



STAFF REPORT ACTION REQUIRED

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

Date:	January 28, 2009
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

This report recommends approval of the demolition of the three storey contributory building at 331-333 Queen Street West (south side of the street) and the demolition of the two non-contributory one storey structures at 327-329 Queen Street West. The project would then consolidate the entire site to accommodate a new three storey 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 (Attachment No.1) 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.

The recommendation to demolish the three storey contributing building at 331-333 Queen Street West is based on the lack of remaining character and the deteriorated condition of the original fabric. A replacement structure has been 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.

RECOMMENDATIONS

This City Planning Division recommends 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. City Council approve 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 October 9th, 2008; subject to the owner;
 - a. Prior to the issuance of any building permit for the replacement structure located at 327-333 Queen Street West, including a permit for the demolition, excavation, and/or shoring of the subject property, the owner shall continue to work with HPS regarding refinement of the final façade design, including providing building permit drawings securing the following components; (1) satisfactory exterior materials with acceptable details and finishes (no cement or concrete material); (2) storefront and entry elevations with materials and details notated; (3) recessed upper window elements, including details such as, horizontal sash bars or rails to break larger glazing surfaces; (4) inclusion of mullions (minimally 2” wide at ground level storefront (no use of butt joint storefront system); (5) stone cladding at water table or base element (below storefront framing). All drawing and information provided shall be satisfactory to the Manager, Heritage Preservation Services.

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.

ISSUE BACKGROUND/COMMENTS

Existing Condition:

The existing building at 331-333 Queen Street West has an applied stucco surface such that the underlying detail and condition of the masonry were not initially evident (Attachment No. 2). In addition to determining the masonry condition, the composition of the parging, chemical/mechanical adhesion (potential for removal) and possibility of mechanical fastenings were then investigated.

Test patches were requested targeting specific areas where character defining features would be most likely to occur. The presence of decorative lintel treatments and horizontal stone coursing were to be explored while assessing the condition of the masonry.

In light of the consultant's reports and the physical evidence afforded by the test patches retention of the original fabric was not supported by the underling conditions. The absence of original cornice details and the minimal amount of salvageable fabric would have represented an unjustifiable expense and restriction on developing the site to produce a contemporary, compatible and contributing work of architecture.

Replacement Building:

The proposed replacement building represents a compatible contemporary new structure that sensitively fits with the heritage attributes of adjacent 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 (Attachment No. 3).

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 adjacent contributory buildings, HPS recommends that the replacement building be conditioned upon the applicant's continued refinement of the facade design with particular attention to upper level fenestration and facade cladding material and details. The applicant shall work with HPS and will be required to submit drawings securing these materials and details to the satisfaction the Manager, Heritage Preservation Services.

COMMENTS

The condition and remaining character of the original façade supports the option of demolition. The proposed design will provide a contemporary addition to Queen West that is both compatible and of its own time.

CONTACT

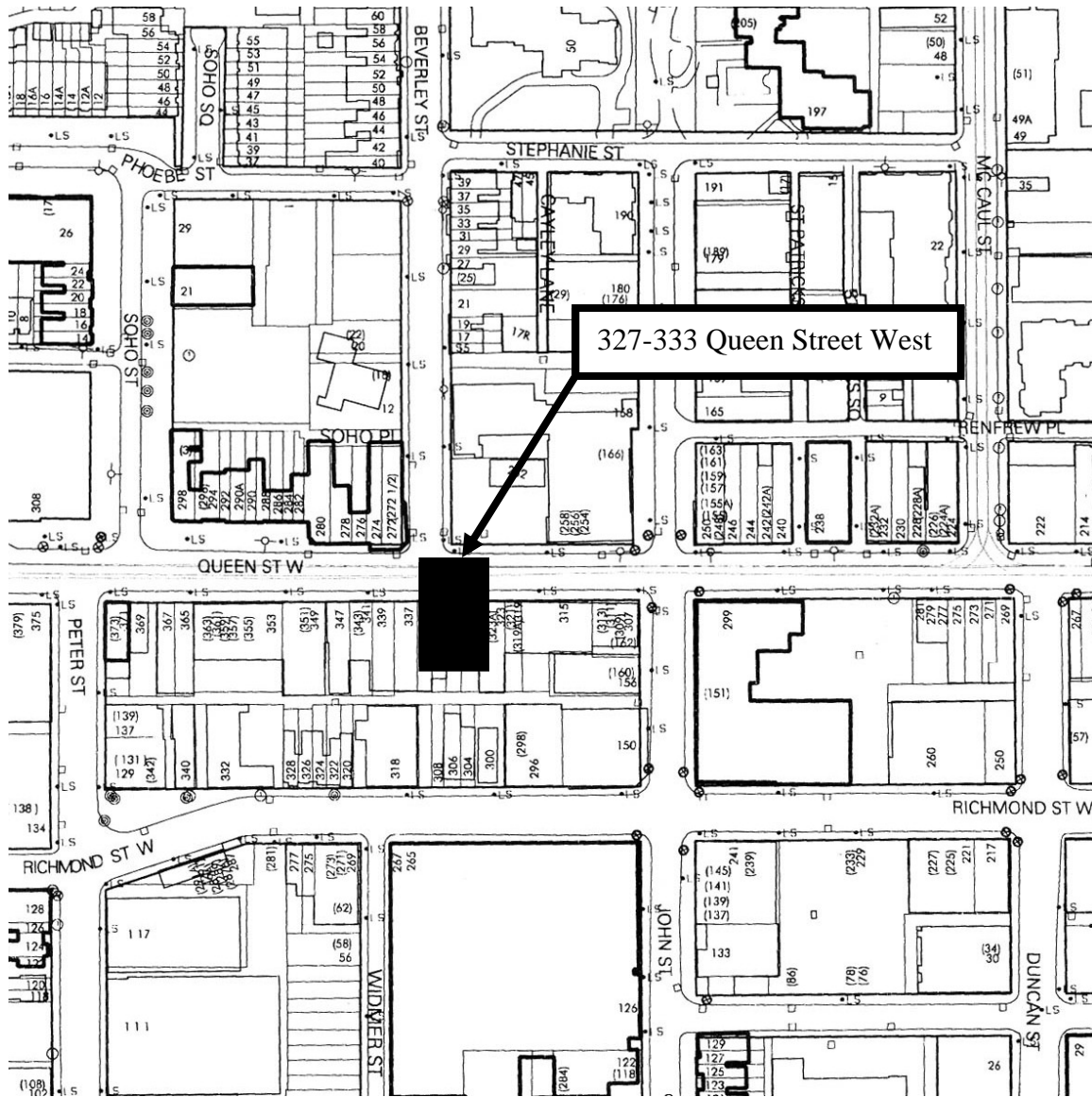
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SIGNATURE

Barbara Leonhardt
Director, Policy and Research
City Planning Division

ATTACHMENTS

Attachment No.1 – Location Map
Attachment Nos. 2 and 3 – Photographs/Testing Patches
Attachment Nos. 4 – 8 – Proposed Project: Drawings/Renderings





Queen Street façade (February 2008)

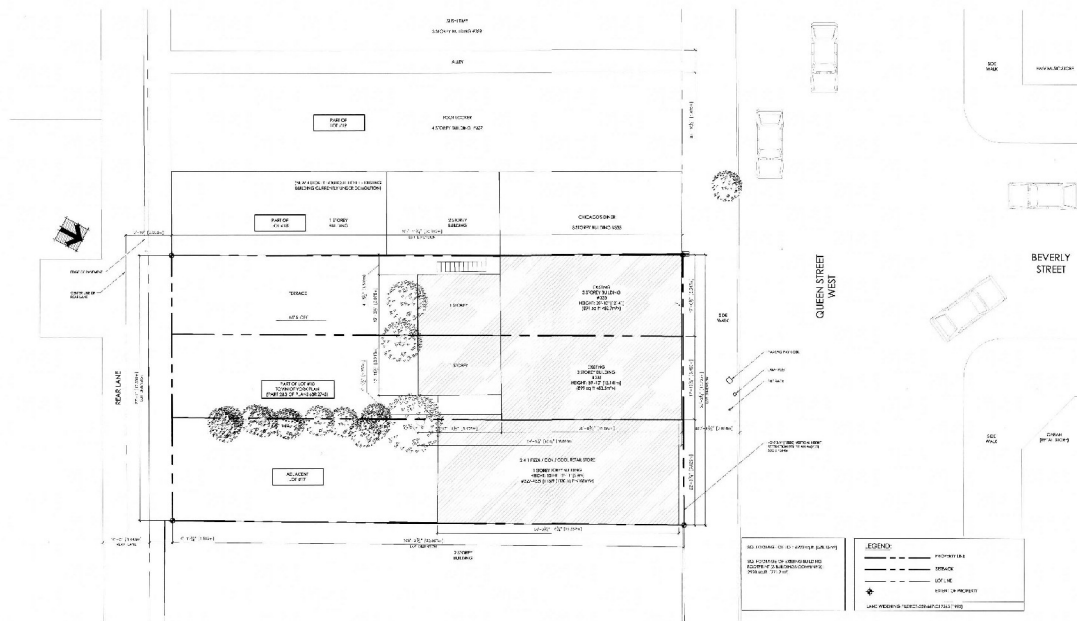
PHOTOGRAPHS: 327-333 QUEEN STREET WEST

ATTACHMENT NO. 3

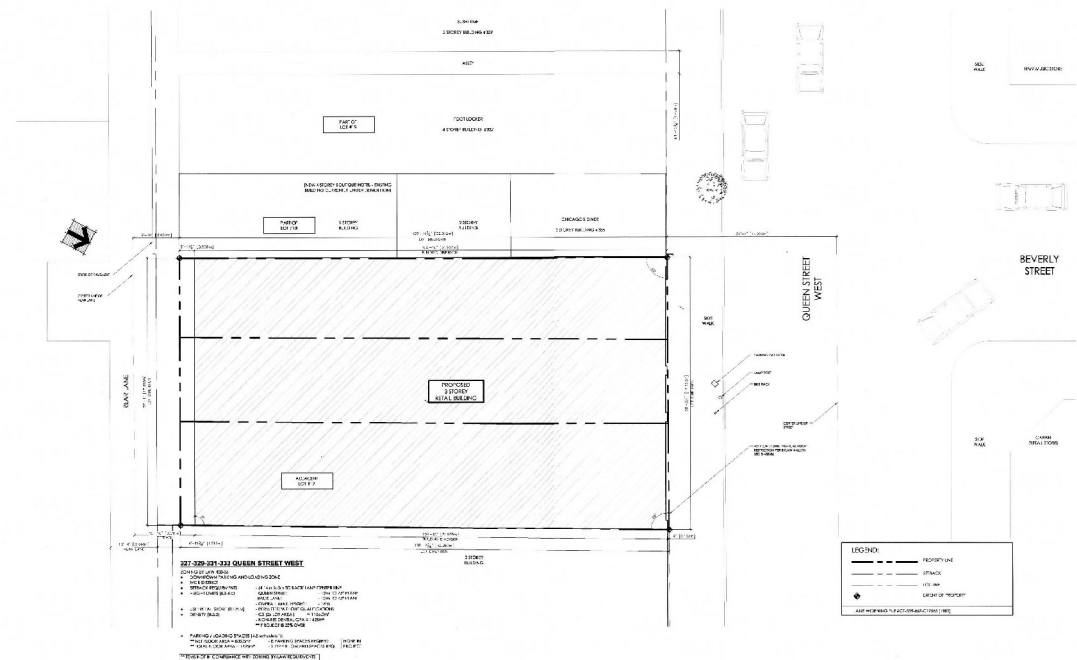


Test Patches (July 2008)

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



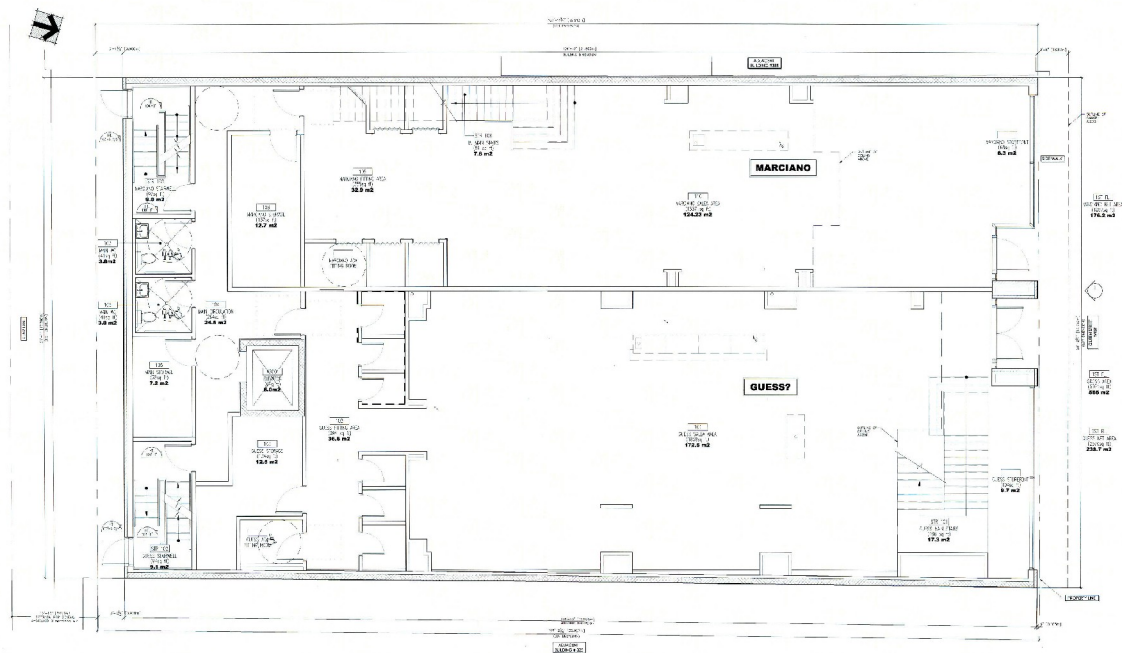
Existing Site



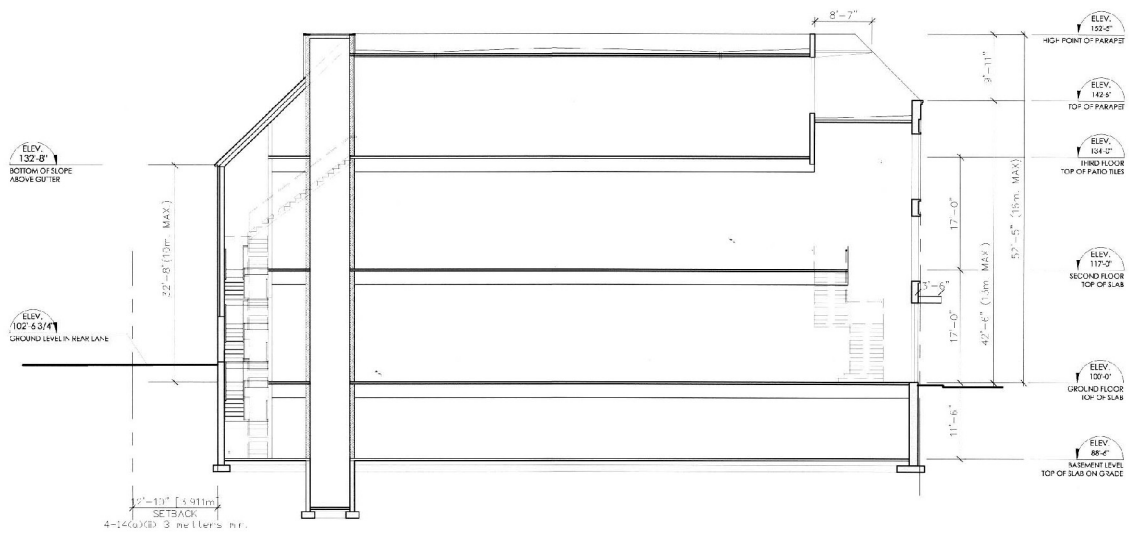
Proposed Site

ATTACHMENT NO. 5

REPLACEMENT BUILDING DRAWINGS: 327-333 QUEEN ST. WEST



Ground Floor Plan



East/West Section

REPLACEMENT BUILDING DRAWINGS: 327-333 QUEEN ST. WEST



Queen Street Elevation



327-333 Queen Street West - Demolition & Replacement of a Structure in Queen Street West 10
HCD

REPLACEMENT BUILDING RENDERINGS: 327-333 QUEEN ST. WEST



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