

38 Walmer Road - Alterations to and Demolition of Heritage Attributes and Demolition of Buildings on a Designated Property - Refusal

Date: February 26, 2024

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: Ward 11 - University - Rosedale

SUMMARY

This report recommends that City Council refuse an application under Sections 33, Section 34(1)1 and Section 34(1)2 of the Ontario Heritage Act to alter and demolish heritage attributes of the property and the demolition of two heritage buildings at the Walmer Road Baptist Church property at 38 Walmer Road (including entrance address at 188 Lowther Avenue).

On August 4, 2022, Zoning By-law Amendment and Site Plan Control applications were submitted to permit an 80-metre (20-storey) mixed-use building for the subject property. These applications proposed alterations to and demolition of attributes at the Walmer Road Baptist Church sanctuary and the demolition the Memorial Building and Sunday School building which are located to the at 188 Lowther Avenue.

On May 31, 2023, the applicant appealed the Zoning By-law Amendment application and referred the Site Plan Control application to the Ontario Land Tribunal (OLT) due to Council not making a decision within the time frame in the Planning Act.

On July 19, 2023, City Council adopted the staff report recommending designation of the subject property at 38 Walmer Road under Part IV of the Ontario Heritage Act

On October 11, 2023 City Council directed the City Solicitor, together with City Planning staff and appropriate City staff to attend the Ontario Land Tribunal hearing to oppose the Zoning By-law Amendment and Site Plan Control applications in their current form.

On December 13, 2023 an application under Sections 33, 34(1)1 and 34(1)2 of the Ontario Heritage Act was submitted to alter the property and demolish heritage attributes and demolish two buildings to allow for the construction of a 20-storey mixed-

use building on the subject lands. This report recommends that this application is refused as it has not been demonstrated that the cultural heritage value and attributes of the heritage property will be conserved consistent with the heritage planning policy framework, or that the heritage impacts of the proposal would be appropriately mitigated.

RECOMMENDATIONS

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

1. City Council refuse the issuance of an alteration permit for the heritage property at 38 Walmer Road (including entrance address at 188 Lowther Avenue), in accordance with Section 33 of the Ontario Heritage Act.
2. City Council refuse the issuance of a demolition permit for the demolition of heritage attributes of the heritage property at 38 Walmer Road (including entrance address at 188 Lowther Avenue), in accordance with Section 34(1)1 of the Ontario Heritage Act.
3. City Council refuse the issuance of a demolition permit for the demolition of buildings at the heritage property at 38 Walmer Road (including entrance address at 188 Lowther Avenue), in accordance with Section 34(1)2 of the Ontario Heritage Act.
4. In the event this matter is appealed to the Ontario Land Tribunal, City Council authorize the City Solicitor and the necessary City staff to attend the hearing in opposition to the appeal.

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

On January 13, 1986, City Council adopted the recommendation to include the property at 38 Walmer Road (including entrance address of 188 Lowther Avenue), on the City of Toronto's Heritage Register.

On July 19, 2023, City Council stated its intention to designate the property at 38 Walmer Road (including entrance address of 188 Lowther Avenue) under Part IV, Section 29 of the Ontario Heritage Act.

[Agenda Item History - 2023.PH5.12 \(toronto.ca\)](#)

On September 6, 2023, City Council adopted item BL10.1 to enact By-law 805-2023 designating the property at 38 Walmer Road (including entrance address at 188 Lowther Avenue) under Part IV, Section 29 of the Ontario Heritage Act.

[Agenda Item History - 2023.BL10.1 \(toronto.ca\)](#)

On October 11, 2023, City Council adopted item TE7.12: 38 Walmer Road and 188 Lowther Avenue - Zoning By-law Amendment, and Site Plan Control Applications - Appeal Report, including directing City staff attend the Ontario Land Tribunal in opposition to the current application and to continue discussions with the applicant to resolve outstanding issues.

[Agenda Item History - 2023.TE7.12 \(toronto.ca\)](#)

BACKGROUND

Existing Property

The subject property located at 38 Walmer Road, Walmer Road Baptist Church, is located at the northwest corner of Walmer Road and Lowther Avenue, fronting Gwendolyn MacEwen Park.

The property is valued for its design which consists of three connected buildings including an 1889 Sunday School (Queen Anne–revival style), 1892 Sanctuary (Romanesque style adapted incorporating a variety of Gothic-style references), and 1913 Memorial Building (Gothic Revival-style). The Sanctuary was designed by Langley and Burke architects, who also designed the earlier Sunday School Building.

The property is valued for its historical association with the Walmer Road Baptist Church, an institution with a congregation established in 1889 which continues to be a place of worship, social and educational activity for its members as well as a place of community outreach for over 130 years. It is also valued for its historical association with Edmund Burke (1850-1919) and Henry Langley (1836-1907) who were prolific in designing many of the most important ecclesiastical works in Ontario during their 1873-1892 architectural practice together.

The Sunday School and Sanctuary reflect the earliest development of the Annex neighbourhood in the 1880s when it acquired its characteristic urban pattern and architectural form. The Walmer Road Baptist Church's distinctive character of its architecture in combination with its prominent presence on Walmer Road and Gwendolyn MacEwan Park makes it a landmark in the Annex.

Proposal

On August 4, 2022 a Site Plan Control (22 179830 STE 11 SA), and Zoning By-law Amendment (22 179831 STE 11 OZ) applications were submitted seeking permission for the proposed redevelopment of the subject property with a 20-storey mixed-use building, containing 162 dwelling units and 1950 square meters of non-residential GFA, including retail, community and a space for the Walmer Road Baptist Church

congregation as a place of worship. The proposal includes retention of the Sanctuary building with the demolition and alteration of some heritage attributes. In addition the demolition of two heritage buildings - the Sunday School and Memorial buildings - which also comprise the property are proposed. The applications are currently under appeal to the Ontario Land Tribunal.

On December 13, 2023, the City of Toronto received an application to alter and demolish heritage attributes of the property, and two buildings of the property at 38 Walmer Road under Sections 33 and 34 of the Ontario Heritage Act. The application reflects the proposal in the related Zoning By-law Amendment and Site Plan applications.

Heritage Adjacencies

The property at 171 Lowther Avenue, south of the site, is designated under Part IV, Section 29 of the Ontario Heritage Act. This 3-storey house-form building was constructed in 1901-1902 and designed in a mix of the Queen Anne Revival and Edwardian Classicism styles.

Two Uno Prii designed apartment buildings are located close to the Walmer Road Baptist Church property on Walmer Road. The Vincennes (1966) opposite at 35 Walmer Road and the apartment building at 44 Walmer Road (1965). Both are included on the City's Heritage Register.

Heritage Planning Framework

The Planning Act

The Planning Act guides development in the Province of Ontario. It states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest" and 2(r) "to a built form that is well designed and provides for a sense of place."

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- protecting people, property and community resources by directing development away from natural or human-made hazards
- conservation of cultural heritage and archaeology

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

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

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

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

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

The Growth Plan (2020) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the

PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

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

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

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.6.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.6.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.6.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.6.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.6.27: "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged."

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the

City of Toronto. The General Standards (1-9), the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

The Standards and Guidelines can be accessed here:

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

COMMENTS

The applicant's alteration and demolition application under the Ontario Heritage Act proposes to retain the existing Sanctuary building, with alterations and demolition of some of its heritage attributes, and to demolish and replace both the adjoining Sunday School and Memorial buildings west of the Sanctuary with a 20-storey mixed-use tower.

Council adopted Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada directs that conservation practice take a minimal intervention approach and that repairable character-defining elements should not be removed, replaced, or substantially altered. New additions are to conserve character-defining elements and to be physically and visually compatible with, subordinate to, and distinguishable from the historic place.

The application proposes retention of the Sanctuary building's exterior walls and roofs with alterations to window and doorway openings including lowering some, and the introduction of new openings. The proposal for the Sanctuary's interior includes the demolition or alteration of many of the heritage attributes including the configuration with raked floor and horse-shoe shaped gallery, iron columns, foyer walls, staircases, chancel, pipe organ features. The application proposes to insert a new floorplate within the Sanctuary space to create an additional interior storey.

The full list of heritage attributes of 38 Walmer Road can be found in the property's Statement of Significance in Attachment 4.

The application and the Heritage Impact Assessment (HIA) dated July 7, 2022, provided, contains insufficient information for Heritage Planning staff to assess the heritage impacts of the application. The HIA does not detail the proposed alterations and demolitions in relation to the heritage attributes of the property as identified in the property's Statement of Significance in designation [By-law 805-2023](#) passed September 6, 2023 and as such, it remains unclear how the exterior and interior heritage attributes of the sanctuary building would be impacted and conserved in the proposal.

A Revised Heritage Impact Assessment is required to be submitted with complete alterations and demolition applications, consistent with the City's Heritage Impact Assessment Terms of Reference.

The proposal also seeks to demolish two designated heritage buildings from the property to allow for the construction of the 20-storey mixed use tower. Both good conservation practise and the City's Official Plan seek the conservation of significant heritage resources. The supporting documents for the application do not demonstrate

why the conservation of whole or substantial portions of the Memorial Building and the Sunday School Building cannot be achieved as part of the redevelopment of this property.

For the reasons stated above, the applications fail to demonstrate that the proposal will conserve the cultural heritage values, attributes, and character of the heritage property as identified in the Statement of Significance, and it cannot be determined whether the visual and physical impacts have been appropriately mitigated.

CONCLUSION

In accordance with the PPS, the Official Plan, and the Standards and Guidelines for the Conservation of Historic Places in Canada, heritage resources are to be conserved and any new construction is to be designed to conserve the cultural heritage values, attributes, and character of that property, and to mitigate visual and physical impact on it.

The application is seeking to alter and demolish heritage attributes of the Sanctuary at 38 Walmer Road and to demolish the designated Memorial Building and Sunday School Building. Supporting documents for the application contains insufficient information for Heritage Planning staff to assess the heritage impacts of the proposal.

For the reasons stated above, staff are of the opinion that the application has not demonstrated that the cultural heritage value and attributes of the proposal are consistent with the heritage policy framework and that the heritage impacts of the proposal would be appropriately mitigated. Staff therefore recommend that Council refuse the subject applications.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1: Location Map

Attachment 2: Photographs

Attachment 3: Selected Drawings

Attachment 4: Statement of Significance from Designation By-law 805-2023

LOCATION MAP
38 WALMER ROAD

ATTACHMENT 1



This location map is for information purposes only; the exact boundaries of the property are not shown. The arrow marks the location of the site. (City of Toronto iView mapping)



Front (east) elevation of the Sanctuary Building at 38 Walmer Road, 2023 (Heritage Planning)



View of the property at 38 Walmer Road looking northwest, 2022 (Heritage Planning)



Front (south) elevation of the Sunday School Building, 2022 (Heritage Planning)



Front (south) elevation of the Memorial Building, 2022 (Heritage Planning)



Interior of the Sanctuary Building, view to the east, 2022 (Heritage Planning)



Sanctuary Building horseshoe-shaped gallery sweeping down to the chancel, 2022 (Heritage Planning)



Annotated aerial site photo showing each of the three buildings - the 1889 Sunday School; 1892 Sanctuary; 1913 Memorial Building (Heritage Impact Assessment, E.R.A. Architects, 2022)

SELECTED DRAWINGS
38 WALMER ROAD

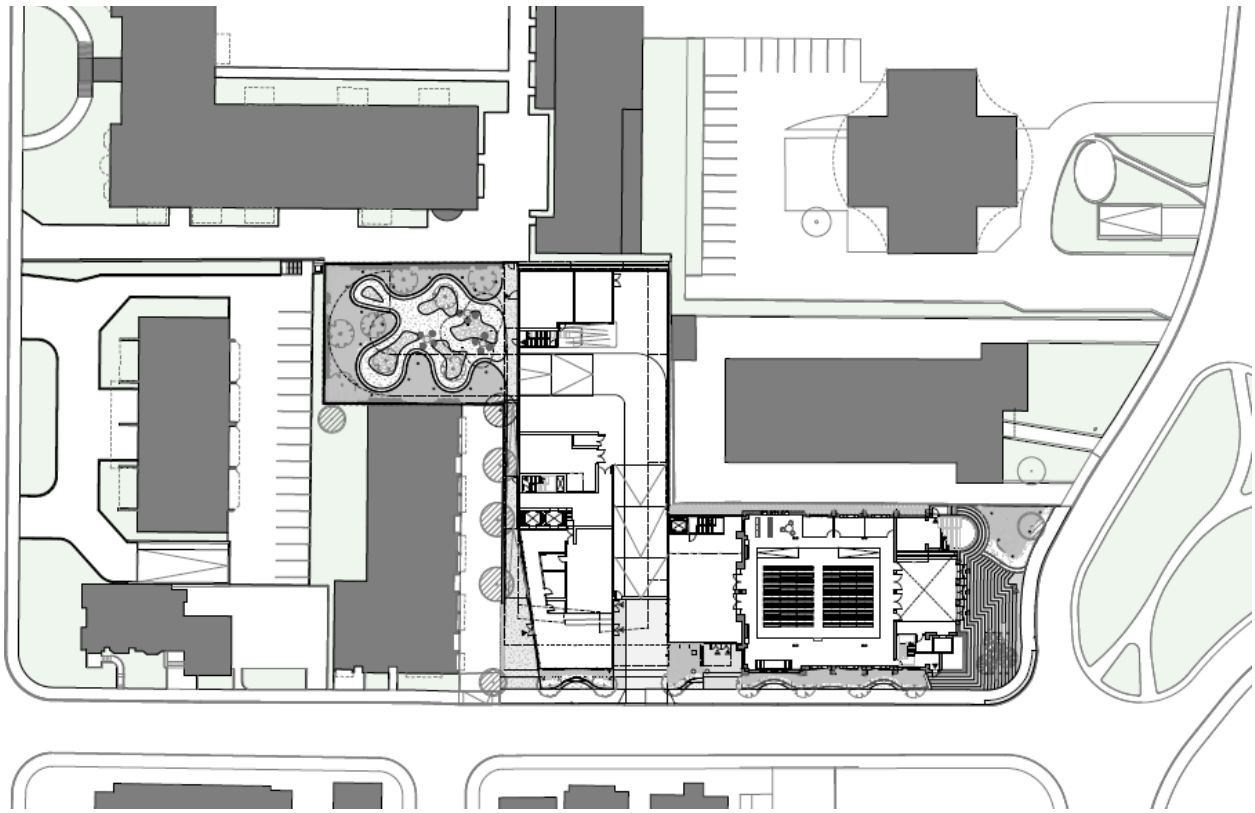
ATTACHMENT 3



Rendering looking northwest (ZAS Architects; Source: Heritage Impact Assessment, E.R.A. Architects, 2022)



Rendering looking northwest (ZAS Architects; Source: Heritage Impact Assessment, E.R.A. Architects, 2022)



Simplified site plan (ZAS Architects; Appeal Report 38 Walmer Road and 188 Lowther Avenue, August 30, 2023)



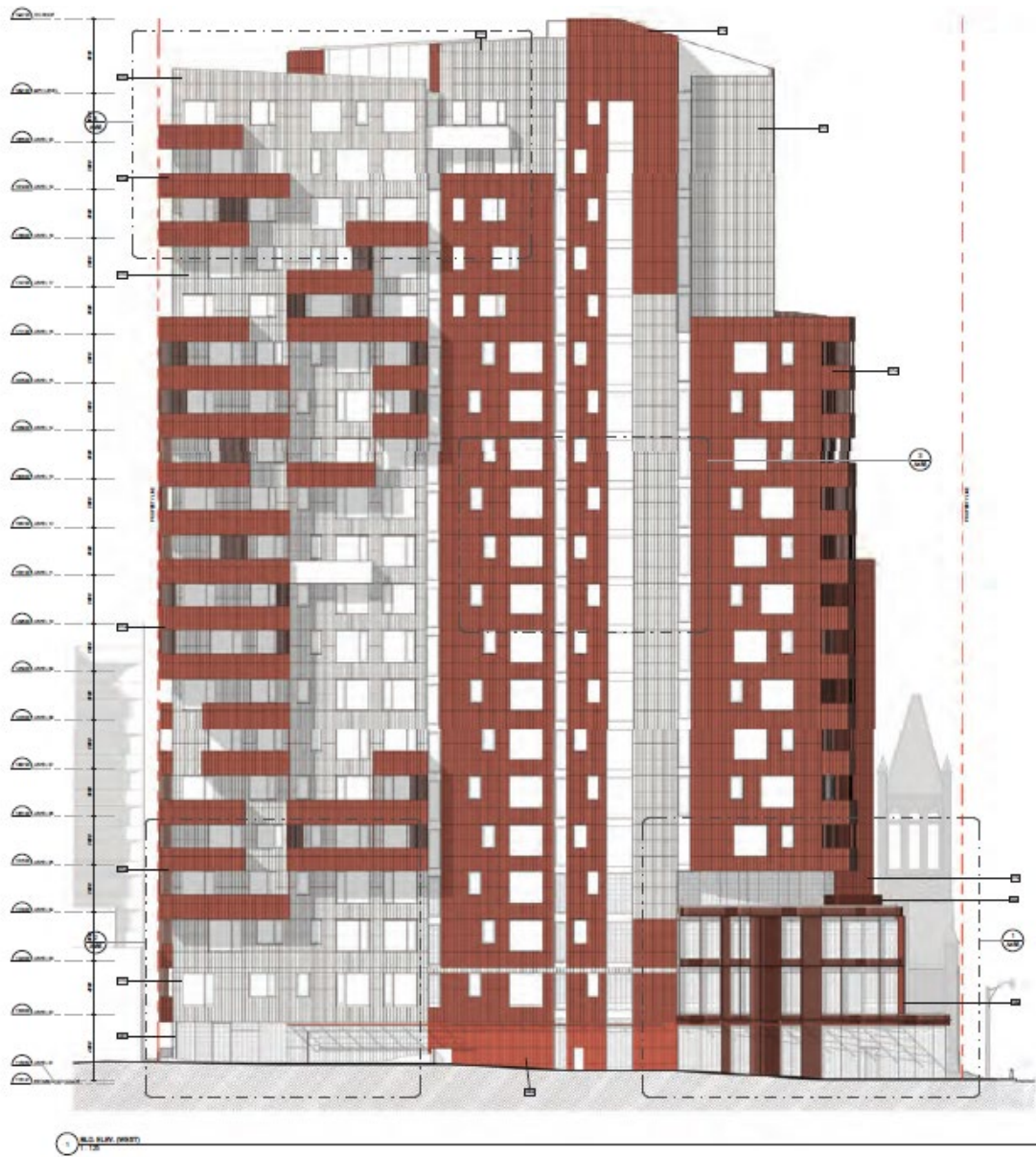
South elevation (ZAS Architects; Source: Heritage Impact Assessment, E.R.A. Architects, 2022)



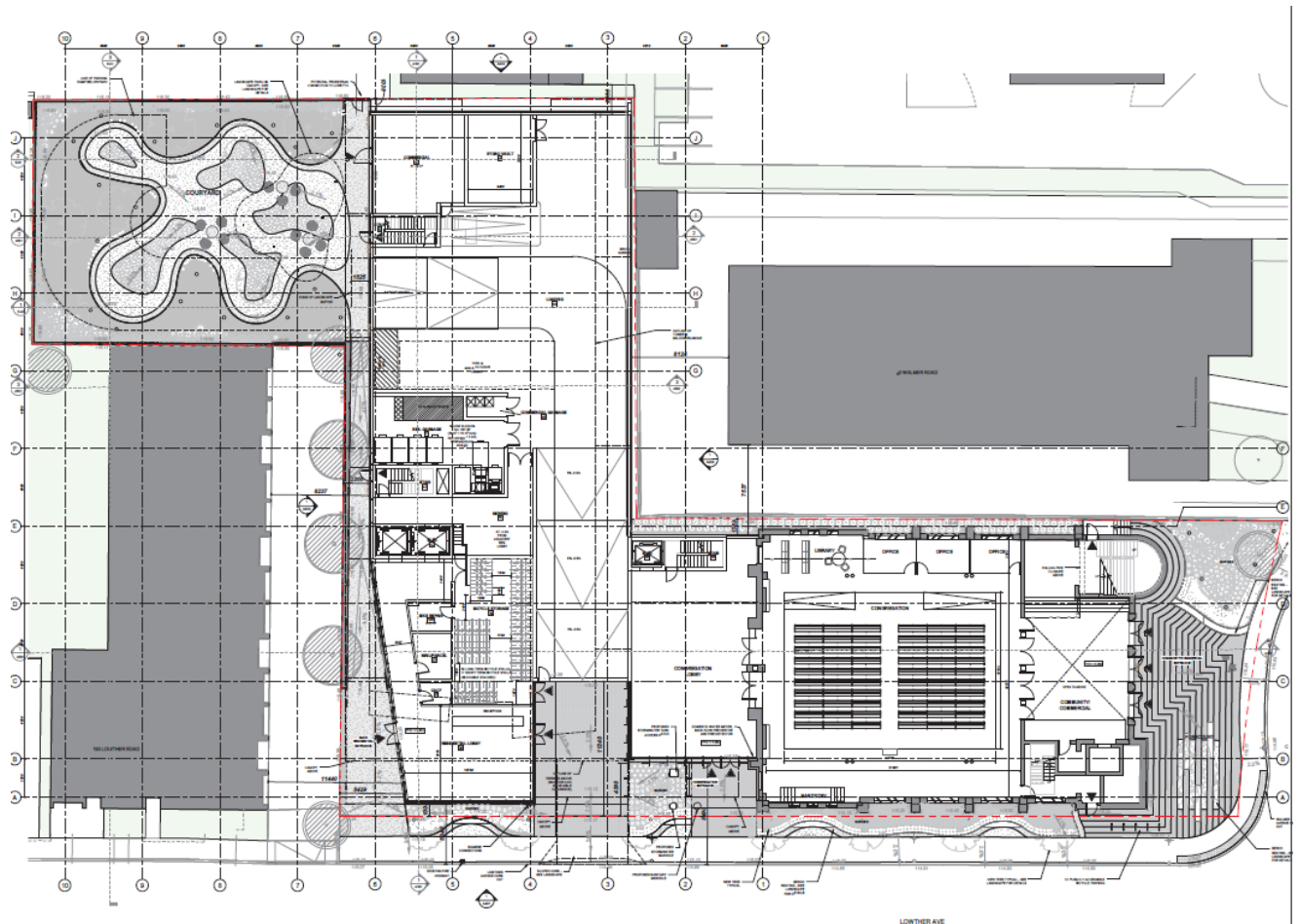
North elevation (ZAS Architects; Source: Heritage Impact Assessment, E.R.A. Architects, 2022)



East elevation (ZAS Architects; Source: Heritage Impact Assessment, E.R.A. Architects, 2022)



West elevation (ZAS Architects; Source: Heritage Impact Assessment, E.R.A. Architects, 2022)



Level 1 floor plan (ZAS Architects; Source: Heritage Impact Assessment, E.R.A. Architects, 2022)

STATEMENT OF SIGNIFICANCE FROM DESIGNATION BY-LAW 805-2023

38 WALMER ROAD

Reasons for Designation

The property at 38 Walmer Road, is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural value and meets Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical, historical/ associative and contextual value.

Description

The property at 38 Walmer Road, known as the Walmer Road Baptist Church, is located in a residential section of Toronto's Annex neighbourhood, on the northwest corner of Walmer Road and Lowther Avenue, fronting Gwendolyn Macewen Park.

Rev. Elmore Harris, with the financial backing of his father, Alanson Harris, of Brantford, who made his fortune in the manufacturing of farm machinery (Massey-Harris), led the development of the Walmer Road Baptist Church to which he would take charge upon its completion in 1889. Rev. Harris commissioned the illustrious Toronto architectural firm of Langley and Burke to design a church with a Sunday school facilities on the property purchased on Walmer Road and extended along Lowther Avenue. The church complex consists of three building sections - the 1889 Queen Anne revival- style Sunday School building, an 1892 Romanesque revival-style Sanctuary with seating for more than 1500, and a Gothic-style 1913 Memorial Building linking the other two sections into a building complex along Lowther Avenue.

Several properties in close proximity to the church have been designated under Part IV of the Ontario Heritage Act or listed on the City's Heritage Register. Designated properties nearby include 6 Walmer Road, the former Loretto College Building (1914) at 385-87 Brunswick Avenue. Properties which are listed on the Register include 21 Walmer Road, 1894 house, as well as 11, 35, and 44 Walmer Road – all mid-twentieth century apartment buildings designed by architect Uno Prii.

City Council listed the property on the City of Toronto's Heritage Register in 1986.

Statement of Cultural Heritage Value

Historical or Associative Value

The property possesses historical and associative value as the home of the Walmer Road Baptist Church, an institution with a congregation established in 1889. Since that time, it has been a place of worship, social and educational activity for its members as well as a place of community outreach. Originally, the Sunday school building served as the place of worship - with a seating capacity of 600 - until 1892, when the sanctuary was completed. With the completion of the 1892 sanctuary, and its seating for 1540 people, the church became the largest Baptist church in Canada. The use of the church

and its functional role in the community was significant, aligning with the times and the needs of the community. The church was said to have the most diversified programming of a church in Canada, aligning with the community-minded values of the founder, Rev Harris.

The church is associated with some of Toronto's most important and prolific architectural practices – Langley and Burke for the Sunday School and Sanctuary; and Burke, Horwood and White for the Memorial Building section. Edmund Burke was a leading Toronto architect for a half century designing a wide array of residential, commercial and institutional works, while Henry Langley was the leading architect of ecclesiastical works in Ontario in the late 1800s. Together, they designed numerous landmark churches such as Jarvis Street Baptist Church, Shelbourne Street Methodist Church, and Trinity Methodist Church (1887-89). Subsequently, Burke and Horwood were responsible for some of Toronto's most significant architectural works such as the Robert Simpson Department Store. Later, Burke, Horwood and White were associated with important commissions across Canada such as the iconic Hudson's Bay Department stores in Calgary, Vancouver and Victoria.

Design or Physical Value

The Sunday School building, dating from 1889, is a unique example of Queen Anne–revival style design due to its adaptation for an institutional use rather than the typical residential uses associated with such design in the area. The building's asymmetrical façade with tower, tiled gable and picturesque appearance distinguishes the exterior of the building, while the interior is notable for its open truss ceiling. The design of the building reinforces and compliments the predominant architectural character of the area which is a blend of Queen Anne- and Romanesque-style influences to create what is known as the local "Annex" style of design.

The 1892 Sanctuary is a unique example of the Romanesque style adapted to an ecclesiastical purpose incorporating a variety of Gothic-style references. Characterizing the building are the contrasting materials of brick, rough-faced stone and terra-cotta tiles. Its asymmetrical front façade with towers features a distinctive window treatment, being deeply set, and comprising various rounded arch windows and rows of openings. Lancet and pointed arch windows, window tracery, buttressed walls and an elaborate and impressive open-truss ceiling contribute to the Gothic quality. A sweeping, horseshoe-shaped gallery further distinguishes the interior.

The 1913 Memorial Building linking the Sanctuary and Sunday School also has value as a representative example of Gothic revival-style design physically and visually connecting the two buildings with understated stylistic influences. Elements of the Gothic style can be seen in both the Sunday School and Sanctuary buildings and the employment of the Memorial Building's Gothic style detailing to link the two structures skillfully brings the composition together.

Contextual Value

The Walmer Road Baptist Church is functionally and visually linked to its surroundings. In architectural character, the Walmer Road Baptist Church is visually linked to the

community which is distinguished by residential architecture in the "Annex style" – a combination of Romanesque- and Queen Anne revival styles - both of which are displayed in the subject property, visually tying the property to its surroundings. Functionally, the property has served the spiritual and social needs of its geographical community since 1889. Since then, it has been a place of community outreach offering an extensive variety of programming for the area's residents.

The property is also historically linked to its surroundings. The development, growth, and evolution of the church reflects the same of the community with each evolving, to a degree, in tandem. The initial establishment of the church in 1889 reflects the early development phase of the community. Further development of the community in terms of physical and population growth aligns with the continued development and growth of the church. In the twentieth century, the changing social demographics of the community, which became more diverse, was similarly reflected in the role of the church in the community and its evolution in programming and outreach.

The Walmer Road Baptist Church is also a landmark in the Annex community. The substantial and distinctive character of its architecture in combination with its prominent presence on Walmer Road and its situation dominating Gwendolyn Macewan Park makes the property a physically pronounced structure in the area. The building also terminates the view from the East alignment of Lowther Avenue, prior to the street continuing around the building. Its long and important functional role has made it a community focal point, contributing to this landmark status.

Heritage Attributes

Design or Physical Value

The following heritage attributes contribute to the design and physical value of the property at 38 Walmer Road and specifically the Sunday school's Queen Anne and Romanesque revival style; the Memorial Building's Gothic-revival style; and the Sanctuary's Romanesque-revival style:

Sunday School Building (1889)

Exterior:

- The form, scale and massing of the building being three storeys and rectangular with corner tower
- The front gable roof with lower parapeted cross gables and flat sections; roof elements comprising an eave bracket, open eaves with exposed rafters and wooden tongue and groove soffits; and the tower's cornice, pyramidal roof and finial
- The reddish-brown brick cladding and brickwork of the facades forming buttresses and corbel tables; terra-cotta gable shingles; and stone sills
- The fenestration, with pointed arch and segmental arched windows as well as a large multi-part gable window (with leaded glazing) and multi-part tower windows with foil-shaped sashes to mimic tracery and leaded and stained-glazing; wood-sash windows with leaded glazing

Interior:

- The extended height ceiling of the gymnasium space (original sanctuary) with timber, open-truss ceiling
- The ornamented cast-iron structural columns within the basement

Sanctuary Building (1892)

Exterior:

- The form, scale and massing of the cruciform-shaped building with lofty nave and lower sides, and with an asymmetrical main façade arrangement comprising a tall bell tower and lower stair tower
- The materials of brown, rough-faced, Credit Valley sandstone base, walls, courses and sills and contrasting reddish-brown cladding and brickwork forming label mouldings, buttresses, and the terra-cotta shingled clerestory
- The steeply-sloped front gable roof over the nave with lower cross gables over the transepts and lower slopes roofs over the sides (aisles) and the pyramidal bell tower roof and the conical copper-clad stair tower roof
- The fenestration, with a variety of pointed- and segmental-arched windows containing wooden sash, leaded glazing, and front windows with wood tracery; ribbons of leaded-glass clerestory windows atop the nave; the arcaded, deeply set windows and the narrow rounded-arch and lancet openings within the towers and gables; the 1948, stained glass Warren Family memorial window of the south elevation
- The main entrance with its three pointed-arch doorways each with formed brick mouldings and reveals, panelled wood double doors, transom lights with wooden tracery of foils and leaded and stained glass

Interior:

The following heritage attributes have been identified as "liturgical elements":

- The configuration with lofty single volume nave with its raked floor and separate entrance foyer containing two tower staircases
- The elaborate open-truss roof with strapwork plaster ceiling
- The horseshoe-shaped gallery with tiered seating, and with wood balustrades of ash and turned balusters of birch
- The elaborately cast-iron columns supporting the balconies and the ceiling
- The exposed, pressed-red-brick walls of the sanctuary incorporating ornamental brickwork detailing such as a dado, courses, and label mouldings
- The raised chancel with carved and panelled oak rood screen, pulpit,
- The pipe organ recesses, oak casing and façade pipes
- metal lined baptismal tank
- The three-part stained glass memorial window
- The two fireplaces with tiled hearth and ornamental brickwork chimneypieces
- The bronze hanging light fixtures and sconces with Gothic stylistic motifs
- The oak finishes comprising the staircase balustrades, the foyer wall assembly with wainscot panelling, and the solid panelled and glazed doors

Memorial Building (1913)

Exterior:

- The form, scale and massing of the building being two-storeys with flat roof and comprising two connected volumes wrapping around the Sunday School building
- The reddish-brown brick cladding and brickwork of the facades forming buttresses, a crenelated parapet and arched doorway reveals; smoothly-dressed sandstone finishes comprising label mouldings, coping, lintels and sills
- The fenestration with pointed-arch and flat-headed windows; the leaded-glass wood-sash windows

Interior:

- the auditorium space and its features including its stage, pointed proscenium arch with Gothic columns, and balconies with their wood balustrades, large support brackets

Historical or Associative Value

The following heritage attributes contribute to the cultural heritage value of the property as a place of worship, social, educational and recreational activity for its members as well as a place of community outreach:

- the Sunday School, the Sanctuary and the Memorial Building associated with the Baptist church

The following heritage attributes contribute to the cultural heritage value of the property associated with the prominent architects associated with the property:

- the building materials and Queen Anne, Romanesque and Gothic revival-style design of the property reflecting an association with Langley and Burke architects and Burke, Horwood and White architects

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the property as defining, supporting and maintaining the historic character of the area and being historically, visually linked to its setting and as a landmark in the Annex:

- the setback, placement and orientation of the buildings on a corner lot viewed from Walmer Road and Lowther Avenue, with a focal-point presence fronting Gwendolyn Macewen Park
- the Romanesque and Queen Anne-Revival design of the property which is visually linked the architectural style of the Annex.