



**STAFF REPORT
ACTION REQUIRED**

Alterations to a Designated Heritage Property under Part IV of the Ontario Heritage Act – 2 Temperance Street

Date:	May 8, 2012
To:	Toronto Preservation Board Toronto East York Community Council
From:	Acting Chief Planner and Executive Director, City Planning Division
Wards:	Ward 28, Toronto Centre-Rosedale
Reference Number:	P:\2012\Cluster B\PLN\HPS\TEYCC\June 13 2012\teHPS27

SUMMARY

This report recommends approval, with conditions, of the construction of a rooftop structure on the designated heritage property at 2 Temperance Street.

The proposal involves the addition of a glass structure on top of the heritage building for restaurant uses. The owner is currently undertaking the comprehensive rehabilitation of the building which includes the conservation of the masonry, stone, windows, and balconies.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the rooftop addition at 2 Temperance Street in accordance with the Elevations and Cornice Details dated March 19, 2012, and the Street View Renderings and Streetscape View Renderings dated May 2, 2012, all prepared by Shoalts Engineering, George Robb Architect and Empire Restoration Canada , subject to the following conditions:
 - a. Prior to the issuance of any heritage permit the owner shall:
 - i. Submit final building permit plans and drawings for the rooftop addition and rear elevator structure, satisfactory to the Manager, Heritage Preservation Services;

- ii. Submit final specifications for the conservation work, satisfactory to the Manager, Heritage Preservation Services; and
 - iii. Provide a Letter of Credit in a form and amount satisfactory to the Manager, Heritage Preservation Services to secure the approved conservation work.
- b. Prior to the release of the Letter of Credit, the owner shall provide a certificate of completion prepared by a qualified heritage consultant confirming that the conservation work has been completed in accordance with the approved drawings and specifications to the satisfaction of the Manager, Heritage Preservation Services.

Financial Impact

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

DECISION HISTORY

The property at 2 Temperance Street was listed on the City's Inventory of Heritage Properties in 1973, and designated under Part IV of the Ontario Heritage Act by By-law No. 1062-2009, enacted by City Council on November 25, 2009.

ISSUE BACKGROUND

Heritage Character

The Dineen Building is a surviving example of a late 19th century commercial building in the City's financial district. The four-storey building was completed in 1897 and displays Classical features with Renaissance Revival detailing. A particular highlight of the building is the rounded south-east corner with iron balconies and stone detailing.

While the building has undergone unsympathetic alterations at the ground floor level over the years, the elements of the upper stories have remained mostly intact despite the lack of exterior maintenance.

Conservation Work

The current owner has submitted a plan to conserve the masonry, sandstone balcony brackets, cornice, decorative ironwork, windows, and main entrance on Temperance Street. A new upper cornice will be constructed as well as a new storefront at the ground floor level on both elevations. Heritage Preservation Services staff have reviewed the proposal to conserve and rehabilitate the Dineen Building and believe it will set a high standard for future conservation projects in the city.

Proposal

The proposed rooftop structure would sit above the existing wood system roof of the building at 2 Temperance Street, bearing on the building's north and south parapet walls

with additional supports. The glazing for both the walls and the roof would be a structural silicone glazed curtain wall system with butt joints between the glass panels and aluminum framing on the inside supported by interior steel columns. The north wall of the addition would be constructed of precast insulated concrete panels sized to match the glazing panels.

COMMENTS

The proposal for the new rooftop structure has been the subject of discussions between Heritage Preservation Services staff and the owner's consultant team. Various options and revisions have been presented and considered in the context of the impact on the property's heritage attributes.

The new structure is proposed to be stepped back on the Yonge Street elevation enough to allow the important corner of the heritage building to retain its prominence. On the Temperance Street elevation, there is no discernable stepback from the building plane due to the narrowness of the building and the owner's need to maximize floor space.

The contemporary design of the new structure follows the form of the heritage building and will be a new but compatible component of the building. The slightly darkened glass will visually allow the addition to recede and the buff brick of the heritage building to stand out. The use of precast concrete for the north wall of the addition will differentiate it from the original building.

Since the new structure would sit atop the heritage building, no alterations to the heritage building would be required, leaving the building and its roof structure intact, resulting in an addition that could be reversible.

CONTACT

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Heritage Preservation Services
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SIGNATURE

Robert Freedman
Director, Urban Design
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map

Attachment No. 2 – Photograph of Existing Structure

Attachment No. 3 – Renderings of the Proposed Project

Attachment No. 4 – Renderings of the Proposed Project

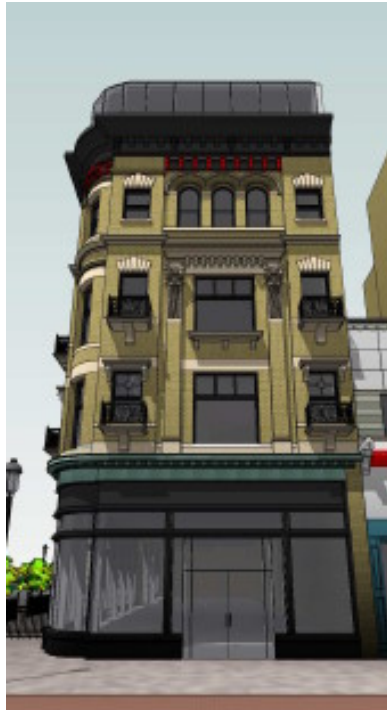
Attachment No. 5 – Proposed South and East Elevations







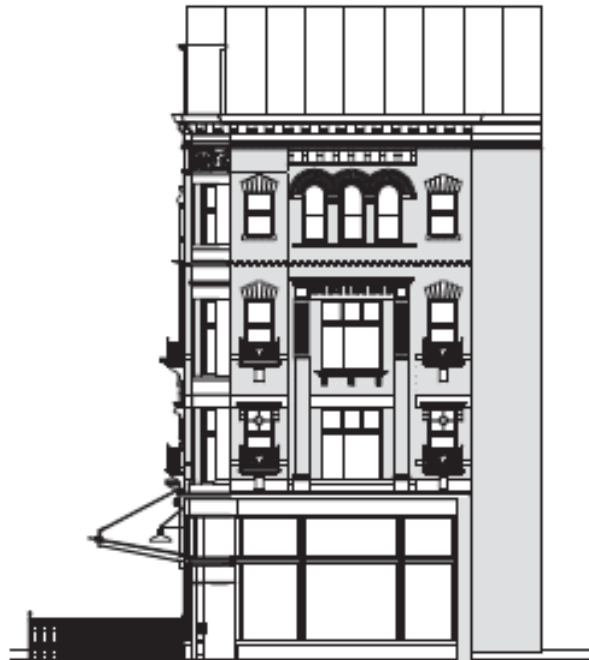
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PROJECT 12 BRUSH OR LEXING 2 TEMPERANCE ST STREET, TOR ONT		SHOALTS ARCHITECTURE 2000 SHEPPARD AVE. E. SUITE 100 SCARBOROUGH, ONTARIO M1S 1T2 TEL: 416-291-1111 FAX: 416-291-1112 WWW.SHOALTS.COM		GEORGE ROBB ARCHITECT 4880 FINCH AVE. EAST #100, THE BLDG SCARBOROUGH, ONTARIO M1S 4T8 TEL: 416-291-1111 FAX: 416-291-1112 WWW.GEORGEROBB.COM		EMPIRE RESTORATION GROUP 1000 SHEPPARD AVE. E. SUITE 100 SCARBOROUGH, ONTARIO M1S 1T2 TEL: 416-291-1111 FAX: 416-291-1112 WWW.EMPIRERESTORATION.COM	
DATE May 2, 2012		SCALE 1/4" = 1'-0"		DATE 2/11		DATE 2/11	

PROPOSED SOUTH & EAST ELEVATIONS:
2 TEMPERANCE STREET

ATTACHMENT NO. 5



PROJECT: GRANBY BUILDINGS 2 TEMPERANCE STREET, TORONTO			GEORGE ROBB ARCHITECT 4020 Dundas Street West, Suite 201 Toronto, Ontario M3J 1K1 CANADA TEL: 416 528 8331 FAX: 416 528 1828 EMAIL: info@grb.ca		
DRAWING: PROPOSED CORNER			JOHN TODD FLANNERY 28 Ryerson Street, 10th Fl. Toronto, Ontario M5T 1A7 CANADA TEL: 416 593-9140 FAX: 416 593-9141 EMAIL: john@jtdflannery.com		
DATE: MAR. 16, 2012	SCALE: As Indicated	SHEET: 2 of 7	DRAWN BY: JTF	CHECKED BY: FMB	EMPIRE RESTORATION INC. 87 WILSON STREET WILLOWDALE ONTARIO, CANADA, M2A 1W8