



STAFF REPORT ACTION REQUIRED

Alterations to a Designated Heritage Property and Authority to Amend a Heritage Easement Agreement – 100 Queen's Park

Date:	September 6, 2016
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	20 – Trinity-Spadina
Reference Number:	P:\2016\Cluster B\PLN\TEYCC\TE16117

SUMMARY

This report recommends that City Council approve the proposed alterations to the designated heritage property at 100 Queen's Park and give authority to amend the existing Heritage Easement Agreement with the owner. The property at 100 Queen's Park, the Royal Ontario Museum (ROM), is designated under Part IV of the Ontario Heritage Act. The applicant is proposing to alter the existing landing and stairs at the east entrance of the ROM on Queen's Park and to construct a new accessibility ramp. City Council's approval of the proposed alterations to the heritage property and authority to amend the existing Heritage Easement Agreement is required under the Ontario Heritage Act.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the alterations to the heritage property at 100 Queen's Park, in accordance with Section 33 of the Ontario Heritage Act, to alter the existing landing and stairs and construct a new accessibility ramp at the east entrance of the ROM on the lands known municipally in the year 2016 as 100 Queen's Park, with such alterations substantially in accordance with plans and drawings dated August 3, 2016 prepared by Hariri Pontarini, date-stamped received by the City Planning Division August 19, 2016, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA),

prepared by ERA Architects Inc., dated September 6, 2016, date-stamped received by the City Planning Division on September 6, 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 prior to the issuance of any permit for all or any part of the property at 100 Queen's Park, 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. 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 100 Queen's Park prepared by ERA Architects Inc., dated September 6, 2016, to the satisfaction of the Senior Manager, Heritage Preservation Services;
 - ii. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan, 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;
 - iii. 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;
- b. That prior to the release of the Letter of Credit required in Recommendation 1.a.iii in the report September 6, 2016 from the Director, Urban Design, City Planning Division the owner shall:
 - i. Amend the existing Heritage Easement Agreement for the property at 100 Queen's Park in accordance with the plans and drawings dated August 3, 2016, prepared by ERA Architects Inc., date-stamped received by the City Planning Division August 19, 2016, and on file with the Senior Manager, Heritage Preservation Services, and subject to and in accordance with the approved Conservation Plan, all to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such amending agreement to the satisfaction of the City Solicitor.
 - ii. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required

conservation work has been completed in accordance with the approved Conservation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services;

- iii. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.
2. City Council authorize the City Solicitor to amend the existing Heritage Easement Agreement, registered on the title for the heritage property at 100 Queen's Park, Instrument No. AT347470 dated November 28, 2003 and on file with the Senior Manager, Heritage Preservation Services.
3. City Council authorize the City Solicitor to introduce the necessary bill in Council to amend the Heritage Easement Agreement.

Financial Impact

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

DECISION HISTORY

The property located at 100 Queen's Park was listed on the City of Toronto's heritage register on June 20, 1973. The property was designated under Part IV of the Ontario Heritage Act by City Council under By-Law 380-2003 on May 23, 2003. The property is also subject to a Heritage Easement Agreement (Instrument No. AT347470) with the City of Toronto dated November 28, 2003.

<http://www.toronto.ca/legdocs/bylaws/2003/law0380.pdf>

BACKGROUND

Heritage Property

100 Queen's Park is located on the southwest corner of Queen's Park and Bloor Street West. The Reasons for Identification within the HEA for the property include both interior and exterior attributes and specifically identify the east entrance on the Queen's Park elevation of the building:

"The east frontispiece contains the principal entrance and an elaborate sculptural program, where pylons and altar blocks flank three sets of doors with carved piers, a nameplate and pictorial panels. Above this entry, a monumental round arch has mouldings, stained and leaded glass panels, and sculpted detailing with a pictorial frieze and a tympanum incorporating a seated figure, crests and other imagery".

The full Reasons for Identification from the existing HEA can be found attached to this report (Attachment No. 5).

Application History

The existing stone landing and stairs at the east entrance have undergone very few alterations since their construction in 1933. In 1935 the east stairs were modified with the introduction of handrails and in the 1980s a concrete ramp and guardrail were installed at the south landing. A similar guardrail was installed in 2003 at the north landing. Selective restoration work was undertaken in 2007 to the stairs and landing face and the handrails and guardrails were replaced again at that time.

Policy Framework

Provincial Policy Statement

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."

3.1.5.26: "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."

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 HIA submitted in support of this application identifies this project as rehabilitation, therefore the General Standards (1-9) and the Standards for Rehabilitation (10-12) and Standard for Restoration (13) apply to this project.

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

The purpose of this application is to address two major ongoing issues with the east entrance of the heritage building. The existing stones are cracked and concave through years of wear and weather damage, resulting in significant water leakage in the basement of the building. Additionally, the moisture barrier beneath the landing has failed. A building permit has been issued by Toronto Building and approved by HPS staff for the repair and conservation work necessary for the existing limestone stairs and landing at the east entrance. This permit will allow this repair work to begin in advance of the additional alterations to the existing steps and landing.

As part of the ROM's Multi-Year Accessibility Plan and to provide a code compliant accessible entrance on the primary elevation of the building, the proposed limestone ramp will replace the existing concrete ramp which does not meet the current standards for accessibility. The proposed ramp will connect into an enlarged landing to the south, and an enlarged set of stairs to the entrance. Radiant heating will be installed beneath the stairs and landing to facilitate snow removal during the winter months. The existing handrails and guardrails will be replaced with high-quality bronze railings, and a new hedge will be planted to the height of the new guardrail which will partially obscure the new ramp from street view. To ensure the compatibility of the new construction with the existing stairs and landing, the new ramp, stair and landing elements will be constructed in limestone similar to the existing building materials but will be legible in detailing and finish.

The proposed alterations will complement the existing fabric of the heritage building while providing an improved public realm experience for the under-utilized east entrance of the ROM. Staff consider the impact to be minimal in nature.

CONCLUSION

Staff are supportive of the efforts of the ROM to revitalize the historic entrance on Queen's Park and to encourage a more vibrant public space adjacent to this elevation of the museum. The proposed alterations to the existing landing and stairs will not have a negative impact on the heritage attributes of this property and will improve accessibility

to the museum. Staff support this application and recommend that City Council approve the proposed alterations and the amendment of the existing Heritage Easement Agreement to ensure the ongoing and long-term conservation of this important historical landmark in the City.

CONTACT

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

SIGNATURE

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

ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Photographs
Attachment 3 – Proposed Plans
Attachment 4 – Proposed Elevation
Attachment 5 – Reasons for Identification