

Authority: Toronto and East York Community Council Item 33.20,
as adopted by City of Toronto Council on July 8, 9, 10 and 11, 2014

CITY OF TORONTO

BY-LAW No. 91-2015

To amend By-law No. 89-76 (former City of Toronto) being a by-law to designate the property at 1 Spadina Crescent (Knox College), by revising the reasons for designation to explain the cultural heritage value or interest of the property and to describe its heritage attributes.

Whereas By-law No. 89-76 designated the property at 1 Spadina Crescent (Knox College) under the *Ontario Heritage Act, 1974*; and

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to amend designating by-laws; and

Whereas authority was granted by Council to amend By-law No. 89-76 by revising the reasons for designation to explain the property's cultural heritage value or interest and to describe its heritage attributes; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 1 Spadina Crescent and upon the Ontario Heritage Trust, a notice of intention to amend By-law No. 89-76 and has caused the notice of intention to amend 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 the revised reasons for designation are attached as Schedule "B" to this by-law; and

Whereas no notice of objection to the proposed amendments has been served upon the Clerk of the municipality;

The Council of the City of Toronto enacts:

1. By-law No. 89-76 is amended by deleting Schedule "B" attached thereto and substituting Schedule "B" attached to this by-law.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" and shown on Schedule "C" 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 owner of the property at 1 Spadina Crescent and upon the Ontario Heritage Trust.

Enacted and passed on December 11, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
LEGAL DESCRIPTION

PIN 21198-0054 (LT)

CIRCLE LT PL D10 TORONTO

City of Toronto and Province of Ontario

Land Titles Division of the Toronto Registry Office (No. 66)

SCHEDULE "B"
AMENDED REASONS FOR DESIGNATION
STATEMENT OF SIGNIFICANCE

Former City of Toronto By-law No. 89-76, designating the property at 1 Spadina Crescent (Knox College) under Part IV, Section 29 of the *Ontario Heritage Act* is amended to revise the Reasons for Designation to describe the site's cultural heritage values and attributes as set out in the 2005 amendments to the *Ontario Heritage Act*.

Description

The property at 1 Spadina Crescent is designated 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 all three categories of design, associative and contextual values. Located at the top of Spadina Avenue just north of College Street, the building known historically as the Knox College was completed in 1875 as a 3-storey seminary building.

Statement of Cultural Heritage Value

Knox College has cultural heritage value as a rare and excellent example of a High Victorian Gothic style college building in Toronto. The building is particularly distinguished by the high degree of artistic merit and craftsmanship evident in the variety and complexity the composition of its form and massing with its dominant tower, asymmetrical second tower, projecting wings and steeply pitched roofs as well as in the intricately detailed elements including the variety of windows, stained glass, chimneys, finials, buttresses and unique string and belt courses. The combination of buff brick and stone are typical characteristics of the Gothic revival styles in Toronto.

Historically, the property is valued for its associations with Knox College, as the first purpose-built complex for this institution which emerged in Canada West in the 1840s, and for the site's historical associations with the architects Smith & Gemmel (James Avon Smith and John Gemmell) whose 40 year partnership (1872-1910) produced a significant body of ecclesiastical work in Toronto and across Canada. Designed at the beginning of the partnership, Knox College remains one of their most prominent projects.

Knox College is also associated with the Canadian war effort for World War I, as the site of the care for soldiers (in 1918 Amelia Earhart was a nurse's aide through the Volunteer Aid Detachment organization) and for World War II, as the location of accelerated production of vaccines for the front. The property is further valued for its association with Connaught Laboratories from 1943-1972 which was internationally recognized as a leader in the development and production of vaccines including insulin, penicillin and in the 1950s the anti-polio vaccine.

Contextually Knox College has cultural heritage value as it is visually and historically linked to the evolution of the City of Toronto and the growth of the Spadina and University of Toronto neighbourhood. Its functions and presence have been a significant contributor to both. Its distinctive late 19th century architectural form and dominant tower contributes to the character of the area where it is an important local landmark and a significant feature on the neighbourhood's

skyline. Situated at the heart of Spadina Crescent, it maintains the original circular form of Crescent Gardens and the original street pattern which dates back to the 1830s.

Knox College is valued for its contribution to a distinctive and historic urban pattern in the City of Toronto by terminating the northern vista of an avenue and facing south towards Lake Ontario as do numerous other prominent institutions including Old City Hall, the Ontario Legislature Building and Upper Canada College. Terminating the northwards vista of Spadina Avenue, Knox College has been valued as a prominent Toronto landmark since its building was announced in the press in 1873 and it continues to be "an adornment for the City."

Heritage Attributes

The heritage attributes of the building known historically as the Knox College at 1 Spadina Crescent are:

Exterior:

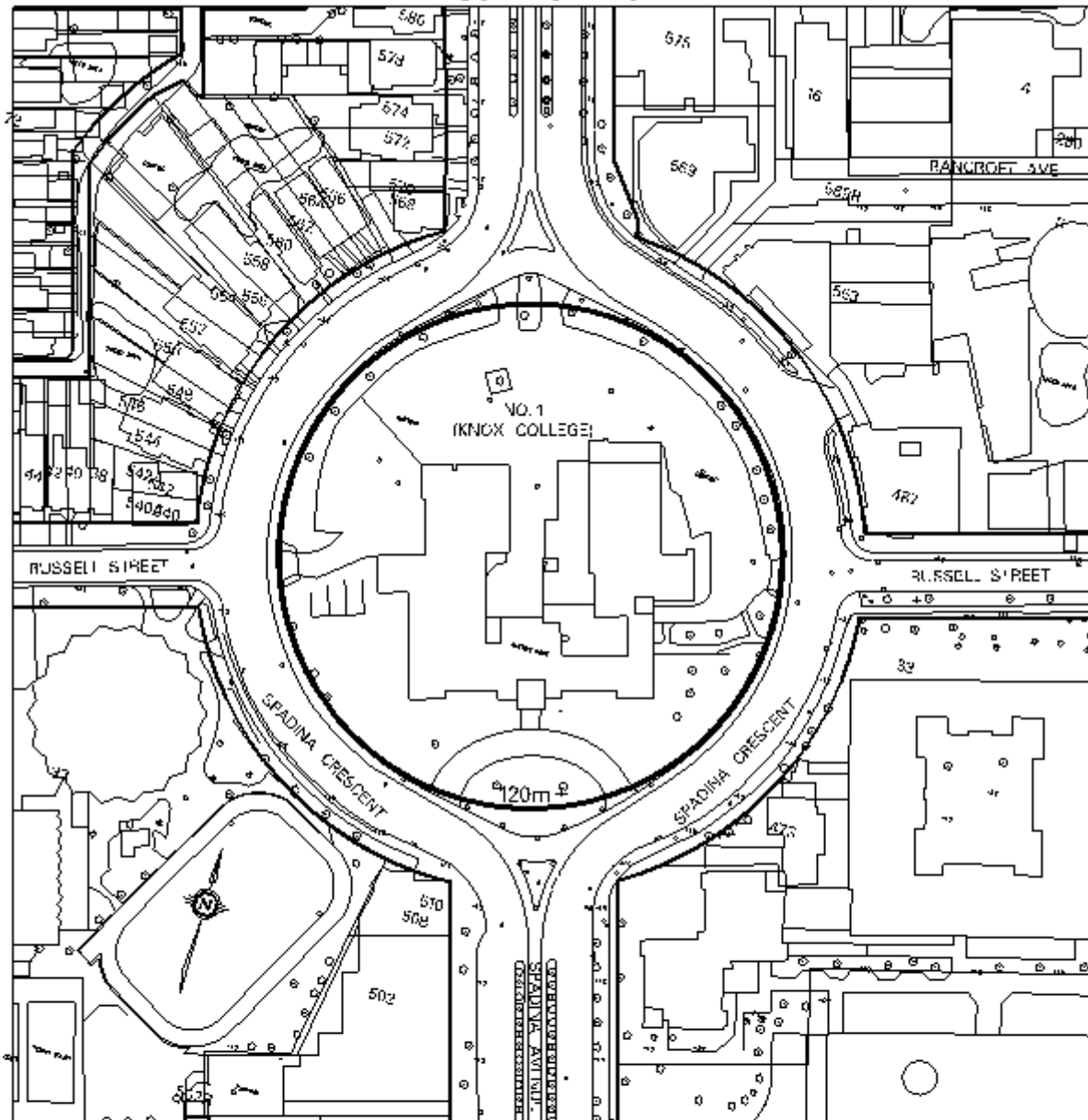
- The placement, setback and orientation of the building at the centre of Spadina Crescent block, facing southward down Spadina Avenue to the lake
- The open grassed and planted space around the building as it extends on the east, south and west sides
- The scale, form and massing on the three-storey E-shaped plan with east and west side wings, west dining room wing and east lecture hall wing above a raised stone base with a central projecting tower and higher central block and second east tower
- The masonry construction and with buff brick and stone cladding, and metal detailing
- The stone elements including the base, belt courses, string courses, window sills and arched brick corbels at the eaves, buttress caps and drip moulds, dormer elements including stone coping and carved drip moulds and keystones, carved stone elements such as those on the tower and the south, east and west entrances and the stone columns featured at doors and between window openings
- The gable roofs of the building with the dormer windows and approximately 12 chimneys with their decorative stone and brick trim and coursing
- The main tower roof clad in copper with finials, stepped parapets, wood arcade
- The second tower roof with its brick and stone gables and finials and mansard shape
- The main stair case roof with its dormer and metal trim
- The wooden sash windows with their curved lancet forms, 5 light sash over 2 and featuring the circular motif in the upper sash
- The dormer windows with their pointed arched brick openings or brick and stone arched openings, stone sills and gable pediments with stone trim or stone coping

Interior:

- The entry vestibule with its groin vaulted oak ceiling and carved stone bosses and wainscoting
- The corridors with their arches
- The staircase with its wood handrails, wood balustrade and other decorative elements such as the drop pendants

- The library space with its raised central room
- The reclaimed space of the lecture hall with its exposed curved timber trusses with decorative infill panels
- The museum with its exposed timber trusses
- The original millwork including the baseboards, window frames, sash and sills, doors, door frames and transoms

SCHEDULE "C"



Toronto

ENGINEERING & CONSULTING SERVICES
1100-1000-1000-1000
LAND SURVEYING DIVISION

NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN DERIVED
FROM SURVEY NOTES AND
IS NOT TO BE USED EXCEPT FOR
THE PURPOSES INDICATED
IN THE TITLE BLOCK.

CHECKED BY: JOHN TOLSON
PREPARED BY: DAWNIE FLETCHER

PROPERTY INFORMATION SHEET

NO. 1 SPADINA CRESCENT (KNOX COLLEGE)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 21 - 14th & SPADINA
DATE: NOVEMBER 19, 2014

SKETCH No. PS-2014-131