

Inclusion on the City of Toronto's Heritage Register, Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act, Alterations to a Heritage Property, and Authority to Enter into a Heritage Easement Agreement - 2685 Kingston Road

Date: March 1, 2021

To: Toronto Preservation Board
Scarborough Community Council

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

Wards: Scarborough Southwest - Ward 20

SUMMARY

This report recommends that City Council include the property at 2685 Kingston Road (the Scarboro Foreign Mission) on the City of Toronto's Heritage Register, state its intention to designate the property under Part IV, Section 29 of the Ontario Heritage Act, approve the alterations proposed for the heritage property in connection with a proposed development of the subject property and grant authority to enter into a Heritage Easement Agreement for the subject property.

The property at 2685 Kingston Road was owned and occupied by the Scarboro Foreign Mission Society from 1923 until 2018. The property contains the seminary constructed in 1923-4 in a Georgian Revival style according to the designs of James M. Cowan, with later additions. It also contains the Gothic Revival style chapel and adjacent residence designed by James H. Haffa and constructed in 1958-9. Located in the Cliffcrest neighbourhood at the south-west corner of Kingston Road and Brimley Road South, the Mission is part of a collection of educational buildings located at this corner, including the prominent landmark of St. Augustine's Seminary, a designated heritage property, the St. John Henry Newman Catholic High School, the St. Theresa Shrine Catholic School and the Chine Drive Public School. The property is currently owned by the Toronto Catholic District School Board.

The Scarboro Foreign Mission complex of buildings will be partially retained and adaptively reused as a new school. The 1923-4 seminary building and 1958-9 chapel will be retained and conserved. The 1958-9 office-residential wing, including the bell tower and stone Gothic porch, will be demolished to accommodate construction of the

new school. A new addition will link the seminary building and chapel, a three-storey addition will be located to the rear of the seminary building and chapel and a new one-storey, double-height gymnasium building will be located to the west of the heritage buildings, in the location of the existing 1958-9 office-residential wing. Another new addition will be located further to the rear of the heritage buildings. The proposal involves alterations to allow the adaptive reuse of the retained buildings as part of a new school and compatible new construction that is subordinate to the seminary building and chapel.

The designation of the Scarboro Foreign Mission property at 2685 Kingston Road would identify all of the property's cultural heritage values and heritage attributes. Designation enables City Council to review proposed alterations for the property, enforce heritage property standards and maintenance, and refuse demolition.

RECOMMENDATIONS

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

1. City Council include the property at 2685 Kingston Road on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 2685 Kingston Road under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 2685 Kingston Road (Reasons for Designation) attached as Attachment 4 to the report, March 1, 2021, from the Senior Manager, Heritage Planning.
3. If there are no objections to the designations in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.
4. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.
6. City Council approve the alterations to the heritage property at 2685 Kingston Road, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a school incorporating portions of the existing building complex on the lands known municipally in the year 2021 as 2685 Kingston Road, with such alterations substantially in accordance with plans and drawings dated October 30, 2020, prepared by Montgomery Sisam Architects Inc., and on file with the Senior Manager, Heritage

Planning; and the Heritage Impact Assessment, prepared by Goldsmith Borgal & Company Ltd. Architects, dated October 30, 2020, and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to the following additional conditions:

a. That prior to final Site Plan approval for the property located at 2685 Kingston Road the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the property at 2685 Kingston Road in accordance with the plans and drawings dated October 30, 2020, prepared by Montgomery Sisam Architects Inc. and on file with the Senior Manager, Heritage Planning, the Heritage Impact Assessment prepared by Goldsmith Borgal & Company Ltd. Architects, dated October 30, 2020 and in accordance with the Conservation Plan required in Recommendation 6.a.2, to the satisfaction of the Senior Manager, Heritage Planning including registration of such agreement to the satisfaction of the City Solicitor.
2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 2685 Kingston Road prepared by Goldsmith Borgal & Company Ltd. Architects, dated October 30, 2020, to the satisfaction of the Senior Manager, Heritage Planning.
3. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 6.a.2 to the satisfaction of the Senior Manager, Heritage Planning;
4. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Planning.
5. Provide a detailed landscape plan for the subject property, satisfactory to the Senior Manager, Heritage Planning.
6. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

b. That prior to the issuance of any permit for all or any part of the property at 2685 Kingston Road, 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 Planning, the owner shall:

1. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 6.a.2, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning.
2. 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 Planning to secure all work included in the approved Conservation Plan, Lighting Plan, Interpretation Plan and Landscape Plan.
3. Provide full documentation of the existing heritage property, 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 Planning.

c. That prior to the release of the Letter of Credit required in Recommendation 6.b.2, 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 Planning.
2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

7. City Council authorize the entering into of a heritage easement agreement under Section 37 of the Ontario Heritage Act with the owner of 2685 Kingston Road in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

8. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into a heritage easement agreement for the property at 2685 Kingston Road.

FINANCIAL IMPACT

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

DECISION HISTORY

There is no decision history relevant to this report.

BACKGROUND

Area Context

The property at 2685 Kingston Road is located in southwest Scarborough on the south side of Kingston Road across from the Resthaven Memorial Gardens and west of Brimley Road South. St Theresa Shrine Catholic Elementary School is immediately to the west and St Augustin's Seminary and Cemetery and the St. John Henry Newman Catholic High School and the Chine Drive Public School are located to the south. Bluffer's Park Trail is also to the south of the site.

Adjacent Heritage Property

2661 Kingston Road

St. Augustine's Seminary is located at 2661 Kingston Road, immediately south of the development site. The property contains the seminary and cemetery and comprises 39 acres of land. This property is included on the City's Heritage Register and is designated under Part IV of the Ontario Heritage Act through by-law 19129.

Development Proposal

A Site Plan Approval application was submitted on May 13, 2020. The application, including the Heritage Impact Assessment prepared by Goldsmith Borgal & Company Ltd. Architects, dated October 30, 2020 can be viewed on the Application Information Centre:

<http://app.toronto.ca/AIC/index.do?folderRsn=%2FoOfHazCrdX4ZlxvPLKGvw%3D%3D>.

Following extensive staff review and comment, the conservation scheme has been significantly improved. Originally, all of the existing buildings within the complex were proposed to be demolished to allow for the redevelopment the property for a new school. In the current proposal the original 1923-4 seminary building and the 1958-9 chapel will be retained and incorporated into the new school, which will replace the existing St. John Henry Newman Catholic High School to the south of the site. The two retained portions of the existing building complex will be connected through a new addition and a larger addition will the located to the rear. The 1958-9 office-residential

wing of the complex, including the bell tower and stone Gothic porch, will be demolished and replaced with a new one-storey, double-height gymnasium.

Heritage Planning Framework

Provincial Policy Statement and Planning Act

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest."

The Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The Planning Act requires that City Council's decisions affecting land use planning matters "be consistent with" the Provincial Policy Statement.

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

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

Growth Plan

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on May 16, 2019 and was amended through an Order in Council that came into effect on August 28, 2020. This plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part.

The Growth Plan (2020) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

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

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

City of Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. Relevant policies include the following.

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.

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>

HERITAGE PROPERTIES

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 2685 Kingston Road (the Scarboro Foreign Mission Society) has cultural heritage value, for design-physical, historic-associative and contextual values.

The Statement of Significance comprises the Reasons for Designation for the property at 2685 Kingston Road, (Attachment 4).



Photograph of the Scarboro Foreign Mission Society, 2685 Kingston Road, looking east from Kingston Road (Heritage Planning, 2021)

The property at 2685 Kingston Road, the Scarboro Foreign Mission Society, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value

Description

The property at 2685 Kingston Road, the Scarboro Foreign Mission Society, originally known as the St. Francis Xavier China Mission Society Seminary, was owned and occupied by the Mission from 1923 until 2018. The property contains the seminary constructed in 1923-4 in a Georgian Revival style according to the designs of James M. Cowan, with later additions. It also contains the Gothic Revival style chapel and adjacent office-residence wing designed by James H. Haffa and constructed in 1958-9. Located in the Cliffcrest neighbourhood at the south-west corner of Kingston Road and Brimley Road South, the Mission property is part of a collection of Catholic educational buildings located at this corner, including the prominent landmark of St. Augustine's Seminary, a designated heritage property, the St. John Henry Newman Catholic High School (originally known as the Cardinal Newman Catholic High School), the

St. Theresa Shrine Catholic School and the Chine Drive Public School. The property is currently owned by the Toronto Catholic District School Board.

Statement of Cultural Heritage Value

Constructed in 1923-4, the Scarboro Foreign Mission Society seminary, originally known as St. Francis Xavier China Mission Society Seminary, has design value as a fine representative of the English, country-house type in the Georgian Revival style adapted and applied for institutional purposes as a seminary. The characteristic features of the type are expressed in the long, rectangular form of the flat-roofed, two-storey building on a raised basement, and in the design of the principal north elevation with its projecting frontispiece and grand staircase and the bi-lateral symmetry of the arched fenestration of the two end bays. The Georgian Revival Style elements are present in the combination of brick cladding with stone details, the double-height pilasters, the symmetrical arrangement of the composition and the windows and the parapet at the roof line. Cowan has also introduced an element of Italian Catholic Renaissance and Baroque architecture appropriate to the seminary building in the detailing of the frontispiece with its four pilasters supporting a pediment with a wider central bay and a tall arched opening flanked by two narrower side bays with smaller openings. A device frequently employed on Catholic church elevations, the arrangement finds its precedent in Roman triumphal arches. The current door case, which replaced the original entrance in 1939 is reflective of the contemporary Art Deco style.

Constructed in 1958-9 the chapel and the adjacent office-residential wing have design value as they represent the Gothic Revival Style and the Catholic chapel type. The style is evident in the steeply pitched gable-roof form of the chapel and the various details including the four-pointed arched opening of the main entrance, lancet-shaped window openings, stained glass, buttresses and the stone details including the drip-mould hoods around the windows. The niche, to the east of the entrance, also features Gothic elements with its cusped stone canopy with trefoil cut-outs and the irregular stone blocks of its frame.

The chapel is representative of a Catholic chapel with its steeply pitched gable-roofed form and stained glass as well as in the decorative reliefs and symbols including the statue in the niche, and the various symbols carved in relief in the row of stone tablets of the main north window, the shield with the crown and Greek Chi Rho symbol and the crucifix at the apex of the gable. Its adjacent bell tower with its flat-hipped roof, reminiscent of an Italian hill town and stone plaque with drip mould, incised Gothic arch with a crucifix contributes to the typology.

The interior of the chapel is a synthesis of a mid-20th century Gothic Revival style with features expressive of the Catholic Faith and the tenets of the Missions. These are seen in the vaulted form of the ceiling with its corbel brackets supporting curved beams, the illustrations of the stained glass windows, the wood panelling, the use of terrazzo with patterns, inscriptions and symbols of religious significance, or symbolism and inscriptions. The importance of the chancel and the altar is indicated in the raised floor level, change in terrazzo, the altar dais, the use of pink marble with a book-matched gold marble as a panel behind the altar and the canopy with its symbolic reliefs over the

altar. The stained glass doors with square panes in tones of gold and yellow glass combined with Gothic Revival hardware further express the combination of Christian tradition with a modern sensibility.

A high degree of artistic merit is displayed in the 1958-9 addition of the chapel and office-residence as their composition and massing complement the original seminary building and responds to the topography of the site. Haffa created an impressive public frontage to Kingston Road by setting the chapel forward in line with the original seminary building and setting the adjacent office-residential wing back so that the long volume of the chapel with its high, gable roof would be visible as one approached from Toronto and which, with the addition of the bell tower, created a picturesque composition complementing the original seminary building. The set back of the wing took advantage of the slope, reducing the impact of the building's mass, providing screening for the rooms, emphasizing the chapel as the focal point and allowing for a circular forecourt leading to the imposing stone Gothic porch. Artistic merit is also present in Haffa's use of materials, the mottled red brick and stone trim which complement the original seminary building further creating a cohesive whole of the complex.

A grotto located on the north-east corner of the property, in a treed setting, also has design and physical value as it is a landscape feature associated with a Catholic institution. Constructed of round stone boulders, the grotto contains a painted blue niched with a statue representing our Lady of Lourdes and a kneeling figure representing St. Bernadette.

The property has historical and associative value as it was the first purpose-built seminary and centre for the St. Francis Xavier China Mission later known as the Scarboro Foreign Mission Society which was an outreach organization significant to the Catholic community. The Mission was in operation from 1918-2018 and was active initially in China, and from the 1940s, in other Asian and Latin American countries. Originally intended to spread the Catholic faith, the organization was active in supporting the poor with medical aid, food, orphanages, the construction of roads and housing, reforestation, the preservation of language and culture and the establishment of cooperatives and credit unions.

The design of the 1923-4 seminary building demonstrates the work of the architect James Michael Cowan, the official Architect for the Separate School Board who was also renowned for his designs of numerous Catholic churches, including the Church of St. Vincent de Paul. This and several other commissions including 125 Bathurst Street, 1674 Dundas Street, 154 Shuter Street, and 34 Hazelton Avenue have been included on the City of Toronto's Heritage Register.

The property is also valued as it reflects the work of the architect James H. Haffa (1894-1980) who designed the 1958-9 chapel and office-residential wing of the seminary complex. Haffa also dedicated his career to the design of hundreds of Roman Catholic churches and schools and in 1957 in recognition of his dedication, Pope Gregory made him a Knight of St. Gregory. Examples of his work, including St. Michael's Cathedral and De La Salle School, have been listed on the Heritage Register.

Located at the south-west corner of Kingston Road and Brimley Road South, the Scarboro Foreign Mission Society is important as it defines and maintains the institutional character of the former Lot 25, Concession B which also includes St. Augustine's Seminary, St. Theresa Shrine Catholic School, St. John Henry Newman Catholic High School, the Chine Drive Public School and the Resthaven Memorial Gardens located on the north side of Kingston Road on the north half of Lot 25.

First constructed in 1923-4, the Scarboro Mission Society complex is historically and functionally linked to its surroundings as it forms part of the historic evolution of Lot 25 as an institutional property dedicated to education and community outreach which was initiated with the 1909 location of St. Augustine's seminary and augmented with the addition of the St. Theresa Shrine Catholic School in 1952, the Chine Drive Public School in 1957 and the St. John Henry Newman Catholic High School in 1973.

Prominently situated at the angular corner of Kingston Road and Brimley Road South, the Scarboro Mission Society building complex with its set back from the road, tall-gable roofed chapel and bell tower flanked by the seminary, office-residential wing and its landscaped setting with trees and lawns is a community landmark, distinctive on the Kingston Road.

Heritage Attributes

Design and Physical Value – Exterior

The following heritage attributes contribute to the design and physical value of the 1923-4 Seminary building as a representative of the English country-house type in the Georgian Revival style adapted for institutional purposes as a seminary:

- The setback, placement and orientation of the seminary building so that its principal elevation faces north to Kingston Road
- The scale form and massing of the flat-roofed, two-storey, rectangular block with a raised basement, a projecting frontispiece and an imposing double stair comprised of two, symmetrical, switch-back flights
- The north elevation with its double-storey, brick pilasters resting on brick bases, the arrangement of triple-arched windows in the wider end bays, the regular placement of rectangular windows (apart from the first floor of the east side, second from end bay) and the metal cornice which was originally painted a light colour to match the stone
- The materials combining a deep, red-coloured brick with stone elements including the string course, the sills and lintels of the windows, the keystones and impost blocks of the arched window openings, the stone trim on parapet pediment, stone crucifix, stone coping on the parapet, stairs and the stone balustrades
- The cornerstone at the west corner of the north elevation
- On the east and south elevations, the brick pilasters of the original 1923-4 seminary and the stone lintels and sills
- On the east and west elevations of the 1933 chapel extension, the Palladian windows with stained glass

The following heritage attributes contribute to the design value of the 1923-4 Seminary building as a representative of a Catholic institution in its employment of Italian Renaissance and Baroque stylistic elements which are re-interpretations of Roman triumphal arches:

- The design of the projecting frontispiece with the four brick pilasters with a wider central bay with a double-height stone arch containing the main floor entrance and upper floor windows with a relief panel in the tympanum, two narrow side bays with distinct openings at the main and upper floors and the pediment with the stone crucifix.

The following heritage attributes contribute to the value of the 1923-4 Seminary building as expressive of contemporary architecture and styles:

- The square stone blocks and brick soldier coursing creating a panel at the foot of the stairs beneath the entrance which are typical of the 1920s and were featured on the original parapet
- The simplified shape of the stone balusters with their canted corners
- The stone door case with the sidelights, the inverted fluted pilasters supporting a lintel with a scalloped edge which are typical of the Art Deco style of the 1930s

The following heritage attributes contribute to the design and physical value of the 1958-9 chapel and office-wing as a well-designed representative of a mid-20th century addition to a Catholic seminary:

- The setback, placement and orientation of the chapel, bell tower and wing so that the principal elevations face north to Kingston Road, the wing is set back so that the chapel is more prominent, and the wing responds to the slope in the landscape by being set at a lower level, minimizing the visual impact of its three-storey height and maintaining the central focus on the chapel within the whole complex
- The selection of materials which complement the original seminary building as they are mottled red brick with stone trim and details
- The projecting frontispiece on the chapel and the wing which correspond to that of the original seminary building
- The setting with circular drive and central landscaped disc, leading to the prominent stone porch of the office-residential wing
- The cornerstone on the stone porch

The following heritage attributes contribute to the design and physical value of the 1958-9 chapel and office-residential-wing as representative of the Gothic Revival style:

- The form and massing of the chapel with a long, rectangular volume with a steeply-pitched, gable roof
- The buttresses, lancet-shaped windows, four-centred arch of the main entrance to the chapel, the stone corbels supporting the north wall just below the pediment, the drip moulds around the windows and doors

- The random coursing and rough-hewn facing of the stone on the entrance porch of the office-residential wing, with its battlements on the parapet, and large pointed archway, with a drip mould and a sprocket with a *fleur de lis* motif, and the double wood doors with their lancet-shaped glazing panels and leaded glass transom

Design and Physical Value – Interior

The following heritage attributes contribute to the design and physical value of the interior of the 1958-9 chapel as a representative of the mid-20th century Gothic Revival Style

- The double-height volume of the chapel space including the balcony above the narthex,
- The chapel space with its vaulted ceiling and sequence of curved beams supported on corbelled brackets and the ceiling in between each bay which has three light fittings and decorative ventilation screens designed by the architect
- The wood dado panelling

Design and Physical Value – Setting

The following heritage attribute contributes to the design and physical value of the setting as it is expressive of landscape features typically associated with a Catholic institution:

- The grotto located in the glade of trees on the north-east corner of the property, constructed of rubble stone and containing a niche, painted blue, with a standing figure representing our Lady of Lourdes and a kneeling figure representing St. Bernadette.

Design and Physical Value – Liturgical Elements – Exterior

The following heritage attributes, which have been identified as liturgical elements, contribute to the design and physical value of the chapel and bell tower as representative of the Gothic Revival Style:

- The stained glass windows are heritage attributes which have been identified as liturgical elements
- The various symbolic elements including the cross at the apex of the chapel roof, the relief panel at the apex of the frontispiece, the five relief panels in the north window of the chapel separating the upper and lower windows, the relief panel over the chapel door and the niche with the statue of the saint adjacent to the chapel entrance
- The stone plaque on the bell tower with the Gothic Revival tracery and the incised cross motif

Design and Physical Value – Liturgical Elements – Interior

The following heritage attributes which contribute to the design and physical value of the interior of the 1958-9 chapel as a representative of the mid-20th century Gothic Revival Style expressing elements of the Catholic faith and the Scarborough Mission have been identified as liturgical elements

- The raised chancel area and the altar on a raised dais, as well as the confessionals and the rooms wrapping around the south end of the chapel including the sacristy and oratory
- The angel heads and wings on the corbel brackets
- The decorative frieze of reliefs at the top of the walls with shields and Catholic symbols in the nave and vines with grapes around the chancel
- The pairs of stained glass windows in each bay with depictions of saints including St Francis Xavier and St. Theresa
- The terrazzo floor on the raised chancel area with its white ground and patterns of green and black diamonds with a central diamond surround by an almond-shaped, gold mandorla
- The terrazzo floor in the narthex which features depictions of a crest with a chalice, a book, a waving form suggesting water and an acorn, with the inscription *euntes docete* ('go and teach') underneath
- The stone steps of the altar dais with a pink marble altar with an illustration of the 'Lamb of God' flanked by the Greek letters Alpha and Omega
- The floor-to-ceiling panel behind the altar of golden book-matched marble, surrounded by the pink marble with the incised inscription "*Hoc Facite In Meam Commemorationem*" ('Do This in Memory of Me') which is beneath a framed painting of the Last Supper (not included as a heritage attribute)
- The suspended wood canopy over the altar with the shield with an inscription and the carved reliefs on the underside
- The stained glass windows on the balcony level
- The narthex shrine with its round stained glass window and the stained glass in the adjacent robing room
- The wood doors with stained glass between the chapel and the narthex and between the chapel and the sacristy

Historic and Associative Value

The following heritage attribute contributes to the historic and associative value of the interior of the 1958-9 chapel as it represents the history of the chapel and its association with the Knights of Columbus:

- The dedication plaque indicating that the Chapel is named the St. Francis Xavier Chapel Memorial Chapel and was donated by the Ontario State Council of the Knight of Columbus and dedicated in memory of deceased knights

Contextual Value

The following heritage attributes contribute to the contextual value of the property at 2685 Kingston Road as it conveys the historical institutional and landmark character of the property

- The set-back from the road with its landscaped setting and trees and the composition of the building presenting long and distinctive elevations to be viewed from the street including the seminary building with its prominent frontispiece and grand stair, the prominence of the chapel with its three-storey height and steep gable roof and the impressive stone porch of the wing with the circular driveway winding around a circular landscape element
- The architectural styles of the building and the combined stone and brick cladding which with their details convey a sense of the property's age and history

SUMMARY HISTORY AND EVALUATION

The Location Map, Historic Maps and Photographs and a complete Research and Evaluation report are contained in Attachments 1, 2 and Attachment 3.

Description

Scarboro Foreign Mission - 2685 Kingston Road	
ADDRESS	2685 Kingston Road, Toronto
WARD	Scarborough Southwest
LEGAL DESCRIPTION	CON B PT LOT 25
NEIGHBOURHOOD/COMMUNITY	Cliffcrest
HISTORICAL NAME	St. Francis Xavier China Mission, later known as the Scarboro Foreign Mission Society
CONSTRUCTION DATE	1924, 1933, 1956, 1958-9
ORIGINAL OWNER	China Mission College, later known as the Scarboro Foreign Mission Society
ORIGINAL USE	Educational and Residential
CURRENT USE*	Educational
ARCHITECT/BUILDER/DESIGNER	James M. Cowan and James H. Haffa
DESIGN/CONSTRUCTION/MATERIALS	Limestone cladding with slate
ARCHITECTURAL STYLE	Georgian Revival, Neo-Gothic, Modern
ADDITIONS/ALTERATIONS	See below
CRITERIA	Design, associative and contextual
HERITAGE STATUS	n/a
RECORDER	Heritage Planning: Marybeth McTeague
REPORT DATE	March, 2021

Historical Timeline

Key Date	Historical Event
1796	With the establishment of the Town of York in 1793, the surrounding region was subdivided into townships with Scarborough Township east from York Township along the shore of Lake Ontario. Scarborough was surveyed with Concessions and lots, typically of 200 acres in 1796
1799	Construction of the Kingston Road extending from the Town of York to Kingston is begun and the section through Scarborough is completed in the summer
1803	Lot 25, Concession B, consisting of 140 acres is granted to Stephen Pherrill. The property is bisected by the Kingston Road with 40 acres on the north side and 100 on the south side of the road
1865	In 1865 Stephen Pherrill sells the southern-most 40 acres to John Callender
1909	The Roman Catholic Archdiocese of Toronto (RCAT) purchases the 60-acre Pherrill property south of the Kingston Road as the site for the future St. Augustine's Seminary
1913	RCAT purchases the southern 40 acres previously owned by the Callender family to extend the seminary property to the lake
1918	The China Mission College is founded by Father John Fraser and is located in Almonte, now part of Mississippi Mills near Ottawa
1921	The China Mission is renamed the St. Francis Xavier China Mission Seminary and relocates to Bickford House at Ranelagh Park estate in Scarborough
1923	The mission initiates construction of a purpose-built seminary, designed by the architect James M. Cowan, and purchases 8 acres of land from St. Augustine's Seminary, which is now known as 2685 Kingston Road
1924	The St Francis Xavier China Mission Seminary is officially opened on September 21.
1925	The remaining 40 acres of Lot 25, concession B, north of Kingston Road is sold to the Scarboro Cemetery Company Ltd.
1932	St. Augustine's leases the Seminary an additional six acres
1933	Cowan extends the chapel on the west end of the north façade of the seminary and adds a dormitory wing at the east end
1939	A front porch and new door case to Cowan's design are added to the main entrance on the south elevation
1940	As of this date, the mission changes its name to the Scarboro Foreign Mission, reflecting the extension of its work to other Asian and Latin American countries
1947	Following the death of James Cowan, James H. Haffa is retained to design the extensions to the seminary
1952	A portion of the property along Kingston Road is sold to the Toronto and Suburban Separate School Board and the St. Theresa Shrine Catholic School is constructed

1955	A portion of Lot 25 is sold to the Board of Education for the Township of Scarborough and the Chine Drive Public School, located on the west side of the property, is opened in 1957
1956	With a donation from Mary Monaghan, the south-east dormitory wing is extended
1958-9	A new chapel, the St. Francis Xavier Memorial Chapel donated by the Knight of Columbus, a bell tower and a new residential wing with a prominent Gothic Revival stone portico are constructed to the designs of James H. Haffa
1973	St. Augustine's College closes in 1968 and in 1973, the buildings are adaptively re-used by the Cardinal Newman Catholic High School, now known as St. John Henry Newman Catholic High School
2005-6	Two single storey entrance pavilions, designed by Stephen G. King, are added to create barrier-free access
2015	Recognizing the need to improve and expand the facilities for the high school, the province announces funding for a new complex of buildings which will include the Scarboro Mission
2018	The Scarboro Mission vacates the property
2020-2021	With the COVID-19 Pandemic, the former seminary buildings are adaptively re-used as the Scarborough Women's Shelter

Evaluation Checklist: Applying the Ontario Regulation 9/06 Criteria

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

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or ✓ if it is applicable, with explanatory text below. A complete research and evaluation report is contained in Attachment 3.

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

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

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

COMMENTS

Heritage Planning staff has reviewed the Heritage Impact Assessment submitted in support of the proposal prepared by Goldsmith Borgal & Company Ltd. Architects and dated October 30, 2020 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.

Conservation Strategy

The proposed Conservation Strategy will partially conserve and rehabilitate the existing heritage property at 2685 Kingston Road. The 8.18 acre property contains the Scarborough Foreign Mission complex of buildings, which will be partially retained and redeveloped into a new Catholic school. The original 1923-4 seminary building and the 1958-9 chapel will be retained and the 1933 rear wings of the seminary building and the 1956 rear wing will be demolished to accommodate the new construction. The 1933 and 1956 rear wings have not been identified as heritage attributes in the in the Statement of Significance (Attachment 4). The 1958-9 office-residential wing, including the bell tower and stone Gothic porch, have been identified as heritage attributes and will be demolished to allow the construction of the new gymnasium, which will facilitate the adaptive reuse of the property for a new school. The entrance located between the 1923-4 seminary building and 1958-9 chapel will be demolished and replaced with a new glazed connection that will link the seminary building and chapel and provide barrier-free access to the school.

The proposed demolition of the 1958-9 office-residential wing will impact the heritage value of the property but is considered acceptable within the overall conservation strategy and within the context of the property's redevelopment as a school. To mitigate this impact full documentation of the existing complex of buildings will be required prior to any demolition. A comprehensive interpretation strategy is recommended to communicate the historic value of the property and to convey information about the

original form and design of the building complex as it evolved over time. The demolition of the wing will facilitate the use of the site for a school, which will contribute to the long-term conservation of the retained seminary building and chapel.

The original 1923-4 seminary building and the 1958-9 Catholic chapel in the Gothic Revival Style are significant portions of the Scarborough Foreign Mission complex that be conserved and adaptively reused. The new construction is designed to be subordinate to and compatible with the retained heritage buildings. The exterior of the seminary building and the exterior and parts of the interior of the chapel will have a conservation scope of work that is outlined in the [Heritage Impact Assessment](#) (page 43) and will be detailed in the Conservation Plan.

The seminary building's existing non-original windows will be replaced with new compatible windows. There are stained glass windows from the former chapel on the interior of the seminary building at the west end of the ground floor, where the chapel was historically located. These stained glass windows will be retained along with the stained glass windows of the chapel.

The interior of the seminary building does not contain any heritage attributes, with the exception of the stained glass windows noted above, and it will be entirely removed and replaced with new construction. The chapel contains interior heritage attributes that will be retained and other portions of the interior will be removed to facilitate the adaptive reuse of the property. The removal of portions of the chapel interior will have a heritage impact that is needed to allow for the programming of the school and this impact is appropriately mitigated through the overall conservation strategy.

Project Design, Scale, Form, and Massing

The proposed new construction involves four components: a new accessible entrance connecting the seminary building and chapel, a three-storey corridor addition to the rear of the seminary building and chapel, a one-storey, double-height gymnasium to the west of the chapel and a three-storey addition further to the rear of the seminary building and chapel. All four proposed additions are lower in height than the heritage buildings and the new buildings are located to avoid obstructing views to the heritage buildings or overwhelming the historic architecture.

The new accessible entrance allows for the retention of the raised front entrance and double stairs of the seminary building while providing barrier-free access to the school. The new entrance addition is lower in height than the seminary building and chapel and it is set back from the front walls of the heritage buildings. The simple design is subordinate to the heritage architecture and it complements the heritage buildings by respecting the horizontal datum lines. The use of glazing, light grey precast concrete cladding and a dark metal composite panel ensures the new construction is of its time and distinguishable from the heritage buildings.

The three-storey rear corridor addition is located to the rear of the seminary building chapel and will not be visible when looking toward the front façades of the heritage

buildings. The rear addition is lower in height than the heritage buildings and is stepped in from the east side wall of the seminary building. The cladding is dark grey metal composite panel and curtain wall glazing, which is clearly contemporary and complements the historic red brick. The rear wall of the seminary building has been extensively altered through previous additions. However, the brick pilasters on the rear wall of the original 1923-4 seminary have been identified as heritage attributes and will be retained on the interior of the new rear addition within a corridor. Retaining the brick pilasters will also help to conserve the form of the seminary building.

The new gymnasium to the west of the seminary building and chapel does not connect directly to the heritage buildings, allowing the west side wall of the chapel to remain mostly visible. The gymnasium is set back to align with the front wall of the seminary building. It is clad in light grey precast concrete that picks up on the colour of the stone detailing on the heritage buildings. The gymnasium has a simple design with minimal detailing and a low horizontal form that is subordinate to the heritage buildings.

Further to the rear of the seminary building and chapel, there will be a new three-storey building that connects to the gymnasium and the rear of the chapel to provide additional space for the school. This new building will have minimal heritage impact due to its location and compatible design.

Adjacent Heritage Resources

The proposal conserves the cultural heritage value of the adjacent designated heritage property at 2661 Kingston Road, St. Augustine's Seminary. Given to the large size of both properties (the subject property is eight acres and the adjacent heritage property is 39 acres) the proposed addition will have no impact on the adjacent heritage property.

Conservation Plan

Should Council approve the proposed conservation strategy, prior to the issuance of the first permit for the development the owner should be required to submit a conservation plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning. The conservation plan should detail all of the recommended interventions and conservation work including: any recommended restoration work; a detailed plan describing how the heritage building will be protected during construction; a schedule of short and long-term maintenance requirements; and an estimated costs for all conservation work.

Heritage Interpretation and Lighting Plans

Should Council approve the proposed conservation strategy, prior to final site plan approval for the proposed development, the applicant should be required to submit a heritage lighting plan and a heritage interpretation plan to the satisfaction of the Senior

Manager, Heritage Planning. The lighting plan should provide details of how the heritage buildings will be lit so that their unique heritage character is highlighted. The interpretation plan should serve to communicate the cultural heritage values of the property to users and visitors of the property.

Landscape Plan

Staff is recommending that the applicant be required to provide a final Landscape Plan that enhances the heritage character of the property to the satisfaction of the Senior Manager, Heritage Planning as a condition of Site Plan approval. The proposal includes sodding, shrubs and perennial ground cover in front of the seminary building to retain its soft landscaped setting. The grove of trees located at the corner of Kingston Road and Brimley Road will be retained and new trees will be planted on the site.

Designation and Heritage Easement Agreement

Staff is recommending that the property be designated under Part IV, Section 29 of the Ontario Heritage Act. Staff is also recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the heritage property at 2685 Kingston Road.

CONCLUSION

Heritage Planning staff have completed the attached Property Research and Evaluation Report and determined that the property at 2685 Kingston Road is consistent with Ontario Regulation 9/06 and meets the criteria for designation. The property at 2685 Kingston Road meets the criteria for designation under all three categories of design, associative and contextual values.

The Statement of Significance (Attachment 4) for 2685 Kingston Road comprises the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's website in accordance with the City of Toronto Act provisions and served on the Ontario Heritage Trust to the provisions of the Ontario Heritage Act. In preparation of the Statement of Significance, Heritage Planning staff consulted with the owner of the property, the Toronto Catholic District School Board and their heritage consultant, GBCA, to ensure mutual agreement on the identification of Liturgical Elements as per the Official Plan, Sections 3.1.5.47-53, Heritage Places of Worship.

Heritage Planning staff has reviewed the proposal to redevelop the heritage property at 2685 Kingston Road for a new school that incorporates the historic seminary building and chapel. Staff is satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan (2020) 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 support the proposed conservation strategy and concludes that it meets the intent of Policy 3.1.5.27 as the

scale, form, and massing of the seminary building and chapel will be conserved and the heritage impacts of the proposal are appropriately mitigated.

CONTACT

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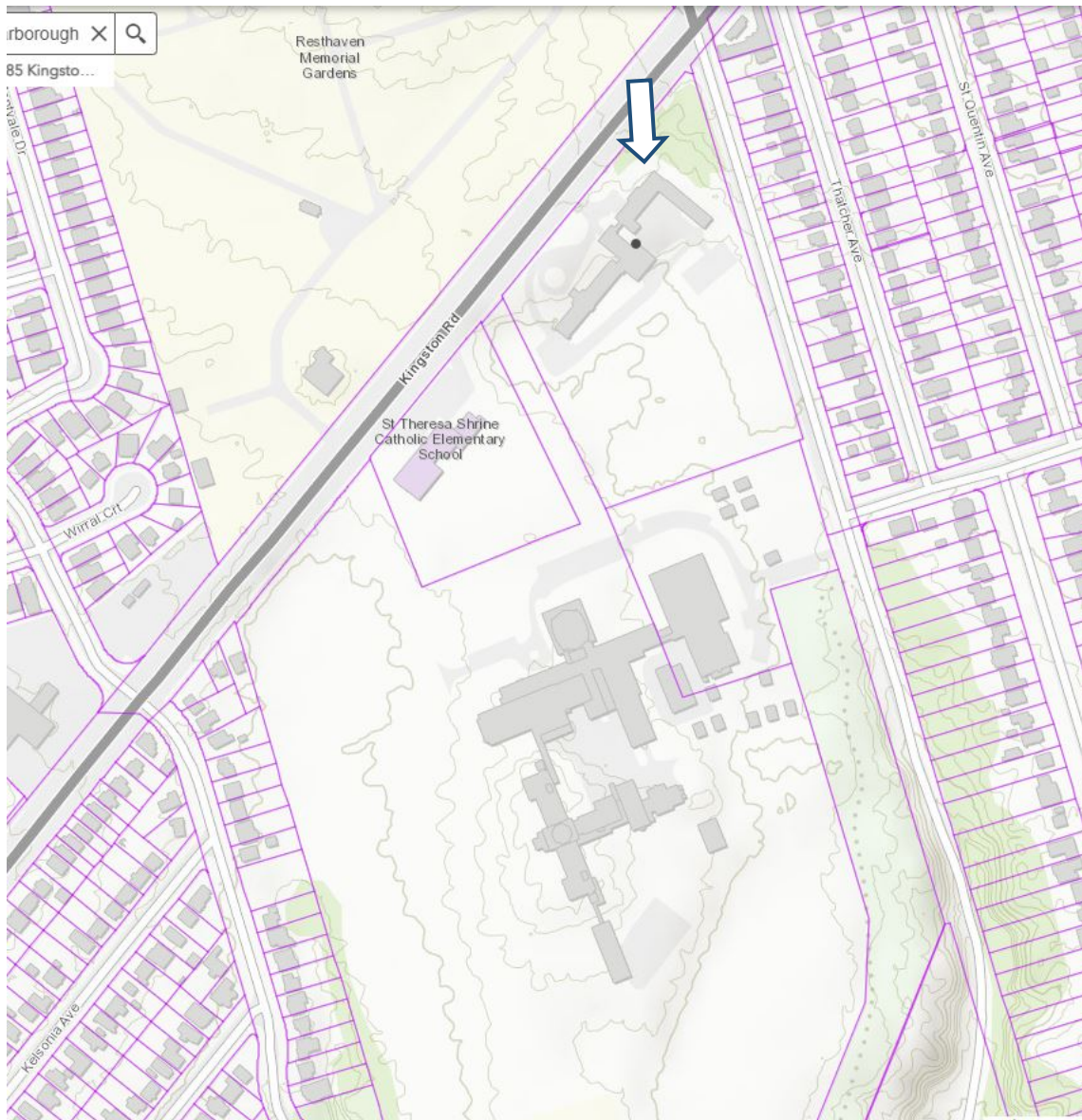
Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Maps and Photographs
Attachment 3 - Research and Evaluation Report
Attachment 4 - Statement of Significance (Reasons for Designation) –
2685 Kingston Road
Attachment 5 - Development Proposal

LOCATION MAP
2685 Kingston Road

ATTACHMENT 1



Location Map, showing the property on the south side of Kingston Road, west of Brimley Road South. The arrow indicates the original 1923-4 seminary of the Scarborough Mission Society with the later buildings constructed in 1958-9 to the west (In-View. City of Toronto)

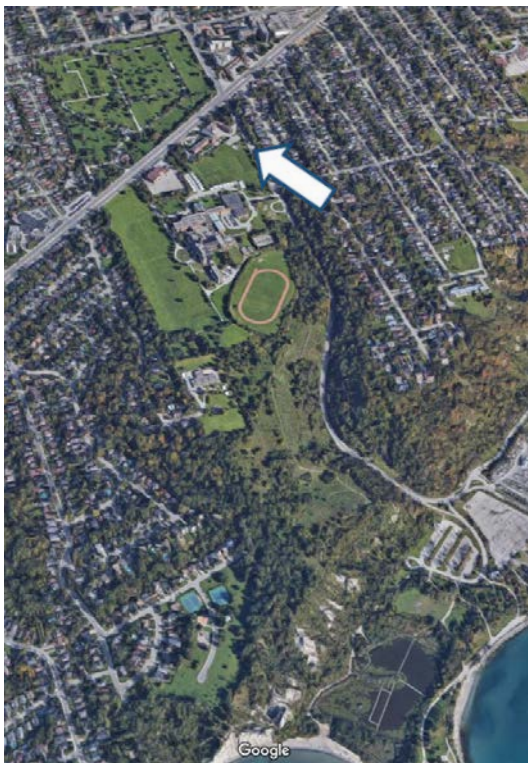
**MAPS AND PHOTOGRAPHS:
2685 Kingston Road**

ATTACHMENT 2

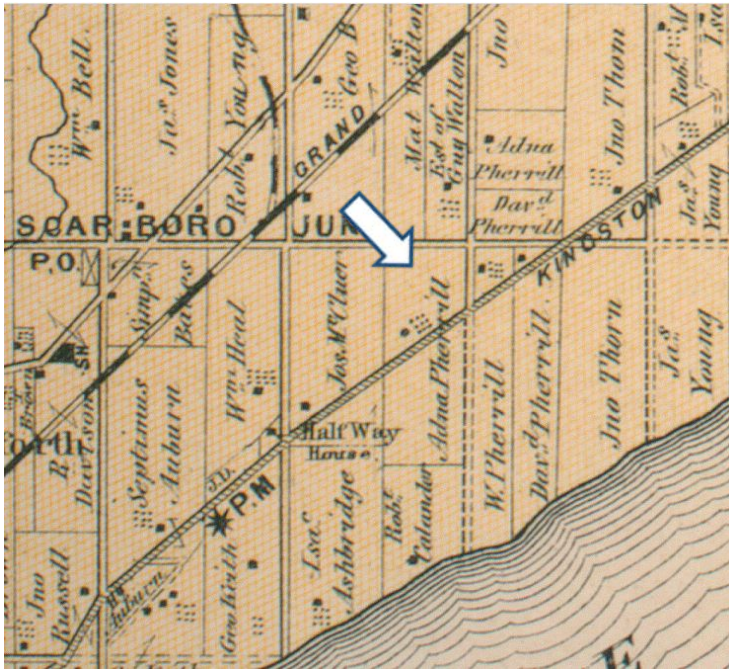
Please note: unless otherwise indicated, all photographs have been taken by Heritage Planning Staff in 2021.



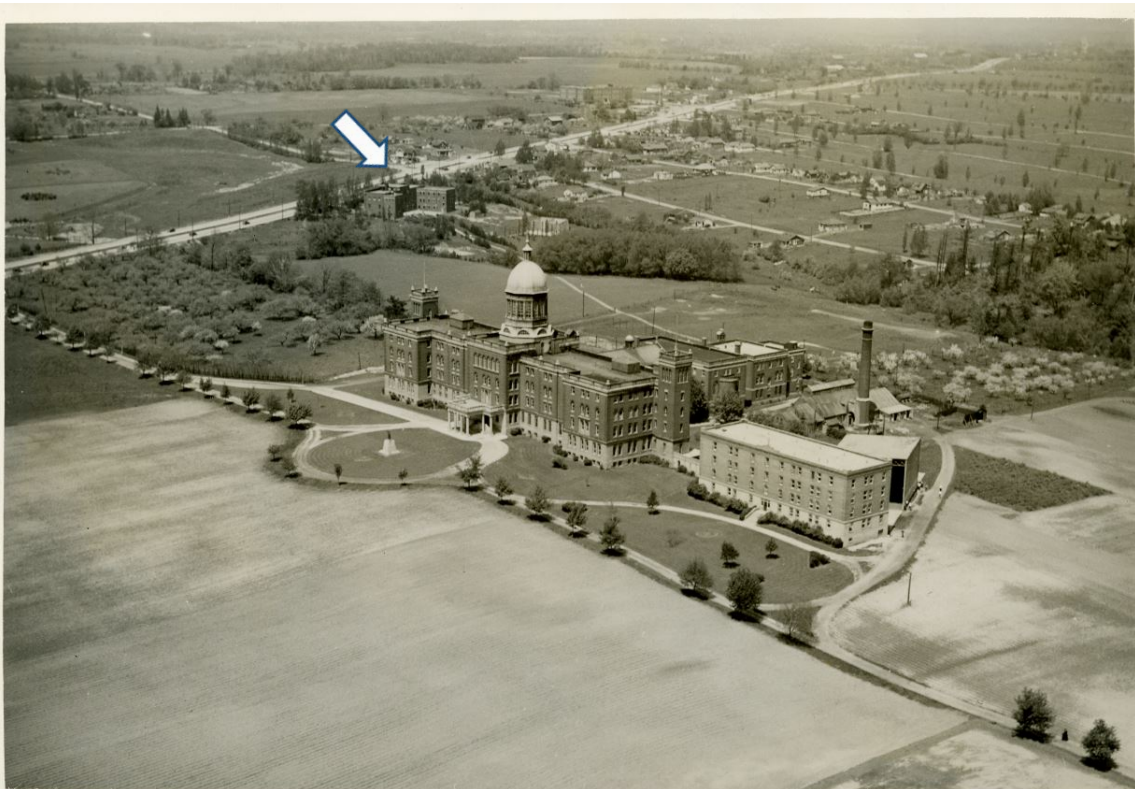
1. Aerial View of the Scarborough Foreign Mission Society property at 2685 Kingston Road, looking south-east and showing the north elevations and setting as it faces Kingston Road. (Google Maps, 2021)



2. Aerial View of the property at 2685 Kingston Road, looking south. The arrow indicates the Scarborough Foreign Mission Society buildings. The landscaped rectangle, extending from the lakeshore to St. Clair Avenue East, across the diagonal of Kingston Road is an indication of the original Lot 25, Concession B. (Google Maps, 2021)



3. 1878 Miles and Co. Map of Scarborough Township showing the Pherril Family land holdings indicating that they settled and constructed their homes on the north side of Kingston Road. Lot 25, Concession B, owned by Adam Pherrill and Robert Calander is indicated with an arrow (Ng)



4. 1940 Aerial View of St. Augustine's Seminary looking north-east. The arrow indicates the Scarborough Foreign Mission complex (Scarboro Foreign Missions Society Archives)



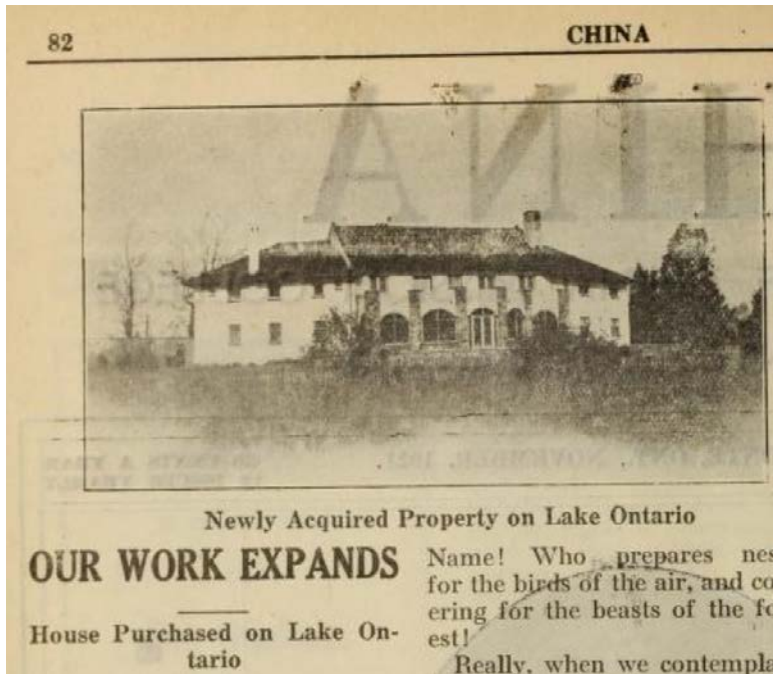
5. St. Augustine's Seminary, 1910-13, constructed on Lot 25, Concession B, showing the principal west and south elevations



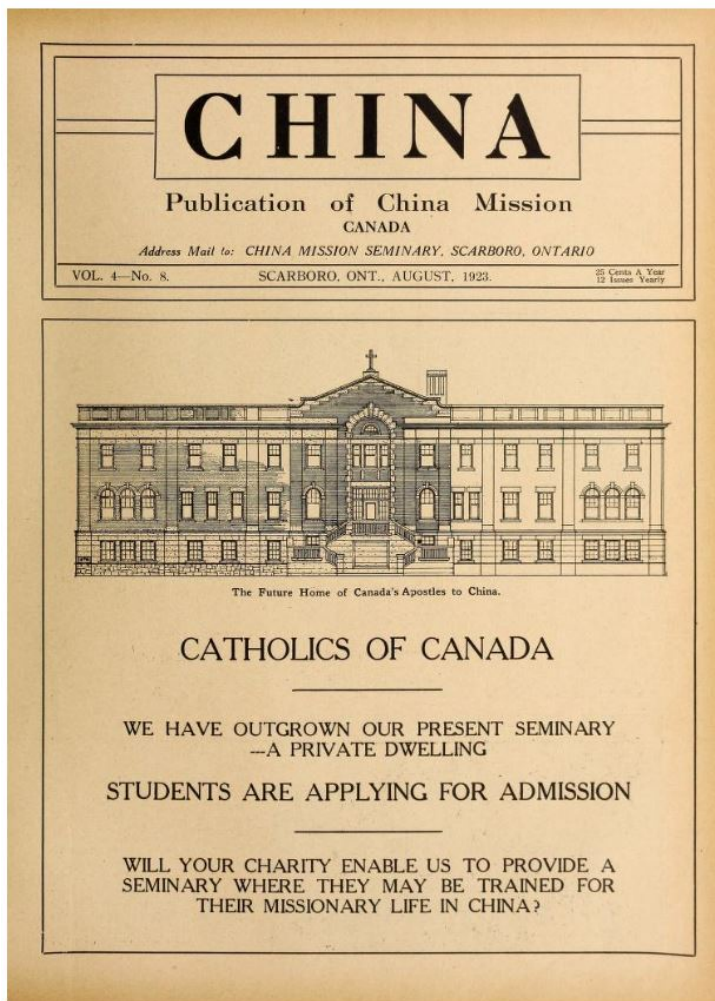
6. Msgr. John Mary Fraser, left, with his brother Fr. William Fraser, and parishioners pose with the cornerstone of a new church for the Phwu Ka Parish in China in 1926. (Swan)



7. The first location of the China Mission in Almonte, 1918.
 (Scarboro Foreign Mission Society, "1918-2018 Moments in History")



8. The announcement in the China magazine of the relocation of the Mission to Scarborough with the purchase of the Ranelagh estate, now known as the Guild Inn
 (*China*, November 1921, p. 82)



9. *China* magazine cover illustration with Cowan's drawing for the new seminary building at 2685 Kingston Road, August, 1923



10. Gathering for the laying of the cornerstone September 16, 1923. The partially completed building can be seen at the far right of the photograph (*China*, October 1923, p. 76)



11. Photograph of the 1923 cornerstone located at the west end of the north elevation of the seminary (Heritage Planning, 2018)

December, 1923 CHINA 93

Our New Seminary From the Kingston Road.

REGARDING OUR NEW SEMINARY—A FEW FACTS:

What Has Been Done
 The greater part of the exterior work (as will be seen from the picture), is now completed, and paid for.

What is Yet to be Done
 All the partitions and interior woodwork, such as door frames, doors, flooring, etc., to be put in place. Plumbing and heating system to be installed. All plastering and interior finishing to be completed. Furniture for Chapel, Classrooms, Recreation Rooms and Students' Rooms to be completed.

A Few Christmas Suggestions
 \$400.00 WILL BUILD A STUDENT'S ROOM.
 100.00 WILL PROVIDE THE FURNITURE.
 40.00 WILL SET 1,000 BRICKS SOMEWHERE IN INSIDE WALLS.
 5.00 FROM EACH READER OF "CHINA" WOULD MORE THAN COMPLETE OUR SEMINARY.
 1.00 FROM EACH READER WOULD PAY FOR PLUMBING AND HEATING SYSTEM.
 .50 WILL SEND "CHINA" FOR ONE YEAR TO ANY OF YOUR FRIENDS, AND SECURE ANOTHER FRIEND FOR OUR WORK.

A tablet, inscribed as requested, will be placed over the door of the room donated. Donations towards building or furnishing a room may be made on the instalment plan.

12. December 1923 photograph of the partially completed building and requests for donations (*China*, December, 1923, p. 93)



OPENING CEREMONY—Bishop Fallon addressing the crowd from the steps of the new St. Francis Xavier China Mission Seminary. On the platform were Archbishop McNeil, Bishop O'Brien, Bishop Forbes and many other distinguished Prelates, Priests and Laymen.

OUR OPENING DAY. The Opening Day of St. Francis Xavier China Mission Seminary has come and gone, but colors of the various flags that floated overhead were a bright relief to the gray and sombre sky that all day overshadowed us. It good wishes for the success of our work. Then followed the sermon by His Lordship, Bishop Fallon of

13. October 1924 cover of *China*, with a photograph of the official opening on September 21, 1924. (*China*, October 1924, cover)



14. Photograph of the completed building showing the principal north elevation as viewed from Kingston Road (*China*, August, 1924)



15. Principal North elevation of the 1923-4 seminary with the addition of the 1939 porch



16. North elevation showing the central frontispiece with the staircase and later porch (1939)



17. Italian Renaissance precedents for the design: Alberti, Sant'Andrea, Mantua, 1472, principal entry elevation of the church with the broader central bay with a high arched opening, with pairs of pilasters flanking multiple smaller openings (Borsi, p. 274)



18. Palladio, Il Redentore, Venice, 1576-92, principal entry elevation with a wider central bay with a tall arched opening flanked by an engaged column and pilaster with smaller side arched niches (Norberg-Schulz, p. 319)

19. Roman precedents for Renaissance churches: Arch of Constantine, 312 CE, built to commemorate his triumph in battles, with a broader central bay with a tall arched opening, with four columns flanking smaller side arches (Wheeler, p. 158)



20 and 21. Porch and door case designed by J M Cowan and added in 1939.

THE TORONTO DAILY STAR, FRIDAY, MAY 15, 1931

Real Estat

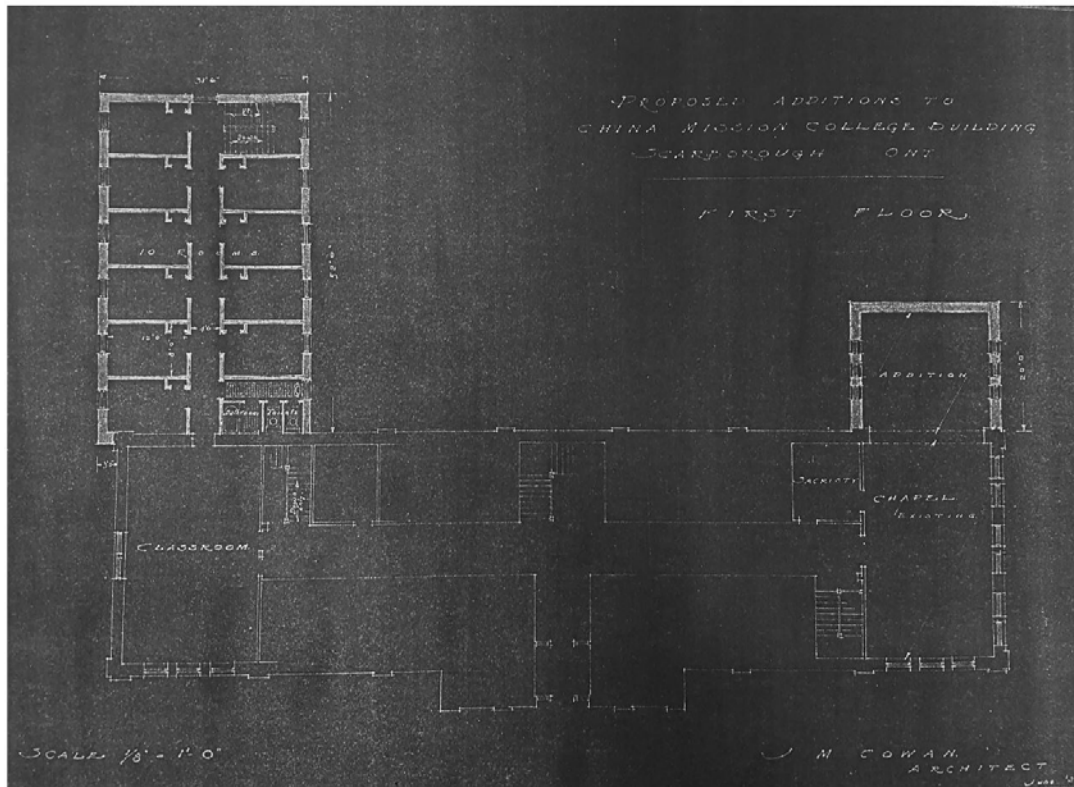
NEW ADDITION TO ST. FRANCIS XAVIER SEMINARY FORMS CHINA UNIT

Forming the main unit of the China mission college of St. Francis Xavier seminary, Kingston Rd., the ABOVE proposed new building will provide accommodation for 50 additional students and a new library, chapel, refectory and four lecture rooms. It will be erected immediately west of the present small building which houses the college, which will then form one wing. A balance wing on the other side will be built at some later date, according to the architect, J. M. Cowan. The new structure will be four storeys in height and will have a width of 50 feet by a depth of 150. Fireproof construction will be used throughout. The exterior will be of brick, with stone trim.

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22. Illustration of J. M. Cowan's perspective for a proposed, but unbuilt expansion of the seminary in 1931 (Toronto Daily Star, May 15, 1931, p. 33)



23. J. M. Cowan, 1933, First Floor Plan, showing the addition to the chapel at the west end (right) with the residential wing extension on the east end (left) (Scarboro Foreign Mission Society Archives [SFMSA])



24. Photograph of the Seminary building taken after the 1933 addition but prior to the addition of the 1939 porch. Note the stone square patterning on the parapet, removed with later repairs (Scarboro Foreign Mission Society, "1918-2018 Moments in History")



25. Photograph showing the east elevation with the original 1923-4 and to the left the addition in 1933



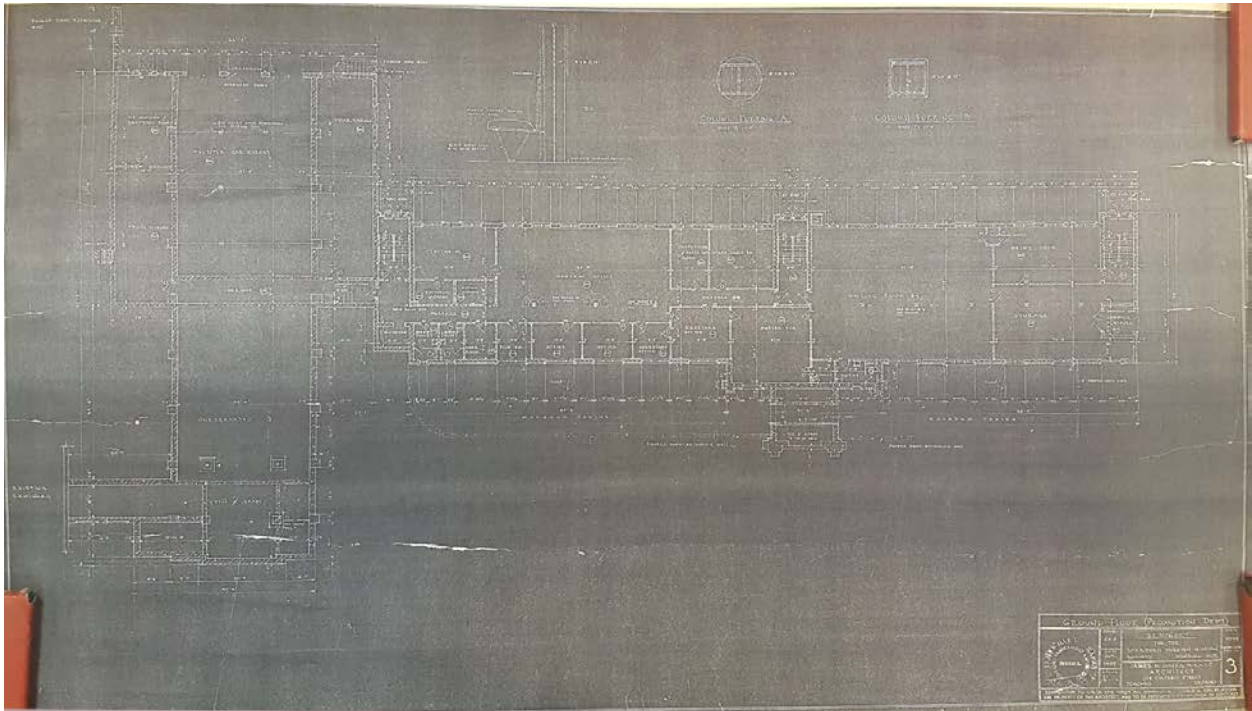
26. Photograph showing the east elevation with the James H. Haffa, 1956 addition (left) and J. M. Cowan's 1933 addition (centre)



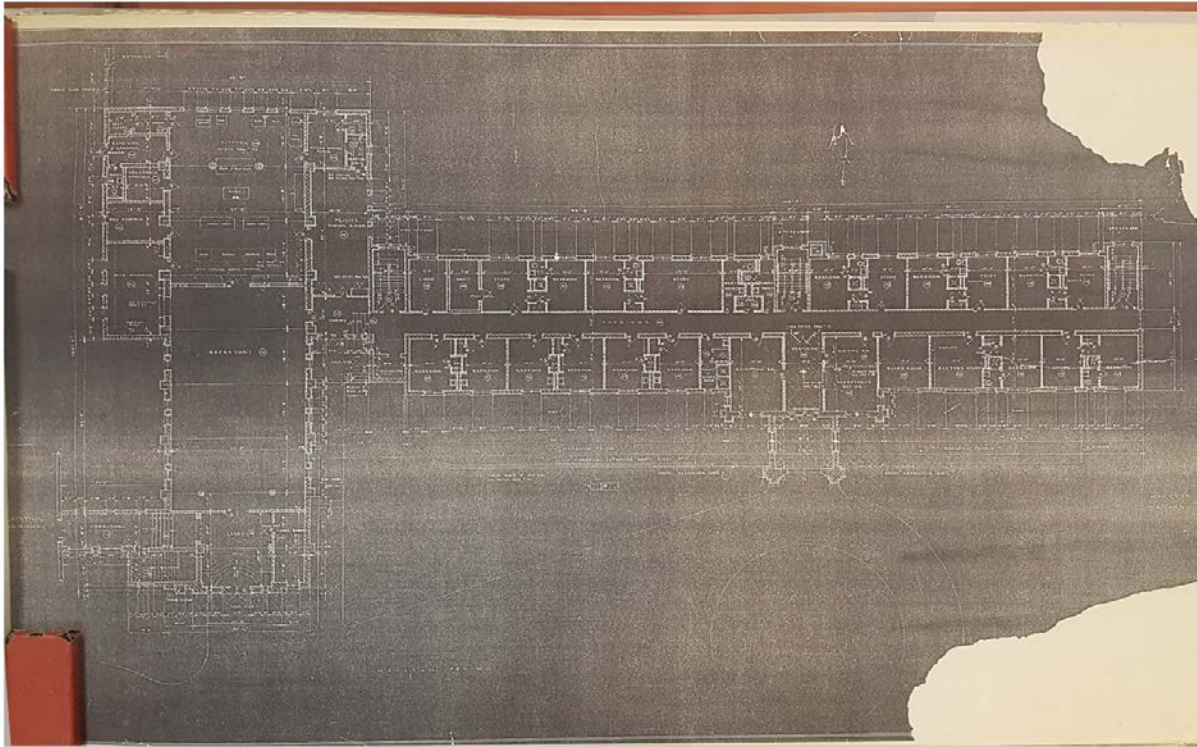
27. South elevation of the original 1923-4 Seminary, (centre) with 1933 extensions (left and right) and 1956 extension (far right)



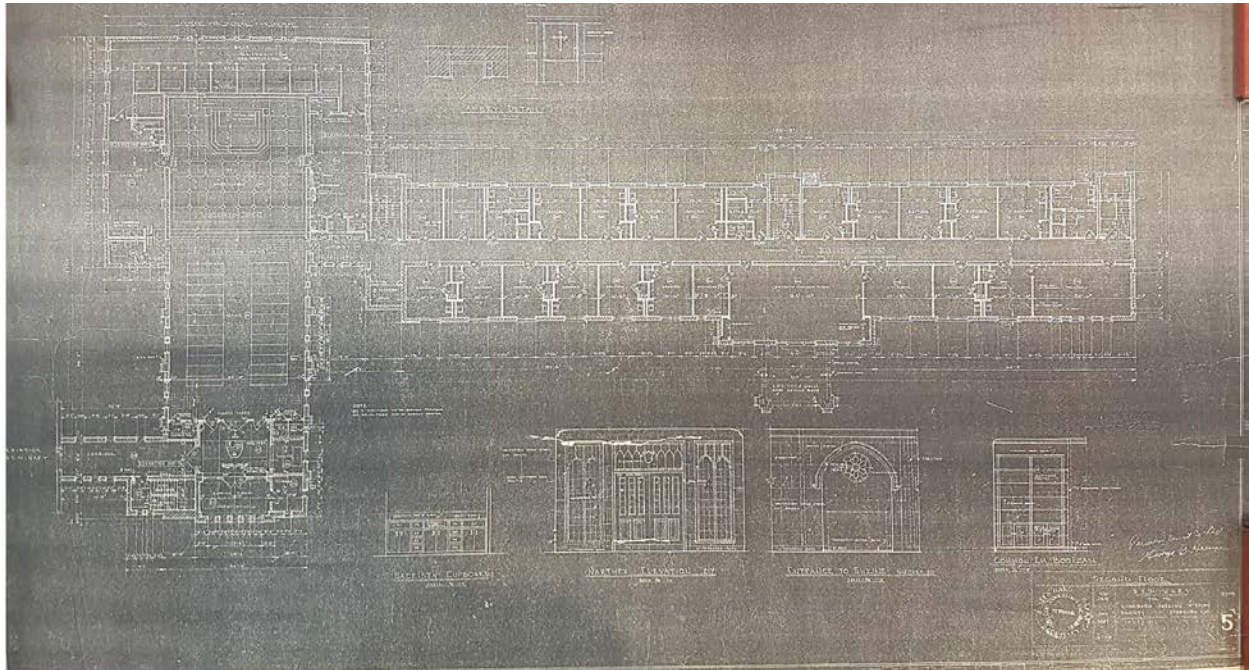
28. Photograph showing the 1933 extension of the original chapel with the Palladian window, (centre) the south elevation of the 1923-4 seminary (right) and the 1958-9 chapel with later, 2005-6 entrance (left)



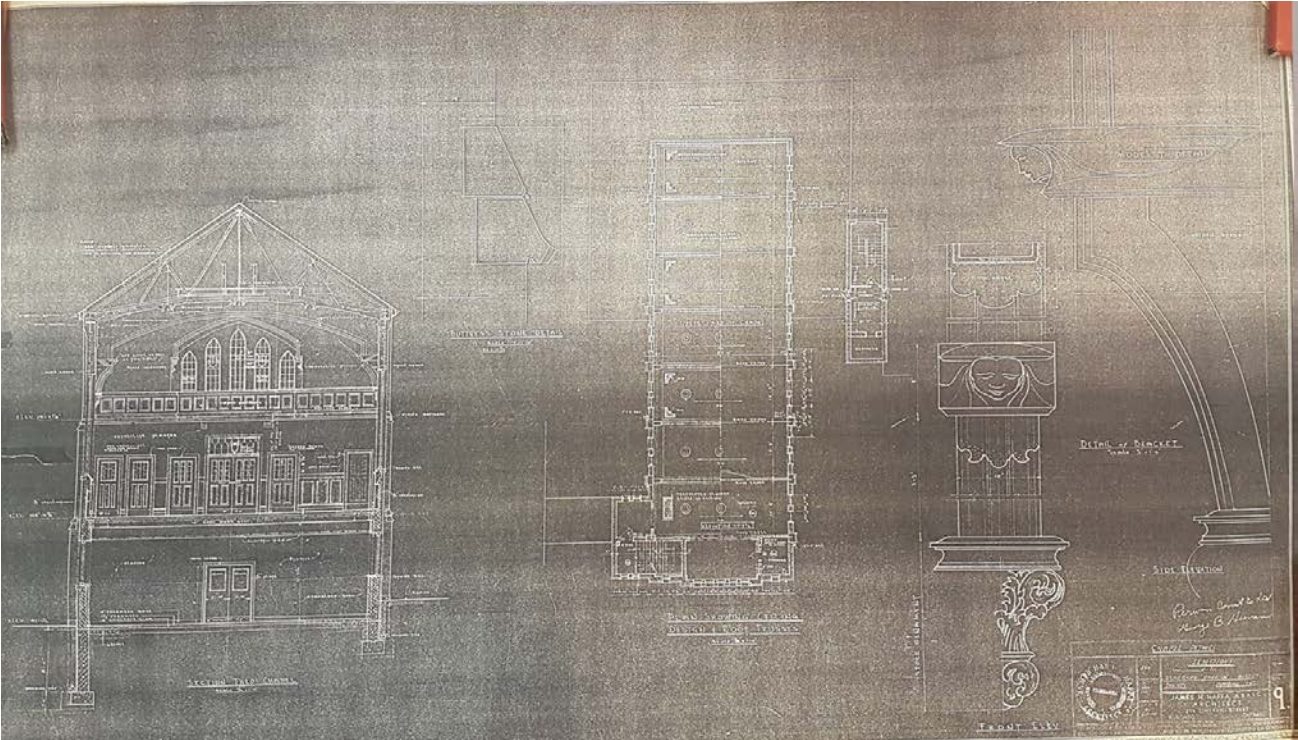
29. J. H. Haffa, Basement Plan, 1957 showing the garage underneath the chapel, and in the adjacent wing, offices, mail room and rooms "editorial, film, dark room and print" for the production of the China magazine. Please note: the plans are orientated with north at the bottom of the drawing (SFMSA)



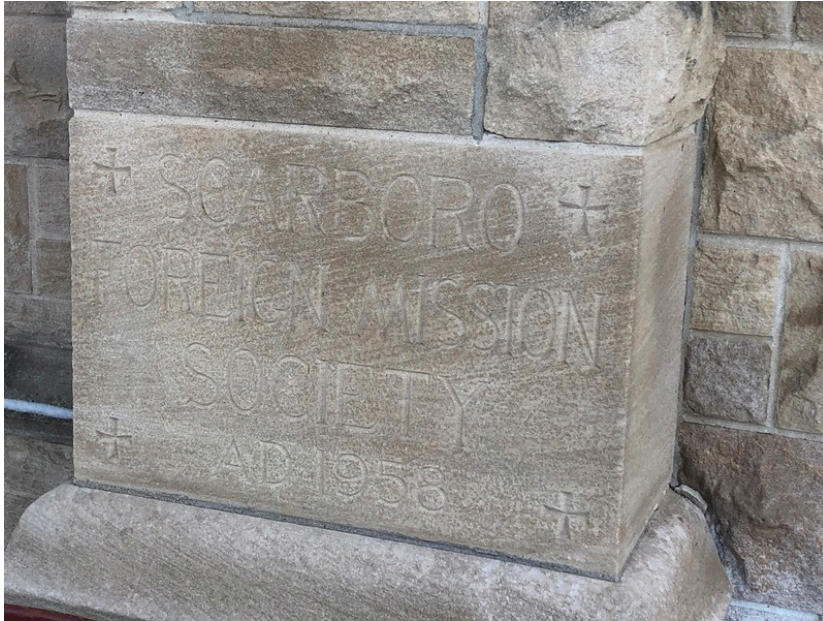
30. J. H. Haffa, Ground Floor Plan, 1957, showing the circular driveway, main entrance to the office-residential wing with reception, bedrooms studies and washrooms and the refectory and kitchen at the ground floor level of the chapel wing (SFMSA)



31. J. H. Haffa, First Floor Plan, 1957, showing the design and layout of the chapel with the surrounding sacristy and oratory on the south wall, with elevation details of the narthex glazed entry and the shrine in the narthex. The wing shows a sequence of bedrooms, "priest's common room" at the centre in the projecting frontispiece and communal washrooms (SFMSA)



32. J. H. Haffa, Section through the Chapel, 1957, looking towards the north end with the balcony, the ceiling plan with design for trusses, lights and ventilation panels and details for the corbel brackets. (SFMSA)



33. The cornerstone of the 1958-9 addition of the chapel and residential-office wing by James H. Haffa



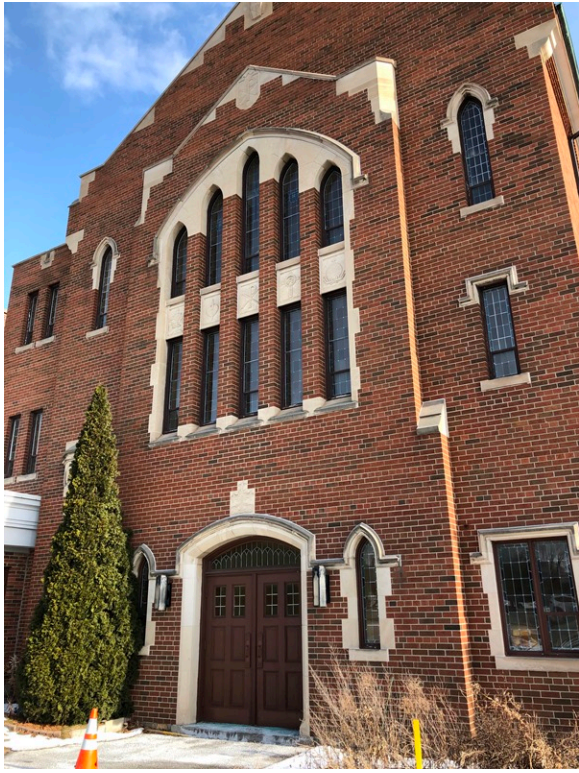
34. View of the extension by J. H. Haffa under construction (SFMSA)



35. View of the Scarborough Foreign Mission Society complex with the 1958-9 additions, with forecourt and the slope in the landscape towards the residential wing



36. Chapel end of the 1958-9 extension showing the connecting link between the chapel and the 1923-4 seminary on the left with the recent 2005-6 single-storey entrance pavilion and at the right, the bell tower



37. Photograph of the principal (north) elevation of the chapel



38. View of the west elevation of the chapel and the secondary entrance with the bell tower



39. Stone relief plaque on the bell tower with Gothic drip molds and tracery



40. Entrance to the office and residential wing with the stone porch and the projecting frontispiece of the building



41. Wood doors with Gothic Revival lancet motifs and stained glass windows



42. Rear south elevation showing the 1958-9 chapel with the sacristy-oratory volume wrapped around the west end, with the kitchen and garage at the lower levels and to the right the earlier wings of the seminary



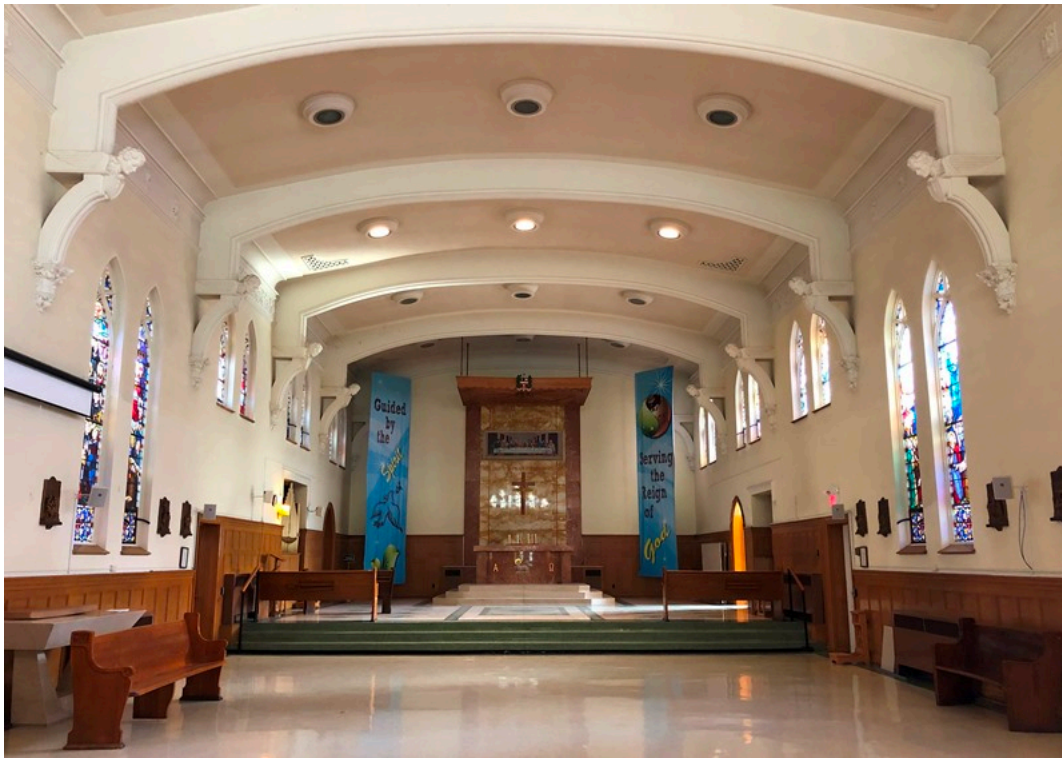
43. South elevation of the 1958-9 office-residential wing



44. South elevation entrance with modernist canopy, 1958-9



45. Photograph taken in 1959 of the chapel interior after completion. (SFMSA)



46. Chapel Interior looking south towards the altar



47. Chapel interior looking north towards the balcony and narthex



48. Photo of the chancel and altar area showing the terrazzo pattern with the gold mandorla shape and the wood canopy with its carved reliefs on the underside



49. Chancel area corbel bracket with angel and Corinthian capital typical of the High Gothic period (1220-1260), frieze with grapes and vines and ceiling return air screen



50. Stained glass windows on the east side of the chapel depicting St. Theresa and St. Francis Xavier



51. Decorative frieze with reliefs in the nave



52. Stained glass windows on the balcony level



53. Doors leading into the narthex (foreground) from the robing room (beyond)



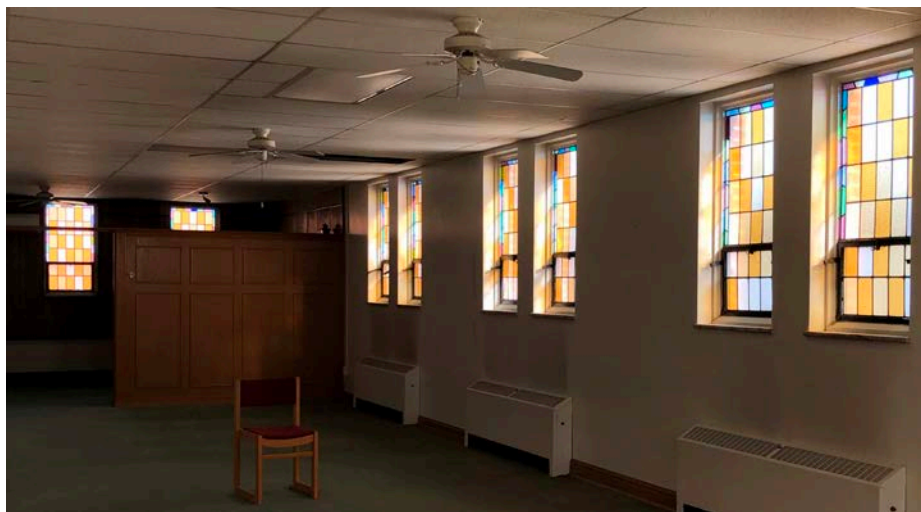
54. Narthex terrazzo floor with crest and motto "euntes docete" ('go and teach')



55. Shrine in the narthex



56. Dedication plaque for the chapel in the narthex



57. Oratory with stained glass behind the chapel



58. Doors to the chapel from the corridor with Gothic Revival lancet shaped mullions and stained glass



59. Chapel door hardware with Gothic Revival motifs



60. Setting of the Mission showing the elements of the landscape the trees at the north-east corner, the fall in the slope of land away from the corner towards the south-west and the circular drive with the circular landscape element



61. Setting: the grotto dedicated to Our Lady of Lourdes with a kneeling St. Bernadette in the garden at the north-east corner of the property



62. Murals on outdoor squash court, north and east sides, reproduced from one painted by Tseltal men, women and children in Chiapas Mexico and destroyed by police 2 days after its completion on April 11, 1998. The murals were reproduced in "solidarity without borders." "It is accompanied by works of artists, students and children so that it may be appreciated by all people who believe in peace with justice and dignity."



63. Mural on squash court, east side showing the text names numerous artists and Fr. Gervais of the Scarboro Mission, along with the Toronto Arts Council, the Canada Council, the City of Toronto, the United Church of Canada, Development and Peace, the Alice and Grant Burton Fund and the Toronto Community Foundation.



64. Setting: the view from St. Augustine's of the Scarboro Mission with the undulating terrain in between



65. Context: St. Theresa's School at 2625 Kingston Road to the west of the Scarboro Mission



66. Context: Aerial view looking south towards the Scarborough Bluffs and Lake Ontario, showing the rest of original Lot 25 Concession B occupied by St. Augustine's Seminary and St. John Henry Newman High School to the south of the Scarboro Mission, St. Theresa Shrine Catholic School to the west, and the Chine Drive Public School to the south-west. Brimley Road South begins a curvilinear route to Bluffers Park and the marina at the shoreline. Across Kingston Road, the north half is occupied by the Resthaven Memorial Gardens. To either side low-rise post-war suburban suburbs have been developed with commercial strip along Kingston Road to the east of Brimley Road South. Lot 25 with its landscaped setting and public institutions remains a distinct element within the district and for over 100 years the Scarborough Mission, prominently sited at the corner of Brimley and Kingston Road has contributed to that character. (Google 2021)

1. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 2685 Kingston Road (the Scarboro Foreign Mission Society) and applies the evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical and associative, design and physical and contextual value to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act.

The application of the criteria is found in Section 5 (Evaluation Checklist). The conclusions of the research and evaluation are found in the "Conclusion" section. The archival and contemporary sources for the research are found Section 6.

2. SUMMARY HISTORY

The following section outlines the history and facts related to the properties which are the basis for determining 'Historical and Associative Value' according to O. Reg. 9/06 Criteria.

Cliffcrest Neighbourhood

The subject property at 2685 Kingston Road is located at the intersection of Kingston Road and Brimley Road South in the Cliffcrest neighbourhood of the Scarborough Southwest ward on the edge of Lake Ontario. In 1796, Lieutenant Governor John Graves Simcoe had the Scarborough Township surveyed on land that was part of the traditional territories of Indigenous people. The name 'Scarborough' was suggested by his wife, Elizabeth Posthuma Simcoe, who in 1793, recorded in her diary "how in a surveyor's boat, 'we came within sight of what is named in the Map the high lands of Toronto - the shore is extremely bold and has the appearance of Chalky Cliffs... they appeared so well that we talked of building a summer residence there and calling it Scarborough'."¹ Scarborough was surveyed and subdivided with a series of east-west concessions. North-south boundaries would create the grid that was further subdivided into narrow 200-acre lots. As the Lake Ontario shoreline retreats on a sharp north-east angle, the lots along the lake had irregular configurations. This was the condition of Lot 25 in Concession B which contains the subject property at 2685 Kingston Road.
(Images 1-2)

In 1799 the construction of the Kingston Road began with the intention of connecting the Town of York with Presqu'île. The road extended from the Don River in a straight line along Lot Road, now known as Queen Street, but once into Scarborough, the road proceeded on a north-east angle, parallel to the lake shoreline, cutting across the rectangular grid of lots, and bisecting Lot 25.

¹ Bonis, p. 38 'Chalky Cliffs' refers to the dramatic coastline of the town of Scarborough in North Yorkshire England.

Lot 25, Concession B was granted to Stephen Pherrill (1783-1842), one of the earliest pioneers of Scarborough. "With his wife, child and baggage, he rowed in a small boat up the St. Lawrence and along the shore of Lake Ontario all the way to York."² He settled in Scarborough in 1805, building "his home in the woods that extended northward from the Scarborough bluffs."³ Maps indicate that the family's home was on the north side of Kingston Road.⁴ Pherrill and his wife, Elizabeth (nee Russell, 1787-1868) were committed Loyalists: "When war broke out in 1812, Stephen Pherrill placed his team at the service of the government and was employed to convey soldiers, stores and ammunition from Kingston to Niagara. He also carried dispatches from Whitby to York, having to swim his horse across the River Rouge. His wife shared this work, and when her husband arrived wet and weary at the farm she would mount a fresh horse and carry the dispatches on to York."⁵ (*Image 3*)

The Pherrill family would own the property for over a century as well as additional properties on the adjacent Lot 24, Concession B and Lot 24, Concession C. The property at Lot 25 consisted of 140 acres, 40 of which were north of the Kingston Road and the remaining 100 were on the south side. The Pherrill family have been commemorated with the naming of Pherrill Mews in 2009, a private laneway

In 1865, the Pherrill family sold the southern-most 40 acres on the edge of Lake Ontario to John Callender. In 1904, Fannie Pherrill sold the remaining 60 acres, on the south side of Kingston Road, to Wallace Walton and, in 1909, this property was purchased by the Roman Catholic Episcopal Corporation of the Diocese of Toronto as the location for their new St. Augustine's Seminary. In 1913, the diocese also purchased the 40-acre Callender property to the south. In 1925, the 40 acres north of Kingston Road were sold to the Scarboro Cemetery Co. Ltd., and this property is currently known as the Resthaven Memorial Gardens at 2700 Kingston Road. (*Images 4-5*)

In 1910, the corner stone for St. Augustine's Seminary, the first Canadian seminary for the training of English-speaking clergy, was laid. In 1913, with generous funding from Sir Eugene O'Keefe of the Toronto brewing family, the building was complete and officially opened.⁶ With its long, four-and-a-half storey block crowned with an octagonal drum and faceted dome, the building was an impressive landmark in its 100-acre setting facing west towards the city of Toronto. It was undoubtedly the most important commission for its architect, Arthur William Holmes (1863-1944). The seminary celebrated its 50th anniversary in 1963 and laid the cornerstone for a new college building, but within 5 years with falling enrollment, the college closed. The seminary retained the new library, but by 1973, the remaining college buildings were converted for the Cardinal Newman Catholic High School, now known as the St. John Henry Newman Catholic High School following the canonization of Cardinal Newman in 2019. As the original school buildings are in poor condition and cannot accommodate the

2 Bonis, 49

3 Bonis, p. 49.

4 The 1878 Miles and Co. Map of Scarborough shows Pherrill family buildings and orchards on the north side of Kingston Road

5 Bonis, p. 49.

6 Bonis, p. 201

numbers of students, in 2015, the Ontario Government announced funding to build a new school which will include the Scarborough Foreign Mission property.

The Pherrill family property is also occupied by the St Theresa Shrine of the Little Flower Catholic School, at 2665 Kingston Road, which was built in 1952 following the purchase of a portion of the property from St Augustine's by the Toronto and Suburban Separate School Board. In 1955, the seminary sold property on its western border, south of the seminary to the Board of Education for the Township of Scarborough resulting in the construction of the Chine Drive Public School which opened in 1957.

Father John Fraser and the St. Francis Xavier China Mission Society

In 1923, eight acres of land, at the north-east corner of St. Augustine's Seminary was purchased by the China Mission Society for the new location and purpose-built seminary for the St. Francis Xavier China Mission Society, later known as the Scarboro Foreign Mission Society.

The founding of the Mission originated with Father, later Monsignor, John Mary Fraser (1877-1962). Fr. Fraser was born in Toronto, attended St. Michael's College at the University of Toronto and then went to the Collegio Brignole Sale in Genoa Italy to study for the priesthood. In 1901, he was ordained "for the missions."⁷ When he arrived in China in 1902, he was the first North American priest to undertake mission work there. After eight years, he returned to Canada and spent the next two years trying to promote and encourage interest in the missionary work in China, and then returned to China. In 1918, Fr. Fraser received authorization to establish the China Mission with a college for the training of missionaries. He continued to work in China and was recognized for his service in 1932 when he was made a Prothonotary of the Church in a celebration at St. Michael's Cathedral in Toronto and was henceforth known as Monsignor Fraser. *(Image 6)*

In 1941, on his return from a meeting in Canada to China, Msgr. Fraser was interned in Manila for three years due to the hostilities of World War II. In 1946 he returned to China and stayed until 1949 when he left briefly for a meeting in Toronto. Shortly after his departure, communist forces took over the government and those remaining missionaries were imprisoned and later expelled from the country. After almost 50 years of service in China, Msgr. Fraser would never return again. In 1950, at the age of 73 he began missionary work in Japan and died in Osaka in 1962.

In 1940, as their missions expanded beyond to China to other parts of Asia and South America, and by 1943 to the Dominican Republic, the mission changed its name to the Scarboro Foreign Mission Society. With the 1949 communist takeover of the government in China, all foreign missionaries were expelled. In 1974, with the reforms of the Catholic Church brought about through Vatican II and with decline in religious vocations the society would accept lay people as missionaries. Religious women, the Grey Sisters of the Immaculate Conception, had participated in missionary work since 1930. Missions were also established in Canada. In 1932, the Vancouver Mission was

7 Scarboro Missions: <https://www.scarboromissions.ca/about-us/history/john-mary-fraser>

established to serve the Chinese population and later a mission was established in Toronto which provided a community centre for the local Chinese community.

The mission was established to train priests to take the Catholic faith to China, to build local churches, convert the people to Catholicism and to train local people as priests and nuns, and to establish Chinese dioceses. From the earliest days in the 1920s, the missionaries were also concerned with the malnutrition and poor health of the local people in the Lishui province where they worked. With the Gray Sisters, they established medical clinics and orphanages. When there was famine, Msgr. Fraser diverted money collected for church building to feeding people. In other countries, Scarboro missionaries assisted with road building, aqueducts and housing in remote communities, helped establish co-operatives and credit unions and have supported programs of reforestation. More recently they have been engaged in projects such as working with "Brazil's Makushi people, bringing together village elders and young people to recover their vanishing language and culture." ⁸ Through the *Scarboro Missions* monthly magazine they have "helped reveal to Canadians how poverty and violence in many countries is often connected to decisions made in First world countries and to our patterns of consumption." ⁹ (Images 62 and 63)

St. Francis Xavier China Mission Society Seminary Buildings

Fr. Fraser received authorization to establish the China Mission College in Ottawa from Archbishop Gauthier in 1918. The mission was initially located in Almonte, now a ward of Mississippi Mills, south-west of Ottawa, but the conditions were very rough: "Two of the houses in Almonte occupied by our students are mere shacks deprived of every sanitary convenience and open to all the blasts of winter." ¹⁰ At the suggestion of Archbishop Neil McNeil, in 1921, the Mission relocated to Scarborough where they purchased Ranelagh Park, Colonel Harold Bickford's estate, now known as the Guild Inn and a designated heritage property. The mission relied upon donations to fund their organization and their purchase, "trusting that Divine Providence will send us the wherewith to pay for it." (Images 7-8)

In 1923, the China Mission purchased 8 acres of land owned by the Diocese of Toronto, which were part of St. Augustine's Seminary. The purchase of land enabled the construction of a purpose-built training college for missionaries and the opportunity of attending classes at the nearby St. Augustine's Seminary. At this point they changed their name to St. Francis Xavier China Mission Society. James M. Cowan undertook the design of the new premises which was entirely funded by donations. On September 16, 1923, a celebration of the laying of the cornerstone by Bishop McNeill was held and one year later, on September 21, 1924, the building was officially opened and known as the St. Francis Xavier China Mission Seminary. The building contained teaching spaces and offices, residential accommodation, a chapel and dining room. (Images 9-14)

8 Swan, 2018.

9 Scarboro Missions <https://www.scarboromissions.ca/expressing-solidarity>

10 China, November 1921, p. 84.

The seminary building expanded in 1933 with two wings designed by Cowan. At the south-west corner the chapel was extended and on the south-east corner a longer wing increased the residential accommodation. In 1939 Cowan designed a front porch at the top of the stairs in front of the main entrance, and replaced the original wood transoms and sidelights with a more substantial stone door case.

The mission's architect, James Cowan, died in 1941 and after that period future expansion of the seminary was undertaken by the architect James H. Haffa. In 1956, a new extension of the south-east residential wing was funded with a large donation from Mary Monaghan and named for her in recognition of her generosity.

The most significant additions, the new, chapel and adjacent residence and offices were undertaken by Haffa with designs in 1957 and construction in 1958-1959. The chapel is named the St Francis Xavier Memorial Chapel and was donated by the Ontario State Council of the Knights of Columbus and dedicated in memory of deceased knights. While the original structure would remain in use for student classrooms and residence, including the adaptation of the first chapel as a library, the new wing would include offices for the Mission Society government and promotion as well as residence for staff and priests including retired missionaries.

Since the completion of these major extensions in 1959, smaller alterations have been made, in particular the additions of single storey entrance pavilions on the front and back of the building to the east of the chapel. In 2018, the Mission closed its doors and the retired members moved to Presentation Manor.

In 2015, the province had announced substantial funding for new facilities for Cardinal Newman High School, renamed in 2019, St. John Henry Newman High School. The Scarboro Foreign Mission property and its buildings will be part of the new school. In 2020-21, with the advent of the COVID-19 pandemic, the seminary buildings have been converted for use as the Scarborough Women's Shelter.

Architects

James M. Cowan

James Michael Cowan (1880-1941) was the Architect for the Separate School Board (currently known as the Toronto Catholic District School Board) and also designed numerous Catholic churches in the city. Cowan articulated with Beaumont Jarvis and then joined the architects Ellis and Connery briefly before opening his own office in 1907. According to the Biographical Dictionary of Canadian Architects, one of his most notable designs was for the church of St. Vincent de Paul on Roncesvalles Avenue, constructed just a year before the Seminary building. This church and several other of his commissions have been listed on the City of Toronto's Heritage Register including St. Mary's Arts and Literary Club (1909-10) 125 Bathurst St, St. Basil's School (1928), 34 Hazelton Avenue; St. Helen's Parish Hall, 1674 Dundas Street West. Cowan also built schools in Stratford, Hespeler and North Bay.

James H. Haffa

James Harold Haffa Jr. (1894-1980) has been described as the successor to Arthur W. Holmes "who dominated the field of Roman Catholic Church design in Toronto and southern Ontario during the first three decades of the twentieth century"¹¹ Haffa articulated in 1913-14 with James A. Harvey. From 1921 he was the head designer with John M. Jeffrey, and then worked as a draughtsman with John M. Lyle from 1930 until 1933, when he opened a practice in his own name. The focus of his career was the design of Catholic churches and schools. His commissions included alterations to St. Michael's Cathedral and the adjacent St. Michael's Roman Catholic Choir School, De La Salle College "Oaklands" and Our Lady of Sorrows church. Though completed after World War II, his commissions retain traditional historic architectural styles – Gothic, Classical and Romanesque. He "possessed a total commitment to the design of the interiors for his commissions and often donated all of the contents of the sanctuary, the altars and statues to many of the churches for which he had prepared the plans."¹² In 1957 Pope Pius XII declared him a Knight of St. Gregory in recognition of his career's dedication to ecclesiastical architecture. Both St. Michael's Cathedral and the De La Salle "Oaklands" have been designated under Part IV of the Ontario Heritage Act.

3. ARCHITECTURAL DESCRIPTION

The following section provides an architectural description and analysis related to the property which will establish the basis for determining 'Design and Physical Value' according to O. Reg. 9/06 Criteria.

St. Francis Xavier China Mission Seminary, 1923-4, James M. Cowan

The new seminary building was located at the south-east corner of Kingston Road and Brimley Road South with its principal elevation facing north towards Kingston Road. The building's design was based on an 18th-century English country-house typology which was adapted throughout the 19th and early 20th centuries for institutional use. The nearby St. Augustine's Seminary represents another adaptation of the type. The style, consistent with the type, is Georgian Revival with Italian Baroque elements which were frequently employed by Cowan in his design for Catholic institutions and places of worship. The building was designed as a rectangular, flat-roofed, two-storey block with a raised basement. (*Images 15-28*)

The design focus was on the principal, north elevation which faced Kingston Road. It features a projecting, central bay crowned with a pediment, flanked by parapet walls. Above the raised basement, the two upper stories are regulated with a series of double-height brick pilasters framing a sequence of rectangular window openings. The two end bays provide contrast with their slightly greater width and sets of triple arched windows on the main floor, signalling the important communal uses on the interior of the chapel at the west end and large classroom at the east end. This emphasis on the outer wings was quite often achieved with forward projecting wings, as at St. Augustine's, but, possibly due to cost, was not employed here. The window openings between the piers

11 James H Haffa Entry, Biographical Dictionary of Architects in Canada.

12 Ibid.

are usually symmetrical and corresponding between floors, but here, form seems to have given way to function with irregular numbers and sizes of windows in the first bay to the west of the central bay and the second bay to the east. The central focal point of the projecting bay was given further emphasis through the grand brick and stone staircase with its pair of symmetrical, switch-back flights.

In the central projecting bay Cowan shifted from the Georgian Revival style to the Italian Baroque and its antecedents, signalling the Roman Catholic identity of the building. While the Gothic Revival style was popular throughout the 19th and 20th centuries for churches in Toronto, the use of the Italian Renaissance, Baroque or Classical Revival styles was a means to distinguish a place of worship as Roman Catholic. The central bay features four, double height brick pilasters, grouped to create a wider central bay flanked by two narrower bays. The pilasters support an entablature which breaks at the central bay allowing the large stone arch, constructed of quoined stones, to extend up into the pediment. The arch contains the central entrance which is glazed and the upper floor windows whose glazing extends the width of the arch. On either side, the two narrow bays have a single, arched-headed window at the ground level with a flat-headed window above. This composition and arrangement recall the church elevations of Renaissance and Baroque architects such as Alberti, Palladio and Vignola who in turn looked back to Roman triumphal arches such as that of Constantine. The use of the triumphal arch would be interpreted to represent Christ's victory over death, and the arch flanked by smaller openings or arches would be a frequent motif on both exterior elevations and interiors of Catholic places of worship.

The architect's drawings indicate that originally the raised basement was to be clad in stone, a characteristic Georgian feature, but likely due to costs and a budget that was dependent on donations, the whole building is clad in brown brick with stone trim. A stone string course wraps the base of the brick piers and extends along the north elevation between the basement and first floor. All windows have stone sills and flat-headed windows have stone lintels, arched headed windows feature stone keystones and impost blocks. The windows were typically double-hung sash with 6 panes in the upper sash and a single pane in the lower sash. Stepped stone trims the pediment terminating in a cross and extends into the adjacent parapet wall which originally featured a decorative pattern of square stone blocks, typical of the 1920s. The brick pilasters terminated in a metal cornice originally painted a light stone colour which was important for the whole composition of the elevation as it corresponded with the stone string course and the adjacent trim on the parapet.

The rear south elevation and the east and west side elevations were treated in a much simpler fashion than the principal north elevation. The brick pilasters continued on the faces and rest on stone bases above deeper brick piers. There is no metal cornice on the south elevation and so the tops of the pilasters taper into the walls. The windows on the side, east elevation facing Brimley Road South have stone headers and sills, but those on the rear elevation have segmental-arched brick headers of three courses.

Minor Additions 1933-1956

In 1933, the chapel on the east end of the building and an extension with additional dormitory rooms on the east end was constructed to the designs of Cowan. This addition continues the design vocabulary with the brick pilasters resting on stone bases with piers below and windows having stone lintels and sills. However, Cowan introduces a modern, Style Moderne sensibility with the three parallel bands of stone at the roof line. The first and widest, is set at the head of the second floor windows in place of lintels and extends as a continuous string course wrapping around the pilasters. This band is echoed by a narrower band as the pilasters terminate and then by a corresponding band for parapet coping. The parallel bands provide a simple means of uniting the various elements and creating a carefully considered composition.

In 1939, a new door case and porch, also designed by Cowan, was added to the principal entrance. The porch has a hipped roof, supported on rectangular stone piers which have an interesting design as they feature convex curved elements, like engaged columns on each face within the block-like form. The rectangular blocks, which sit above them and engage the mouldings wrapping around the piers, are suggestive of column capitals. The detailing reflects the minimal and streamlined styling of the 1930s while also being suggestive of Renaissance precedents. The stone door case is more typical of the contemporary Art Deco style with inverted fluted pilasters supporting a decorative scalloped lintel and flanked by a small sidelights.

In 1956, the east residential wing was extended again to the designs of James H. Hoffa with a plain design with no stone trim, perhaps reflective of the influence of post-war modernism evident on the rear, south, elevation of his later 1958-9 addition.

Chapel and Office-Residence, 1957-9, James H. Haffa

The addition, designed by Haffa in 1957, was constructed in 1958-9 to the west of the original seminary building and included the prominent, tall, narrow volume of the gable-roofed chapel set at the heart of the building complex and perpendicular to the north elevation of the original seminary. The double-height chapel was on the second floor, wrapped with a projecting sacristy and oratory on the east, west and south sides with a kitchen and refectory below. A new, long, rectangular, flat-roofed, three-storey office-residential wing was set perpendicular to the chapel. *(Images 29-44)*

Haffa created an impressive frontage to Kingston Road by setting the chapel forward in line with the original seminary building and pushing the adjacent office-residential wing back so that the long volume of the chapel with its high gable roof would be visible as one approached from Toronto. The design took advantage of the slope in the land as the new wing was set at a lower level, increasing the predominance of the chapel. The setback also allowed for a circular forecourt leading to the wing's imposing Gothic porch. A bell tower, with a hipped roof, marked the junction of the two new volumes and the secondary entry to the complex between the chapel and the new wing.

Haffa complemented Cowan's original buildings by choosing similar materials of mottled reddish-brown brick and employing stone trim and details, but he departed from the classical Georgian Revival by introducing the Gothic Revival style. This is seen in the

details as well as in the picturesque composition of the components which relied on asymmetry and contrast as opposed to the symmetrical balance of the original 1923-4 building. The Gothic style is apparent in the chapel's gable-roofed form with buttresses, lancet-shaped windows and the drip moulds that frame them, the niche to the east of the entrance with the lancet-shaped details of the canopy, the four-centred arched entrance to the chapel, and stained glass.

On the residential wing, the Gothic Revival is present in the stone porch with its combination of rough and smooth-faced random-coursed stone, the dramatic, pointed-arched entryway with a moulded frame, terminating in a fleur de lis sprocket surmounted by a cross. The porch corners are marked by buttresses and the roofline has a stepped parapet notched with battlements. Stained glass windows on the east and west walls light the porch and the wood double doors with their multiple lancet forms and transom lights of stained glass set in lancet motifs continue the Gothic Revival style detailing.

The projecting brick frontispiece, behind the entry porch corresponds to the seminary frontispiece as it is also marked with a low pedimented parapet surmounted by a cross. Its Gothic Revival features include buttresses with stone trim, windows with stone frames with irregularly-sized stones, with sills and window headers tied together by continuous string courses. The brick parapet is also trimmed with stone, notched with two battlements and at the apex of the pediment features a crest beneath the cross. The bell tower, by contrast with its low-pitched, hipped roof and stone tablet with incised Gothic arch motif interjects an Italianate flavour to the whole adding to the picturesque massing of the composition.

The body of the residential building, by contrast is very plain and unadorned, with its grid of window openings. As with the original seminary building the side and rear, south elevation are much plainer. The long stretch of the south elevation is punctuated by three projecting bays of the exits with emphatic modernist flat-roofed canopies on thin metal columns and an asymmetrical chimney on the central bay. The windows are arranged according to function with the grid being interspersed with smaller bathroom windows and large living room windows.

Chapel Interior

The chapel was primarily accessed by the residents from both wings of the building at the upper floor levels, as well as by a staircase from the ground floor entrance. The chapel complex contained a series of spaces, the narthex which was accessed from the east and had a chapel on the west side, the adjacent robing room and then the volume of the chapel which contained the nave, a chancel with an organ and raised altar at the south end and a gallery, over the narthex, at the north end. Wrapping around the outside of the south end of the chapel are the sacristy on the east and west sides and the oratory space to the south. (*Images 45-59*)

The chapel itself is a single volume, subdivided into bays along its long axis by a series of arched beams, fixed to a vaulted ceiling and supported on corbel brackets. The brackets feature Corinthian capitals on the corbels in the High Gothic period style and

angels heads with stylized wings. Each bay of the ceiling contains three circular light fittings and ventilation grills with a decorative diamond pattern. Each bay contains two stained glass windows, which portray religious scenes and saints including St. Francis Xavier and St. Theresa. At the south end, the windows are shorter accommodating as the sacristy and oratory wrap around this end of the chapel.

The chancel is separated from the nave by a change of level accessed by three steps. The altar is set on a raised dais and is constructed of a pink stone. Its face has an image of a lamb with a gold halo with a flag with a red cross, flanked on either side by the Greek letters Alpha and Omega, recalling a passage from the Bible, Revelation 1:8, "I am the Alpha and Omega, the beginning and the endings, saith the Lord, which is, and which was, and which is to come, the Almighty."¹³ The pink stone is also used to frame a panel of gold-coloured, book-matched marble on the wall behind the altar.

Here is depiction of the Last Supper under which is the Latin inscription "*Hoc Facite in Meam Commemoratione*" ('do this in memory of me'). A wood crucifix is suspended just below the Last Supper. A wood canopy is suspended over the altar with a relief of clouds surrounding a religious symbol at the centre of eight rays. The front of the canopy has a crest with a various religious symbols including a book, a chalice, an acorn and a waving band possibly representing water with an inscription underneath. (This is repeated in the terrazzo floor of the narthex.)

A deep frieze along the upper walls contains reliefs of shield with motifs associated with the Catholic faith including a *fleur de lis* and the papal keys behind a chalice. A third shield contains a maple leaf, a shamrock and a thistle and a third unidentified leaf. The lower walls are clad with a panelled wood dado. The floors are white terrazzo with a green border and those of the chancel feature a patterning of diamonds in green and black. Just before the altar a large panel with a black diamond surrounded by a gold, almond-shaped 'mandorla' form which was typically used in medieval times as a frame surrounding images of Christ or Mary. In the narthex the terrazzo features same shield that appears on the canopy over the altar and underneath is the Latin inscription "*euntes docete*" meaning "go and teach".

Setting

The three buildings, the seminary, chapel and office-residential wings are set back from Kingston Road to allowing a landscaped setting with trees, shrubs and lawns, driveways, including a circular drive surrounding a disc of landscaping in front of the 1958-9 wing with parking. The driveway continues down the slope to the west to the rear entries and three garages at the base of the chapel building. Additional parking is provided in the paved area surrounded by the wings of the seminary building. A secondary driveway leads past a narrow band of parking in front of the seminary and out to Brimley Road South. (*Images 60-64*)

There is substantial landscaping with lawns and trees especially at the north-east corner of the site. Here there is a grotto composed of round rubble stones that contains a blue-painted niche with a standing figure of Lady of Lourdes with St. Bernadette kneeling in front of her.

13 <https://www.biblegateway.com/passage/?search=Revelation%201%3A8&version=KJV>

4. CONTEXT

The following section provides contextual information and analysis related to the property which is the basis for determining 'Contextual Value' according to O. Reg. 9/06 Criteria.

The Scarboro Foreign Mission is located at the south-west corner of the intersection of Kingston Road and Brimley Road South in the Cliffside neighbourhood named for the cliffs that line the shores of Lake Ontario immediately to the south. As it reaches the lakeshore, Brimley Road continues as the Bluffers Park Road. The Mission sits on Lot 25, Concession B which for over 200 years has been bisected by the Kingston Road and bound to the east by Brimley Road South. The portion of the lot north of Kingston Road is occupied by Resthaven Memorial Gardens originally established in 1925 as the Scarborough Cemetery Company and is a vast open greenspace parallel to the busy thoroughfare of Kingston Road. Opposite the cemetery, on the south side of the road, are a sequence of institutional buildings primarily devoted to education. From 1909 onwards the 100 acres south of Kingston Road has been developed incrementally, first with the imposing landmark of St. Augustine's seminary set at a distance from Kingston Road. Facing and immediately adjacent to Kingston Road is the Scarboro Foreign Mission complex, providing a sequence of institutional buildings constructed between 1923 and 1959, with the chapel as the central focal point. In the 1950s, to the west of a ravine extending southwards through the property, the St. Theresa Shrine Catholic School is set back from Kingston Road parallel to the Mission with the gates and driveway to St. Augustine's terminating the sequence facing Kingston Road on the west. Set well back and accessed from Brimley Road South is St. John Henry Newman Catholic High School, occupying the original St. Augustine seminary college buildings with the addition of numerous portable buildings. On the west side of the original seminary property is the Chine Drive Public School. Between these institutions is a vast open undulating green space. *(Images 65-6)*

To the east and west of the original Lot 25, concession B, the adjacent lots have been developed with the post-war, low-rise post-war housing of suburban neighbourhoods, with low-rise commercial development and in the distance medium to high-rise residential towers.

5. EVALUATION CHECKLIST: Applying the Ontario Regulation 9/06 Criteria

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

2685 Kingston Road

DESIGN OR PHYSICAL VALUE

i. rare, unique, representative or early example of a style, type, expression material or construction method

Representative example of a type and style:

Constructed in 1923-4, the St. Francis Xavier China Mission Society Seminary has design value as a fine representative of the English, country-house type in the Georgian Revival style adapted and applied for institutional purposes as a seminary. The characteristic features of the type are expressed in the long, rectangular form of the flat-roofed, two-storey building on a raised basement, and in the design of the principal north elevation with its projecting frontispiece and grand staircase and the bi-lateral symmetry of the arched fenestration of the two end bays. The Georgian Revival Style elements are present in the combination of brick cladding with stone details, the double-height pilasters, the symmetrical arrangement of the composition and the windows and the parapet at the roof line. Cowan has also introduced an element of Italian Catholic Renaissance and Baroque architecture appropriate to the seminary building in the detailing of the frontispiece with its four pilasters supporting a pediment with a wider central bay and a tall arched opening flanked by two narrower side bays with smaller openings. A device frequently employed on Catholic church elevations, the arrangement finds its precedent in Roman triumphal arches. The current door case, which replaced the original entrance in 1939 is reflective of the contemporary Art Deco style.

Constructed in 1958-9 the chapel and the adjacent office-residential wing have design value as they represent the Gothic Revival Style and the Catholic chapel type. The style is evident in the steeply pitched gable roof of the chapel, the lancet shape of the window openings with their stone drip-mould hoods and irregular-sized stone blocks of their surrounds, the buttresses, the stained glass and the four-pointed arched opening of the main entrance. The niche to the east of the entrance also features Gothic elements with its cusped stone canopy with trefoil cut-outs and the irregular stone blocks of its frame.

The chapel is representative of a Catholic chapel with its steeply pitched gable-roofed form and stained glass as well as in the decorative reliefs and symbols including the statue in the niche, and the various symbols carved in relief in the row of stone tablets of the main north window, the shield with the crown and Greek Chi Rho symbol and the crucifix at the apex of the gable. Its adjacent bell tower with its flat-hipped roof, reminiscent of an Italian hill town and stone plaque with drip mould, incised Gothic arch with a crucifix and irregular-sized stone surrounds contributes to the typology.

The grotto located on the north-east corner of the property, in a treed setting, also has design and physical value as it represents a landscape feature typically associated with a Catholic institution. Constructed of round stone boulders, the grotto contains a painted blue niched with a statue representing our Lady of Lourdes and a kneeling figure representing St. Bernadette.

ii. displays a high degree of craftsmanship or artistic merit

Displays a high degree of artistic merit:

A high degree of artistic merit is displayed in the 1958-9 addition of the chapel and office-residence as their composition and massing complement the original seminary building and responds to the topography of the site. Haffa created an impressive public frontage to Kingston Road by setting the chapel forward in line with the original seminary building and setting the adjacent office-residential wing back so that the long volume of the chapel with its high gable roof would be visible as one approached from Toronto and which with the addition of the bell tower created a picturesque composition complementing the original seminary building. The set back of the wing took advantage of the slope, reducing the impact of the building's mass, providing screening for the rooms, emphasizing the chapel as the focal point and allowing for a circular forecourt leading to the imposing stone Gothic porch. Artistic merit is also present in Haffa's use of materials, the mottled red brick and stone trim which complement the original seminary building further creating a cohesive whole of the complex.

Historical and Associative Value

i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community

The property has historical and associative value as it was the first purpose-built seminary and centre for the St. Francis Xavier China Mission later known as the Scarboro Foreign Mission Society which was an outreach organization significant to the Catholic community. The Mission was in operation from 1918-2018 and was active initially in China and from the 1940s in other Asian and Latin American countries. Originally intended to spread the Catholic faith, the organization extended its mission by supporting the poor and countries devastated by war or famine with medical aid, food, orphanages, the construction of roads and housing, reforestation, the preservation of language and culture and the establishment of cooperatives and credit unions.

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community

The design of the 1923-4 seminary building demonstrates the work of the architect James Michael Cowan, the official Architect for the Separate School Board who was also renowned for his designs of numerous Catholic churches, including the Church of St. Vincent de Paul. This and several other commissions including 125 Bathurst Street, 1674 Dundas Street, 154 Shuter Street, and 34 Hazelton Avenue have been included on the City of Toronto's Heritage Register.

The property is also valued as it reflects the work of the architect James H. Haffa (1894-1980) who designed the 1958-9 chapel and office-residential wing of the seminary complex. Haffa also dedicated his career to the design of hundreds of Roman Catholic churches and schools and in 1957 in recognition of his dedication, Pope Gregory made

him a Knight of St. Gregory. Examples of his work, including St. Michael's Cathedral and De La Salle School, have been listed on the Heritage Register.

Contextual Value

i. important in defining, maintaining or supporting the character of an area

Located at the south-west corner of Kingston Road and Brimley Road South, the Scarboro Foreign Mission Society is important as it defines and maintains the institutional character of the former Lot 25, Concession B which also includes St. Augustine's Seminary, St. Theresa Shrine Catholic School, St. John Henry Newman Catholic High School, the Chine Drive Public School and the Resthaven Memorial Gardens located on the north side of Kingston Road on the north half of Lot 25.

ii. physically, functionally, visually or historically linked to its surroundings

First constructed in 1923-4, the Scarboro Mission Society complex is historically and functionally linked to its surroundings as it forms part of the historic evolution of Lot 25 as an institutional property dedicated to education and community outreach which was initiated with the 1909 location of St. Augustine's seminary and augmented with the addition of the St. Theresa of the Shrine School in 1952, the Chine Drive Public School in 1957 and the St. John Henry Newman Catholic High School in 1973.

iii. landmark

Prominently situated at the angular corner of Kingston Road and Brimley Road South, the Scarboro Mission Society building complex with its set back from the road, tall-gable roofed chapel and bell tower flanked by the seminary, office-residential wing and its landscaped setting with trees and lawns is a community landmark, distinctive on the Kingston Road.

6. LIST OF RESEARCH SOURCES

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**2685 KINGSTON ROAD
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)**

ATTACHMENT 4

The property at 2685 Kingston Road, the Scarboro Foreign Mission Society, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value

Description

The property at 2685 Kingston Road, the Scarboro Foreign Mission Society, originally known as the St. Francis Xavier China Mission Society Seminary, was owned and occupied by the Mission from 1923 until 2018. The property contains the seminary constructed in 1923-4 in a Georgian Revival style according to the designs of James M. Cowan, with later additions. It also contains the Gothic Revival style chapel and adjacent office-residence wing designed by James H. Haffa and constructed in 1958-9. Located in the Cliffcrest neighbourhood at the south-west corner of Kingston Road and Brimley Road South, the Mission property is part of a collection of Catholic educational buildings located at this corner, including the prominent landmark of St. Augustine's Seminary, a designated heritage property, the St. John Henry Newman Catholic High School (originally known as the Cardinal Newman Catholic High School), the St. Theresa Shrine Catholic School and the Chine Drive Public School. The property is currently owned by the Toronto Catholic District School Board.

Statement of Cultural Heritage Value

Constructed in 1923-4, the St. Francis Xavier China Mission Society Seminary building has design value as a fine representative of the English, country-house type in the Georgian Revival style adapted and applied for institutional purposes as a seminary. The characteristic features of the type are expressed in the long, rectangular form of the flat-roofed, two-storey building on a raised basement, and in the design of the principal north elevation with its projecting frontispiece and grand staircase and the bi-lateral symmetry of the arched fenestration of the two end bays. The Georgian Revival Style elements are present in the combination of brick cladding with stone details, the double-height pilasters, the symmetrical arrangement of the composition and the windows and the parapet at the roof line. Cowan has also introduced an element of Italian Catholic Renaissance and Baroque architecture appropriate to the seminary building in the detailing of the frontispiece with its four pilasters supporting a pediment with a wider central bay and a tall arched opening flanked by two narrower side bays with smaller openings. A device frequently employed on Catholic church elevations, the arrangement finds its precedent in Roman triumphal arches. The current door case, which replaced the original entrance in 1939 is reflective of the contemporary Art Deco style.

Constructed in 1958-9 the chapel and the adjacent office-residential wing have design value as they represent the Gothic Revival Style and the Catholic chapel type. The style is evident in the steeply pitched gable roof of the chapel, the lancet shape of the window

openings with their stone drip-mould hoods and irregular-sized stone blocks of their surrounds, the buttresses, the stained glass and the four-pointed arched opening of the main entrance. The niche to the east of the entrance also features Gothic elements with its cusped, stone canopy with trefoil cut-outs and the irregular stone blocks of its frame.

The chapel is representative of a Catholic chapel type with its steeply pitched gable-roofed form and stained glass as well as in the decorative reliefs and symbols including the saint in the niche, and the various symbols carved in relief in the row of stone tablets of the main north window, the shield with the crown and Greek Chi Rho symbol and the crucifix at the apex of the gable. Its adjacent bell tower with its flat-hipped roof, reminiscent of an Italian hill town and stone plaque with drip mould, incised Gothic arch with a crucifix and irregular-sized stone surrounds contributes to the typology.

The interior of the chapel is a synthesis of a mid-20th century Gothic Revival style with features expressive of the Catholic Faith and the tenets of the Missions. These are seen in the vaulted form of the ceiling with its corbel brackets supporting curved beams, the illustrations of the stained glass windows, the wood panelling, the use of terrazzo for symbolism and inscriptions, as well as to distinguish the hierarchy of the chancel over the nave and the use of pink marble with a book-matched gold marble as a panel behind the altar with a Latin inscription. The stained glass doors with square panes in tones of gold and yellow glass combined with Gothic Revival hardware further express the combination of Christian tradition with a modern sensibility.

A high degree of artistic merit is displayed in the 1958-9 addition of the chapel and office-residence as their composition and massing complement the original seminary building and responds to the topography of the site. Haffa created an impressive public frontage to Kingston Road by setting the chapel forward in line with the original seminary building and setting the adjacent office-residential wing back so that the long volume of the chapel with its high gable roof would be visible as one approached from Toronto and which with the addition of the bell tower created a picturesque composition complementing the original seminary building. The set back of the wing took advantage of the slope, reducing the impact of the building's mass, providing screening for the rooms, emphasizing the chapel as the focal point and allowing for a circular forecourt leading to the imposing stone Gothic porch. Artistic merit is also present in Haffa's use of materials, the mottled brick and stone trim which complement the original seminary building further creating a cohesive whole of the complex.

A grotto located on the north-east corner of the property, in a treed setting, also has design and physical value as it is a landscape feature associated with a Catholic institution. Constructed of round stone boulders, the grotto contains a painted blue niched with a statue representing our Lady of Lourdes and a kneeling figure representing St. Bernadette.

The property has historical and associative value as it was the first purpose-built seminary and centre for the St. Francis Xavier China Mission later known as the Scarboro Foreign Mission Society which was an outreach organization significant to the Catholic community. The Mission was in operation from 1918-2018 and was active

initially in China and from the 1940s in other Asian and Latin American countries. Originally intended to spread the Catholic faith, the organization was active in supporting the poor with medical aid, food, orphanages, the construction of roads and housing, reforestation, the preservation of language and culture and the establishment of cooperatives and credit unions.

The design of the 1923-4 seminary building demonstrates the work of the architect James Michael Cowan (1880-1941), the official Architect for the Separate School Board, who was also renowned for his designs of numerous Catholic churches, including the Church of St. Vincent de Paul. This and several other commissions including 125 Bathurst Street, 1674 Dundas Street, 154 Shuter Street, and 34 Hazelton Avenue have been included on the City of Toronto Heritage Register.

The property is also valued as it reflects the work of the architect James H. Haffa (1894-1980) who designed the 1958-9 chapel and office-residential wing of the seminary complex. Haffa also dedicated his career to the design of hundreds of Roman Catholic churches and schools and in 1957 in recognition of his dedication, Pope Gregory made him a Knight of St. Gregory. Examples of his work, including St. Michael's Cathedral and De La Salle School, have been listed on the Heritage Register.

Located at the south-west corner of Kingston Road and Brimley Road South, the Scarboro Foreign Mission Society is important as it defines and maintains the institutional character of the former Lot 25, Concession B which also includes St. Augustine's Seminary, St. Theresa Shrine Catholic School, St. John Henry Newman Catholic High School, the Chine Drive Public School and the Resthaven Memorial Gardens located on the north side of Kingston Road on the north half of Lot 25.

First constructed in 1923-4, the Scarboro Mission Society complex is historically and functionally linked to its surroundings as it forms part of the historic evolution of Lot 25 as an institutional property dedicated to education and community outreach which was initiated with the 1909 location of St. Augustine's seminary and augmented with the addition of the St. Theresa Shrine Catholic School in 1952, the Chine Drive Public School in 1957 and the St. John Henry Newman Catholic High School in 1973.

Prominently situated at the angular corner of Kingston Road and Brimley Road South, the Scarboro Mission Society building complex with its set back from the road, tall-gable roofed chapel and bell tower flanked by the seminary, office-residential wing and its landscaped setting with trees and lawns is a community landmark, distinctive on the Kingston Road.

Heritage Attributes

Design and Physical Value – Exterior

The following heritage attributes contribute to the design and physical value of the 1923-4 Seminary building as a representative of the English country-house type in the Georgian Revival style adapted for institutional purposes as a seminary:

- The setback, placement and orientation of the seminary building so that its principal elevation faces north to Kingston Road
- The scale form and massing of the flat-roofed, two-storey, rectangular block with a raised basement, a projecting frontispiece and an imposing double stair comprised of two, symmetrical, switch-back flights
- The north elevation with its double-storey, brick pilasters resting on brick bases, the arrangement of triple-arched windows in the wider end bays, the regular placement of rectangular windows (apart from the first floor of the east side, second from end bay) and the metal cornice which was originally painted a light colour to match the stone
- The materials combining a deep, red-coloured brick with stone elements including the string course, the sills and lintels of the windows, the keystones and impost blocks of the arched window openings, the stone trim on parapet pediment, stone crucifix, stone coping on the parapet, stairs and the stone balustrades
- The cornerstone at the west corner of the north elevation
- On the east and south elevations, the brick pilasters of the original 1923-4 seminary and the stone lintels and sills
- On the east and west elevations of the 1933 chapel extension, the Palladian windows with stained glass

The following heritage attributes contribute to the design value of the 1923-4 Seminary building as a representative of a Catholic institution in its employment of Italian Renaissance and Baroque stylistic elements which are re-interpretations of Roman triumphal arches:

- The design of the projecting frontispiece with the four brick pilasters with a wider central bay with a double-height stone arch containing the main floor entrance and upper floor windows with a relief panel in the tympanum, two narrow side bays with distinct openings at the main and upper floors and the pediment with the stone crucifix.

The following heritage attributes contribute to the value of the 1923-4 Seminary building as expressive of contemporary architecture and styles:

- The square stone blocks and brick soldier coursing creating a panel at the foot of the stairs beneath the entrance which are typical of the 1920s and were featured on the original parapet
- The simplified shape of the stone balusters with their canted corners
- The stone door case with the sidelights, the inverted fluted pilasters supporting a lintel with a scalloped edge which are typical of the Art Deco style of the 1930s

The following heritage attributes contribute to the design and physical value of the 1958-9 chapel and office-wing as a well-designed representative of a mid-20th century addition to a Catholic seminary:

- The setback, placement and orientation of the chapel, bell tower and wing so that the principal elevations face north to Kingston Road, the wing is set back so that the chapel is more prominent, and the wing responds to the slope in the landscape by being set at a lower level, minimizing the visual impact of its three-storey height and maintaining the central focus on the chapel within the whole complex
- The selection of materials which complement the original seminary building as they are mottled red brick with stone trim and details
- The projecting frontispiece on the chapel and the wing which correspond to that of the original seminary building
- The setting with circular drive and central landscaped disc, leading to the prominent stone porch of the office-residential wing
- The cornerstone on the stone porch

The following heritage attributes contribute to the design and physical value of the 1958-9 chapel and office-residential-wing as representative of the Gothic Revival style:

- The form and massing of the chapel with a long, rectangular volume with a steeply-pitched, gable roof
- The buttresses, lancet-shaped windows, four-centred arch of the main entrance to the chapel, the stone corbels supporting the north wall just below the pediment, the drip moulds around the windows and doors
- The random coursing and rough-hewn facing of the stone on the entrance porch of the office-residential wing, with its battlements on the parapet, and large pointed archway, with a drip mould and a sprocket with a *fleur de lis* motif, and the double wood doors with their lancet-shaped glazing panels and leaded glass transom

Design and Physical Value – Interior

The following heritage attributes contribute to the design and physical value of the interior of the 1958-9 chapel as a representative of the mid-20th century Gothic Revival Style

- The double-height volume of the chapel space including the balcony above the narthex,
- The chapel space with its vaulted ceiling and sequence of curved beams supported on corbelled brackets and the ceiling in between each bay which has three light fittings and decorative ventilation screens designed by the architect
- The wood dado panelling

Design and Physical Value – Setting

The following heritage attribute contributes to the design and physical value of the setting as it is expressive of landscape features typically associated with a Catholic institution:

- The grotto located in the glade of trees on the north-east corner of the property, constructed of rubble stone and containing a niche, painted blue, with a standing figure representing our Lady of Lourdes and a kneeling figure representing St. Bernadette

Design and Physical Value – Liturgical Elements – Exterior

The following heritage attributes, which have been identified as liturgical elements, contribute to the design and physical value of the chapel and bell tower as representative of the Gothic Revival Style:

- The stained glass windows are heritage attributes which have been identified as liturgical elements
- The various symbolic elements including the cross at the apex of the chapel roof, the relief panel at the apex of the frontispiece, the five relief panels in the north window of the chapel separating the upper and lower windows, the relief panel over the chapel door and the niche with the statue of the saint adjacent to the chapel entrance
- The stone plaque on the bell tower with the Gothic Revival tracery and the incised cross motif

Design and Physical Value – Liturgical Elements – Interior

The following heritage attributes which contribute to the design and physical value of the interior of the 1958-9 chapel as a representative of the mid-20th century Gothic Revival Style expressing elements of the Catholic faith and the Scarborough Mission have been identified as liturgical elements

- The raised chancel area and the altar on a raised dais, as well as the confessionals and the rooms wrapping around the south end of the chapel including the sacristy and oratory
- The angel heads and wings on the corbel brackets
- The decorative frieze of reliefs at the top of the walls with shields and Catholic symbols in the nave and vines with grapes around the chancel
- The pairs of stained glass windows in each bay with depictions of saints including St Francis Xavier and St. Theresa
- The terrazzo floor on the raised chancel area with its white ground and patterns of green and black diamonds with a central diamond surround by an almond-shaped, gold mandorla
- The terrazzo floor in the narthex which features depictions of a crest with a chalice, a book, a waving form suggesting water and an acorn, with the inscription *euntes docete* ('go and teach') underneath

- The stone steps of the altar dais with a pink marble altar with an illustration of the 'Lamb of God' flanked by the Greek letters Alpha and Omega
- The floor-to-ceiling panel behind the altar of golden book-matched marble, surrounded by the pink marble with the incised inscription "Hoc Facite In Meam Commemorationem" ('Do This in Memory of Me') which is beneath a framed painting of the Last Supper (not included as a heritage attribute)
- The suspended wood canopy over the altar with the shield with an inscription and the carved reliefs on the underside
- The stained glass windows on the balcony level
- The narthex shrine with its round stained glass window and the stained glass in the adjacent robing room
- The wood doors with stained glass between the chapel and the narthex and between the chapel and the sacristy

Historic and Associative Value

The following heritage attribute contributes to the historic and associative value of the interior of the 1958-9 chapel as it represents the history of the chapel and its association with the Knights of Columbus:

- The dedication plaque indicating that the Chapel is named the St. Francis Xavier Chapel Memorial Chapel and was donated by the Ontario State Council of the Knight of Columbus and dedicated in memory of deceased knights

Contextual Value

The following heritage attributes contribute to the contextual value of the property at 2685 Kingston Road as it conveys the historical institutional and landmark character of the property

- The set-back from the road with its landscaped setting and trees and the composition of the building presenting long and distinctive elevations to be viewed from the street including the seminary building with its prominent frontispiece and grand stair, the prominence of the chapel with its three-storey height and steep gable roof and the impressive stone porch of the wing with the circular driveway winding around a circular landscape element
- The architectural styles of the building and the combined stone and brick cladding which with their details convey a sense of the property's age and history



Rendering of the proposed redevelopment included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#). (Montgomery Sisam Architects Inc., 2020)



Detailed rendering of the proposed redevelopment included for illustration purposes. For the complete drawing set, please visit the [Application Information Centre](#). (Montgomery Sisam Architects Inc., 2020)