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City Clerk's Office

ONTARIO HERITAGE TRUST

MAR 23 2012

RECEIVED

Uli S. Watkiss
City Clerk

Secretariat
Francine Adamo
North York Community Council
North York Civic Centre
5100 Yonge Street
Toronto, Ontario M2N 5V7

Tel: 416-395-0480
Fax: 416-395-7337
e-mail: nycc@toronto.ca
Web: www.toronto.ca

**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990 CHAPTER 0.18 AND
101 MASON BOULEVARD
(LORETTO ABBEY)
CITY OF TORONTO, PROVINCE OF ONTARIO**

NOTICE OF PASSING OF BY-LAW

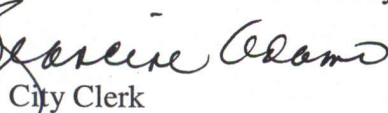
M s. Evanne Hunter, IBVM
Provincial Leader
Institute of Blessed Virgin Mary
Canadian Provincial Office
101 Mason Boulevard
Toronto, Ontario M5M 3E2

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

Brian Dourley
Legal Services
Toronto Catholic District School Board
80 Sheppard Avenue East
Toronto, Ontario M2N 6E8

Take notice that on March 7, 2012, the Council of the City of Toronto has passed By-law 343-2012 to designate the property at 101 Mason Boulevard (Loretto Abbey) as being of cultural heritage value or interest.

Dated at Toronto this 21st day of March, 2012.


City Clerk

Attach

cc: Acting Manager, Heritage Preservation Services, City Planning Division
Director, Community Planning, North York District
Jasmine Stein, Municipal Law Unit, Legal Division
Deputy Chief Building Official and Director, Building Division, North York District
Interested Persons

Authority: North York Community Council Item 10.7,
as adopted by City of Toronto Council on October 24 and 25, 2011
Enacted by Council: March 7, 2012

CITY OF TORONTO

BY-LAW No. 343-2012

To designate the property at 101 Mason Boulevard (Loretto Abbey) as being of cultural heritage value or interest.

WHEREAS authority was granted by Council to designate the property at 101 Mason Boulevard (Loretto Boulevard) 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 buildings and structures located 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 101 Mason Boulevard and upon the Ontario Heritage Trust, a 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 101 Mason Boulevard 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 101 Mason Boulevard 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 7th day of March, A.D. 2012.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

SCHEDULE "A"**REASONS FOR DESIGNATION
(STATEMENT OF SIGNIFICANCE)**Description

The property at 101 Mason Boulevard is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. Located in the neighbourhood southwest of Yonge Street and Wilson Avenue, Loretto Abbey (1928, with the addition to the north wing and the chapel completed in 1952) is an institutional complex designed for the convent of the Institute of the Blessed Virgin Mary (Loretto Sisters) and a Roman Catholic girls' school. The site is included on the City of Toronto Inventory of Heritage Properties.

Statement of Cultural Heritage Value

The property at 101 Mason Boulevard is associated historically with the Institute of the Blessed Virgin Mary (Loretto Sisters), a religious order founded in 17th-century Europe that arrived in Toronto in 1847 to provide young women with religious instruction in the Roman Catholic faith. As the first English-speaking nuns in Canada, for a century and a half the Loretto Sisters operated girls' schools in Toronto. In 1928, Loretto Abbey was relocated from downtown Toronto to North York where a purpose-built complex incorporated the convent and school and, in the early 1950s, a new chapel and accommodation for the novitiate.

Loretto Abbey is a rare example in Toronto of Neo-Gothic architecture, also known as Collegiate Gothic applied to an institutional complex combining a convent and a girls' school. The Neo-Gothic style was the most popular for educational buildings in the post-World War I era, and it is exemplified at Loretto Abbey in the stone cladding and detailing, the landmark tower with a turret, the pointed-arched entrances, the medieval-inspired fenestration, buttresses and gabled frontispieces, and the decoration that includes the detailing in the entrance hall, the ground-floor corridors in the west wing, and the chapel.

The design of Loretto Abbey reflects the career of the Niagara Falls, Ontario, architectural firm of Findlay and Foulis, and remains an uncommon example of their work in Toronto. The monumental stained glass window in the chapel was executed by Yvonne Williams, who was among the best-known glass artisans in Canada in the second half of the 20th century.

Contextually, with its scale and prominent site on a hilltop overlooking York Mills, Loretto Abbey is a local landmark in the North York community.

Heritage Attributes

The heritage attributes of the property at 101 Mason Boulevard are:

Exterior attributes

- The scale, form and massing of the institutional complex
- The E-shaped plan, with the 3½-storey convent wing (west), the 2½-storey school wing above a raised base (south), the service wing (north) with the chimney and the third-storey addition, and the chapel (east)
- The materials, with stone cladding and stone, wood, metal, glass and slate trim
- The gable roof with slate cladding, hipped dormer windows, and stone wall dormers
- On the principal (west) façade, the square tower with a flat roof and turret
- At the base of the tower, the main (west) entrance with the pointed-arch stone surround that is flanked and surmounted by medieval motifs and contains paired wood doors with glazed inserts
- On the extended west and south facades, the secondary entrances that are placed at the base of gabled frontispieces
- On all walls, the fenestration that combines flat-headed, pointed-arched and lancet openings in stone surrounds, many containing casement windows
- The two-storey bay windows with stained glass transoms on the west facade, and the stained glass windows on the chapel, including the monumental "Holy Family" window on the east wall
- The decorative detailing, with crosses, quoins, buttresses and medieval motifs
- The landscaped setting, with the complex set back from Mason Boulevard behind a curved drive and, at the east end of the site overlooking the ravine, the grotto

Interior attributes

- Inside the main (west) entrance, the two-storey entrance hall with the stone cladding, the cross-vaulted ceiling (lower floor), the panelled ceiling with plaster mouldings (upper floor), the balcony with the classically-detailed openings and wood and metal handrails, the pointed-arched openings with panelled wood doors with glazing, the stone decoration and the terrazzo flooring
- East of the entrance hall, the pointed-arched stone-trimmed openings with panelled wood doors, sidelights and transoms with glazing and stained glass, which provide access to the chapel and the north and south corridors on the ground floor of the west wing
- In the ground-floor corridors (north and south) of the west wing, the vaulted ceilings with detailed plaster mouldings and the terrazzo flooring
- Above the entry to the Chapel of the Holy Family, the stone detailing that incorporates a crucifix and a descriptive passage
- In the chapel, the volume of the interior that rises the equivalent of four stories under a gable roof with a wood hammerbeam ceiling, and the pointed-arched and ogee-shaped openings that have stone, wood or painted detailing
- At the west end of the chapel, the two-storey openings incorporating a gallery and a choir loft with wood and metal railings and, in the upper storey, the opening to the organ loft with the wood detailing

- At the east end of the chapel, the apse with the vaulted ceiling and, on either side, the Chapels of Our Lady and St. Joseph

The detached garage (1928) and, at the north end of the property where it adjoins the north wing, the Infirmary (1989) are not included in the Reasons for Designation.

SCHEDULE "B"

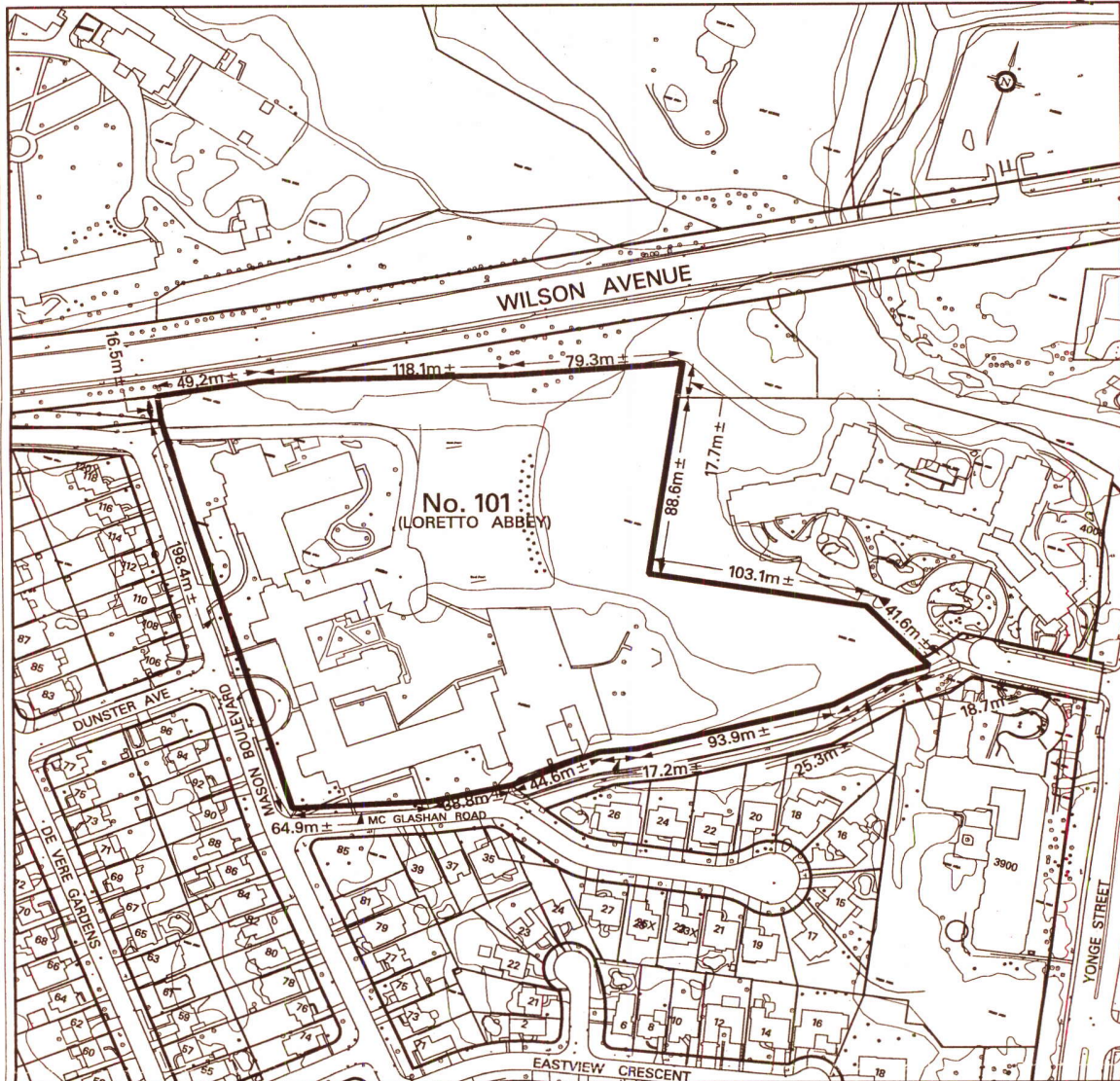
PIN 10355-0246 (LT)

PT LOT 10 CONCESSION 1 WYS; PT ROAD ALLOWANCE BETWEEN LOTS 10 & 11
CONCESSION 1 WYS, CLOSED BY BYLAW 112-74 (NY664496) AS IN NY2025 & NY8763

City of Toronto (former City of North York) 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-2011-128 dated
January 16, 2012, as set out in Schedule "C".

SCHEDULE "C"


Toronto

 TECHNICAL SERVICES DIVISION
 SURVEY & UTILITY MAPPING

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. 101 MASON BOULEVARD
 (LORETTO ABBEY)

LAND DESIGNATED AS BEING OF
 CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

WARD 16 - EGLINTON-LAWRENCE
 DATE: JANUARY 16, 2012

SKETCH No. PS-2011-128