

Clause embodied in Report No. 4 of the Toronto East York Community Council, as adopted by the Council of the City of Toronto at its meeting held on April 16, 17 and 18, 2002.

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**Heritage Easement Agreement and Alteration to
Designated Heritage Building -
322 Church Street (Oakham House, Ryerson University)
(Toronto Centre-Rosedale, Ward 27)**

(City Council on April 16, 17 and 18, 2002, adopted this Clause, without amendment.)

The Toronto East York Community Council recommends the adoption of the following report (February 28, 2002) from the Commissioner of Economic Development, Culture and Tourism:

Purpose:

This report recommends approval of the proposed alteration to this designated building and requests the City of Toronto grant authority to enter into a Heritage Easement Agreement with Ryerson University.

Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that:

- (1) authority be granted by Toronto City Council for the execution of a Heritage Easement Agreement, under Section 37 of the *Ontario Heritage Act*, 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 Commissioner of Economic Development, Culture and Tourism;
- (2) the proposed alterations to Oakham House, Ryerson University at 322 Church Street be approved substantially as set out in the report and accompanying drawings prepared by Carruthers Shaw and Partners Limited, Architects, dated October 2001 and December 2001, and on file with the Culture Division subject to:

- (a) prior to the issuance of any building permit, a detailed documentation methodology for the connection of the new construction to Oakham House, be provided to the satisfaction of the Manager of Heritage Preservation Services;
 - (b) upon completion of the work, the owner providing the Culture Division with two (2) copies of the required photographs of 322 Church Street for inclusion in the Heritage Easement Agreement; and
- (3) the appropriate City officials be authorized and directed to take the necessary action to give effect thereto.

Background:

The Toronto Preservation Board at its meeting held on January 24, 2002, endorsed the staff recommendations.

Oakham House, located at 322 Church Street is designated for architectural and historical reasons. A location map and photograph (Attachment No. 1 and Attachment No. 2 respectively) as well as the reasons for designation (Attachment No. 3) are attached. It was built in 1848, designed by the important Toronto architect William Thomas, as his own home where he resided until his death in 1860. Additions were made in 1900, designed by D.B. Dick and in 1973, by George E. Kneider. The building was designed with features of the Gothic Revival Style. Ryerson University acquired the property in 1960.

Ryerson University is currently using Oakham House as a social, cultural and recreational facility for its students.

At its meeting of May 30, 31, and June 1, 2001, City Council adopted the Toronto Heritage Fund Grant application for Oakham House. The grant monies are to be used toward the restoration of the roof, and the east and south elevations. In addition to the \$110,000 spent by the owner in 2000 on the restoration of the north elevation of the building, Ryerson University is spending an additional \$424,000 for this further restoration work. The approval of the \$25,000 grant was made conditional upon Ryerson University entering into a Heritage Easement Agreement with the City of Toronto. However, before agreeing to enter into the Heritage Easement Agreement, Ryerson University requested that a proposed addition be approved so that it could be included in the Heritage Easement Agreement as permitted alterations.

Comments:

The applicant is proposing a new infill building between Oakham House and O'Keefe House facing Gould Street that will consolidate student campus services into one complex.

A 43,000 sq. foot, three-storey building is proposed to occupy the site between Oakham and O'Keefe Houses on Gould Street and extends in an L-shape behind Oakham House and the new Graphics Communication Management Building, to the area between Oakham House and the three-storey Interior Design Building fronting Church Street. The proposed site plan (Attachment

No. 4) is attached. The proposed addition, the Student Campus Centre, will be physically and functionally connected to Oakham House.

The owner's agents, Carruthers Shaw and Partners Limited, and William Greer, Heritage Consultant suggested eight design principles with respect to the form, massing and character in the design of the proposed building. The proposed new building is contemporary in design and transparent. Each of the eight principles is addressed in the drawings dated October 2001 and December 2001 and correspondence received November 9, 2001. The drawings (Attachment No. 5) are attached. The principles are addressed, in summary, as follows:

(i) Alignment of New Building Face with Oakham House and O'Keefe House along Gould Street:

The new addition is aligned with the face of Oakham House. The joining of the two structures is achieved by a setback from the face to convey a sense of separation between the buildings.

(ii) Alignment of Extant Floor, Roof and Cornices Lines:

The strong decorative horizontal stone bands expressed on Oakham House is continued on the new building by continuous horizontal mullion lines; the second floor cornice lines of both Oakham House and O'Keefe House will be expressed by a matching second floor cornice line of the new building. The third floor sloped roof is set back from the front face at the two-storey level.

(iii) Employment of Material/Elements Harmonious with the Extant Historical Building:

The new building is predominantly transparent along Gould Street so as Oakham House reads as a separate building with a visible west elevation. However, to materially connect the three buildings along Gould Street, brick is strategically used in several ways: brick sidewalk pavers, brick cladding as the main material for the west and south elevations, and buff brick on both Gould and Church Streets facades to match Oakham House.

(iv) Emphasis of Verticality:

The new building employs similar vertical proportions as the two historic buildings focusing on the bays and massing.

(v) Respect for Roof Lines, Forms and Details:

The roof of the new building is flat to minimise its visual impact against the two strong rooflines of Oakham House and O'Keefe House. Several elements such as the oculus cut into the roof reflect those of the two adjacent historic buildings.

(vi) Introduction of Historic Elements at Open Space /Building Edge:

Historical references are included throughout the open space design around the complex.

(vii) Allow Daylight into Existing Spaces:

As the new building will abut Oakham House along both its west and south elevations, glazing and skylights in the new building are provided to allow daylight to brighten the interior spaces.

(viii) Incorporate Oakham House West Façade into the Ryerson Student Campus Centre:

The west elevation of Oakham House is as architecturally significant as the north and east elevations. The west elevation, below the roof gables will become part of the new building's interior. To allow Oakham House to be viewed as a whole, the new building design steps away from the west elevation and when viewed from both the new building interior and from Gould Street, Oakham House will be intact.

The Culture Division supports the proposed alteration subject to the owner providing a detailed documentation methodology for the connection of the new construction to Oakham House. In order to fulfil the requirements of the grant application, the owner is required and has agreed to enter into a Heritage Easement Agreement. The proposed new addition will be referenced in the Heritage Easement Agreement as a permitted alteration.

Conclusion:

Oakham House and the proposed new Student Campus Centre will become the focal point for the Ryerson University student community for its cultural, recreational, and social needs. The design of the new building exhibits regard for the historic nature of Oakham House, permitting daylight and visibility to the space. Ryerson University has committed over \$500,000 to the restoration of Oakham House.

Contact:

Rita Davies, Managing Director of Culture
Tel: 416-397-5323; Fax: 416-395-0278; E-mail: rdavies@city.toronto.on.ca

(Copies of attachments, referred to in the foregoing report, were distributed to all Members of Council with the April 2, 2002 agenda of the Toronto East York Community Council, and a copy is also on file in the office of the City Clerk.)