

Welcome!

630 Spadina Avenue
(Knox Church)
Development Proposal



hello@630spadina.ca
www.630spadina.ca

630 SPADINA

Community
Open House

3:30 - 7:30pm
Sanctuary Space

Heritage Restoration Tours

(Optional)



Join us on a special tour of
the heritage restoration of
Knox Church!

Tours will start here and are
offered at the following times:

4:30pm

6:30pm

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Project Team

Partners



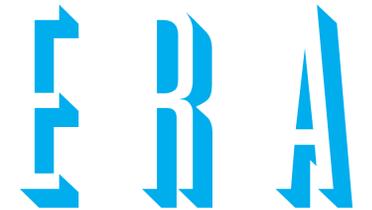
Planning & Community
Engagement



Architecture



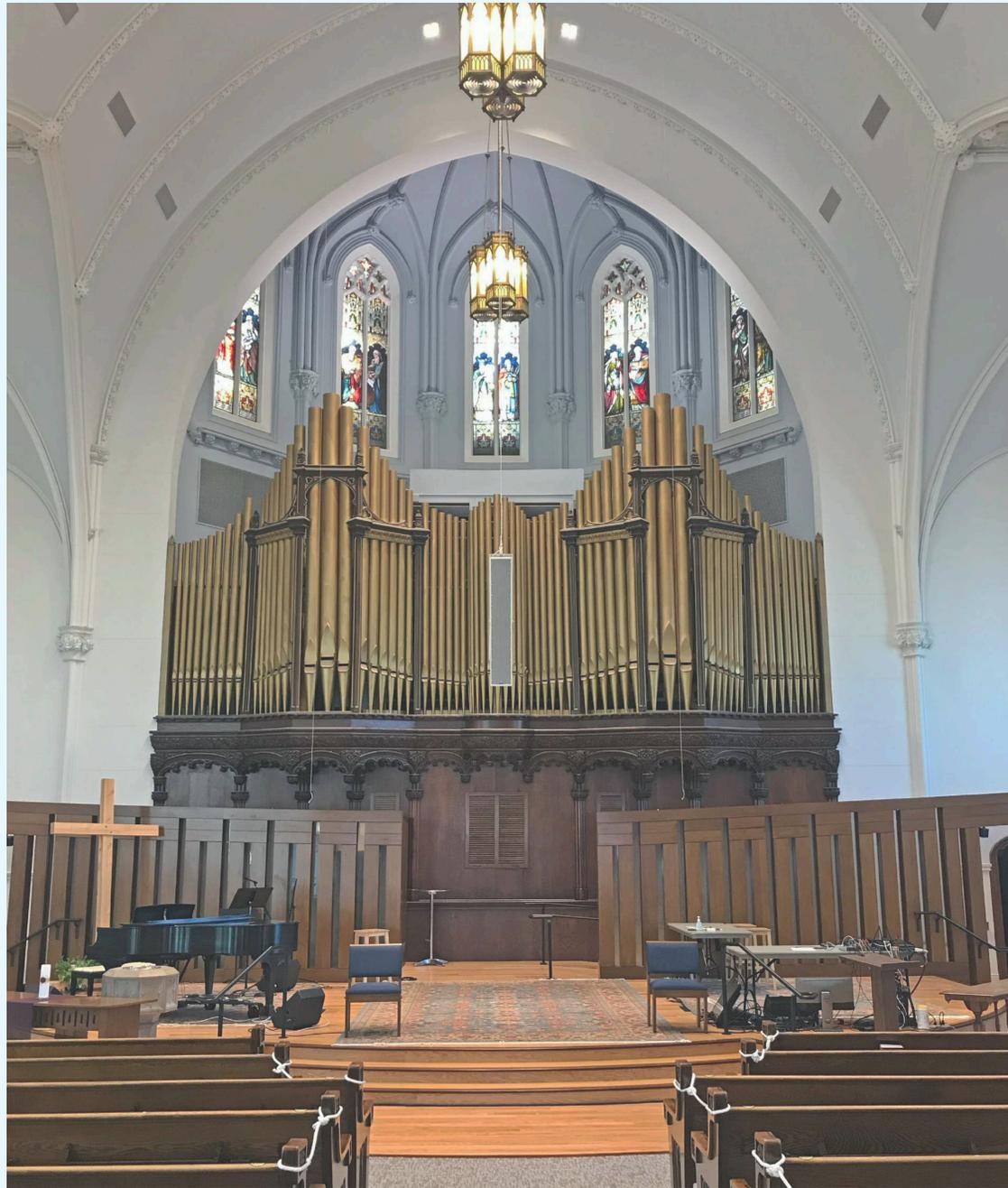
Heritage



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Knox Church

Site Renewal



When and why did Knox Church embark on their site renewal?

- In 2014, Knox Church embarked on a significant initiative to renew its site and facilities
- Decades of deferred maintenance needed to be addressed and could no longer be put off

What are the primary goals of Knox Church for the site renewal?

1. Eliminate Knox Church's extensive maintenance deficit
2. Prepare Knox Church site and facilities for the next 100 years

Knox Church

Site Renewal



What has happened to date with the site renewal and what still needs to be done?

- Knox Church and our members invested \$7M to restore and renew the Main Church building (restored the foundations, replaced West roof, built a commercial kitchen, installed new HVAC equipment, renewed the sanctuary, renovated the main meeting room, rebuilt the main entrance & front steps)
- Extensive restoration and renovation still need to be completed on the Main Church building

Why is Knox Church pursuing development on its site?

- Knox Church determined the best way to fund the restoration of its main Church building was to lease portions of its site to Greenwin Corp. for 99 years
- The 99 year leases will provide the funds to restore and maintain the Main Church building, while also providing much needed affordable and market rental housing in our community
- The 99 year leases also will help to ensure that Knox Church remains a viable and effective anchor in Harbord Village for generations to come

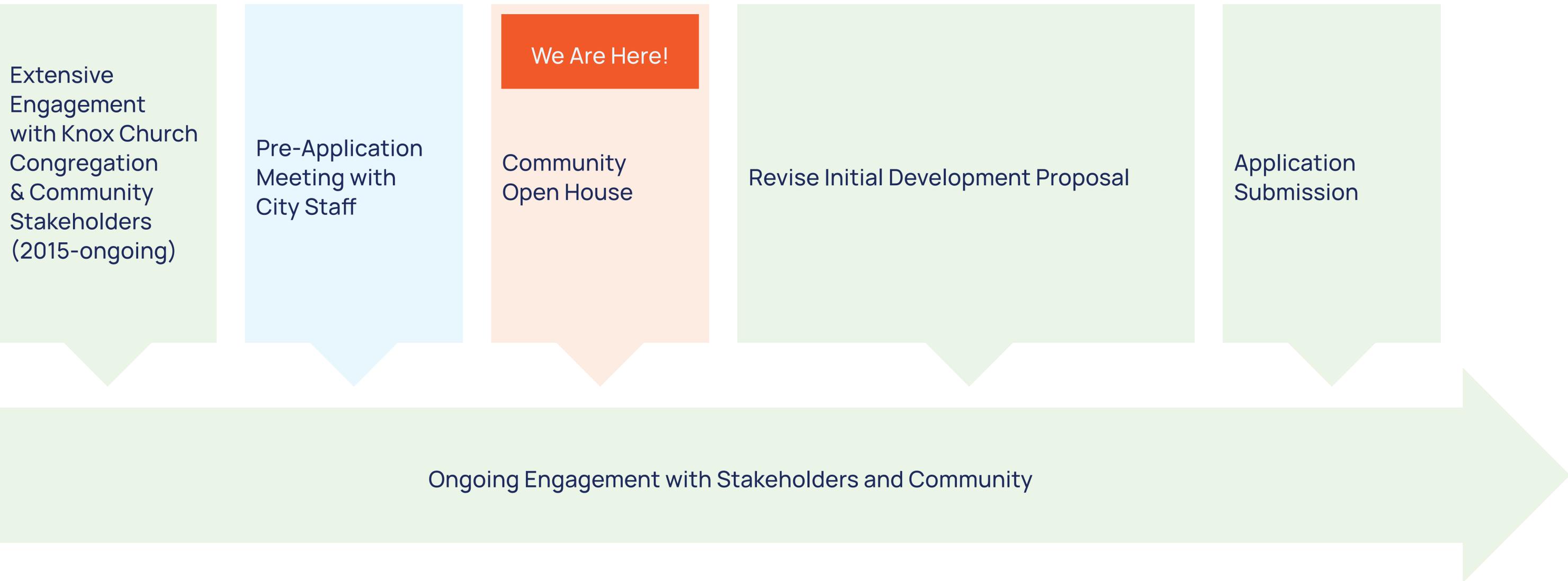
Knox Church Community Outreach

- 30+ kids attend full day summer camp per week, 7 week season during the summer;+ 12 youth serving as camp staff members
- 80+/- people attend ESL classes weekly (Sept - June)
- 300+/- people weekly with community sports groups (Sept - June)
- 200+/- school kids use gym on weekly basis (Sept - June)
- 60-80 homeless & marginalized youth provided weekly dinner & food bank from 1997-2021; Knox currently becoming a City warming centre
- 150-250 adults, young adults, and children weekly attend Knox Sunday Church service
- 25+/- per week participate in tutoring & music classes run at the Church Sept-June
- 25+/- kids enrolled in daycare (runs Mon - Fri, year-round)
- 200 +/- monthly attend events at Knox Church (Community BBQ's, concerts, campus group events)



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Process (Pre-Application)



Process (Post-Application)



Site & Surrounding Context

- Located at the southwest corner of Spadina Avenue and Harbord Street

- Approx. 6-7 minute walk from Spadina Subway Station

- Adjacent to:



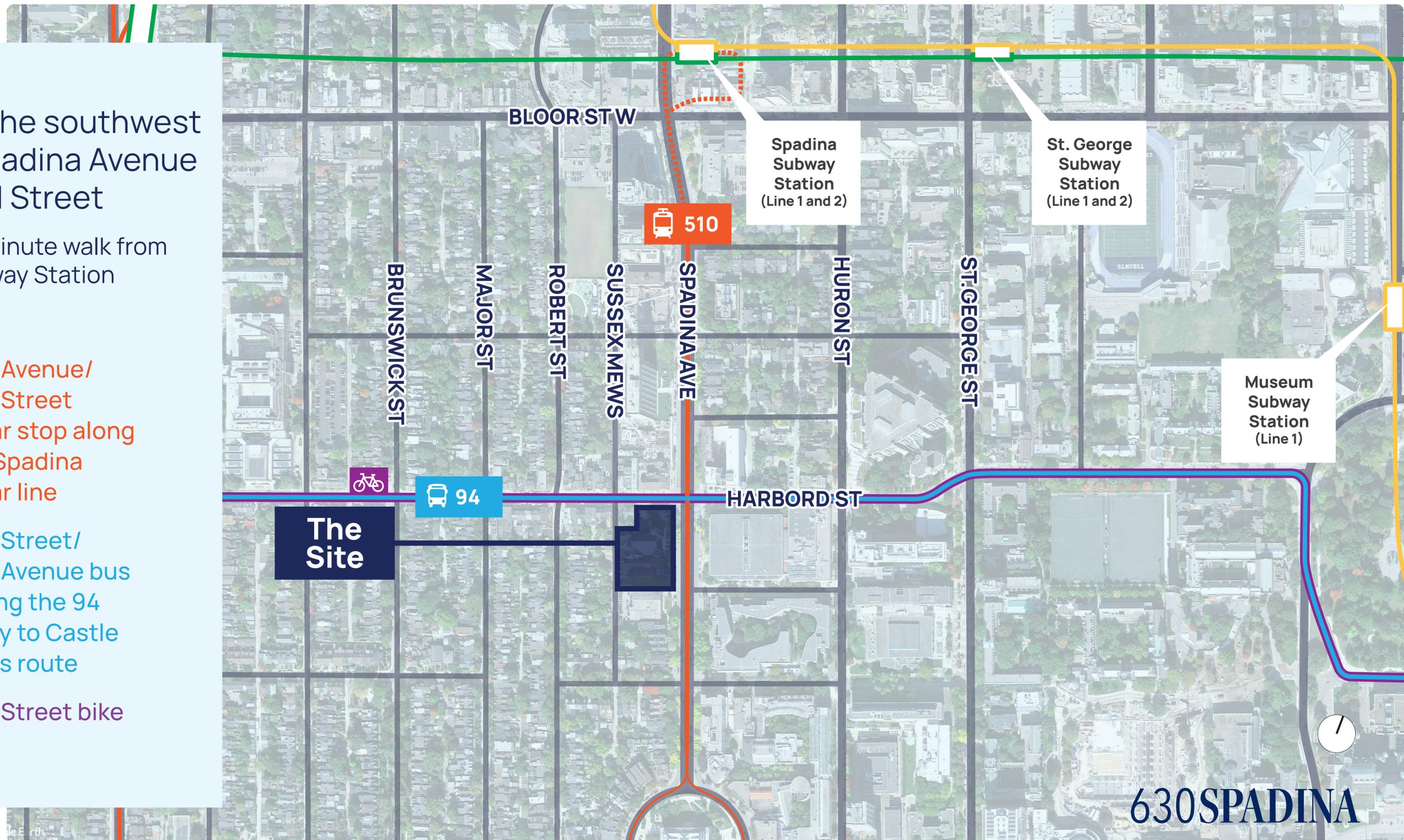
Spadina Avenue/
Harbord Street
Streetcar stop along
the 510 Spadina
Streetcar line



Harbord Street/
Spadina Avenue bus
stop along the 94
Wellesley to Castle
Frank bus route



Harbord Street bike
lanes

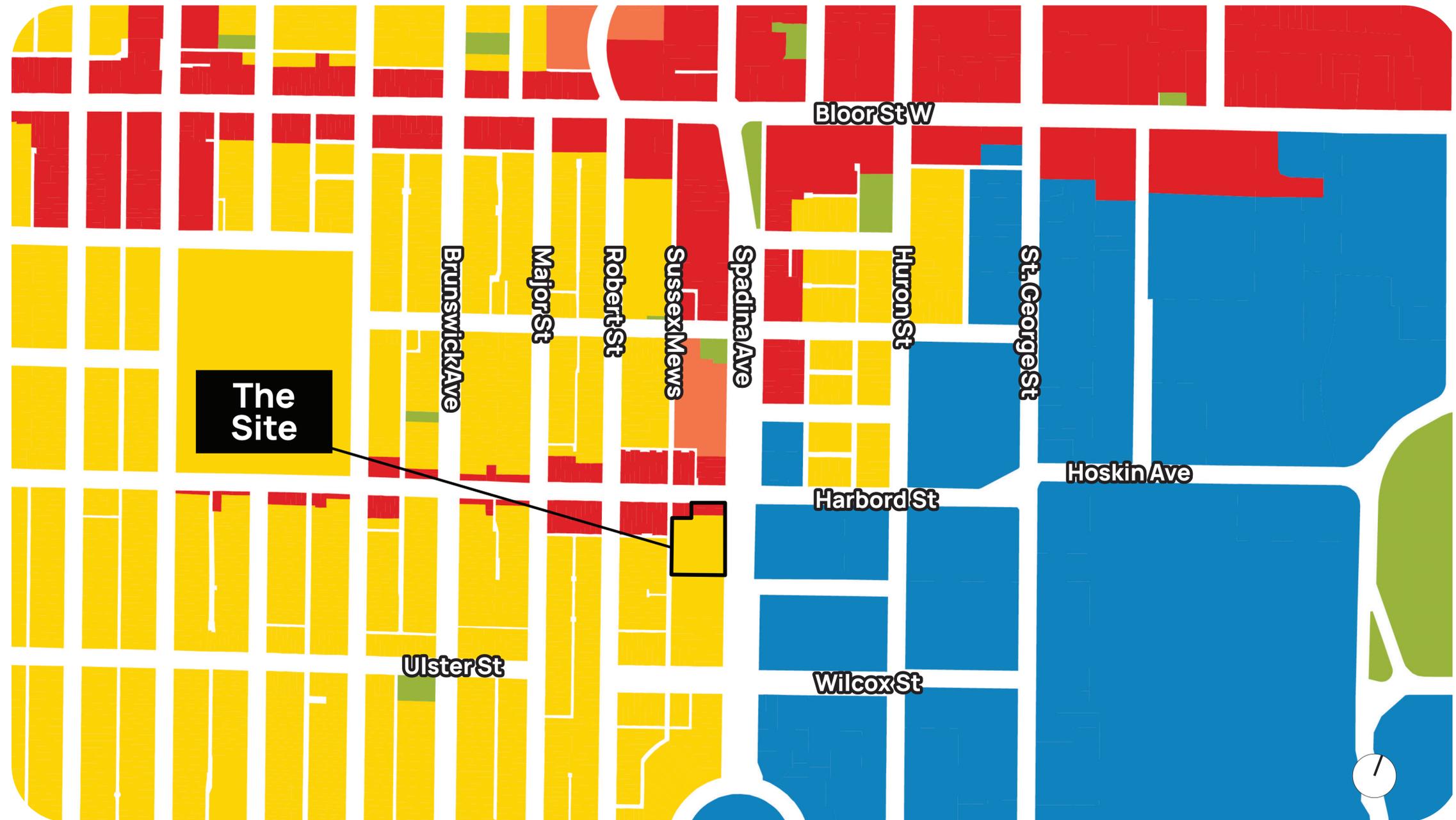


Planning Context

Toronto Official Plan
Map 18 Land Use Designations

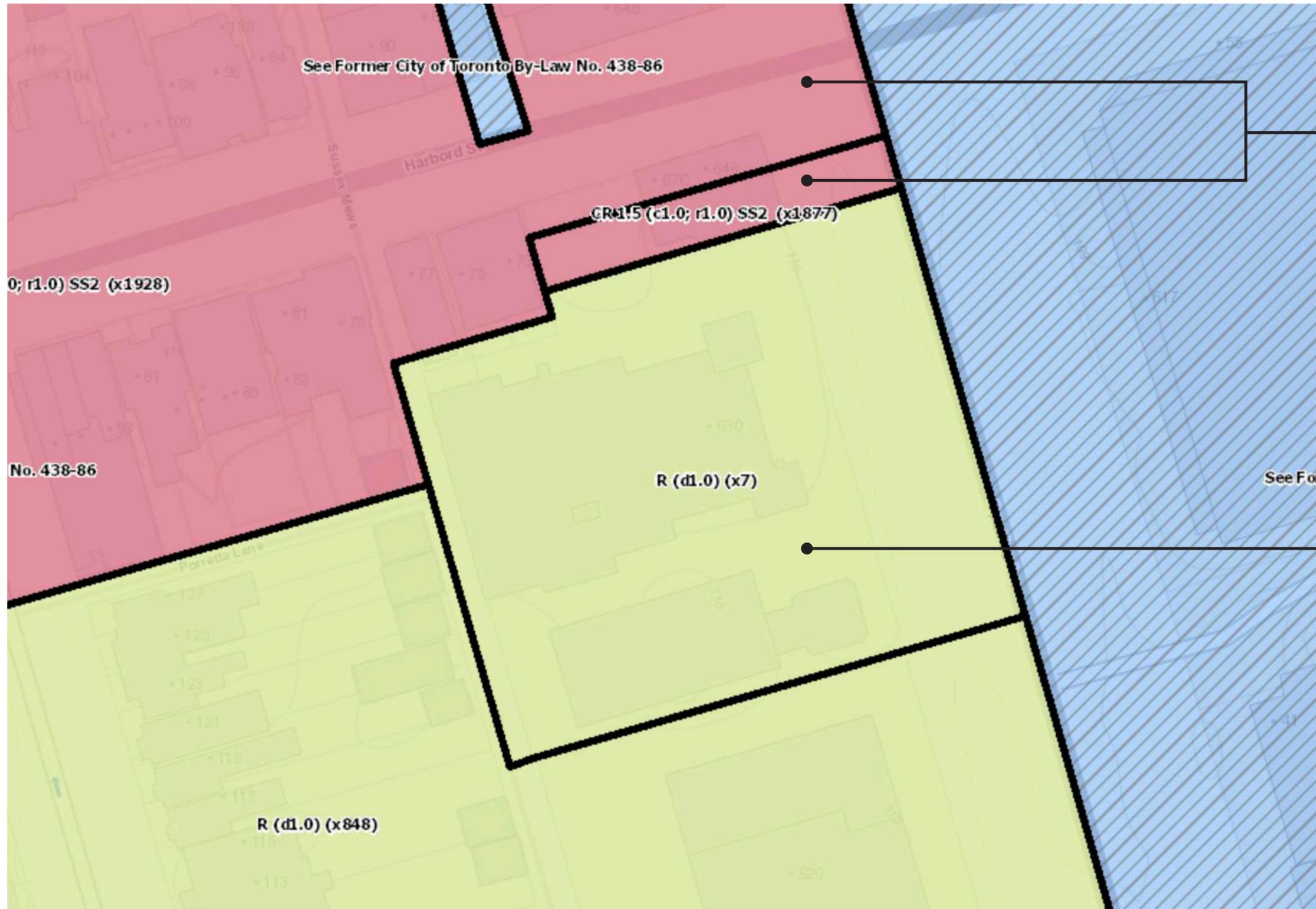
Legend

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks
- Institutional Areas



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As-of-Right (Existing) Zoning Permissions



Uses: Mix of commercial and residential uses
Height: 12 metres

Uses: Residential
Height: 13 metres

Heritage Conservation Strategy

History

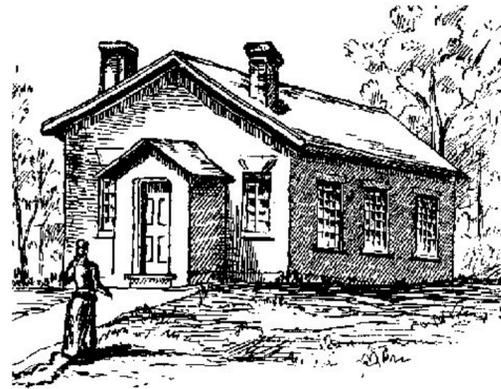


Illustration of the original Knox Church on Richmond Street (Knox 200).



1920 photograph of Knox Church (Toronto Public Library).



1941 photograph of a service inside the sanctuary (Knox 200).

1820: The Presbyterian Church of York (Knox Church) is established as the first Presbyterian congregation in the Town of York. The following year, the congregation builds a modest church on Richmond Street between Bay and Yonge Streets.

1848: After the original church is destroyed by fire, the congregation builds a new and larger building on the same site, this time facing Queen Street.

1907-1909: Following the sale of the Queen Street site, the congregation commissions architect James Wilson Gray, a member of the congregation, to design a new Neo-Gothic-style church on Spadina Avenue, which is constructed between 1907 and 1909.

1960s: The church undergoes a period of expansion, adding a new wing to the south of the main building with facilities for youth programming and a chapel to seed new congregations.

2014: The congregation initiates a comprehensive site renewal program to address a \$14 million maintenance deficit, with over \$7 million invested in the restoration of the main church by 2023.

Conservation Strategy



Unlock development potential to fund Knox's restoration and maintain its congregation on site for the next 100 years.

Knox Presbyterian Church retained and restored as the landmark anchor on this site.

Retain the church's prominent setback, green lawn and landscape features.

New open space establishes views to Knox Presbyterian Church so that it may become a visible landmark at the corner of Harbord and Spadina.

Rendering of the proposed development (Sweeny&Co Architects).

Proposal Summary

Building A South Building

18-storey
Purpose-built
Rental Building

 ~ 209 Units

 20% Affordable Units

 418 m² New Fitness/
Gym Facility

 New Indoor and
Outdoor Amenity
Space

Building B North Building

8-storey Mixed Use,
Purpose-built
Rental Building

 ~ 25 Units

 93 m² of Dedicated
Church Space

 174 m² of Small-Scale
Retail Space

 New Indoor and
Outdoor Amenity
Space

317 m²
Open Space

At the corner of
Spadina Avenue
and Harbord Street

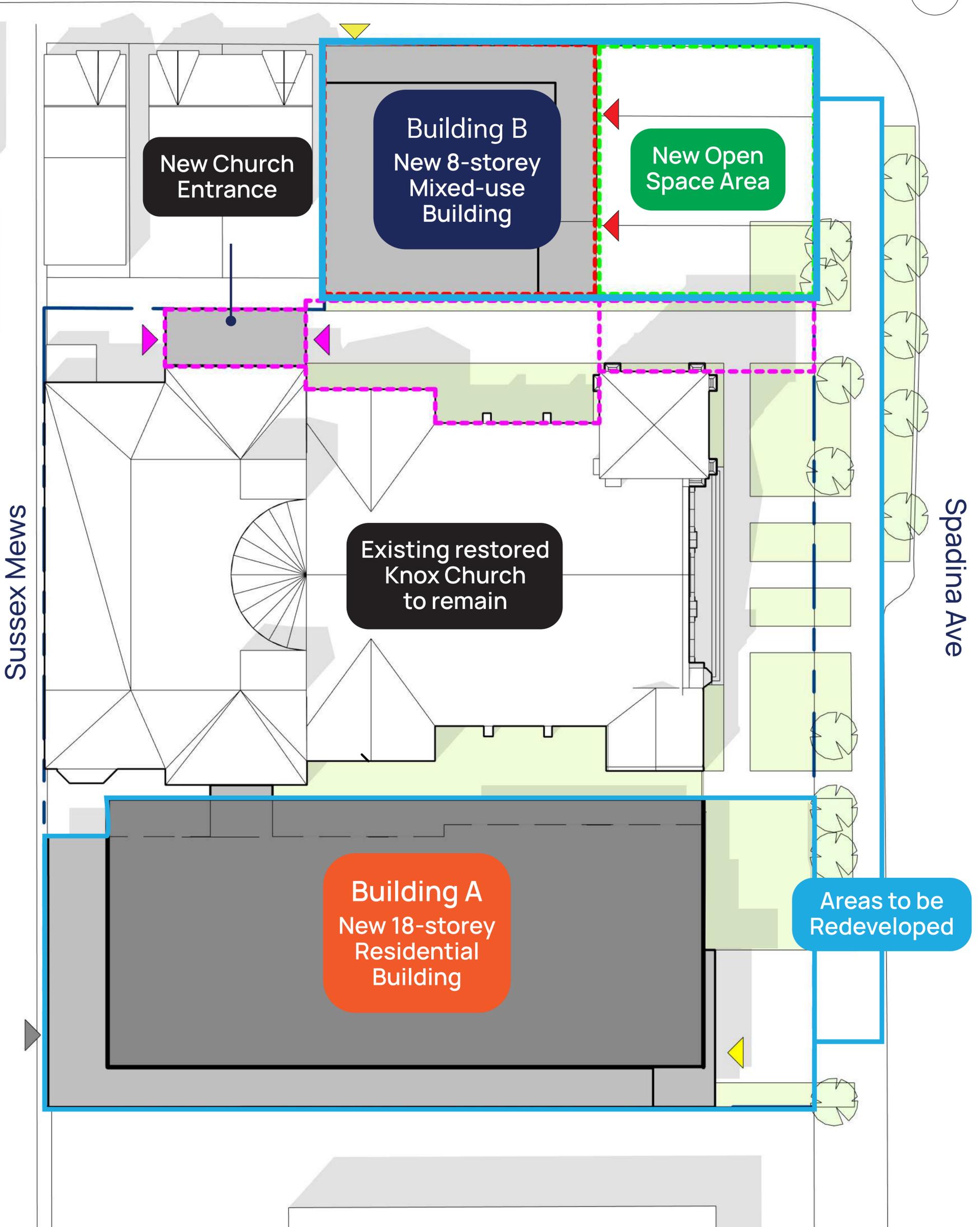
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Site Plan

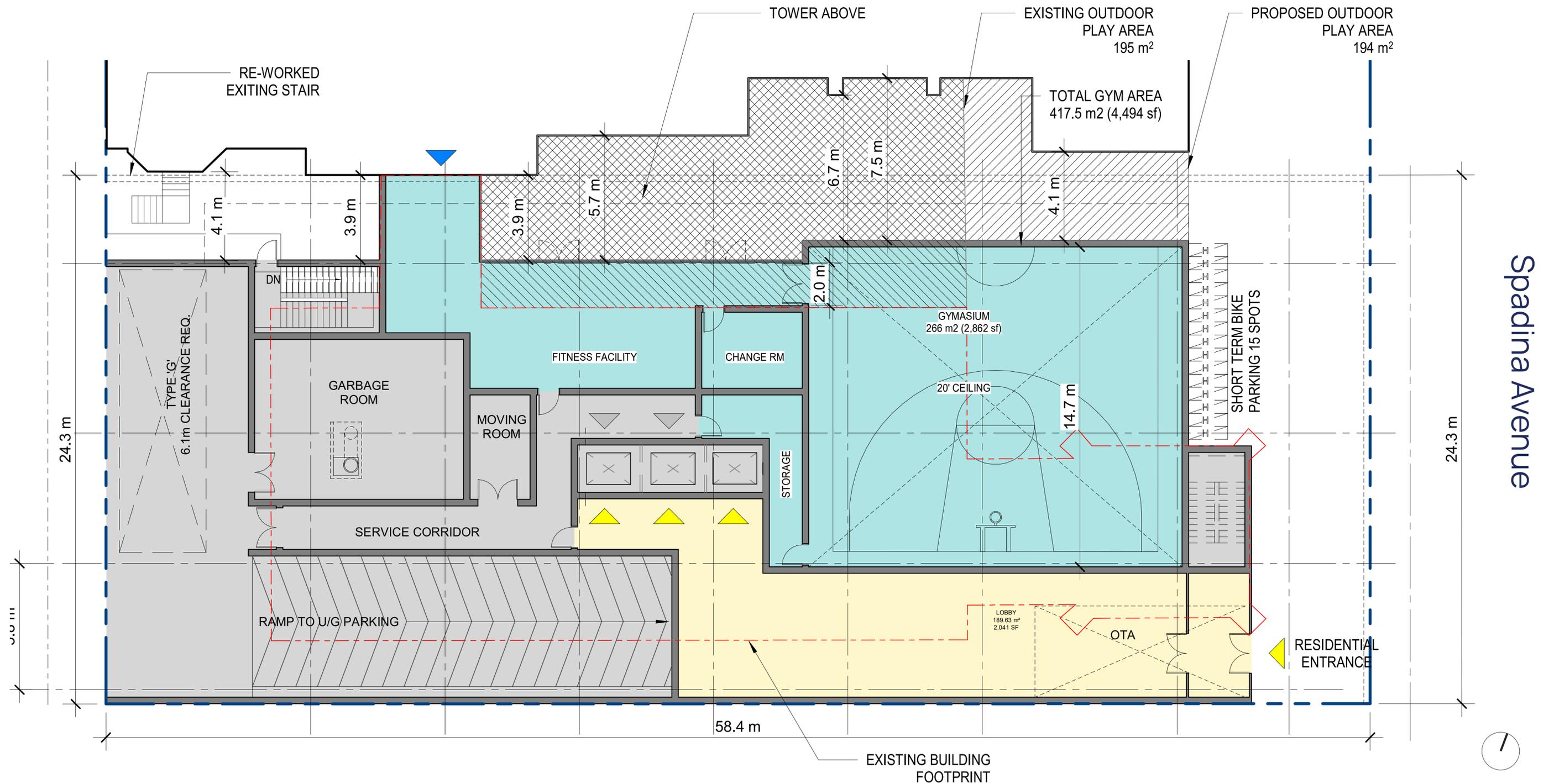
Legend

-  Residential Entrance
-  Non-Residential Entrance
-  Loading & Parking Access
-  New Church Entrance

Harbord St

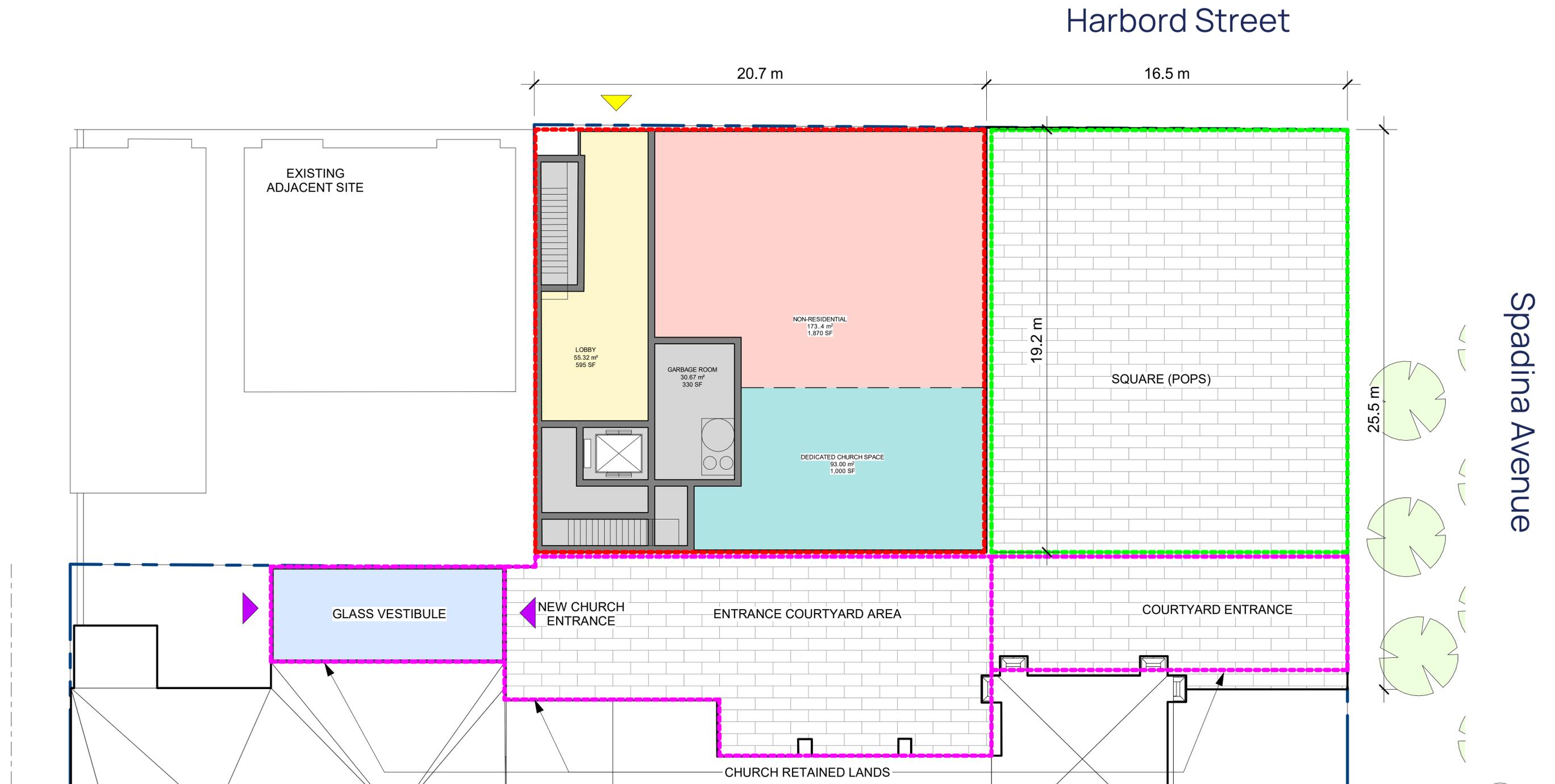


Building A Ground Floor Plan



Spadina Avenue

Building B Ground Floor Plan



Rendering

View looking south at Spadina Avenue and Harbord Street



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