

## **Designation of a Property on the Heritage Register - 155 Wychwood Avenue**

**Date:** September 4, 2020  
**To:** Toronto Preservation Board  
Toronto and East York Community Council  
**From:** Senior Manager, Heritage Planning, Urban Design, City Planning  
**Wards:** Ward 12 - Toronto-St. Paul's

### **SUMMARY**

---

On June 8, 2020 the owners of 155 Wychwood Avenue submitted a planning application to construct an 8-storey mixed-use building. The development requires demolition of the former Wychwood-Davenport Presbyterian Church. The church, constructed in 1937, is a representative example of an early 20th-century religious building designed in the Neo-Gothic style. It is historically linked to the development of the Wychwood neighbourhood and stands as a local landmark anchoring the northeast corner of St. Clair Avenue West and Wychwood Avenue, where it forms an institutional enclave with neighbouring church complexes. The property was added to the City's Heritage Register by City Council at its meeting of January 29 and 30, 2008.

In conjunction with the planning application, the owner served the City with a Notice of Intention to Demolish a Listed Property. Under Section 27 of the Ontario Heritage Act, a property owner must give City Council a 60 day notice of the intention to demolish any building or structure on a property that is included on the City's Heritage Register. Once 60 days has expired the owner can receive a demolition permit if City Council has not designated the property and all other Ontario Building Code requirements have been fulfilled.

Although the notice to demolish the former church was received in June 2020, timelines under the Ontario Heritage Act were temporarily suspended as a consequence of the March 2020 provincial Declaration of Emergency related to the COVID-19 crisis. Statutory timelines are intended to commence after September 11, 2020. Therefore, in order to prevent the demolition of the listed church, City Council must issue a Notice of Intention to Designate the property under Part IV, Section 29 of the Ontario Heritage Act by November 10, 2020.

This report recommends that the Toronto and East York Community Council direct the Senior Manager, Heritage Planning to prepare a Statement of Significance for the October 27-28, 2020 meeting of City Council.

## **RECOMMENDATIONS**

---

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

1. That Toronto and East York Community Council direct the Senior Manager, Heritage Planning, City Planning, to report directly to City Council at its meeting of October 27 and 28, 2020 on the Intention to Designate 155 Wychwood Avenue under Part IV, Section 29 of the Ontario Heritage Act, including an updated Statement of Significance and Heritage Attributes.

## **FINANCIAL IMPACT**

---

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

## **DECISION HISTORY**

---

At its meeting of January 29 and 30, 2008, City Council included the property at 155 Wychwood Avenue on the City of Toronto's Heritage Register. The listing was part of a St. Clair Avenue West survey of church properties, which resulted in the inclusion of eight churches between Yonge and Dufferin Streets on the City's heritage register. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2008.TE12.14>

In 2013 owners of the property at 155 Wychwood Avenue submitted a Notice of Intention to Demolish this former church building. At its meeting on December 6, 2013 the Toronto Preservation Board adopted a staff report recommending that City Council state its intention to designate the property at 155 Wychwood Avenue under Part IV, Section 29 of the Ontario Heritage Act. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PB27.8>

At its meeting on December 16, 2013, City Council referred this matter back to the Toronto and East York Community Council for further consideration at such time as a then forthcoming development application for this property was assessed by staff and submitted to Toronto and East York Community Council. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE28.86>

The development application was not pursued at that time and a demolition permit for the church was not sought.

## **BACKGROUND**

---

The property owners are proposing to demolish the heritage listed building on the subject property in conjunction with a Zoning By-law Amendment application to construct an 8-storey mixed-use building. Section 27 (3) of the Ontario Heritage Act (OHA) states that a property owner must give City Council 60 days notice of their intention to demolish any building or structure on a property that is included on the City's Heritage Register.

A complete Notice of Intention to Demolish under Section 27 of the Ontario Heritage Act was received by Heritage Planning in June 2020. As a consequence of the Declaration of Emergency issued by the Province of Ontario in March 2020 in response to the COVID-19 pandemic, and the several subsequent Emergency Orders under the Emergency Management and Civil Protection Act, the statutory timelines imposed by the Ontario Heritage Act are, at the time of writing this report, suspended.

Ontario Regulation 106/20 under the Emergency Management and Civil Protection Act however states that these statutory timelines are intended to commence after September 11, 2020. Therefore, unless the regulation is further amended, the 60 day Notice of Intention to Demolish the building on the subject property starts after September 11, 2020.

City Council must issue to the owners a Notice of Intention to Designate the property at 155 Wychwood Avenue under Part IV, Section 29 of the Ontario Heritage Act by November 10, 2020, which is the earliest date that the owners will be able to secure a demolition permit from Toronto Building if a Council decision on the designation has not been made.

## **COMMENTS**

---

The property at 155 Wychwood Avenue contains the former Wychwood-Davenport Presbyterian Church. This was constructed in 1937 and is considered a representative example of an early 20th century religious building designed in the Neo-Gothic style. It is historically linked to the development of the Wychwood neighbourhood and stands as a local landmark anchoring the northeast corner of St. Clair Avenue West and Wychwood Avenue where it forms an institutional enclave with neighbouring church complexes.

A Statement of Significance was completed for this property by Heritage Planning staff in 2013. This is included as Attachment 3 to this report. This property is considered worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values.

If designation of this property is supported by the Toronto and East York Community Council, it is recommended that the Statement of Significance be reviewed by Heritage

Planning staff, updated and revised as necessary and presented to Council along with recommendations within a supplementary report to the October 27-28, 2020 meeting of Council.

## **CONCLUSION**

---

Staff have determined that the property at 155 Wychwood Avenue meets the criteria for designation under Ontario Regulation 9/06 within all three categories of design, associative and contextual value.

The Statement of Significance (Attachment 3) prepared in 2013 for 155 Wychwood Avenue explains the heritage significance of the property as it was understood at that time. In order to stop the demolition of the listed heritage property it is recommended that the Senior Manager, Heritage Planning be directed to review the 2013 evaluation of the property and bring forward a revised Statement of Significance within the statutory timelines, no later than the October 27-28, 2020 meeting of City Council.

The updated Statement of Significance will form the Reasons for Designation, which is the Public Notice of Intention to Designate.

## **CONTACT**

---

Dan DiBartolo  
Senior Heritage Planner, Heritage Planning  
Urban Design, City Planning  
Tel: 416-338-5856; Fax: 416-392-1973  
E-mail: [dan.dibartolo@toronto.ca](mailto:dan.dibartolo@toronto.ca)

## **SIGNATURE**

---

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

## **ATTACHMENTS**

---

Attachment 1 - Location Map  
Attachment 2 - Photos  
Attachment 3 - Statement of Significance (Reasons for Designation)

LOCATION MAP  
155 Wychwood Avenue

ATTACHMENT 1



155 WYCHWOOD AVENUE

This location map is for information purposes only;  
the exact boundaries of the property are not shown



Above: South elevation. Below: principal (west) facade on Wychwood Avenue (Heritage Planning, November 2013).



## **Wychwood-Davenport Presbyterian Church**

### **Description**

The property at 155 Wychwood Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual values. Location on the northeast corner of St. Clair Avenue West and Wychwood Avenue, Wychwood-Davenport Presbyterian Church was built in 1937. The site was listed on the City of Toronto Inventory of Heritage Properties in 2008.

### **Statement of Cultural Heritage Value**

Wychwood-Davenport Presbyterian Church has cultural heritage value as a fine representative example of Neo-Gothic design, the most popular style for ecclesiastical buildings in the early 20th century, which is distinguished by its architectural detailing inspired by medieval sources.

Wychwood-Davenport Presbyterian Church is valued for its association with the development of the Wychwood neighbourhood in Toronto. The area adjoining St. Clair Avenue West, west of Bathurst Street was named for "Wychwood," the estate that evolved into the unique artists' colony known as Wychwood Park, which was designated as the first heritage conservation district in Toronto. As the city boundaries expanded and streetcar lines were extended, the Wychwood district was surveyed into residential subdivisions prior to and following the annexation of the community by the City of Toronto in 1909 (including the north side of St. Clair Avenue West). Various religious denominations established a presence on St. Clair, as their congregations commissioned, relocated and rebuilt churches, including the founders of Wychwood-Davenport Presbyterian Church.

Contextually, the property at 155 Wychwood Avenue is valued for its historical, functional and visual links to an institutional enclave at the intersection of St. Clair Avenue West and Wychwood Avenue that Wychwood-Davenport Presbyterian Church shares with St. Clair Avenue Baptist Church (northwest) and St. Michael and All Angels' (Anglican) Church (southeast). Anchoring the northeast corner of St. Clair Avenue West and Wychwood Avenue, Wychwood-Davenport Presbyterian Church has cultural heritage value as a local landmark in the Wychwood neighbourhood.

## Heritage Attributes

The heritage attributes of the property at 155 Wychwood Avenue:

- The building known historically as Wychwood-Davenport Presbyterian Church
- The placement, setback and orientation of the building on the northeast corner of St. Clair Avenue West and Wychwood Avenue
- The scale, form and massing on the rectangular plan that rises one extended storey above a stone base, with a narthex at the west end
- The materials, with red brick cladding and brick and stone detailing
- The steeply-pitched gable roof covering the nave, with stone coping along the west gable end and a tall brick chimney on the north slope
- The pointed-arch window openings with brick surrounds on the principal (west) façade and the clerestory (north and south), with flat-headed window openings on the side aisles
- The medieval-inspired detailing, with brick pilasters with stone gablets, coping and, on the roofline of the narthex, crenelles
- The entrances on the west and south walls of the narthex, where paired wood doors in pointed-arch surrounds with multiple mouldings are placed beneath arcades of pointed-arch brickwork
- The date stone marked “1937”
- The secondary entrance at the east end of the south elevation
- The complementary northeast wing with cladding and detailing inspired by the main body of the church