



STAFF REPORT ACTION REQUIRED

Alterations to Heritage Properties – 321-327 (333) King Street West

Date:	October 5, 2012
To:	Toronto Preservation Board Toronto & East York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	P:\2012\Cluster B\PLN\HPS\TEYCC\November 6 2012\teHPS44

SUMMARY

This report recommends that City Council consent to the approval, with conditions, of alterations to the heritage properties at 321, 323, 325 and 327 (333) King Street West, currently subject to an Intention to Designate, adopted by City Council on December 1, 2011 as part of a redevelopment proposal for the properties. The owner has appealed the designation to the Conservation Review Board (CRB).

An application to amend the Zoning By-law to allow a 45-storey mixed use commercial-residential building on the site is the subject of an appeal to the Ontario Municipal Board (OMB). City Planning and Legal staff are currently considering terms of settlement on the approved form of the development and the conditions of approval at the OMB.

The development proposal incorporates the façades of the heritage properties into the podium and involves alterations to 321 and 327(333) King Street West and the dismantling and reconstruction of the existing reconstructed building at 323-325 King Street West.

Approval of the alterations is subject to a number of conditions including the applicant withdrawing his appeal to the CRB relating to the designation of the properties, entering into a Heritage Easement Agreement and providing a Conservation Plan.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the proposed dismantling and reconstruction of the heritage buildings at 323-325 King Street West and the alterations to 321 and 327 (333) King Street West subject to the following conditions:
 - a. Prior to the Ontario Municipal Board issuing an Order for final approval of the zoning amendment, the owner shall:
 - i. Withdraw his appeal to the Conservation Review Board with respect to the City's Intention to Designate the properties at 321-325 King Street West and 327 (333) King Street West.
 - ii. Enter into a Heritage Easement Agreement with the City for the designated heritage properties at 321-325 King Street West and 327 (333) King Street West.
 - iii. Provide a Conservation Plan detailing all restoration, repair, dismantling, reconstruction, shoring and stabilization; a façade retention strategy; details of new construction associated with the project and an estimate of all costs related to work contained in the Conservation Plan, to the satisfaction of the Manager, Heritage Preservation Services.
 - b. Prior to Site Plan Approval, the applicant shall provide site plans and drawings in accordance with the approved Conservation Plan.
 - c. Prior to issuance of any heritage permit, including a permit for demolition, shoring or excavation, the applicant shall:
 - i. Provide a Letter of Credit to secure all conservation work set out in the Conservation Plan.
 - ii. Submit building permit drawings, including plans, elevations and details in accordance with the approved Conservation Plan, to the satisfaction of the Manager of Heritage Preservation Services.
 - d. Prior to the release of the Letter of Credit, the applicant shall provide a certificate of project completion prepared by a qualified heritage consultant confirming that the conservation work has been completed in accordance with the approved Conservation Plan to the satisfaction of the Manager, Heritage Preservation Services.

2. That City Council grant the authority for the execution of the Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property.

Financial Impact

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

DECISION HISTORY

On May 26, 2010 an application to amend the Zoning By-law was filed to allow for the construction of a 39-storey mixed use building on the site. The façades of the reconstructed listed heritage buildings at 323-325 King Street West were proposed to be dismantled, reconstructed and integrated into the podium. The listed heritage building at 333(327) King Street West was proposed to be demolished with the façade integrated into the podium. The non-listed building on the site of 327 King Street West, situated between the two heritage buildings, would be demolished.

City Planning staff did not support the proposal, primarily due to insufficient facing distances and the impact of the development on both the listed heritage properties and the historic context of the King-Spadina area. On June 2, 2011 the City Clerk's office received notification that the applicant filed an application to the Ontario Municipal Board citing City Council's failure to make a decision on the application within the prescribed timelines of the Planning Act.

On December 1, 2011 City Council stated its Intention to Designate a number of properties in the block along the south side of King Street West, including the subject properties. The owner appealed the City's Intention to Designate these properties to the Conservation Review Board.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.TE11.12>

On February 7, 2012 City Council adopted recommendations in a report from the Director, Community Planning, Toronto and East York District, authorizing staff to oppose the applicant's OMB appeal and directed staff to continue to work with the applicant on a revision to the plans based on City Planning staff's comments, with the objective of reaching a settlement on an acceptable form of development.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE12.10>

On July 11, 12, and 12, 2012 City Council adopted recommendations in a report from the Director, Community Planning, Toronto and East York District authorizing staff to prepare and present minutes of settlement, to be presented to the OMB jointly with the applicant. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE17.16>

ISSUE BACKGROUND

Property History

The properties at 321-325 King Street West form part of a series of four units known as Hughes Terrace. Located on the south side of King Street West in the block west of John Street, the two eastern units of Hughes Terrace at Nos. 319 (not part of this report) and 321 were constructed in 1856. The two western units at Nos. 323 and 325 contain the reconstructed portions of Hughes Terrace which were demolished for public safety reasons and rebuilt in 1986 to complement the surviving buildings.

The cultural heritage values of Hughes Terrace and the Gardner Boyd Buildings are found in their design as significant representative examples of mid-19th century early residential and late-19th century commercial buildings, respectively. Their exterior form, massing and scale are identified as important heritage attributes, along with brick materials, fenestration patterns and decorative detailing. Further, Hughes Terrace is one of the oldest remaining residential buildings in the city.

The cultural heritage value of the properties on the site, including the eastern unit at 319 King Street West, also lies contextually in their link to the evolution of King Street West as it has changed from institutional and residential uses to a commercial and industrial area.

The properties at 319-321 King Street West are rare surviving examples of buildings designed by John Tully, one of Toronto's earliest architects. They are historically linked to the King-Spadina neighbourhood as it has evolved from its origins as an institutional and residential enclave to a commercial and industrial sector in the late 19th century.

The reconstructed properties at 323-325 King Street West have value as their scale, setback and mid-19th century appearance are visually linked to the King-Spadina neighbourhood and they support the surviving portions of Hughes Terrace.

The property at 327(333) King Street West contains a non-heritage building and the Gardner Boyd Buildings which were listed on the City's Inventory of Heritage Properties in 2009. The Gardner Boyd Buildings (1885) were constructed as a pair of three-storey commercial buildings. Following a fire, the buildings were reduced to two stories and are now combined under a single street address. The Gardner Boyd Buildings have design significance as representative examples of late 19th century buildings and support the character and continuous scale and rhythm of the grouping of mid-19th century properties on the south side of King Street West, west of John Street.

Relevant Policies

Provincial Policy Statement

The Provincial Policy Statement 2.6.1 (PPS) indicates that "Significant built heritage resources and cultural heritage landscape shall be conserved". Properties included on the City's Inventory of Heritage Properties are considered to be "significant" in this context.

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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".

City of Toronto's Official Plan

In the City's Official Plan, policy 3.1.5.2 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."

King-Spadina Secondary Plan Area

The subject property is within the King-Spadina Secondary Plan, East Precinct. A primary objective of this plan is to use the historic fabric of the area to assess new development. The particular scale, massing and street relationships of the existing heritage buildings along King Street form the basis for all new development in the King-Spadina Secondary Plan area. Moreover, applicable plan area guidelines articulate that new development should maintain and reinforce the existing building heights of the area in conjunction with the relationships of buildings to one another along the street and the design of buildings at the street level.

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

On March 3 & 4, 2008, Toronto City Council adopted the Standards and Guidelines as the official document guiding planning, stewardship and conservation for all listed and designated heritage resources within the City of Toronto.

Proposal

On February 17, 2012 the applicant filed amended plans for the Zoning By-law Amendment application. The revised plans and drawings prepared by Page + Steele IBI Group Architects dated January 18, 2012 were accompanied by a revised Heritage Impact Assessment (HIA), prepared by Philip Goldsmith Architect dated February 9, 2012.

The revised proposal includes the heritage property at 321 King Street West which was acquired by the applicant and which will, along the other subject heritage properties, form part of the podium component of the proposed development. The tower height has been increased to 45 storeys and has been repositioned slightly to the east. The tower is stepped back to three meters from the property line and is "notched" in at the lower level behind the ridge line of the buildings at 323-325 King Street West.

It is proposed that the façade of the eastern portion of Hughes Terrace at 321 King Street West be supported during construction, conserved and incorporated into the new development.

The reconstructed western portions of Hughes Terrace at 323-325 King Street West are proposed to be dismantled during construction and reconstructed a second time to the original design. Lintels and sills that had been salvaged from the original building and buff brick to match the original brick of 321 King Street West will be utilized.

The façade of Gardner Boyd Buildings at 327(333) King Street West will be supported during construction and incorporated into the new building. The missing third storey is proposed to be reconstructed in matching materials and as close to the original design as possible based on documentary evidence.

New ground level storefronts are proposed for all of the subject properties which will provide consistency and sensitivity to the heritage character of the buildings.

The non-heritage building at 327 King Street West will be demolished and the new construction will be the location of a new entrance lobby for the condominium building.

COMMENTS

The south side of King Street between John Street and Blue Jays Way is one of the most intact heritage streetscapes in the King-Spadina Plan area. The block face is consistently characteristic with the scale, height, design and use of exterior surface materials associated with the district's development.

While the majority of the south side of King Street West between John and Peter Streets has maintained its heritage character as noted above, the area has evolved to include high rise buildings and dense development on all sides. The proposed development will have an effect on the area context and the individual heritage buildings; however, the applicant has strived, through the revisions to the application, to minimize those impacts by maintaining the historic street wall and character of the site from a pedestrian perspective.

The 2012 HIA prepared by Philip Goldsmith and the revised application drawings show the retention *in situ* of the façades of both the original portion of Hughes Terrace (321 King Street West) and the Gardner Boyd Buildings (327 King Street West) during construction. The HIA indicates that properly engineered shoring and construction protection will be utilized to prevent any measurable movement or other damage to the adjacent unit at 319 King Street West and the *in situ* façades of 321 and 327 (333) King Street West. Only the reconstructed portion of Hughes Terrace (323-325 King Street West) is proposed to be dismantled and reconstructed again.

The façade of the original eastern portion of Hughes Terrace at 321 King Street West will be conserved and incorporated into the new development. The tower would not be constructed behind this building, but new construction would occur behind, with the roof and dormer reconstructed to the original design.

The tower is proposed to be stepped back three meters from the street with the lower portion of the tower stepped back further behind the ridge of the roof of 323-325 King Street West. This will allow for the retention of the façade, front slope, dormer and roofline thereby preserving the visual three dimensional qualities of the buildings.

The reconstruction of the western portion of Hughes Terrace will preserve the form, scale and stylistic details of the original building and provide a better match with the original portion at 319-321 King Street West than the existing 1985 reconstruction. Some of the original stone details, buff brick to match the original and new windows sensitive to the heritage character of the buildings will be utilized in the reconstruction.

Originally, the tower was proposed to be situated slightly further west which would have placed a portion of it behind the Gardner Boyd Building (327-333 King Street West). The revised proposal now places the tower further east which allows the Gardner Boyd Buildings to be viewed as an individual structure, with new construction behind, and not above. Further, the applicant is proposing to reconstruct the missing third storey in matching materials and as close to the original design as possible based on documentary evidence. This will re-establish the original scale of the building.

CONCLUSION

While staff believes the impact of the proposed development on the heritage properties and the context of the historic block remains considerable, the applicant has taken steps to mitigate impacts on the subject properties by maintaining the historic street wall and character of the heritage buildings on the site.

The heritage buildings will form part of the podium element of the new building. The lower portion of the tower will be situated behind the roof ridge of the two reconstructed western units of Hughes Terrace at 323-325 King Street West, maintaining the three-dimensional visual appearance of the buildings.

The reconstruction of the façade of the western half of Hughes Terrace at 323-325 is an acceptable approach that preserves the 1856 design of the original building by replicating the original design and incorporating some of the salvaged original materials used in the 1985 work.

The conservation of the façade of the Gardner Boyd Buildings at 327(333) King Street West includes the restoration of the original height and design by reinstating the missing third floor. With the tower situated to the east of this property and the podium behind, this building will appear as a separate structure.

The conservation of the façades of Hughes Terrace at 321-325 King Street West and the Gardner Boyd Buildings at 327 (333) King Street West will conserve the key heritage attributes of these properties and the historic street wall along this block of King Street West in the context of the redevelopment of this area.

CONTACT

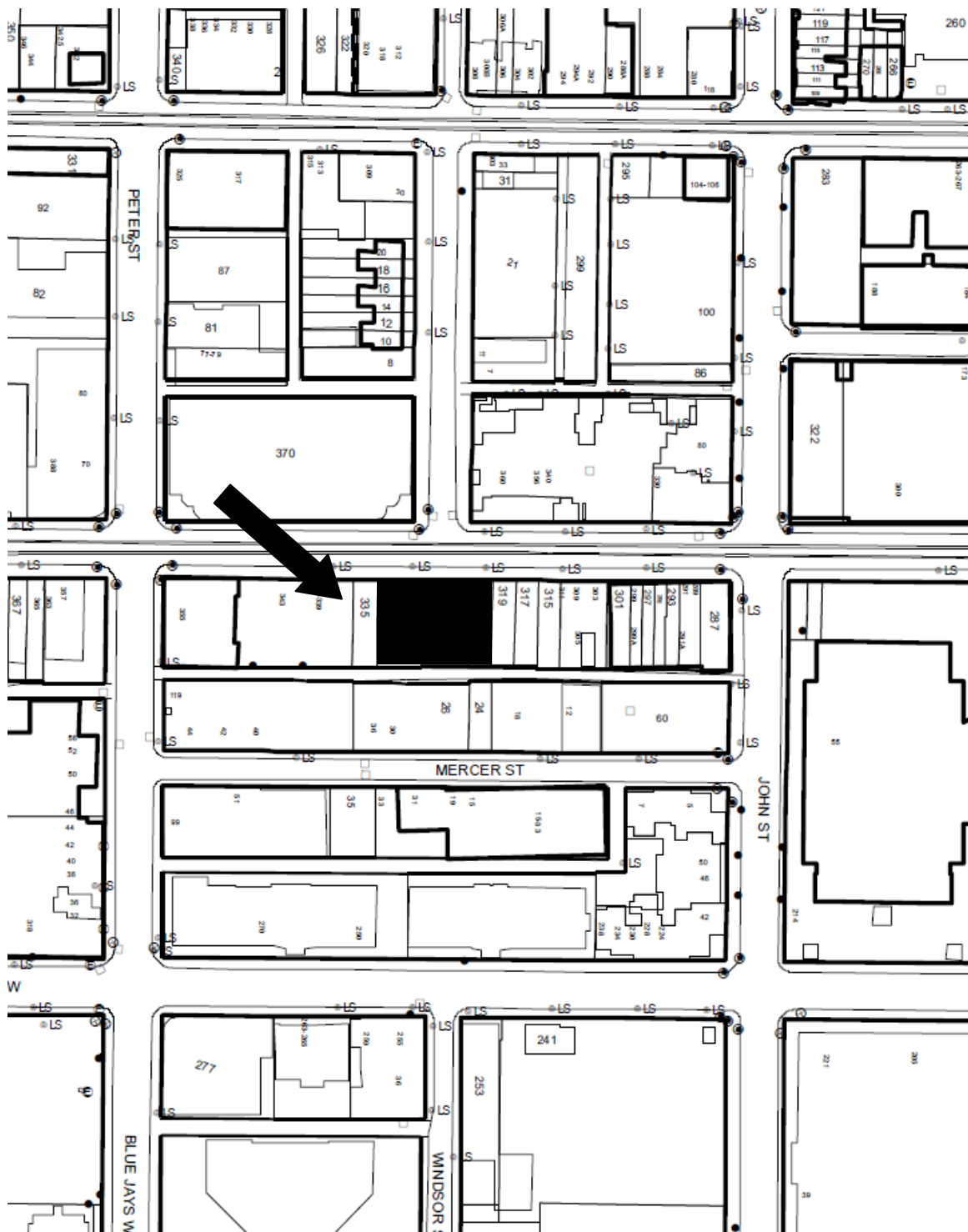
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SIGNATURE

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City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photograph of Streetscape
Attachment No. 3 – Photographs of 319-325 King Street West
Attachment No. 4 – Photograph of 327(333) King Street West
Attachment No. 5 – Site Plan – 321-327(333) King Street West
Attachment No. 6 – North Elevation - 321-327(333) King Street West
Attachment No. 7 – East & West Elevations – 321-327(333) King Street West
Attachment No. 8 – North Elevation Detail - 321-327(333) King Street West
Attachment No. 9 – Conservation Plan Drawings – 321-325 King Street West
Attachment No. 10 – Conservation Plan Drawings – 327(333) King Street West







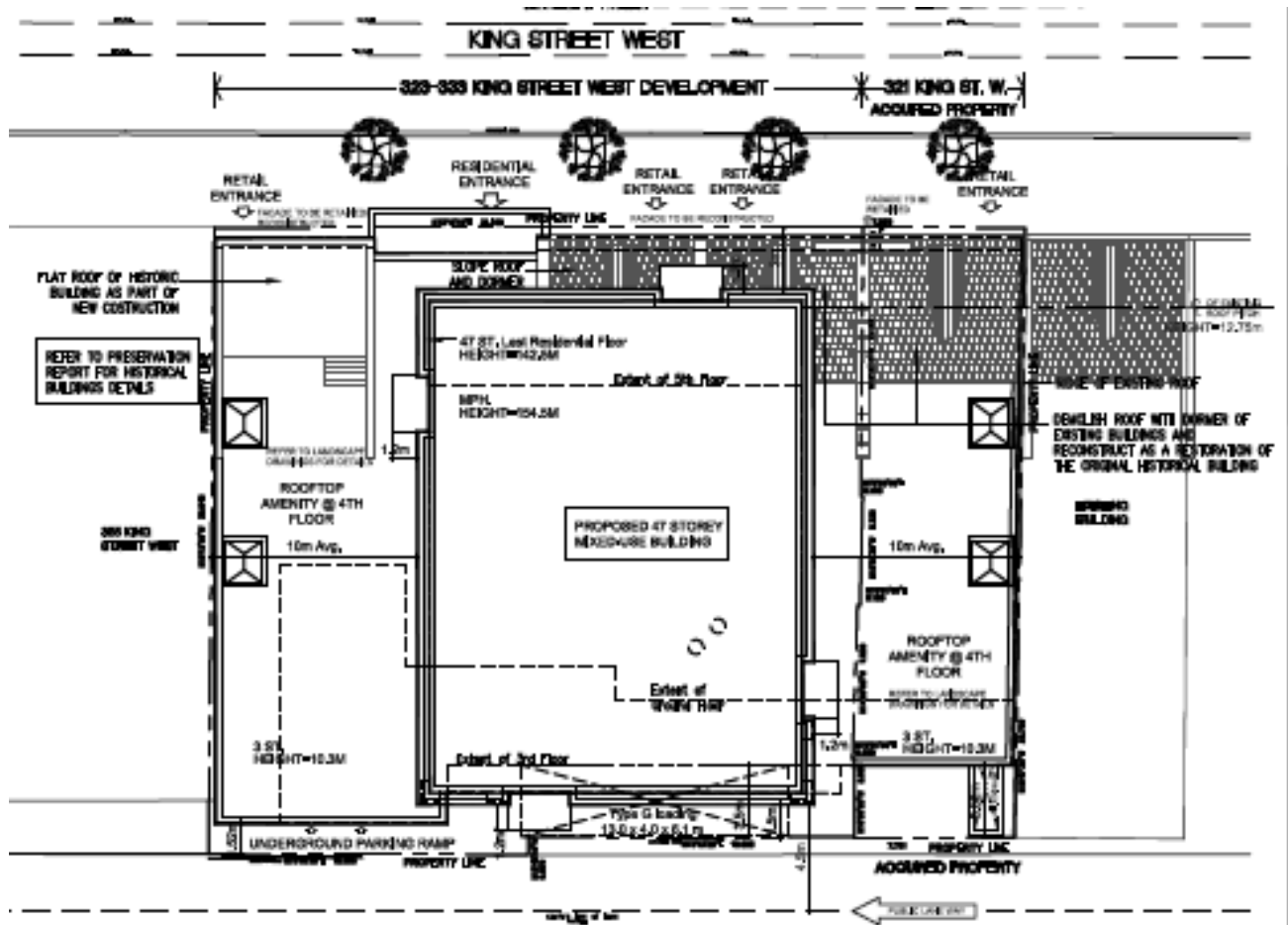
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323-325 King Street West

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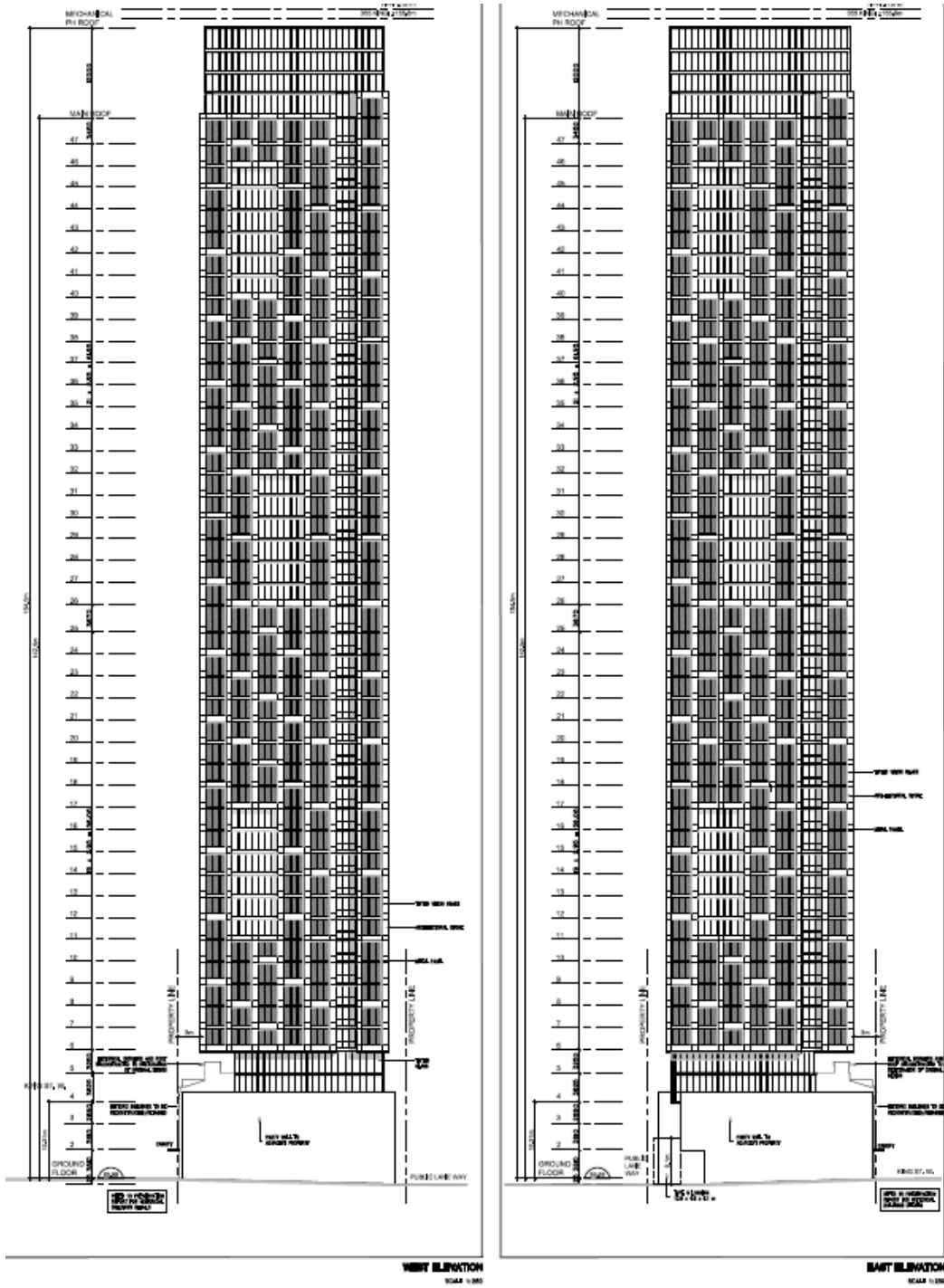


ATTACHMENT NO. 6



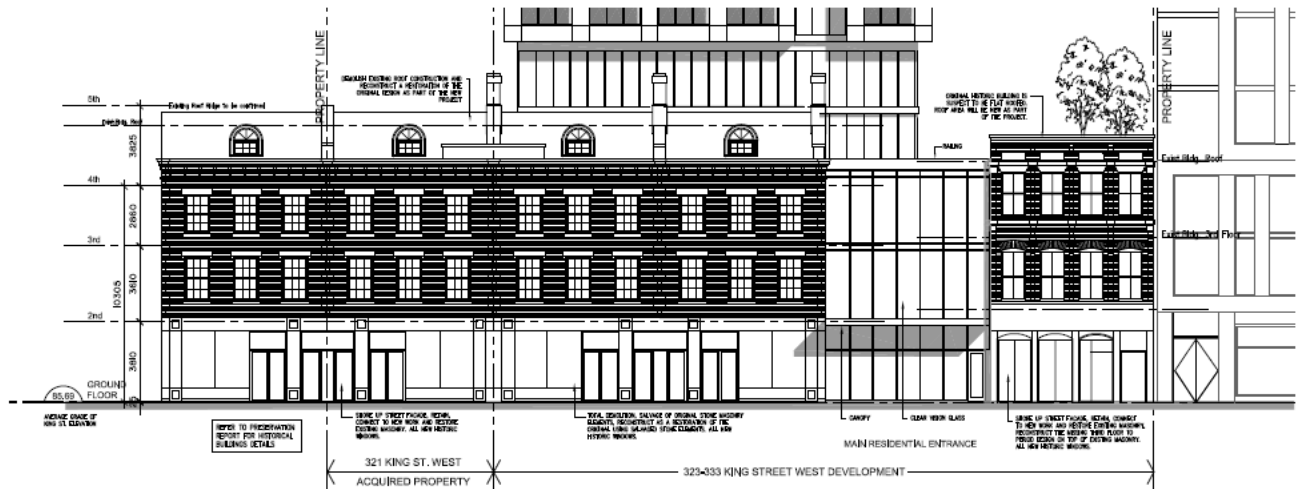
EAST & WEST ELEVATIONS: 321-327(333)
KING STREET WEST

ATTACHMENT NO. 7



NORTH ELEVATION DETAIL: 321-327(333)
KING STREET WEST

ATTACHMENT NO. 8

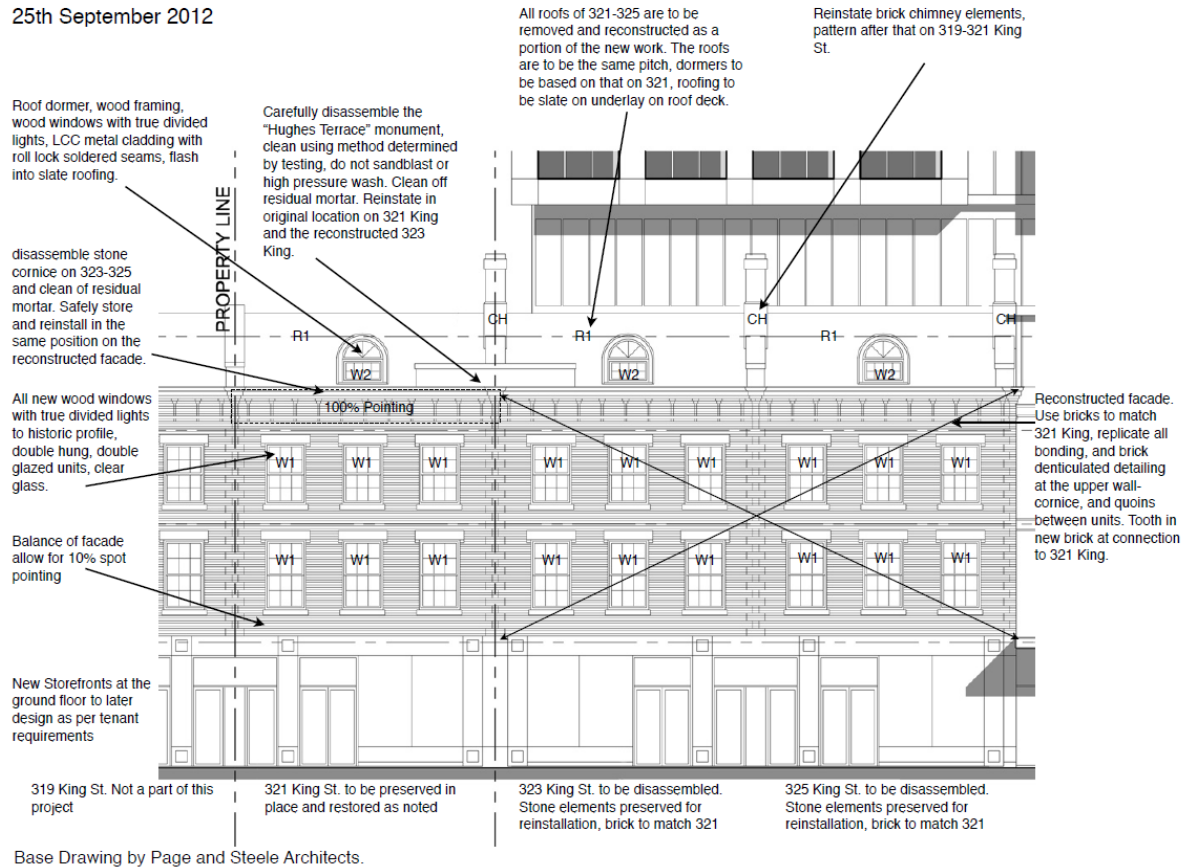


CONSERVATION PLAN DRAWINGS:
321-325 KING STREET WEST

ATTACHMENT NO.9

Proposed Conservation Work, 321-325 King St. West
PHILIP GOLDSMITH | ARCHITECT

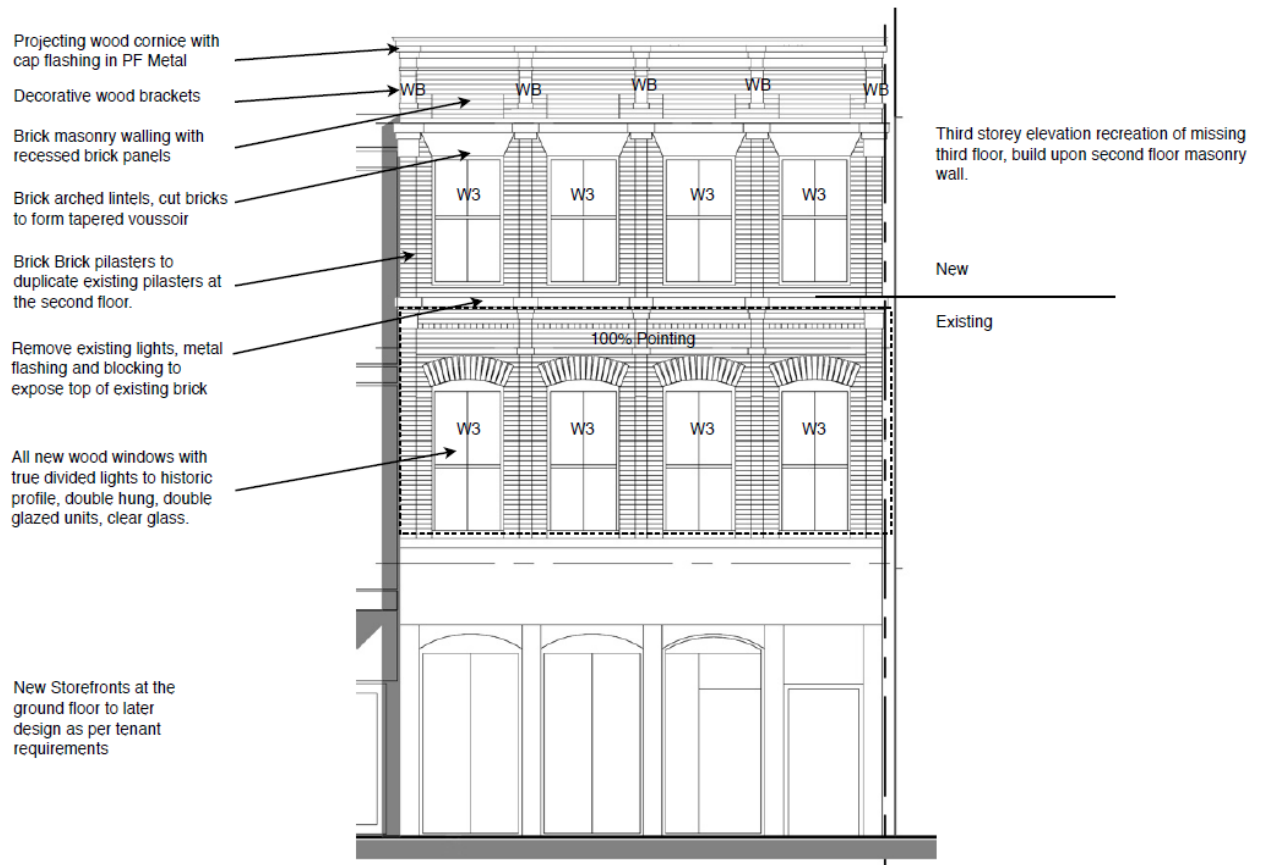
25th September 2012



CONSERVATION PLAN DRAWINGS:
327(333) KING STREET WEST

ATTACHMENT NO.10

Proposed Conservation Work, 327 (333) King St. West
PHILIP GOLDSMITH | ARCHITECT
25th September 2012



Base Drawing by Page and Steele Architects.