

Alterations to a Designated Heritage Property and Authority to Amend a Heritage Easement - 30 Powerhouse Street

Date: June 6, 2018
To: Toronto Preservation Board
Etoricoke York Community Council
From: Director, Urban Design, City Planning
Wards: Ward 17, Davenport

SUMMARY

This report recommends that City Council approve the proposed alterations for the heritage property at 30 Powerhouse Street and give authority to amend the existing Heritage Easement Agreement (HEA) with the property owner. The property at 30 Powerhouse Street is designated under Part IV of the Ontario Heritage Act and is subject to an existing Heritage Easement Agreement. The applicant is proposing to alter the property by converting it from office use to residential units adding a 2-storey rooftop addition while fully retaining and conserving the historic Canadian Foundry Company Office Building.

City Council's approval of the proposed alterations to the heritage property and authority to amend the designation by-law and existing Heritage Easement Agreement is required under the Ontario Heritage Act.

RECOMMENDATIONS

The Director, Urban Design, City Planning, recommends that:

1. City Council approve the alterations to the heritage property at 30 Powerhouse Street in accordance with Section 33 of the Ontario Heritage Act, to allow for alterations to the existing building on the lands known municipally in the year 2018 as 30 Powerhouse Street , with such alterations substantially in accordance with plans and drawings prepared by AREA, Architects Rasch Eckler Associates Ltd., issued May 4, 2018, and on file with the Senior Manager, Heritage Preservation Services and the Heritage Impact Assessment (HIA), prepared by AREA, Architects Rasch Eckler Associates Ltd , dated November 2103, revision date April 2018, 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 final Site Plan approval for the property located at 30 Powerhouse Street, the owner shall:

1. Amend the existing Heritage Easement Agreement for the property at 30 Powerhouse Street in accordance with the plans and drawings prepared by AREA, Architects Rasch Eckler Associates Ltd., issued May 4, 2018 and on file with the Senior Manager, Heritage Preservation Services, and subject to and in accordance with the Conservation Plan required in Recommendation 1.a.2 below, all to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of such amending agreement to the satisfaction of the City Solicitor.
2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for the property at 30 Powerhouse Street, prepared by AREA, Architects Rasch Eckler Associates Ltd. and dated November 2013, (revision date April 2018) to the satisfaction of the Senior Manager, Heritage Preservation Services.
3. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.a.2 above to the satisfaction of the Senior Manager, Heritage Preservation Services.
4. Provide a Heritage Lighting Plan that describes how the exterior of the heritage property will be sensitively illuminated to enhance its 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.
5. Provide an Interpretation Plan for the subject property, 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.

b. That prior to the issuance of any permit for all or any part of the property at 30 Powerhouse Street, including a heritage permit or a building permit, but excluding interior alterations not impacting identified interior attributes, 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:

1. Amend the existing Heritage Easement Agreement for the property at 30 Powerhouse Street in accordance with the plans and drawings prepared by AREA, Architects Rasch Eckler Associates Ltd., issued May 4, 2018 and on file with the Senior Manager, Heritage Preservation Services, and subject to and in accordance with the Conservation Plan required in Recommendation 1.a.2 below, all to the satisfaction of the Senior Manager, Heritage Preservation Services including registration of

such amending agreement to the satisfaction of the City Solicitor, as required in Recommendation 1.a.1 above.

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment for the property at 30 Powerhouse Street, prepared by AREA, Architects Rasch Eckler Associates Ltd., and dated November 2013, (revision date April 2018, 2018), to the satisfaction of the Senior Manager, Heritage Preservation Services, as required in Recommendation 1.a.2 above.

3. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.2 above, 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.

4. 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, Lighting Plan and Interpretation Plan.

c. That prior to the release of the Letter of Credit required in Recommendation 1.b.4 above, the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work and the required interpretive work has been completed in accordance with the Conservation 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.

2. 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 30 Powerhouse Street, Instrument No. AT3895770, dated May 28, 2015, and on file with the Senior Manager, Heritage Preservation Services.

3. City Council authorize the City Solicitor to introduce any 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 site was listed on the City of Toronto Inventory of Heritage Properties in 2004.

Intention to designate adopted by City Council on February 6 and 7, 2012.
<https://www.toronto.ca/legdocs/mmis/2012/ey/bgrd/backgroundfile-42793.pdf>

Designating By-law 1413-2012 enacted by City Council November 1, 2012.

Heritage Easement Agreement registered as Instrument # AT3895770 on May 28, 2015.

ISSUE BACKGROUND

The application involves the property at 30 Powerhouse Street, Canada Foundry Company Office Building. The site contains a four-storey office building known as the Canada Foundry Company Office Building.

The applicant is proposing to alter the existing building by renovating interior floor spaces, upgrading mechanical and electrical systems and replacing all windows based on the original configurations. The applicant is also proposing significant restoration work to the exterior elevations of the existing building.

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 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."

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."

3.1.5.28: "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".

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 General Standards (1-9) and the Standards for Rehabilitation (10-12) and Restoration (13) apply to this project.

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

COMMENTS

Heritage Preservation Services has reviewed the Heritage Impact Assessment (HIA) prepared by AREA, Architects Rasch Eckler Associates Ltd., and dated November 2013, (revision date April 2018), and date-stamped received by City Planning January 17, 2018.

The applicant is proposing significant interior alterations to the existing building to rehabilitate the existing office tower and renovate interior floors, upgrade mechanical and electrical equipment. The proposed interior alterations will retain the existing floors and structure. The additional two floors (plus mechanical) represent a simple and clearly legible contemporary expression. The upper floors are set back equidistant from the south, east and west elevations. The proposed addition massing is flush on the north elevation (laneway). The fifth floor is set back 2.2 metres and the sixth floor steps back a further 3 metres.

New windows will be installed with designs based on the character of the "2-over-2" windows. Mock-ups of the window type are to be reviewed and approved by HPS staff prior to their final selection and approval.

Additional drawings and modelling will be provided to communicate the character and construction of the new detailing for the new entrances which also references the original design (as witnessed by the 1936 drawings).

The guard at the fifth floor (original roof of building) will be frameless butt-joint glazing to avoid visual conflict above the parapet of the building.

Proposed Conservation Work:

The applicant is proposing to undertake significant restoration work to the existing building as part of the proposal.

This will include:

- cleaning of brick
- localized mortar repair
- removal of vines, pipes and debris
- replacement of damaged brick
- tinting of mis-matched brickwork

There is reference to "replacement of flashing" identifying the modest cornice which will be replaced "in kind."

CONCLUSION

Staff are supportive of the proposed alterations and conservation work to the heritage property in the adaptive re-use as a residential building and recommend that City Council approve the proposed alterations to the existing four-storey building. Staff recommend that City Council also give authority to amend the existing Heritage Easement Agreement with the owner to secure the long-term conservation of the heritage property (to include a schedule of Allowable Alterations).

CONTACT

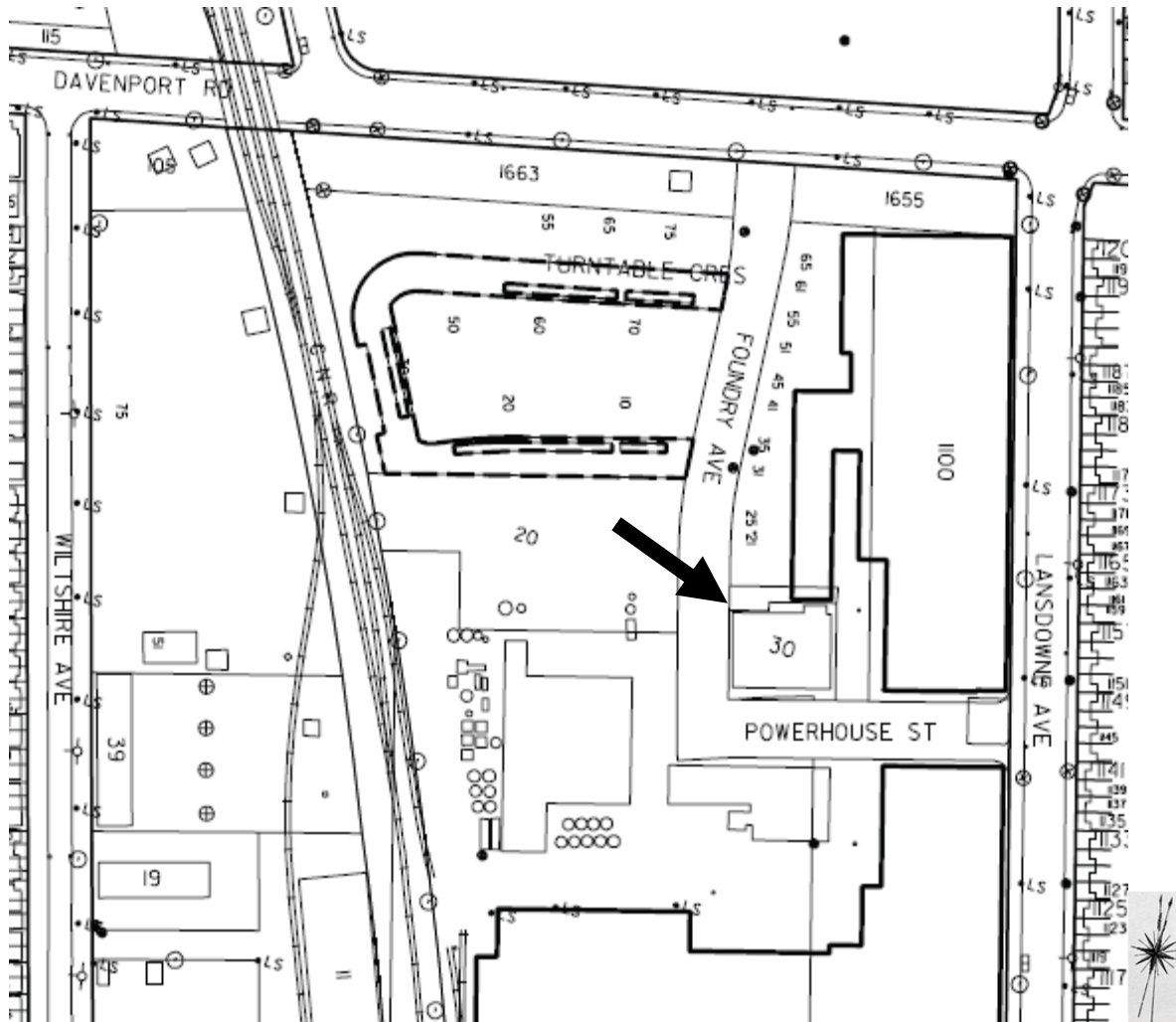
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Email: Mary.MacDonald@toronto.ca

SIGNATURE

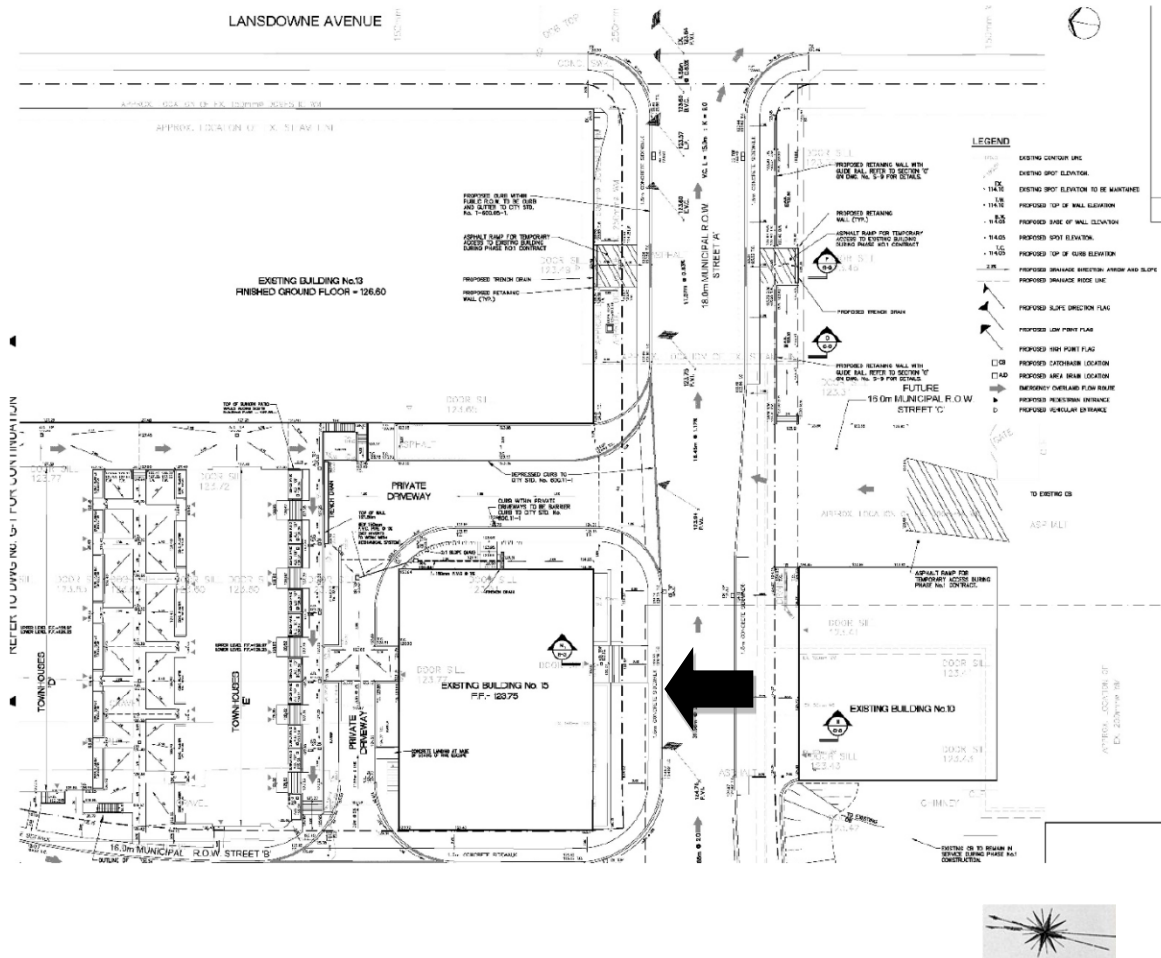
Lorna Day, MCIP, RPP, B. Arch
Director, Urban Design
City Planning

ATTACHMENTS

Attachment 1 - Location Map - 30 Powerhouse Street
Attachment 2 - Site Plan - 30 Powerhouse Street
Attachment 3 - Bird's Eye View of Context - 30 Powerhouse Street
Attachment 4 - Photographs - 30 Powerhouse Street
Attachment 5 - Proposal Sections - 30 Powerhouse Street
Attachment 6 - Proposed Plans - 30 Powerhouse Street
Attachment 7 - Elevations - 30 Powerhouse Street
Attachment 8 - Proposal Floor Plans - 30 Powerhouse Street
Attachment 9 - Application Development to South
Attachment 10 - Statement of Significance (Reasons for Designation) - 30 Powerhouse Street



The black arrow marks the location of the property at 30 Powerhouse Street.
This location map is for information purposes only.
The exact boundaries of the property are not shown.



Site Plan

The black arrow marks the location of the property at 30 Powerhouse Street.



Aerial View of 30 Powerhouse Street (Google Earth 2018)

The black arrow marks the location of the property at 30 Powerhouse Street.



View Looking North-East from Foundry Avenue (2011)



View Looking South-West from Foundry Avenue (2018)

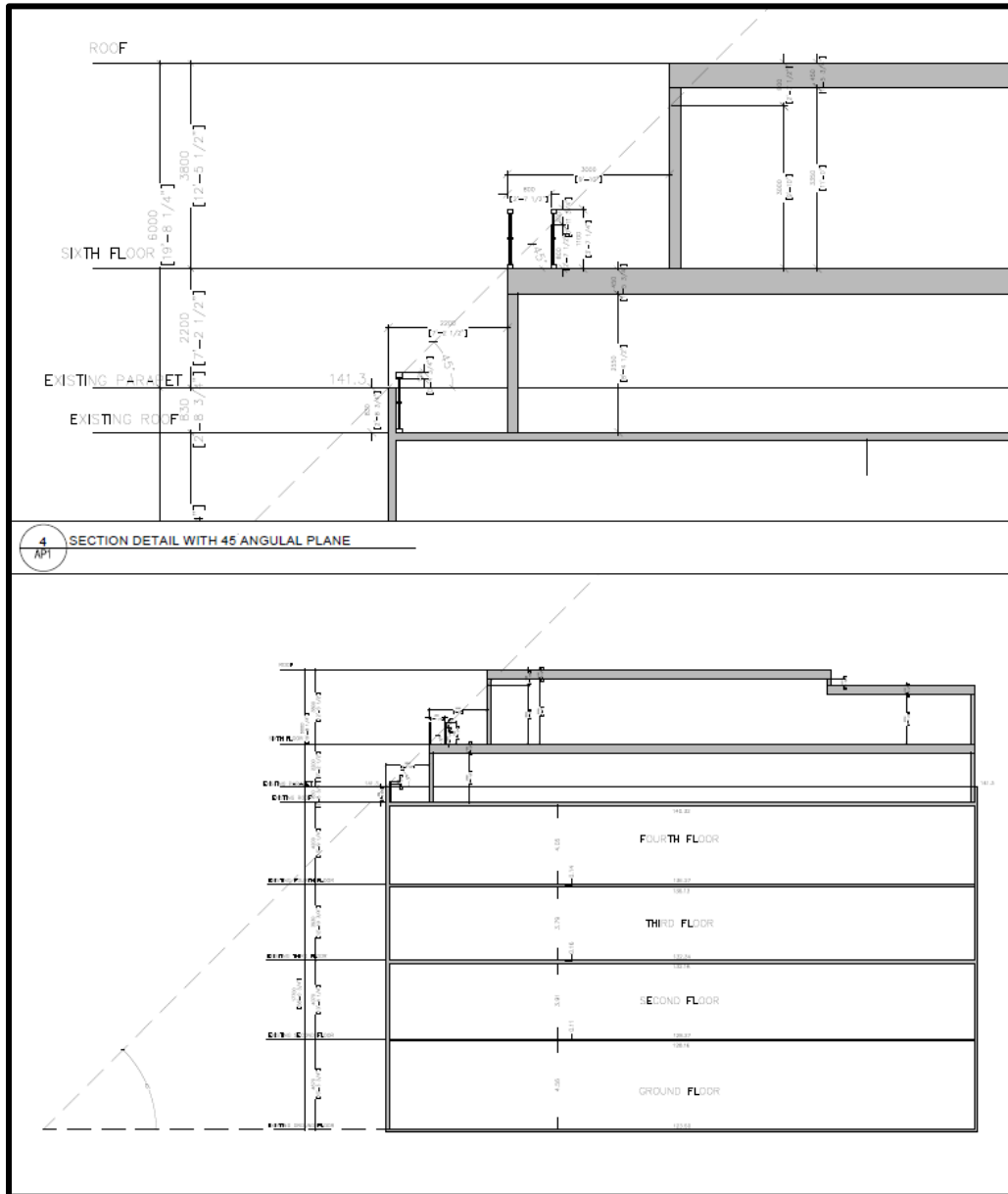
PHOTOGRAPHS: 30 Powerhouse Street



View Looking South-West from Foundry Avenue

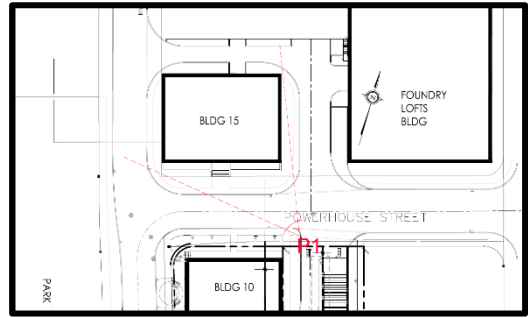


South-West Corner of 30 Powerhouse

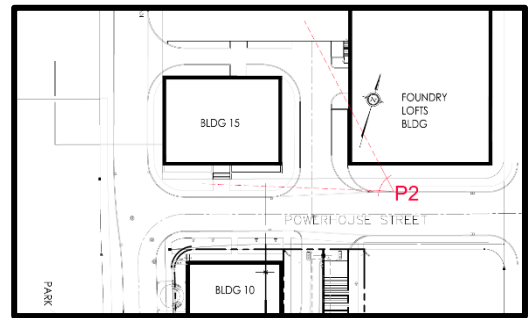




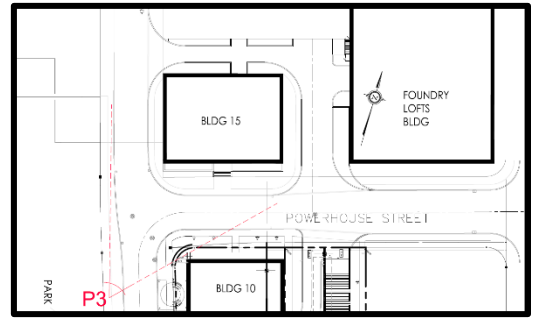
1
A01 PERSPECTIVE VIEW - LOCATION P1



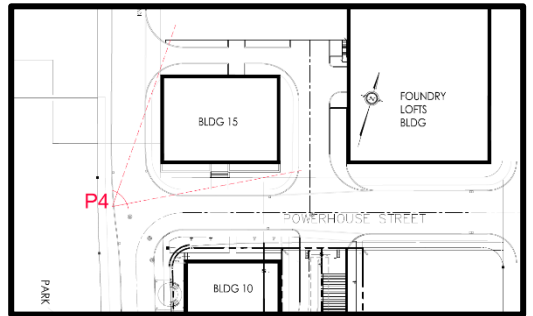
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A02 PERSPECTIVE VIEW - LOCATION P2



PROPOSAL RENDERINGS: 30 Powerhouse Street

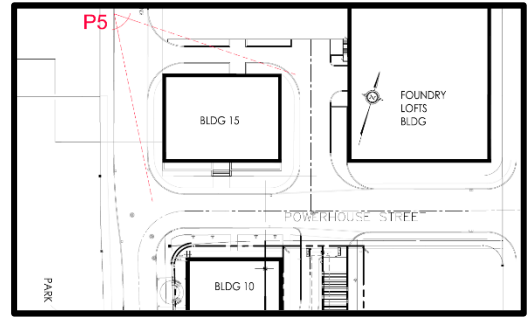


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AP3 PERSPECTIVE VIEW - LOCATION P3

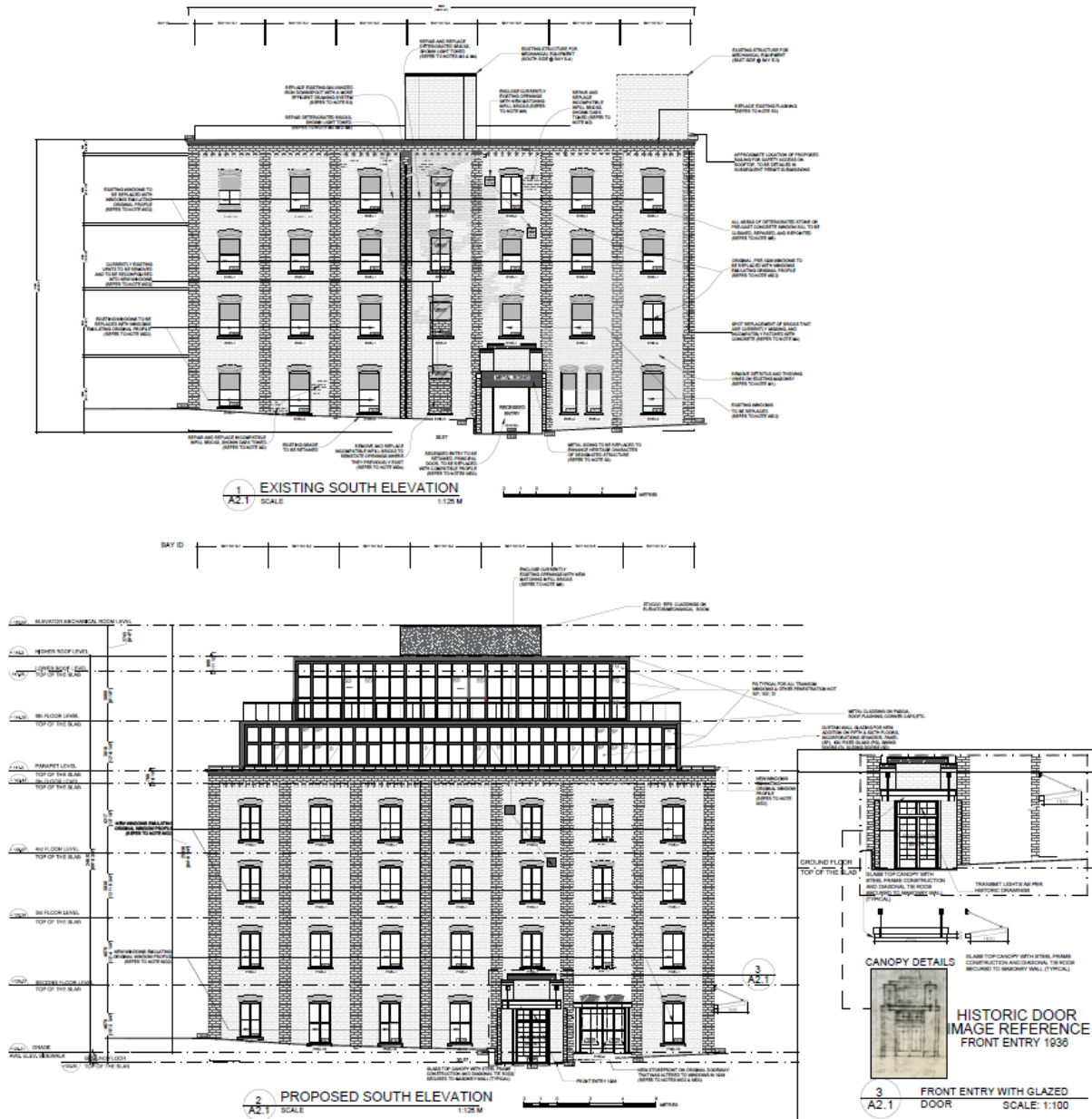


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AP4 PERSPECTIVE VIEW - LOCATION P4

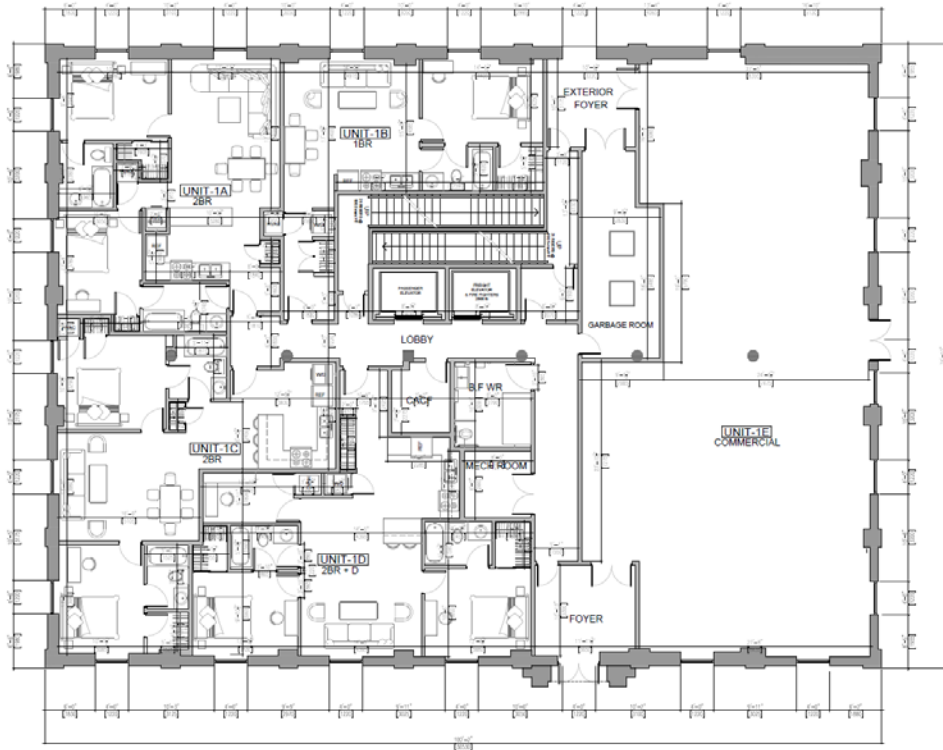
PROPOSAL RENDERINGS: 30 Powerhouse Street



 PERSPECTIVE VIEW - LOCATION P5

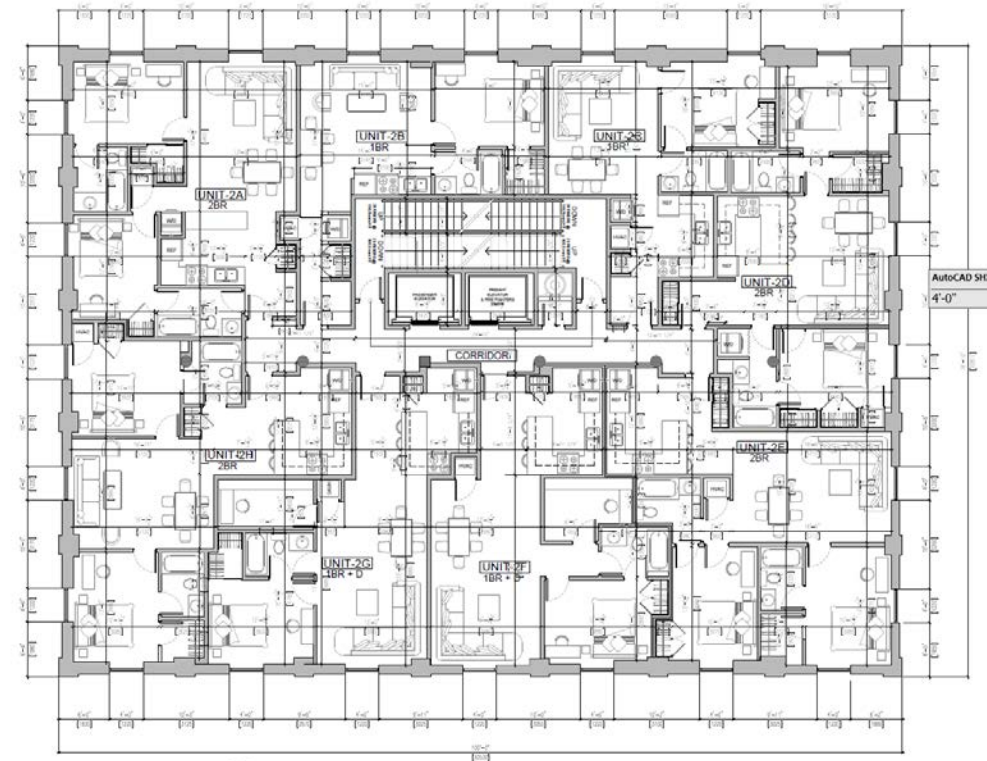


Existing & Proposed South Elevations - 30 Powerhouse Street



1
A1-1 GROUND FLOOR PLAN
3/16"=1'-0"

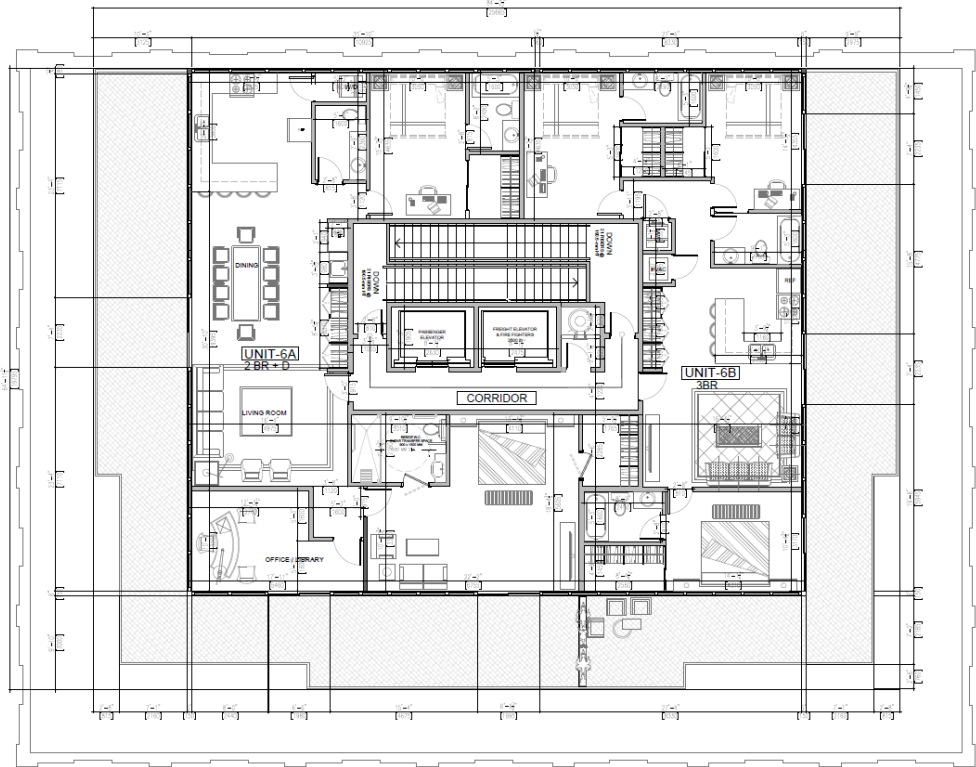
Proposed Ground Floor



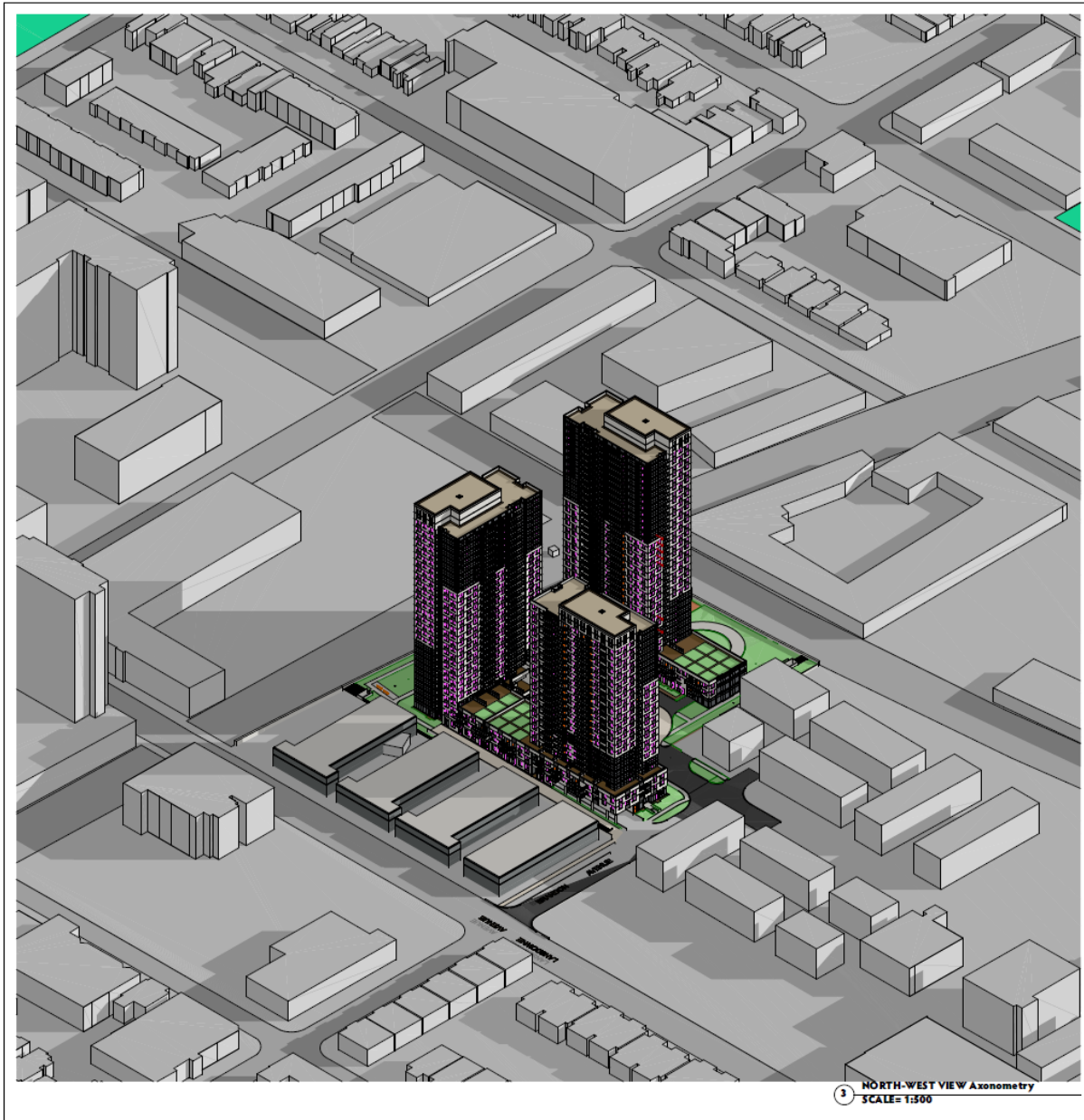
1
A1-2 TYPICAL FLOOR PLAN
3/16"=1'-0"

Proposed Typical Residential Floor

PROPOSED PLANS: 30 Powerhouse Street



Proposed Sixth Floor



30 Powerhouse Avenue: Canada Foundry Company Office Building

Descriptive Information

The property at 30 Powerhouse Avenue is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. Located on the northeast corner of Powerhouse Avenue and Foundry Avenue, the Canada Foundry Company Office Building (1902) is a four-storey industrial building. The site was listed on the City of Toronto Inventory of Heritage Properties in 2004.

Statement of Cultural Heritage Value

The Canada Foundry Company Office Building has design value as a representative example of an early 20th century industrial building that forms part of a surviving collection of structures associated with the manufacturing site.

The Office Building is associated with the Canada Foundry Company, a subsidiary of the Canadian General Electric Company, which constructed the building on its 60-acre (25-hectare) tract to manufacture a range of steel and cast iron products, including steam locomotives, railway tracks and turntables, bridge components, elevator cages, fences, staircases and architectural ornaments. Known as the Davenport works, CGE produced electrical transformers on the site for nearly 60 years.

Contextually, the Canada Foundry Company Office Building is historically and visually related to its surroundings where, with the adjoining Canada Foundry Company Warehouse and Powerhouse, it is a surviving example of the industrial complex that filled the area southwest of Davenport Road and Lansdowne Avenue for most of the 20th century.

Heritage Attributes

The heritage attributes of the property at 30 Powerhouse Avenue are:

- The four-storey office building
- The scale, form and massing of the structure with its rectangular-shaped plan
- The materials, with brick cladding and detailing
- The flat roofline that is decorated with corbelled brickwork
- The brick piers that symmetrically organize the segmental-arched window openings with voussoirs and sills