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RECEIVED

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Christine Archibald
Toronto and East York Community Council
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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
384 SUNNYSIDE AVENUE (HOWARD PARK METHODIST CHURCH)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

The Cathedral Lofts Inc.
2100 Steeles Avenue East
Brampton, Ontario
L6T 1A7

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

Take notice that the Council of the City of Toronto has passed By-law No. 1038-2007 to designate 384 Sunnyside Avenue (Howard Park Methodist Church) as being of cultural heritage value or interest.

Dated at Toronto this 16th day of October, 2007.

Ulli S. Watkiss
City Clerk

Authority: Toronto and East York Community Council Item 7.13,
as adopted by City of Toronto Council on July 16, 17, 18 and 19, 2007
Enacted by Council: September 27, 2007

CITY OF TORONTO

Bill No. 1019

BY-LAW No. 1038-2007

**To designate the property at 384 Sunnyside Avenue (Howard Park Methodist Church)
as being of cultural heritage value or interest.**

WHEREAS authority was granted by Council to designate the property at 384 Sunnyside Avenue (Howard Park Methodist Church) 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 384 Sunnyside Avenue and upon the Ontario Heritage Trust, Notice of Intention to designate the property and has caused 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*; 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 384 Sunnyside 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 384 Sunnyside 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 27th day of September, A.D. 2007.

Speaker

City Clerk

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

The property at 384 Sunnyside 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 northwest corner of Sunnyside Avenue and Marmaduke Street, Howard Park Methodist Church was constructed in two sections, with the Sunday School opened in 1910 and the Sanctuary completed in 1915. The property was listed on the City of Toronto Inventory of Heritage Properties in 2003, with a Heritage Easement Agreement registered in 2004.

Statement of Cultural Heritage Value

Howard Park Methodist Church is architecturally significant for its Neo-Gothic design and stonework, inspired by English Perpendicular architecture. Popular in Canada in the early 20th century, the style was distinguished from the earlier Gothic Revival by the absence of polychromatic detailing. Historically, the church represents an institution of importance in the development of the area. The complex anchors the corner of Sunnyside Avenue and Marmaduke Street in the residential district south of Howard Park Avenue. With its size, stonework and architectural features, the building is an important visual feature in the Sunnyside neighbourhood east of High Park.

Heritage Attributes

The heritage attributes of Howard Park Methodist Church related to its cultural heritage value as a significant example of Neo-Gothic design distinguished by its stonework are found on the exterior walls and roofs, consisting of:

- The cruciform plan with transepts, a spireless tower on the southeast corner, and a southwest wing that was originally built for the Sunday School.
- The raised stone base with window openings.
- The rock-faced limestone applied for the cladding and trim, and the smooth stone used for the string courses, window sills, hood moulds and weatherings.
- The steeply-pitched gable roofs with copper detailing, extended (and, in some cases, flared) eaves with brackets, chimneys, a cupola ventilator with a fleche and, along the north and elevations, wall dormers with parapets.
- The corner tower that dominates the design, where the buttresses (some multi-sided), turrets, parapets and battlements emphasize the height and add visual interest.

- On the tower, the combination of pointed-arched, Tudor-arched and flat-headed openings with wood windows containing tracery.
- The fenestration introduced on the tower, which is repeated in detailing and shape on the exterior walls.
- The principal (east) façade under the gabled end wall, where the entrance porch is accessed via a flight of stone steps.
- The main entrance, where three Tudor-arched surrounds contain pairs of paneled wood doors with tracery lights.
- In the upper part of the east façade, a monumental Tudor-arched tripartite window opening that incorporates stone detailing, wood windows with trefoil tracery, and stained and leaded glass.
- The remaining elevations, which display similarly detailed oversized windows.
- On all of the walls, pointed- or Tudor-arched window openings with voussoirs, and flat-headed window openings with stone lintels that contain wood windows with trefoil tracery and leaded glass.
- The cast iron fence that outlines the south and east edges of the property.

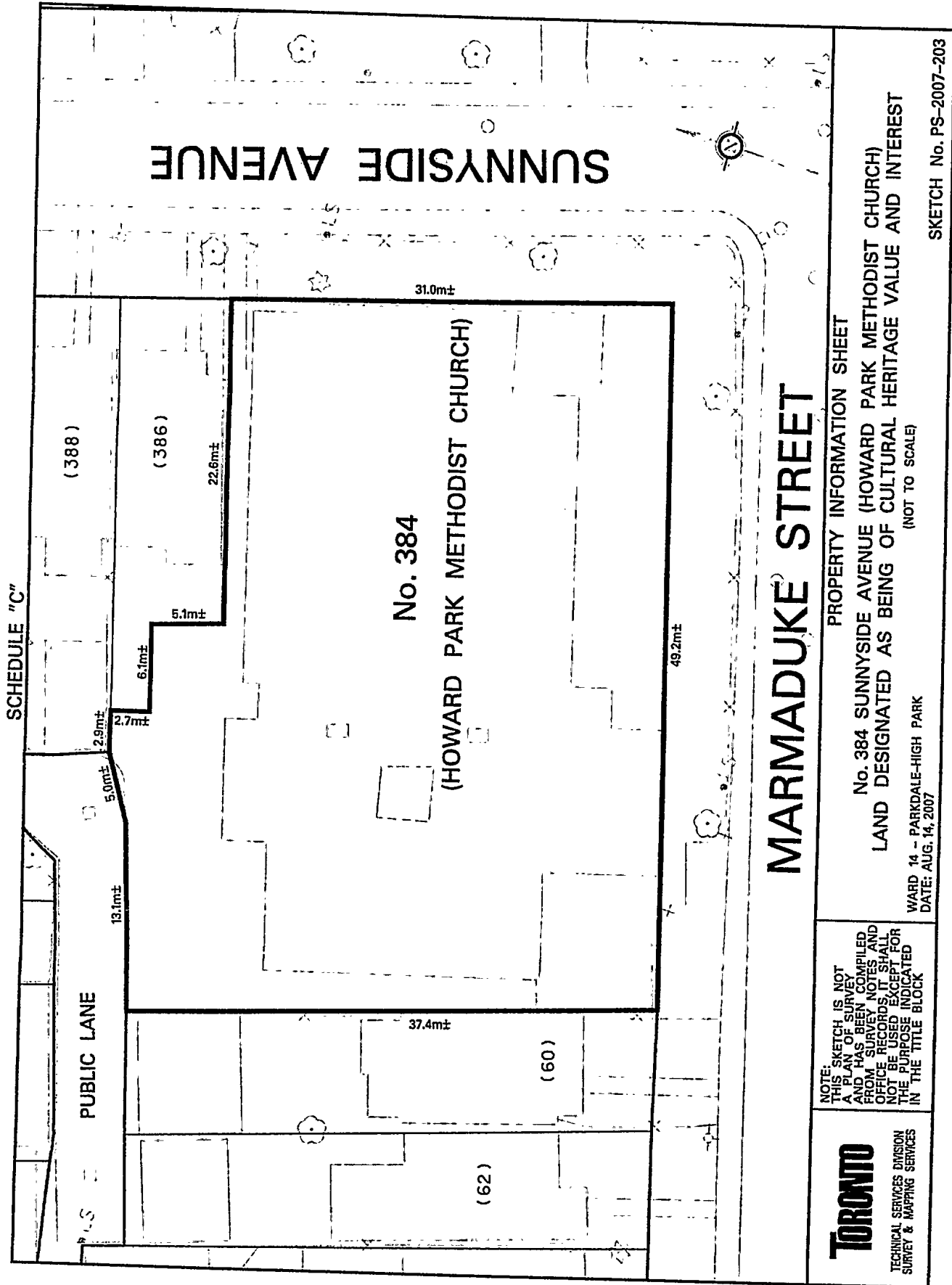
SCHEDULE "B"**LEGAL DESCRIPTION**

PIN 21348-0216 (LT)

Parts of Lots 1 and 5 on Plan 873 City West; part of Lot 115 and all of Lots 116 and 117 on Plan 1259; all designated as PARTS 1 and 2 on Plan 66R-21997.

City of Toronto, 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-2007-203 dated august 14, 2007, as set out in Schedule "C".



<p>Toronto</p> <p>TECHNICAL SERVICES DIVISION SURVEY & MAPPING SERVICES</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>PROPERTY INFORMATION SHEET</p> <p>No. 384 SUNNYSIDE AVENUE (HOWARD PARK METHODIST CHURCH)</p> <p>LAND DESIGNATED AS BEING OF CULTURAL HERITAGE VALUE AND INTEREST (NOT TO SCALE)</p> <p>WARD 14 - PARKDALE-HIGH PARK DATE: AUG. 14, 2007</p> <p>SKETCH No. PS-2007-203</p>
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