



THE ANNEX RESIDENTS' ASSOCIATION

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March 15, 2024

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Dear Members of the Toronto Preservation Board,

Re: PB 15.8 38 Walmer Road - Alterations to and Demolition of Heritage Attributes and Demolition of Buildings on a Designated Property - Refusal (Ward 11)

The Planning and Development and the Heritage committees of the Annex Residents' Association (ARA) met several times with the developer of the Walmer Road Baptist Church site in 2023. The ARA is currently engaged as a party at the Ontario Land Tribunal mediation regarding this site.

It is the practice of the ARA to inform developers and City Planning of our position during discussions. In May 2023, we issued the following comments regarding heritage:

“Heritage Conservation.

The landmark Walmer Road Baptist Church is overwhelmed by the height and breadth of the proposal. The proposed renovations to reduce the sanctuary and provide spaces for adaptive re-use damage its volume and architectural detail.

The Church is a landmark and should be featured as dominant in the proposed development.

- Review heritage attributes of the Sunday School addition to the west, and consider ways to integrate important aspects into the scheme.
- Renovations to accommodate planned uses (unknown and not identified generically) permanently destroy the sanctuary and the façade. The sanctuary is planned to be divided, floor lowered, windows lowered, new punched windows added, and doors lengthened. The original steps

leading to the church meant to uplift parishioners as they approach to enter are lost rather than repaired. This aspect should be reconsidered.

- The large volume of the sanctuary should be retained intact. An occupant should be found that can make better use of it.
- A more discreet way to make the sanctuary accessible must be found, potentially through a visible side entrance that could also be used by parishioners.”

Therefore, we agree with the conclusions expressed in the Heritage Planning report before you today.

Yours sincerely,

Sandra Shaul

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Cc: Councillor Saxe
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