



STAFF REPORT ACTION REQUIRED

Alteration of a Designated Heritage Property and Demolition of a Listed Property - 571 Jarvis Street and 119 Isabella Street

Date:	May 18, 2012
To:	Toronto Preservation Board Toronto & East York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	27
Reference Number:	P:\2012\Cluster B\PLN\HPS\TEYCC\June 13 2012\teHPS23

SUMMARY

This report recommends approval, with conditions, of alterations to the designated property at 571 Jarvis Street, the William R. Johnston House c.1875, and approval with conditions to the demolition of a listed building, the Johnston coach house to the rear of 571 Jarvis Street (119 Isabella Street).

The application proposes to rehabilitate and alter the existing designated building at 571 Jarvis Street and to construct an addition to the building in order to continue to adaptively reuse the building as part of a hospice and for a Day Health Program that will significantly increase the facility's capacity to provide care for those living with HIV/AIDS. The application proposes to demolish the listed coach house building at 119 Isabella Street in order to allow for the new facility which will be attached to the William R. Johnston House.

City Council's consent is required for the alteration to the designated heritage property under Section 33 of the Ontario Heritage Act. The application also requires an Official Plan Amendment and Zoning Amendment and a report on those matters will be prepared by the Director of Community Planning, South District for the June 13, 2012 meeting of the Toronto and East York Community Council.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the alteration to the heritage property at 571 Jarvis Street based on the conservation strategy proposed by the applicant and described in the Heritage Impact Assessment prepared by ERA Architects dated February 24, 2012 and drawings preparing by Hariri Pontarini Architects dated March 29, 2012, both on file with the Manager of Heritage Preservation Services, subject to the following conditions:
 - a. The applicant remove the proposed cantilever from the approved drawings and find an alternative location for the lost gfa that does not similarly or otherwise negatively affect the heritage attributes of the property.
 - b. Prior to final site plan approval the owner shall provide the following to the satisfaction of the Manager, Heritage Preservation Services:
 - i. an as-found record of the existing buildings at 571 Jarvis Street and 119 Isabella Street, including photographs keyed to plans, floor plans and elevations of all the visible exteriors and interiors;
 - ii. a detailed Conservation Plan (including drawings and specifications for materials and finishes related to the heritage building and all new construction) for the rehabilitation and restoration work as described by the February 24, 2012 Heritage Impact Assessment and March 29, 2012 drawings, to be prepared by a qualified heritage consultant, detailing recommended interventions, exterior restoration, building protection measures during construction, estimated costs of all restoration work and a schedule of short and long term maintenance requirements; and
 - iii. a final detailed landscape plan that supports the heritage character of the heritage building.
 - c. Prior to final site plan approval the owner shall enter into a Heritage Easement Agreement with the City for the protection and long term maintenance of the heritage property, subject to the approved alterations, to the satisfaction of the Manager, Heritage Preservation Services.
 - d. Prior to final site plan approval the owner shall provide a Letter of Credit, in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure all restoration work included in the detailed Conservation Plan.

- e. Prior to the issuance of any permit pursuant to the Ontario Heritage Act for the heritage property located at 571 Jarvis Street the owner shall provide the following:
 - i. full building permit drawings, including notes and specifications for the rehabilitation, restoration and protective measures keyed to the approved Conservation Plan, including a description of materials and finishes, to be prepared by the project architect and heritage consultant to the satisfaction of the Manager, Heritage Preservation Services.
 - f. Prior to the issuance of a demolition permit for the heritage property located at 119 Isabella Street, the owner shall:
 - i. obtain final site plan approval; and
 - ii. provide full documentation of the existing coach house, including archival quality photographs of all exterior elevations and features keyed to a location map, all existing interior floor plans and copies of original drawings as may be available.
 - g. Prior to the release of the Letter of Credit, the owner shall:
 - i. complete the heritage rehabilitation and restoration work to the satisfaction of the Manager, Heritage Preservation Services;
 - ii. provide a Letter of Substantial Completion for the heritage rehabilitation and restoration work signed by the project architect and heritage consultant to the satisfaction of the Manager, Heritage Preservation Services;
 - iii. submit final as-built photographs of the exterior and interior of the heritage building at 571 Jarvis Street to the satisfaction of the Manager, Heritage Preservation Services.
2. City Council grant authority for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owners of 571 Jarvis Street for the property at 571 Jarvis Street.
 3. The City Solicitor be authorized to introduce the necessary Bill in Council authorizing the entering into of the Heritage Easement Agreement.

Financial Impact

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

DECISION HISTORY

The property at 571 Jarvis Street was included on the City of Toronto Inventory of Heritage Properties by City Council on March 5, 1984. City Council designated the property at 571 Jarvis Street under Part IV, Section 29 of the Ontario Heritage Act on August 2, 2002 by By-Law No. 621-02 for its architectural value.

The property at 119 Isabella Street, built in 1898, was listed on the City of Toronto Inventory of Heritage Properties on September 16, 1991.

ISSUE BACKGROUND

Heritage Attributes – 571 Jarvis Street

The Reasons for Designation for 571 Jarvis Street are related to its architectural value as commissioned by William R. Johnston, co-owner of Livingston, Johnston and Company and as designed by the notable Toronto architectural firm of Langley, Langley and Burke. The property is located on the east side of the block between Isabella and Earl Streets. It is a notable example of late 19th century residential architecture and is a significant visual reminder of the affluence and grandeur of Jarvis Street during the late 19th and early 20th centuries. The heritage attributes of 571 Jarvis Street related to its architectural value include:

- The grounds as defined by a decorative cast iron and sandstone fence at Jarvis and Isabella Streets
- The hipped roof with dormers and brick chimneys
- The 2 ½ storey hip-roofed plan
- The stone foundations, brick construction and brick and stone trim
- The three-storey tower flanked by faceted pilasters
- The central bay on the front façade
- The mixture of bay, round-headed, square-headed and fanlight windows
- The interior including: first floor vestibule, main hall, stairwell, drawing room, billiard room, sitting and dining room, and the second floor hall

Heritage Attributes: 119 Isabella Street

The property at 119 Isabella Street was listed on the Inventory of Heritage Properties for the following architectural reasons:

- The 1 ½ storey "L"-shaped plan
- The construction of mottled orange-red brick with brick voussoirs, string courses, and corbelling, and stone lintels and sills
- The elevation facing north onto the courtyard formed by the “ell”, with an oversize tripartite semi-elliptical opening in the lower storey
- The mixture of single and double rectangular and segmental openings whose arrangement reflects the building’s utilitarian purpose
- The steeply-pitched gable roofs with bracketed eaves, plan bargeboard, decorative shingles in the gable ends, cross-gable on the east elevation, gabled and flat-roof

wall dormers overlooking the courtyard, and a dovecote at the intersection of the “ell”

Proposal

571 Jarvis Street and 119 Isabella Street have been owned by the Casey House Hospice since 2000. The proposal, which requires an Official Plan Amendment, a Zoning By-Law Amendment and approval under Section 33 of the Ontario Heritage Act, includes the demolition of the property's Coach House (119 Isabella Street) and development of a new four-storey addition behind and attached to 571 Jarvis Street (to a proposed maximum height of 19.87 metres) stepping down to three storeys along Isabella Street towards Huntley Street (to a proposed height of 12.80 metres). The building would have a total proposed gross floor area of 4067 square metres (which includes 973 square metres of the gross floor area within the existing heritage building at 571 Jarvis Street).

The building is proposed to be setback a minimum of approximately 1.2 metres from the south, 15.8 metres from the west, and zero metres for the north and east side property lines. An outdoor courtyard is proposed within the centre of the building.

The rehabilitation of 571 Jarvis Street includes the demolition of the one storey portion on the east side of the building and the creation of new openings in the east exterior wall. In addition, exterior and interior heritage attributes will be restored. The addition has been designed to include a cantilevered storey extending 4.8 metres over the designated building. The final revised plans were prepared by Hariri Pontarini Architects, dated March 29, 2012. Also submitted on March 29 were preliminary detailed design concepts for the materiality of the new building's exterior.

Heritage Impact Assessment

In their revised Heritage Impact Assessment dated February 24, 2012, ERA Architects (with reference to drawings prepared by Hariri Pontarini Architects dated February 24, 2012, not the final revised drawings supplied by the Hariri Pontarini on March 29, 2012) provides the following list of alterations to 571 Jarvis Street:

- The demolition of the rear one-storey room due to programmatic requirements
- The creation of two new openings in the east wall to internally connect the new facility with the historic structure while maintaining the rear two storey portion
- The rehabilitation of the main stair including full restoration, modification of the stringer on the main floor, and the addition of two treads to the east wing return to match the floor level on the second floor of the new structure

A list of conservation work is also included for the fence, interior and exterior of the property:

Exterior Conservation

- Complete re-pointing of the stone foundation
- All paint to be stripped, any damaged brick work to be replaced with salvaged or new to match masonry units
- All first, second and third floor windows to be repaired and refurbished, basement windows to be replaced with new to match
- Existing doors to be restored and repaired for reuse
- Replace deteriorated stone lintels and sills
- Repair leaded stained glass windows and replace broken units with new to match
- Replace all damaged stone work with new to match existing
- Rebuild north and south chimney stacks
- Remove existing concrete landing step and replace with limestone to match existing, remove and reset remaining limestone steps
- Replace metal caps on west tower with new copper caps to match existing profile
- Replace stone balcony bases with new to match, reconstruct balcony railings as per archival photo
- Reconstruct south west sun room window as per archival photo
- Reinstate awning at entry door as per archival photo

Fence

- Remove metal post and fence, strip, repair, prime and re-paint
- Rebuild damaged portion of west wall
- Replace damaged stone caps with new to match, locate new joint at post base
- Complete re-pointing of sandstone wall
- Clean stone wall both sides

Interior Conservation

- Removal of unsympathetic room divisions, installation of sympathetic room divisions that will not obscure the original room sizes
- Maintain and repair the barrel vault ceiling above stair
- Remove existing carpeting and refurbish or replace existing wood floor to match original
- Restore mosaic floor in vestibule
- Conserve the central hall stair

The document also describes the required demolition of the coach house at 119 Isabella (including a discussion and illustration of various retention options).

COMMENTS

Policy Framework

Ontario Planning Act

The Ontario Planning Act and Provincial Policy Statement guides development in the province and includes provincial interests regarding heritage resources as described in the Provincial Policy Statement issued under the authority of Section 3 of the *Planning Act*. The Planning Act requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement.

The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development, and promotes the provincial policy-led planning system.

Provincial Policy Statement 2.6.1 indicates that "Significant built heritage resources and cultural heritage landscapes shall be conserved". Properties included on the City's Inventory of Heritage Properties are considered to be "significant" in this context. In the PPS 2005, "conserved" means "the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment."

Official Plan

Policy 3.1.5.2 of the Official Plan states that "heritage resources on properties listed on the City's Inventory of Heritage Properties will be conserved" and that "development adjacent to properties on the City's Inventory will respect the scale, character and form of the heritage buildings and landscapes."

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada

The Standards and Guidelines for the Conservation of Historic Places in Canada is the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto.

The relevant Standards include, but are not limited to, the following:

- Conserve heritage value by adopting an approach calling for minimal intervention
- Find a use for an historic place that requires minimal or no change to its character-defining elements
- Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention

- Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference
- Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place
- Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future

Evaluation of the proposal

Since its original submission in June 2011, the project design and conservation strategy has undergone a number of positive revisions based on staff comments and site analysis. Of initial primary concern was the demolition of the heritage listed coach house which, although individually listed and not included in the reasons for designation of the William R. Johnston, is nevertheless a significant part of the overall heritage value of the historic place. According to the HIA provided by ERA Architects, the coach house was designed by noted architect George Martell Miller who was contracted to design the rear stable for William R. Johnston in 1898. George M. Miller is credited with many fine neoclassical buildings including the Lillian Massey Building at the University of Toronto, the original Havergal College building on Jarvis St, and the Toronto General Trust Building. He was also architect for the Canadian General Electric Building, Peterborough, Ontario; the Ontario Ladies College and the House of Industry in Whitby, Ontario; and the Macdonald Building, Ontario Agricultural College, Guelph.

Although not a landmark building, even given the prominence of its architect, the existing coach house allows for a more complete understanding of the original elements of a typical 19th century Jarvis mansion property and is both individually significant as well as significant to the larger complex (now severed in land title and street address). The applicant has given serious and genuine consideration to various options that would retain the coach house, in whole or in part, however the programmatic requirements of the proposed facility remains the primary rationale for demolition, as outlined below.

The new medical facility requirements for space and human comfort are integral to the success of the facility and, as such, the proposed Casey House facility will require space for the following functions:

1. 12 Beds for 24 hour direct care services;
2. 2 beds for respite care;
3. Therapy and consulting rooms and related offices;
4. Client and amenity spaces;
5. All residential rooms and nursing stations must be on the same floor;
6. A community kitchen and food services areas;
7. Public and staff areas;
8. Administrative services; and
9. Support services and storage areas.

Several options to integrate the existing building at 119 Isabella Street into the new addition were considered:

Option 1

Retains the entire 119 Isabella building including the garage addition (note addition is located immediately adjacent to the building)

- Unable to achieve the Residential program requirement where all functions must be on a single level with continuous circulation;
- The linear floor plate and separation of 119 Isabella from the addition make it difficult to insert the required institutional programming;
- The attic floor and sloped roof of 119 Isabella occupies the same space as the second floor of the proposed addition, making it difficult to program this space for bedrooms, with-out substantially altering 119 Isabella's roof form;
- The slope of the northern and eastern portions of 119 Isabella's roof terminate at the walls of the addition, creating undesirable conditions for both space programming, interior circulation and water drainage; and
- Full retention of 119 Isabella substantially reduces the length of the interior courtyard, an important design component for Casey House's programming.

Option 2

Retains the majority of the 119 Isabella building and removed later garage addition. The northern and eastern portions of the building are removed to better integrate the proposed program.

- The Residential Program requirement where all functions must be on a single level with continuous circulation can be achieved;
- The attic floor and sloped roof of 119 Isabella occupies the same space as the second floor of the proposed addition, making it difficult to program this space for bedrooms, without substantially altering 119 Isabella's roof form; and
- Retention of 119 Isabella substantially reduces the length of the interior courtyard, an important design component for Casey House's programming.

Option 3

Retains a portion of the building and removes the later garage addition. The east façade of the building is retained and the proposed addition is located immediately against the building.

- The Residential Program requirement where all functions must be on a single level with continuous circulation can be achieved;
- The attic floor and sloped roof of 119 Isabella occupies the same space as the second floor of the proposed addition, making it difficult to program this space for bedrooms on the east side of the building, without substantially altering 119 Isabella's roof form; and
- The form of 119 Isabella is substantially reduced diminishing its heritage attributes.

Given the Residential Program requirements for the Casey House facility, it has been demonstrated that it would be very difficult to retain the Coach House in-situ within the without affecting the rest of the project. While city staff have accepted this rationale for demolition, HPS has continued to emphasize that the loss of the coach house could only be supported if the William R. Johnston house ("the Grey Lady") was sensitively integrated into the new facility, including retention of the full building envelope, restoration of the full exterior and selected significant interior spaces and through careful attention to the design of the new building, both in mass and materiality. The removal of a one storey addition on the east side of the building and the creation of new openings on the east exterior will not have a significant impact on the heritage value of the property.

Conservation Strategy, Mitigation and Design

As mitigation for the heritage impacts resulting from the demolition of a significant heritage resource, Casey House has proposed to retain in-situ, and incorporate, all of designated building at 571 Jarvis Street and will rehabilitate and restore much of the building to its original condition, as outlined in the proposal section and detailed in the HIA. Exterior conservation of primary character-defining features includes the repair, and/or in kind replacement of all masonry units, windows, window sills and lintels, stone foundation, doors, north and south chimneys, repair and cleaning of the perimeter fence and sandstone walls and the reconstruction of balcony railings, a southwest sun room window and reinstatement of an awning, as per archival photographs. Interior conservation work includes removal of unsympathetic room divisions, installation of sympathetic room divisions that will not obscure the original room size, repair of the barrel vault ceiling above the stair, restoration of the mosaic floor in the vestibule and preservation of the central hall stair in its existing location.

As part of the site plan process the applicant will continue to develop detailed design for the new construction that complements the existing building while remaining physically and visually compatible in materiality and massing. Key design elements that are expected to be carried forward into the site plan submission include the following:

- That the solid to void ratio and massing be made more compatible with the heritage building, with particular attention to the east elevation and where the new building turns the corner to the north elevation.
- Within the schematic elevations it is demonstrated that large expanses of glass are not compatible with the surrounding neighbourhood context or the heritage resource. Given that the coach house is to be demolished, and it abuts neighbourhoods, a finer expression was requested. Preliminary concepts were submitted on March 29, 2012 and they will undergo further development.
- That there will be high quality materials that respect the heritage buildings.
- Initial proposed cladding material is galvalume (metal) and Urban Design/Heritage staff have suggested that stone/masonry would be a better fit. The applicant is currently exploring incorporating these materials within an integrated design concept.
- That the scale and architectural expression respects the scale of the heritage buildings in the context.

The scale and architectural expression of the proposal is largely compatible with the heritage building with the exception of two expressive elements: a cantilever projection over top of the designated building (which staff have requested from the outset be removed entirely) and the location of a west stair on the new building which projects forward of the rear of the building on the south elevation.

While the length of the cantilever has been reduced in order to address heritage staff's continued concern, HPS is of the opinion that opportunities are available for slightly re-massing the structure in other areas to satisfy the program and therefore the cantilever is an unnecessary design element. At its current length it remains intrusive and, along with the west stair pushing forward on the south side, compromises the preservation standard that directs additions to remain subordinate. Staff are recommending a condition that secures the removal of the cantilever in the final site plan submission. According to the applicant the stairwell cannot be moved due to constrained internal circulation. Nevertheless we would ask that further options be explored during detailed design and that the west stair be set back from the house as far as possible.

CONCLUSION

The proposed Casey House expansion includes the rehabilitation of the designated building at 571 Jarvis Street and the demolition of the listed building at 119 Isabella Street. The rehabilitation of 571 Jarvis Street includes the removal of the one storey portion on the east side of the building, and the creation of new openings in the east exterior wall. In addition to the above noted alterations, exterior and interior heritage attributes will be restored.

The height and density of the new building is in keeping with the characteristics of the surrounding buildings and adequately addresses the context of the neighbourhood. The new building will have a mixture of materials which will complement the finishes of the surrounding brick and glass buildings and the design details will be refined in the recommended Conservation Plan and Site Plan applications.

Two outstanding elements remain problematic in the current project design for heritage/urban design and community planning staff: a fourth storey cantilever that projects over top of the rear portion of the historic building and a new west stair glass box which projects forward on the south side. Nevertheless, staff concur with the overall conservation strategy and acknowledge the substantial investment that the hospice will be making to rehabilitate and restore the "Grey Lady" (which, after paint removal, will no longer be grey). It is very unfortunate that the coach house will be lost as a part of the proposal but the recommended conditions will ensure that the resource is appropriately documented prior to demolition.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment No. 1 – Location Map

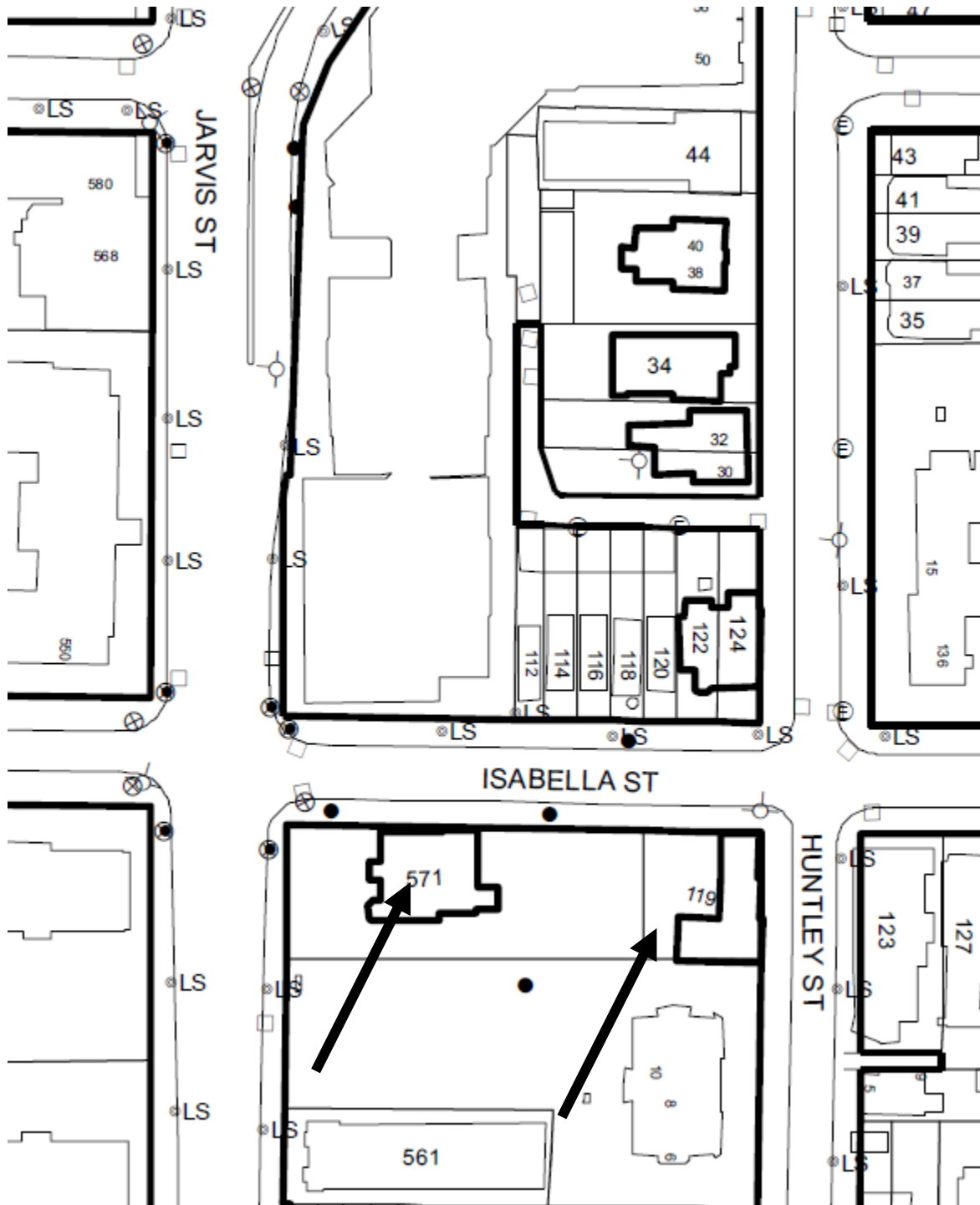
Attachment No. 2 – Photograph - William R. Johnston House, Constructed 1875
(post-renovation)

Attachment No. 3 – Photograph of Existing Structure: 571 Jarvis Street

Attachment No. 4 – Photograph of Existing Structure: 119 Isabella Street

Attachment No. 5 – Proposed Project Drawings

LOCATION MAP: 571 Jarvis Street and 119 Isabella Street ATTACHMENT NO. 1



PHOTOGRAPH:
William R. Johnston House, Constructed 1875 (post-renovation)

ATTACHMENT NO. 2







Alteration of a Heritage Property – 571 Jarvis Street / 119 Isabella Street (Casey House Hospice)





Alteration of a Heritage Property – 571 Jarvis Street / 119 Isabella Street (Casey House Hospice)

PROPOSED PROJECT DRAWINGS

ATTACHMENT NO. 5

Casey House Proposal – March 29, 2012

