

3377 Bayview Avenue - Notice of Intention to Designate a Property under Part IV, Section 29 of the Ontario Heritage Act

Date: January 30, 2023

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: 17 - Don Valley North

SUMMARY

This report recommends that City Council state its intention to designate the property at 3377 Bayview Avenue under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value.

The property at 3377 Bayview Avenue comprises the Tyndale University campus, formerly the Sisters of St. Joseph Motherhouse campus. The built components of the property are primarily situated on table lands overlooking a ravine alongside the German Mills Creek, a tributary of the Don River. The architectural firm of Marani, Morris & Allan designed the complex of interconnected buildings in 1959-1960 to reflect both Neoclassical and Modernist principles. The ensemble, further united through landscape and circulation elements, constitutes a cultural landscape that has facilitated ongoing spiritual practice and religious education for over 60 years.

Staff have completed the Research and Evaluation Report for the property at 3377 Bayview Avenue and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act on the basis of its design/physical, historical/associative, and contextual values. As such, the property is a significant built heritage resource.

As the property includes an active place of worship, this designation report was prepared to respect and protect according to the Places of Worship policy of the Official Plan.

In June 2021, the City received an OPA and Rezoning application related to the property at 3377 Bayview Avenue. This application, along with a concurrent application for Draft Plan of Subdivision (21 169804 NNY 17 SB), proposes 15 residential and mixed use buildings, most of which would range in height from 5 to 8 storeys, with three buildings from 12 to 20 storeys. These buildings will accommodate 1504 units, 50% of which would be affordable rental, and 50% market rental. A total of 1,385 square metres of new non-residential gross floor area is proposed within Phase 1, including a daycare,

restaurant, and flexible use spaces to be used by Tyndale University. A network of public and private streets, shared streets and a publicly accessible open space are proposed. Tyndale University would own the residential components, and would remain operational. Portions of the existing buildings and landscapes would be retained. The application was appealed to the Ontario Land Tribunal on March 3, 2022.

A Heritage Impact Assessment (HIA) is required for all development applications that affect listed and designated properties and will be considered when determining how a heritage property is to be conserved. ASI prepared an HIA for 3377 Bayview Avenue that was submitted in June 2021. A revised HIA was submitted in January 2023.

In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act. The Bill 108 Amendments to the Ontario Heritage Act came into force on July 1, 2021, which included a shift in Part IV designations related to Planning Act applications that would trigger a Prescribed Event. Section 29(1.2) of the Ontario Heritage Act now restricts City Council's ability to give notice of its intention to designate a property under the Act to within 90 days after the City Clerk gives notice of a complete application.

A "Prescribed Event" is a point of time when the application for an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application has been deemed complete and the City Clerk provides notice of that complete application to the public in accordance with the Planning Act.

The City Clerk issued a complete application notice on July 23, 2021. The property owner provided a waiver to extend indefinitely the 90-day timeline established under Bill 108.

On November 28, 2022, the More Homes Built Faster Act, 2022 (Bill 23) received Royal Assent. Schedule 6 of the More Homes Built Faster Act which amended the Ontario Heritage Act and came into effect on January 1, 2023.

As of January 1, 2023, should a property be subject to an Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application that would trigger a Prescribed Event, the property must be listed in the heritage register prior to the Prescribed Event occurring to designate a property. This requirement does not apply to a Prescribed Event that has occurred prior to January 1, 2023.

The application currently under review was deemed complete prior to Bill 23 changes to the Ontario Heritage Act coming into force, however, the Part IV designation must be in compliance with the Province's amended O. Reg. 9/06 under the Ontario Heritage Act, which is effect as of January 1, 2023. The revised regulation establishes nine provincial criteria for determining whether a property is of cultural heritage value or interest.

A property may be designated under Part IV, Section 29 of the Ontario Heritage Act, if it meets two or more of the nine criteria.

Designation also enables City Council to review proposed alterations or demolitions to the property and enforce heritage property standards and maintenance.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council state its intention to designate the property at 3377 Bayview Avenue under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance; 3377 Bayview Avenue (Reasons for Designation) attached as Attachment 3, to the report, February 7, 2023, from the Chief Planner and Executive Director, City Planning; and
2. If there are no objections to the designation, 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.

FINANCIAL IMPACT

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

DECISION HISTORY

On June 15 and 16, 2022, City Council adopted NY32.6 - 3377 Bayview Avenue - Official Plan Amendment, Zoning By-law Amendment- Request for Directions Report. This item related to ongoing discussions with the applicant to resolve outstanding issues related to Official Plan and Zoning By-law Amendment appeal for the lands at 3377 Bayview Avenue.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.NY32.6>

On July 14, 15, and 16, 2021, City Council adopted PH25.11 - Creating New Affordable Rental Homes at 3377 Bayview Avenue. This item related to authorization of up to 752 affordable rental units to be constructed on the lands at 3377 Bayview Avenue to be eligible for certain waivers and tax exemptions.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.PH25.11>

BACKGROUND

Heritage Planning Framework

The conservation of cultural heritage resources is an integral component of good planning, contributing to a sense of place, economic prosperity, and healthy and equitable communities. Heritage conservation in Ontario is identified as a provincial interest under the Planning Act. Cultural heritage resources are considered irreplaceable and valuable assets that must be wisely protected and managed as part of planning for future growth under the Provincial Policy Statement (2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). Heritage Conservation is

enabled through the Ontario Heritage Act. The City of Toronto's Official Plan implements the provincial policy regime, the Planning Act, the Ontario Heritage Act and provides policies to guide decision making within the city.

Good planning within the provincial and municipal policy framework has at its foundation an understanding and appreciation for places of historic significance, and ensures the conservation of these resources are to be balanced with other provincial interests. Heritage resources may include buildings, structures, monuments, and geographic areas that have cultural heritage value or interest to a community, including an Indigenous community.

The Planning Act establishes the foundation for land use planning in Ontario, describing how land can be controlled and by whom. Section 2 of the Planning Act identifies heritage conservation as a matter of provincial interest and directs that municipalities shall have regard to the conservation of features of significant architectural, historical, archaeological or scientific interest. Heritage conservation contributes to other matters of provincial interest, including the promotion of built form that is well-designed, and that encourages a sense of place.

The Planning Act requires that all decisions affecting land use planning matters shall conform to the Growth Plan and shall be consistent with the Provincial Policy Statement, both of which position heritage as a key component in supporting key provincial principles and interests.

<https://www.ontario.ca/laws/statute/90p13>

The Provincial Policy Statement provides policy direction on land use planning in Ontario and is to be used by municipalities in the development of their official plans and to guide and inform decisions on planning matters, which shall be consistent with the Provincial Policy Statement. The Provincial Policy Statement articulates how and why heritage conservation is a component of good planning, explicitly requiring the conservation of cultural heritage and archaeological resources, alongside the pursuit of other provincial interests. The Provincial Policy Statement does so by linking heritage conservation to key policy directives, including building strong healthy communities, the wise use and management of resources, and protecting health and safety.

Section 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development states that long-term economic prosperity is supported by, among other considerations, the promotion of well-designed built form and cultural planning, and the conservation of features that help define character. Section 2.6 Cultural Heritage and Archaeology subsequently directs that "significant built heritage resources and significant cultural heritage landscapes shall be conserved". Through the definition of conserved, built heritage resources, cultural heritage landscape and protected heritage property, the Provincial Policy Statement identifies the Ontario Heritage Act as the primary legislation through which heritage conservation will be implemented.

<https://www.ontario.ca/page/provincial-policy-statement-2020>

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds on the Provincial Policy Statement to establish a land use planning framework that supports complete communities, a thriving economy, a clean and healthy environment and social

equity. Section 1.2.1 Guiding Principles states that policies in the plan seek to, among other principles, "conserve and promote cultural heritage resources to support the social, economic, and cultural well-being of all communities, including First Nations and Metis communities". Cultural heritage resources are understood as being irreplaceable, and are significant features that provide people with a sense of place. Section 4.2.7 Cultural Heritage Resources directs that cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.

<https://files.ontario.ca/mmah-place-to-grow-office-consolidation-en-2020-08-28.pdf>

The Ontario Heritage Act is the key provincial legislation for the conservation of cultural heritage resources in Ontario. It regulates, among other things, how municipal councils can identify and protect heritage resources, including archaeology, within municipal boundaries. This is largely achieved through listing on the City's Heritage Register, designation of individual properties under Part IV of the Ontario Heritage Act, or designation of districts under Part V of the Ontario Heritage Act.

Section 27 of the Ontario Heritage Act gives municipalities the authority to maintain and add to a publicly accessible heritage register. The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but City Council believes to be of "cultural heritage value or interest."

<https://www.ontario.ca/laws/statute/90o18>

Ontario Regulation 9/06 sets out the criteria for evaluating properties to be designated under Part IV, Section 29 of the Ontario Heritage Act. The criteria are based on an evaluation of design/physical value, historical and associative value and contextual value. A property may be designated under Section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

<https://www.ontario.ca/laws/regulation/060009>

The Ontario Heritage Toolkit provides guidance on designating properties of municipal significance, including direction on the purpose of designating heritage properties and information about how the Provincial Policy Statement and the Ontario Heritage Act provide a framework for the conservation of heritage properties within the land use planning system. In June 2019, the More Homes, More Choice Act, 2019 (Bill 108) received Royal Assent. Schedule 11 of this Act included amendments to the Ontario Heritage Act. The Bill 108 Amendments to the Act came into force on July 1, 2021, which included, amongst other matters, amendments to the listing and designation processes. Guidance from the Province related to the implementation of Bill 108 and Bill 23 Amendments has yet to be released.

http://www.mtc.gov.on.ca/en/heritage/heritage_toolkit.shtml

On November 28, 2022, the More Homes Built Faster Act, 2022 (Bill 23) received Royal Assent. Schedule 6 of the More Homes Built Faster Act amended various sections of the Ontario Heritage Act and came into effect on January 1, 2023.

The City of Toronto's Official Plan contains a number of policies related to properties on the City's Heritage Register and properties adjacent to them, as well as the protection of areas of archaeological potential. Indicating the integral role that heritage conservation plays in successful city-building, Section 3.1.6 of the Official Plan states that, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable City that can contribute to other social, cultural, economic and environmental goals of the City."

Policy 3.1.6.4 states that heritage resources on the City's 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 adopted by Council."

Policy 3.1.6.6 encourages the adaptive re-use of heritage properties while Policy 3.1.6.26 states that, when new construction on, or adjacent to, a property on the Heritage Register does occur, it will be designed to conserve the cultural heritage values, attributes and character of that property and will mitigate visual and physical impacts on it.

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

<https://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

Heritage Places of Worship:

3.1.6.47 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.

3.1.6.48 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.

3.1.6.49 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.

3.1.6.50 Faith groups will advise the City as to the identified liturgical elements to be identified in the designating by-law.

3.1.6.51 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.

3.1.6.52 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.

3.1.6.53 The City will, in consultation with faith groups, establish a protocol to implement these policies

<https://www.toronto.ca/wp-content/uploads/2017/11/981f-cp-official-plan-chapter-3.pdf>

COMMENTS

On January 1, 2023, the Province's proposed amendments to the Ontario Heritage Act (the Act) through the More Homes Built Faster Act, 2022 (Bill 23) came into effect.

On July 1, 2021, O. Reg 385/21 under the Act came into effect which defines what constitutes a Prescribed Event under the Act.

The date the City Clerk provides notice to the public of the complete application is the Prescribed Event. The Prescribed Event is not the date a development application is deemed complete or when an application is made to the City.

If a new or subsequent Official Plan Amendment, Zoning By-law Amendment and/or Draft Plan of Subdivision Application is submitted on the same property, the Prescribed Event date is reset to the new date the City Clerk issues notice to the public of the new or subsequent complete application. From the date of the Prescribed Event occurring, the City has 90 days to issue a Notice of Intention to Designate that property or otherwise be prohibited from designating that property under Section 29 of the Act, subject to "limited exceptions."

In June 2021, the City received an OPA and Rezoning application related to the property at 3377 Bayview Avenue. This application, along with a concurrent application for Draft Plan of Subdivision (21 169804 NNY 17 SB), proposes 15 residential and mixed use buildings, most of which would range in height from 5 to 8 storeys, with three buildings from 12 to 20 storeys. These buildings will accommodate 1504 units, 50% of which would be affordable rental, and 50% market rental. A total of 1,385 square metres of new non-residential gross floor area is proposed within Phase 1, including a daycare, restaurant, and flexible use spaces to be used by Tyndale University. A network of public and private streets, shared streets and a publicly accessible open space are proposed. Tyndale University would own the residential components, and would remain operational. Portions of the existing buildings and landscapes would be retained. The application has been appealed to the Ontario Land Tribunal.

As the property includes an active place of worship, this designation report was prepared to respect and protect according to the Places of Worship policy of the Official Plan. The City of Toronto has established a number of Official Plan policies to ensure that the mutual goals of conserving the heritage values of a heritage Place of Worship and respecting and protecting the faith group's rites of worship were achieved. In 2015,

a protocol for Places of Worship was developed by City Planning to implement the Places of Worship policies contained within the City's Official Plan. In accordance with the Official Plan Policies Heritage Conservation 3.1.6.47-50 and the City's Places of Worship Protocol, the faith group at Tyndale University was consulted to identify certain heritage attributes as liturgical elements. The Statement of Significance identifies the heritage values and all attributes of the property while ensuring that the faith group's rites of worship have been respected.

In addition, City staff engaged with ASI and ERA Architects, the heritage consultants on behalf of the applicant for the proposal at 3377 Bayview Avenue, in the process of finalizing the Statement of Significance for this property.

3377 Bayview Avenue

Research and Evaluation according to Ontario Regulation 9/06

While the research and evaluation of the property referenced above is, in staff's determination, sufficient to support the designation of the property at 3377 Bayview Avenue, it should be noted that new and additional relevant information on the subject property further expanding on its cultural heritage value following community input and additional access to archival records may be incorporated in the final version of a Part IV designation by-law.



Figure 1: 3377 Bayview Avenue, primary entry to Motherhouse, 2022 (Heritage Planning).



Figure 2: 3377 Bayview Avenue, view towards the Motherhouse Chapel, 2022 (Heritage Planning).

1. DESCRIPTION

3377 Bayview Avenue - Tyndale University	
ADDRESS	3377 Bayview Avenue
WARD	17 - Don Valley North
LEGAL DESCRIPTION	CON 2 EYS PT LOTS 23 AND 24 RP 64R5224 PARTS 2 TO 4 6 AND 7 PT PART 1
NEIGHBOURHOOD/COMMUNITY	Bayview Woods - Steeles
HISTORICAL NAME	Sisters of St. Joseph Motherhouse
CONSTRUCTION DATE	1960
ORIGINAL OWNER	Frederick K. Morrow; Sisters of St. Joseph
ORIGINAL USE	Residence and administrative centre for religious order - Sisters of St. Joseph Educational institution - St. Joseph's Morrow Park Catholic Secondary School
CURRENT USE*	Educational institution - Tyndale University
ARCHITECT/BUILDER/DESIGNER	Marani, Morris & Allan
DESIGN/CONSTRUCTION/MATERIALS	See Section iii below
ARCHITECTURAL STYLE	Neoclassicism & Modernism
ADDITIONS/ALTERATIONS	See Section iii below
CRITERIA	Design/Physical, Historical/Associative, Contextual
HERITAGE STATUS	N/A

RECORDER	Heritage Planning: Tatum Taylor Chaubal
REPORT DATE	January 2023

2. BACKGROUND

This research and evaluation section of the report describes the history, architecture and context of the properties at 3377 Bayview Avenue, and applies evaluation criteria as set out in Ontario Regulation 9/06, under the headings of historical/associative, design/physical and contextual value to determine whether they merit designation under Part IV, Section 29 of the Ontario Heritage Act. A property may be designated under Section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest. The application of the criteria is found in Section 3 (Evaluation Checklist). The conclusions of the research and evaluation are found in the Conclusion of the report. Maps and Photographs are located in Attachment 1. The archival and contemporary sources for the research are found in Attachment 2. The Statements of Significance are contained in Attachment 3.

i. HISTORICAL TIMELINE

Key Date	Historical Event
	The area now known as the City of Toronto is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples, and is now home to many diverse First Nations, Inuit and Métis peoples. Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit (1805), and the Williams Treaties (1923) signed with multiple Mississaugas and Chippewa bands.
c. 1650	The Congregation of the Sisters of St. Joseph was founded in France with the mission of performing works of charity, including teaching, nursing, and assisting orphans, the poor, and the sick.
1787	The land that comprises the former York Township was alienated by the British from the native Mississaugas by Provisional Treaty Number 13, known as the "Toronto Purchase."
1808	Crown patent for Lot 24, Concession 2 East of Yonge Street was granted to James Macaulay.
1828	Crown patent for Lot 23, Concession 2 East of Yonge Street was granted to King's College.
1836	John Cummer purchased Lot 23 and Lot 24; at this point, the lands remained vacant.
1851	The first Sisters of St. Joseph arrived in Canada from Philadelphia, invited by Toronto's Catholic Bishop Armand de Charbonnel.
1854	With funding from Bishop de Charbonnel, the Sisters of St. Joseph built their first Motherhouse in Canada, located on Power Street in Toronto (east of present-day Parliament Street), followed by the House of Providence, built on the same property in 1857.

1855	David Mulholland bought 100 acres on the west half of Lot 24; at this time, the property contained a one-and-a-half storey frame building, with a tributary of the Don River (now called German Mills Creek) running diagonally through the property.
1863	The Sister of St. Joseph built a new Motherhouse on St. Alban Street (now Wellesley Street West); this building served as their administrative headquarters until the Motherhouse at 3377 Bayview Avenue was constructed in 1960.
1878	Mary H. and Joseph E. Shepard acquired the west 100 acres of Lot 24; it is possible that Joseph E. Shepard was a descendant of Joseph Shepard (1766-1837), an early settler, important community member, and property owner in North York in the 19th century.
1894	The Toronto Bible Training School was established; the school would later become the Ontario Bible College (1968), Tyndale College (1998), and Tyndale University College and Seminary (2003).
1922	York Township was established by local farmers north of Toronto, who felt they were not being properly represented by local government.
1933	Frederick K. Morrow, a prominent business leader and philanthropist, bought the western 100 acres of Lot 24; aerial photographs from the 1940s show that the property was still rural at this time, with a small building located in the centre of the property, accessed via a long driveway from Bayview Avenue, flanked by cultivated fields.
1953	North York became one of 13 municipalities in the new Municipality of Metropolitan Toronto.
1953	The 2,000-acre privately developed residential and commercial community of Don Mills was announced; this marked a period of intensive development in North York, characterized by buildings and headquarters designed by prominent Canadian Modernist architects.
1953	Shortly before his death, Frederick Morrow and his wife, Edna, granted their 100-acre property on Bayview Avenue to the Sisters of St. Joseph; the Sisters subsequently named the site Morrow Park in honour of their benefactors.
1959	The Sisters of St. Joseph sold more than 40 acres of their property on Lot 24 to the Jesuit Fathers of Upper Canada; this portion of the property, located on the east side of the German Mills Creek, would later become the home of Regis College, a school for Jesuit training in theology designed by Modernist architect Peter Dickinson (later demolished in 2016).
1960	The Motherhouse at 3377 Bayview Avenue was completed to the designs of prominent Modernist architectural firm Marani, Morris & Allan; the complex included a chapel, a house of formation, a residence for teaching sisters, a hospital/infirmarium of elderly and/or sick sisters, a school (to be known as St. Joseph's Morrow

	Park Catholic Secondary School), and a wing for student boarders.
1967	North York was renamed a borough.
1967-1976	The Sisters of St. Joseph sold portions of Morrow Park to private real estate investment companies for the creation of the Morrow Park Estates neighbourhood; the Sisters' land holdings remained substantial at 56.3 acres.
1976	The Jesuits sold Regis College to the Ontario Bible College, who would later become Tyndale University.
1979	North York was incorporated as a city.
1984	The Globe and Mail published a story on the financial decline of the Sisters of St. Joseph; this was the first year that they faced a financial deficit as the congregation had shrunk to 383 members from more than 600 in the early 1960s.
1987	The operations of St. Joseph's Morrow Park Catholic Secondary School were taken over by the Metropolitan Separate School Board (now the Toronto District Catholic School Board).
1998	The former City of North York was amalgamated as part of the City of Toronto.
2002	Pope John Paul II stayed at the Motherhouse during his visit to Toronto as part of World Youth Day.
2006	The Sisters sold their property to Tyndale University for \$40 million, but secured the right to stay at the property until their new facility at 2 O'Connor Drive was completed in 2013; however, Tyndale University commenced renovations of the buildings starting in 2008.
2013	Tyndale University moved into the property following the departure of the Sisters of St. Joseph.
2017	Brenham Crescent was extended into the property to create a four-way intersection on Bayview Avenue, and a new entrance and surface parking lot for the University; these changes required the land to be levelled, and resulted in excavated fill being placed on the open lawn in front of the university.

ii. HISTORICAL BACKGROUND

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.

York Township, North York and Early European Settlement

The Don River and its surrounding valleys and ridges were, for almost 12,000 years, part of the traditional migratory and hunting grounds and later areas of settlement of Indigenous peoples, including the Five Nations Iroquois, and later the Mississaugas. The area was known as the Carrying Place and stretched from Lake Ontario to Lake Simcoe and the northern Great Lakes. The British gained control of the land following the end of the Seven Years War between Britain and France in 1759, the end of the American Revolution in 1783 which brought Loyalist migration into the newly

established British territory and the negotiations known as Toronto Purchase of 1787¹ in which the Mississaugas surrendered the lands known as the Carrying Place to the British.²

Following the creation of Upper and Lower Canada in 1791, the Town of York was established in 1793 as the new capital of Upper Canada and the region was partitioned into townships. York Township, which included the Town of York, was surveyed and subdivided with concession roads running east-west and north-south. In between the concession roads, the land was subdivided into long rectangular lots of 200 acres and granted to government officials, loyalists, and the military with one-seventh of the land being set aside as "clergy reserves" for the Church of England.

Most of the property at 3377 Bayview Avenue was originally part of the 200-acre Lot 24, in the Second Concession east of Yonge Street, with the southernmost portion of the property located on Lot 23. Both Lots 23 and 24 stretched from Bayview in the west to Leslie Street in the east, and were bisected by a tributary of the west branch of the Don River (now known as German Mills Creek), giving the property its natural and topographical features including ridges, sloping banks and ravines. Archival records show that the crown patent for Lot 24 was granted to James Macaulay in 1808, while that for Lot 23 was granted to King's College in 1828.³ While the lots changed hands several times in the early 19th century, John Cummer acquired the western portions of Lot 23 and 24, which today contain the subject property, in 1836. In 1855, the western 100 acres of Lot 24 fronting onto Bayview Avenue were acquired by David Mulholland, whose name appears on the Tremaine Map from 1860. The Tremaine Map also shows a building located at the centre of the property at the time. In 1878, the western 100 acres of Lot 24 were granted to Mary H. Shepard⁴, the wife of Joseph Shepard, whose name also appears in the 1878 Miles & Co. Illustrated Historical Atlas. Shepard was likely a member of the Shepard family, who were important early settlers and land owners in North York in the 19th century.⁵

In 1933, the western 100 acres of the lot fronting Bayview Avenue was granted to Frederick K. Morrow, a prominent business leader and philanthropist. Archival mapping and aerial photographs from the 1930s and 1940s reveal that the property remained rural and relatively undeveloped during Morrow's ownership, with a small structure located at the centre of the property, accessed via a long driveway from Bayview Avenue, and featuring fields at the front (west) of the property, and a wooded area to the rear (east) of the property on the banks of the German Mills Creek. Archival sources also reveal that "Morrow Farm" at Bayview and Cummer, which is likely the subject property at 3377 Bayview Avenue, hosted the Eglinton Hunt Club Hunter Trials in 1951 and 1952.⁶ The site's sloped topography was noted in a 1951 newspaper article as

¹ This was subsequently renegotiated in 1805 with Treaty 13 and was finally settled in May 2010.

² This included land now known as Greater Toronto Area and Vaughan.

³ The history of the land ownership for this property is found in the Land Registry Office, Abstract Parcel Register Book for Metro Toronto, North York, Book 30-31, Concession 2, Lot 23 to 24.

⁴ Spelled interchangeably in historic documents as Sheppard, Shepard, and Shephard.

⁵ ASI, p. 14.

⁶ "Social notes." The Globe and Mail, September 12, 1952; p. 12.

creating "a natural amphitheatre" which gave spectators "an excellent chance to watch performances".⁷

Frederick K. Morrow

Frederick Keenan Morrow was a prominent Canadian businessman in the early 20th century. Born on a farm in Essa Township, Ontario in 1886, he rose to become one of Canada's most successful businessmen. He was known by associates as the "master of business"⁸ and served as Chairman or Director of various successful companies throughout his career, including Loblaw Groceries Inc., Wilsil Limited, the Ogilvie Flour Mills Co. Limited, Remington Rand Limited, and the Ward Baking Company. He also served on the Board of Directors for the Bank of Toronto,⁹ and was awarded the Order of the British Empire in 1943 for "Patriotic & Philanthropic Work" in Toronto.¹⁰

Morrow also had a philanthropic relationship with the Sisters of St. Joseph prior to donating his property on Bayview Avenue to the congregation in 1953. He served as a Governor of St. Joseph's Hospital (then operated by the Sisters), and donated \$2 million for a new wing at the hospital, which was constructed in 1949.¹¹ He died at his home in Toronto's Wychwood Park at the age of 67 on May 31, 1953.¹² Only weeks before his death, Morrow, and his wife Edna, granted 100 acres of their property on Bayview Avenue to the Sisters of St. Joseph for the Diocese of Toronto in Upper Canada.¹³ The sisters would rename the property Morrow Park in honour of their benefactors, and would subsequently use the property as the site for their new, purpose-built Motherhouse.

The Sisters of St. Joseph

The Congregation of the Sisters of St. Joseph was founded in France in 1650, with the mission of performing works of charity, such as teaching, nursing, and assisting disadvantaged members of society, including orphans, the poor, and the sick.¹⁴ The Congregation grew in France from the 1600s to the 1800s, and the first Sisters arrived in the United States in 1836. In 1851, the first Sisters arrived in Canada from the United States? at the invitation of Toronto's Catholic Bishop Armand de Charbonnel, who had learned of the good works carried out by the Sisters while visiting Philadelphia.¹⁵ While the Sisters initially took charge of a pre-existing orphanage on Nelson Street (now Lower Jarvis Street), the Sisters were quick to open St. Patrick's School on Queen Street, followed by their first Motherhouse at Queen Street East and Power Street (just

⁷ "Eglinton Hunter Trials held as Morrow Farm." The Globe and Mail, September 17, 1951; p. 2.

⁸ The Gazette, Monday June 1, 1953.

⁹ The Bank of Toronto Ninety-First Annual Report. November 30, 1946.

¹⁰ ASI, p. 17.

¹¹ Globe & Mail, 1953.

¹² The Gazette

¹³ Land Registry Office, Abstract Parcel Register Book for Metro Toronto, North York, Book 31, Concession 2, Lot 24.

¹⁴ Sisters of St. Joseph of Toronto, 2021. <https://csj-to.ca/about/history>

¹⁵ Ibid.

east of present-day Parliament Street) in 1854, and House of Providence on the same property in 1857.¹⁶ While the Power Street House of Providence continued to serve disadvantaged members of society, including orphans, widows, the elderly, and those who were sick or homeless, until the 1960s, the Sisters opened a new purpose-built Motherhouse on St. Alban's Street (now Wellesley Street West) in 1863. While the House of Providence was used to help disadvantaged members of society, the St. Alban Street Motherhouse served as the principal residence and administrative headquarters for the Sisters until they relocated to the property at 3377 Bayview Avenue in the 1960s.

Like many members of female religious orders in Canada, the Sisters of St. Joseph were highly involved in establishing educational and health care institutions in the city, and Canada more broadly. The Sisters opened numerous schools for girls in the 19th and 20th centuries in and around Toronto, including St. Patrick's School on Queen Street (1852), St. Joseph's Academy on Power Street (1854), St. Joseph's College at the University of Toronto (1911), and St. Joseph's High School, Islington (1949). Similarly, the Sisters' mission included providing health care to those in need, and the order founded and operated several hospitals and health centres in the city. These include St. Michael's Hospital (1892), St. Joseph's Hospital (1921), and Our Lady of Mercy Hospital (1925).¹⁷ In 1980, St. Joseph's Hospital merged with Our Lady of Mercy Hospital to form the St. Joseph Health Centre.

Beginning in the 1970s, the Sisters moved away from large institutional operations in schools and hospitals, and they founded and were involved in a variety of smaller organizations, including St. Michael's Homes for those living with addiction in 1974, New Beginnings to support widowed, divorced, and separated Catholics in 1976, the Daily Bread Food Bank in 1982, Nazareth House to support young mothers in 1985, Herron Place Refugee Centre in 1989, the Furniture Bank in 1998, and Fontbonne Ministries in 2000.¹⁸

St. Joseph's Morrow Park

As described above, shortly before his death in 1953, Frederick K. Morrow donated 100 acres of undeveloped land within Lot 24 on Bayview Avenue to the Sisters of St. Joseph. In 1959, the Sisters sold just over 40 acres of their property to the Jesuit Fathers of Upper Canada, which in 1961 became the home of Regis College, a school for Jesuit theological training.¹⁹ It is likely that proceeds from this sale were used by the Sisters to fund the construction of their new Motherhouse at 3377 Bayview Avenue.

Aerial photographs reveal that the new Motherhouse complex on the subject property was under construction by 1959. At this time, the character of the surrounding area remained largely undeveloped and rural, with only sparse residential subdivision and development visible on the west side of Bayview Avenue. The rural character that persisted in North York well into the 20th century has been noted by Patricia Hart in her

¹⁶ Ibid.

¹⁷ ASI.

¹⁸ Ibid.

¹⁹ ASI.

history of the Borough, which states that "at the end of World War II, North York was little more than a constellation of tiny settlements separated by miles of farms."²⁰

Completed in 1960 to the designs of prominent Modernist architectural firm Marani, Morris & Allan, the Motherhouse complex was described as "several buildings in one" by Reverend Mother Maura, the Sisters of St. Joseph's Mother General for Canada at the time.²¹ It has been noted that Mother Maura visited Motherhouses around North America for design inspiration for the new complex on Bayview Avenue, and worked closely with the architects to ensure that her vision was executed.²² Located on table lands above the banks of the German Mills Creek ravine, the complex was designed to accommodate the site's unique topography, and comprised a prominently placed southern Motherhouse located at the site's apex, and a school, known as St. Joseph's Morrow Park Catholic Secondary School, located at the bottom of a sloping bank. While the complex contained two distinct functional components, their unified modern design was described as being "in complete harmony throughout the building."²³

The original 1959 site plan for the complex reveals that nearly all planned landscape and building elements were constructed, apart from a formal garden originally planned to the west of the Motherhouse's southernmost wing. The complex was intentionally set back from Bayview Avenue, and connected to the thoroughfare by a circular driveway leading from the front gate to the building's formal limestone and granite porte-cochère entrance, which originally featured a large bas-relief sculpture of St. Joseph (which was removed from the property when the Sisters left in 2013, and is now located at the new St. Joseph's Morrow Park Catholic Secondary School at 3338 Bayview Avenue). The complex, which was described as "breath-taking at first view"²⁴ in a 1961 *Globe and Mail* article, was constructed of grey Credit Valley limestone and ceramic tile, and featured a usable floor area of eight acres.

At the time of construction, the Motherhouse served as the new administrative headquarters for the Sisters of St. Joseph in Canada, and originally included a chapel, a Novitiate for young nuns, a residence for teaching sisters, and a hospital/infirmary for elderly and/or sick sisters. The Motherhouse and school were connected by a transitional wing, referred to as "The Annex," which originally housed classrooms at the refectory (lower) level, along with recreational and lounge space for students at the main level, and rooms and a chapel for boarders at the upper level. While St. Joseph's Morrow Park School was opened in September 1960 under the direction and instruction of the Sisters,²⁵ the Motherhouse was officially opened in April of 1961, with the opening overseen by Cardinal James McGuigan and Coadjutor Archbishop of Toronto P. F. Pocock.²⁶

²⁰ Hart, p. 258.

²¹ James, 1961.

²² Interview with Archivist.

²³ SoSJ, 1963.

²⁴ Ibid.

²⁵ ASI

²⁶ James, 1961.

In the late 1960s, the Sisters' congregation shrank dramatically, and the organization began selling off land on the periphery of their property to real estate developers, for residential subdivision.²⁷ In 1984, the *Globe and Mail* published a story about the Sisters' financial decline, as the congregation faced their first financial deficit that year due to a shrinking and aging community, paired with the challenges of operating numerous institutions around the country.²⁸ In that same article, the group's leader Sister Imelda Cahill identified the Motherhouse as being a particular financial burden, as it required expensive alterations and renovations at the time. Sister Imelda also acknowledged that if the Sisters had waited five years, they would never have invested the money they did in the new Motherhouse on Bayview Avenue.²⁹ As a result of their financial difficulties, the Sisters sold off portions of their land holdings, and hired a consulting firm to advise them on how to use vacant portions of the Motherhouse for community outreach and programming.

In July 2002, the Motherhouse hosted the most important religious figure in the Catholic faith, when Pope John Paul II stayed there for two days during the World Youth Day celebrations in Toronto.³⁰ The Pope spoke twice in the Motherhouse chapel as part of his visit,³¹ and one of the Motherhouse parlours was named the "Papal Parlour" in his honour.

The Sisters of St. Joseph sold their property on Bayview Avenue to Tyndale University for \$40 million in 2006. However, the conditions of sale stipulated that the Sisters could stay at the Motherhouse until their new facility on O'Connor Drive was completed, and the Sisters did not leave the site until 2013.³²

Tyndale University

Founded as the Toronto Bible Training School in 1894 with the mission of being a centre of Christian higher education, the school was renamed the Toronto Bible College in 1912, and merged with the London College of Bible and Missions in 1968 to form the Ontario Bible College. In 1976, the school relocated from Spadina Road to the former Regis College property at 25 Ballyconor Court, which was located immediately east of 3377 Bayview Avenue, and had originally been sold to the Jesuit Fathers by the Sisters of St. Joseph in 1959. In 1998, the school was renamed Tyndale College after the prominent 16th century Protestant Reformer William Tyndale, and in 2006, the school signed an agreement to purchase Morrow Park on Bayview Avenue from the Sisters of St. Joseph. Now known as Tyndale University College & Seminary, the school fully occupied the property at 3377 Bayview Avenue in 2013, where it continues its legacy as an important provider of Christian higher education in Toronto.³³

²⁷ ASI, 2021.

²⁸ Moon, 1984. *Globe and Mail*.

²⁹ Moon.

³⁰ Boyd, 2002.

³¹ ASI, 2021. p. 31

³² ASI, p. 31

³³ <https://www.tyndale.ca/about/timeline/transcript>

Architects: Marani, Morris & Allan

The complex of buildings located at 3377 Bayview Avenue including the St. Joseph's Motherhouse and former St. Joseph's Morrow Park Catholic Secondary School, was designed by the prominent Canadian architectural firm of Marani, Morris and Allan. The project was overseen by Project Manager Ray Winegar.³⁴

Founded as a private practice by architect Ferdinand Herbert Marani in 1919, the firm evolved through a series of successive partnerships over the course of the 20th century. In 1924, Marani joined with architect James E. H. Paisley to form Marani & Paisley (1924 to 1925), and later with James I. Lawson to form Marani, Lawson & Paisley (1926 to 1928) and Marani & Lawson (1928 to 1929). In 1930, British-born designer Robert S. Morris joined the practice, which was subsequently known as Marani, Lawson & Morris from 1930 to 1941 and Marani & Morris from 1941 to 1959. In 1959, Marvin F. Allan, a former associate at Marani & Morris, was promoted to partner, establishing the firm of Marani, Morris & Allan, which was in operation until both Morris' and Allan's deaths in 1964.

Under the leadership of Ferdinand Herbert Marani (1893-1971) and Robert Schofield Morris (1898-1964), Marani & Morris (and later Marani, Morris & Allan) was a leading mid-century practice that catered primarily to corporate and institutional clients through the skillful integration of classical architectural principles with modernism. Over the course of their practice, and with the addition of new associates and partners such as Marvin F. Allan (1905-1964), Marani & Morris can be credited with bridging the perceived divide between tradition and modernity, and in doing so won both critical acclaim and significant corporate commissions.

The period between 1941 and 1964 in the partnership was defined by major corporate and institutional commissions. Buildings attributed to the firm from this period include the Confederation Life Insurance Company Office (333 Bloor Street East, 1950-51), the addition to the Manufacturer's Life Insurance Company Building (200 Bloor Street East, 1950-51) and the Traders Building (625 Church Street, 1956). In addition to corporate clients, Marani & Morris were retained by major institutions to either contribute to or design suburban and rural campuses, including Schmon Infirmary and Memorial Great Hall at Ridley College in St. Catharines, Ontario (1949), several buildings at Appleby College in Oakville, Ontario (1948-49), and the St Joseph's Motherhouse at Morrow Park (opened 1960). Other notable works include the Canadian National Exhibition Grandstand (1947), for which they were awarded a Massey Medal, and Peterborough City Hall (1950-51). In 1958, Morris became one of only two Canadians to be awarded the Royal Institute of British Architecture Gold Medal. The firm also had a longstanding relationship with the Sisters of St. Joseph, and were involved in the design of St. Joseph's Hospital in Toronto (1936), and the Sisters of St. Joseph Roman Catholic Convent in Hamilton, Ontario (1950).

While the nature of their work varied typologically, spanning from downtown office buildings to civic and institutional campuses, the firm of Marani & Morris (and later Marani, Morris & Allan) consistently delivered high quality modern designs that retained

³⁴ Sisters of St. Joseph, 1963.

enough of a footing in classical architecture to be palatable to corporate and institutional clients, while advancing the principles of modernism and contributing significantly to Toronto's 20th century architectural landscape.

The firm continues today as RDHA.

Stained Glass Artist: Jean Barillet

Artist Jean Barillet (1912-1997) designed the stained glass windows in the Motherhouse Chapel. Born in Paris in 1912, Barillet was the son of pioneering stained glass artist Louis Barillet, who was the first to introduce distinctly modern forms to the medium. Jean Barillet attended the School of Beaux Arts and the Grande Chaumière in Paris, and later continued his studies under numerous notable painters including Lèger, Severini, and Bissière. In 1936, Barillet became a member of the Union des Artistes Modernes, and was awarded the first "Grand Prix" at the Paris International Exhibition in 1937. In 1938, he was named an associate of the National Society of the Beaux Arts, and exhibited at numerous well-known exhibitions in France in the 1930s and 1940s. After the death of his father in 1949, Barillet took over the direction of the Barillet studios in Paris, and gained world-wide renown for his stained glass and mosaics. In the 1950s, his stained glass works were selected for exhibitions in Germany, Belgium, Japan and South America, as well as Montreal, New York, and San Francisco, and he was awarded the "Grand Prix" at the 1958 Brussels International Exhibition. Barillet is considered a pioneer in the medium of stained glass art, as he developed a unique application of slab glass in concrete, using Murano glass.³⁵

Barillet's work includes the restoration of medieval stained glass windows damaged by war at the Sainte Chapelle in Paris, the Cathedral of Notre-Dame in Paris, and the Cathedral of Beauvais, as well as commissions for new work at landmarks such as the Basilica of the Holy Trinity in Blois, the Basilica of Montligeon, and the Cathedrals of Dinan, Louviers, Pontdelarch, and Leneuburg, among others.³⁶

Sculptor: Donald De Lue

American sculptor Donald De Lue (1897-1988) designed the large cross and corpus (now removed), and the Stations of the Cross relief sculptures in the Motherhouse Chapel. Born in Boston, Massachusetts in 1897, sculptor Donald De Lue studied with Bela Pratt at the Museum of Fine Arts, Boston, and later worked with a number of well-known sculptors in the U.S. before spending five years in France after World War I working under sculptors including Alfredo Pena. After returning to the United States, De Lue served for many years as the chief assistant to sculptor Bryant Baker in New York City. His work first gained recognition in 1938, when he was runner-up in a competition for the Federal Trade Commission Building in Washington D. C., which subsequently led to a number of government commissions. It has been said that De Lue "executed

³⁵ The Catholic Transcript, May 19, 1960, p. 14.

³⁶ Ibid.

more monumental commissions than anyone else of his generation."³⁷ His best known works include The Spirit of American Youth Rising from the Waves at the Normandy American Cemetery and Memorial in France, numerous monuments and statues in Philadelphia and Gettysburg, and Rocket Thrower for the 1964 World's Fair in Flushing Meadows, New York.³⁸

iii. 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.

The former Sisters of St. Joseph Motherhouse campus at 3377 Bayview Avenue is a 56.3-acre property on the east side of Bayview Avenue, south of Steeles Avenue East. Situated atop a sloping bank, the built components of the campus overlook a ravine alongside the German Mills Creek, a tributary of the Don River. The firm of Marani, Morris & Allan designed the complex of interconnected buildings in 1959-1960 to reflect both Neoclassical and Modernist principles. The ensemble, further united through landscape and circulation elements, constitutes a cultural landscape that has facilitated spiritual practice and religious education for over 60 years.

As the architectural and symbolic heart of the campus, the former Motherhouse building provided the Sisters with administrative and residential space. Recalling the formal classicism of nineteenth-century convent architecture, it has a modified H-shaped plan, symmetrically composed with two perpendicular wings bookending the centre block. The cross-gabled roofs trace the change in height from four storeys at the central portion to three storeys at the wings. The central entry sequence features an imposing porte-cochère with a curved canopy of geometrical concrete panels supported by octagonal pink granite columns, framing recessed, double-height wooden doors. The one-storey entry pavilion includes a rounded projection on either side, and partially enclosed outdoor space on its flat roof. Behind, a front-gabled mass projects from the upper three storeys of the Motherhouse, completing a frontispiece effect on the building's main elevation. Fully glazed on the sides, this piece was a later addition, essentially extruding the original central portion of this façade outward towards the entry. Reflecting the influence of Modernism, the building's design emphasizes a richly textured material palette rather than ornamentation. The building is primarily faced in rough-cast, random ashlar Credit Valley sandstone. Beneath the windows on the centre block and wings are mosaic panels with rectilinear tiles in shades of dark red and grey. The panels emphasize the dominant fenestration pattern, with two-pane windows regularly placed in alternating vertical bays, demarcated by stone trim.

To the rear of the Motherhouse building, the Chapel extends eastward, gesturing towards the surrounding landscape. The double-height space sits atop a two-storey sandstone base with regularly placed octagonal windows. Above, the Chapel's

³⁷ *National Museum of American Art* (CD-ROM) (New York and Washington D.C.: MacMillan Digital in cooperation with the National Museum of American Art, 1996) <https://americanart.si.edu/artist/donald-de-lue-1195>

³⁸ *Ibid.*

ornamental rock-glass windows are set in concrete on the north and south elevations, featuring copper-effect surrounds and headers with a chevron pattern. The windows are set within a regular rhythm of bronze panels and narrow stone fins. A copper-effect spire with coloured glass is located at the west end of the Chapel roof, prominently visible from the primary elevation of the Motherhouse.

To the north, the transitional Annex wing connects the Motherhouse building to the former St. Joseph's Morrow Park Secondary School. The Annex varies in height from one to three storeys, responding to a change in grade, and features an open terrace along the west elevation. It culminates in a tower crowned by an ornamental cross and copper-effect domed roof, viewed clearly from the formal landscape at the entry to the Motherhouse. To the west, the auxiliary nature of the former St. Joseph's Morrow Park Secondary School wing is revealed through its placement at a lower grade. The School is accessed from the front driveway by a one-storey rotunda with a shallow exterior dome topped by a copper cross. Although the Annex and School lack the grandeur afforded to the Motherhouse by its composition and massing, these wings share and reinterpret the Motherhouse's material palette. Primarily faced on rough-cast, random ashlar Credit Valley sandstone, the buildings also feature smooth stone details, mosaic tiled panels, and decorative use of clear and coloured glass block.

Distinct landscape zones within the campus demonstrate the highly considered positioning of the buildings within their natural surroundings. A formal planned landscape is oriented towards the primary (west) elevation of the Motherhouse building. Although this area was altered through earthworks in 2017, the defined green space stretching out from the building's formal entry continues to contribute to the Motherhouse's public interface. At the northeast portion of the campus, a natural landscape approaches the thickly treed edge of the German Mills Creek. This area at the base of a sloping bank remains organic in contrast with the architecture above. At the site's southeast corner, a third zone was designed as a contemplative landscape sheltered by trees. This area's elevated position at the site's edge, overlooking the natural landscape, allows views of the campus's dramatically shifting topography.

Maintaining legibility of the original design, the campus's circulation system negotiates between the natural and built components, intentionally permitting certain views of these features and means of accessing them. The introduction of a new driveway from Bayview Avenue at the southern end of the site resulted in the reconfiguration of the original vehicular entry from Bayview Avenue, which was roughly in line with the northern wing of the Motherhouse building. However, while this former access road is now used for parking, the original stone and iron gates remain, and a pedestrian pathway sustains the experience of unfolding picturesque views of the buildings within the landscape. To the east and northeast, paved pathways – through the contemplative landscape, and across the natural landscape to the creek – provided the Sisters with access to nature on this private side of the property, cloistered by the ravine, as well as affording impressive views of the Motherhouse and Chapel.

iv. 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 former Sisters of St. Joseph Motherhouse complex (now known as Tyndale University) is located on the east side of Bayview Avenue, south of Steeles Avenue East, in North York. The areas to the east and west of Bayview Avenue in North York are still characterized by the treed ravine landscape of the west branches of the Don River, including the German Mills Creek and ravine which runs through the eastern portion of the subject property. Placed on a double-sloped site, which descends towards a ravine at the north and east, the Motherhouse complex is deeply linked with and integrated into its ravine setting. The architecture of the complex responds to the site's natural topography and landscape features, with the former Motherhouse wing placed at the site's highest point, granting it visual and symbolic prominence, especially when viewed from the rear (east) of the site. The auxiliary nature of the former St. Joseph's Morrow Park Secondary School wing is also revealed through its placement at the bottom of a slope to the north, which sinks the wing into the landscape, creating a series of sunken courtyards, terraces and raised entrances along the wing's south elevation. Further, the complex's deep setback from Bayview Avenue and placement on the edge of the wooded German Mills Creek ravine contributes to a contemplative natural setting that is common among Motherhouses and convents more broadly.

The surrounding Bayview Woods-Steeles and Willowdale residential neighbourhoods were subdivided and developed starting in the 1950s, as part of a North York's larger post-war residential boom. Today, the built form character of the surrounding area is defined by low-rise residential subdivisions, along with services and supporting uses such as churches, strip malls, and schools, including the former St. Joseph's Morrow Park, located on major streets like Bayview Avenue.

More broadly, the property at 3377 Bayview Avenue also contributes to the character of the east side of Bayview Avenue between Eglinton Avenue and Steeles Avenue, which features a collection of large campuses, including the Sunnybrook Health Sciences Centre (2075 Bayview Avenue), York University's Glendon Campus (2275 Bayview Avenue), Crescent School (2365 Bayview Avenue), the Bob Rumball Canadian Centre of Excellence for the Deaf (2395 Bayview Avenue East), and the Canadian Film Centre (2489 Bayview Avenue), which all originated as large estates for wealthy Toronto families in the first half of the 20th century. Today, these large properties share many features that contribute to the existing character of Bayview Avenue, including large complexes of buildings deeply set back from the road, and designed and natural landscape elements.

3. EVALUATION AND APPLICATION OF O.REG 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. The criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, and the City of Toronto also uses these criteria when assessing properties for inclusion on the City of Toronto's Heritage Register. There are three categories for a

total of nine criteria under O. Reg 9/06. A property may be designated under Section 29 of the Act if it meets one or more of the provincial criteria for determining whether it is of cultural heritage value or interest.

The evaluation table is marked "N/A" if the criterion is "not applicable" to the property or "✓" if it is applicable to the property, with explanatory text below.

DESIGN OR PHYSICAL VALUE

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

Rare, unique, representative or early example of a style, type, expression, material or construction method

Purpose-built for the Sisters of St. Joseph in 1960, the former Motherhouse campus at 3377 Bayview Avenue is a cultural landscape that represents planned integration of structural and natural elements, reinforced by a history of religious and educational functionality. The campus centres on the modified H-shaped plan of the Motherhouse building, which reflects Neoclassical design in its symmetry and monumental massing. Through these formal elements, the campus echoes the nineteenth-century development of the Motherhouse typology, such as Montreal's Mother House of the Grey Nuns (1869-1871). At the same time, it clearly represents a mid-twentieth-century approach to this typology, demonstrating Modernist tendencies towards functional spatial planning in the buildings' interconnectedness, and towards simplification with respect to ornament.

Three distinct landscape zones – formal, natural, and contemplative – contribute to the site's value as a holistically designed Motherhouse campus. A formal planned landscape occupies the area between Bayview Avenue and the Motherhouse, enhancing the visual prominence of the Motherhouse and providing the setting for a ceremonial entry sequence. The low natural landscape to the northeast, and the elevated contemplative landscape to the southeast, take advantage of the site's existing grade changes. These components demonstrate the careful orientation of the built complex atop a slope, creating a monastic environment to the rear of the Motherhouse, naturally enclosed by the German Mills Creek ravine.

Largely reflective of the original configuration, the site's vehicular and pedestrian circulation system emphasizes the functional and visual relationships between buildings and landscapes. Driveways and pathways define the formal landscaped space on the public side of the campus, offer unfolding picturesque views of the Motherhouse building, and interact with its symmetrical massing and central porte-cochère. A circuitous pathway through the natural landscape provides views back towards the Motherhouse Chapel atop the slope, while a pathway through the contemplative landscape at the slope's edge allowed the Sisters to appreciate the dramatic topography in a private, peaceful setting. As an integrated whole, the built, landscape, and

circulation components of the former Motherhouse campus reflect a history of facilitating religious practice through their design.

Displays high degree of craftsmanship or artistic merit

A sophisticated palette of fine materials – including Credit Valley sandstone, mosaic tile panels, and glass block – lends ornamentation to the building's exterior through varied textures. Such details throughout the complex demonstrate a high degree of craftsmanship and artistic merit. Within the inner realm of the Motherhouse Chapel, rich materials – coloured rock glass windows, travertine, slate, and terrazzo flooring, bronze grilles and pendant lights, and wood and marble features – provide a heightened atmosphere for communal religious experience.

HISTORICAL OR ASSOCIATIVE VALUE

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

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

The property at 3377 Bayview Avenue stands as a physical testament to over sixty years of ongoing spiritual practice and religious education. Previously rural farmland, the site is associated with Frederick K. Morrow, a prominent businessman and philanthropist who acquired the land in 1933. A supporter of the Sisters of St. Joseph of Toronto, he and his wife, Edna, granted 100 acres to the religious order shortly before his death in 1953. The property holds significant associative value with respect to the Sisters of St. Joseph, who used 60 acres of the land to develop a new administrative headquarters. Representing an order that was founded in France in 1650, members of the Sisters of St. Joseph arrived in Canada in 1850 and quickly established themselves as an influential community. Over the next century, the Sisters in Toronto founded a number of schools for girls and healthcare centres. The Motherhouse campus that they developed on Bayview Avenue provided them with a new base for their mission. Opening in 1961, the complex originally included the Chapel, a Novitiate for young nuns, a residence for teaching sisters, and a hospital/infirmary for elderly and/or sick sisters, as well as the adjoining St. Joseph's Morrow Park Catholic Secondary School.

In a broader sense, the former Motherhouse campus represents the presence and influence of the Catholic Church in Toronto. This wider significance was epitomized by Pope John Paul II's visit to Toronto for World Youth Day in July 2002, during which he stayed at the Motherhouse and spoke in the Motherhouse Chapel.

The campus's adaptive reuse by Tyndale University, which purchased the property from the Sisters of St. Joseph in 2006 and took possession of the property in 2013, has

continued the legacy of Christian education at this location. Founded in 1894 as Canada's first Bible Training School, Tyndale University has its own long institutional history that continues at 3377 Bayview Avenue. The original Motherhouse Chapel remains in use as an active place of worship.

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

The campus reflects the work of Marani, Morris & Allan, an influential and award-winning architectural firm based in Toronto. Known especially for their major corporate and institutional works, the firm practiced a design approach that integrated formal elements of Classical design with Modernist principles. Through this commission in North York, the firm built on ideas they had explored a decade earlier through the Sisters of St. Joseph Motherhouse in Dundas, Ontario (1949-1951).

The Motherhouse Chapel also holds associations with significant artists whose work features prominently in the interior spaces. Jean Barillet, an innovative French stained glass artist, designed the Chapel's long vertical coloured rock glass windows. Donald De Lue, a successful American sculptor, designed the large cross and corpus (now removed), and the Stations of the Cross relief sculptures in the Chapel.

CONTEXTUAL VALUE

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

Important in defining, maintaining or supporting the character of an area

The property at 3377 Bayview Avenue contributes to the character of the east side of Bayview Avenue between Eglinton Avenue and Steeles Avenue, which features a collection of large institutional campuses, with building complexes deeply set back from the road amid landscaped sites. Contemporaneous with the campus, the adjacent residential neighbourhoods of Bayview Woods-Steeles and Willowdale were subdivided and developed starting in the 1950s, as part of a North York's larger post-war residential boom.

Physically, functionally, visually or historically linked to its surroundings

The property is physically, functionally, visually, and historically linked to its surroundings. Developed on land that remained rural through the 1940s, the campus responds directly to the natural and topographical features of its position along the German Mills Creek. Through the holistic design of its buildings, landscapes, and circulation system, it provides an interface with the community it has served as an educational facility, while also integrating with the context of its natural environment to provide a more cloistered setting for religious practice.

Landmark

Because of its prominent orientation within a landscaped site on Bayview Avenue, its monumental architecture, and its long history of facilitating religious practice and education, the Sisters of St. Joseph Motherhouse/Tyndale University campus is a landmark.

CONCLUSION

Staff have completed the Research and Evaluation Report for the property at 3377 Bayview Avenue and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, for its design/physical, historical/associative, and contextual values. As such, the property is a significant built heritage resource.

The property at 3377 Bayview Avenue comprises the Tyndale University campus, formerly the Sisters of St. Joseph Motherhouse campus. The built components of the property are primarily situated on table lands overlooking a ravine alongside the German Mills Creek, a tributary of the Don River. The architectural firm of Marani, Morris & Allan designed the complex of interconnected buildings in 1959-1960 to reflect both Neoclassical and Modernist principles. The ensemble, further united through landscape and circulation elements, constitutes a cultural landscape that has facilitated ongoing spiritual practice and religious education for over 60 years.

The Statement of Significance (Attachment 3) for 3377 Bayview Avenue comprises the Reasons for Designation, which is the Public Notice of Intention to Designate.

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SIGNATURE

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Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 – Maps and Photographs

Attachment 2 – List of Research Sources

Attachment 3 – Statement of Significance (Reasons for Designation)

**MAPS AND PHOTOGRAPHS
3377 BAYVIEW AVENUE**

ATTACHMENT 1



Figure 3: Location 3377 Bayview Avenue, indicated by the arrows.
Note: This location map is for information purposes only;
the exact boundaries of the property are not shown.
North is located at the top of the map (City of Toronto mapping).



Figure 4: Location of 3377 Bayview Avenue (City of Toronto mapping).



Figure 5: 1954 aerial photograph; future location of 3377 Bayview Avenue indicated by the arrow.



Figure 6: 1959 aerial photograph; construction at 3377 Bayview Avenue.



Figure 7: 1965 aerial photograph; location of 3377 Bayview Avenue indicated by the arrow.

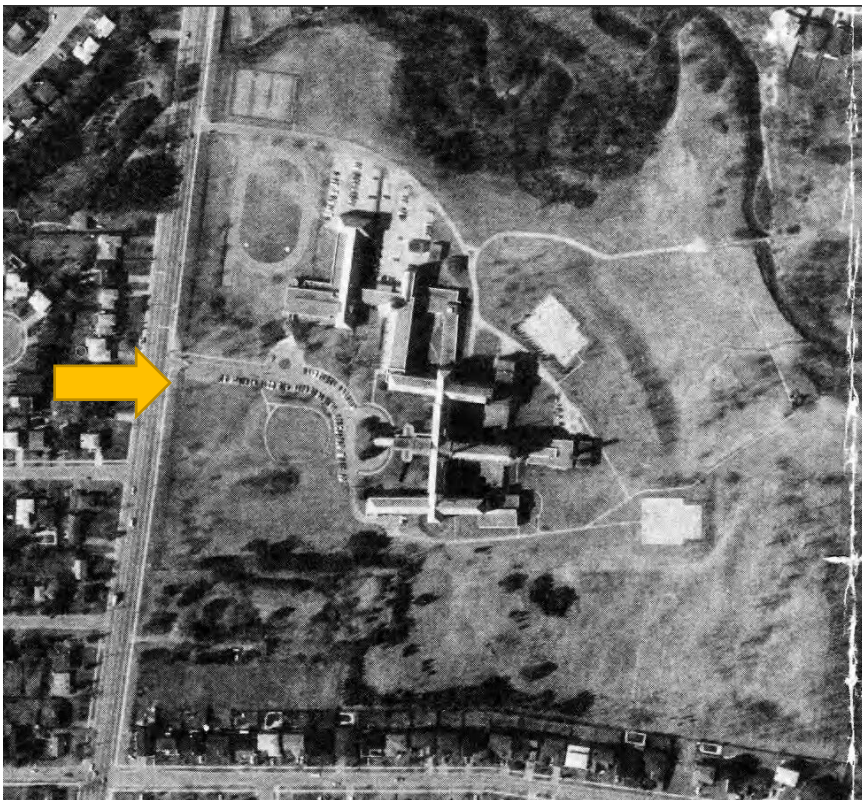


Figure 8: 1981 aerial photograph; location of 3377 Bayview Avenue indicated by the arrow



Figure 9: Original entry gates from Bayview Avenue, 2022 (Heritage Planning).



Figure 10: Route to main entry of Motherhouse, with earthwork addition visible at right, 2022 (Heritage Planning).



Figure 11: Eastward view of the principal elevation of the Motherhouse building, 2022 (Heritage Planning).



Figure 12: Details of the porte-cochère at the primary entry, 2022 (Heritage Planning).



Figure 13: Primary entry and porte-cochère to the Motherhouse building, 2022 (Heritage Planning).



Figure 14: View from rear natural landscape towards building complex, Chapel visible at centre, 2022 (Heritage Planning).



Figure 15: View from contemplative landscape towards natural landscape, 2022 (Heritage Planning).



Figure 16: Exterior view of the Motherhouse Chapel and steeple, 2021 (Heritage Planning).

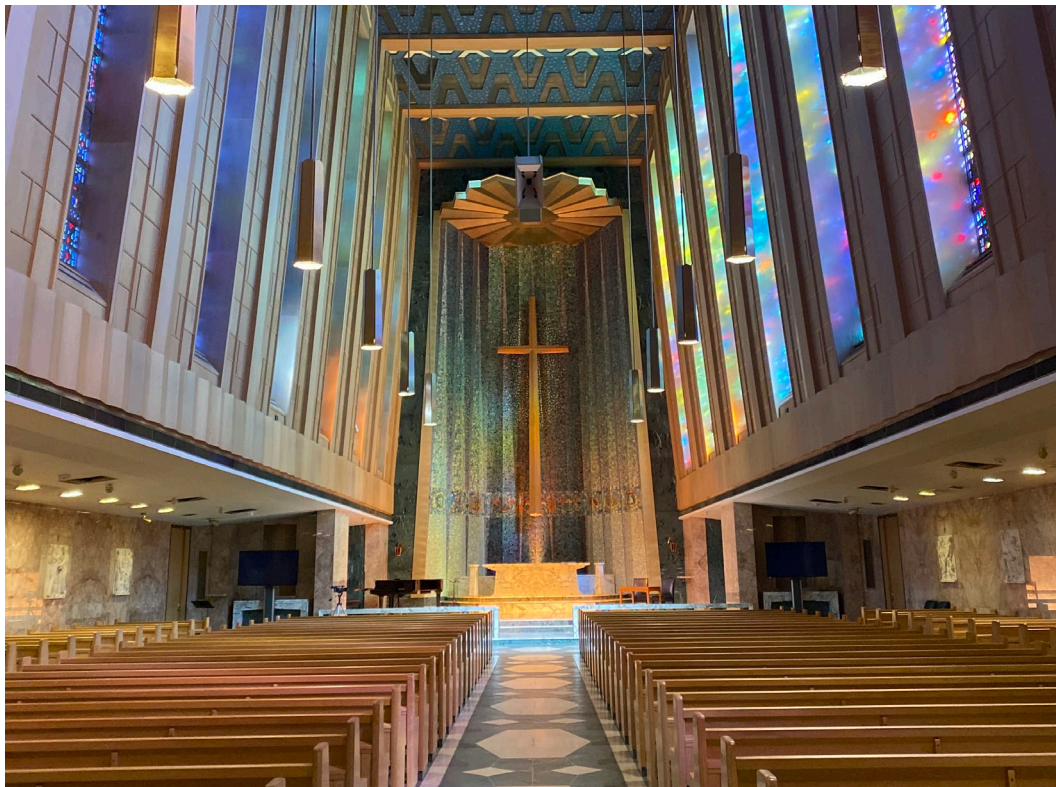


Figure 17: Interior view of the Motherhouse Chapel, 2022 (Heritage Planning).



Figure 18: East elevation of St. Joseph's Morrow Park Catholic Secondary School, 2021 (Heritage Planning).



Figure 19: Rotunda entry to St. Joseph's Morrow Park Catholic Secondary School, 2021 (Heritage Planning).

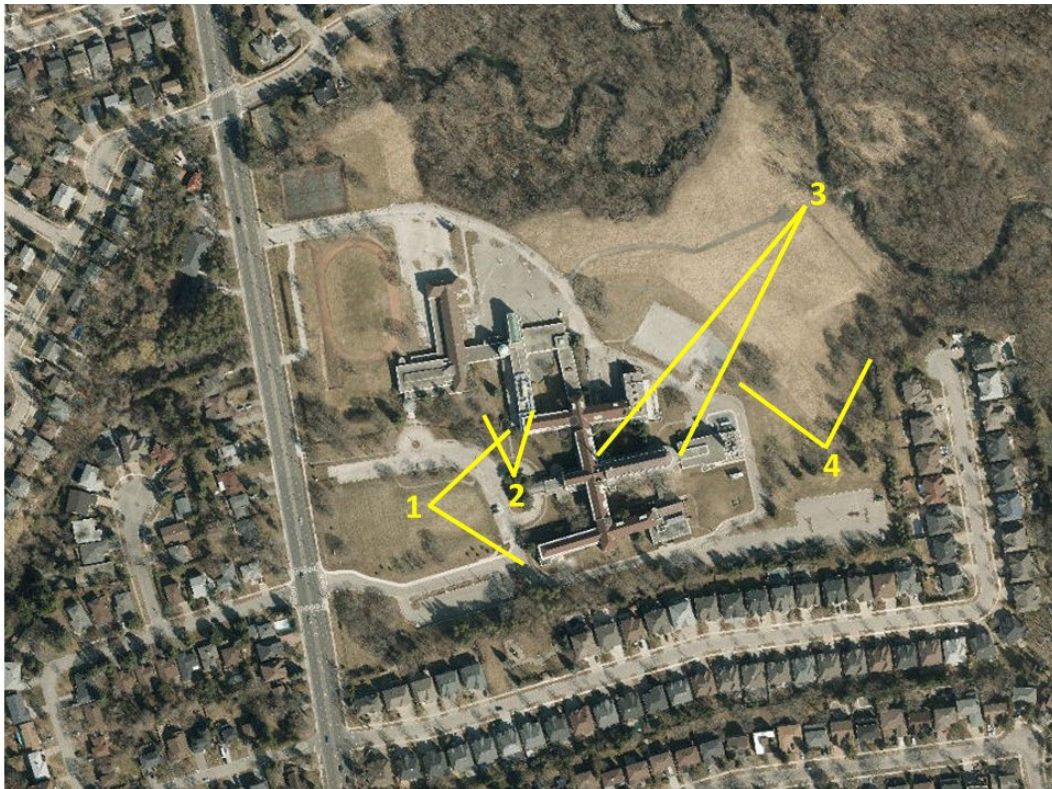


Figure 20: Illustration of the four views identified as heritage attributes (see Figures 20-23) (Heritage Planning).



Figure 21: The view from the centre of the formal lawn in front of the Motherhouse, at the location of the original circular pedestrian pathway (since removed), looking east across the lawn towards the Motherhouse's symmetrical principal (west) elevation and chapel spire (Heritage Planning).



Figure 22: The view from the curve in the original circular driveway that leads from Bayview Avenue to the Motherhouse, looking north toward the Annex and school tower (Heritage Planning).



Figure 23: The view from the original pathway northeast of the Motherhouse, looking southwest toward the Motherhouse Chapel and spire, and revealing the prominent placement of the Motherhouse atop the table lands of the German Mills Creek ravine (Heritage Planning).



Figure 24: The view from the original pathway southeast of the Motherhouse, looking north toward the sloping lawn and German Mills Creek ravine (Heritage Planning).



Figure 25: Site plan showing the formal, natural, and contemplative landscape zones (for illustrative purposes only).

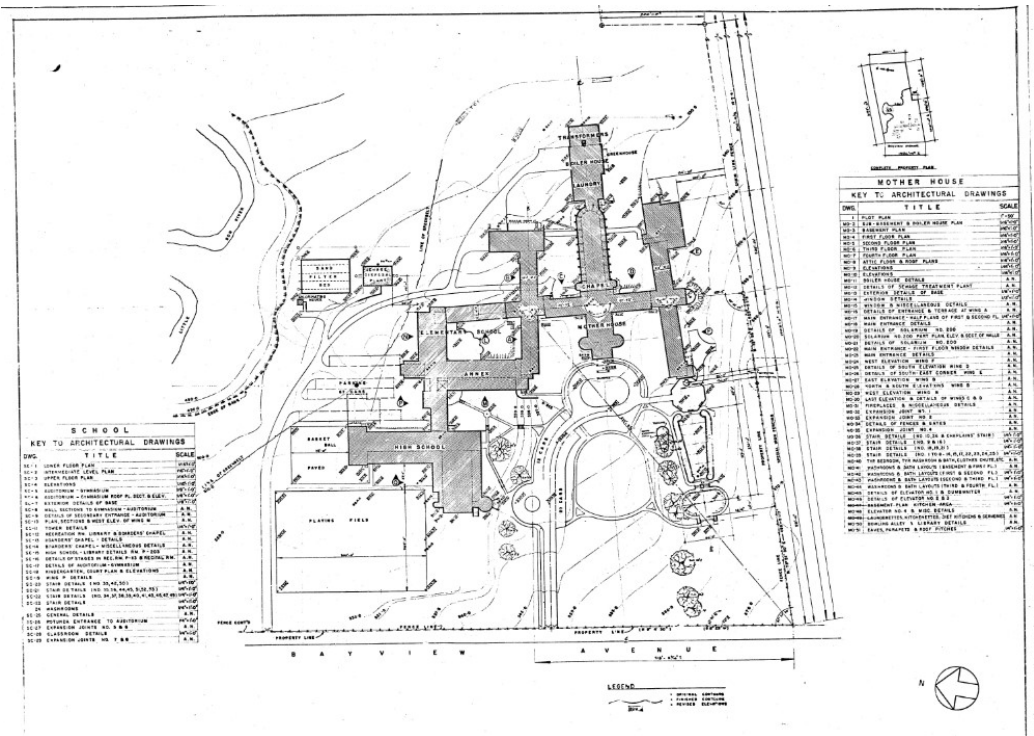


Figure 26: Site Plan for Sisters of St. Joseph Motherhouse Campus, Marani, Morris & Allan (Heritage Planning).

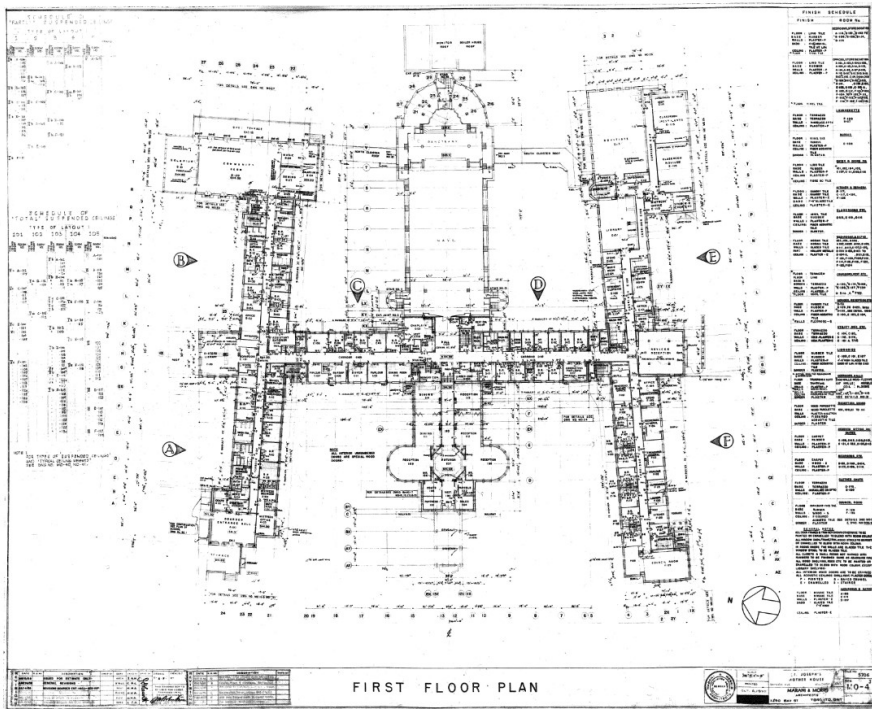


Figure 27: First floor plan for Sisters of St. Joseph Motherhouse building, Marani, Morris & Allan (Heritage Planning).

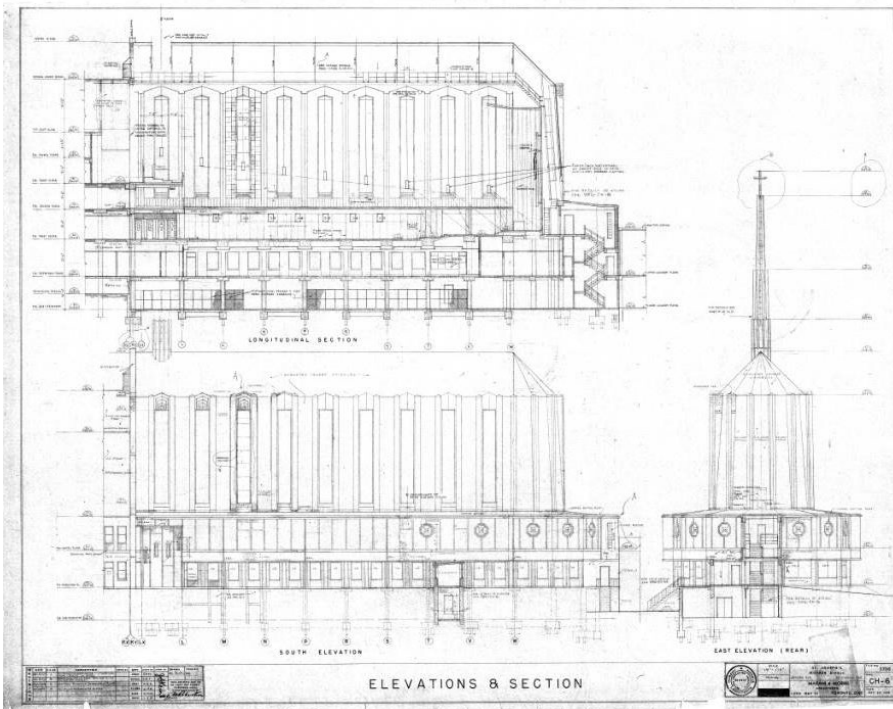


Figure 28: Elevations and sections for Motherhouse Chapel, Marani, Morris & Allan (Heritage Planning).

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3377 BAYVIEW AVENUE
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)

ATTACHMENT 3

The property at 3377 Bayview Avenue 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/physical, historical/associative, and contextual value.

Description

The Tyndale University campus, formerly the Sisters of St. Joseph Motherhouse campus, at 3377 Bayview Avenue is a 56.3-acre property on the east side of Bayview Avenue, south of Steeles Avenue East. Developed on land that remained rural through the 1940s, the campus responds directly to the natural and topographical features of its site. The built components of the property are primarily situated on table lands overlooking a ravine alongside the German Mills Creek, a tributary of the Don River. One component, the former St. Joseph's Morrow Park Catholic Secondary School, is positioned at a lower elevation. The ravine landscape is within a Toronto Regional Conservation Authority (TRCA) regulated area. The architectural firm of Marani, Morris & Allan designed the complex of interconnected buildings in 1959-1960 to reflect both Neoclassical and Modernist principles. The ensemble, further united through landscape and circulation elements, constitutes a cultural landscape that has facilitated ongoing spiritual practice and religious education for over 60 years.

As the architectural and symbolic heart of the campus, the former Motherhouse building provided the Sisters with administrative and residential space, and now houses Tyndale University. Its modified H-shaped plan centres on a formal entry with a porte-cochère on the primary (west) elevation. At the rear of the Motherhouse building, the Chapel extends eastward, gesturing towards the surrounding landscape. To the north, the transitional Annex wing connects the Motherhouse building to the former St. Joseph's Morrow Park Catholic Secondary School. The auxiliary nature of the Secondary School wing is revealed through its placement at a lower grade, where it is accessed from the front driveway by a one-storey rotunda. The interconnections of wings throughout the complex's plan create a series of forecourts, emphasizing the interactions between built and landscape components. The Annex and Secondary School are consistent with the Motherhouse's richly textured material palette, primarily featuring Credit Valley sandstone. Since St. Joseph's Morrow Park Catholic Secondary School relocated to a new building in 2021, the former Secondary School wing has been vacant.

A formal planned landscape is oriented towards the primary elevation of the Motherhouse building. Although this area was altered through earthworks in 2017, the defined green space stretching out from the building's formal entry continues to contribute to the Motherhouse's public interface. At the northeast portion of the campus, a natural landscape approaches the thickly treed edge of the German Mills Creek. This area at the base of a sloping bank remains organic in contrast with the architecture above. At the site's southeast corner, a contemplative landscape sheltered by trees is

positioned at the site's elevated edge, allowing views of the campus's dramatically shifting topography.

The campus's circulation system negotiates between the natural and built components, intentionally permitting certain views of these features and means of accessing them. The introduction of a new driveway from Bayview Avenue at the southern end of the site resulted in the reconfiguration of the original vehicular entry from Bayview Avenue, which was roughly in line with the northern wing of the Motherhouse building. However, while this former access road is now used for parking, the original stone and iron gates remain, and a pedestrian pathway sustains the experience of unfolding picturesque views of the buildings within the landscape. To the east and northeast, paved pathways – through the contemplative landscape, and across the natural landscape to the creek – provided the Sisters with access to nature on this private side of the property, cloistered by the ravine, as well as affording impressive views of the Motherhouse and Chapel.

Statement of Cultural Heritage Value

Design/Physical Value

Purpose-built for the Sisters of St. Joseph in 1960, the former Motherhouse campus at 3377 Bayview Avenue is an evolved, designed cultural landscape that represents planned integration of structural and natural elements, reinforced by a history of religious and educational functionality. The campus centres on the modified H-shaped plan of the Motherhouse building, which responds to the site's natural and topographic features, and reflects Neoclassical design in its symmetry and monumental massing. Through these formal elements, the campus echoes the nineteenth-century development of the Motherhouse typology, such as Montreal's Mother House of the Grey Nuns (1869-1871). At the same time, it clearly represents a mid-twentieth-century approach to this typology, demonstrating Modernist tendencies towards functional spatial planning in the buildings' interconnectedness, and towards simplification with respect to ornament. A sophisticated palette of fine materials – including Credit Valley sandstone, mosaic tile panels, and glass block – lends ornamentation to the building's exterior through varied textures. Such details throughout the complex demonstrate a high degree of craftsmanship and artistic merit. Within the inner realm of the Motherhouse Chapel, rich materials – coloured rock glass windows, travertine, slate, and terrazzo flooring, bronze grilles and pendant lights, and wood and marble features – provide a heightened atmosphere for communal religious experience.

Three distinct landscape zones – formal, natural, and contemplative – contribute to the site's value as a holistically designed Motherhouse campus. A formal planned landscape occupies the area between Bayview Avenue and the Motherhouse, enhancing the visual prominence of the Motherhouse and providing the setting for a ceremonial entry sequence. The low natural landscape to the northeast, and the elevated contemplative landscape to the southeast, take advantage of the site's existing grade changes. These components demonstrate the careful orientation of the built complex atop a slope, creating a monastic environment to the rear of the Motherhouse, naturally enclosed by the German Mills Creek ravine.

Largely reflective of the original configuration, the site's vehicular and pedestrian circulation system emphasizes the functional and visual relationships between buildings and landscapes. Driveways and pathways define the formal landscaped space on the public side of the campus, offer unfolding picturesque views of the Motherhouse building, and interact with its symmetrical massing and central porte-cochère. A circuitous pathway through the natural landscape provides views back towards the Motherhouse Chapel atop the slope, while a pathway through the contemplative landscape at the slope's edge allowed the Sisters to appreciate the dramatic topography in a private, peaceful setting. As an integrated whole, the built, landscape, and circulation components of the former Motherhouse campus reflect a history of facilitating religious practice through their design.

Historical/Associative Value

The property at 3377 Bayview Avenue stands as a physical testament to over sixty years of ongoing spiritual practice and religious education. Previously rural farmland, the site is associated with Frederick K. Morrow, a prominent businessman and philanthropist who acquired the land in 1933. A supporter of the Sisters of St. Joseph of Toronto, he and his wife, Edna, granted 100 acres to the religious order shortly before his death in 1953. The property holds significant associative value with respect to the Sisters of St. Joseph, who used 60 acres of the land to develop a new administrative headquarters. Representing an order that was founded in France in 1650, members of the Sisters of St. Joseph arrived in Canada in 1850 and quickly established themselves as an influential community. Over the next century, the Sisters in Toronto founded a number of schools for girls and healthcare centres. The Motherhouse campus that they developed on Bayview Avenue provided them with a new base for their mission. Opening in 1961, the complex originally included the Chapel, a Novitiate for young nuns, a residence for teaching sisters, and a hospital/infirmary for elderly and/or sick sisters, as well as the adjoining St. Joseph's Morrow Park Catholic Secondary School.

In a broader sense, the former Motherhouse campus represents the presence and influence of the Catholic Church in Toronto. This wider significance was epitomized by Pope John Paul II's visit to Toronto for World Youth Day in July 2002, during which he stayed at the Motherhouse and spoke in the Motherhouse Chapel.

The campus's adaptive reuse by Tyndale University, which purchased the property from the Sisters of St. Joseph in 2006 and took possession of the property in 2013, has continued the legacy of Christian education at this location. Founded in 1894 as Canada's first Bible Training School, Tyndale University has its own long institutional history that continues at 3377 Bayview Avenue. The original Motherhouse Chapel remains in use as an active place of worship.

The campus reflects the work of Marani, Morris & Allan, an influential and award-winning architectural firm based in Toronto. Known especially for their major corporate and institutional works, the firm practiced a design approach that integrated formal elements of Classical design with Modernist principles. Through this commission in North York, the firm built on ideas they had explored a decade earlier through the Sisters of St. Joseph Motherhouse in Dundas, Ontario (1949-1951).

The Motherhouse Chapel also holds associations with significant artists whose work features prominently in the interior spaces. Jean Barillet, an innovative French stained glass artist, designed the Chapel's long vertical coloured rock glass windows. Donald De Lue, a successful American sculptor, designed the large cross and corpus (now removed), and the Stations of the Cross relief sculptures in the Chapel.

Contextual Value

The property is physically, functionally, visually, and historically linked to its surroundings. Developed on land that remained rural through the 1940s, the campus responds directly to the natural and topographical features of its position along the German Mills Creek. The holistic design of its buildings, landscapes, and circulation system and integration with the context of its natural environment provide a more cloistered setting for religious practice.

The property at 3377 Bayview Avenue contributes to the character of the east side of Bayview Avenue between Eglinton Avenue and Steeles Avenue, which features a collection of large institutional campuses, with building complexes deeply set back from the road amid landscaped sites. Contemporaneous with the campus, the adjacent residential neighbourhoods of Bayview Woods-Steeles and Willowdale were subdivided and developed starting in the 1950s, as part of a North York's larger post-war residential boom.

Because of its prominent orientation within a landscaped site on Bayview Avenue, its monumental architecture, and its long history of facilitating religious practice and education, the Sisters of St. Joseph Motherhouse/Tyndale University campus is a landmark.

Heritage Attributes

The heritage attributes of the Tyndale University campus located at 3377 Bayview Avenue are as follows:

Sisters of St. Joseph Motherhouse/Tyndale University Campus

- The location and configuration of the campus on the east side of Bayview Avenue, with the built components situated on table lands overlooking a ravine alongside the German Mills Creek
- The unifying exterior material palette of the building complex, featuring rough-cast, random ashlar Credit Valley sandstone, decorative tile, red and brown shingles, copper-effect detailing, and coloured glass windows

Motherhouse Building

Exterior Attributes

- The Motherhouse building's modified H-shaped plan, symmetrically composed with two perpendicular wings bookending the centre block, and defining a series of forecourts
- The form, scale, and massing of the Motherhouse building, with cross-gabled roofs tracing the change in height from four storeys at the central portion to three storeys at the wings
- The visual prominence of the Motherhouse within the campus and oriented east-west
- The exterior material palette including rough-cast, random ashlar Credit Valley sandstone, red ceramic tile mosaics, and copper eaves and downspouts
- The symmetrical façades of the Motherhouse, which feature a pattern of narrow stone piers and alternating window openings on principle façades, and a pattern of stacked windows at the end of each wing
- The building's original entrances, which contribute to the circulation patterns throughout the building and the site
- The building's main western entrance composition, which features:
 - A porte-cochère, including a rounded concrete canopy with geometric patterns and religious symbols on its underside, and supported by octagonal pink granite columns
 - Oak double doors featuring an inset pattern of carapace-shaped leaded glass windows forming the shape of a cross, and a bevelled, pink granite surround
 - Window openings featuring stone screens, and two projecting semi-circular wings to the north and south of the entrance, featuring floor-to-ceiling window openings
 - A date stone, located south of the entrance doors

Interior Attributes

The entrance rotunda, including:

- Walls clad with marble panelling
- Travertine marble floors, inset with a geometric pattern of green Vermont slate
- A domed ceiling edged with semi-circular skylights, and containing a series of inset round openings with artistic glass motifs of religious symbols by artist Russell Goodman
- Large mahogany double doors at the north and south sides of the rotunda, which feature marble surrounds, and the eastern doorway featuring a marble surround
- The semi-circular parlours to the north and south of the entrance rotunda, including:
 - Large mahogany double doors leading to the entrance rotunda, featuring marble surrounds
 - Large vertical window openings divided by wood piers
 - The corridor opposite the entrance vestibule in the rotunda, leading to the chapel, including floors of travertine and Vermont slate

Motherhouse Chapel

Exterior Attributes

- A two-storey sandstone base with regularly placed octagonal windows at the second storey, and a double-height form above the base
- Ornamental rock-glass windows set in concrete on the north and south elevations, featuring copper-effect surrounds and headers with a chevron pattern
- The visual prominence of the Motherhouse Chapel, elevated above structures to the east, allowing daylight to illuminate the decorative windows
- The chapel's material treatment and arrangement, featuring a series of narrow stone fins, regularly interspersed with bronze panels
- A copper-effect spire, featuring coloured glass, located at the west end of the chapel roof and prominently visible from the primary elevation of the Motherhouse

Interior Attributes – Liturgical Elements

- The narthex located beneath the balconies at the west end of the chapel, featuring wood-panelled walls and a floor pattern comprised of travertine carapace shapes inset in green slate; the narthex is flanked by wood-panelled confessionals at the north and south walls
- The lower balcony located at the west end of the Chapel, which features a decorative metal railing with a wooden handrail
- The upper balcony located at the west end of the Chapel, which features a Casavant Organ
- The two semi-circular stairwells at the north and south ends of the narthex, featuring pink terrazzo flooring, brass railings, and stained glass windows depicting the 12 Apostles by artist Russell Goodman
- The double-height nave space, which features lower walls clad in marble panelling, inset with stone bas-relief sculptures depicting the Stations of the Cross designed by artist Donald De Lue, upper walls clad in wood panelling and featuring long vertical coloured rock glass windows designed by French artist Jean Barillet, and a ceiling arranged in an accordion form featuring carapace-shaped bronze grilles set in painted concrete
- The floors of the nave, featuring central and side aisles of green slate inset with a pattern of travertine carapaces
- The wooden pews, set atop terrazzo flooring
- The original hexagonal bronze pendant lights suspended from the ceiling of the nave
- The chancel and apse, featuring marble communion rails and altars, marble wall panelling, marble floors featuring a pattern of crosses, and reredos behind the main altar featuring mosaics of religious imagery
- The wooden cross suspended above the main altar, designed by artist Donald De Lue, which is topped by a fan-like gold-leafed baldachin
- The marble side altars located in the transept to the north and south of the main altar, which are topped with mosaic niches

St. Joseph's Morrow Park Catholic Secondary School

Exterior Attributes

- The Annex wing, located directly north of the Motherhouse, which features:
 - Varied height from one to three storeys, responding to a change in grade

- An open terrace along the west elevation
- Symmetrical façades, featuring regular patterns of fenestration with rectangular and octagonal window openings
- Limestone details, mosaic tiled panels, and decorative use of clear and coloured glass block
- A tower, featuring bays of windows separated by stone fins, and topped by a copper-effect domed roof surmounted by an ornamental cross
- The form, massing, and placement of the school, featuring building components of different heights and a combination of flat and hipped roof profiles
- The school's asymmetrical plan, which adjoins the Motherhouse to form a central courtyard
- The material palette, which complements that of the Motherhouse, including rough-cast, random ashlar Credit Valley sandstone, limestone detailing, red ceramic tile mosaics, pastel-coloured ceramic tiles, coloured-glass block, and copper-effect roofing and details
- The building's original entrances, which contribute to the circulation patterns throughout the building and the site
- The gymnasium wing, which features:
 - A limestone etching above an entrance on the west façade, located immediately north of the formal entrance rotunda, which depicts the plan of the Motherhouse complex

Rotunda

- The formal entrance rotunda at the southwest corner of the gymnasium, which features:
 - Three formal entrance doors separated by limestone fins at the south side of the rotunda
 - Vertical glass-block windows at the top level
 - A metal cornice, topped by a shallow copper-effect dome topped with a cross

Interior Attributes

- The formal entrance rotunda at the south west corner of the gymnasium, which features:
 - Buff brick interiors with textured glass-block windows at the upper level
 - A double staircase leading from the upper level to the lower-level from either side of the main entrance doors, which follows the curve of the circular walls, and features a metal railing with wood handrail
 - A circular central foyer floor at the upper level, which features green and white terrazzo flooring in a geometric floral pattern, surrounded by a metal railing with wood handrail
 - The upper-level domed ceiling, which features a ribbed concrete pattern, and a modernist light fixture suspended from the centre of the ceiling
 - The lower level foyer, which features green and white terrazzo flooring in a geometric pattern of wedge shapes, and a small enclosure originally used as a coat room
- The Annex entrance hall, which features a central period light fixture, surrounded by an inset circular medallion with the names and coats of arms of the ten provinces, and a circular medallion with the Sisters of St. Joseph coat of arms on the north wall

Landscape and Circulation Features

- The distinct landscape zones within the campus – formal, natural, and contemplative – that demonstrate the highly considered positioning of the buildings within their surroundings
- The formal planned landscape adjacent to the primary (west) elevation of the Motherhouse building, including a defined green space stretching out from the building's formal entry
- The natural landscape approaching the thickly treed edge of the German Mills Creek at the northeast portion of the campus
- The contemplative landscape sheltered by trees at the southeast portion of the campus, overlooking the natural landscape
- The campus's circulation system that negotiates between the natural and built components, intentionally permitting certain views of these features and means of accessing them.
- The entrance driveway from Bayview Avenue, which is off-centre from the front entrance and provides access to the entrance rotunda of the Secondary School and the porte-cochère of the Motherhouse
- The original stone and iron gates marking the former primary entry
- The pedestrian pathway along the former access road from Bayview Avenue, providing unfolding picturesque views of the buildings within the landscape
- Paved pathways through the contemplative landscape and across the natural landscape to the creek
- The courtyard between the Annex and the Secondary School, which features a sloping lawn, pathway, and paved area bordered by a scalloped retaining wall
- The two forecourts at the west side of the Motherhouse, and the two cloistered courtyards at the east side of the Motherhouse, which feature mature trees, landscaping, and pathways

Views and Vistas

- The view from the centre of the formal lawn in front of the Motherhouse, at the location of the original circular pedestrian pathway (since removed), looking east across the lawn towards the Motherhouse's symmetrical principal (west) elevation and chapel spire
- The view from the curve in the original circular driveway that leads from Bayview Avenue to the Motherhouse, looking north toward the Annex and school tower
- The view from the original pathway northeast of the Motherhouse, looking southwest toward the Motherhouse Chapel and spire, and revealing the prominent placement of the Motherhouse atop the table lands of the German Mills Creek ravine
- The view from the original pathway southeast of the Motherhouse, looking north toward the sloping lawn and German Mills Creek ravine