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ONTARIO HERITAGE TRUST

FEB 28 2008

RECEIVED

City Clerk's Office

Secretariat
Frances M. Pritchard
Toronto and East York Community Council
City Hall, 12th Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Ulli S. Watkiss
City Clerk

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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
40 WESTMORELAND AVENUE (CHURCH OF ST. MARY THE VIRGIN AND ST.
CYPRIAN)
CITY OF TORONTO, PROVINCE OF ONTARIO**

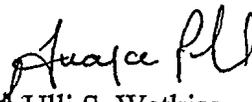
NOTICE OF PASSING OF BY-LAW

40 Westmoreland Inc.
20 Yorkland Boulevard, #200
Toronto, Ontario
M2J 5C1

Ontario Heritage Foundation
10 Adelaide Street East
Toronto, Ontario
M5C 1J3

Take notice that the Council of the City of Toronto has passed By-law No. 84-2008 to designate 40 Westmoreland Avenue (Church of St. Mary the Virgin and St. Cyprian) (Davenport Ward 18) as being of cultural heritage value or interest.

Dated at Toronto this 29th day of February, 2008.


Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 7.14,
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2007
Enacted by Council: January 30, 2008

CITY OF TORONTO

BY-LAW No. 84-2008

To designate the property at 40 Westmoreland Avenue (Church of St. Mary the Virgin and St. Cyprian) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 40 Westmoreland Avenue (Church of St. Mary the Virgin and St. Cyprian) as being of cultural heritage value or interest; and

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

WHEREAS the Council of the City of Toronto has caused to be served upon the owners of the land and premises known as 40 Westmoreland Avenue and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has 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, Notice requirements under the *Ontario Heritage Act*; and

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

WHEREAS no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The property at 40 Westmoreland Avenue, 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 40 Westmoreland Avenue 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, Notice requirements under the *Ontario Heritage Act*.

ENACTED AND PASSED this 30th day of January, A.D. 2008.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION**Description

The property at 40 Westmoreland Avenue is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, historical and contextual value. Located on the west side of Westmoreland Avenue in the first block north of Bloor Street West, according to archival records the church was completed in 1914. The property was listed on the City of Toronto Inventory of Heritage Properties in 1973, and a Heritage Easement Agreement was registered in 2006. Deconsecrated in 2002, the church has been converted into a residential condominium.

Statement of Cultural Heritage Value

The Church of St. Mary the Virgin and St. Cyprian has design value as an excellent example of Neo Gothic design that was popular for institutional buildings after 1900. The style was distinguished from the late 19th century Gothic Revival by its reduced scale and more restrained interpretation of design elements associated with early medieval English architecture. While the Church of St. Mary and Virgin and St. Cyprian exhibits the crenellated tower and Tudor-arched openings characteristic of Neo-Gothic designs, it is particularly noteworthy for its distinctive brickwork.

Historically, the site is associated with an institution of importance to the community. The Anglican parish of St. Mary the Virgin was founded in 1888, followed by the construction of its first church on Delaware Avenue the next year. The current church building officially opened in 1914. It was renamed the Church of St. Mary the Virgin and St. Cyprian in 1966, following the amalgamation of the congregation with that of St. Cyprian's Anglican Church (1906-1907) in nearby Seaton Village.

The church is identified with the practice of architect W. A. Langton, who prepared the plans. After apprenticing with Toronto-architects Darling and Curry, Langton relocated to Boston in 1882 where he worked for H. H. Richardson, the American architect best known for popularizing the Romanesque Revival style known as "Richardsonian Romanesque" and identified by oversized arches and sandstone cladding. Langton did not specialize in this style following his return to Toronto in 1886, but accepted commissions that employed the popular architectural motifs of the period. Langton was recognized for his efforts with other members of the Architectural Guild of Toronto in forming the Ontario Association of Architects, and for his role in establishing a school of architecture at the University of Toronto.

Positioned on a residential street north of Bloor Street West, the Church of St. Mary the Virgin and St. Cyprian is a local landmark. Nearby, the Bloor-Gladstone Branch of the Toronto Public Library (completed 1913) at 1101 Bloor Street West and the Paradise Theatre (1937 and replacing an earlier theatre dating to 1910) at 1006 Bloor Street West are other notable buildings that are recognized on the City's heritage inventory.

Heritage Attributes

The heritage attributes of the Church of St. Mary the Virgin and St. Cyprian related to its design value as an excellent example of Neo Gothic design are found on the exterior walls, roof and tower, consisting of:

- The plan, where the body of the church is anchored by a flat-roofed tower at the southeast corner, an entrance wing at the northeast corner, a transept at the southwest end, and a large northwest wing designed for the chapel and vestry.
- The cladding, with two-tone red brick that adds a horizontal emphasis to the design, and the trim with brick and complementary red sandstone.
- The raised stone base where segmental-arched window openings have brick voussoirs.
- The steeply-pitched gable roof covering the main body of the church, with a triangular dormer at the west end of the south slope that incorporates a pointed-arch window.
- The principal (east) façade formed by the gable end wall.
- On the east façade, beside a single brick buttress, the three-part bay window that displays segmental-arched window openings with brick and stone trim, buttresses, and a corbelled cornice.
- In the upper part of the east wall, the trio of pointed-arch window openings with brick and stone detailing that contain stained glass.
- On the side elevations (north and south), the sections of the walls that are extended and covered by flat roofs and display pairs of pointed-arch window openings between buttresses.
- The transept on the south elevation, with a gabled roof and chimney, and a pointed-arch window opening on the south face.
- The rear (west) wall, featuring a three-part chancel window beneath the gable end of the roof.
- At the northeast corner of the church, a single-storey entrance wing with a cross-gable roof, Tudor-arch window openings and, on the east face, a Tudor-arch doorcase displaying brick mouldings, a stone hood mould, and a transom and double doors (the original doors and transom have been removed, and a similar entrance is found on the east face of the tower).
- The tower, which is the focal point of the design and incorporates buttresses with gablets, Tudor-arch window openings on the south and west walls, pointed-arch window openings on all faces, and a flat roof with crenellated parapets and a chimney.
- At the base of the tower, the foundation stone from the 1889 church and the cornerstone marked "1913".

- At the northwest end of the complex, the chapel and vestry wing that is covered by a steeply pitched gable roof with an end chimney.
- On the chapel and vestry wing, the gabled entrance porch that is placed on the west side, and the walls with Tudor- and pointed-arch window openings.
- The gabled frontispiece with a monumental three-part opening containing stained glass that extends the north wall of the vestry wing.

SCHEDULE "B"

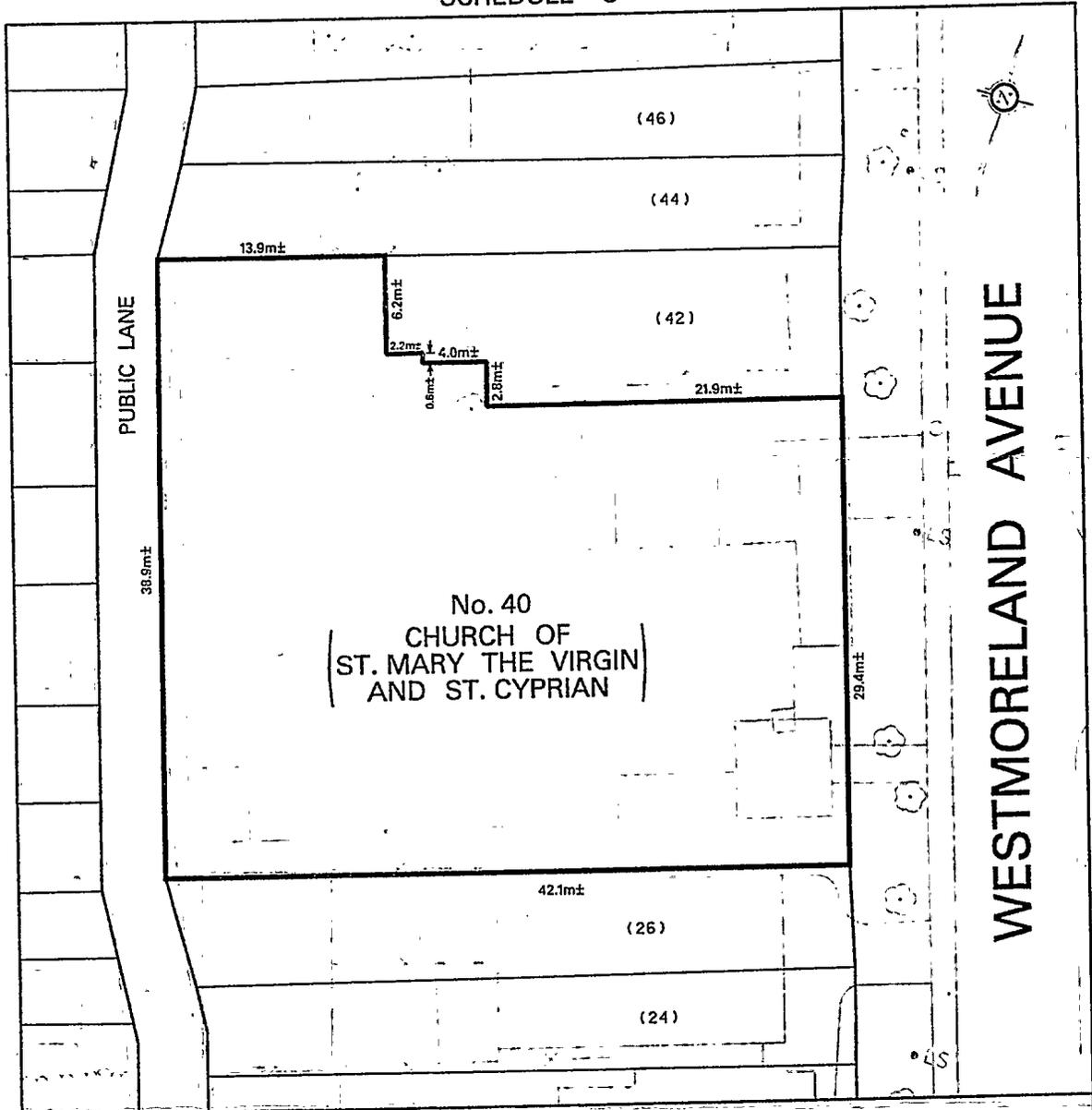
PIN 21292-0485 (LT)

PART LOT 44 BLK F PLAN 622 NORTH WEST ANNEX; LOT 45
BLK F PLAN 622 NORTH WEST ANNEX; PT LT 46 BLK F PLAN 622
NORTH WEST ANNEX; PARTS 1 AND 3 PLAN 66R22528

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-2007-287 dated
November 30, 2007, as set out in Schedule "C".

SCHEDULE "C"



<p>Toronto TECHNICAL SERVICES DIVISION SURVEY & MAPPING SERVICES</p>	<p>PROPERTY INFORMATION SHEET</p>
<p>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</p>	<p>No. 40 WESTMORELAND AVENUE (CHURCH OF ST. MARY THE VIRGIN AND ST. CYPRIAN) LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST (NOT TO SCALE)</p> <p>WARD 18 - DAVENPORT DATE: NOV. 27, 2007</p> <p>SKETCH No. PS-2007-287</p>