

Alterations to a Heritage Property and Amendment of a Heritage Easement Agreement - 51 Bond Street

Date: June 27, 2018
To: Toronto Preservation Board
Toronto and East York Community Council
From: Director, Urban Design, City Planning
Wards: Ward 27, Toronto Centre-Rosedale

SUMMARY

This report recommends that City Council endorse the conservation strategy generally described for the heritage property at 51 Bond Street and give authority to amend the existing Heritage Easement Agreement (HEA) with the property owner. The property at 51 Bond Street is designated under Part IV of the Ontario Heritage Act and is subject to an existing Heritage Easement Agreement. The applicant is proposing conservation work, exterior alterations, interior alterations and the construction of an east side addition to support the programming of a commercial event venue and to comply with the Ontario Building Code and Accessibility for Ontarians with Disabilities Act (AODA). 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 Director, Urban Design, City Planning Division, recommends that:

1. City Council approve the alterations to the heritage property at 51 Bond 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 51 Bond Street, with such alterations substantially in accordance with plans and drawings prepared by ERA Architects Inc., dated March 8, 2018, and on file with the Senior Manager, Heritage Preservation Services and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated June 1, 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 51 Bond Street, the owner shall:

1. Amend the existing Heritage Easement Agreement for the property at 51 Bond Street in accordance with the plans and drawings dated March 8, 2018, prepared by ERA Architects Inc. 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 51 Bond Street, prepared by ERA Architects Inc. and dated June 1, 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 51 Bond 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 51 Bond Street in accordance with the plans and drawings dated March 8, 2018, prepared by ERA Architects Inc. 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 51 Bond Street, prepared by ERA Architects Inc. and dated June 1, 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 51 Bond Street, Instrument No. AT1687114, dated May 1, 2007, 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 property at 51 Bond Street was designated by By-law No. 133-2009, passed by City Council on January 28, 2009.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2007.TE7.14>

At its meeting on September 22, 23, 24 and 25, 2003, City Council approved an Official Plan Amendment and a Zoning By-Law Amendment to permit the development of a 36-storey residential tower on the northern portion of the site.

In August 2003, City Council adopted a recommendation to enter into a Heritage Easement Agreement to provide for the protection of the Metropolitan United Church and Parsonage, 56 Queen Street East and 51 Bond Street.

BACKGROUND

Site and Context

The application involves the property at 51 Bond Street, which was listed on the City's Heritage Register by Toronto City Council on September 6, 1983 and designated under Part IV of the Ontario Heritage Act on January 28, 2009. The property is subject to a Heritage Easement Agreement.

The Parsonage building is located at the southeast corner of the intersection of Bond Street and Shuter Street. The site contains the 2½ storey Parsonage building, built in 1906 and designed by Toronto architectural firm Sproatt and Rolph in association with S.G. Curry, consulting architect. The Parsonage building was most recently used as a place of assembly, but it has remained vacant since 2009. Adjacent to the site are several properties included on the City's Heritage Register: the Metropolitan United Church, 56 Queen Street East (Part IV); St. Michael's Hospital, 30 Bond Street (listed); St. Michael's Cathedral, 65 Bond Street (listed); and the Athenaeum Club, 167 Church Street (Part IV).

Previous Proposals

In 2003, City Council approved an Official Plan Amendment and a Zoning By-Law Amendment to permit the development of a 36-storey residential tower on the northern portion of the site. The proposal involved the retention of the Parsonage building and its relocation on the site. Demolition of a historic addition to the Parsonage building was approved and was undertaken in 2008. The development is not being pursued at this time because a flight path to St. Michael's Hospital's helicopter pad was established over the site, and a tower cannot be constructed within the flight path.

Current Proposal

The applicant has submitted a Site Plan application to allow for the continued use of the building as a place of assembly, in the form of a commercial event venue. To support the use and to comply with the Ontario Building Code and AODA, the applicant

proposes significant exterior conservation work, interior and exterior alterations, and the construction of a 2 ½ storey addition on the east side of the 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 ERA Architects Inc., dated June 1, 2018. The applicant is proposing alterations to the existing 2½ storey building, including conservation work, exterior alterations, interior alterations and the construction of an east side addition.

The proposed interior alterations involve the removal of heritage attributes on the second floor that are identified in the designation by-law. While not ideal, these heritage impacts are necessary to support the programming of a commercial event venue and to meet Ontario Building Code and AODA requirements. Proposed mitigation measures include significant conservation work, accessibility upgrades, landscaping improvements and the long-term use of a building that is currently vacant.

The HIA finds that "the proposal conserves the cultural heritage value of on-site and adjacent heritage properties while allowing for the re-use of a vacant property in disrepair and at risk of demolition. Impacts to identified interior attributes on the second floor are appropriate and necessary as part of the overall conservation strategy for the site." Overall staff concur with the assessment and are supportive of the proposal with the following comments.

Proposed Exterior Alterations

The application involves minimal exterior alterations that are necessary for the re-use of the building and other acceptable interventions.

On the north elevation, at the ground floor level, the north-eastern service door will be widened for exit capacity and the north central service door will be filled in. At the second storey of the north elevation, the west-facing window at the top of the second stair landing will be converted into a terrace door, the terrace roof will be rebuilt and a window well will be added, overlooking the terrace. The non-original third floor dormer on the north elevation will be moved to accommodate the rebuilt interior stair.

On the south elevation, at the basement level, the ground will be excavated and a walk out to a new sunken terrace will be created. An existing basement entrance door will be

filled in and two sets of basement windows will be converted into doors. The newly exposed foundation wall will be repaired.

On the west (primary) elevation, facing Bond Street, a ramp is proposed to provide access to the main entrance door.

Proposed landscaping includes plantings, new metal fencing and alterations to the exterior stone perimeter walls.

Proposed Interior Alterations

The applicant proposes to renovate and rehabilitate all interior floors. The proposal will impact interior heritage attributes on the second floor, which are in poor condition. The only other interior heritage attribute that will be impacted is the living room wall on the ground floor, in which a new opening will be created.

At the basement level, the south east room will be excavated, the majority of the interior walls will be removed, the floor finishes will be removed and a new stair to the ground floor will be constructed. There are no heritage attributes at the basement level.

At the ground floor, a new opening will be created in the living room wall to mirror the existing opening in the dining room. The living room wall is a heritage attribute; this intervention is the only one that impacts a heritage attribute at the ground floor. The ground floor interior walls within the northern portion of the building will be removed. The north western apartment stair will be rebuilt for exit capacity. Floor finishes in non-designated spaces will be removed.

At the second floor, all interior walls will be removed to create an open space. The existing ceiling will be removed and a new ceiling will be created that exposes the attic space above. Two fireplaces and the chimney from the ground floor fireplace will be removed. The steps in the north east servant's quarters and the floor finishes will also be removed.

At the third floor, all interior walls, finishes and attic insulation will be removed. No heritage attributes will be impacted by this work.

Proposed East Side Addition

The proposed 2½ storey east side addition is designed to be compatible, contemporary and subordinate to the Parsonage building. The design of the addition responds to the massing, fenestration and architectural features of the existing building. The north and south walls are stepped back from the stone walls of the existing building to distinguish between the historic building and the new addition. The addition will have minimal impact on historic building fabric as the addition will be located within the footprint of a 1928 addition that was demolished in 2008, leaving a wood framed temporary infill wall on the east elevation. The service space for the commercial event venue will be located within the addition to avoid further alterations to the historic interior.

Proposed Conservation Work

The applicant is proposing to do significant restoration work to the existing building as part of the proposal. The exterior conservation work includes the restoration of stonework and masonry and the repair and replacement of windows, doors and architectural elements. The interior conservation work includes the restoration of interior heritage attributes on the ground floor, which are mostly original and in good condition.

CONCLUSION

Staff are supportive of the applicant's efforts to conserve the heritage property through its adaptive re-use as a commercial event venue and with the significant conservation work proposed as part of the application, and recommend that City Council approve the proposed alterations to the existing 2½ 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. Planning staff will continue to work with the applicant through the Site Plan process.

CONTACT

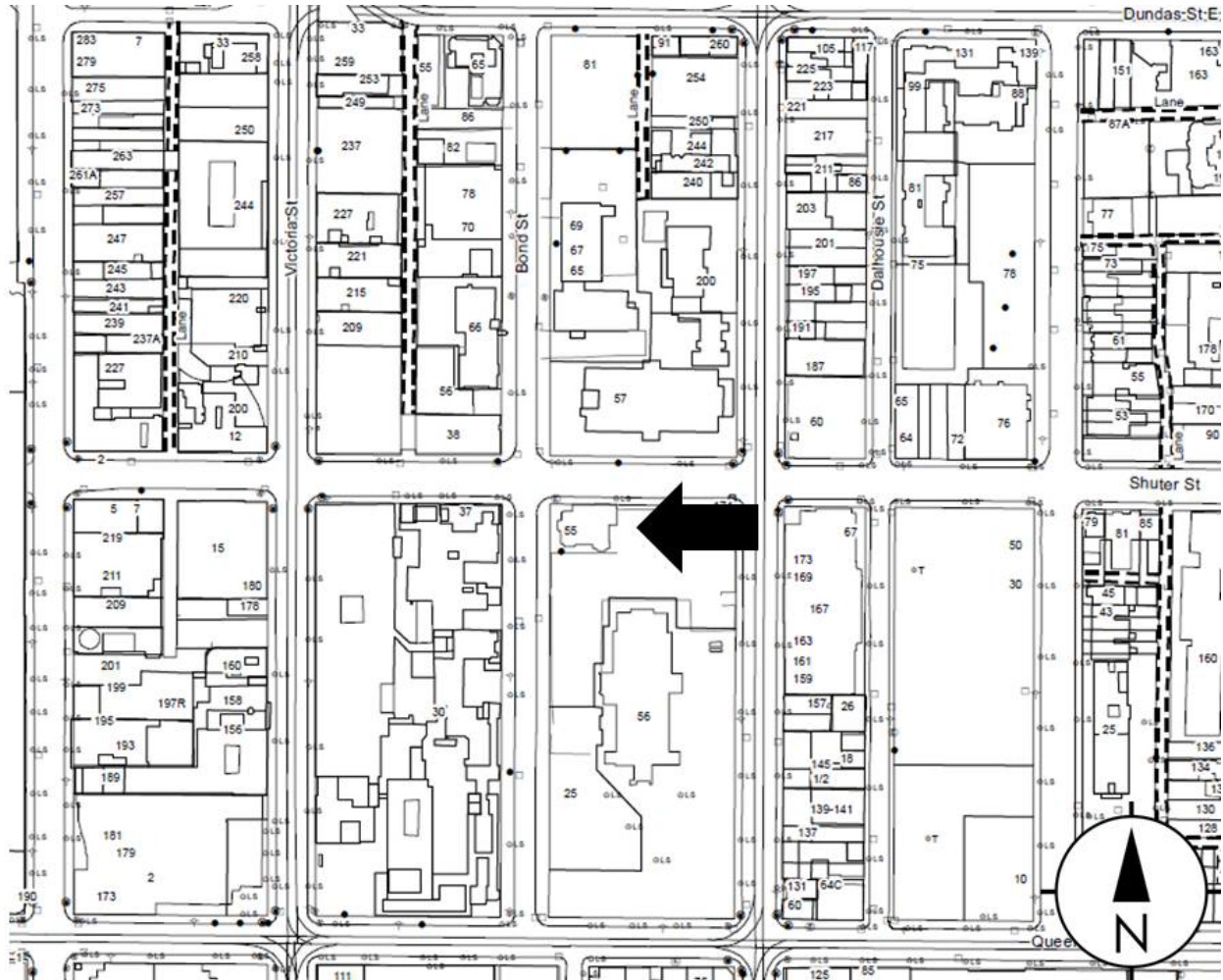
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SIGNATURE

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ATTACHMENTS

Attachment 1 - Location Map - 51 Bond Street
Attachment 2 - Photographs - 51 Bond Street
Attachment 3 - Proposed Site Plan - 51 Bond Street
Attachment 4 - Proposed Floor Plans - 51 Bond Street
Attachment 5 - Proposed Elevations - 51 Bond Street
Attachment 6 - Reasons for Designation - 51 Bond Street



The arrow marks the location of the property at 51 Bond Street.

This location map is for information purposes only. The exact boundaries of the property are not shown.



West Elevation of 51 Bond Street (ERA Architects Inc., 2017)



North Elevation of 51 Bond Street (ERA Architects Inc., 2017)

PHOTOGRAPHS: 51 Bond Street



East Elevation of 51 Bond Street (ERA Architects Inc., 2017)

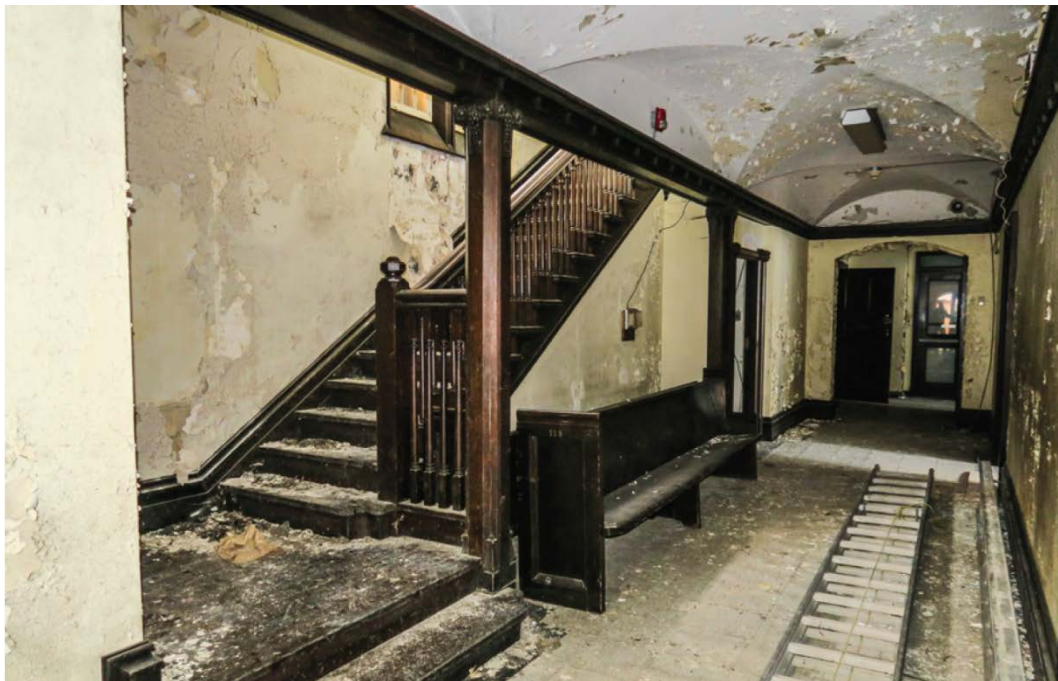


South Elevation of 51 Bond Street (ERA Architects Inc., 2017)

PHOTOGRAPHS: 51 Bond Street



Second Storey Terrace, North Elevation of 51 Bond Street (ERA Architects Inc., 2017)



Main Stair, Ground Floor Hall of 51 Bond Street (ERA Architects Inc., 2017)

PHOTOGRAPHS: 51 Bond Street



Living Room, Ground Floor of 51 Bond Street (ERA Architects Inc., 2017)



Dining Room, Ground Floor of 51 Bond Street (ERA Architects Inc., 2017)

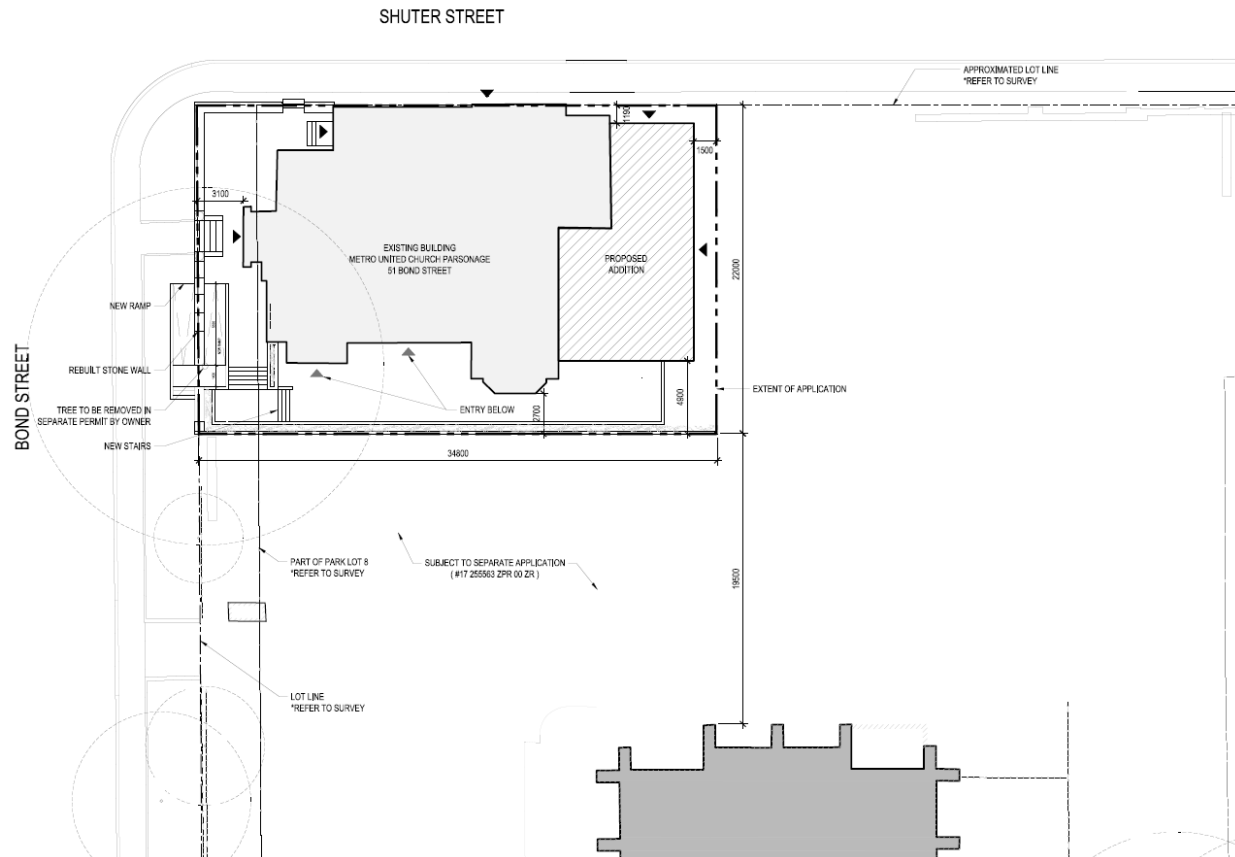
PHOTOGRAPHS: 51 Bond Street



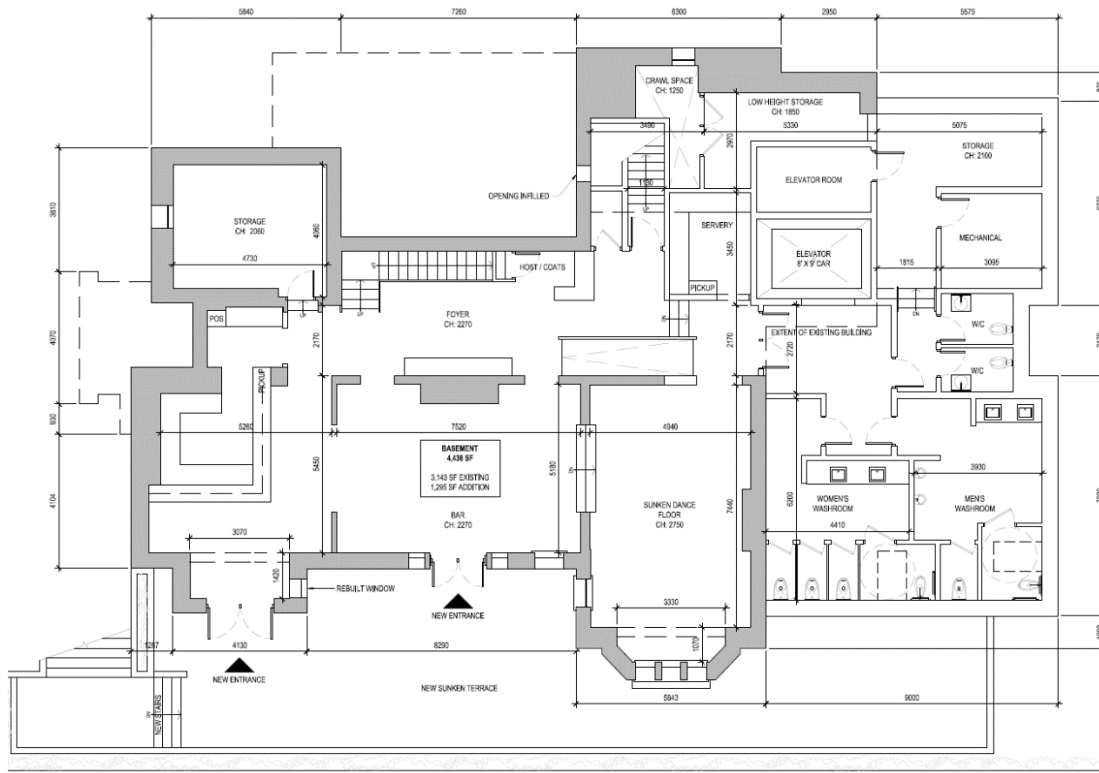
Southwest Bedroom, Second Floor of 51 Bond Street (ERA Architects Inc., 2017)



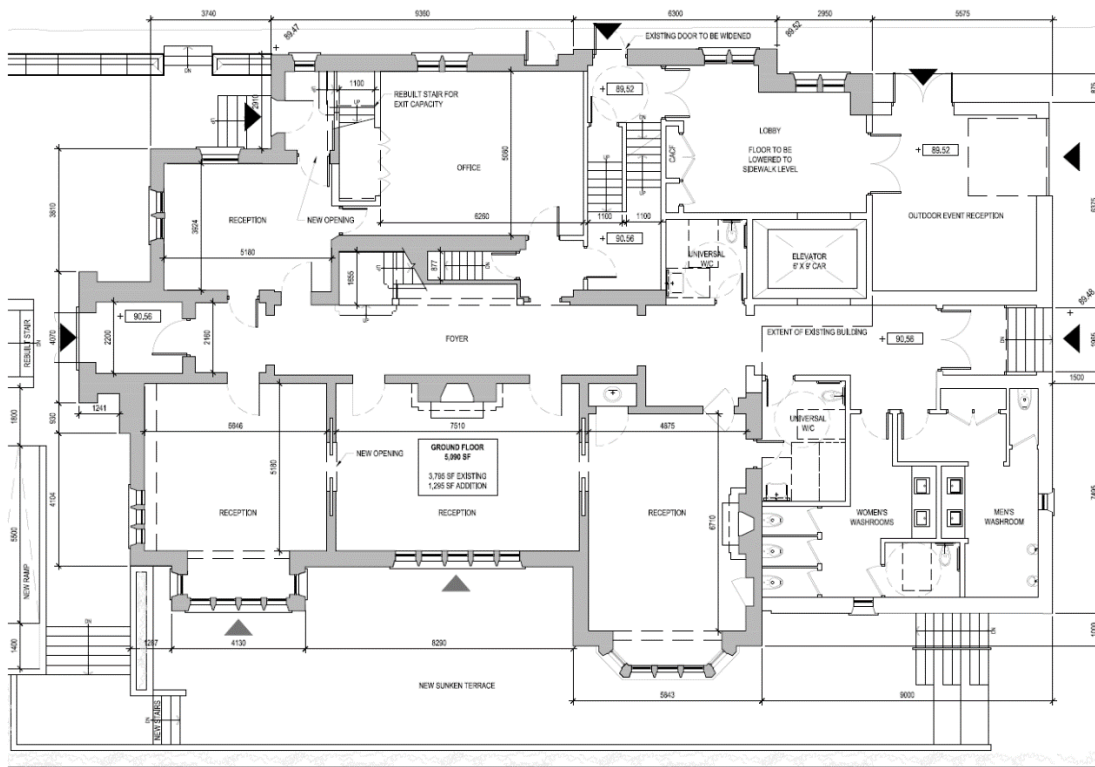
Southeast Bedroom, Second Floor of 51 Bond Street (ERA Architects Inc., 2017)



Proposed Site Plan - 51 Bond Street

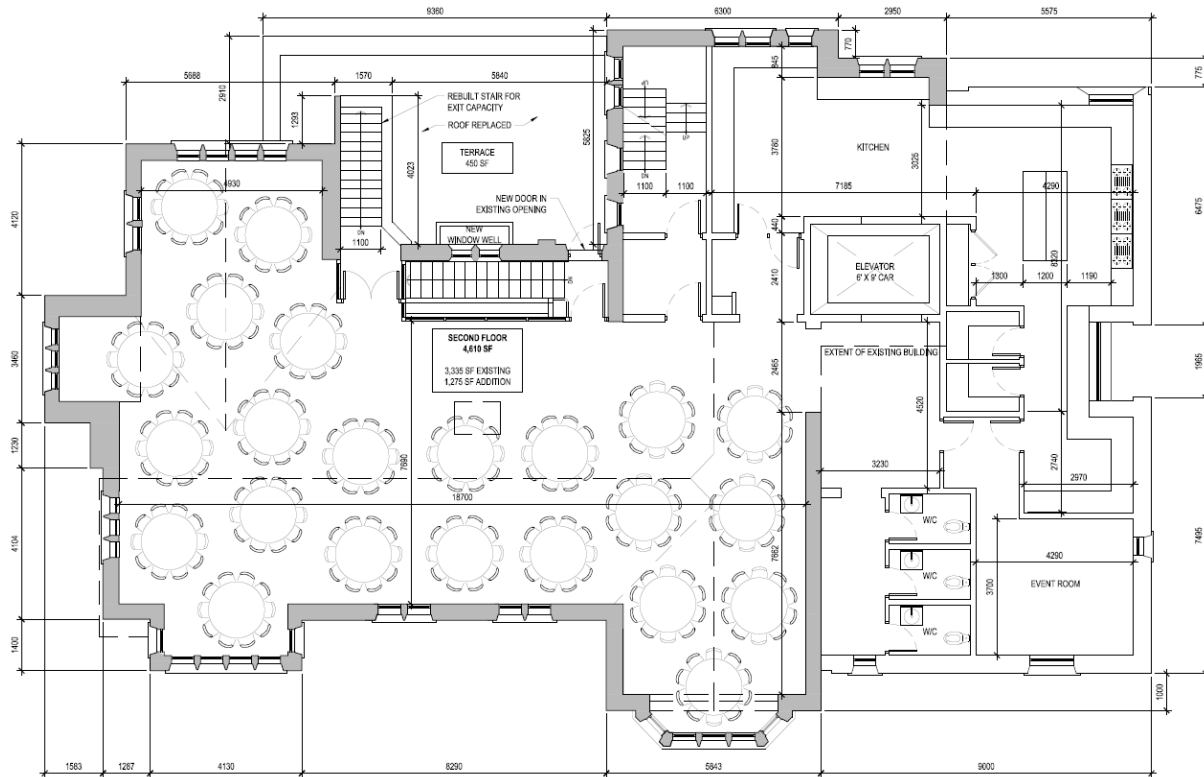


Proposed Basement Floor Plan - 51 Bond Street

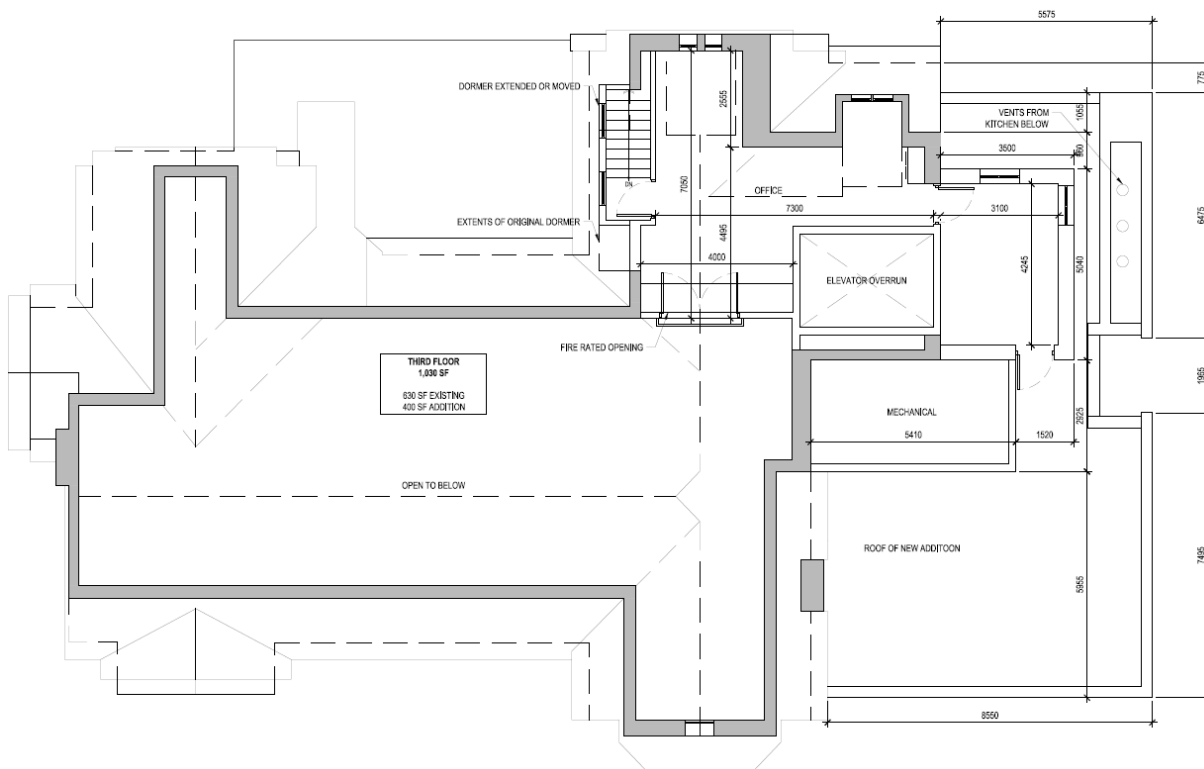


Proposed Ground Floor Plan - 51 Bond Street

PROPOSED FLOOR PLANS: 51 Bond Street



Proposed Second Floor Plan - 51 Bond Street



Proposed Third Floor Plan - 51 Bond Street

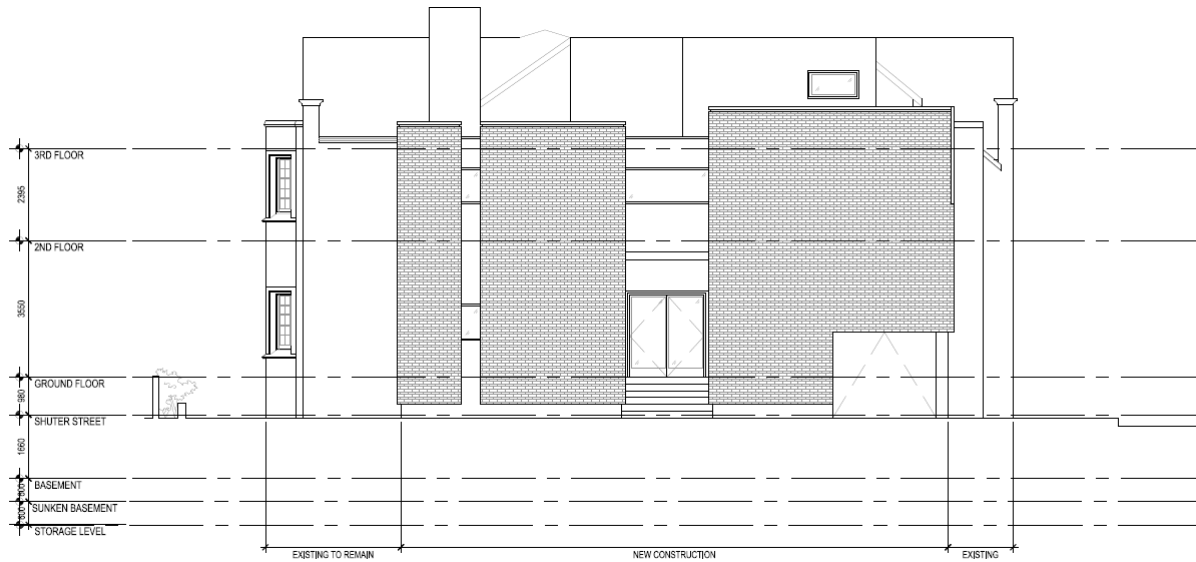


Proposed West Elevation - 51 Bond Street



Proposed North Elevation - 51 Bond Street

PROPOSED ELEVATIONS: 51 Bond Street



Proposed East Elevation - 51 Bond Street



Proposed South Elevation - 51 Bond Street

Metropolitan Church Parsonage

Description

The property at 51 Bond Street is worthy of designation under Part IV of the Ontario Heritage Act for its cultural heritage value or interest, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, historical, and contextual value. Located on the south side of Shuter Street between Bond Street (west) and Church Street (east), the construction of the 2½-story Metropolitan Church Parsonage (1906) is documented in historical records. The property was listed on the City of Toronto Inventory of Heritage Properties in 1983, and City Council has granted authority to enter into a Heritage Easement Agreement.

Statement of Cultural Heritage Value

The Metropolitan Church Parsonage is architecturally significant as a good example of Neo-Gothic design, the style popularized for institutional buildings after 1900 and distinguished from the earlier Gothic Revival by its reduced scale and lack of polychromatic detailing. Elements drawn from late medieval English architecture were applied for the exterior decorative detailing and continued on the interior of the Parsonage.

Historically, the Parsonage is associated with Metropolitan United Church to the south, which was built in 1872 as Metropolitan Wesleyan Methodist Church and restored after a fire in 1928. The church was known as the “Cathedral of Methodism” in Toronto and, with the adjoining Parsonage, has continually fulfilled an important role in servicing the social and spiritual needs of the surrounding community and the underprivileged.

Businessman and philanthropist Chester D. Massey of the Massey-Harris Company provided the funding for the Parsonage. The son of company co-founder, Hart Massey, Chester eventually assumed the presidency of Massey-Harris (later Massey Ferguson), the largest producer and exporter of agricultural implements in the British Empire. The Massey family was linked to charities associated with the Methodist Church, including the Fred Victor Mission, which was established in memory of Chester’s younger brother.

Metropolitan Church Parsonage is also linked to the practice of the notable Toronto architectural firm of Sproatt and Rolph, which prepared the plans in association with S.G. Curry. Sproatt and Rolph began a 40-year partnership in 1896, including the interval from 1905 to 1907 when Samuel Curry was associated with the firm. With plans underway for the Parsonage, Chester Massey engaged the architects to design the alterations to his residence at 519 Jarvis Street, which were completed in 1907. The firm received other commissions from the family-run Massey Foundation, including the Birge-Carnegie Library and Burwash Hall at Victoria University in 1911. Hart House, which was named in recognition of the Massey patriarch and completed in 1919 according to Sproatt and Rolph’s designs, is recognized as one of the best examples of Neo-Gothic design in Canada.

Contextually, the Metropolitan Church Parsonage is part of a complex of buildings associated with Metropolitan United Church that occupy the city block bounded by Queen Street East (south), Church Street (east), Shuter Street (north), and Bond Street (west). Opposite the Parsonage on the north side of Shuter Street, St. Michael's Cathedral is another important institutional landmark in the locality.

Heritage Attributes

The heritage attributes of the Metropolitan Church Parsonage related to its design value as a good example of the Neo-Gothic style are found on the west, north and south exterior walls and the roof, the stone wall enclosing the north and west elevations, and the interiors described below, consisting of:

Exterior

- The squared and coursed rock-faced sandstone cladding with cut and combed limestone window and door surrounds and capstones
- The moderately pitched gable roof with chimneys on the west (front) and east ends and at the centre
- The 2½-storey asymmetrical H-shaped plan with crow-stepped gables capping the wings
- On the principal (west) facade, the two-storey projecting and buttressed porch with crenellations in the gable parapet wall
- The porch gable, which is nested within the large gable capping the south half of the elevation and features a large chimney asymmetrically placed behind the south porch return
- Reached by limestone steps, the entrance to the porch where the stone surround displays a four-centered arched opening, quoins and carved foliated corbels
- Inside a set of double doors, the interior of the porch, with stone walls, an oak cornice moulding and a floor clad with terra-cotta square tiles
- The west entrance, with a glazed oak entrance door that mimics the design of the windows, with a steeply sloped and projecting wood sill at the base of the glazing
- Above the west entrance, the carved recessed date panel showing "1906"
- Over the west entry, the three nine-light casement windows that are divided by stone mullions and set in a stone surround with quoins
- The treatment of the above-noted openings, with steeply sloped and projecting stone sills, and astragal mouldings in the wood frames
- The window openings above the basement level, which have stone mullions, sill design and astragals
- On the south side of the west facade, the two sets of three nine-light window openings with wood casement windows that are asymmetrically placed and not aligned above each other
- At the peak of the gable, the single narrow louvered vent to the attic peak of the gable

- On the north side of the west facade, the pairs of window openings in both stories, with six-over-six wood sash windows in the first floor and nine-light casement windows above
- The organization of the north elevation facing Shuter Street around a central courtyard walled in stone
- The projecting wings on the right and left, which are fronted with gable ends slightly asymmetrical in design and have openings with casement and sash windows similar to others on the building
- On the south elevation overlooking Metropolitan United Church, the large gable with a projecting crenellated two-storey bay window at the east end
- At the west end of the south wall, the smaller projecting two-storey square bay window under a gable with crenellations
- On the south wall, the first- and second-storey window openings where multiple sets of wood sash windows are set in a six-over-nine pattern and separated by stone mullions
- The stone wall enclosing the west and north sides of the Parsonage, composed of rock faced sandstone and peaked limestone capstones
- The two endposts and the two square gateposts that are capped with pyramidal capstones, and the spheres topping the gateposts

The east (rear) wall of the Parsonage and the Community House (built in 1930) to which it is attached are excluded from the heritage easement agreement and are not included in the Reasons for Designation.

Interior

- The first-floor hall, living room and dining room, the second-floor hall, and two second-floor bedrooms with fireplaces that are included in the Reasons for Designation and described below
- The quarter-sawn oak doors with five raised panels and brass or oiled bronze hardware
- In the entrance hall, which is located inside the west entrance and runs east-west through the building, the ceiling and staircase
- The ceiling, with three intersecting vaults and an oak dentil cornice
- The oak staircase, with two octagonal newel posts marking the landings, which winds around the two octagonal full-height columns with capitals of carved grapes that divides it from the hall
- Under the stairs, the oak doorcase crowned with four carved heads
- The living room, which is located on the south side of the first floor and features a cornice with dentils and an oak fireplace with carved panels
- East of the living room, the dining room with its oak wainscoting, the ceiling with oak beams and a cornice and, on the east wall, a fireplace with fluted columns
- Above the entrance hall, the second-floor hall with its wood chair rail, door surrounds, cornice and barrel-vaulted ceiling
- The southwest bedroom and the southeast bedroom, featuring wood detailing with plate rails and cornices, fireplaces with wood and tile, and bay windows
- In the southwest bedroom, the dentil mantle shelf marking the fireplace and the chair rail
- In the southeast bedroom, the pilaster decoration