

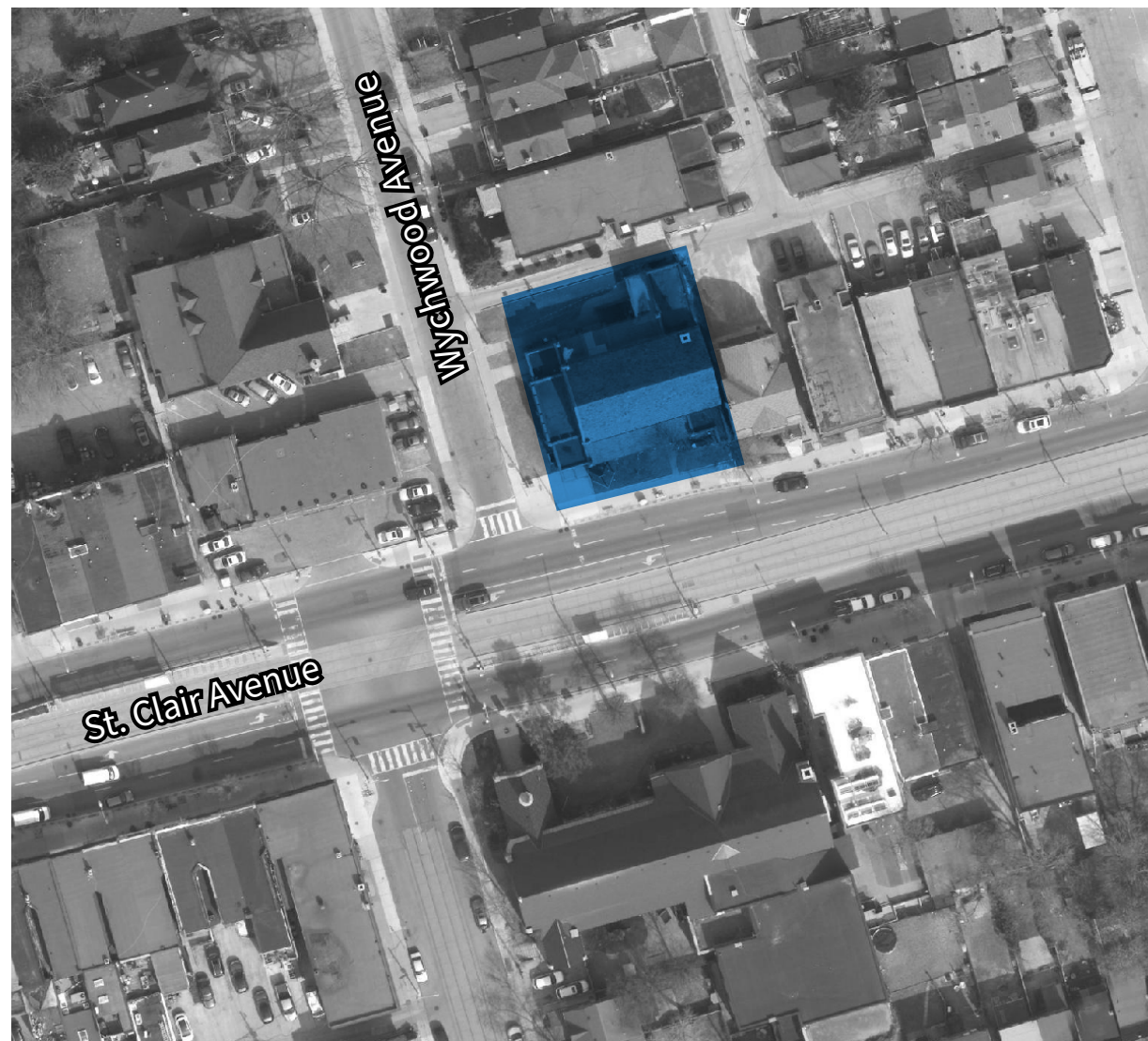
155 Wychwood Avenue

Toronto East York Community Council

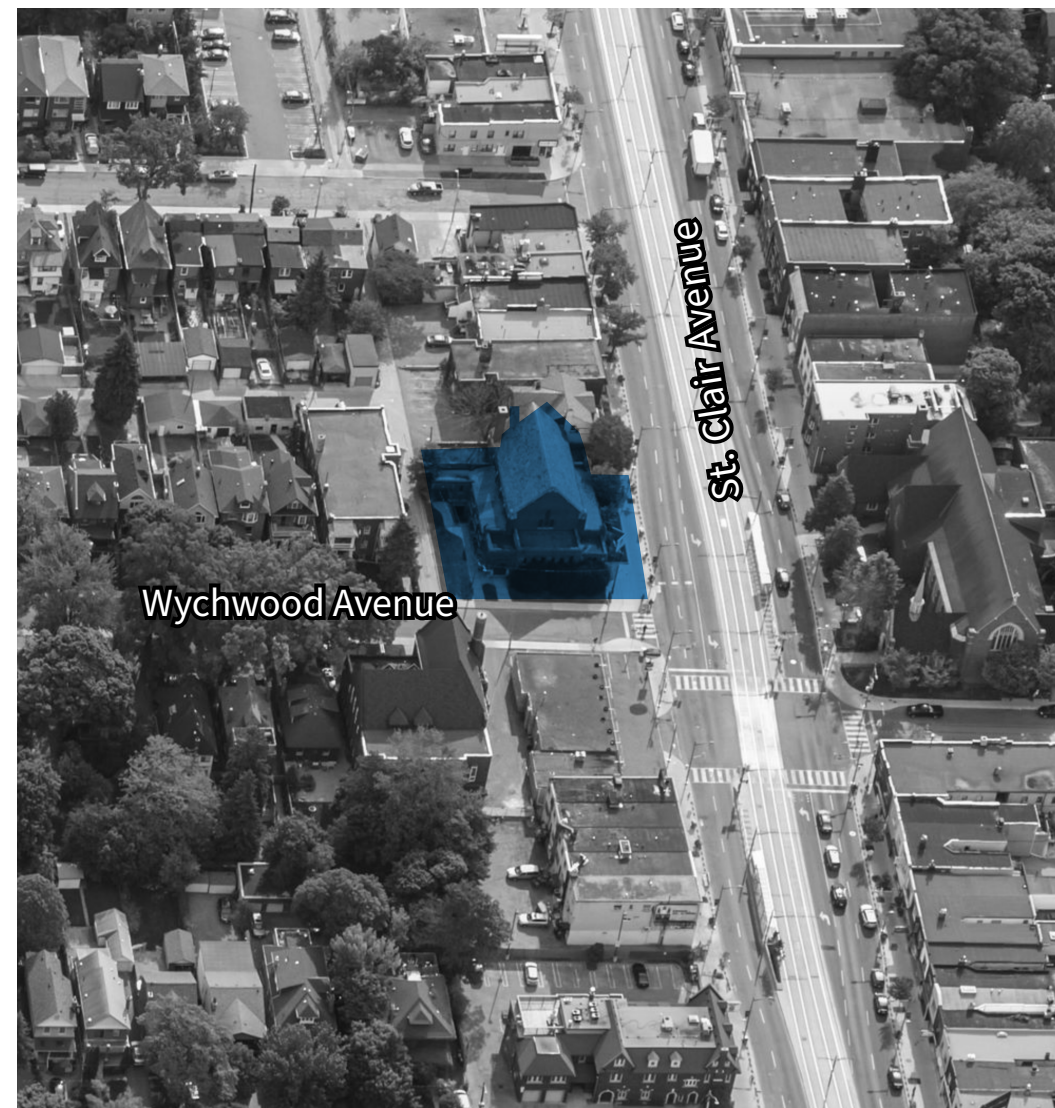
October 15, 2020

ERA

155 Wychwood Avenue



Aerial View



Axonometric View Looking East



North and West Elevation

Background

2013: City states its Intention to Designate the site in a response to a Notice of Intention to Demolish a Listed Building under the Ontario Heritage Act (OHA), which did not move forward

2013-Current: ERA worked and consulted with various potential owners / buyers and community groups to come up with an appropriate approach for the site

June 2020: Submission of a development application and Notice of Intention to Demolish a Listed Building under the OHA

Today: Staff is requesting direction for the Intention to Designate the property under Part IV of the OHA

Heritage Status

- Listed on the City of Toronto's Heritage Register as follows:

Wychwood-Davenport Presbyterian Church, 1937

- Adjacent to two properties listed on the City of Toronto's Heritage Register:

(1) 152 Wychwood Avenue
St. Clair Avenue Baptist Church, 1925

(2) 611 St. Clair Avenue West:
St. Michael and All Angels Anglican Church, 1915



— SITE

— ADJACENT HERITAGE RESOURCES

(City of Toronto, annotated by ERA)

Site Condition

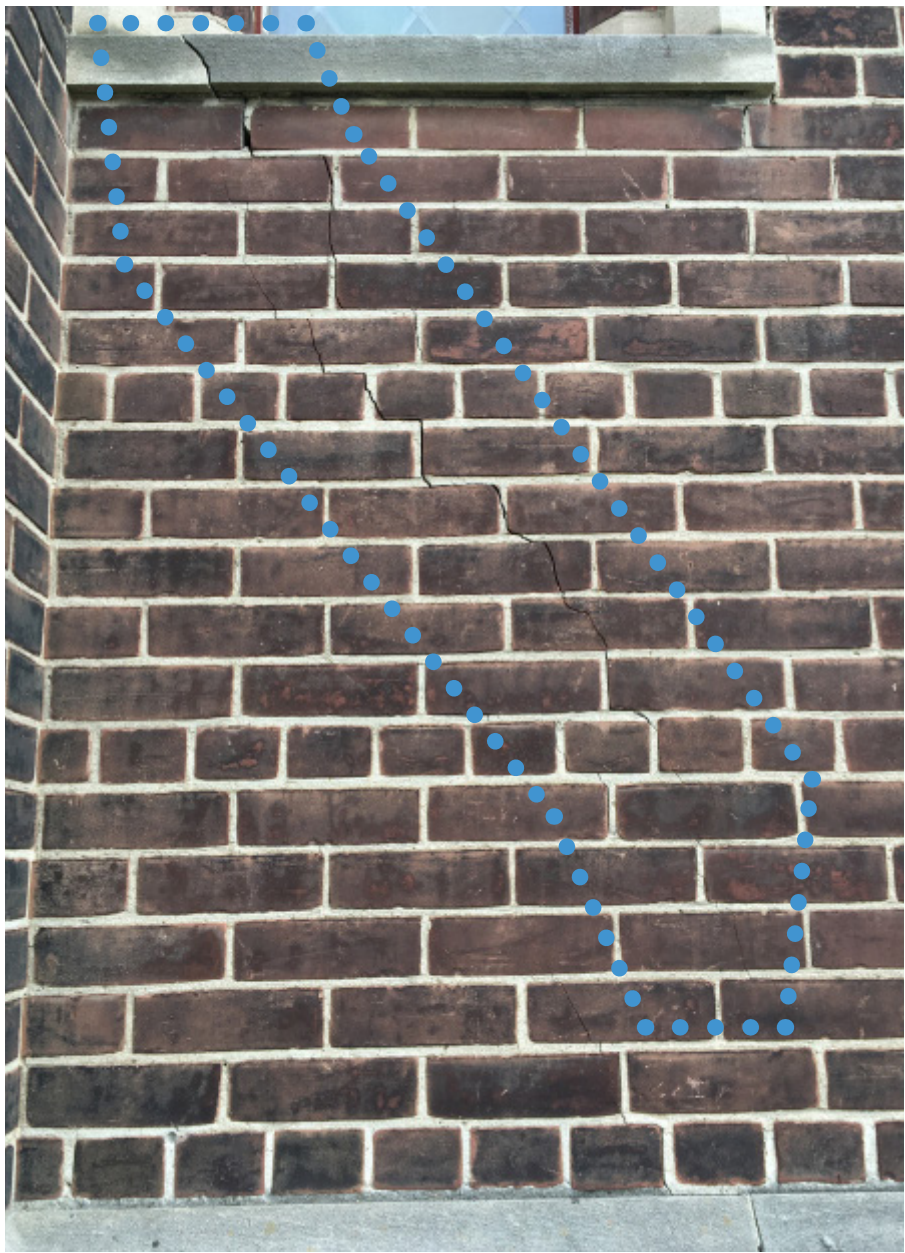
The building has been vacant for many years. ERA conducted a condition assessment, which found it to be in overall poor condition:

- Brick is in poor condition, efflorescence and spalling
- Mortar joints are in poor condition, shows signs of deterioration
- Windows are in poor condition
- Asphalt roofing is in defective condition
- The interior is in poor condition and in disrepair - mold, water damaged, plaster deterioration

Site Condition Photos



North elevation showing spalling brick, environmental staining, efflorescence, face brick erosion from clinging vines and miscellaneous ferrous metal penetrations/services on the exterior of the building - typical (ERA, 2020)



Step crack through masonry and sill (ERA, 2020).



Efflorescence on ashlar base - typical (ERA, 2020).



South elevation showing vine growth and damage; and missing windows - typical (ERA, 2020).



CONSULTED WITH COMMUNITY GROUPS

MODEST C.1937 CHURCH

MULTIPLE DEVELOPMENT SCHEMES

VACANT

LOCATED ON AN AVENUE

POOR CONDITION

STRUCTURAL ISSUES

NOT A CANDIDATE FOR ADAPTIVE RE-USE

Designation Under Part IV of the OHA

It is ERA's opinion that **Part IV designation would not be an appropriate tool** for the following reasons:

- The Site possesses **limited design, associative and contextual value**.
- The most **notable value** of the Site is its relationship to the existing built form **context and location** at a prominent corner.
- As a purpose-built church building without an active congregation, its **contribution to the community has diminished**.
- Building on Site does is **not a good candidate for adaptive reuse**, as it does not contain the qualities, such as scale or condition, required to accommodate a new contemporary use that meets the community's needs.
- Value would be **better commemorated through a thoughtful replacement building**, that is able to meet the community's desires and needs, while being compatible with the surrounding built form context.

Proposed Development

- 8 storeys, 29 residential units
- Enhanced public realm with 3 retail units at grade
- Rear stepbacks to transition to residential neighbourhood
- Brick, metal composite, glazing and wood
- Meets various provincial and municipal urban planning and design policies, and addresses the St. Clair Avenue Zoning By-law and St. Clair Avenue Urban Design Guidelines



(KC Architects, 2020)

Recommendation

Toronto East York Community Council should **not support the Intention to Designate** the property at 155 Wychwood Avenue under Part IV of the Ontario Heritage Act.

The City consider **establishing an appraisal framework for our cultural assets outside of a development application** (ie. CHER).