



STAFF REPORT INFORMATION ONLY

327-333 Queen Street West, Replacement of a Structure within the Queen Street West Heritage Conservation District

Date:	April 1, 2009
To:	Toronto Preservation Board
From:	Director, Policy and Research, City Planning Division
Wards:	Trinity-Spadina – Ward 20
Reference Number:	

SUMMARY

At the February 20, 2009 TPB meeting, the Committee recommended that:

1. City Council approve the issuance of a demolition permit for the buildings at 327-329-331-333 Queen Street West within the Queen Street West Heritage Conservation District.
2. Recommendation 2 be deferred to allow staff to bring application more in line with Heritage Conservation district characteristics. Recommendation 2 asked the City Council approve the proposed replacement building.

The properties at 327-329-331-333 Queen Street West are included within the Queen Street West Heritage Conservation District, which extends from University Avenue to Bathurst Street.

The subject site is located on the south side of Queen Street West between Peter Street (to the west) and John Street (to the east). The site has prominence as a termination of the view looking south down Beverley Street.

A replacement structure has been re-submitted that respects the traditional solid to void relationships and scale of the district as well as expressing an interesting sculptural treatment of the façade with regards to detailing and overall composition.

This report advises the Toronto Preservation of the approval of the proposed replacement building for the property at 327-333 Queen Street West, substantially in accordance with the plans and drawings prepared by Aedificia Architecture + Design, dated March 24, 2009.

Under Section 103-21A of the Municipal Code, the Manager of Heritage Preservation Services has delegated authority to issue heritage permits on behalf of Council where applications are compatible with the guidelines that apply in the HCD.

Financial Impact

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

DECISION HISTORY

The Queen Street West Heritage Conservation District (QSWHCD) was approved by City Council in 2007 under By-law #979-2007.

The property, located at 331-333 Queen Street, is considered as a Contributory building within the Queen Street West HCD. Section 5 of the QSWHCD Guidelines discourages demolition of contributory buildings within the district.

The applicant initially proposed a design for a replacement structure in 2006 prior to the development of the Heritage Conservation District. The subsequent acquisition of the properties to the east and the establishment of the Queen Street West Heritage Conservation Guidelines brought new direction to the project.

At the February 20, 2009 TPB meeting, the item was heard and the Committee recommended that:

1. City Council approve the issuance of a demolition permit for the buildings at 327-329-331-333 Queen Street West within the Queen Street West Heritage Conservation District.
2. Recommendation 2 be deferred to allow staff to bring application more in line with Heritage Conservation district characteristics. Recommendation 2 asked the City Council approve the proposed replacement building.

COMMENTS

Replacement Building

Since the February 20, 2009 TPB meeting the applicant has diligently worked with HPS staff to revise the design of the replacement structure so that it meets the guidelines and standards set forth for the Queen Street West HCD.

The proposed replacement building represents a compatible contemporary new structure that sensitively fits with the heritage attributes of nearby contributory buildings and within the district. The scale and height is appropriate, while the massing has been articulated into vertical elements. Also, the traditional relationship of solid to void has been adopted as well as expression of sculptural interest through the articulation of openings, the texture of the stone cladding and the projecting cornice element

Section 5 the Queen Street West HCD Plan sets out the guidelines for new buildings. It is staff's opinion that the proposed replacement building, complies with the following specific guidelines for new buildings contained within Section 5 of the QWHCD Plan:

- New buildings must be designed to be sympathetic to the district heritage attributes, through massing, rhythm of solids and voids, significant design features, and high quality materials
- New buildings must maintain and enhance the continuity of the street edge by building out to the front property line
- New buildings must build the full extent of the property width fronting Queen Street West
- Through the design of the façade, new buildings should respect the scale of adjacent contributing buildings
- Recessed entries in new buildings are strongly encouraged
- New buildings must be sympathetic to heritage character of the built form by respecting the narrow rhythm of facades
- The bays of storefronts should ideally be 4.5 metres wide and must be no more than 7 metres wide
- Facades must be a minimum of 2 storeys and no more than the permitted height of 16 metres

Refinement of Façade Design: Fenestration, Materials and Detailing

So that the design of the façade meets QSWHCD guidelines providing for high quality materials and consistency with heritage attributes of the nearby contributory buildings, the applicant has worked with HPS to further refine the façade design of the replacement building. Components of the design that staff feels have brought the application in compliance with standards and guidelines of the HCD include:

- Refinement of void (window openings) to solid (wall surface) proportions or ratio. The façade includes upper story windows that have been reduced in height from 10'-6" to 8'-7". There is now, relative to the design reviewed by the TPB on 2/20/09, double the height separation (4' vs. 2') between the top of the second storey window openings and the bottom of the third storey openings
- Differentiation between limestone types used at the building wall relative to the pilaster elements. Textured limestone material is proposed for use at the building wall and a smooth limestone will be used at pilasters which, in turn, will project 7" from the building wall. Such architectural solutions will articulate the building into distinct vertical bays elements to complement narrow heritage lot development patterns

- The storefront incorporates a recessed entry with a contemporary storefront design designed appropriately for a commercial Heritage district. The storefront system utilizes true 2” wide mullions rather than a butt-jointed storefront system and now incorporates an 18” high granite base
- Projecting proposed stone window surrounds provide window opening depth serving to visually emulate punched window elements both as viewed from the street and as characteristic of heritage buildings within the district. Also, the glazed window surface plane will be recessed relative to the finished building wall plane
- The cornice projects at the top of the third level serving to interrupt the line of vision from the street and enclose/enframe the pedestrian scaled public realm. The top level is setback from the lower three levels of the building

The proposed design will provide a contemporary addition to Queen West that is both compatible with heritage attributes of the HCD and of its own time.

CONTACT

Mary L. MacDonald
Acting Manager, Heritage Preservation Services
Tel: 416-338-1079
Fax: 416-392-1973
E-mail: mmacdon7@toronto.ca

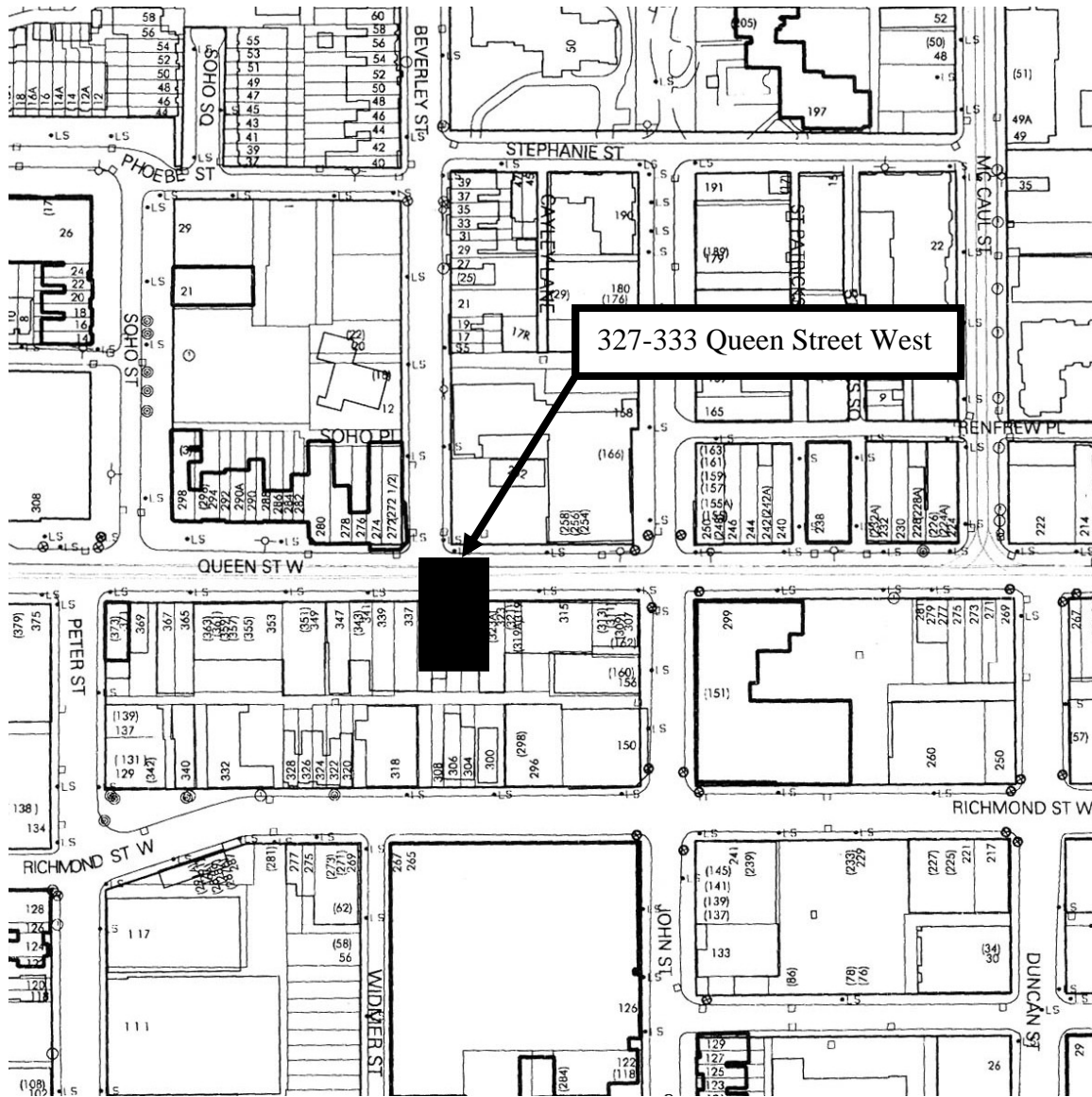
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Barbara Leonhardt
Director, Policy and Research
City Planning Division

ATTACHMENTS

Attachment No.1 – Location Map
Attachment Nos. 2 – Photographs of existing site
Attachment Nos. 3 – 4 – Proposed Project: Drawings/Renderings

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This location map is for information purposes only.
The exact boundaries of the property are not shown.



Queen Street façade (February 2008)

ATTACHMENT NO. 3



REPLACEMENT BUILDING: 327-333 QUEEN ST. WEST ATTACHMENT NO. 4

Plan View/Rendering/Storefront Section

