



**STAFF REPORT
ACTION REQUIRED**

Alterations to a Heritage Property, Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act, and Authority to Enter into a Heritage Easement Agreement – 628, 634, and 636 Church Street

Date:	May 11, 2016
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	P:\2016\Cluster B\PLN\TEYCC\TE16073

SUMMARY

This report recommends that City Council endorse the conservation strategy generally described for the heritage properties at 628 Church Street (the Manhattan Apartments) and at 634, and 636 Church Street (the Bernard Haldan Houses) in connection with the proposed redevelopment of the subject properties. The applicant has applied for a Zoning Amendment for the subject properties to allow for the construction of a forty-seven storey mixed use building containing 428 residential units with grade related retail. Should Council endorse this strategy staff recommend that the subject properties be designated under Part IV, Section 29 of the Ontario Heritage and that the property owner be required to enter into a Heritage Easement Agreement to ensure their long-term protection.

RECOMMENDATIONS

The City Planning Division Recommends that:

1. City Council approve the alterations to the heritage properties at 628, 634, and 636 Church Street, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a mixed use development on the lands known municipally in 2016 as 628, 634, 636, and 638 Church Street, with such alterations substantially in accordance with plans and drawings dated September 19, 2014 and revised March 1, 2016, prepared by Quadrangle Architects Limited, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by Philip Goldsmith Architect, dated May 5, 2016, date-stamped received by the City Planning Division on May 5, 2016, and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:
 - a. That the properties at 628, 634, and 636 Church Street be designated under Part IV, Section 29 of the Ontario Heritage Act.
 - b. That the related site specific Zoning By-law Amendment giving rise to the proposed alterations has been enacted by the City Council and has come into full force and effect in a form and with content acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services.
 - c. That prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall:
 - i. Enter into a Heritage Easement Agreement with the City for the properties at 628, 634, and 636 Church Street in accordance with the plans and drawings dated September 19, 2014 and revised March 1, 2016, prepared by Quadrangle Architects Limited, and on file with the Senior Manager, Heritage Preservation Services, the Heritage Impact Assessment prepared by Philip Goldsmith Architect, dated May 5, 2016, date-stamped received by the City Planning Division on May 5, 2016, and in accordance with the Conservation Plan required in Recommendation 1.c.ii in the report of May 11, 2016 from the Chief Planner & Executive Director, City Planning Division to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such agreement to the satisfaction of the City Solicitor;
 - ii. Provide a Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 628, 634, and 636 Church Street prepared by

Philip Goldsmith Architect, dated May 5, 2016, date-stamped received by the City Planning Division on May 5, 2016, to the satisfaction of the Senior Manager, Heritage Preservation Services; and

- iii. Enter into and register on the properties at 628, 634, and 636 Church Street one or more agreements with the City pursuant to Section 37 of the Planning Act to the satisfaction of the City Solicitor, the Chief Planner and Executive Director, City Planning Division, and the Senior Manager, Heritage Preservation Services with such facilities, services and matters to be set forth in the related site specific Zoning By-law Amendment giving rise to the proposed alterations.
- d. That prior to final Site Plan approval for the proposed development for the properties located at 628, 634, and 636 Church Street, the owner shall:
- i. Provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1.c.ii in the report of May 11, 2016 from the Chief Planner and Executive Director, City Planning Division to the satisfaction of the Senior Manager, Heritage Preservation Services;
 - ii. The related Zoning By-law amendments giving rise to the proposed acceptable to the City Council, as determined by the Chief Planner and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services;
 - iii. Provide a Heritage Lighting Plan that describes how the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services; and
 - iv. Provide a detailed landscape plan for the subject property, satisfactory to the Senior Manager, Heritage Preservation Services.
- e. That prior to the issuance of any permit for all or any part of the properties at 628, 634, and 636 Church Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:
- i. Obtain final approval for the necessary by-law amendments required for the alterations to the properties at 628, 634, and 636 Church Street, such amendments to have been enacted by City Council and to have come into full force and effect in a form and with content acceptable to City Council as determined by the Chief Planner, and Executive Director, City Planning

- Division, in consultation with the Senior Manager, Heritage Preservation Services;
- ii. Have obtained final Site Plan approval for such property, issued by the Chief Planner and Executive Director, City Planning Division;
 - iii. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.c.ii in the report of May 11, 2016 in the report from the Chief Planner & Executive Director, City Planning Division, including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services;
 - iv. Provide a Letter of Credit, including provision for upwards 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 approved Conservation Plan, Heritage Lighting Plan, and Interpretation Plan;
 - v. Provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services;
 - vi. Submit a Signage Plan for the proposed development to the satisfaction of the Senior Manager, Heritage Preservation Services; and
 - vii. Provide full documentation of the existing heritage properties, including two (2) printed sets of archival quality 8” x 10” colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Preservation Services;
- f. That prior to the release of the Letter of Credit required in Recommendation 1.e.iv. in the report May 11, 2016 from the Chief Planner and Executive Director, City Planning Division the owner shall:
- i. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work, required heritage lighting work, and the required interpretive work has been completed in accordance with the Conservation Plan, Lighting Plan, and Interpretation Plan and that an appropriate standard of conservation has been maintained, all 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.
2. City Council authorize the entering into of a heritage easement agreement under Section 37 of the Ontario Heritage Act with the owner of 628, 634, and 636 Church Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning Division.
3. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a heritage easement agreement for the properties at 628, 634, and 636 Church Street.
4. City Council state its intention to designate the property at 628 Church Street (the Manhattan Apartments) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 628 Church Street (Reasons for Designation) attached as Attachment No. 5 to the report (May 11, 2016) from Chief Planner & Executive Director, City Planning Division.
5. City Council state its intention to designate the properties at 634 and 636 Church Street (the Bernard Haldan Houses) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 634 and 636 Church Street (Reasons for Designation) attached as Attachment No. 6 to the report (May 11, 2016) from Chief Planner & Executive Director, City Planning Division.
6. If there are no objections to the designations of the properties at 628, 634, and 636 Church Street in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the properties under Part IV, Section 29 of the Ontario Heritage Act.
7. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designations of the properties at 628, 634, and 636 Church to Conservation Review Board.
8. If the designations of the properties at 628, 634, and 636 Church Street are referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designations of the properties.

Financial Impact

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

DECISION HISTORY

On January 13, 2015 the Toronto and East York Community Council considered a report from the Director, Community Planning, Toronto and East York District: Preliminary Report - 68 and 70 Charles Street East and 628, 634, 636 and 638 Church Street - Zoning Amendment Application.

<http://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-74216.pdf>

ISSUE BACKGROUND

Development Proposal

The proposal is to construct a forty-seven storey mixed use development on the northwest corner of Church Street and Charles Street East containing retail and residential uses at grade, and a residential tower stepped back from the street. The proposal includes 408 condominium units and 20 rental replacement units. Five levels of underground parking are proposed to accommodate 139 vehicles.

The development parcel includes four properties. Three of these properties are included on the City of Toronto's Heritage Registry. The heritage properties are 628 Church Street (the Manhattan Apartments), and 634 and 636 Church Street (the Bernard Haldan Houses). The heritage properties will be integrated into the development and are discussed in more detail below. The non-heritage property at 638 Church Street, a heavily altered house form building, will be demolished in order to provide for vehicular access into the site from Church Street.

The Manhattan Apartments have three distinct components: a Church Street wing, and two wings that front onto Charles Street East. The Church Street wing incorporates an earlier remnant of a house-form building that once was the central structure on the property. The applicant is proposing to retain a large portion of the Charles Street East wings in-situ. The retained portion would include all of the apartments that front onto Charles Street East. These apartments would continue to serve as residential units in the proposed development. The majority of the Church Street wing would be removed. However, the east elevation fronting onto Church Street will be retained in situ. The massing of the wing and a six metre portion of the north elevation would be reconstructed and the unit that addresses Church Street would function as retail space.

The applicant is proposing to retain the majority of the Bernard Haldan Houses. The rear west wing would be removed and the building would be moved off of its foundations and relocated approximately three metres closer to Church Street. This move would allow for the construction of the new residential tower behind the heritage building.

Heritage Properties

Staff have completed the attached Heritage Property Research and Evaluation Reports for the properties at 628 Church Street (Attachment No. 7) and 634 and 636 Church Street (Attachment No. 8) and determined that the properties meet Ontario Regulation 9/06, the criteria prescribed for municipal designation under all three categories of design,

associative and contextual values. Anchoring the northwest corner of Church Street and Charles Street East, the Manhattan Apartments at 628 Church Street comprise a well-crafted example of a small-scale apartment building with Period Revival detailing. Associated with the early 20th century "apartment boom" in Toronto, the Manhattan Apartments were designed by architect J. A. Harvey, who was one of the first local practitioners specializing in low-rise walk-up apartment buildings. Contextually, the Manhattan Apartments are historically, visually and physically linked to their setting at a prominent intersection near Bloor Street East where they stand as a local landmark in the Church Street neighbourhood.

The properties at 634 and 636 Church Street containing the Bernard Haldan Houses are located on the west side of the street, north of Charles Street East where they stand as a pair of well-crafted semi-detached house form buildings featuring Second Empire designs. They are historically associated with the development of the Church Street neighbourhood in the late 19th century as a high-end residential enclave. Contextually, the Bernard Haldan Houses are historically, visually and physically linked to Church Street where they contribute to the group of late 19th century residential buildings at 64, 66 and 68 Charles Street East and complement the adjoining Manhattan Apartments (1909-11) at 628 Church Street, which originated as a detached dwelling from the same era.

The Statement of Significance for 628 Church Street (Attachment No. 5) and for 634 and 636 Church Street (Attachment No. 6) comprises the Reasons for Designation, which are the Public Notices of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the property owners and the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

Adjacent Heritage Properties

The development site is immediately adjacent to a two-and-a-half storey mansard house at 66 Charles Street East that is included on the City of Toronto's Heritage Register. This house was constructed in 1886 and was listed by the former City of Toronto on March 15, 1974. It abuts the west property line of the development site. West of 66 Charles Street East are the semi-detached designated heritage properties at 62 and 64 Charles Street East. These properties were recently integrated into a mixed use development and are subject to a Heritage Easement Agreement with the City of Toronto.

Provincial Framework

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest."

Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act 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. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The Planning Act requires that City Council's decisions affecting land use planning matters "be consistent with" the Provincial Policy Statement.

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 2.6.3 of the PPS directs that "planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

City of Toronto Official Plan

On May 12, 2015 the Ontario Municipal Board approved Official Plan Amendment 199 to the City of Toronto Official Plan Heritage Policies. This Amendment includes 53 heritage policies. Many of these policies are directly relevant to the proposed development. Relevant policies include:

3.1.5.3 Heritage properties of cultural heritage value or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

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 as 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. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

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.

3.1.5.26. New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

3.1.5.27. Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged.

3.1.5.28. The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.

3.1.5.29. Heritage buildings and/or structures located on properties on the Heritage Register should be conserved on their original location. However, where it is supported by the cultural heritage values and attributes of a property on the Heritage Register a heritage building may be relocated within its property or development site [...].

COMMENTS

Proposed Conservation Strategy

Heritage staff have reviewed the Heritage Impact Assessment submitted in support of the proposal prepared by Philip Goldsmith Architect for conformity with the Planning Act, the accompanying Provincial Police Statement, and the City's Official Plan heritage policies. Staff have the following comments:

Building Retention: Manhattan Apartments

The proposal is to retain a large portion of the Manhattan Apartments in situ. As noted in the HIA, this strategy would allow for the retention of the majority of the Manhattan Apartments' proposed heritage attributes. Most of the Charles Street East wings would be retained and continue to house residential apartments. In order to accommodate below grade parking the retention of the north wing would be limited to the Church Street (east elevation) and a portion of the north elevation. The porch fronting onto Church Street would be recorded, dismantled, and reconstructed to allow for the below-grade construction.

The current proposed retention strategy improves upon the earlier preliminary proposal for the property which contemplated the retention of only the south and east elevations. A greater level of retention was made possible in this application in part through the applicant expanding the size of the development site and shifting the underground parking away from the south property line.

On balance staff support the proposed retention strategy and feel that it meets the intent of Policy 3.1.5.27 as a substantial portion of the Manhattan Apartments will be retained. This approach is also aligned with Policy 3.1.5.4 and standard three of the Standards and Guidelines for the Conservation of Historic Places in Canada (the Standards and

Guidelines) as it minimizes the amount of intervention that the applicant will be required to make to the historic place. A complete list of the Standards is appended in Attachment 4 of this report. The retention of the south wing also allows for the incorporation of two of the building's three existing interior lobbies into the new development. This report recommends that one of these lobbies be identified as a heritage attribute in the proposed designating by-law.

Building Relocation: The Bernard Haldan Houses

The Heritage Impact Assessment describes the proposed relocation of the Bernard Haldan Houses as having a relatively minor heritage impact. Part of the significance of the building's setting can be found in its relationship to the Manhattan Apartments. The relationship between the settings of these buildings tells the story of the development of the block. At one time all of the houses on this block had a similar setback from the street. However, when the house-form building at 628 Church Street was converted into the Manhattan Apartments in the earlier twentieth century an addition was added between the house and the street. This created the current relationship between these two buildings with the Bernard Haldan Houses set back further from Church Street than the Manhattan Apartments. The current proposal would see the Bernard Haldan Houses moved 2.96 metres closer to the street. In this new location the building would continue to retain a greater setback than the Manhattan apartments. While the relationship between these two buildings will be altered, a setback will be retained with sufficient room for the construction of a Church Street facing porch. Staff have considered this impact in relation to Official Plan Policy 3.1.5.29 and to 3.1.5.4 (the Standards and Guidelines).

Standard 1 of the Standards and Guidelines states in part "Do not move a part of a historic place if its current location is a character defining element." Official Plan Policy 3.1.5.29 is aligned with this standard and states further that heritage buildings can be relocated on properties where it is supported by their cultural heritage values and when:

- a) the heritage building or structure is not attached to or adjoining another building or structure;
- b) the location, orientation, situation or view of the heritage building is not identified in the Official Plan or as a cultural heritage value or attribute of the property, and/or the proposed relocation will not negatively affect the cultural heritage values or attributes of the property;
- c) the portion of the heritage building or structure that contains the identified cultural heritage values and attributes is being conserved in its entirety and will not be demolished, disassembled and/or reconstructed;
- d) the relocation on site does not conflict with any applicable Heritage Conservation District plans;
- e) a Heritage Property Conservation Plan is submitted that demonstrates that the removal and relocation of the building or structure within its existing property will not pose any physical risk to the heritage building and/or structure, its cultural heritage values and attributes, to the satisfaction of the City; and
- f) these and any other related conditions are secured in a Heritage Easement Agreement prior to removal and relocation on site.

The proposal to move the building does not fully meet Standard 1 and policy 3.1.5.4 (b) as the building's location is mentioned as an attribute in the proposed Reasons for Designation. However, for the reasons outlined above, the impact on this attribute will be minimal. In its existing location the building does have contextual relationship with the Manhattan apartments. In the context of the full conservation strategy for this development staff are supportive of the proposed move as the relationship between these heritage properties will not fundamentally change.

The proposal is in complete conformity with the remaining requirements in Policy 3.1.5.4 and the Standards and Guidelines. The building is not attached to or adjoining another structure, and the entire portion of the building containing the heritage attributes will be moved (only a rear wing largely invisible from the public realm and not identified as a heritage attribute will be removed). The building will stay on its property throughout the period of construction.

As part of their Heritage Impact Assessment the applicant has submitted an opinion from a specialized contractor experienced in moving buildings stating that the building can be moved and an assessment has been prepared by a professional engineer describing how the building will be shored and braced during construction. Should Council approve the project the applicant will be required to submit a Conservation Plan that will include further details of the proposed move. Staff are also recommending that the property owner enter into a Heritage Easement Agreement for the property in keeping with the Official Plan to secure conditions related to the development and the building's long-term protection. The Conservation Plan and the Heritage Easement Agreement will be required to the satisfaction of the Senior Manager, Heritage Preservation Services prior to the passing of Bills for the related Rezoning Application.

Tower Design and Scale, Form, and Massing

The proposed tower will have a heritage impact on the scale, form, and massing of both the Manhattan Apartments, and the Bernard Haldan Houses. The HIA describes the strategy that the applicant proposes to employ in an effort to mitigate this impact. The placement of the proposed tower has been stepped back significantly from both Charles Street East and Church Street. The lower portion of the proposed tower will be stepped back approximately 14 metres from the Charles Street East elevation of the Manhattan Apartments. On Church Street the tower will be stepped back approximately 9 metres behind the front elevation of the Bernard Haldan Houses. This step back should be sufficient to allow the heritage buildings to be experienced as three dimensional buildings from the public realm.

The visual impact of the tower on the heritage properties has also been mitigated through the design of the tower. The tower has been designed with two distinct portions. The lower portion of the tower will be clad in glazing and will be unadorned with detail in order to serve as quiet backdrop to the heritage buildings. At the seventh floor the tower will step out into a larger floor plate that will cantilever out approximately 2 metres over the heritage buildings. This cantilever will occur approximately double the height of the two and a half storey Bernard Haldan Houses. The Charles Street East and Church Street elevations will not have balconies until the eighth floor in an effort to further mitigate for the visual impact of the tower.

The design of the proposed tower is consistent with the City's Heritage Policies 3.1.5.5 and 3.1.5.26 as the location, massing, and design of the tower will mitigate for the visual impact of the proposal. This approach is also consistent with Standard 11 of the Standards and Guidelines in that as the proposed tower should be visually compatible with, subordinate to and distinguishable from the historic place.

New and Historic Entrances

The applicant is proposing to retain all of the existing primary entrances to the Manhattan Apartments and the Bernard Haldan Houses that front onto Charles Street East and Church Street as functional entrances within the proposed development. Those on Charles Street East will continue to provide residential access and will service the grade related units. The existing historic entrances on Church Street will provide access into the new retail unit within the Manhattan Apartments and the retail units within the Bernard Haldan Houses.

In addition to continuing to utilize the historic entrances, the applicant is proposing to construct a new principal entrance on Church Street, between the Manhattan Apartments and the Bernard Haldan Houses to serve the new residential tower. The new entrance addition is proposed to be stepped back from the face of both buildings and constructed primarily of glazing. It has been sited to avoid conflicts with the existing windows and to be lower than the roof of both buildings. In an effort to provide an accessible entrance to the retail space within the Bernard Haldan Houses one of the existing windows on the north elevation will be lowered and converted into a new door opening. Opposite this opening, a new door will also be inserted into the north elevation of the Manhattan Apartments. These new entrance will be visually compatible with, subordinate to, and distinguishable from the historic places in keeping with Standard 11 and consistent with Policies 3.1.5.5 and 3.1.5.26. Should the proposal be approved, the final detailing of these interventions will be approved through the Conservation Plan.

Amenity Terrace

The proposal includes the installation of an outdoor amenity terrace on the roof of the Manhattan Apartments. The HIA finds that this terrace should not have an impact on the building's scale, form, and massing as the required guard, and any roof-top planting will be stepped back from the roof parapets so that they are not visible from the street. Staff agree with this assessment and feel that this approach is consistent with Policy 3.1.5.26 as the proposed location will mitigate for adverse visual impacts on the heritage property.

Adjacent Heritage Resources

The Heritage Impact Assessment demonstrates that the proposed development will not have a negative heritage impact on the adjacent heritage property at 66 Charles Street East. The retained portion of the Charles Street East wing of the Manhattan Apartments will continue to hold the street wall adjacent to 66 Charles Street East. With its 14 metre step back, the lower portion of the tower is stepped back sufficiently to not have an adverse visual impact on 66 Charles Street East. This strategy is consistent with Policy 3.1.5.26 as it will conserve the character of this adjacent heritage property.

Conservation Work

The applicant has proposed a comprehensive restoration program as a component of their mitigation strategy for the redevelopment proposal. Through the HIA the condition of the heritage properties has been assessed, and the proposed restoration work has been identified. The scope of proposed restoration work for the Bernard Haldan Houses includes the repair of the slate roof, exterior woodwork, and masonry. The chimney's that have been truncated and capped will have their original detail tops restored from a period design. One of the Bernard Haldan Houses, 636 Church Street, has an original front door and wood windows. These original windows will be restored and matching wood windows and doors will be fabricated to replace the unsympathetic replacement units on the other half of the semidetached house at 634 Church Street East.

The scope of the proposed preservation and restoration work for the Manhattan Apartments includes repair and restoration work to the foundation, exterior masonry, and wood trim. The exterior doors on the principle elevations will be restored and maintained. Original wood windows in the residential units will be replaced with new wood windows with true divided lites consistent with the original design. The basement windows, most are not original, will also be replaced with new wood windows that are sympathetic to the building's design intent. Staff have reviewed the scope of work feel that it is generally consistent with Policies 3.1.5.4 and 3.1.5.5. Should Council endorse the proposal the scope of work will be further reviewed as part of the Conservation Plan. At that time staff will ensure that the detailed conservation drawings are also consistent with the Standards for Restoration (13 and 14).

Additional Recommended Mitigation Conservation Plan

Prior to the introduction of the bills for the related Zoning By-law Amendment staff is recommending that the applicant be required to submit a Conservation Plan for the properties at 628, 634, and 636 Church Street to the satisfaction of the Senior Manager, Heritage Preservation Services. A Conservation Plan is a detailed technical report describing how the approved conservation strategy in the Heritage Impact Statement will be implemented. The contents of this plan should be consistent with the Official Plan and should include detailed documentation of the properties' existing condition, a description of the approved conservation strategy, a detailed scope of work with plans and drawings and cost estimates, a construction monitoring strategy that address the heritage attributes, and the adjacent heritage property, and recommendations for both short term and long term maintenance.

Given the grade related uses proposed for the development site the Conservation Plan should also include a signage plan with sign guidelines for both the residential and commercial portion of the development. This signage plan will guide future tenants and residence on the appropriate locations, sizes, and types of signs for the property.

Landscape Plan

Should Council approve the proposed conservation strategy staff is recommending that the applicant be required to provide a final landscape plan that enhances the heritage character of the Manhattan Apartments and the Bernard Haldan Houses to the satisfaction of the Senior Manager, Heritage Preservation Services prior to final site plan approval.

Heritage Lighting Plan

Prior to the issuance of Site Plan approval for the proposed development the staff is recommending that the applicant should be required to submit a lighting plan to the satisfaction of the Senior Manager, Heritage Preservation Services. This plan should provide details of how the exterior of the Manhattan Apartments and the Bernard Haldan Houses will be lit to enhance the buildings' heritage character at night.

Heritage Interpretation Plan

Heritage interpretation enhances personal experiences, increases respect and understanding, and communicates the importance of our cultural heritage properties. Prior to the issuance of any permit for the proposed development at 628, 634, and 636 Church Street staff recommend that the applicant be required to provide a detailed Interpretation Plan to the satisfaction of the Senior Manager, Heritage Preservation Services that fully describes how the cultural heritage values of the Manhattan Apartments and the Bernard Haldan Houses will be interpreted.

CONCLUSION

Heritage Preservation Services staff has reviewed the proposed development for the heritage properties at 628,634, and 636 Church Street and are satisfied the proposal meets the intent of the City of Toronto's Official Plan heritage policies and the Standards and Guidelines for the Conservation of Historic Places in Canada.

CONTACT

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SIGNATURE

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Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Plan 628, 634, and 636 Church Street
Attachment No. 2 – Photographs 628, 634, and 636 Church Street
Attachment No. 3 – Proposal 628, 634, and 636 Church Street
Attachment No. 4 – The Standards for the Conservation of Historic Places in Canada
Attachment No. 5 – Statement of Significance 628 Church Street (Reasons for Designation)
Attachment No. 6 - Statement of Significance 634 and 636 Church Street (Reasons for Designation)
Attachment No. 7 – Heritage Property Research and Evaluation Report 628 Church Street
Attachment No. 8 – Heritage Property Research and Evaluation Report 634 and 636 Church Street