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Authority: Etobicoke York Community Council Item 7.8,
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2007
Enacted by Council: March 31, 2008

CITY OF TORONTO

BY-LAW No. 257-2008

**To designate the property at 70 High Park Avenue (Third Church of Christ, Scientist)
as being of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 70 High Park Avenue (Third Church of Christ, Scientist) 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 70 High Park 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 70 High Park 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 70 High Park 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 31st day of March, A.D. 2008.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

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

The property at 70 High Park Avenue is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural resource value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three criteria of design, historical and contextual value. Located on the west side of High Park Avenue, north of Bloor Street West, the Third Church of Christ, Scientist was constructed in 1928 as documented in historical records. The property was included on the City of Toronto Inventory of Heritage Properties in 1986, and a Heritage Easement Agreement was registered in 2003. The surviving elements of the original building, described in the heritage attributes below, have been incorporated at the base of a residential condominium on the site.

Statement of Cultural Heritage Value

The Third Church of Christ, Scientist is designed in the Modern Classical style, popularized in the 1920s and 1930s and identified by the application of simplified Classical elements. The interior finishes were inspired by Art Deco styling, named for the "Exposition internationale des arts decoratifs" held in Paris in 1925 and noted for its abstracted geometrical shapes. Historically, the Third Church of Christ, Scientist was designed by the notable Toronto architect, Murray Brown. Born in Scotland and trained in England, Brown opened an office in Toronto in 1914 and specialized in theatre design, including movie houses for the Famous Players and Capitol chains, with the well-known Belsize Theatre (later known as the Crest Theatre) on Mount Pleasant Road recognized on the City's heritage inventory. With its setback from the street and the restrained Classical detailing of the east façade, the Third Church of Christ, Scientist is a recognized feature on High Park Avenue, north of Bloor Street West.

Heritage Attributes**Exterior**

The exterior heritage attributes of the Third Church of Christ, Scientist related to its cultural heritage value as an important example of Modern Classicism that have been incorporated in the redevelopment of the site consist of the principal (east) façade and terrace, and the portals (including the surrounds and steps) from the entrances on the north and south walls, specifically:

- The principal (east) façade that rises one extended storey beneath the pediment.
- The buff brick cladding with stone detailing on the openings and pediment.
- The organization of the east wall into three bays.
- The terrace with stone steps that extends across the east wall and provides access to the central entrance.

- The entry with a Classical doorcase where a triangular pediment is supported on piers with decorative stone detailing and period fixtures.
- Under a nameplate reading "THOU SHALT HAVE NO OTHER GODS BEFORE ME," the pair of doors and a flat transom with glazing and metalwork in floral motifs.
- Flanking the entry, the single full-height flat-headed window openings that are surmounted by decorative stone panels with Classical motifs.
- The portals, originally placed on the side walls (north and south), which incorporate pilasters, brackets, entablatures and inscribed panels (the panel from the north wall reads "FOR THERE IS NO POWER BUT OF GOD", while the south panel is inscribed "HE SENT HIS WORD AND HEALED THEM").
- The two-sided cornerstone marked "LIFE – TRUTH – LOVE" and "1928," originally installed at the northeast corner, that has been reinstated on the site.

The surviving portions of the building are recessed from High Park Avenue where a flagstone path and a pair of iron lamp stands with globe fixtures mark the entrance to the property from the street.

Interior

The interior heritage attributes of the Third Church of Christ, Scientist related to its cultural heritage value as a good example of Art Deco styling are found in the entrance hall, consisting of:

- The octagonal plan, terrazzo floors and, on the walls and ceiling, plasterwork inspired by Art Deco styling.
- The main entrance at the east end that contains a pair of wood doors, sidelights and a transom with floral designs.
- The single doors with surrounds and glazed and metal inserts in floral motifs on the north and south walls, the four round-arched openings in the corners, the light fixture, and the fireplace at the west end with a marble surround and a wood mantel.

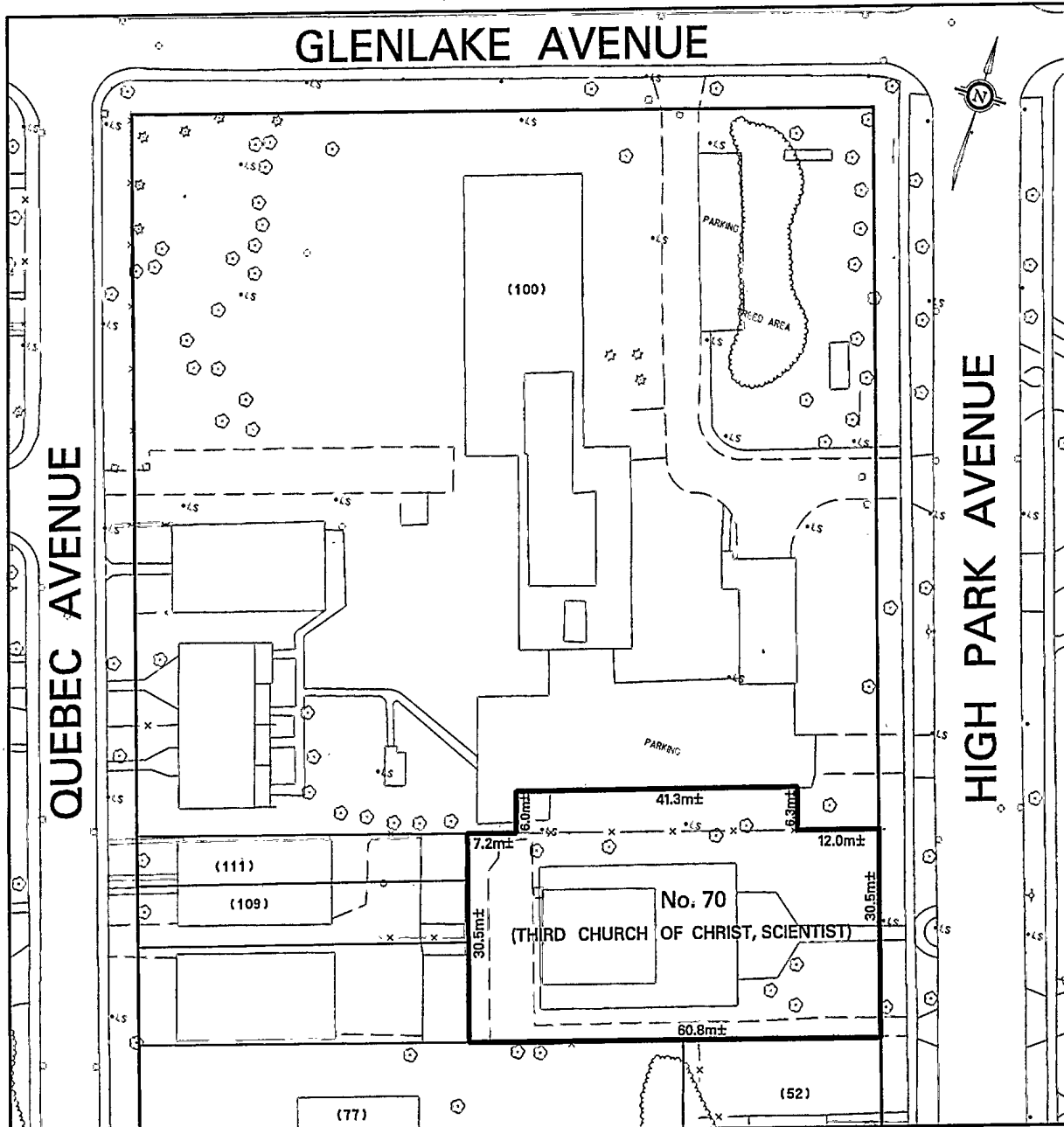
SCHEDULE "B"

All Units and Common Elements comprising the property included in Toronto Standard Condominium Plan No. 1676, being Property Identifier Numbers 12676-0001 (LT) to 12676-0513 (LT), Land Titles Division of Metropolitan Toronto (No. 66)

City of Toronto and Province of Ontario

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2007-309 dated December 7, 2007, as set out in Schedule "C".

SCHEDULE "C"

**Toronto**TECHNICAL SERVICES DIVISION
SURVEY & MAPPING SERVICES

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

PROPERTY INFORMATION SHEET

No. 70 HIGH PARK AVENUE
(THIRD CHURCH OF CHRIST, SCIENTIST)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST
(NOT TO SCALE)

WARD 13 - PARKDALE-HIGH PARK
DATE: DEC. 7, 2007

SKETCH No. PS-2007-309