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January 11th, 2023

WITHOUT PREJUDICE

TO: Jennifer Keesmaat, Jason Marks, and Alex Mather; Markee Developments

FROM: Rebecca Sciarra, MA, CAHP; Director and Partner, ASI

RE: Site Plan Revisions - Tyndale Green Zoning By-Law and Official Plan Amendment Application

ASI File: 20CH-201

This technical memorandum addresses December 2022 plan revisions for the Tyndale Green Zoning By-Law and Official Plan Amendment Application and Plan of Subdivision Application, and as those changes relate to: comments provided by City of Toronto Heritage Planning; and appropriate management of the site's cultural heritage values, features and sensitivities. ASI first prepared a Heritage Impact Assessment (HIA) in support of the subject application in June 2021 and issued an addendum to this HIA in December 2021. This memorandum supplements ASI's June 2021 HIA and the December 2021 addendum and considers the results of additional technical heritage work that has been completed since submission of ASI's initial HIA.

Memorandum

1.0 Heritage Status of 3377 Bayview Avenue, City of Toronto

Since 2021, the property at 3377 Bayview Avenue has been under assessment to best understand its cultural heritage values, heritage attributes and sensitivities to change and identify appropriate conservation design parameters for appropriately intervening at the site. Currently, the property is not listed on the City of Toronto Heritage Register as non-designated property and it is currently not protected under Parts IV or V of the Ontario Heritage Act. Understanding the site's cultural heritage values has been guided by technical work completed by ASI, ERA and City of Toronto Heritage Planning. Key documents prepared to address the site's heritage significance include:

- *Conservation Strategy and Heritage Impact Assessment: Tyndale University, City of Toronto*
 - Prepared by ASI; June 2021
- *3377 Bayview Avenue: Tyndale University & Morrow Park: Preliminary Heritage Discussion: Landscape Features, Views, Building Complex, Chapel*
 - Prepared by City of Toronto Heritage Planning For Discussion Purposes Only (Without Prejudice); September 2021
- *Sisters of St. Joseph Motherhouse and Tyndale University: Where Does the Heritage Value Lie and How Do We Manage It in a Context of Change?*
 - Presentation Prepared by ASI for Discussion Purposes Without Prejudice; December 2021
- *Heritage Impact Assessment Addendum: Revisions to June 2021 Plan and Implication and Conservation Strategy and Heritage Impact Assessment Findings, Tyndale Green (Without Prejudice)*
 - Prepared by ASI; December 2021
- *3377 Bayview Avenue - Heritage Views – Summary of Revisions*
 - Material prepared by City of Toronto Heritage Planning (Without Prejudice); October 2022
- *3377 Bayview Avenue – Draft Statement of Significance;*
 - Prepared by City of Toronto Heritage Planning Without Prejudice; December 14th, 2022
- *Conservation Design Parameters: Cultural Heritage Landscape, Tyndale Green*
 - Prepared by ERA Without Prejudice; January 2023

A series of collaborative working sessions with City of Toronto Heritage Planning have been held since first submission of the application (June 2021) to further analyze the site's cultural heritage values and to refine appropriate strategies for intervening at the site:

- September 28th, 2021 Working Session
 - Markee, ASI, KPMB, Bousfields, City of Toronto Heritage Planning
- December 8th, 2021 Working Session
 - Markee, ASI, City of Toronto Heritage Planning
- October 13th, 2022 Working Session (Without Prejudice)
 - Markee, ASI, ERA, City of Toronto Heritage Planning et. al.
- November 29th, 2022 Working Session (Without Prejudice)
 - Markee, ASI, ERA, City of Toronto Heritage Planning et. al.
- December 15th, 2022, Working Session (Without Prejudice)
 - ASI, ERA, City of Toronto Heritage Planning
- December 21st, 2022, Working Session (Without Prejudice)
 - ASI, ERA, City of Toronto Heritage Planning



At the time of writing this memorandum, a statement of significance for the site continues to be refined between consultants retained by the applicant (ASI and ERA) and City of Toronto Heritage Planning. The applicant understands that the City of Toronto is intending to recommend designation of the property located at 3377 Bayview Avenue under Part IV of the Ontario Heritage Act. The applicant also understands that such a recommendation to the Toronto Preservation Board will be made at its February 15th, 2023 meeting.

2.0 Overview of Outstanding City of Toronto Comments and Key Site Plan Changes Following Resubmission #1

As of June 2022, and following resubmission #1 of Application Nos. 21 169802 NNY 17 OZ and 21 169804 NNY 17, City of Toronto Heritage Planning tabled the following outstanding comments and feedback on the application (City of Toronto June 22 2022):

- Heritage Planning staff accept the proposed demolition of the former St. Joseph's Morrow Park Catholic Secondary School and gymnasium. While the secondary school and gymnasium have some cultural heritage value, their demolition is acceptable in the context of the overall conservation strategy. The school and gymnasium should be documented prior to demolition and the Interpretation Plan should include a commemoration strategy.
- Staff appreciate the identification and conservation of significant views. Please remove building 1A, which blocks significant views toward the Motherhouse from the original driveway. These views have been identified as significant in the Heritage Impact Assessment and by Heritage Planning research staff. In addition, please revise the massing and/or location of buildings 2B and 2C. As proposed, these buildings will negatively impact the view from the ravine toward the chapel, which has been identified as significant by Heritage Planning research staff.
- Along with significant views, the conservation of significant cultural heritage landscape features is an important consideration. As the landscaping strategy advances, please conserve and reinstate the ceremonial planned landscape in front of the Motherhouse and the contemplative natural landscape between the existing building complex and the ravine. Any alterations to these landscape features should have regard to the historic landscape design.
- The proposed material palette for the new construction is contemporary and compatible with the Motherhouse. Staff will review the material palette in more detail as the design of the development advances.
- Staff will be researching and evaluating the property using the criteria prescribed under the Ontario Heritage Act for determining significance. As a result of this research and evaluation, we will recommend to City Council that the property be designated under Part IV, Section 29 of the Ontario Heritage Act.
- Following review of the development application, staff will seek City Council authority for alterations to the property and to enter into a Heritage Easement Agreement. A Conservation Plan, Interpretation Plan, Signage Plan, Landscape Plan and Lighting Plan will also be recommended.
- Prior to the Toronto Preservation Board report on the proposed alterations, the development will require a Heritage Permit application and approval under Section 33 of the Ontario Heritage Act. The application form and heritage permit guide are available on the City's website.

In November 2022, the City of Toronto circulated suggested refinements (Without Prejudice) to updated plans as presented by the applicant, including the following recommended revisions addressing outstanding comments relating to cultural heritage considerations:



- Remove Building 1A;
- Reinterpret elements of original cultural landscape particularly pedestrian circulation patterns as it relates to the original gate, rotunda building, central lawn and port-cochere;
- Increase building 1D setback and articulate to open up views to motherhouse from park and Bayview; and
- Relocate vehicular drop-off between buildings 2B and 2C, and increase setback between buildings to reveal profile of motherhouse from natural landscape.

The site plan for the project has been revised to address the above feedback from the City of Toronto with respect to the site's cultural heritage values and sensitivities, and also in consideration of the site's in-progress Statement of Significance (City of Toronto) and draft Conservation Design Parameters (ERA 2022).

Key changes to the plan for the subject applications include the following refinements:

- Removal of Building 1A;
- Increase Building 1D setback;
- Increase in size and regularization of shape of the parkland dedication area in the central portion of the site (the northerly of the two proposed), from 4040.63 m² to 4523 m²; and
- Increased setback between buildings 2B and 2C to enhance visual relationships and connections between the core of the Motherhouse and the ravine located on the east side of the site.

Figure 1 to Figure 3 show refinements to the site plan for the application, including the latest iteration. The current site plan demonstrates a comprehensive conservation strategy for the Tyndale University campus landscape. These changes result in the following key positive net effects and demonstrate consistency with Conservation Design Parameters developed for the site (ERA 2023):

- Expansion and regularization of the proposed park space located within the central part of the site, and alignment of this space with the site's original entry circulation network provides opportunities to reinterpret the original circulation network, retain original entrance gates in situ, and enhance visual experiences and prominence of the core of the Motherhouse within the overall landscape. Park space in this location, and at this scale and configuration, enables maintenance of a green buffer along the western elevation of the campus' building complex. The park space also provides an opportunity to sustain extant topographic characteristics in this area (change in grade and slope downwards northerly and which were an important part of the site's original design approach) and as part of an open space area that will be owned and managed by the City of Toronto. Figure 4 to Figure 6 illustrate that the site's historical topographic characteristics and land clearance patterns influenced by the adjacent German Mills Creek and nineteenth-century land uses, informed spatial organization of the Motherhouse complex when developed in the early 1960s.
- Removal of Building 1A positively impacts conservation objectives for the site. This strategy successfully maintains original landscape composition characteristics of the site through retention of the three primary forecourt spaces framing primary entrances to the building complex on its southern and western elevations (See Tyndale Campus Landscapes – Motherhouse Forecourts (6) and Secondary School/Annex Forecourt (7); ERA 2023:6).
- The location of the proposed park space combined with the removal of Building 1A also provides an opportunity to conserve visual experiences to the Motherhouse portion of the building complex,



maintaining its quality as a visual focal point within the overall landscape and from multiple vantage points (See Building and Front Lawn; ERA 2023:8-13). This approach also appropriately respects the site's original spatial organization characteristics, which centred around the siting of the Motherhouse portion of the complex on the highest point of land, making it the visually prominent built feature within the landscape (See Figure 4 to Figure 6). The Annex portion of the complex and high school building space were sited on lower points of land, making them visually subordinate to the Motherhouse core of the complex.

- Siting of privately-owned public space (POPs) in the location of the original open lawn in front of the Motherhouse, otherwise described as the 'middle ground' in the Conservation Design Parameters (ERA 2023:14), represents an appropriate conservation strategy and presents opportunities for improving the integrity and quality of this area. A greened POPs will provide an appropriately landscaped setting at the formal entrance to the Motherhouse and provides an opportunity to rehabilitate this area to better reflect the site's original design qualities in this area and which were substantially altered when the signalized intersection to the south was introduced in the early 2000s.
- Refinement to the setbacks between Buildings 2B and 2C will improve visibility of the Motherhouse chapel and the building's eastern elevation from the ravine area.
- The rotunda will continue to be framed by a green buffer, resulting in a greater degree of visual prominence and legibility of the feature. As a result, new buildings to the north and south of this feature have the potential to become less visually dominant in the landscape, allowing for a greater degree of compatibility and subordination of new elements.

3.0 Conclusions and Recommendations

In summary, based on an on-going understanding of the site's cultural heritage values, draft Conservation Design Parameters, and the proposed interventions including refinements to the site plan, the following conclusions have been developed:

- The proposed development involves Tyndale University, which has been adaptively reusing the original Sisters of St. Joseph Motherhouse with a high level of stewardship and investment for nearly a decade. Much of the land around the building, particularly the lands associated with the former St. Joseph's Morrow Park Catholic Secondary School, is no longer required for their existing use with the secondary school no longer occupying the building (having moved to a new site at Bayview Avenue and Cummer Avenue). **As such, the reuse of the property for housing is consistent with the policies and goals of the City's Official Plan, while instituting a rehabilitation framework on the property as per the Standards and Guidelines for the Conservation of Historic Places in Canada. Moreover, the site plan for the proposed application has purposefully sited new buildings and interventions to maintain an appropriately landscape setting on the site, and which will frame formal entrances to the overall campus and the building complex. The entirety of the ravine landscape on the eastern half of the site will be maintained and lands below top of bank conveyed to the Toronto Region Conservation Authority or to the City for on-going conservation and management consistent with the organization's mandate.**



- The proposed development involves, overall, rehabilitation under the Standards and Guidelines for the Conservation of Historic Places in Canada. Rehabilitation involves the sensitive adaptation of an historic place for a compatible contemporary use, while protecting its heritage value. **The proposed development will use the original Motherhouse portion of the Tyndale University complex as a focal point of a new community that introduces new development to the property and the interventions have been developed to be compatible with, but subordinate to and distinct from the heritage complex, including its built heritage components, landscaped setting, and the overall cultural landscape of the campus.**
- The proposed development has been designed to conserve substantial portions of the Tyndale University building including the Motherhouse, a portion of the former St. Joseph's Morrow Park Catholic Secondary School, the entrance rotunda, stone etching, original gates, visual relationships across the site and visual prominence of the Motherhouse core and primary and formal entrances to the buildings complex, patterns of spatial organization, topographic characteristics of the site that express the site's relationship to the adjacent German Mills creek and how this relationship shaped development patterns on the site; the entirety of the ravine landscape, and circulation routes and set within an appropriately landscape setting that will enable the interventions to be compatible with, but subordinate to and distinct from the heritage complex. **On-going refinement of the concept plan has also been undertaken to mitigate visual and physical impacts of the proposed development. Additional various conservation and mitigation measures have been incorporated as part of the proposed development. These include reduction and re-siting of a number of buildings along the Bayview frontage and which intersect with the site's densest and most significant collection of heritage fabric and features.**

Recommendations presented in ASI's June 2021 HIA have been reviewed in the context of the revised plans and updated as appropriate:

1. Given the determined cultural heritage value of the property, and in order to conserve attributes intended to be retained, the City of Toronto should consider the designation of the property at 3377 Bayview Avenue under Part IV of the Ontario Heritage Act.
2. City of Toronto staff should consider the requirement of an Interpretation Plan for the property. In addition to the retention of the stone etching, the Interpretation Plan should consider other means of interpretation that tell the story of the property. Themes may include the Sisters of St. Joseph, Tyndale University and religious education, and of women in particular, in Toronto. The contents of the Interpretation Plan should be completed in collaboration with the City of Toronto, with the final document submitted to City staff as part of a condition of approval at a later stage in the planning process.
3. City of Toronto staff should consider the requirement of a Documentation and Salvage Report as per policy 3.1.5.7 of the City of Toronto Official Plan. The Documentation and Salvage report should document all areas of the property and Tyndale University complex proposed for removal or alteration, and identify elements of the structure that may be salvaged for re-use. The Documentation and Salvage report should be submitted to City of Toronto staff prior to approval of the demolition permit relating to removal of the secondary school.



4. City of Toronto staff should consider the requirement of a Conservation Plan to provide a detailed strategy that addresses methods and approaches for interventions that relate to retention of the entrance rotunda, stone etching, and all locations where portions of the former St. Joseph's Morrow Park Catholic Secondary School will be removed. The Conservation Plan should detail how the property's heritage attributes will be conserved, including such drawings and other specifications as required by the City of Toronto. Finally, the Conservation Plan should address landscaping and circulation network designs and layouts that appropriately articulate with the formal entrance to the Motherhouse and the Annex building. It is recommended that documentary evidence of the site's historical conditions be used to inform development of the road alignment at the entrance to the Motherhouse and to guide landscaping approaches in this area. The Conservation Plan should also address functional uses of the rotunda feature to ensure its long-term viability and programmatic integration in relation to the adjacent proposed public park space which will be owned by the City of Toronto.
5. Lands forming the new public park will be conveyed to the City of Toronto. Designs and programming for this space should ensure that its heritage attributes are appropriately conserved and enhanced, including the stone entrance gates that will remain and which will continue to be owned by Tyndale University. As part of such a strategy, the original circulation network and entry sequence should be appropriately interpreted and commemorated, potentially as a pedestrianized circulation network and in a manner that expresses the original shape, alignment and location of the original entry sequence into the site.
6. A privately-owned-public space (POPs) will be sited to the west of the forecourt area in front of the primary entrance to the former Motherhouse. It is recommended that the front lawn in front of the primary entrance to Tyndale University is sensitively adapted for contemporary uses and existing pedestrian pathways providing access to the north wings of the building are integrated into more detailed iterations of landscape plans within the POPs as appropriate and practicable. A flat, greened open landscape character should be reinstated within the proposed POPs and as based on documentary evidence relating to historical conditions of the 'middle ground' area, as defined in the Conservation Design Parameters (ERA 2023).
7. The materials and design motifs incorporated within the new buildings that comprise the proposed development should be compatible with, but distinguishable and subordinate to the character of the Tyndale University building.
8. Staging during construction should be carefully planned to ensure that no negative impacts occur to any cultural heritage attributes. All efforts should be made to eliminate potential impacts during construction. Construction and staging plans should be provided to the City of Toronto in advance of construction.
9. Any building activities that may result in vibration impact should be monitored to ensure that they are within the City of Toronto's guidelines for vibrations during construction activities.

4.0 Plans and Illustrations

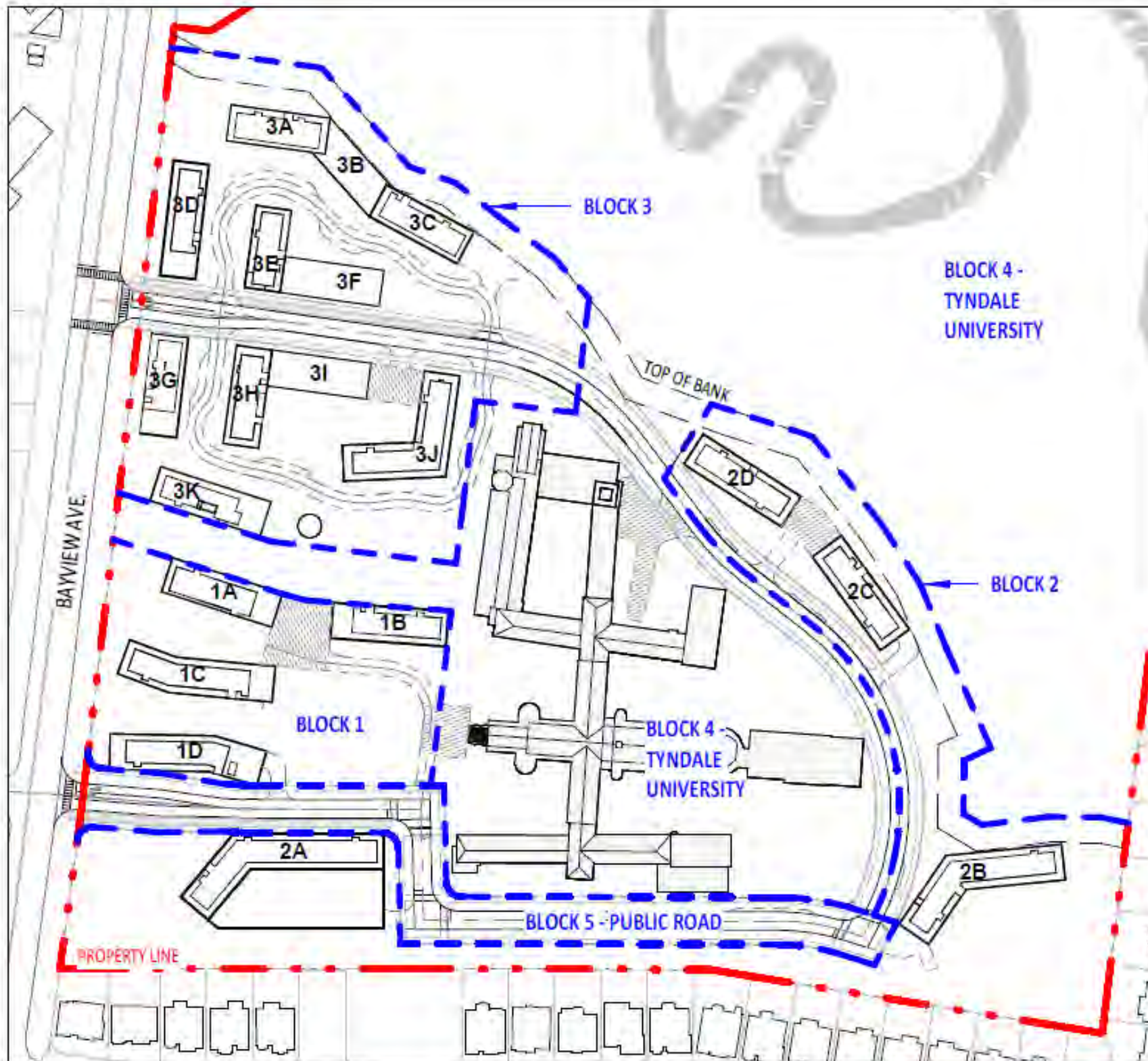


Figure 1: Original Site Plan (June 2021)

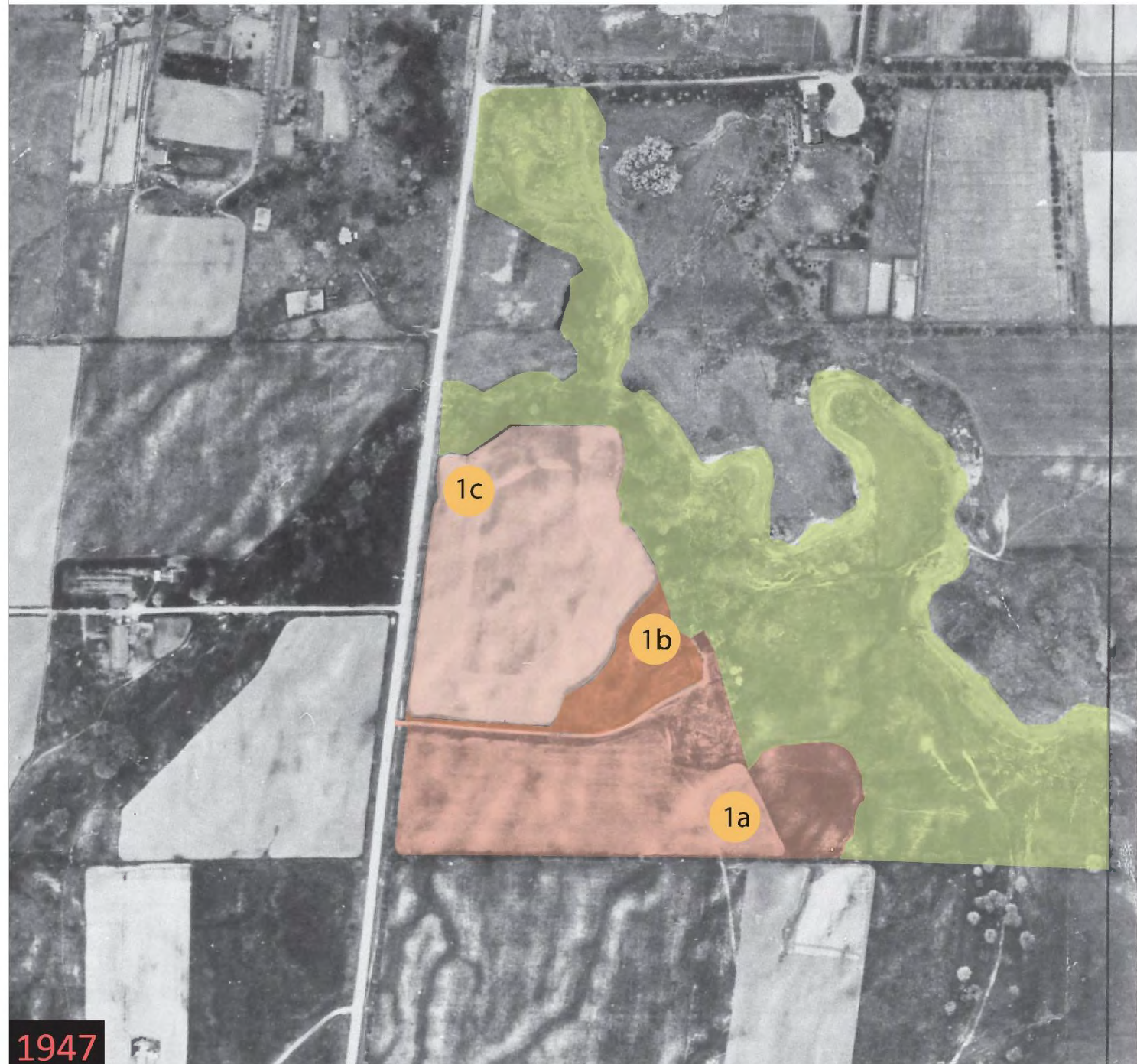


Figure 2: Site Plan Revision 2 (December 2021)



Figure 3: Site Plan Revision 3 (December 2022)

Historical Landscape Zones



/ Tablelands are clearly divided into three zones until the mid 1950s:

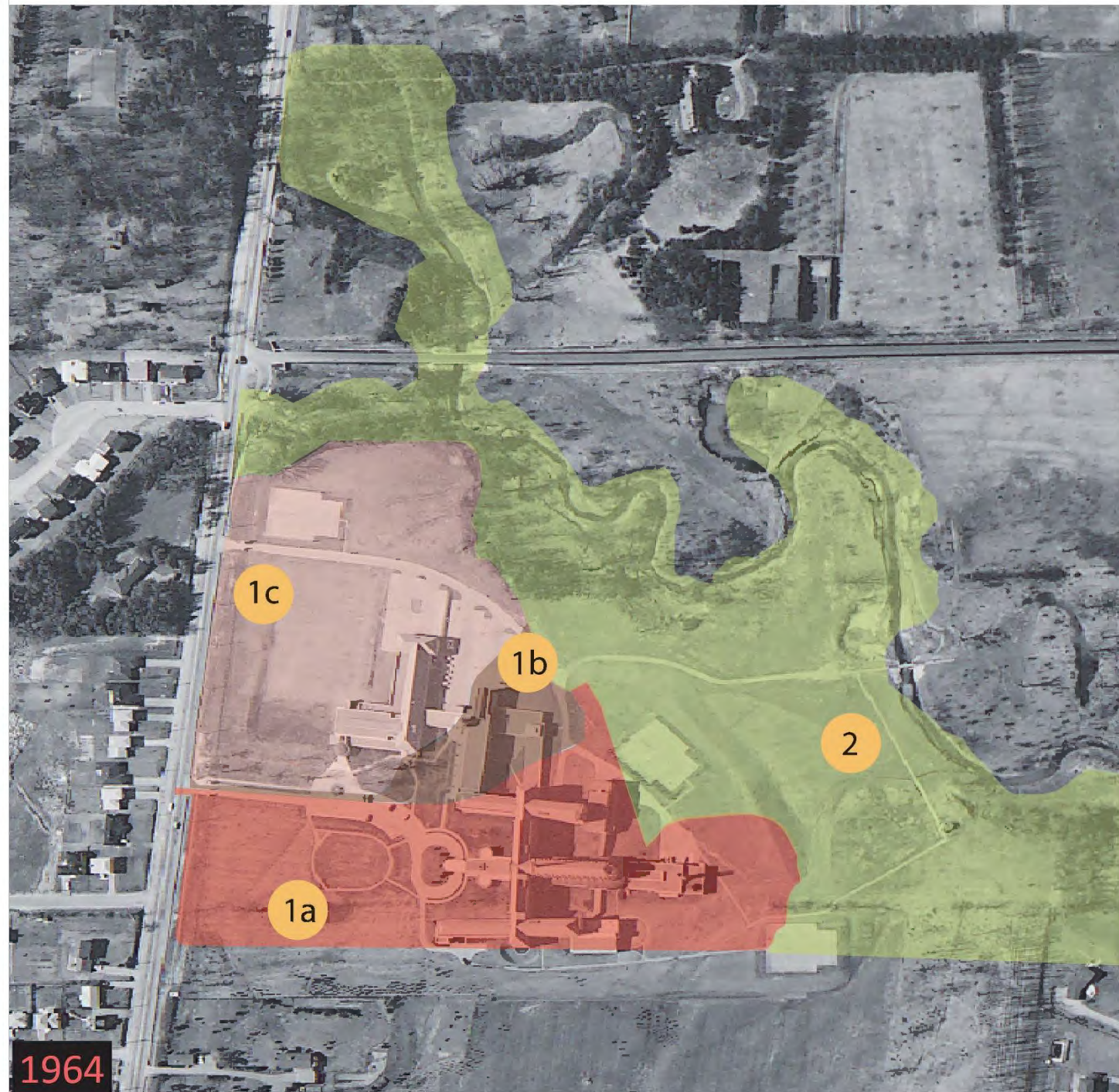
- 1a** High point of land, flat terrain; site of entrance drive and former farmhouse and open cultivated fields.
- 1b** Transitional slope; vegetative cover.
- 1c** Low land sloping to the north, flat terrain; open cultivated fields.

/ These zones and topographies become organizing principles for design of the Motherhouse Campus.



Figure 4: Illustration showing tableland and ravine landscape zones and corresponding landscape sub-units extant prior to design and construction of the Motherhouse complex, 1947.

Siting of Motherhouse Campus



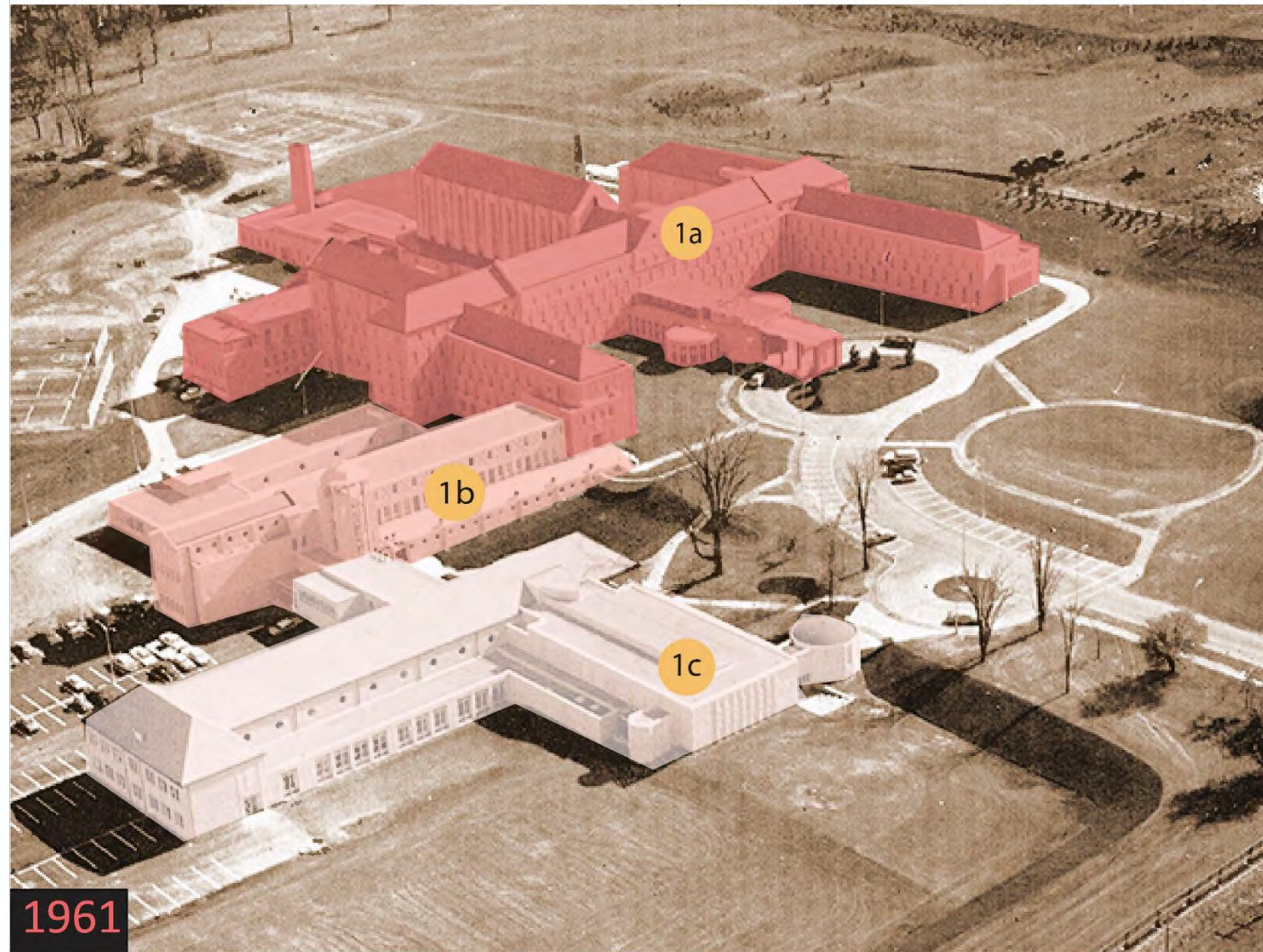
/ Motherhouse Campus is organized into units and functional uses, each corresponding to the property's former landscape zones and features. Some proposed landscape plans are never implemented.

- 1a** Visually prominent Motherhouse and chapel and formal entrance are visual focal point, sited on high point of flat land. Edge of U-shaped facade is strongly defined on north side by change in grade.
- 1b** Annex and transitional space between high school and Motherhouse headquarters is nestled into former transitional slope area with vegetative cover.
- 1c** High school is suppressed into the low lands sloping to the north.
- 2** Valleylands as passive open space; undevelopable area.



Figure 5: Illustration showing historical tableland and ravine landscape zones and corresponding landscape sub-units corresponding to primary components of the Motherhouse campus and building complex, 1964.

Building Functions and Arrangement



1a Motherhouse Function
Administration | Worship | Domesticity | Vocation

- /Formal entrance, open green and porte-cochere
- /Reception and Guest Rooms
- /Chaplain's Apartment
- /Chapel
- /Novitiate
- /School Rooms
- /Novices Library
- /Novices Parlour & Recreation Rooms
- /General Council Wing
- /Sisters Community Room
- /Sisters Office
- /Boarding Students
- /Utilities & Services
- /Kitchens, Bakeries, Refrigerators
- /Cloisters

1b Annex Function
Transitional Space

- /Students Library
- /Music Department
- /Classrooms
- /Entrance, Play Area, Lawns and Walks

1c High School Function
Formal 'Public' Education | Curriculum Spaces

- /Upper School Floor
- /Gymnasium Auditorium
- /Classrooms
- /Rotunda Entrance



Figure 6: Annotation of 1961 aerial photograph of the site, identifying distinct components of the building complex with description of their specific programmatic functions and showing how shifts in built form, size, and function correspond to historical landscape zones and sub-units 1a, 1b, and 1c.