

TORONTO STAFF REPORT

July 7, 2003

To: Toronto Preservation Board
Toronto East York Community Council

From: Joe Halstead, Commissioner Economic Development, Culture and Tourism

Subject: 183 Dovercourt Road (Ideal Bread Company Factory) - Alterations to a Property Designated under Part IV of the *Ontario Heritage Act* and Authority to Enter into a Heritage Easement Agreement
Trinity-Spadina - Ward 19

Purpose:

To approve alterations to the property at 183 Dovercourt Road (Ideal Bread Company Factory) designated under Part IV of the Ontario Heritage Act and to obtain Council authority to enter into a Heritage Easement Agreement to provide for the permanent protection of the building.

Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that:

- (1) the proposed alterations to the property at 183 Dovercourt Road (Ideal Bread Company Factory) be approved substantially in accordance with plans prepared by Core Architects and approved by Site Plan Application No. 302024, subject to:
 - (a) the owner entering into and registering a Heritage Easement Agreement with the City to provide for the permanent protection of the heritage building at 183 Dovercourt Road (Ideal Bread Company Factory) prior to the issuance of a building permit for any exterior work;
 - (b) the owner providing a Conservation Plan detailing the conservation of the heritage building, including:
 - (i) a record of the as found condition of the building;

- (ii) a Condition Assessment of the building;
- (iii) plans and specifications and for the restoration and rehabilitation of the building exterior; and
- (iv) a maintenance plan for the building;

satisfactory to the Manager of Heritage Preservation Services prior to the issuance of any building permit, including permits for excavation and shoring;

- (c) the owner providing financial security in an amount and form satisfactory to the Commissioner of Economic Development, Culture and Tourism to implement the Conservation Plan, prior to the issuance of any building permit, including permits for excavation and shoring;
- (2) authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 183 Dovercourt Road, 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 Manager, Heritage Preservation Services; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

The property at 183 Dovercourt Road, as shown in Attachment No. 1, is located at the northeast corner of the intersection of Dovercourt Road and Argyle Street. The property contains the building known as Ideal Bread Company Factory as shown in Attachment No. 2. The Ideal Bread Company Factory was constructed in 1919, with complementary additions in 1923 and 1933, according to the plans of the Montreal architect Sydney Comber. The factory is a good example of Edwardian Classicism applied to an industrial building that is a highly visible feature on Dovercourt Road north of Queen Street West.

City Council expressed its intent to designate the property at 183 Dovercourt Road under Part IV of the Ontario Heritage Act at its meeting held on May 21, 22 and 23, 2002. Objections to the designation were received resulting in a hearing before the Conservation Review Board. The Conservation Review Board, in a decision dated January 31, 2003, agreed that the property was worthy of designation under the Ontario Heritage Act. City Council, at its meeting held on May 23, 2003, passed By-law No. 464-2003 designating the property under Part IV of the Ontario Heritage Act. The reasons for designation are limited to the exterior of the building.

The owner is proposing to convert this heritage building to residential use and build a roof top addition. Accordingly, application was made to the Committee of Adjustment for variances to

the Zoning By-law to permit the adaptive reuse of the building. At a hearing of the Committee held on July 31, 2002, the variances were not granted. The decision of the Committee was appealed to the Ontario Municipal Board, which held a hearing on the matter. In a decision issued February 26, 2003, the Board approved the variances subject to a number of conditions including formalizing the designation of the property under the Ontario Heritage Act. The designation has been formalized.

Comments:

Proposed Development:

The applicant has submitted Site Plan Application No. 302024 for which selected plans have been reproduced in Attachment No. 3 of this report. The proposal involves the conversion of the building to residential use and the addition of a two storey penthouse setback between 3.6 and 4 metres from the inside of the existing parapet. The entrance to the underground and first floor parking and loading areas is on the east elevation of the building adjacent to the existing public lane. New structural and mechanical elements are being introduced into the building, although the existing floor levels are being retained. The interior space is being repartitioned for residential use. New windows and doors, within existing openings on the Dovercourt and Argyle elevations, are being provided for this development. Some new and altered window and door openings are proposed on the north and east elevations.

The applicant has submitted an Interim Conservation Plan, which is contained in Attachment No. 4 of this report. Additional work is required on the Plan prior to approval by the Manager of Heritage Preservation Services. This work must include a record of the as found condition of the building, a condition assessment, plans and specifications for the restoration/rehabilitation of the building's heritage elements, in particular the Dovercourt and Argyle elevations, and a maintenance plan for the building. The as found record must include measured drawings of the Dovercourt and Argyle elevations. The Conservation Plan will become part of the Heritage Easement Agreement. To ensure Plan's implementation, staff is recommending that the owner post financial security with the City in an amount satisfactory to the Manager of Heritage Preservation Services.

Heritage Comments:

Culture staff supports the proposed adaptive reuse of this heritage building, subject to the recommended conditions contained in this report. The most significant intervention, the addition of the roof top penthouse, is setback substantially from the edge of the existing building on all elevations. Further the first floor of the penthouse is largely hidden behind the existing parapet. The setback of the penthouse, together with the parapet, reduces the visibility of the penthouse at the street level.

The creation of openings for parking and loading on the lane way (east) elevation is appropriate as this intervention is largely hidden from public view on an elevation that is not a critical character defining feature.

The replacement of all windows with new wooden thermal pane windows will be done in a style that replicates the existing windows. On the ground floor of the Argyle and Dovercourt elevations, the applicant is proposing to insert windows and a door within many of the existing carriage door openings. The new doors will provide direct access to the street from ground floor units. The division of each window/door unit within the carriage openings echoes the original solid wood doors which occupied these openings and permitted the loading of bread wagons. This is an appropriate alteration given the conversion of the building from its form industrial use.

The alteration of window openings on the north and east elevations will be done in a manner that restores the surrounding brickwork and matches the appearance of existing windows. In accordance with the Ontario Municipal Board decision, some of the windows on these elevations will be frosted.

The new exhaust vents on the building exterior will be painted in a colour to match the surrounding masonry. The clock, currently located over the corner entrance door, will be retained in a manner and location satisfactory to the Manager, Heritage Preservation Services. In summary, staff believes that the alterations are acceptable given the change in use and the substantial retention and restoration of heritage fabric on this building. In order to provide permanent protection for this heritage building, staff is recommending that the alterations be subject to the owner entering into a heritage easement agreement with the City. The owner has agreed to enter such an agreement. The heritage easement agreement will reference the Site Plan application and the Conservation Plan as permitted alterations.

Conclusions:

Following Ontario Municipal Board and Conservation Review Board hearings, Council designated this property under Part IV of the Ontario Heritage Act and the required variances to the Zoning By-law to permit this development were approved, subject to conditions. Staff is recommending that alterations to permit the adaptive reuse of this former industrial building for residential purposes be approved subject to a heritage easement agreement, a conservation plan and the posting of financial security with the City.

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Joe Halstead
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List of Attachments:

Attachment No. 1	Location Map
Attachment No. 2	Photograph
Attachment No. 3	Applicant's Proposal
Attachment No. 4	Interim Conservation Plan