

TORONTO STAFF REPORT

February 6, 2006

To: Toronto Preservation Board
Toronto & East York Community Council

From: Director, Policy & Research, City Planning Division

Subject: 347 Bay Street (National Building) – Intention to Designate under Part IV of the Ontario Heritage Act, Approval of Alterations to a Heritage Building, and Authority to Enter into a Heritage Easement Agreement.
Toronto Cente-Rosedale - Ward 28

Purpose:

This report recommends that Council state its Intention to Designate the property at 347 Bay Street (National Building) under Part IV of the Ontario Heritage Act, that the proposed alterations to the heritage building be approved, and that authority be granted to enter into a Heritage Easement Agreement.

Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report. The cost of publishing the notice of Intention to Designate in the daily newspaper is included in the approved 2005 City Planning Division budget.

Recommendations:

It is recommended that:

- (1) City Council state its intention to designate the property at 347 Bay Street (National Building) under Part IV of the *Ontario Heritage Act*;
- (2) if there are no objections to the designation in accordance with Section 29(6) of the *Ontario Heritage Act*, the solicitor be authorized to introduce the Bills in Council designating the property under Part IV of the *Ontario Heritage Act*;
- (3) if there are any objections in accordance with Section 29(7) of the *Ontario Heritage Act*, the Clerk be directed to refer the proposed designation to the Conservation Review Board;

- (4) the alterations to the heritage building at 347 Bay Street, be approved substantially in accordance with the plans by Goldsmith Borgal & Company Ltd., dated January 19, 2006, on file with the Manager of Heritage Preservation Services, subject to the owner:
 - (a) prior to the introduction of Bills in Council:
 - (i) entering into a Heritage Easement Agreement with the City for the retained and reconstructed portion of 347 Bay Street (National Building);
 - (b) prior to final site plan approval:
 - (i) providing a Conservation Plan for the reconstruction and restoration of 347 Bay Street (National Building), satisfactory to the Manager, Heritage Preservation Services;
 - (ii) providing a landscape plan for the subject property;
 - (c) prior to the issuance of a demolition permit for 347 Bay Street (National Building):
 - (i) providing a letter of credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all work included in the Conservation Plan;
 - (ii) providing a record of the as-found condition of 347 Bay Street (National Building);
 - (iii) providing final plans satisfactory to the Manager of Heritage Preservation Services;
 - (d) prior to release of the Letter of Credit:
 - (i) providing and implementing an Interpretation Program for the National Building satisfactory to the Manager of Heritage Preservation Services;
- (5) authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 347 Bay Street (National Building), using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning Division; and
- (6) the appropriate City Officials be authorized and directed to take necessary action to give effect thereto.

Background:

The subject lands are known as the “Bay Adelaide Lands” and consist of 40 Adelaide Street and 40 Temperance Street. In 2001, the owner purchased 335 and 347 Bay Street in order to incorporate those properties into the development lands (Attachment No. 1).

The structure located at 347 Bay Street consists of a heritage building know as the “National Building.” The National Building was constructed in 1926 according to plans prepared by the architectural firm of Chapman and Oxley. This building is one of the early Bay Street office skyscrapers and contributes to the urban character of the financial district. City Council included the property on the City of Toronto Inventory of Heritage Properties on November 1 and 2, 1993.

The building, as shown in Attachment No. 2, features twelve storeys and five bays. The first three storeys are faced with Manitoba limestone and features arched openings which contain large windows with mullions and transoms. The windows are divided by decorative horizontal panels while the above openings run a stone cornice which features a Greek key motif. Light buff brick is featured in the middle seven storeys, each bay containing paired windows with metal sashes and decorative panels. The building is marked by a horizontal division above the tenth storey. The eleventh and twelfth storeys feature stone pilasters with decorative capitals. A large parapet is visible above the cornice.

Comments:

The applicant is proposing revisions to the previous plan for the Bay-Adelaide Centre in order to accommodate the newly acquired properties along Bay Street. The updated Master Plan Concept for the Bay-Adelaide Centre envisages a two-block urban development comprised of three mixed-use, high rise towers focused on and grouped around a new public space as shown in Attachment No. 6. The principal elevations of the National Building will be retained in order to preserve its historic contribution to the Bay Streetscape.

Condition Assessment:

Goldsmith Borgal & Company Ltd. Architects has been retained by the owner to complete a Heritage Strategy for the heritage building located at 347 Bay Street. A detailed condition survey has been conducted and determined that deterioration of the façade has occurred due to water penetration and inadequate bracing of the façade to the structural frame during construction (Attachment No. 4).

Reports on the deterioration of the National Building date back to 1988 when water penetration from the roof flashing was found entering the wall cavity and eroding the shelf angles. This condition may have eroded the clip angles or cramps that hold the stones and masonry of the façade to the structural frame of the building. A visual inspection of the north and west façades indicate the presence of corrosion and water penetration into the façade.

Goldsmith Borgal and Company Ltd., Clifford Restoration, and Harcrow Yolles (structural engineers) inspected the north wall and the northern edge of the west wall on December 20, 2005 using a boom truck and inspection holes to establish an accurate condition assessment. The apparent failure of the flashing material and subsequent water penetration has led to the spalling of the stone and brick and corrosion of the metal anchors. They concluded that the façades of the structure can be repeatedly repaired, however it was their opinion that the observed damage will continue to progress at an exponentially increasing rate until all of the façade will require reconstruction. Goldsmith Borgal and Company Ltd. recommends that the façades be dismantled to grade, the Tyndall stone, brickwork, flashings, steel and pressed metal windows, decorative elements and metal cornice be restored or replaced, and that the new façades be re-erected on a new structural frame.

Proposed Heritage Strategy:

The proposed strategy for retention and incorporation of the heritage building into the façade (Attachment No. 5) contemplates the dismantling of the existing building and reconstruction of the three storey podium and upper two storeys. The upper shaft of the building will be reconstructed using new masonry to allow higher floor to ceiling heights to match the adjoining new building which will result in the lengthening of window spandrels in the shaft. In order to preserve the National Building as a visually separate structure, the new building is setback behind from the heritage façade. The heritage strategy accomplishes two goals identified by the applicant, the increase in the floor to ceiling heights within the National Building and the rehabilitation of façade in order to address the deterioration of the façade material and anchor system.

Evaluation:

Staff acknowledges and concurs with the applicant's opinion on the condition of the façade. It is evident upon review of the submitted reports and by visual inspection that general repairs and maintenance of the façade in order to mitigate the effects of deterioration have not produced adequate results. Although staff prefers not to replicate and reconstruct a heritage façade, the advanced state of deterioration of these façades, as shown in the submitted reports, warrants the reconstruction strategy outlined by the applicant.

The applicant is proposing to remove two floors of the building in order to increase the floor to ceiling heights of the reconstructed façade in order to match the new office building to be constructed behind the façade. The new office building will form the structural system for the façade as no section of the existing structural system will be retained. The proportions of the three segments of the façade will not change, the reconstructed façade will stand at approximately the same height as the existing façade and will consist of similar plinth, middle,

and upper capital sections. The significant change between the existing and proposed facades is that the height of the concrete spandrels between the windows will be increased in order to accommodate the additional height of the floors. Staff supports the proposed configuration of the reconstructed façade and is of the opinion that the reduction in actual floors will have a minimal effect on the overall heritage character of the National Building.

In addition, prior to the demolition of the building, the owner shall provide an as-found record of the building and shall secure the reconstruction of the building with a letter of credit. Staff is recommending that the owner enter into a Heritage Easement Agreement for the retained and reconstructed portion of the National Building order to protect it in perpetuity.

Reasons for Designation:

Staff is requiring, as a condition of approval, that the property be designated under Part IV of the Ontario Heritage Act. The designation will allow staff to better monitor the project through the building permit process.

The following Statement of Reasons for Designation is intended for publication according to the provisions of the *Ontario Heritage Act*. The Reasons for Designation are attached (Attachment No. 3), which describe the cultural heritage value and the heritage attributes of the property. The complete Reasons for Designation will be served on the property owner and the Ontario Heritage Trust and included in the designating by-law.

Statement of Reasons for Designation:

The property at 347 Bay Street is recommended for designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest. Completed in 1926, the National Building is architecturally significant as a second-generation skyscraper with a Classically-inspired design by the important Toronto architects Chapman and Oxley. Contextually, the National Building contributes to the collection of heritage buildings on Bay Street in Toronto's Financial District.

The Reasons for Designation, including a description of the heritage attributes of the property, are available for viewing from the City Clerk's Department or from Heritage Preservation Services, Policy and Research Section, City Planning Division, City of Toronto.

Conclusion:

Staff recommends that the Council state its intention to designate the National Building located at 347 Bay Street under Part IV of the *Ontario Heritage Act*, approve the proposed alterations to reconstruct the heritage facades, and grant authority to enter into a Heritage Easement Agreement. The proposed reconstruction and incorporation into the revised Bay-Adelaide Centre project will ensure the long term protection of this heritage façade and preserve and enhance the character of Bay Street.

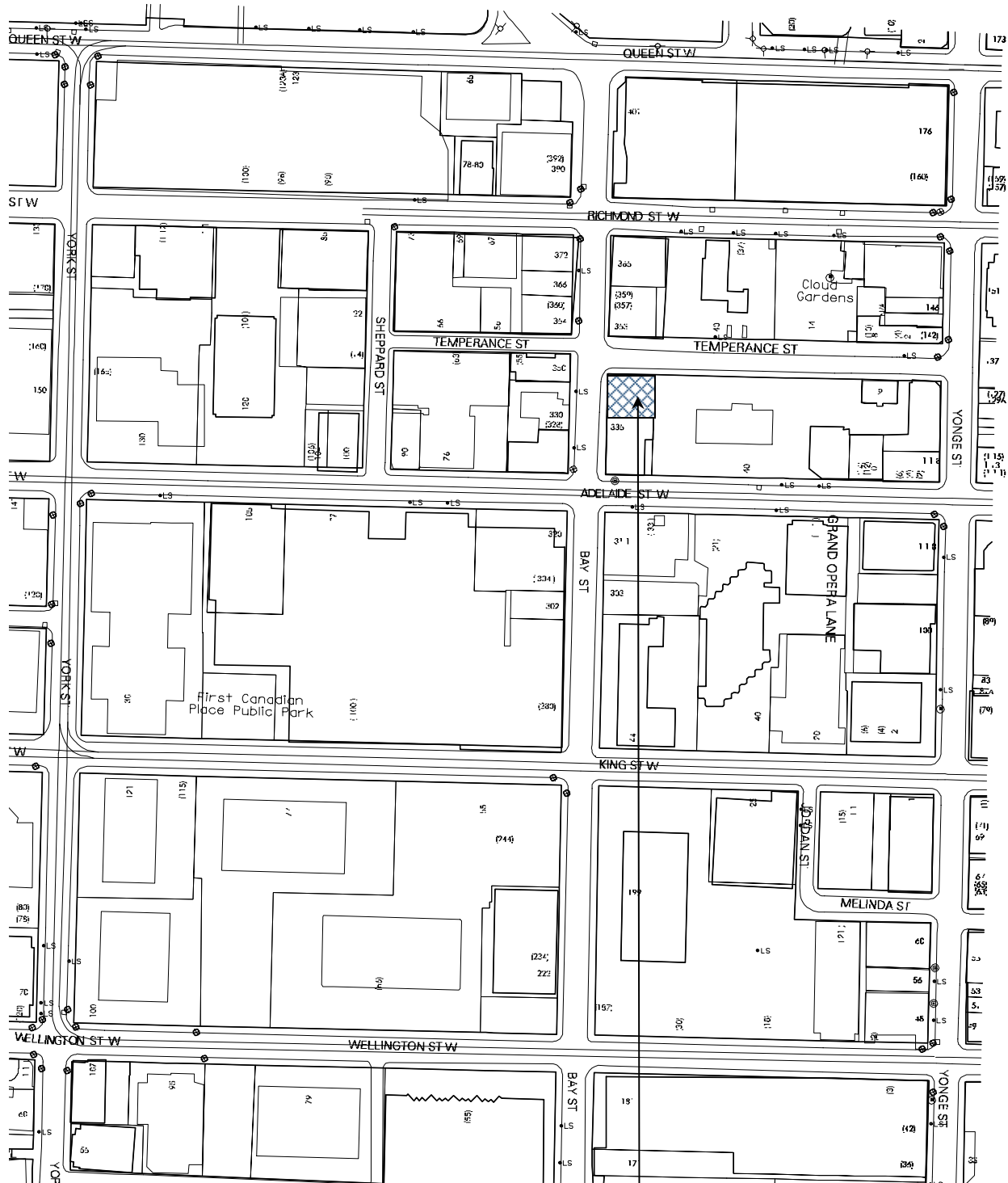
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List of Attachments:

Attachment No. 1 Location Map (347 Bay Street)
Attachment No. 2 Photographs (347 Bay Street)
Attachment No. 3 Reasons for Designation (347 Bay Street)
Attachment No. 4 Assessment of Existing Conditions (347 Bay Street)
Attachment No. 5 Proposed Reconstructed Façade (347 Bay Street)
Attachment No. 6 Proposed Development Plan (347 Bay Street)



Bay-Adelaide Project Lands
[Hatched Box] Heritage Building (The National Building)



North-west Corner



North-west Corner (Upper Capital Zone)

The National Building: 347 Bay Street, Toronto

Description

The property at 347 Bay Street is worthy of designation under Part IV of the *Ontario Heritage Act* for its cultural heritage value or interest, and meets the criteria for designation prescribed by the Province of Ontario under both design or physical value and contextual value. Located on the southeast corner of Bay Street and Temperance Street, the National Building was completed in 1926. The property was included on the City of Toronto Inventory of Heritage Properties in 1993.

Statement of Cultural Heritage Value

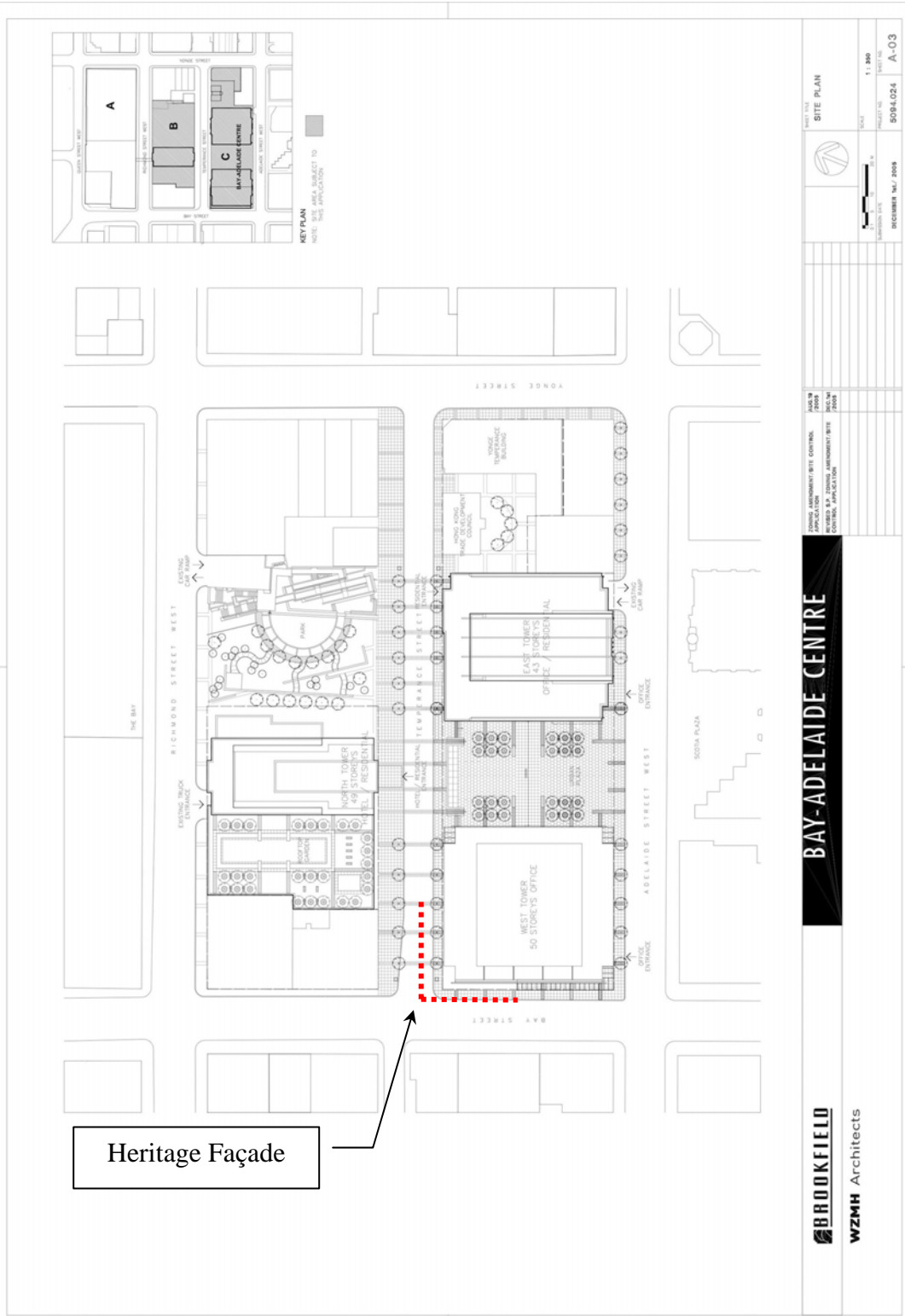
The cultural heritage value of the National Building is related to its architectural design by the notable Toronto architects, Chapman and Oxley, which received a “first award” for office buildings from the Toronto Chapter, Ontario Association of Architects. The Classically inspired design, with a base, extended shaft and cornice, contributes to the second generation of “tall buildings” or skyscrapers that appeared in the city between World Wars I and II.

The cultural heritage value of the National Building also relates to its contextual prominence, anchoring a corner site in the heart of Toronto’s Financial District where it contributes to the collection of recognized heritage buildings on Bay Street, among them the Northern Ontario Building (#330) and the Sterling Tower (#372), which were designed by the same architectural firm.

Heritage Attributes

The heritage attributes of the National Building related to its cultural heritage value as a good example of architectural design are found on the exterior walls and roof of the building, with particular attention to the west (Bay Street) façade and the north (Temperance Street) elevation:

- The 12-storey plan extending five bays on the west and north facades; the piers organizing the door and window openings; the horizontal division of the façades above the first, third and 11th floors, including the cornice with a running Greek key pattern that extends over Classical festoons at the third-storey level; and, the cornice marking the roof parapet
- The application of materials, with Tyndall limestone cladding on the lower three stories and buff brick facing on the upper floors
- The placement and detailing of the door and window openings, with: the principal (west) entrance with an entablature, carved gryphons and a bronze nameplate; the secondary entry on the north wall; the oversized flat-headed commercial window openings marking the first-floor storefronts; the round-arched window openings that extend two stories in the second and third floors and contain tripartite windows, transoms and spandrels; the pairs of flat-headed window openings with mullions that light the upper stories; and, the ornamental detailing on the window spandrels



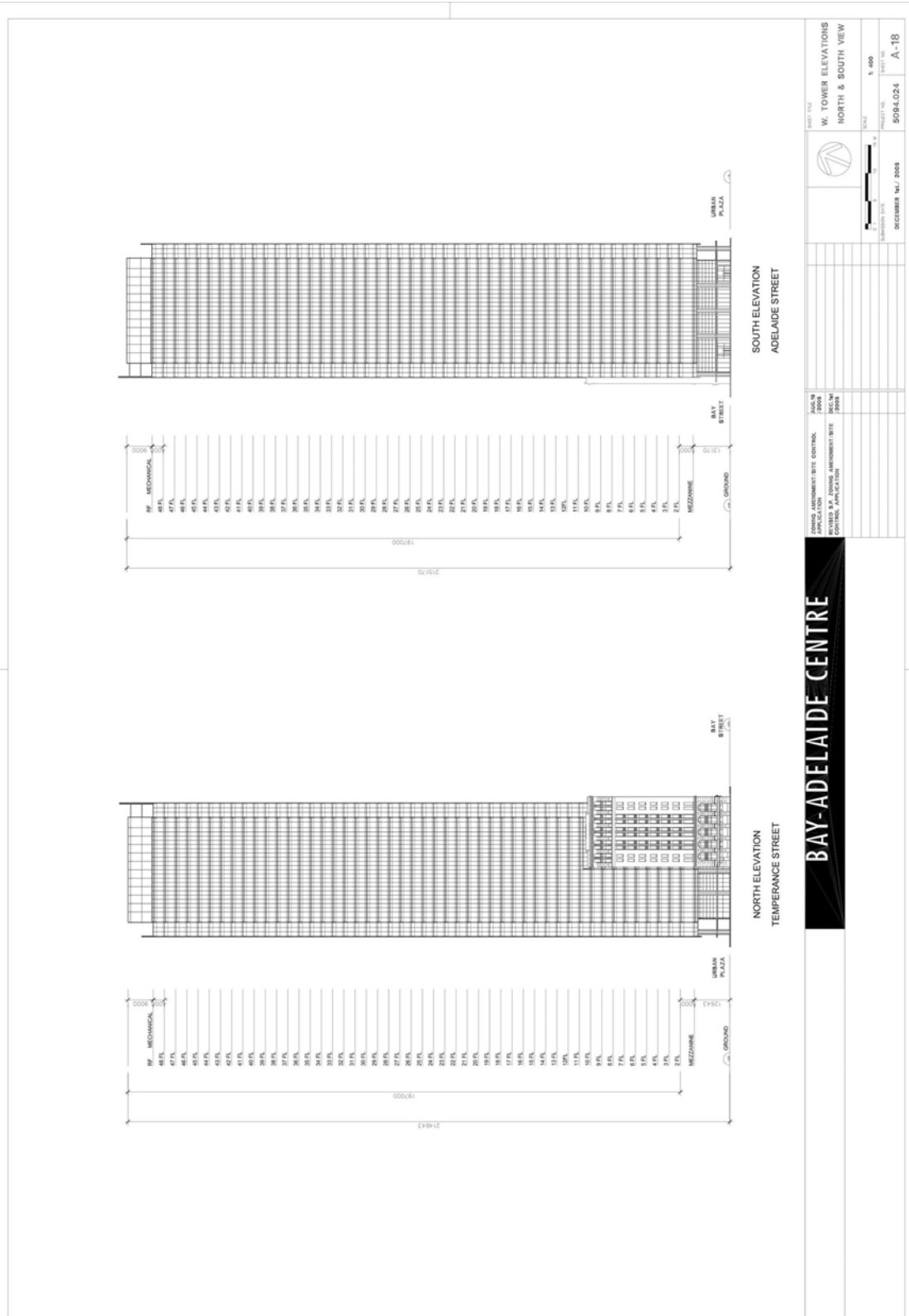
Heritage Façade

BAY-ADELAIDE CENTRE

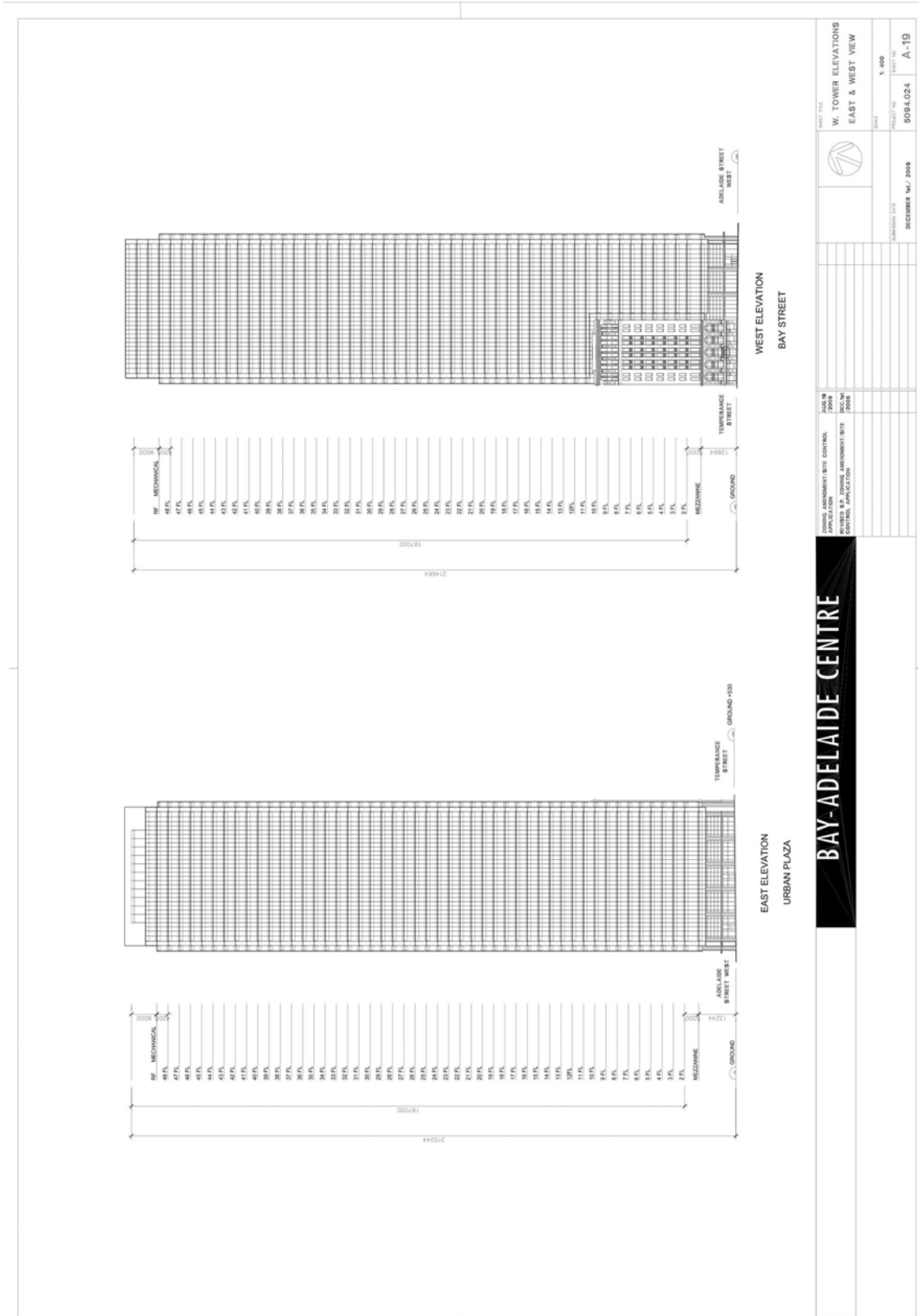
BROOKFIELD
WZMH Architects

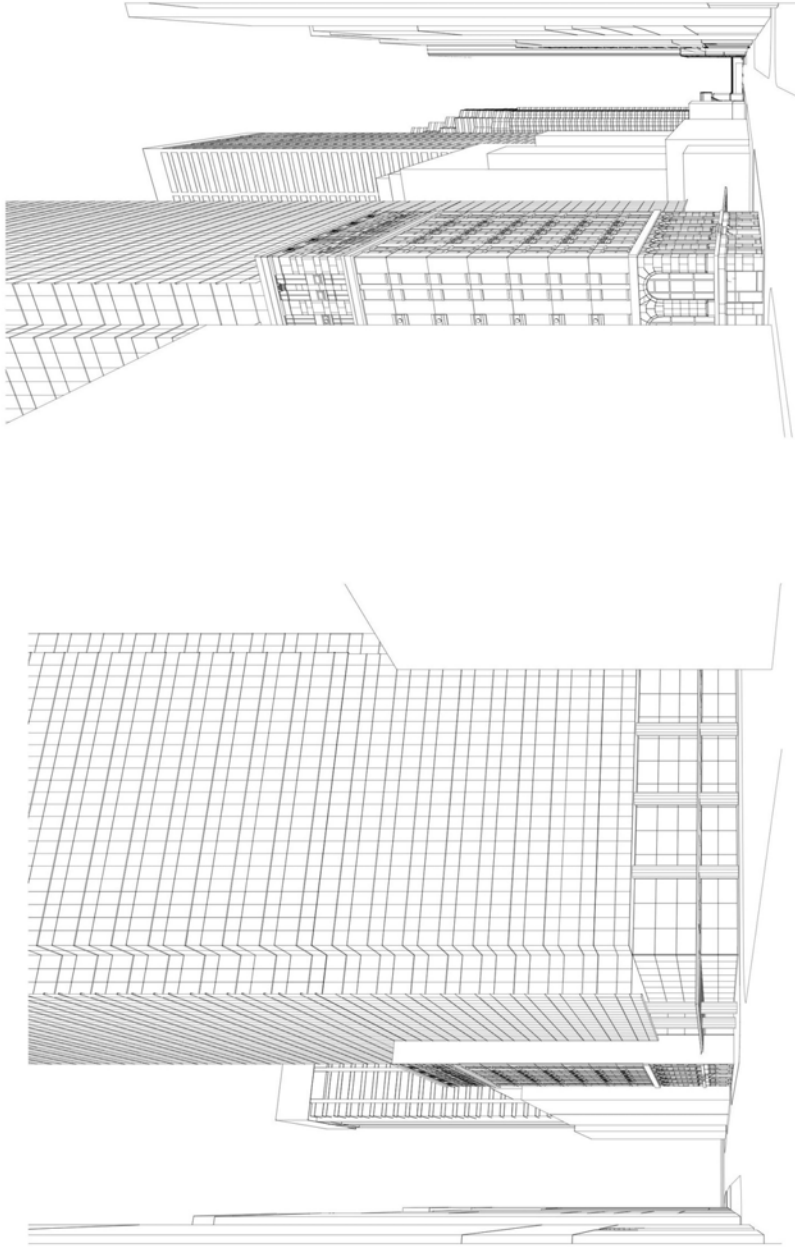
APPROVED AMENDMENT SETS CONTROLLED APPLICATION APPROVED B.P. ZONING AMENDMENT SETS CONTROLLED APPLICATION	
SHEET NO. SITE PLAN SCALE 1:100 PROJECT NO. 5094.024 EXPIRATION DATE DECEMBER 14, 2009	SHEET NO. A-03

Proposed Site Plan





Proposed West Tower – North and South Elevations





The image contains two architectural line drawings of a proposed building. The drawing on the left is labeled 'NORTH WEST VIEW' and shows a tall, multi-story building with a grid-like facade and a prominent horizontal section near the top. The drawing on the right is labeled 'SOUTH WEST VIEW' and shows a similar building from a different angle, highlighting its depth and the arrangement of its upper levels. Both drawings are oriented vertically on the page.

 WZMH Architects	BAY-ADELAIDE CENTRE	DATE: 2008	DATE: 2008	DATE: 2008
		ISSUED BY: J. BOONING, ARCHITECTURE SITE CONTROL, APPLICATION	ISSUED BY: J. BOONING, ARCHITECTURE SITE CONTROL, APPLICATION	ISSUED BY: J. BOONING, ARCHITECTURE SITE CONTROL, APPLICATION
BAY-STREET VIEWS		PROJECT NO: 8094.024	SCALE: NTS	SHEET NO: A-20
		APPROVAL DATE: DECEMBER 14 / 2008		

Proposed West Tower – Bay Street Views