



**STAFF REPORT  
ACTION REQUIRED**

**Alterations to a Designated Heritage Property – 40  
Hanna Avenue (22 Liberty Street)**

<b>Date:</b>	April 18, 2016
<b>To:</b>	Toronto Preservation Board Toronto & East York Community Council
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	Ward 19 – Trinity Spadina
<b>Reference Number:</b>	P:\2016\Cluster B\PLN\TEYCC\TE16055

**SUMMARY**

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This report recommends that City Council approve the alterations to the heritage property at 40 Hanna Avenue (22 Liberty Street) . The property is designated under Part IV of the Ontario Heritage Act and subject to an HEA and includes a factory building and a boiler house, both of which comprise the Brunswick-Balke-Collender Factory Complex.

**RECOMMENDATIONS**

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**The City Planning Division recommends that:**

1. City Council approve the alterations to the heritage property at 40 Hanna Avenue, in accordance with Section 33 of the Ontario Heritage Act, with such alterations substantially in accordance with the plans and drawings dated April 18, 2016, prepared by WZMH Architects and on file with the Senior Manager, Heritage Preservation Services subject to the following conditions:
  - a. Prior to the issuance of any permit for all or any part of the building known as the Boiler House at 40 Hanna Avenue (22 Liberty Street) including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the heritage property as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:
    - i. Provide an addendum to the Conservation Plan dated October 27, 2015, prepared by a qualified heritage consultant, that is consistent

with the plans and drawings prepared by WZMH Architects dated April 18, 2016, to the satisfaction of the Senior Manager, Heritage Preservation Services;

- ii. Provide full building permit drawings including notes and specifications for the alterations and conservation including a description of materials and finishes, to be prepared by the project architect and heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services.
- iii. Provide a Letter of Credit, including provisions for upward indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the addendum to the Conservation Plan required in recommendation 1.a.i. in the April 18, 2016 report from the Chief Planner and Executive Director, City Planning Division;

b. Prior to the release of the Letter of Credit, the owner shall:

- i. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the conservation work has been completed in accordance with the addendum to the Conservation Plan required in recommendation 1.a.i. in the April 18, 2016 report from the Chief Planner and Executive Director and that an appropriate standard of conservation has been maintained, to the satisfaction of the Senior Manager, Heritage Preservation Services.
- ii. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

### **Financial Impact**

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

### **DECISION HISTORY**

The property at 40 Hanna Avenue is designated under Part IV of the Ontario Heritage Act by By-law No. 1293-2015, enacted on December 10, 2015. A Heritage Easement Agreement was registered as Instrument No. AT4095228 on December 15, 2015.

In 2015, City Council adopted recommendations to alter the subject property relating to an Ontario Municipal Board decision and a Heritage Conservation Plan  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE13.13>

## **ISSUE BACKGROUND**

### **Heritage Property**

The Brunswick-Balke-Collender Factory Complex is designated under Part IV of the Ontario Heritage Act and consists of a rectangular, four-storey factory building facing the south side of Snooker Street and extending along the west side of Hanna Avenue, and a one-storey Boiler House with a large smokestack immediately south of the main building at the southeast corner of Hanna Avenue and Liberty Street. The factory building was constructed in three matching sections, beginning with the original 1905 structure at the corner of Snooker Street and Hanna Avenue. The original structure was enlarged by two subsequent additions in 1907 and 1913. The boiler house immediately to the south was constructed between 1910 and 1912. The first two sections of the main factory and the boiler house were designed with matching brickwork and a consistent scale, form and massing by Architect Henry Simpson, who designed a number of significant buildings in the industrial area adjoining King and Dufferin during the early 20<sup>th</sup> century. The 1913 addition was designed by local architect J.L. Havill, and is seamlessly integrated with the rest of the Factory Complex. The factory produced billiard tables, billiard balls, cues and chalk for the Brunswick-Balke-Collender Company, originally founded in Cincinnati by Swiss Immigrant John Brunswick.

Considered significant as a representative example of 20<sup>th</sup> century industrial architecture in Toronto, the Factory Complex defines, maintains and supports the historical character of the area now called Liberty Village. It has significant contextual value and associative value as one of Henry Simpson's significant commissions within the area. In particular, the one storey boiler house and smokestack have local landmark status, and help define the corner of Hanna Avenue and Liberty Street.

### **Approved Development, Alterations & Conservation Work**

The development and alterations approved by City Council in 2015 consist of the construction of a new eight-storey office building on the west side of the property with connections to the historic boiler house and factory building. A Letter of Credit secures the work described in the approved Conservation Plan prepared by E.R.A. Architects Inc. dated October 27, 2015.

A considerable amount of masonry conservation of the two buildings on the site was undertaken in 2013, including restoration of the historic painted sign on the south elevation of the factory building.

### **Policy Framework**

#### **Provincial Policy Statement and Planning Act**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Planning Act and associated Provincial Policy Statement guide development in the Province and they include provincial interests regarding heritage resources as described in the Provincial Policy Statement issued under the authority of Section 3 of the Planning Act. The Planning Act requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development, and promotes the provincial policy-led planning system.

Provincial Policy Statement 2.6.1 reads "Significant built heritage resources and significant cultural heritage landscapes shall be conserved".

### **Official Plan**

The revised heritage policies in the City of Toronto's Official Plan provide the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.5.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada."

### **The Standards and Guidelines for the Conservation of Historic Places in Canada**

In 2008 Toronto City Council adopted the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto.

The proposal for the boiler house at 40 Hanna Avenue represents a rehabilitation treatment, which in the Standards and Guidelines is defined as the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value. For this reason the General Standards (1-9) and the Standards for Rehabilitation (10-13) apply to this project.

## **Proposed Alterations**

The current proposal affects only the boiler house and consists of work required for the rehabilitation of the building. The applicant proposes to create three new openings, extend one existing window opening and install a canopy on the south elevation, create four new window openings on the east elevation and install a canopy over two of the new windows.

## **COMMENTS**

HPS staff has considered the proposal in the context of the Provincial Policy Statement 2014, the updated City of Toronto Official Plan Policies, and the Standards and Guidelines for the Conservation of Historic Places in Canada.

The proposed alterations to existing window and door openings and the introduction of new window openings will allow for the adaptive reuse of this industrial boiler house building for contemporary commercial uses.

On the south elevation, the new individual window openings to be separated from the original openings by four courses of brick, will match the width of the existing ground floor level openings and be distinguishable in their flat-headed design. Alterations to the existing ground floor openings consist of extending one window opening to ground level for use as the main entrance door and shortening a large opening for use as a window.

On the east elevation, four new window openings are proposed that will match the size and shape of the existing window openings and will be distinguished by their flat-headed design. None of the original window glazing units exist, however, the applicant is proposing clear vision glass with thermally broken black steel frames for all elevations. The materials and size of glazing units are consistent with documentary evidence of the original window assembly.

Two new glass and steel framed signage canopies on the south and east elevations are proposed.

The segmental-arched openings, defined as heritage attributes, will not be negatively impacted by the proposed interventions. Staff finds the alterations acceptable and necessary as part of the boiler house's rehabilitation that will allow it to contribute to the long-term viability and use of the Brunswick-Balke-Collender Factory Complex.

## **CONCLUSION**

Staff supports the applicant's efforts to conserve the historic boiler house at 40 Hanna Avenue. The application meets the objectives of the heritage policies of the Official Plan and conserves the values and attributes of the heritage property. Staff recommends that City Council approve the proposed alterations to the historic boiler house at 40 Hanna Avenue (22 Liberty Street).

## **CONTACT**

Sherry Pedersen, Program Manager  
Heritage Preservation Services  
Tel: 416-338-1089; Fax: 416-392-1973  
E-mail: [speders@toronto.ca](mailto:speders@toronto.ca)

## **SIGNATURE**

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Jennifer Keesmaat, MES, MCIP, RPP  
Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

Attachment 1 – Location Map  
Attachment 2 – Photograph - Boiler House  
Attachment 3 – Approved Development Rendering  
Attachment 4 – Proposed South Elevation  
Attachment 5 – Proposed East Elevation  
Attachment 6 – Window Details