

# St. Luke's United Church

Toronto Preservation Board Meeting  
May 10 2022

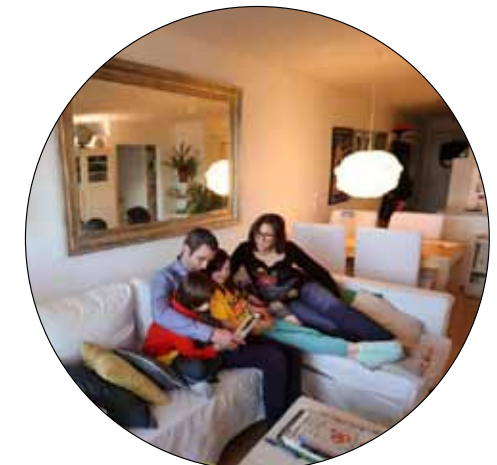
United Property Resource Corporation  
KPMB Architects  
Savira Cultural & Capital Projects  
ERA Architects  
Two Row Architect

# Outline

- 1) Project Objectives
- 2) Site History
- 3) Proposed Development
- 4) Impacts
- 5) Mitigation Measures
- 6) Conservation Strategy



UNIVERSAL ACCESSIBILITY



AFFORDABLE HOUSING



WALKABLE STREETS



COMMUNITY SPACES



COLONIAL HERITAGE



NATURAL HERITAGE



Prioritize the development of safe, stable, affordable housing for all Canadians

Maximize social impact to achieve the highest possible economic environmental and social benefits.

Innovate and lead by advocating for progressive real estate and financial models that create long-term sustainability

Collaborate with public and private partners to build spaces that balance the need for affordable housing with the required returns to unlock value that is reinvested in social purpose.

Support the diversity of our communities by building neighbourhoods that are accessible to all.

## UPRC - GOALS & GUIDING PRINCIPALS

# PROJECT OBJECTIVES

## Sustainability Initiatives

- Designed to Passive House Standard
- TGS Tier 4
- Reduce Automobile Trips
- Enhanced Cycling Infrastructure
- Solar Ready
- Zero On-Site Carbon



## Repurpose Heritage Asset

- Repurposed for 21st Century Uses in Support of UPRC Mission
- Enhanced Community Services and Support
- Cultural Meeting Hall
- Parkview Loft Community Room
- Community Kitchen and Food Program Space



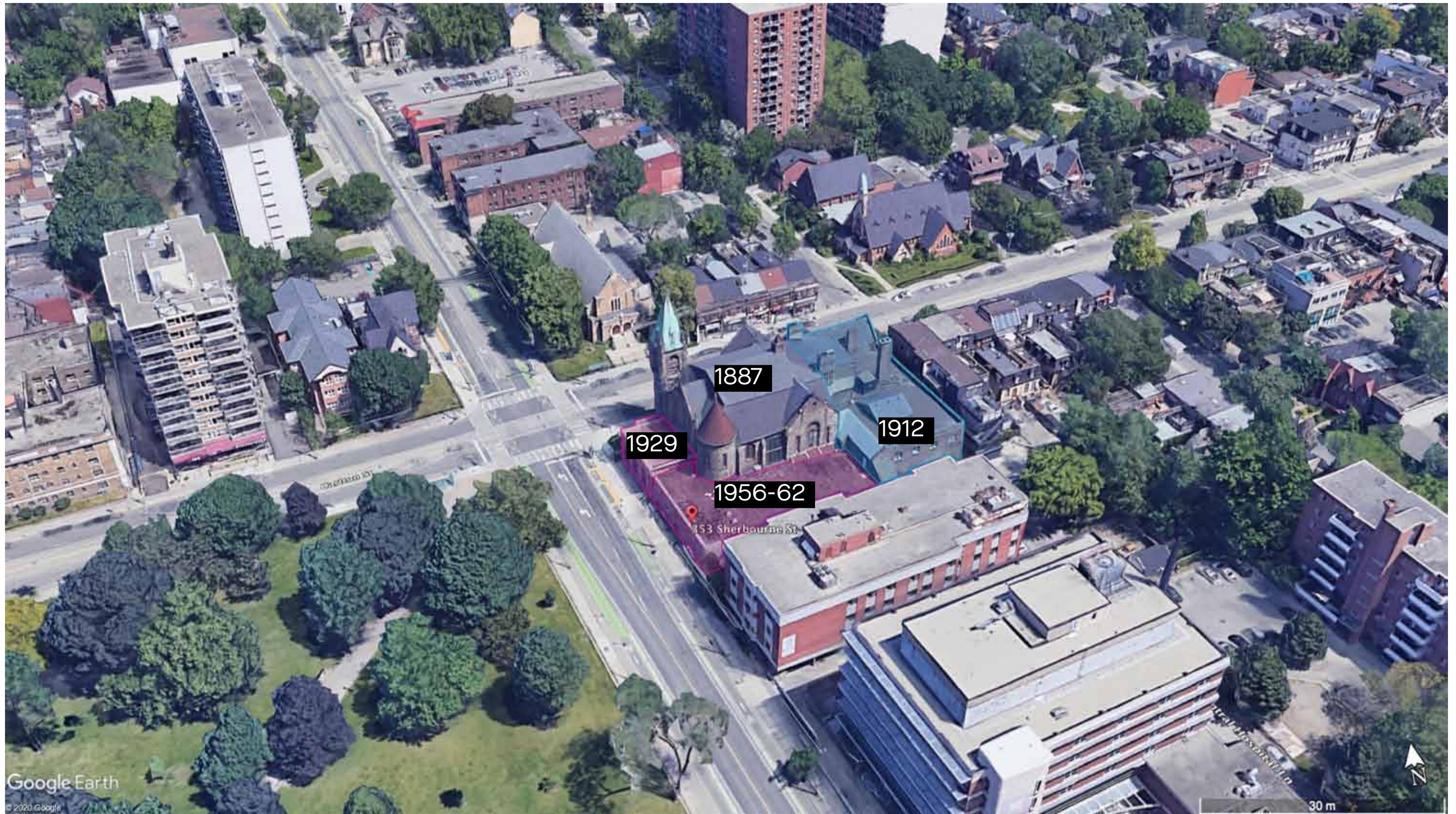
## Residential Space

- 168+ ppl Housed
- 100% Rental Units
- 30% Affordable Housing



## St. Luke's Square

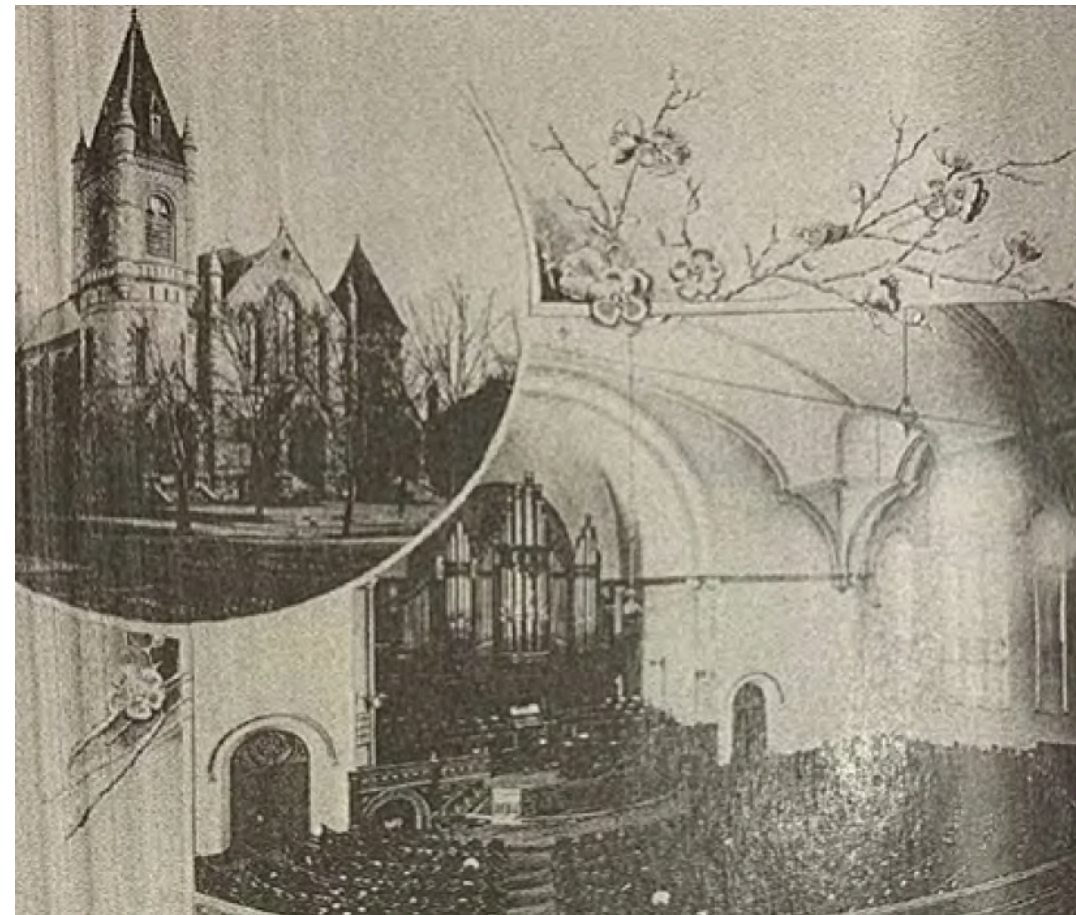
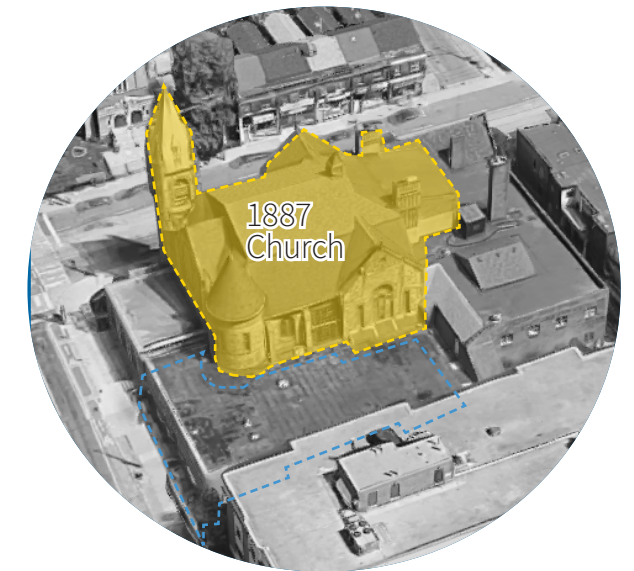
- Open Site to Community
- Safe and Inclusive Public Realm
- Enhanced Connection to Allan Gardens



## BUILDING HISTORY - PHASES OF ADDITIONS

# 1887 CHURCH

- 1887: Church constructed as Sherbourne Street Methodist Church, featuring “House of Friendship” model of Church design and Richardson Romanesque architectural design



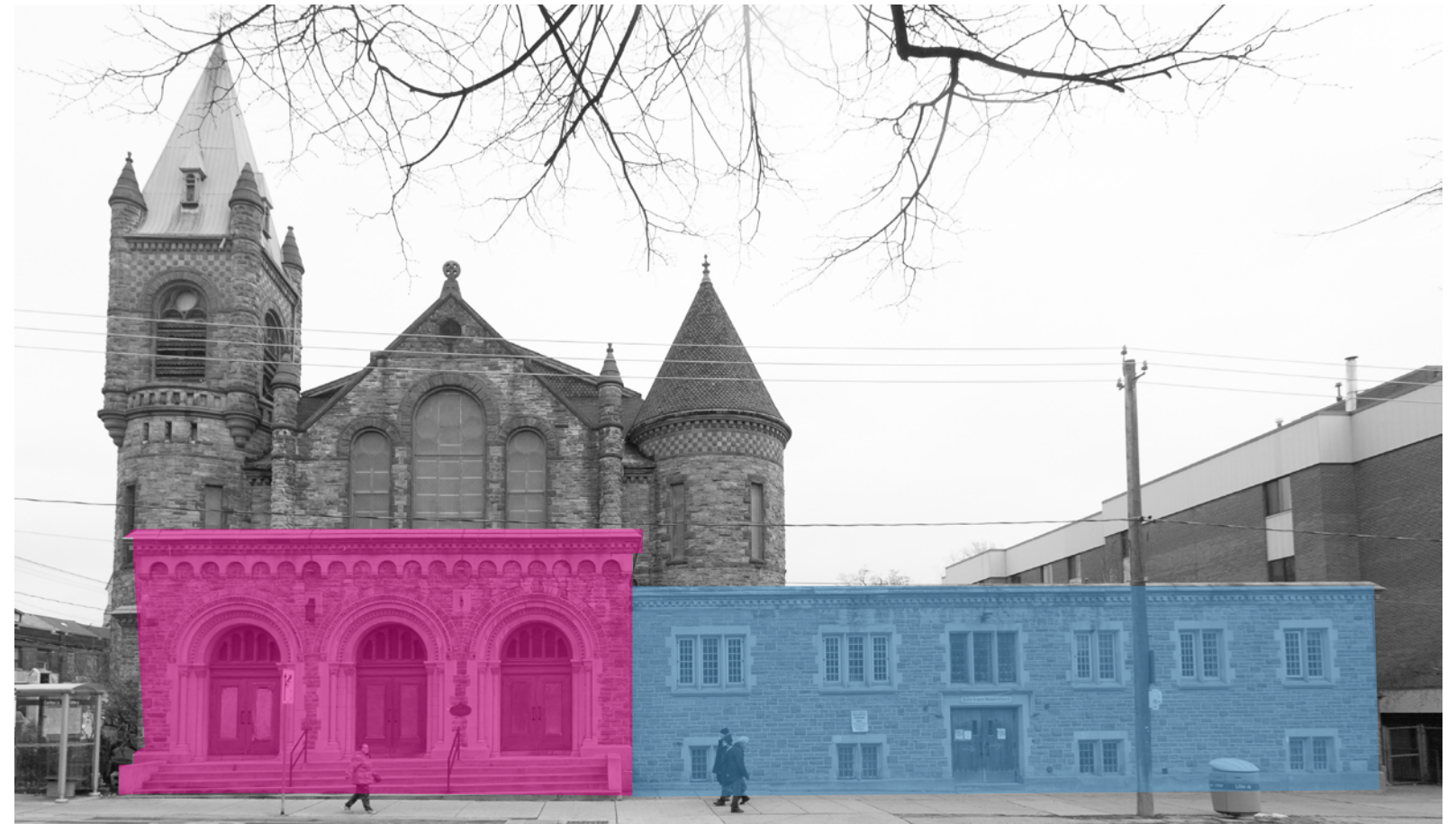
# 1912 SUNDAY SCHOOL ADDITION

- By 1912: growing number of children enrolled in Sunday School resulted in the need for additional space, Sunday School constructed



## 1929 NARTHEX & 1962 GYMNASIUM ADDITION

- 1925-29: demographic changes in Cabbagetown after WW1, wealthy families migrated northwards and newer residents moved into converted rooming houses
- 1929: Narthex constructed, with site evolution responding to changing programmatic needs
- 1960s: diminishing congregation led to merger with Carlton Street Church; gymnasium constructed to update facilities and modernize space





# PROPOSED DEVELOPMENT



1887 Church: in situ retention

Semi-public landscaped forecourt

Proposed multi-storey building in L-shape plan, with affordable housing units, community services & cultural uses at-grade



1912 Sunday School: retained up to the east facing gable

# IMPACTS

**1887 Original Church:**  
retained in situ

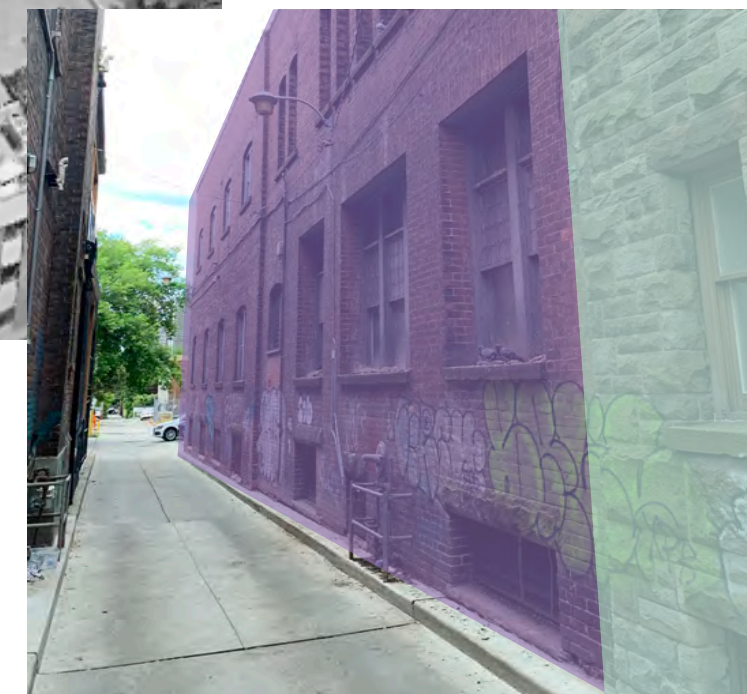
**1929 Narthex Addition:**  
removed, rehabilitation  
of front entrance, with re-  
introduction of forecourt

**1962 Gymnasium Addition:**  
removed and replaced with  
multi-storey mixed-use  
building



**1912 Sunday School Addition:**  
Carlton Street and east return  
to extent of east gable façades  
to be retained in situ

east elevation beyond east-  
facing gable proposed to  
be removed, relocated  
and replaced in-kind with  
contemporary brick masonry



# EVOLUTION OF THE LANDSCAPED FORECOURT

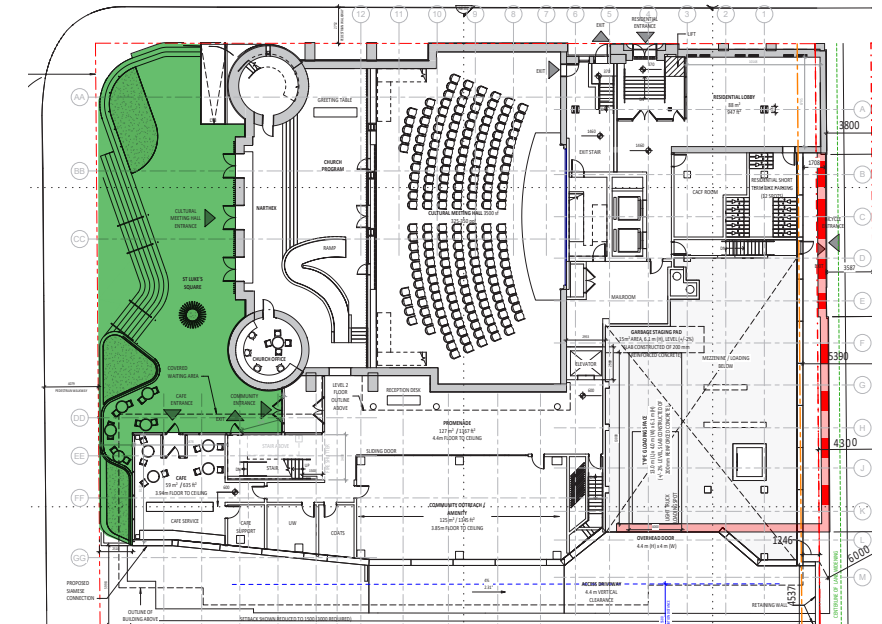
1890: Romanesque Revival Church  
House of Friendship Model



1956: Centralized Top-Down  
Basilica Model

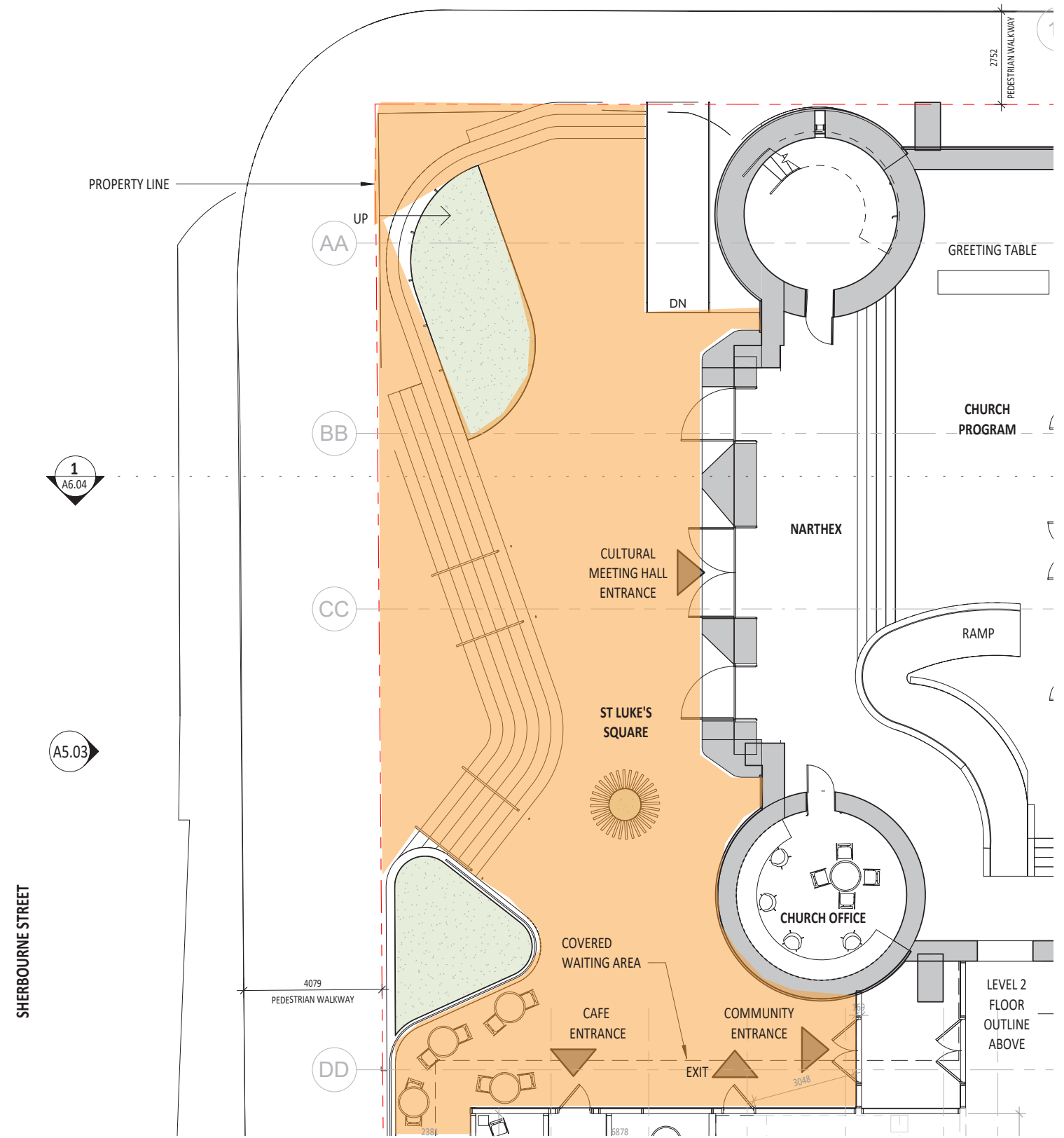
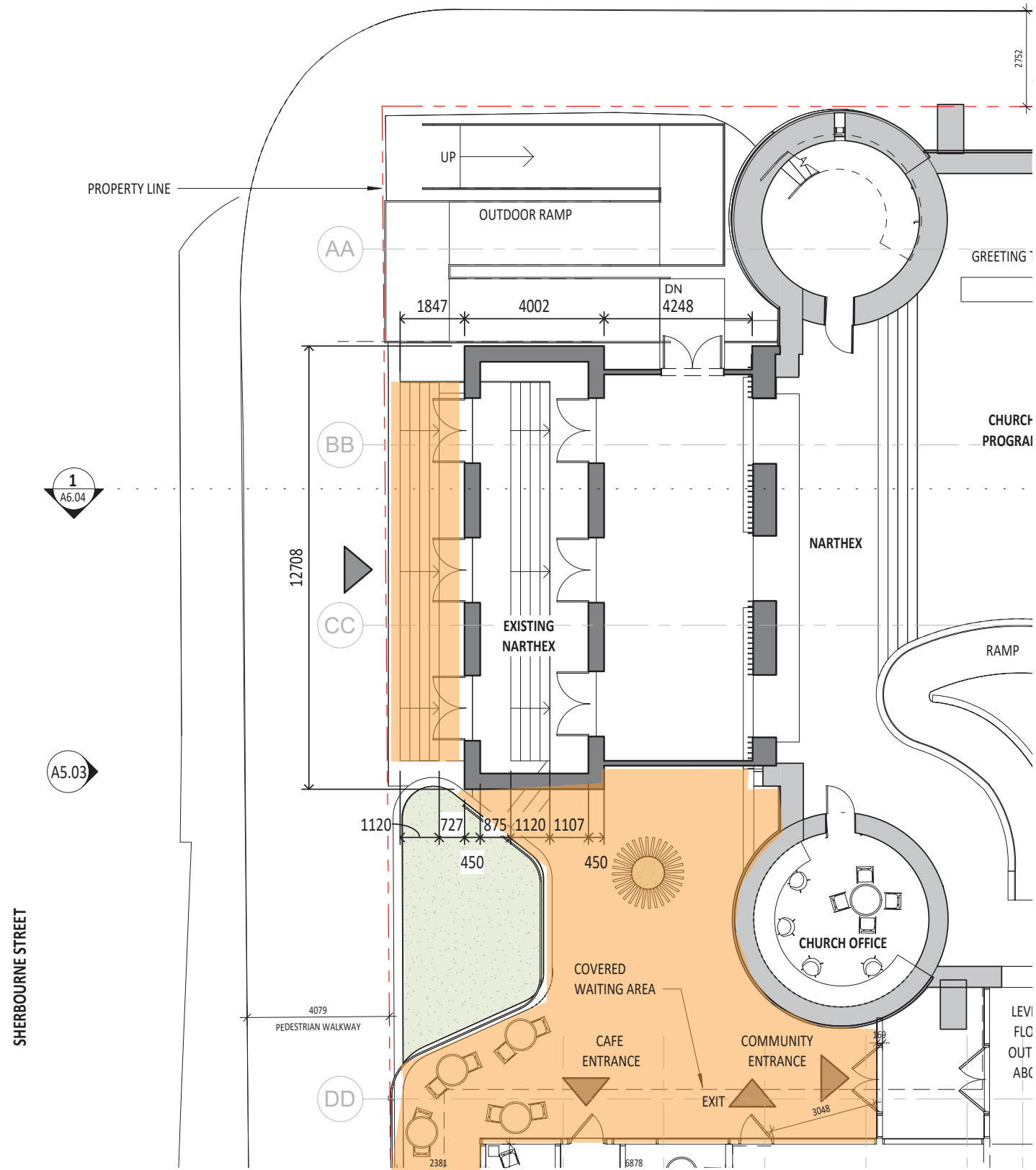


Proposed Development: Return  
to Open Community Model



# With Existing Narthex - 1929 Addition

# Proposed Layout - Uninterrupted Gathering Open Space



**LEGEND**  - OUTDOOR GATHERING OPEN SPACE

## OUTDOOR OPEN SPACE NARTHEX VS PROPOSED ST.LUKES SQUARE



**ST. LUKE'S SQUARE**  
WITH EXISTING NARTHEX



**ST. LUKE'S SQUARE**  
WITHOUT NARTHEX



## ST. LUKE'S SQUARE WITHOUT NARTHEX

# MITIGATION MEASURES

Enhanced relationships with Allan Gardens

Reinstated semi-public landscaped forecourt



Massing intentionally concentrated at the rear, with series of setbacks & Reduced cantilever to allow for full sky view of tower

Design of primary entrance in development, informed by archival sources



# CONSERVATION STRATEGY: WEST ELEVATION

**1887 Original Church:**  
rehabilitation to  
accommodate  
compatible new use

**1929 Narthex Addition:**  
removal and  
replacement, with  
rehabilitation of 1887  
Church west elevation  
to meet accessibility  
requirements




**New Construction:**  
physically & visually  
compatible with, subordinate  
to, and distinguishable from  
the 1887 church

**1962 Gymnasium Addition:**  
removed and replaced, with  
restoration of 1887 Church  
south turret and south  
elevation

# CONSERVATION STRATEGY: 1887 CHURCH SOUTH ELEVATION



## Conservation Strategy

 Restoration of extant materials, including stained glass and masonry

## Proposed Alterations

 Proposed alteration of existing window

 Proposed new opening





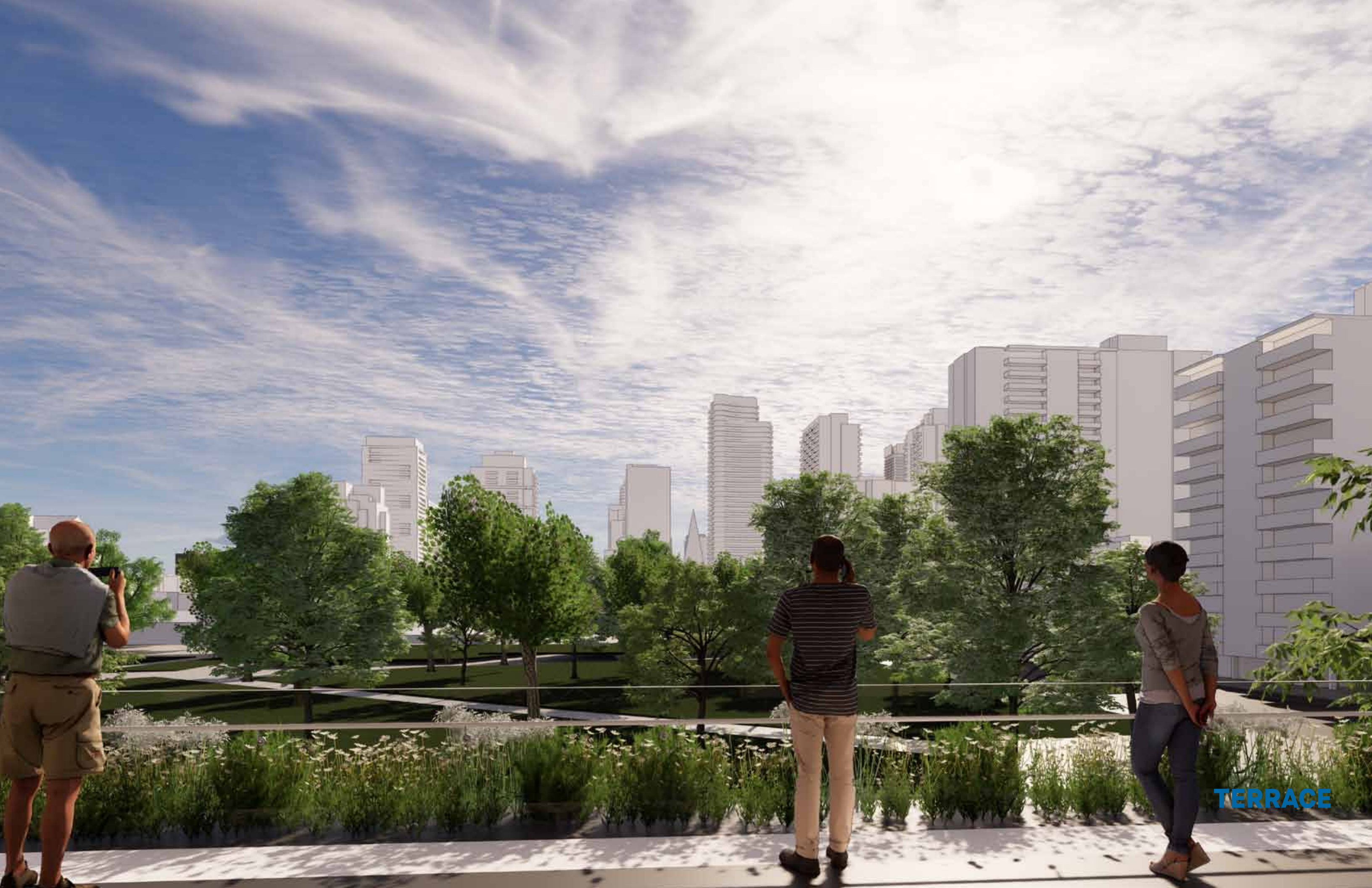


**PARKVIEW LOFT**  
Parkview Loft  
Community Room  
25-150 ppl





**TERRACE**



**TERRACE**