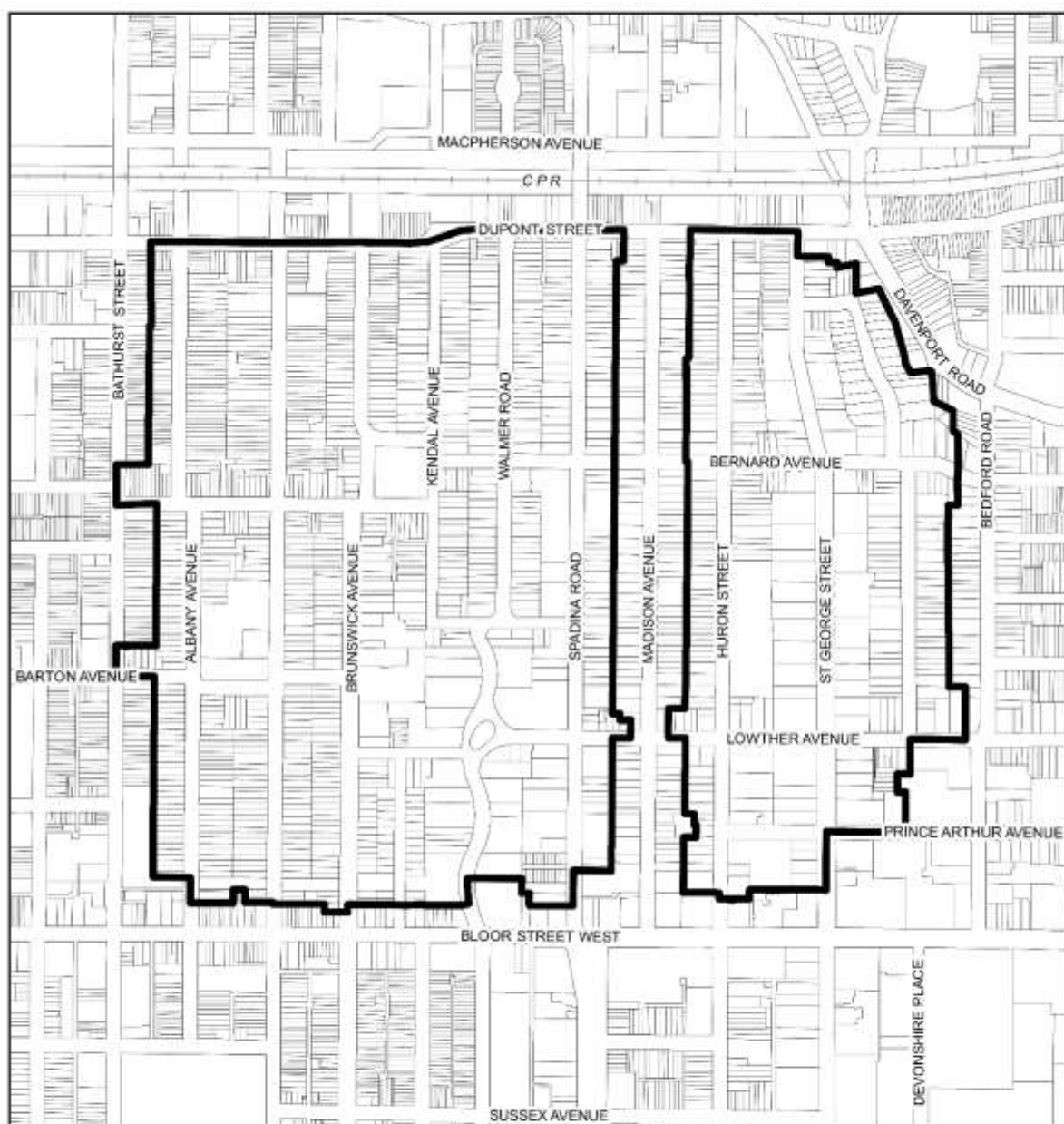
69. Romanesque carving on the capital on the porch pier

70. Side (south) elevation with the arched second floor window, brick details of the chimney overlapping the stone wall, the continuous stone belt course which doubles as window sills and the brick string course

71. Leaded glass first floor window in the side (north) elevation (all HPS, 2019)



72. Heritage Property Map indicating the adjacent HCDs at Madison Avenue and the East Annex as well as identifying the listed (green) and designated (gold) properties in the area. (Esri, 2019)



Toronto City Planning

Study Area

**West Annex
Nominated Heritage Conservation District**



Not to Scale
1/23/2015

73. The West Annex Phase 2 HCD Study Area includes the north portion of the property at 300 Bloor Street West and the Pidgeon House at 478 Huron Street. NOTE: The Madison Avenue HCD is located in between the two sections of the HCD study area.



74. Photograph of the context of Bloor Street West looking east with Tartu and the United Church and the Baha'i centre on the left and University of Toronto Schools, Senator David A. Croll apartments and the Bata Museum on the south side of Bloor (HPS, 2013)



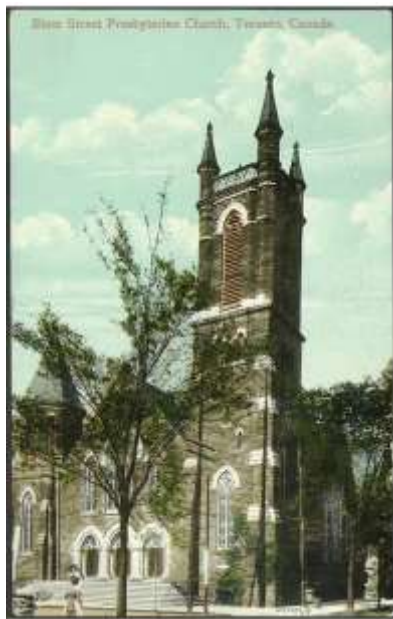
75. View looking west with the University of Toronto Schools on the left, Tartu and small scale commercial buildings on the right and the spire of the Church of Trinity St. Paul's in the distance (google 2018)



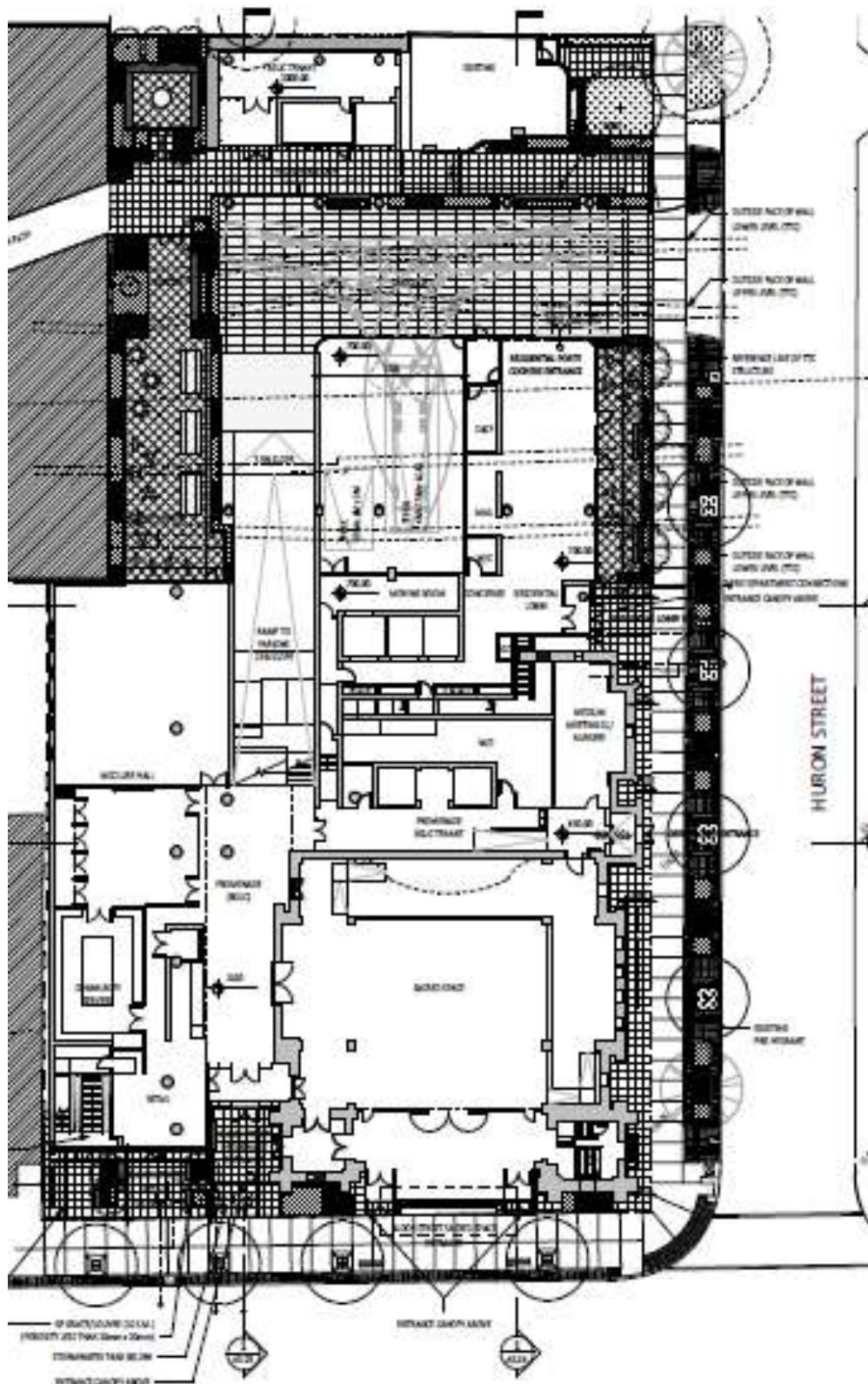
76-77. Huron Street looking north from south side of Bloor Street April 13 1949 and May 2019 (CTA, Series 372, S0372, ss0058m it1907 and HPS, 2019)



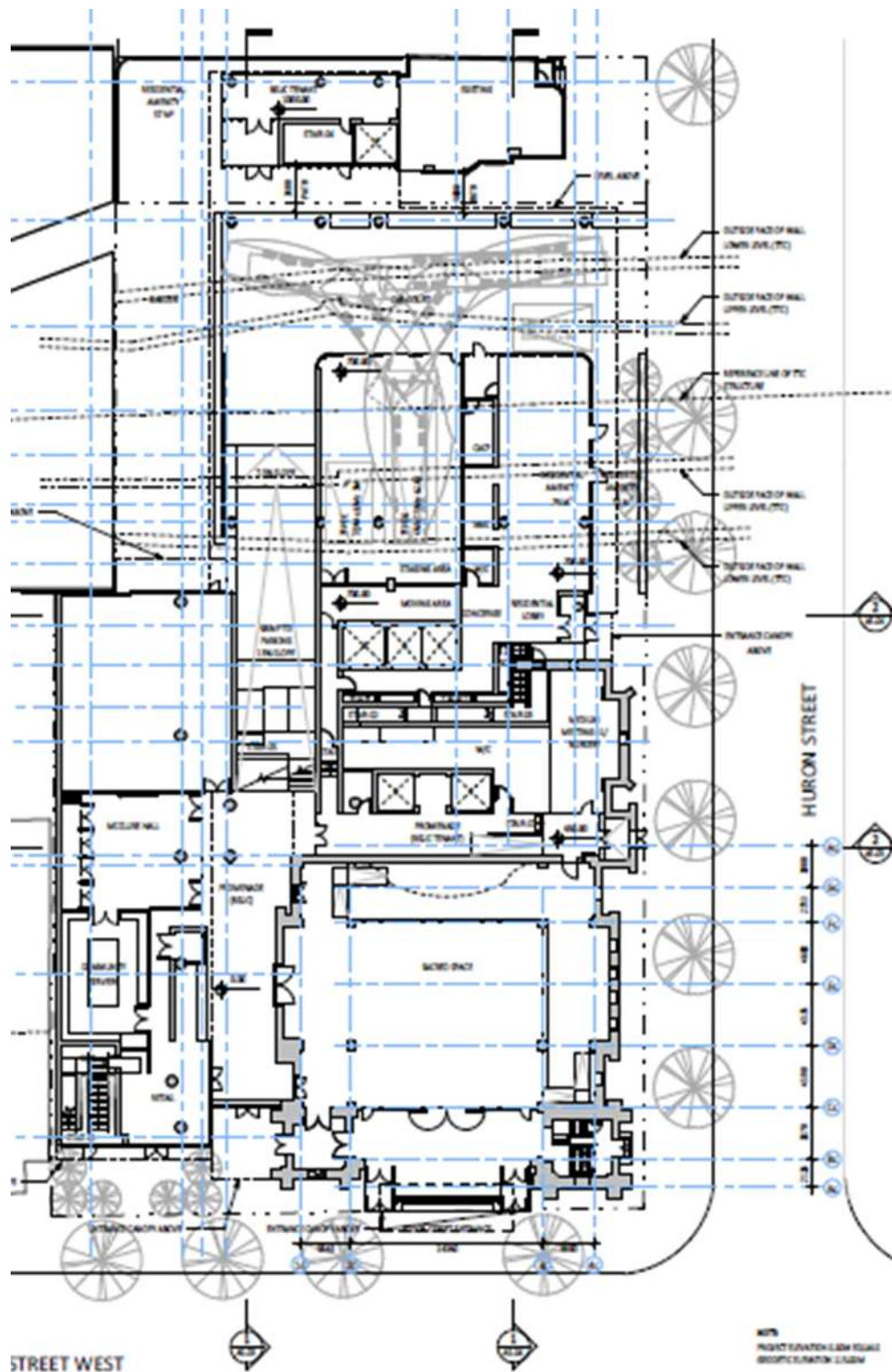
78-81. Four photographs of the architecture of the Annex with examples from Madison Avenue (top left), Huron Street (top right), Huron Street at Lowther Street (bottom left) and Uno Prii's residential tower and a medium rise multi-residential block opposite 478 Huron Street, and (bottom right) the Baha'i Centre on the east side of Huron Street opposite the church (HPS, 2019)



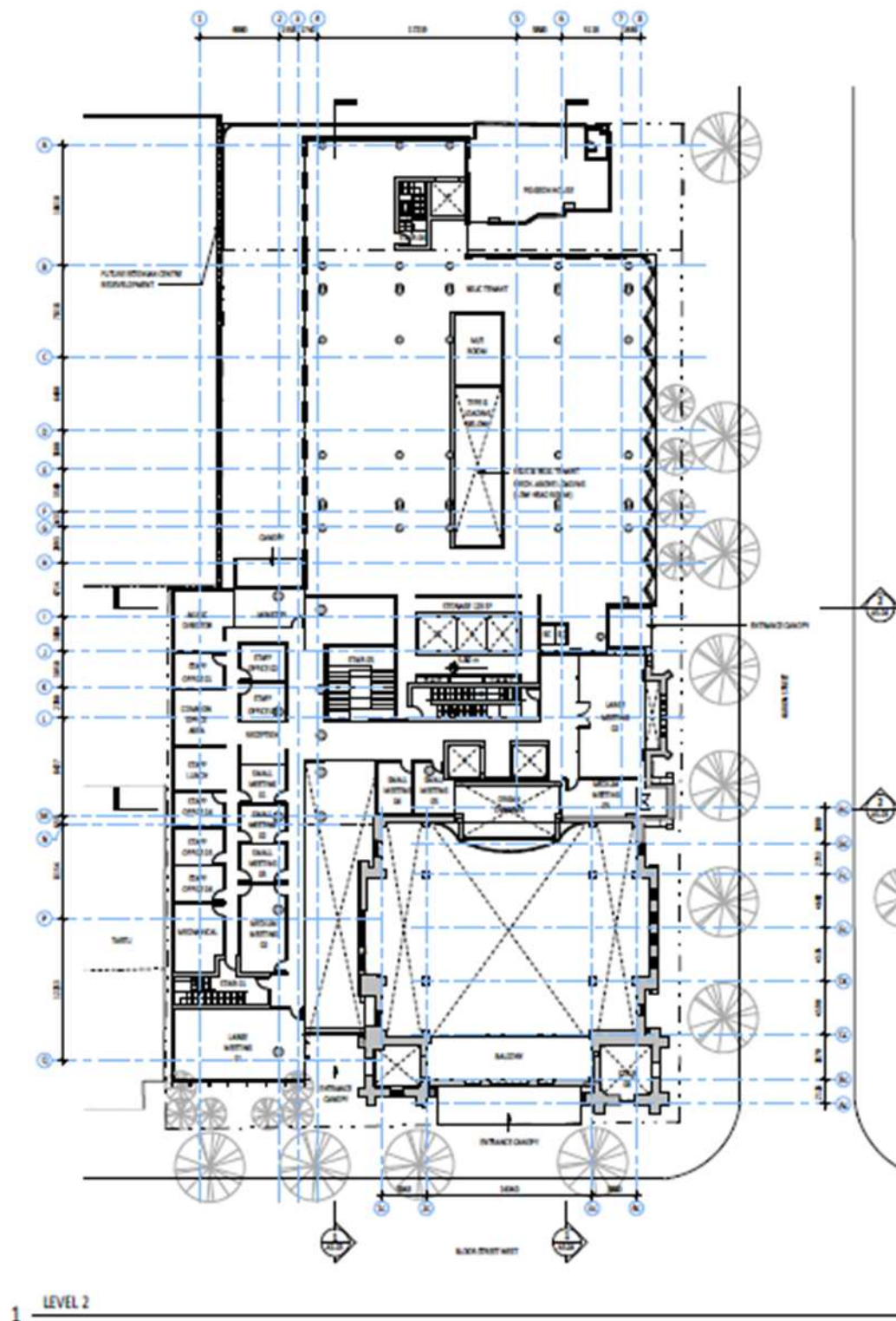
82-87. Six photographs of the Bloor Street (Presbyterian) United Church looking north on Huron 1910, 2019 (top), west in 1956 and 2019 (middle) and east in 1924 and 2019 showing how it has maintained its landmark status for over 130 years (TPL Baldwin Collection, PC167; HPS, 2019, TPL, S13638B, 1956; HPS, 2019 CTA, Fonds 1231, it0343; HPS, 2019))



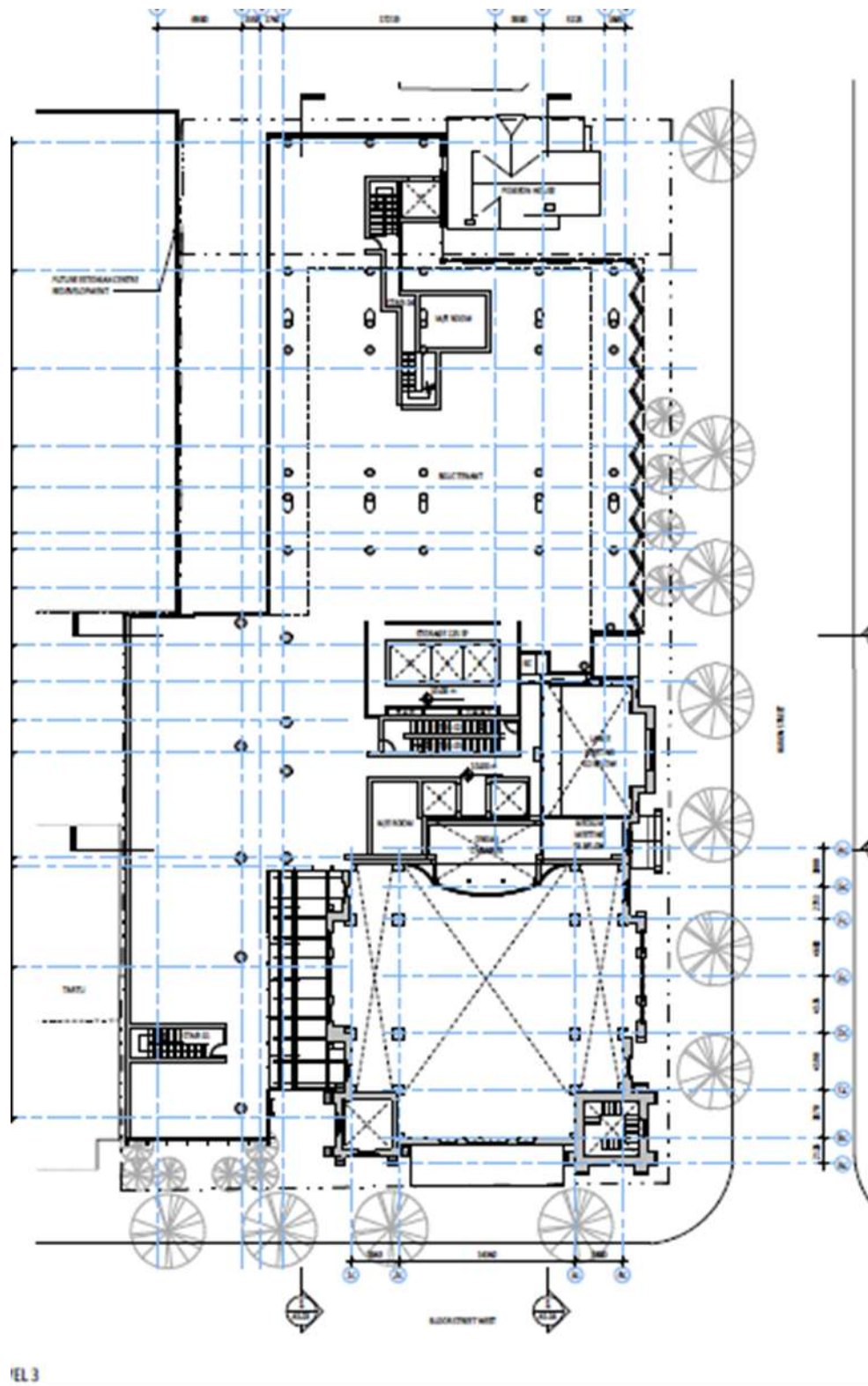
Site Plan



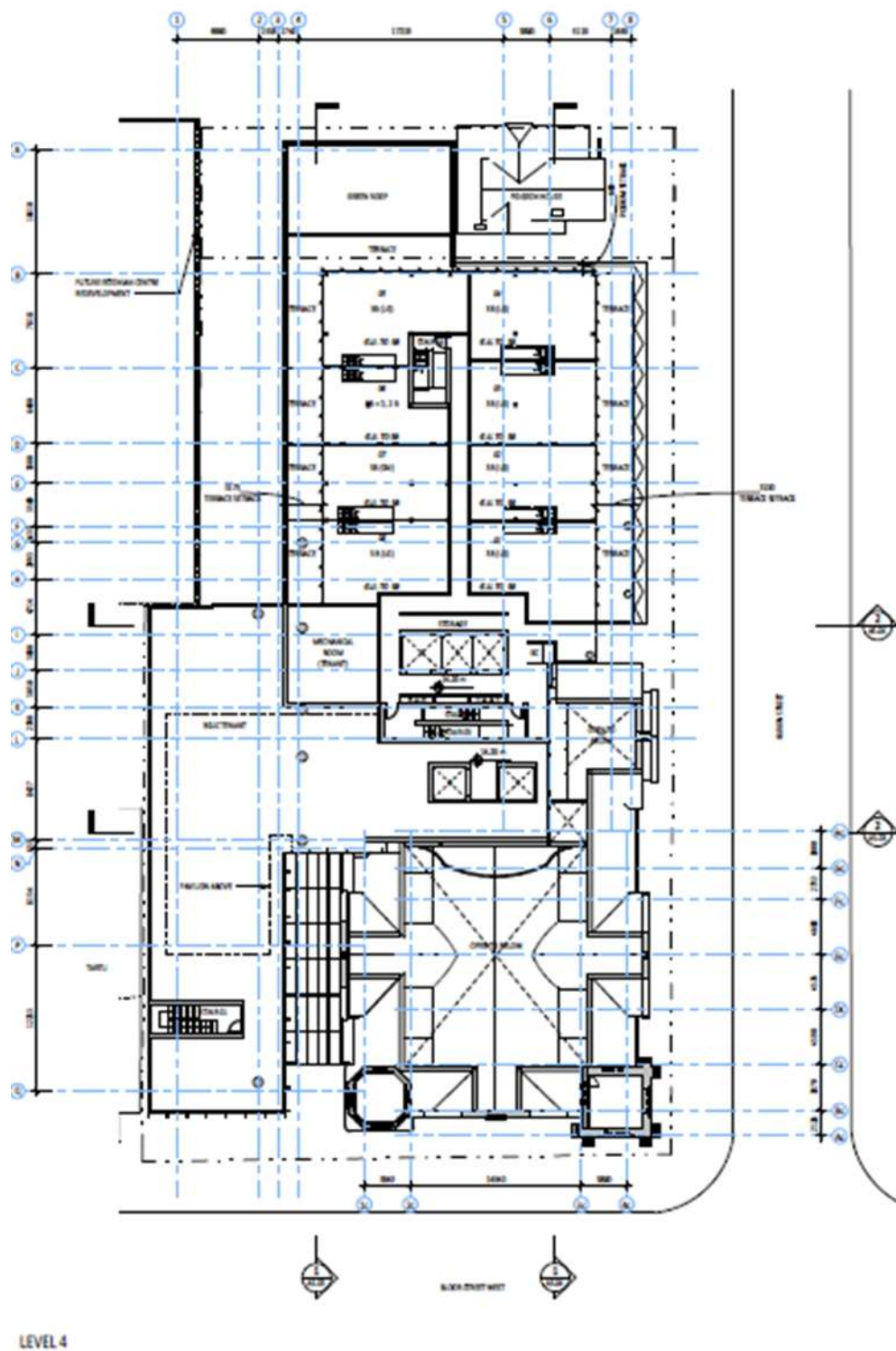
First Floor Level



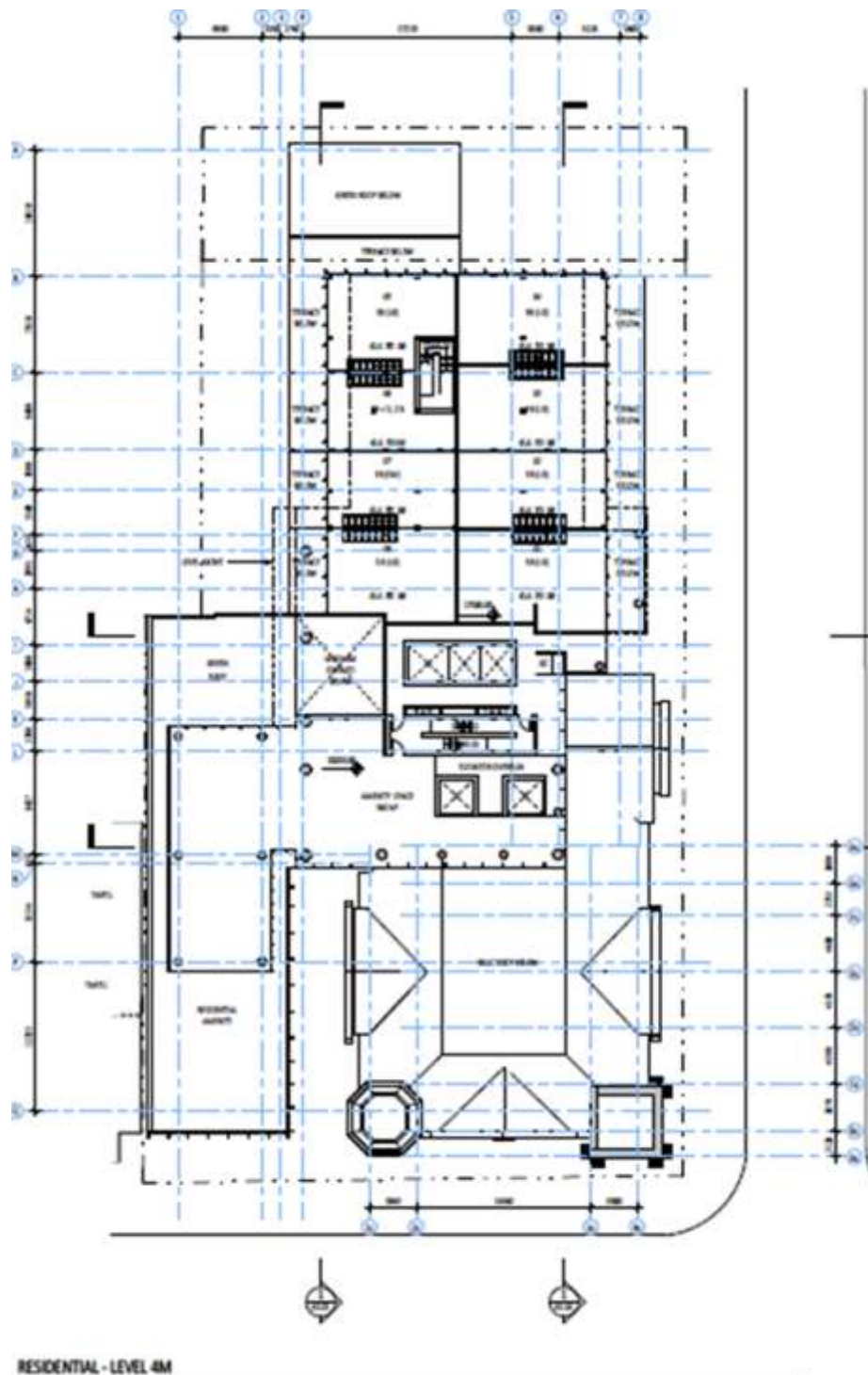
Second Floor Level



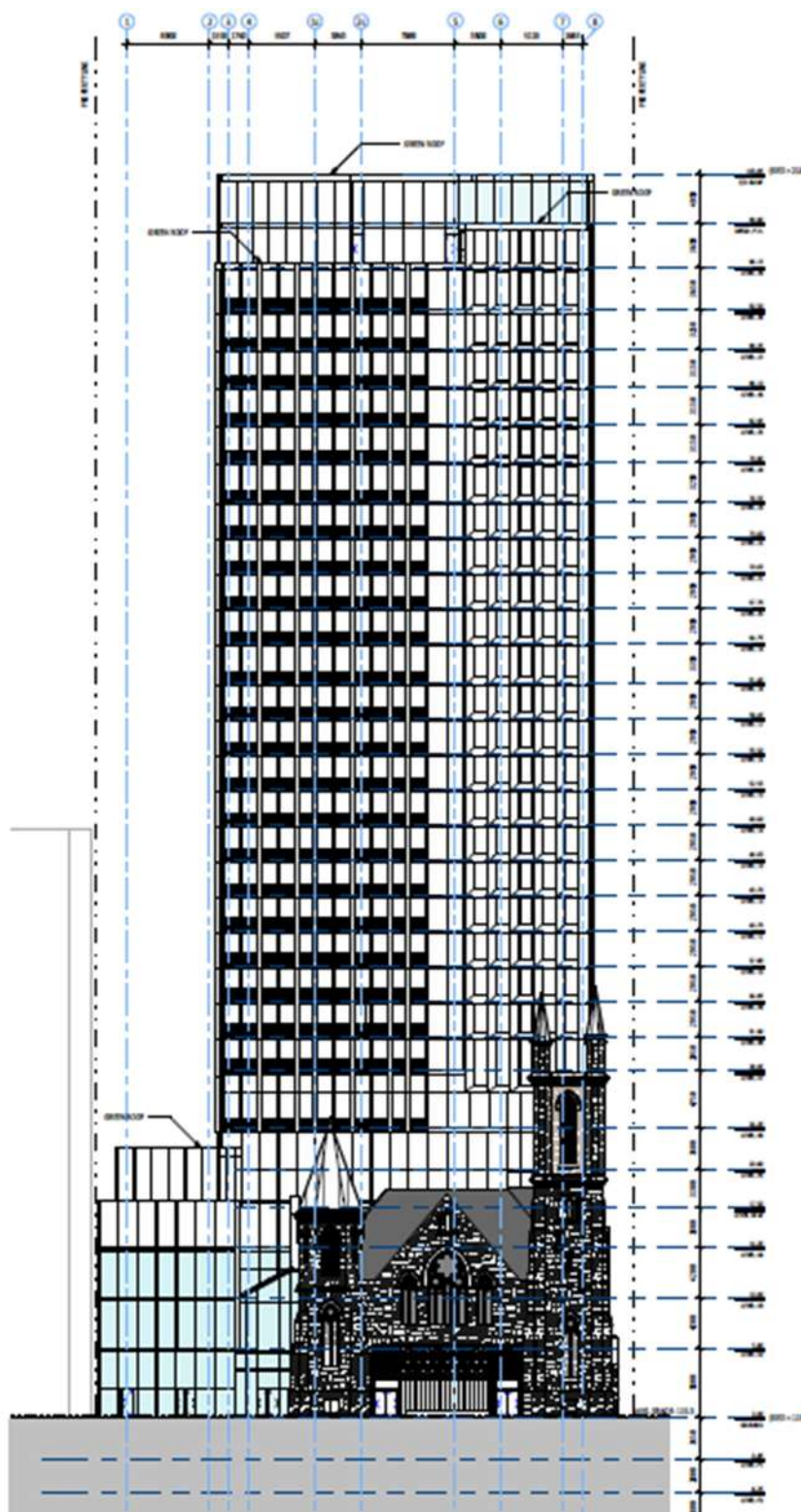
Third Floor Level



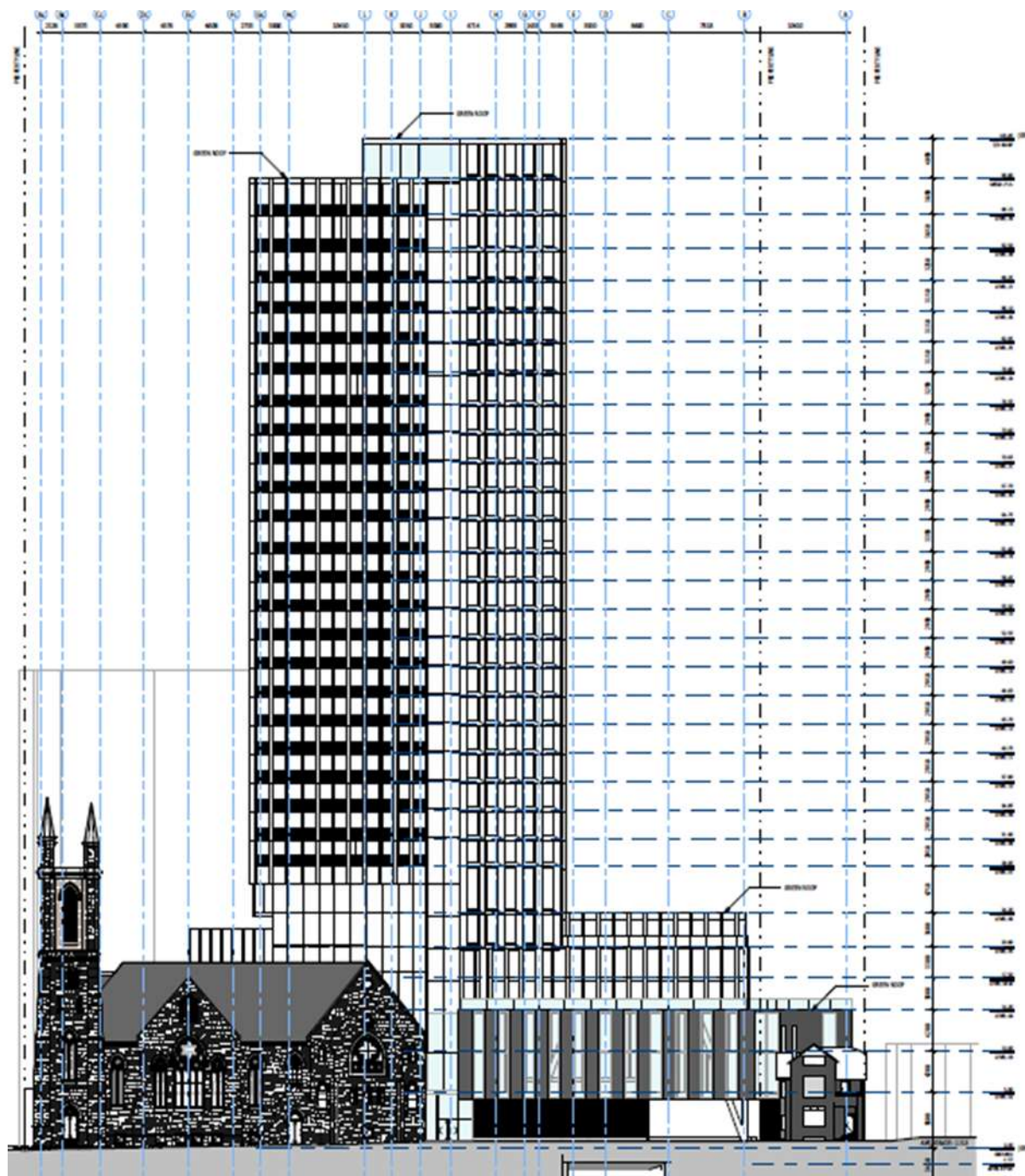
Fourth Floor Level



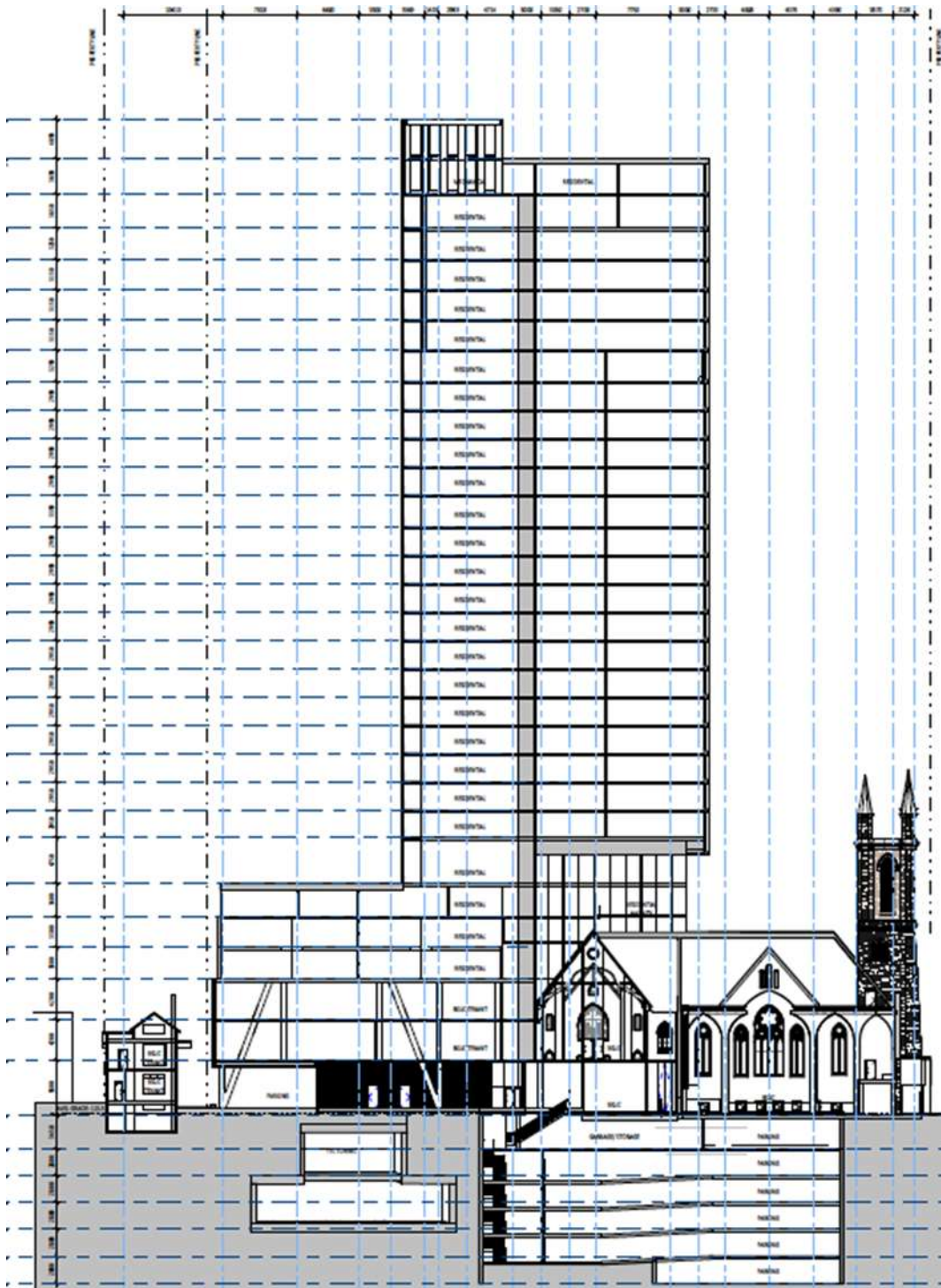
Fourth level Mezzanine – Roof level of 300 B



South Elevation



East Elevation



North – South Cross Section showing West Elevation



Rendering facing Bloor Street façade. Note new narthex/entrance is an alteration requiring further design as current scheme is not supported by staff.



Huron Street view from the northeast. Note, Pidgeon House at right of the image.