

May 17, 2022

**VIA EMAIL - [nycc@toronto.ca](mailto:nycc@toronto.ca)**

**Chair James Pasternak and Members of North York Community Council**

Toronto City Hall

100 Queen Street West

Toronto, ON M5H 2N2

Attn: Julie Amoroso

Chair Pasternak and Members of Community Council:

**Re: Item NY32.6 (3377 Bayview Avenue – Request for Directions Report Ward 17 – NYCC Meeting May 24, 2022**

**Re: Interim Control Bylaw and Heritage Designation of Tyndale University, 3377 Bayview Avenue**

I am the solicitor for the Bayview-Woods Neighbourhood Association.

I am writing in respect of Agenda Item NY32.6 concerning 3377 Bayview Avenue and the referenced development applications.

Our client is pleased with the recommendation 1 and 3 insofar as direction is given to oppose the Applications at the Ontario Land Tribunal.

In respect of the recommendation to authorise Staff to engage in discussions to resolve outstanding issues with the Applicant, however, our client would request that Community Council direct Staff to ensure that such discussions involve the Bayview-Woods Neighbourhood Association and the other affected neighbourhood associations, the Bayview Cummer Neighbourhood Association, the Silverview Community Association and the Bayview Valley Ratepayers Association.

We would further request that Council expressly direct staff that no settlement discussions with the Applicant be undertaken without the engagement of the neighbourhood associations as parties to those discussions.

In respect of the balance of the recommendations my client is requesting that Community Council defer its decision on the balance of the recommendations for the following reasons.

Suite 510, 121 King St. W., P.O. Box 105, Toronto, ON M5H 3T9

T: 416 601 1800

F: 416 601 1818

My client nominated 3377 Bayview Avenue as a heritage site under the Ontario Heritage Act on March 28, 2022, together with the Bayview Cummer Neighbourhood Association, the Silverview Community Association and the Bayview Valley Ratepayers Association. A copy of the nomination is attached.

The designation of this property under the Ontario Heritage Act is supported by a renowned heritage architect Chris Borgal in a report dated April 8, 2022 which was commissioned by my client and is also attached to this correspondence.

The North York Historical Society has written to Community Council by letter dated April 25, 2022 supporting the designation of this property as a cultural heritage landscape under Part IV and/or V of the Ontario Heritage Act.

The North York Historical Society also requested that City Council pass an interim control bylaw pursuant to Section 38 of the Planning Act to allow for City staff to conduct a planning study to assess and recommend appropriate zoning amendments and official plan policies to protect and ensure the preservation of this heritage property and cultural heritage landscape.

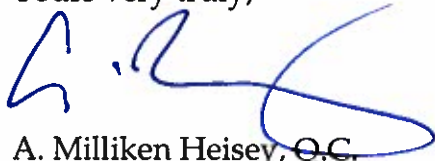
Although Community Council does not decide heritage matters the Bayview-Woods Neighbourhood Association would request the Community Council advise the Toronto Preservation Board and City Council that it supports:

- (a) the designation of this property as a cultural heritage landscape and Tyndale University under the Ontario Heritage Act;
- (b) the initiation of a planning study concerning the land use planning policies affecting this property to assess and recommend appropriate zoning amendments and official plan policies to protect and ensure the preservation of this heritage property and cultural heritage landscape of this large property;
- (c) the adoption of a section 38 Interim Control Bylaw to permit that study to proceed.

Please acknowledge receipt of this correspondence by return email.

Please confirm that this correspondence will be before Community Council when it deliberates on Agenda Item NY32.6 at its meeting on May 24, 2022.

Yours very truly,

A handwritten signature in blue ink, appearing to be 'A. Milliken Heisey', with a large, stylized flourish extending from the end.

A. Milliken Heisey, Q.C.  
AMH/lg

cc. *Bayview-Woods Neighbourhood Association*  
cc. *Councillor Shelley Carroll – Councillor for Ward 17*

# Built Heritage Nomination Form

The following form should be used when nominating an individual property for research and evaluation to determine whether it may merit inclusion on the City of Toronto's Heritage Register. This form will not be accepted if the date, name and contact information of the nominator is not included. You may be contacted by Heritage Planning with follow-up questions based on the information provided. Please make sure you have attached photographs, a map and any additional supporting information.

## Nominator Information

<input type="checkbox"/> Private Individual		<input type="checkbox"/> Business/Organization (please insert business contact information)
First Name	Last Name	Business/Organization (if applicable)
Telephone Number		Email Address

## Property Location

Property Address (Street Number, Street Name)	Ward
Property Name (if applicable)	Nomination Date (yyyy-mm-dd)
Property Type (i.e. house, storefront, landscape)	Current Use

## Property Description

Please provide as much information below as possible to assist in the research and evaluation of the property. Each field is not required, however insufficient information may result in an incomplete nomination.	
Historical Name (if applicable)	Year Built
Architect / Builder / Contractor	Original Use
Associated Persons / Events / Communities	Alterations / Additions (if known)

## Consultation and Engagement

Nominators are encouraged to contact the Ward Councillor to inform them of the nomination.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Ward Councillor contacted
If yes, date of contact:	
Nominators are encouraged to contact historical organizations and the community preservation panel to gather additional information on the property.	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Community Preservation Panel consulted
If yes, date of contact:	
<input type="checkbox"/> Yes <input type="checkbox"/> No	Historical/community organizations consulted
If yes, date of contact:	
Nominators are not required to contact the registered owner of the property or obtain the owner's support for a nomination, however if the owner has expressed their interest, please indicated below and provide their contact information	
Owner Name (First, Last)	Owner Telephone Number

# Built Heritage Nomination Form

## Reasons for Nomination

- ☐ Yes ☐ No      Seeking to Recognize the Property's Heritage Value
- ☐ Yes ☐ No      Planning / Development Application
- ☐ Yes ☐ No      Heritage Grant / Tax Rebate Eligibility
- ☐ Yes ☐ No      Threat of Demolition
- ☐ Yes ☐ No      Other reasons (specify below)

Please provide a brief description of the reasons for nomination. Additional information may be attached as needed.

# Built Heritage Nomination Form

## Sources

Please indicate whether the following sources have been consulted:

- |  |                             |
|--|-----------------------------|
| <input type="checkbox"/> Yes <input type="checkbox"/> No | City Directories            |
| <input type="checkbox"/> Yes <input type="checkbox"/> No | Building Permits            |
| <input type="checkbox"/> Yes <input type="checkbox"/> No | Goad's Fire Insurance Maps  |
| <input type="checkbox"/> Yes <input type="checkbox"/> No | Historical Photographs      |
| <input type="checkbox"/> Yes <input type="checkbox"/> No | Assessment Rolls            |
| <input type="checkbox"/> Yes <input type="checkbox"/> No | Other (attach to this form) |

Nominations may be submitted by email to [HeritageSurvey@toronto.ca](mailto:HeritageSurvey@toronto.ca), or by mail to:

Heritage Planning  
100 Queen Street West  
17<sup>th</sup> Floor, East Tower  
Toronto ON M5H 2N2

City Planning collects personal information on this form under the legal authority of the City of Toronto Act, 2006, section 136 and the Ontario Heritage Act, sections 27 and 29. The information is used to research, evaluate and determine whether the individual property identified merits a recommendation for inclusion on the City of Toronto's Heritage Register and/or designation of the property to be of cultural heritage value or interest under the Ontario Heritage Act. Questions about this collection can be directed to Heritage Planning, City Hall, 100 Queen Street West, 17th Floor East Tower, Toronto, Ontario, M5H 2N2, or by telephone at (416) 392-1975.



**BAYVIEW WOODS  
NEIGHBOURHOOD  
ASSOCIATION**



**SILVERVIEW**  
*Working for you*  
**Community Association**  
— SINCE 1974 —



### **Nomination Description Summary – 3377 Bayview Avenue**

This nomination is being brought forward by four neighbourhood associations located within North York including Bayview-Woods Neighbourhood Association, Bayview Cumber Neighbourhood Association, Silverview Community Association, and Bayview Valley Ratepayers Assoc. This nomination is endorsed by both the North York Historical Society and the North York Preservation Panel. The Panel President, Alex Grenzebach, has noted the impressiveness of the architecture and its landscape in support of this nomination.

The nomination is being brought forward at this time for the following reasons:

- We are seeking to recognize the property's heritage value
- There is a planning/development application which has been submitted that will adversely, impact the landscape views onto the site, especially from Bayview Avenue, its primary viewpoint, and
- There is a threat of demolition of the school at the site, as part of the development application.

The 3377 Bayview Avenue site is of significant cultural and heritage value to residents in the surrounding neighbourhoods and is one of the City's hidden gems. This 56-acre site contains an important landmark within the community with a unique ravine landscape, within which persons of significant religious and cultural importance walked and prayed. The Motherhouse and its adjoining buildings, together with the grounds and the ravine setting, make this property a spectacular site. Images of these impressive buildings within its ravine setting were collected using Google Earth and are included as "Attachment 1" to this nomination.

In our assessment, the site meets the criteria required for designating the property as a heritage site as per Ontario Regulation 9/06:

### ***(1) Design Value***

The imposing building on the site is more than sixty years old. It is bespoke, unique and will never again be replicated. Both inside and out it exhibits a high degree of historical craftsmanship and rare architectural merit. The surrounding well treed parkland setting truly complements the building by accentuating both its dignity and serenity. The buildings were designed by the renowned architectural firm of Marani, Morris, and Allan Architects. At the time, Morris became one of only two Canadians to have been awarded the Royal Institute of British Architecture Gold Medal, in 1958.

Further evidence of the site's design value is supported by its inclusion in a 1963 magazine as a feature article (see Attachment 2 of this nomination), which was provided by the archivist for the Sisters of St. Joseph. The site was also included in the 2010 North York's Modernist Architecture Revisited inventory (found on-line at [https://www.eraarch.ca/wp/wp-content/uploads/2010/11/NYMA\\_2010\\_Colour.pdf](https://www.eraarch.ca/wp/wp-content/uploads/2010/11/NYMA_2010_Colour.pdf)). The building itself is many buildings in one, including the Motherhouse, the chapel, and the school. Several design features of the building which demonstrate its artistic merit were taken from the HIA report for the property prepared by ASI, and are listed below:

- Chapel - The chapel, at a height of 56 feet, features 30-foot stained glass designed by Jean Barillet of Paris. Its floors are made from travertine and Vermont slate, arranged to create lozenge patterns along the nave. The aisles are clad with rose coloured Casino marble. The Cremona Italian marble altar was imported from Italy. This may be one of the most beautiful chapels in Canada. A brochure of the chapel was provided by the archivist for the Sisters of St. Joseph (see Attachment 3 of this nomination).
- Motherhouse - The Motherhouse is four storeys with a series of wings. Exterior walls are clad with coursed ashlar of Credit Valley sandstone and features red ceramic tile mosaics. The rotunda has marble clad walls, and travertine marble and green Vermont slate floors. Its domed ceiling features circular stained-glass windows with religious motifs.
- School - The school's exterior is stylistically similar to the Motherhouse. Its western wall features patterned stonework and textured glass blocks arranged in a vertical pattern across the facade. The school includes a tower with a copper topped dome roof and ornamental cross. Its rotunda features green and white terrazzo flooring. Its gymnasium has large window openings with textured and coloured glass blocks. There are numerous access points on to the gymnasium floor, typically through double doors with trapezoid window openings that collectively form a lozenge shape when the doors are closed, mirroring the motif used in the Motherhouse.

Included with this nomination are photographs of the property taken from the HIA report prepared by ASI (see Attachment 4 of this nomination).

### ***(2) Historical Value***

The site has origins which date back to the 1800's where it was owned by John Cummer, one of North York's pioneers. It was used primarily as farmland up until the 1930's, when it was sold to a businessman and philanthropist, Frederick Morrow. The land was bequeathed to the Sisters of St Joseph upon Morrow's death in 1953. In 1960, the Motherhouse for the Sisters was built on the site along with the



adjoining chapel and school, all of which still stand today. In recognition of the donor's generosity, the Sisters named the site St. Joseph Morrow Park. During the 1960's through 2006, the site served as a residence and place of training for the Sisters, an infirmary, a place of worship, and a place of Catholic education through the TCDSB.

This site was also home to Pope John Paul II from July 27-29, 2002, while he was in Toronto to celebrate World Youth Day. On this site, he met with young people of the First Nations from the land of Blessed Kateri Tekakwitha. His letter of greeting is included with this nomination (see Attachment 5). John Paul II was the only Pope to ever visit Canada and was canonized as a saint in 2014. On his arrival at the Motherhouse, the Pope was welcomed at the site by many dignitaries, including Prime Minister Jean Chretien, Governor-General Adrienne Clarkson, Premier Ernie Eves, and Toronto Mayor Mel Lastman. A summary of the Pope's stay, provided by the archivist for the Sisters of St Joseph, is included with this nomination (see Attachment 6).

The site has been venerated by Catholics for over a hundred years. A stone plaque with a Latin inscription was placed here by the Archbishop of Toronto, Fergus Patrick McEvay, on the feast day of Saint Teresa in 1909.

The site was sold to Tyndale University in 2006. The sale was completed under the condition that the property would continue to be used for Christian education and that the chapel would continue to serve as a sacred space. An article describing these conditions of sale is available on-line at <https://www.sources.com/Releases/Tyndale03-MorrowPark.htm>.

### ***(3) Contextual Value***

Like many large religious residences of its time, the site's natural landscaped setting was considered essential for meaningful religious life. In this way, the site's architecture is inextricably linked to its landscaped, pastoral setting. The Motherhouse, school, and existing buildings amid their natural surroundings have been landmarks in our neighbourhood for many decades. The site has special importance to many Catholics who live in the neighbourhood - the Sisters served the community for many years through education, healing, and worship, culminating in hosting the Pope's visit to Toronto in 2002.

8 April 2022

Bayview-Woods Neighbourhood Association  
68 Garnier Court  
Willowdale , Ontario  
M2M 4C9

Re: Review of proposed development, Tyndale University - 3377 Bayview Avenue Toronto, ON

To Whom it may concern:

GBCA was retained by Bayview-Woods Neighbourhood Association to review the history and physical nature of the above captioned property to determine support for its recognition as a cultural heritage landscape and to encourage modifications to a proposed housing development. The intent of the modifications would not be to prevent development. Rather, modifications would acknowledge the heritage attributes of the development site in a manner that would conserve the value of the site's heritage in line with the policies in the Provincial Policy Statement and, by so doing, improve the design of the development.

### **Background**

A nomination has been forwarded to the City of Toronto by four North York neighbourhood associations, of which one has retained GBCA, to research and evaluate the subject site to determine if it meets the criteria for Designation under the Ontario Heritage Act. This nomination has been triggered by a proposed development for the site which, in the opinion of the proponents, represents over-development in a manner that will not acknowledge or conserve the heritage attributes of the site in an appropriate manner. The nomination has been endorsed by the North York Historic Society and the North York Preservation Panel. Both architectural and landscape attributes contribute to the reasons for the nomination.

Constructed c1960 to the designs of Marani, Morris and Allan Architects, the site incorporates a school, a motherhouse for the Sisters of St. Joseph (an order which was established in France in the 17<sup>th</sup> Century), a prominent chapel and a substantial landscape, fronting onto a ravine, into which the structures have been carefully planned and integrated. The site comprises 56 acres and fronts onto Bayview Avenue.

We have reviewed O. Reg. 09/06, as referenced in the Ontario Heritage Act, which document provides the criteria for Designation of cultural landscapes and heritage properties. We note that such Designations typically list the heritage attributes of such properties, including individual structures, and apply to the overall property rather than specific elements within or on the property.

Per 09/06, it is our opinion that the site meets several, if not most, of the categories - a brief analysis of the site per the evaluation criteria is presented as follows:

Criteria (O.Reg.9/06) for Determining Cultural Heritage Value or Interest:	Assessment of Heritage Value or Interest of <b>3377 Bayview Avenue</b>	Meets Criteria:
--	---	-----------------

The property has **Design or Physical Value** because it,

i. Rare, unique, representative or early example of a style, type, expression, material or construction method.	The architectural features of the site are of a high standard, unique, and a one-off design that will not be repeated in Ontario. The landscape is integrated with the architecture in a manner that is rare in a campus of this type in Canada.	Yes
ii. Displays a high degree of craftsmanship or artistic merit.	The craftsmanship is of a very high standard while the architecture, partially the chapel, has a significantly high degree of artistic merit including its design, materials, and features such as the stained glass windows and sculpture.	Yes
iii. Demonstrates a high degree of technical or scientific achievement.	The quality and fit of the buildings and their materials represent a high level of technical achievement for its period of construction.	Yes

The property has **Historical or Associative Value** because it,

i. Has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community.	The site was the residence of Pope John Paul II during his visit to Toronto to celebrate World Youth Day. During his visit, he met with First Nations people which resonates with current reconciliation efforts by the present Pope and the First Nations communities in Canada. During his visit, significant dignitaries provided a welcome including Adrienne Clarkson, Governor General of Canada; Jean Cretien, Prime Minister of Canada; Ernie Eves, Premier of Ontario; and Mel Lastman, Mayor of Toronto.	Yes
ii. Yields, or has the potential to yield, information that contributes to an understanding of a community or culture.	Pope John Paul II was canonised after his death which forms a significant event in the Catholic community across Canada. This community forms the largest Christian denomination in the country. This site has been venerated by the community for over six decades. The Sisters, as well, served the community for these decades through education, healing and worship.	Yes
iii. Demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Marani, Morris & Allan, Toronto, architects designed the building. The firm extends back in Toronto many decades under a variety of names starting with FH Marani (1919 to 1923); Marani & Paisley (1924 to 1925); Marani, Lawson, & Paisley (1926 to 1928); Marani & Lawson (1928 to 1929); Marani, Lawson & Morris (1930 to 1941); Marani & Morris (1941 to 1959); Marani, Morris and Allan (1959 to 1964) and Marani, Rounthwaite & Dick (1964 to 1971). Ferdinand Herbert Marani passed in 1971. Literally hundreds of buildings were designed by the firm from Prince Edward Island to Manitoba. Marani was associated with the important firms of Eden Smith and Sproatt & Rolph. He served in both wars and won an OBE for his service in WWII. His firm won one of the first Massey Silver Medals for the grandstand at the CNE and, with Frank Darling (of Darling and Pearson), was one of only two architects in Canada to win the prestigious Gold Medal from the Royal Institute of British Architects in 1958. He also influenced later Canadian architects Peter Dickenson, John B. Parkin and John C. Parkin - all of whom had a profound influence on mid 20th century Toronto design. A Fellow of the Royal Architectural Institute of Canada, and a full Academician of the Royal Canadian Academy, Marani's works ranged from houses to hospitals. His work is listed in the Biographical Dictionary of Architects in Canada.	Yes

The property has **Contextual Value** because it,

i. Is important in defining, maintaining, or supporting the character of an area.	As a cultural landscape within North York, the buildings and landscape mutually support as significant cultural heritage landscape and contribute to the character of the area.	Yes
ii. Is physically, functionally, visually or historically linked to its surroundings.	The buildings are fully integrated with their landscaped setting.	Yes
iii. Is a landmark.	The building is a landmark.	Yes

## Discussion

It is highly unusual for a site to trigger a “yes” to all of the subgroups in the 09/06 listing but, in our opinion, this is a rare example that does. The role of the Ontario Heritage Act, and obligations for municipalities in administering that act, flows from the Provincial Policy Statement which is the legal framework for planning decisions in the Province of Ontario. In the PPS, municipalities and, indeed, private and public developments, are directed to conserve the cultural heritage of Ontario. This direction is as follows (as per the current 2020 version):

### 1.7.1 “Long term economic prosperity should be supported by:

*e) encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;*

A **built heritage resource** in the PPS “means a building, structure, monument, installation or any manufactured or constructed part or remnant that contributes to a property’s cultural heritage value or interest as identified by a community, including an Indigenous community. Built heritage resources are located on property that may be designated under Parts IV or V of the Ontario Heritage Act, or that may be included on local, provincial, federal and/or international registers.”

The buildings on the subject site, having been assessed with 09/06, are clearly built heritage resources that contribute to the property’s cultural heritage value as identified by a significant community.

A **cultural heritage landscape** in the PPS “means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Indigenous community. The area may include features such as buildings, structures, spaces, views, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Cultural heritage landscapes may be properties that have been determined to have cultural heritage value or interest under the Ontario Heritage Act, or have been included on federal and/or international registers, and/or protected through official plan, zoning by-law, or other land use planning mechanisms.”

Clearly, based on this definition, the site can be considered a Cultural Heritage Landscape of significant.

2.6.1 “Significant built heritage resources *and* significant cultural heritage landscapes *shall be conserved*.”

**Significant** is defined in the PPS to mean “e) *in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act.*”

The process for determining interest is O. Reg. 09/06 as noted above. Application of this process clearly demonstrates that the subject property is significant under the meaning defined in the PPS.

Based on the above, and based on the 09/06 evaluation, the site or its attributes should be **conserved**. Conserved in the PPS “*means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision-maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.*”

It is not the purpose of our client group to conserve the entirety of the subject site or prevent development. It is, however, the objective to see that the proposed development of the site be organised in a manner that respects and conserves the site per the direction of the PPS. Currently, the proposed development will crowd and constrict important views and relationships of the existing buildings to the landscaped site. Amendments to the proposed plan are, in our opinion, required to respect the requirements of the PPS.

We note that the school portion of the site is slated for demolition as a result of the proposed development. As an attribute of the site, and including details consistent with the overall heritage values of the site including quality of construction, integration with the other structures and the landscape and association with the overall context, it is our opinion that some form of protection in the form of retention, partial retention or commemoration should be considered in the design of the development rather than outright demolition. Adaptive re-use of the school for residential purposes could be one of the considerations that would result in appropriate retention and such residential uses could include a seniors home, a care facility, apartment units or other such uses that would ensure the integrity of the overall facility.

In addition, prior to the completion or approval of any development plan, it is our opinion that the PPS requires that the municipality establish the process of evaluation and subsequent legislation to protect the site under Part IV or Part V of the Ontario Heritage Act. It is also our opinion that failure to do so could trigger a reasonable, and likely successful, challenge under the Ontario Lands Tribunal.

## Conclusion

It is the opinion of GBCA that Designation of the structures and landscapes on site are supportable by the in-force requirements and that the onus is on the City to proceed with evaluation and subsequent implementation of a Designation By-law.

It is also our opinion, having studied and recommended the implementation of protection of Cultural Heritage Landscapes in several municipalities in Ontario over a 45 year period, that the overall 56 acre site can reasonably be considered a cultural heritage landscape. Therefore, a Conservation District Bylaw for the entire property could be a reasonable outcome to protect the significant heritage attributes of the site.

By implementation of Designation under Part IV and/or Part V of the Ontario Heritage Act, the municipality will have a more robust set of design controls to ensure that the development of the site respects its heritage context and is implemented in a manner that key identified heritage attributes are conserved in accordance with the PPS.

Yours Sincerely:

Sincerely,  
Goldsmith Borgal & Company Ltd. Architects

Christopher Borgal OAA FRAIC CAHP  
President



Key Kasravi <keykasravi@gmail.com>

## Re: Designation of 3377 Bayview Avenue as a Heritage Site

1 message

Jim Donegan <[REDACTED]>

Mon, Mar 28, 2022 at 12:34 PM

To: Yasmina Shamji <Yasmina.Shamji@toronto.ca>

Cc: Paul Maka <Paul.Maka@toronto.ca>, Tamara Anson-Cartwright <Tamara.Ansen-Cartwright@toronto.ca>, Grace Gu [REDACTED], Key Kasravi [REDACTED], "nathan.gomes" [REDACTED], Jeff Horodyski [REDACTED], Harriet Altman <[REDACTED]>, "Grenzebach, Alex" <[REDACTED]>, Geoff Kettel <[REDACTED]>, Glenn Bonnetta <[REDACTED]>

Dear Ms. Shamji,

Thank you for the opportunity to nominate [3377 Bayview Avenue](#) as a heritage site. This nomination is being brought forward by four neighbourhood associations located within North York including Bayview-Woods Neighbourhood Association, Bayview Cummer Neighbourhood Association, Silverview Community Association, and Bayview Valley Ratepayers Assoc. This nomination is supported by both the North York Historical Society and the North York Preservation Panel. I have copied the neighbourhood associations, as well as the presidents of the historical society and preservation panel on this nomination request email.

Please also note that in addition to the completed nomination form, this email includes a number of supporting attachments, as listed below.

1. [Attachment 1 – 3377 Bayview Landscape Views](#): images taken from Google Earth
2. [Attachment 2 - Morrow Park 1963 Magazine Reprint](#): provided from the archives of the Sisters of St. Joseph
3. [Attachment 3 - Chapel Brochure](#): provided from the archives of the Sisters of St. Joseph
4. [Attachment 4 – 3377 Bayview – Photos from ASI Report](#): Selected photographs of the property, taken from the HIA Report prepared by ASI in June, 2021
5. [Attachment 5 - Greetings from the Pope from Morrow Park](#): from Libreria Editrice Vaticana
6. [Attachment 6 - Summary of the Pope's Visit](#): provided from the archives of the Sisters of St. Joseph
7. [Nomination Description Summary](#): Summary which expands on the brief summary included in the nomination form.
8. [List of Sources](#)

Kindly confirm receipt of this nomination request, and let me know if you require anything further to proceed with this important work. Please keep me informed as this file progresses, and let me know if I can assist further.

Thanks,  
Jim Donegan  
Member, Bayview Woods Neighbourhood Association

On Fri, Mar 25, 2022 at 12:14 PM Yasmina Shamji <Yasmina.Shamji@toronto.ca> wrote:

Mr. Donegan

Thank you for sending this information. Could you kindly also fill out the attached nomination form and return to myself with a copy to Paul Maka, also copied on this email?

Thank you

Yasmina Shamji (she/her)

Urban Design | Heritage Planning

Toronto City Hall | 100 Queen Street West, 17<sup>th</sup> Floor East Tower

Toronto, ON M5H 2N2

416-392-1975

City of Toronto



**From:** Jim Donegan [mailto: [REDACTED]]

**Sent:** February 28, 2022 3:30 PM

**To:** Yasmina Shamji <[Yasmina.Shamji@toronto.ca](mailto:Yasmina.Shamji@toronto.ca)>

**Cc:** [REDACTED]; Grace Gu <[REDACTED]>; nathan.gomes

<[REDACTED]>; Harriet Altman <[REDACTED]>; [REDACTED]

**Subject:** Designation of 3377 Bayview Avenue as a Heritage Site

Dear Ms. Shamji,

We are writing to you on behalf of four neighbourhood associations located within the Bayview Woods-Steeles community in Don Valley North concerning the property at 3377 Bayview Avenue, which in our assessment meets the criteria required for designation as a heritage site under Ontario Regulation 9/06.

As the contact for the City's Preservation of Heritage Services, we know that you have an important responsibility to preserve our heritage properties. We are asking you to advocate for the designation of [3377 Bayview Avenue](#) as a heritage property under Part IV of the Ontario Heritage Act through a report to the Toronto Preservation Board and City Council, including *conservation of the entirety of the existing building, along with preservation of significant views and landscape features which complement the building by accentuating both its dignity and serenity.*

We have attached to this email our letter requesting the designation of [3377 Bayview Avenue](#) as a Heritage Site, an appendix to the letter which includes the developer's plans for the irreversible alteration of the site (which include the destruction of the school, the removal of 300 trees, and erection of a eighteen buildings up to 20 storeys tall at the site), as well as materials we obtained from the archivist at the Sisters of St Joseph, for whom the site was originally built. These materials include a magazine article featuring a description of the architecture soon after it was built, a letter documenting Pope John Paul II's visit and stay at the site for the historic World Youth Day celebration in 2002, and a brochure for the chapel.

Thank you for looking into this matter for us. Over the past many years there has been a willful propensity to destroy our historical buildings and to build over green space with abandon. Tyndale University building and grounds presents a golden opportunity for the municipal government to discern that a historical site of



this merit is worth preserving in its entirety and for posterity. Great cities protect their landmarks and heritage sites so that they can be enjoyed today and for future generations.

---

#### 9 attachments



**Built Heritage Nomination Form\_City of Toronto - 3377 Bayview Ave.pdf**

112K



**Nomination Description Summary.pdf**

234K



**Attachment 5 - Greetings from the Pope from Morrow Park.pdf**

106K



**Attachment 2 - Morrow Park 1963 magazine reprint.pdf**

755K



**Attachment 3 - Chapel Brochure3 new.pdf**

696K



**Attachment 1 - 3377 Bayview Landscape Views.pdf**

1476K



**Attachment 4 - 3377 Bayview - Photos from ASI Report.pdf**

2982K



**Attachment 6 - Summary of the Pope's Visit.pdf**

67K



**List of Sources.pdf**

72K

#### List of Soft-Copy Sources

1. Attachment 1 – 3377 Bayview Landscape Views: images taken from Google Earth
2. Attachment 2 - Morrow Park 1963 Magazine Reprint: provided from the archives of the Sisters of St. Joseph
3. Attachment 3 - Chapel Brochure: provided from the archives of the Sisters of St. Joseph
4. Attachment 4 – 3377 Bayview – Photos from ASI Report: Selected photographs of the property, taken from the HIA Report prepared by ASI in June, 2021
5. Attachment 5 - Greetings from the Pope from Morrow Park: from Libreria Editrice Vaticana
6. Attachment 6 - Summary of the Pope's Visit: provided from the archives of the Sisters of St. Joseph
7. Nomination Description Summary: Summary which expands on the brief summary included in the nomination form.

#### On-line Sources

1. 2010 North York's Modernist Architecture Revisited inventory. Link to document is at [https://www.eraarch.ca/wp/wp-content/uploads/2010/11/NYMA\\_2010\\_Colour.pdf](https://www.eraarch.ca/wp/wp-content/uploads/2010/11/NYMA_2010_Colour.pdf). Subject property is on page 59.
2. Article covering the sale of the property from the Sisters of St. Joseph to Tyndale University. Link to article is <https://www.sources.com/Releases/Tyndale03-MorrowPark.htm>.



## North York Historical Society

5576 Yonge Street, PO Box 10042, North York ON M2N 0B6

April 25, 2022

Chair James Pasternak and Members of North York Community Council

Toronto City Hall

100 Queen Street West

Toronto, ON M5H

Attention

Julie Amoroso

[nycc@toronto.ca](mailto:nycc@toronto.ca)

Chair Pasternak and Members of Community Council

Re: Request for Bayview Woods Neighbourhood Association Heritage

Designation of Tyndale College 3377 Bayview Avenue

Re: Related Development Application 21 169802 NNY OZ

Re: Section 38 Planning Act Interim Control Bylaw

Re: NY Community Council Meeting May 24, 2022

I am writing on behalf of the North York Historical Society to support the application for heritage designation for Tyndale College 3377 Bayview Avenue by the Bayview-Woods Neighbourhood Association, the Bayview Cummer Neighbourhood Association, the Silverview Community Association, and the Bayview Valley Ratepayers Association, copy attached, which is currently Tyndale University and was formerly St. Joseph's Morrow Park.

The Society has obtained a copy of a report from Chris Borgal a heritage architect, which is also attached, concerning this property.

He strongly recommends the designation of the property and based on a determination it appears to be a valid cultural heritage landscape which would support a Part IV and/or V heritage designation under the Ontario Heritage Act.

This property is both historically and culturally significant. Also the landscape is significant to the aesthetics of the building and provides green space for the neighbourhood.


We are requesting Community Council pass a resolution supporting the designation of 3377 Bayview Avenue under the Ontario Heritage Act to ensure the future of this building and directing City staff to advance a planning review to consider amendments to the Official Plan identifying the property as a cultural heritage landscape.

We are also requesting Community Council pass a resolution requesting City Council to pass an interim control bylaw pursuant to Section 38 of the Planning Act to allow for and conduct a planning study to assess and recommend appropriate zoning amendments and official plan policies to protect and ensure the preservation of this heritage property and cultural heritage landscape.

We are asking these decisions be made by Community Council at its meeting of May 24, 2022, as there is now an appeal to the Ontario Land Tribunal of the above referenced development application that affects this important heritage building and cultural heritage landscape.

Please acknowledge receipt of this correspondence and enclosures and confirm these requests will be before Community Council at its meeting on May 24, 2022.

Glenn Bonnetta  
President  
North York Historical Society



CC Bayview-Woods Neighbourhood Association  
CC Bayview Cummer Neighbourhood Association  
CC Silverview Community Association  
CC Bayview Valley Ratepayers Assoc,  
CC Councillor Shelley Carroll Ward 17  
[Councillor\\_carroll@toronto.ca](mailto:Councillor_carroll@toronto.ca)