



STAFF REPORT ACTION REQUIRED

Alteration of a Designated Heritage Property – 70 East Liberty Street (Central Prison Chapel)

Date:	October 9, 2012
To:	Toronto Preservation Board Toronto East York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Ward 19 - Toronto Centre-Rosedale
Reference Number:	P:\2012\Cluster B\PLN\HPS\TEYCC\November 6 2012\teHPS45

SUMMARY

This report recommends that City Council approve the proposed alterations to the designated heritage property at 70 East Liberty Street (formerly 20 Strachan Avenue).

The property at 70 East Liberty Street is designated under Part IV of the Ontario Heritage Act by By-law No. 378-96 enacted by City Council on August 12, 1996. There is a Heritage Easement Agreement on the property held by the City of Toronto and registered August 9, 2000 as Instrument No. ca681470.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the alterations to the heritage building at 70 East Liberty Street substantially in accordance with the Heritage Impact Assessment (HIA) dated September 2012 by Goldsmith Borgal & Company Ltd. Architects containing plans prepared by Stephen Pile Architect Inc. issued September 19, 2012, subject to the following conditions:

- a. 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 building interior and exterior including scaled architectural drawings and photographs keyed to plans and elevations of all the visible exteriors and interiors;
 - ii. a detailed Conservation Plan, in accordance with the approved HIA, to be prepared by a qualified heritage consultant, including a condition assessment and recommended interventions such as detailed specifications for the conservation of exterior and interior heritage features, new construction, an interpretation plan, estimated costs and a schedule of short and long term maintenance requirements;
 - iii. site plan drawings in accordance with the approved HIA;
 - iv. a final landscape plan that enhances the heritage character of the heritage building to the satisfaction of the Manager, Heritage Preservation Services;
- a. 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;
- b. Prior to the issuance of any heritage permit for the heritage property located at 70 East Liberty Street, the owner shall provide the following:
 - i. building and sign permit drawings, in accordance with the approved Conservation Plan and including specifications for heritage conservation work to the satisfaction of the Manager, Heritage Preservation Services.
- c. Prior to the release of the Letter of Credit, the owner shall:
 - i. complete the heritage conservation work to the satisfaction of the Manager, Heritage Preservation Services;
 - ii. provide a Letter of Substantial Completion for the heritage conservation work signed by the project architect and Heritage Consultant 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 70 East Liberty Street is designated under Part IV of the Ontario Heritage Act by By-law No. 378-96 enacted by City Council on August 12, 1996. There is a Heritage Easement Agreement on the property held by the City of Toronto and registered August 9, 2000 as Instrument No. ca681470.

ISSUE BACKGROUND

The subject property is located on an irregularly shaped parcel of land defined by East Liberty Street to the south and Lynn Williams Street to the north (Attachment No. 1).

Originally attached on the south end of the Central Prison Complex this two-storey brick building began its life as the Prison Chapel for that institution (Attachment No. 2). The Central Prison was built as a penal institution to accommodate industrial training in a self-sustaining correctional facility taking advantage of the immediacy of the site to the network of rail lines.

This entire area was a heavily used industrial zone until the relatively recent development that has combined adaptive re-use with new construction to produce the vibrant mixed use development known as Liberty Village. The Prison Chapel now stands in the midst of a public park and as such represents a dominant landmark three dimensional presence within this new community. (Attachment Nos. 3-5)

The proposal contemplates an adaptive re-use of the Prison Chapel for restaurant purposes. The most current Heritage Impact Assessment (HIA) has been prepared by Goldsmith Borgal & Company Architects Ltd. dated September 2012.

COMMENTS

Proposal

The proposed adaptive re-use, including a glass addition, adds a clearly contemporary volume to the featureless north wall that was once the south end of the south wing of the Central Prison (Attachment Nos. 6 - 14).

The two storey construction (roughly 5m x 16m) is predominantly a glazed curtain wall construction that allows views through to the original Central Prison north wall. A more solid element occupies the northwest corner of the addition and is clad in limestone to reference the dressed stone trim of the chapel windows and quoining.

The upper level of the addition will be clad with patterned glazing to shroud the mechanical unit. The intention is that the height of the addition will remain subordinate to the hipped roof of the chapel.

Design Development

In general, the conceptual design of the project allows for a sensitive integration of new uses with maximum retention of heritage fabric. The prison chapel, which is still owned by the City of Toronto but is currently subject to a long term lease agreement, has been vacant for an extended period of time and this proposal represents an important opportunity for the building to undergo the final stages of rehabilitation.

Overall the design of the glass addition in form, mass and materials is compatible with but subordinate to the heritage resource. The adjacent exterior outdoor patios are to be enclosed with a minimal modern glass rail that will not significantly impact the appreciation of the exterior features of the heritage building or separate the building from its landscape setting in the park.

Within the next phase of detailed design development, both within the Conservation Plan and in the building permit drawings, an interpretation plan will be developed that ensures an on-site understanding of the building's history and evolution and several important heritage features will need to be documented, retained and incorporated into the project design. These include further design development with respect to original windows, wainscoting and coved ceiling features.

It is the expectation of city staff that the restoration and/or replication of existing windows will conform to the original design as represented in the Heritage Easement Agreement photographs (Attachment No. 15). The original window pattern established a uniform field of rectangular panes which created a consistent secondary architectural expression. Some original windows have been altered under unknown circumstances (not by the current applicant) and there is a lack of clarity about the overall extent and condition of remaining original window features. The window patterns as currently represented within the HIA focus on a larger central dominant pane that changes the original pattern to something more decorative. Revisions to the current proposal will be contained within the Conservation Plan.

In addition, a quantity of existing wainscoting and coved ceiling features need to be accurately recorded and integrated into the interior design. While it may not be possible to retain all features in their original location, their documentation will allow an important record and understanding of the spatial organization and uses of the building (Attachment No. 16).

Finally, within various stages of conceptual design development there has been a reluctance to engage with certain aspects of the history of the building and to restore

original elements from both the prison related history of the site and the Inglis period of occupation. However, the HEA specifically requires the owner to:

"utilize a strategy of respecting all extant periods of the building's history and returning all building features to period appearance and condition."

While it is recognized that adaptive re-use of the building may necessitate a slightly less doctrinaire approach to period restoration, the interpretation plan for the building (including the restoration of key features and the provision of on-site historic interpretation) should at minimum enhance the appreciation of the heritage character and unique history of the site.

CONCLUSIONS

The Central Prison Chapel is significant as the only surviving building from the Central Prison complex. It is an important example of the work of Kivas Tully, an architect of provincial significance. The proposed adaptive re-use represents a reasonable and desirable approach to the Prison Chapel.

At the next stage of design development, supporting material and approaches to the conservation of important heritage features needs to be refined to embody both the significance of the building's history and its surviving character defining features. In addition, an interpretation plan will need to be developed that references physical evidence such as the two previous prison wall locations, interior organization and use and exterior manifestations of the correctional and industrial periods of the site's history.

CONTACT

Mary L. MacDonald, Acting Manager
Heritage Preservation Services
Tel: 416-338-1079
Fax: 416-392-1973
E-mail: mmacdon7@toronto.ca

SIGNATURE

Robert Freedman, Director Urban Design
City Planning Division

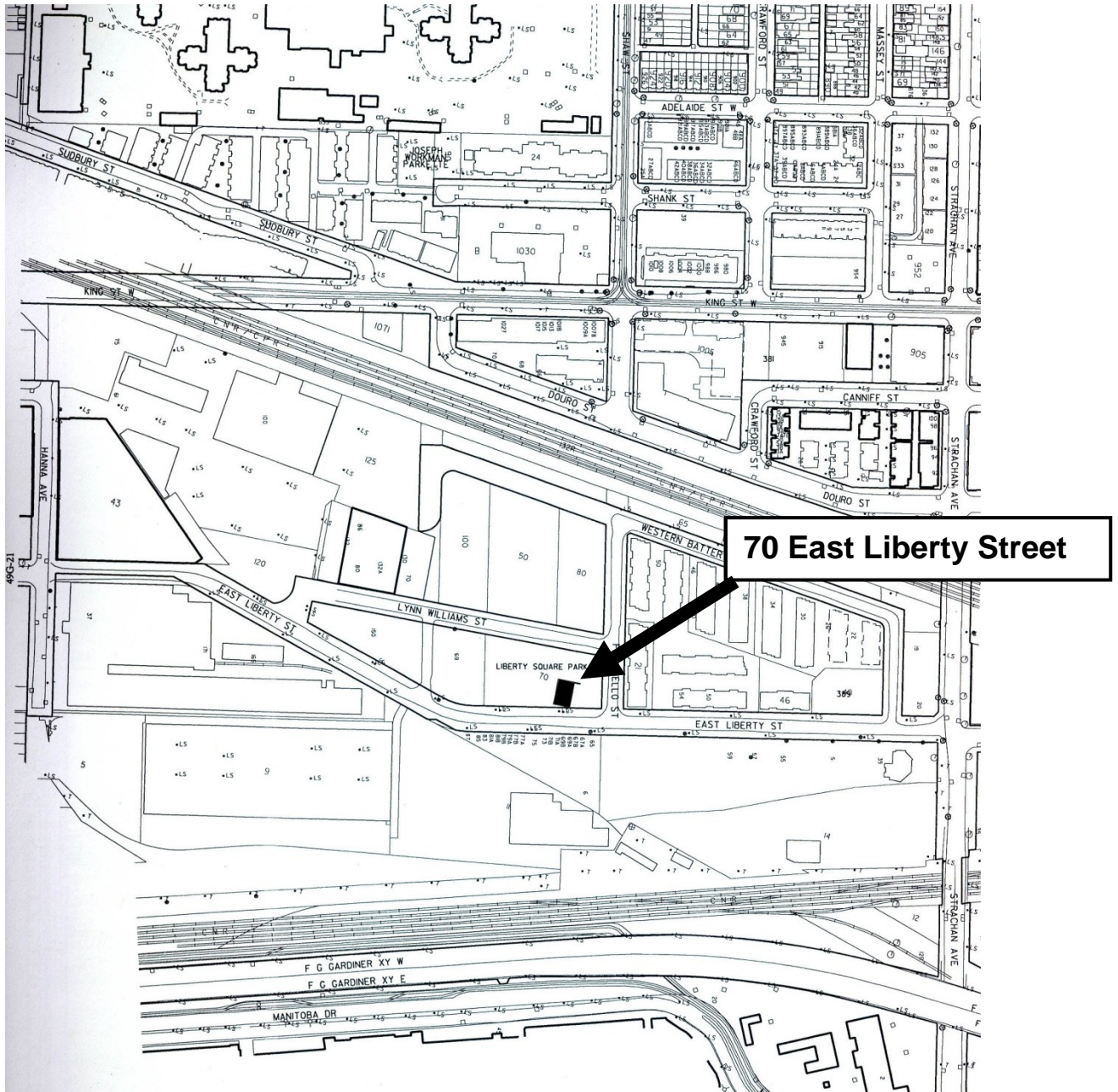
ATTACHMENTS

- Attachment No. 1 – Location Map
- Attachment No. 2 – Archival Photograph
- Attachment No. 3 – Context Photographs
- Attachment No. 4 – Context Photographs
- Attachment No. 5 – Context Photographs
- Attachment No. 6 – Proposal Renderings
- Attachment No. 7 – Proposal Renderings
- Attachment No. 8 – Proposal Drawings
- Attachment No. 9 – Proposal Drawings
- Attachment No. 10 – Proposal Drawings
- Attachment No. 11 – Proposal Drawings
- Attachment No. 12 – Proposal Drawings
- Attachment No. 13 – Proposal Drawings
- Attachment No. 14 – Proposal Drawings
- Attachment No. 15 – Archival Photographs
- Attachment No. 16 – Interior Features
- Attachment No. 17 – Exterior Landscaping Renderings
- Attachment No. 18 – Exterior Landscaping Renderings

ATTACHMENT NO. 1

LOCATION MAP: 70 - EAST LIBERTY STREET

This location map is for information purposes only; the exact boundaries of the property are not shown.



ARCHIVAL PHOTOGRAPHS: 70 EAST LIBERTY STREET



Archival Photograph of Central Prison



Archival Photograph of Central Prison

CONTEXT PHOTOS: 70 EAST LIBERTY STREET



Bird's Eye View from south east

CONTEXT PHOTOS: 70 EAST LIBERTY STREET



East Elevation



West Elevation

CONTEXT PHOTOS: 70 EAST LIBERTY STREET



South Elevation



North Elevation

ATTACHMENT NO. 6

PROPOSAL RENDERINGS: 70 EAST LIBERTY STREET



West Elevation



East Façade

PROPOSAL RENDERINGS: 70 EAST LIBERTY STREET

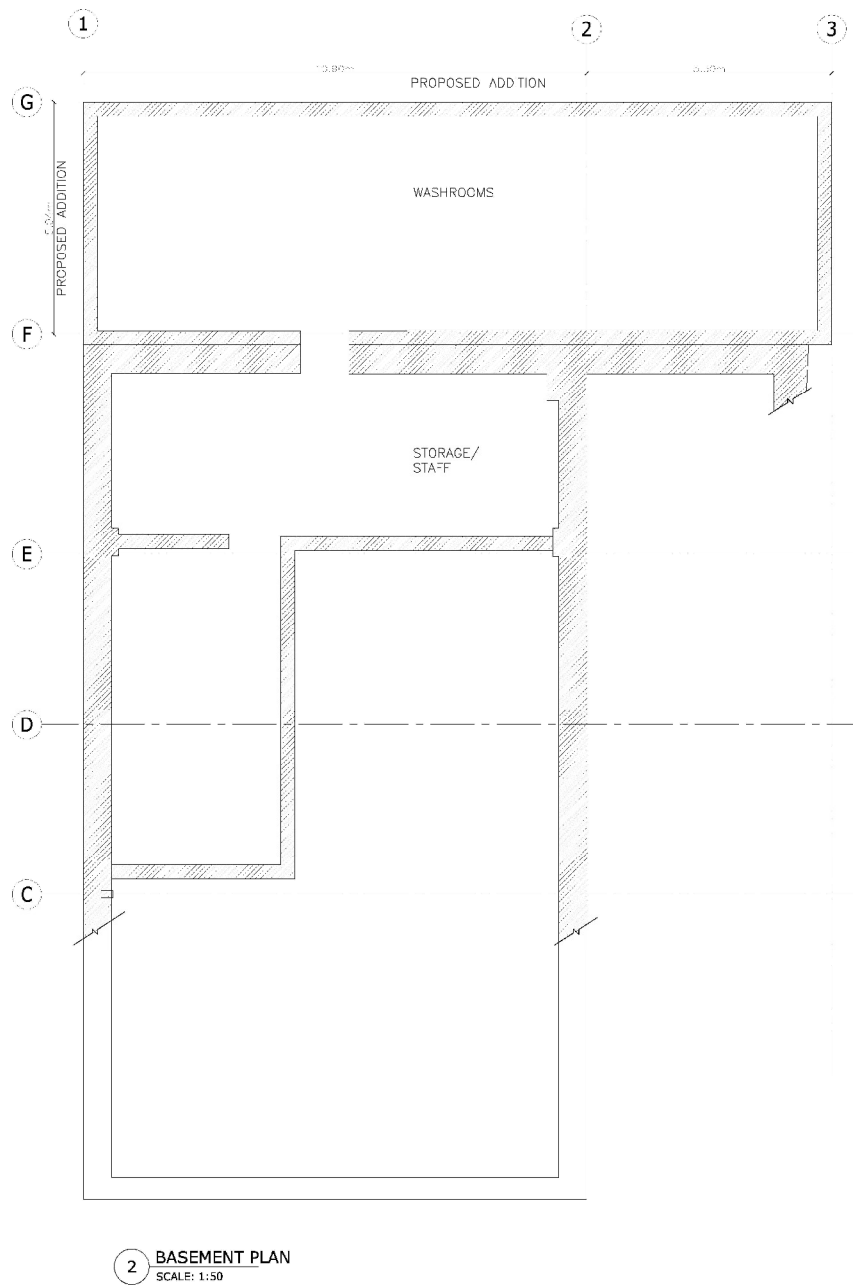


North Façade

PROPOSAL DRAWINGS: 70 EAST LIBERTY STREET



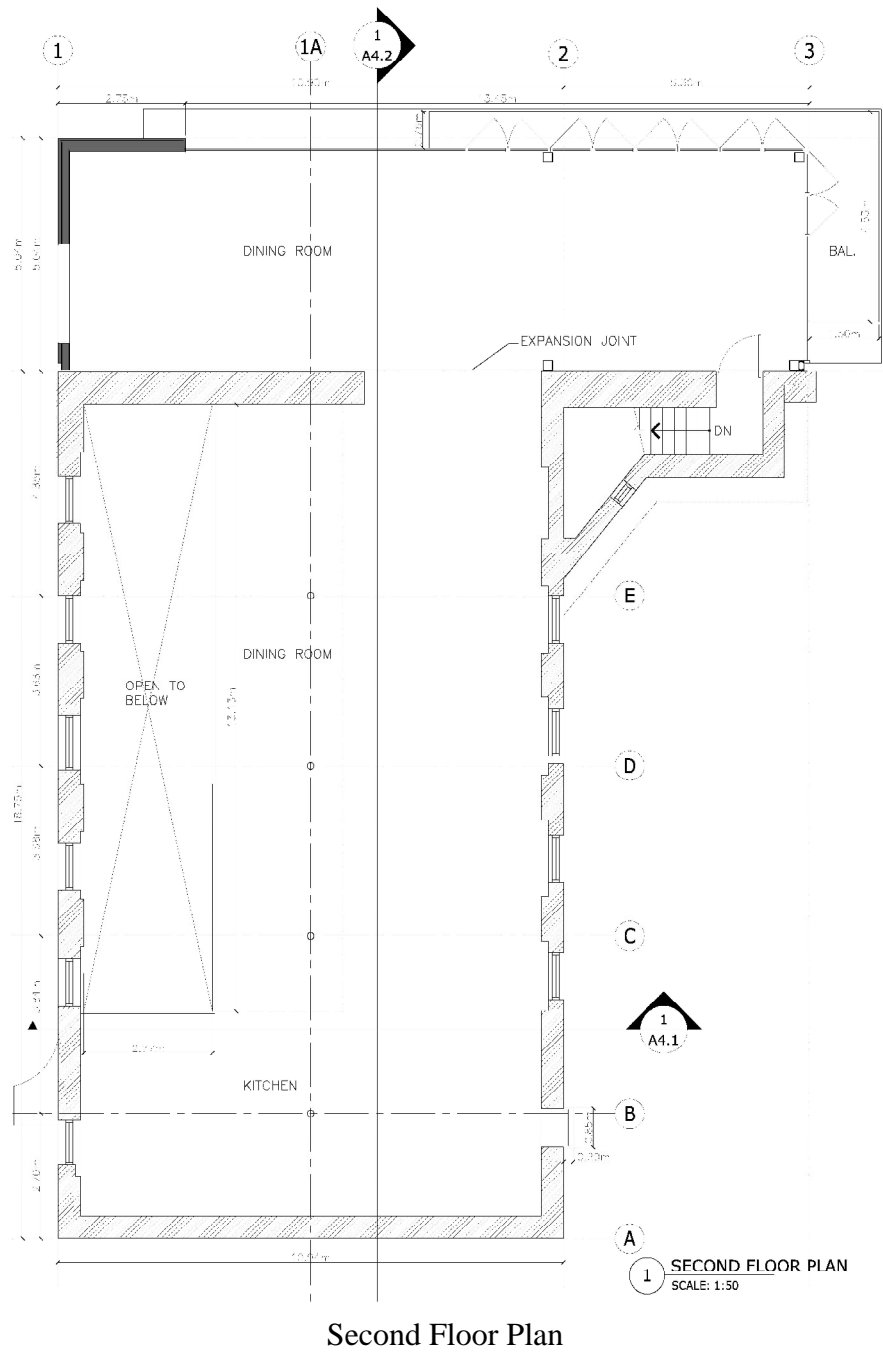
PROPOSAL DRAWINGS: 70 EAST LIBERTY STREET



Basement Plan

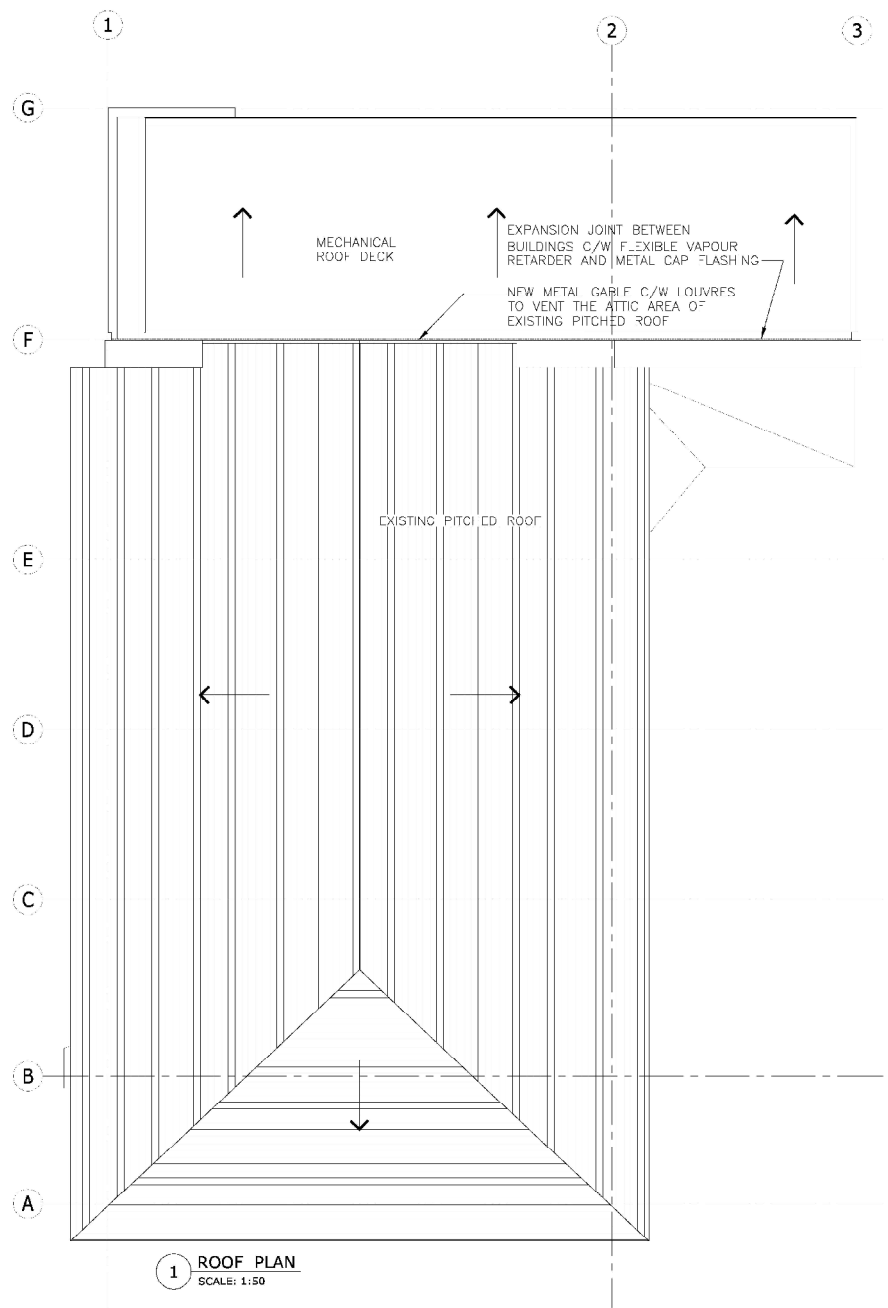


PROPOSAL DRAWINGS: 70 EAST LIBERTY STREET



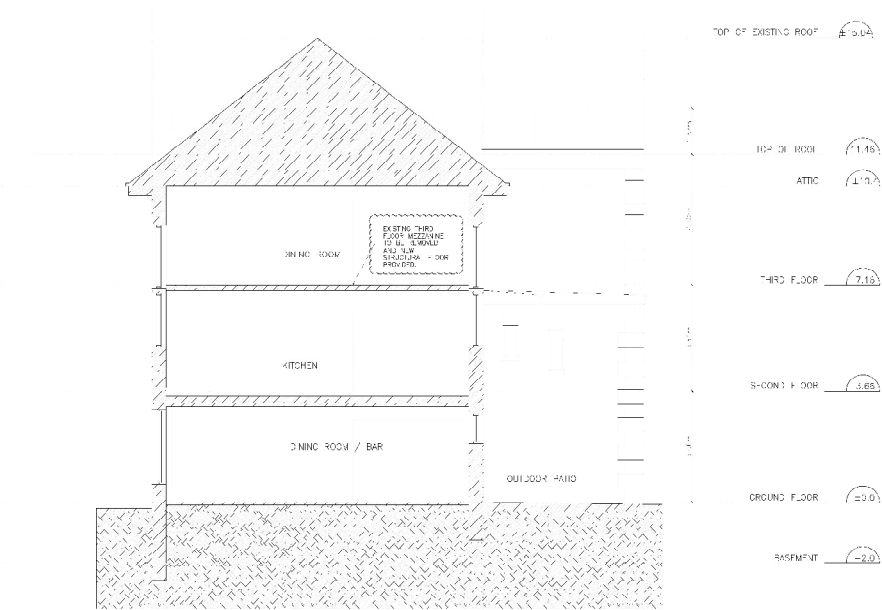


PROPOSAL DRAWINGS: 70 EAST LIBERTY STREET

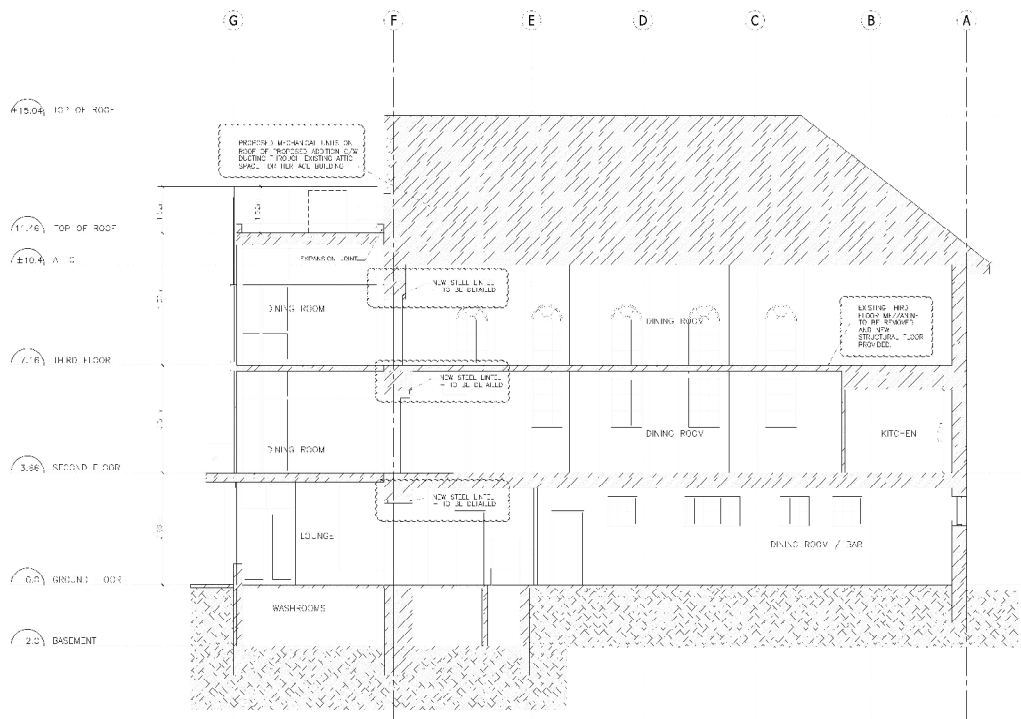


Roof Plan

PROPOSAL DRAWINGS: 70 EAST LIBERTY STREET



East/West Section



North South Section

ARCHIVAL PHOTOGRAPHS: 70 EAST LIBERTY STREET



INTERIOR FEATURES: 70 EAST LIBERTY STREET



Brackets from original south wall of Central Prison
(In attic space of Chapel)



Remains of coved ceiling

NO. 17
LANDSCAPE
EAST

ATTACHMENT

RENDERINGS: 70
STREET



ATTACHMENT
LANDSCAPE
RENDERINGS: 70
LIBERTY STREET

NO. 18

EAST

