



STAFF REPORT ACTION REQUIRED

Amendment of a Heritage Easement Agreement – 100 Adelaide Street West

Date:	April 8, 2013
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	P:\2013\Cluster B\PLN\HPS\TEYCC\May 14 2013\teHPS17

SUMMARY

This report recommends that City Council authorize the amendment of the Heritage Easement Agreement (HEA) registered on the property at 100 Adelaide Street West to include changes to the Permitted Alterations and a revised Letter of Credit amount.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council grant authority for the City Solicitor to amend the Heritage Easement Agreement, registered as Instrument No. CA691425, under Section 37 of the Ontario Heritage Act with the owner of the property at 100 Adelaide Street West.

Financial Impact

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

DECISION HISTORY

The property located at 100 Adelaide Street West, known as the Concourse Building, is designated under Part IV of the Ontario Heritage Act by By-law No. 514-75, passed by City Council on November 26, 1975, and is subject to a Heritage Easement Agreement, registered on title as Instrument No. CA691425 on October 3, 2000.

This property was the subject of a previous Official Plan Amendment and Rezoning application, approved by City Council in 2000. Site Specific By-law 875-2000 permits the construction of a new office tower at the northwest corner of Adelaide Street West and Sheppard Street which incorporates the south and east façades of the heritage building and provides for the retention, restoration and conservation of the building, or a portion of the building, at 100 Adelaide Street West. Background information is available at the following link:

<http://www.toronto.ca/legdocs/2000/agendas/council/cc/cc000509/to8rpt/cl024.pdf>

ISSUE BACKGROUND

The Heritage Easement Agreement sets out the alterations that are permitted to be made to the Concourse Building as part of the approved redevelopment of the site and provides clear direction that the three-storey base of the building is to be retained in place.

A Site Plan application was filed in December 2012 for the new building. The current proposal is substantially in accordance with Schedule "D" Permitted Alterations of the Heritage Easement Agreement but involves the dismantling, off-site conservation and rebuilding of the three-storey base of the building. While the implementation of some of the Permitted Alterations are subject to the satisfaction and approval of the Managing Director of Culture or designate, the amendments to the HEA that reflect revisions to the retention and restoration of the south and east façades of the three-storey base and an increase in the Letter of Credit amount must be authorized by City Council.

COMMENTS

Heritage Preservation Services staff has reviewed drawings accompanying the Site Plan Application prepared by WZMH Architects, a Heritage Impact Assessment revised January 22, 2013, and a Restoration Plan dated March 21, 2013 prepared by Goldsmith Borgal & Company Ltd. Architects.

The current proposal recommends that the three-storey base of the building and all of its elements be documented, dismantled, conserved off-site and restored to its original location. The heritage consultant has provided sufficient evidence to indicate that the artificial stone base veneer is significantly decayed and requires extensive treatment off-site. The combination of rusted structural supports and corroded wire ties anchoring the veneer to the existing terra cotta block backup walls is contributing to the shifting and cracking of the veneer. Due to this instability, the retention of the original materials in place, particularly the fragile mosaic tiles in the main (south) entrance, would make this portion of the building vulnerable during construction.

Staff believes that the dismantling, off-site conservation and reinstating of the three-storey base is warranted in order to effectively conserve and protect the original fabric of this portion of the building. In addition, the applicant has agreed to make minor changes to the 2000 plan that will improve the overall conservation goals for the building.

The applicant will substantially increase the Letter of Credit amount to cover the cost of the conservation of the building as proposed, including an amount to be used by the City to mitigate the loss of the building should demolition occur and the project not proceed. This will allow the owner to proceed with the demolition of the building prior to obtaining site plan approval. The letter of credit will be secured within the amended HEA.

These technical amendments to the Heritage Easement Agreement would continue to ensure the conservation of the Concourse Building as previously approved.

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SIGNATURE

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