

Authority: Toronto and East York Community Council Item 32.6,
as adopted by City of Toronto Council on June 10 and 11, 2014

CITY OF TORONTO

BY-LAW No. 83-2015

**To designate the property at 1183 Dufferin Street (Dufferin Street Presbyterian Church) as
being of cultural heritage value or interest.**

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 1183 Dufferin Street (Dufferin Street Presbyterian Church) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 1183 Dufferin Street and upon the Ontario Heritage Trust, Notice of Intention to designate the property and caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

Whereas no notice of objection was served upon the Clerk of the municipality; and

Whereas the reasons for designation are set out in Schedule "A" to this by-law;

The Council of the City of Toronto enacts:

1. The property at 1183 Dufferin Street, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 1183 Dufferin Street and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on December 11, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
STATEMENT OF SIGNIFICANCE
REASONS FOR DESIGNATION

Description

The property at 1183 Dufferin Street is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under the three categories of design, associative and contextual values. Situated on the east side of Dufferin Street, north of Bloor Street West between Shanly and Hallam Streets in Dovercourt, Dufferin Street Presbyterian Church (1912) was the second church built in this location by the congregation (in existence 1908-1993). The site was listed on the City of Toronto Inventory of Heritage Properties in 2005.

Statement of Cultural Heritage Value

Dufferin Street Presbyterian Church is valued for its design as a fine representative example of an early 20th century institutional building with Neo-Gothic styling in the Dovercourt neighbourhood. Dating to the World War I era when Dufferin Street Presbyterian Church was planned, the style was particularly popular for ecclesiastical and educational buildings with its medieval-inspired detailing, including buttresses and arched openings. Dufferin Street Presbyterian Church displays the hallmarks of the style, and is particularly notable for its highly visible corner tower and chimney.

The cultural heritage value of Dufferin Street Presbyterian Church is also linked to its associations with Toronto architect W. R. Gregg. Apart from a mid-career partnership with his brother (architect Alfred H. Gregg), Gregg oversaw a lengthy solo practice during which he produced a variety of residential, industrial and institutional buildings from the Women's Medical College in Cabbagetown (1889) to the Canadian Order of Foresters' Hall on College Street (1910). Of the more than 20 churches he designed for Presbyterian congregations in Ontario, the one at 1183 Dufferin Street is an important extant example in Toronto and followed Gregg's earlier commission for Dovercourt Road Presbyterian Church (a recognized heritage property in the adjoining Dufferin Grove neighbourhood), whose parishioners assisted in establishing Dufferin Street Presbyterian Church.

Contextually, the property at 1183 Dufferin Street is valued for its historical and visual relationship to its surroundings on Dufferin Street at the west end of Dovercourt, the formerly unincorporated community that developed around Dovercourt Park prior to its annexation by the City of Toronto in 1910. Dufferin Street Presbyterian Church remains a significant surviving institutional building associated with the origins of the neighbourhood.

With its distinctive tower that is viewed on Dufferin Street and from within the Dovercourt neighbourhood, Dufferin Street Presbyterian Church is a local landmark.

Heritage Attributes

The heritage attributes of the property at 1183 Dufferin Street are:

- The building known historically as Dufferin Street Presbyterian Church
- The placement, setback and orientation of the building on the site
- The asymmetrical plan that rises one extended storey above a stone foundation, with a tower at the northwest corner
- The materials, with red brick cladding and brick, stone and wood detailing
- The steeply-pitched gable roof, which was damaged by fire in January 2014
- The principal (west) facade, under the gable end of the roof where the main entrance is placed in an enclosed gable-roofed porch with extended eaves, stone coping and buttresses
- The detailing on the main entrance, where paired doors and a transom are set in a Tudor-arched opening with stone quoins and a keystone, and a lancet opening with stone detailing is placed in the apex of the gable
- The fenestration on the west wall, with a trio of oversized Tudor-arched window openings with stone detailing beneath a pair of diminutive flat-headed openings with louvers and stone lintels and sills (the portion of the wall with the paired openings was included in the Reasons for Listing (2006) and removed after the 2014 fire)
- The detailing on the square tower, with the secondary entrance on the west wall (which copies the detailing from the main entry), the pair and trio of flat-headed window openings with stone lintels and sills, the corner buttresses, the crenellated parapet, and the tall brick chimney (south)
- The side elevations (north and south) where brick buttresses with stone trim organize three-part Tudor-arched window openings

The rear (east) wall and the single-storey shed-roofed addition, are not identified as heritage attributes.

SCHEDULE "B"
LEGAL DESCRIPTION

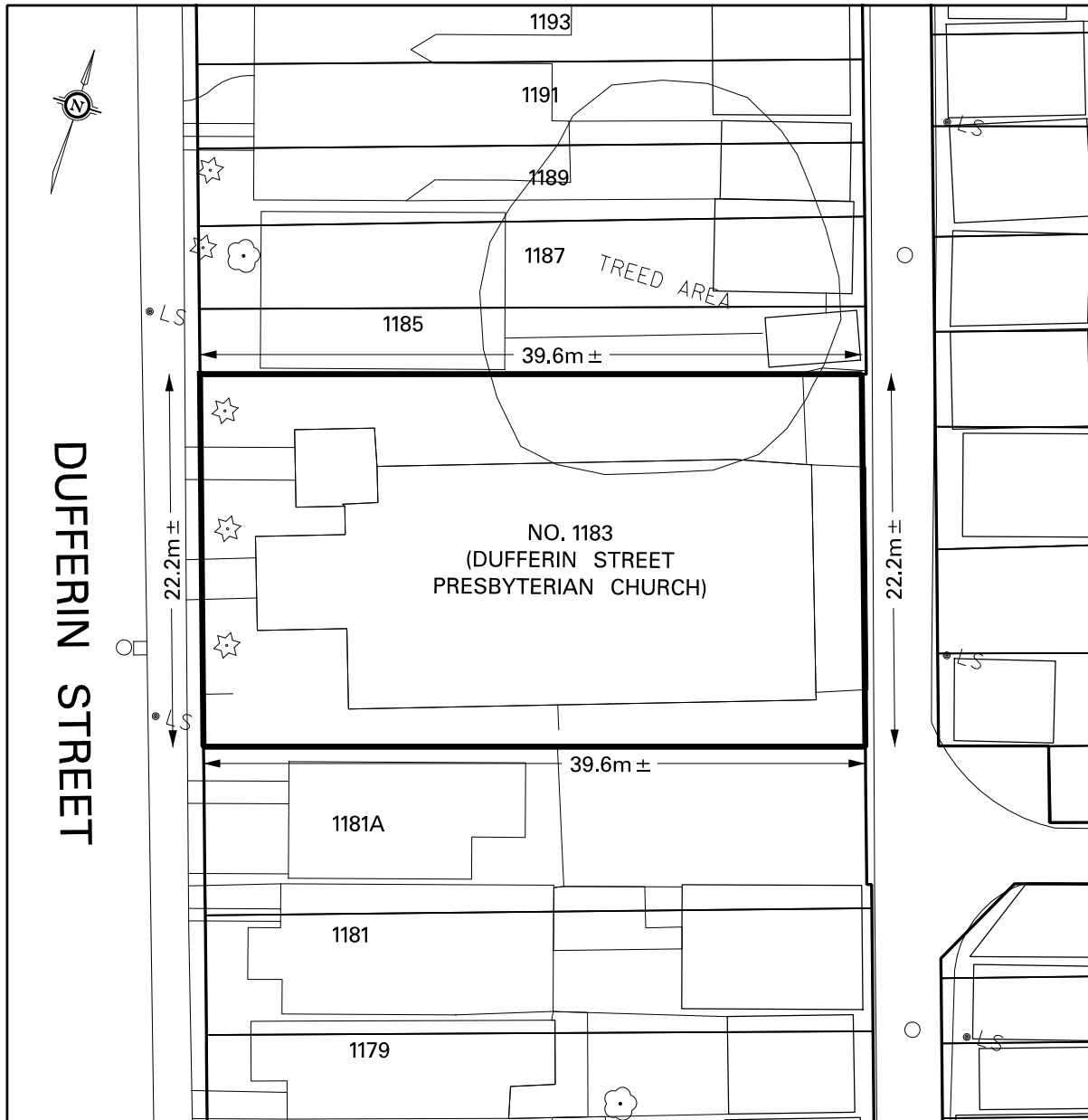
PIN 21291-0415 (LT)

PART OF LOTS 18, 19 & 20, BLOCK O, PLAN 622, DESIGNATED AS PART 1,
PLAN 66R26944

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2014-103 dated September 2, 2014, as set out in Schedule "C".

SCHEDULE "C"



ENGINEERING AND CONSTRUCTION SERVICES
 ENGINEERING SERVICES
 LAND AND PROPERTY SURVEYS

NOTE:
 THIS SKETCH IS NOT
 A PLAN OF SURVEY
 AND HAS BEEN COMPILED
 FROM SURVEY NOTES AND
 OFFICE RECORDS. IT SHALL
 NOT BE USED EXCEPT FOR
 THE PURPOSE INDICATED
 IN THE TITLE BLOCK

CHECKED BY: JOHN HOUSE
 PREPARED BY: DWAYNE PITT

PROPERTY INFORMATION SHEET

NO. 1183 DUFFERIN STREET
 (DUFFERIN STREET PRESBYTERIAN CHURCH)
 LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST
 (NOT TO SCALE)

WARD 18 – DAVENPORT
 DATE: SEPTEMBER 02, 2014

SKETCH No. PS-2014-103