



**STAFF REPORT
ACTION REQUIRED**

262 Bloor Street West – Approval of Alterations to a Heritage Building and Authority to Enter Into a Heritage Easement Agreement

Date:	March 13, 2008
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	Trinity-Spadina – Ward 20
Reference Number:	

SUMMARY

The property at 262 Bloor Street West (see Attachment 1) is included in the City of Toronto’s heritage inventory and designated under Part IV of the Ontario Heritage Act for architectural and historical reasons by By-Law 129-89.

This report recommends that City Council approve alterations to the designated property at 262 Bloor Street West and that City Council grant authority for the City to enter into a Heritage Easement Agreement with the owner (The University of Toronto).

The repurposing of this building (from a multi-purpose medical building to a humanities institute) will ensure its future usability and maintenance. The proposed alterations do not compromise the significant heritage values of the property and are based on standard conservation practice, recognizing the heritage character of the resource and addressing issues of minimal impact and reversibility. All heritage work will be completed in accordance with the Parks Canada *Standards and Guidelines for the Conservation of Historic Places*.

A Heritage Easement Agreement will protect the significant heritage values of the building and will guide its stewardship in future uses. The proposed heritage interpretation plan will ensure that the medical history of the building is appropriately commemorated.

RECOMMENDATIONS

The City Planning Division recommends that the alterations to the heritage building at 262 Bloor Street West be approved in accordance with the Heritage Impact Statement prepared by ERA Architects Inc (February 2008), received by City Planning Division March 3, 2008, on file with the Manager Heritage Preservation Services, subject to the owner:

1. Prior to the issuance of a building permit for the described work at 262 Bloor Street West, including a permit for the demolition of any exterior features;
 - a. providing final architectural drawings and material samples satisfactory to the Manager of Heritage Preservation Services
 - b. entering into a Heritage Easement Agreement with the City
2. Implementing the Heritage Interpretation Plan and mitigation strategy as outlined in the February 2008 Heritage Impact Statement.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The property at 262 Bloor Street West is included in the City of Toronto's heritage inventory and City Council designated it in 1989 under Part IV of the Ontario Heritage Act for architectural and historical reasons (By-Law 129-89).

ISSUE BACKGROUND

The building at 262 Bloor Street West is historically referred to as The Medical Arts Building. It was designed by Marani, Lawson & Paisley Architects in a Georgian influenced style and completed in September 1929. The building was designed to contain a mix of physician and surgeon suites.

In spring of 2007 the University of Toronto received a donation from the Honorable Hal Jackman to establish the Jackman Humanities Institute. The Medical Arts building will be the home of the Departments of English, Philosophy, Religion, the Diaspora Centre, and the Humanities Institute and the funding is to contribute to the renovation of the building. The name of the building has been changed from its historic name, The Medical Arts Building, to The Jackman Humanities Building to reflect its new occupancy.

The alteration application proposes new donor recognition signage to replace existing building signage on the entrance portico on St. George Street. The Heritage Impact Statement describes the design intent and proposed implementation of the new signage as part of the rehabilitation of the existing portico and includes a Heritage Interpretation Plan for the property.

The application does not form part of any Official Plan Amendment, Zoning By-law Amendment, Plans for Subdivision, Site Plan Control, and/or Consent and/or Minor Variance application.

COMMENTS

Heritage Value of the Medical Arts Building

The heritage value of the Medical Arts Building is related to its architecture and historical occupancy. The building is an early and award-winning building by the architectural firm Marani, Lawson and Paisley. Built in 1929 and financed by a consortium of doctors, the building represents the first major purpose-built medical office building in Toronto. The Georgian proportions of the building and articulation of the materials exhibit a high degree of craftsmanship and quality of material.

Key exterior and interior attributes that embody the heritage value of the Medical Arts Building include its building proportion and massing; fine craftsmanship and high quality of materials applied to the exterior; bronze shop front surrounds along Bloor Street West; entrance portico along St. George Street; fine craftsmanship and high quality of materials used in the building lobby and flexibility of interior spaces above the ground floor. The main entrance is located on St. George Street and is accessed by a columned entrance portico with 'The Medical Arts Bvilding' engraved onto the frieze (see Attachment 2). The entrance leads to the lobby on the ground floor, which was designed as the significant interior space of the building.

Proposed Work

The intent of the implementation of the proposed donor recognition signage is to preserve the character and appearance of the heritage property while displaying the name of the new institution (see Attachment 3). Based on the intent, the new signage will include new limestone to match the existing, with capitalized lettering to be hand-cut by an approved heritage mason and executed in a similar serif font and size (with the kerning and height adjusted minimally to provide an appropriately sized backdrop for the lettering).

The mitigation strategy also includes the implementation of a Heritage Interpretation Plan for the property, comprised of a heritage plaque describing the cultural significance of the property and the proper storage and protection of the existing stone signage blocks. In addition to the work described in this Heritage Impact Statement, the University of Toronto has agreed to enter into a Heritage Easement Agreement.

Heritage Comments

The repurposing of this building (from a multi-purpose medical building to a humanities institute) will ensure its future usability and maintenance. The proposed alterations do not compromise the significant heritage values of the property and are based on standard conservation practice.

The conservation strategy provides an approach for the new signage that respects the cultural significance of the property through the careful provision of the new signage and the implementation of the Heritage Interpretation Plan.

A Heritage Easement Agreement will protect the significant heritage values of the site and will guide the building's stewardship in future phases of its use.

All heritage work will be completed in accordance with the Parks Canada *Standards and Guidelines for the Conservation of Historic Places*.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment No. 1: Location map
Attachment No. 2: Photographs
Attachment No. 3: Proposed alteration