

Alterations to Heritage Properties at 89 - 109 Niagara Street and Authority to Amend the Existing Heritage Easement Agreement at 89- 109 Niagara Street

Date: October 25, 2019

To: Toronto Preservation Board

Toronto and East York Community Council

From: Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Wards: Ward 10 - Spadina - Fort York

SUMMARY

This report recommends that City Council approve the proposed alterations for the heritage properties at 89 - 109 Niagara Street, in connection with the proposed redevelopment of the site per the application for Site Plan Approval.

This report also recommends that City Council give authority to amend the existing Heritage Easement Agreement (HEA) for the properties at 89 - 109 Niagara Street which are designated under Part IV of the Ontario Heritage Act.

A Zoning Amendment Application was submitted in March 2012 which proposed a similar scale project to that which is currently proposed. It involved the conservation of the building massing of the heritage properties and added two new buildings at the south portion of the site of 12 and 14 stories respectively. The application and subsequently executed HEA proposed substantively whole building conservation with minimal changes to the heritage buildings both externally and internally. Since that time, the Site Plan has been submitted and the Conservation Strategy for the project revised. The major difference between the previous and revised proposal is that the current strategy removes the interior of the heritage properties. All four existing buildings will be conserved with their visible facades entirely retained in situ. A fourth floor is proposed at 95-97 Niagara Street, as in the previous approved proposal, however the new floor now includes a contemporary design. A fifth floor will be added to the group of three buildings from 95-109 Niagara Street (89-91 Niagara Street is already a 5-storey building having had a late 19th century fifth floor added).

The conservation strategy will not significantly impact the three dimensional form of the buildings as viewed from the public realm. Should the alterations to the subject property be approved, staff recommends that the property owner be required to amend the

existing Heritage Easement Agreement at 89-109 Niagara Street in order to ensure the long-term protection of the heritage properties.

RECOMMENDATIONS

The Senior Manager, Heritage Preservation Services, Urban Design, City Planning recommends that:

1. City Council approve the alterations to the heritage properties at 89 - 109 Niagara Street in accordance with Section 33 of the Ontario Heritage Act, to allow for alterations to the heritage properties on the lands known municipally as 89 - 109 Niagara Street, with such alterations substantially in accordance with plans and drawings prepared by Core Architects Inc., dated July 31, 2019, and on file with the Senior Manager, Heritage Preservation Services and the Heritage Impact Assessment (HIA), dated July 29, 2019, prepared by Philip Goldsmith, Architect, 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 related site specific Zoning By-law Amendment giving rise to the proposed alterations has been enacted by City Council and has come into full force and effect in a form and with content acceptable to City Council, and any required minor variances have been approved by the Committee of Adjustment as the case may be, as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Preservation Services;

b. That prior to final Site Plan approval, for the development contemplated for 89 - 109 Niagara Street, the owner shall:

1. Amend the existing Heritage Easement Agreement, registered on the title for the heritage property at 89 - 109 Niagara Street, Instrument No. AT3953795 dated July 22, 2015, substantially in accordance with plans and drawings prepared by Core Architects Inc., dated July 31, 2019, submitted with the Heritage Impact Assessment prepared by Philip Goldsmith, Architect, dated July 29, 2019, subject to and in accordance with the approved Conservation Plan required in Recommendation 1.b.2, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. Provide a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for 89 - 109 Niagara Street, prepared by Philip Goldsmith, dated July 29, 2019, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

3. Enter into and register on the properties at 89 - 109 Niagara Street one or more agreements with the City pursuant to Section 37 of the Planning

Act, all to the satisfaction of the City Solicitor 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, and any required minor variances, giving rise to the proposed alterations, including amongst other matters, securing the final project specifications, preparation and thereafter the implementation of a Heritage Lighting Plan, a Signage Plan, an Interpretation Plan and requiring a letter of credit to secure all work included in the approved Conservation Plan and approved Interpretation Plan, including provision for upwards indexing, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

4. Provide final site plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.b.2 above to the satisfaction of the Senior Manager, Heritage Preservation Services.

5. Provide a Heritage Lighting Plan that describes how the exterior of 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;

6. 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;

7. Provide a detailed Landscape Plan for the subject property satisfactory to the Senior Manager, Heritage Preservation Services.

c. That prior to the issuance of any permit for all or any part of the properties at 89 - 109 Niagara 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:

1. Have obtained final approval for the necessary Zoning By-law Amendment or minor variances required for the subject property, such Amendment or minor variances to have come into full force and effect;

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

3. 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, and approved Interpretation Plan;

4. Provide full documentation of the existing heritage properties at 89 - 109 Niagara Street, 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.

e. That prior to the release of the Letter of Credit required in Recommendation 1.c.3 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.

FINANCIAL IMPACT

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

DECISION HISTORY

The property at 89-109 Niagara Street, known as the National Casket Company, is a designated property under Part IV, Section 29 of the Ontario Heritage Act. Under City of Toronto By-law 1036-2015, the property meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. See Attachment 2 for Property Statement of Cultural Heritage Value and Heritage Attributes.

The property at 89-109 Niagara Street is also subject to a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act as Instrument Number AT3953795. This Easement Agreement was entered into between the City of Toronto and the property owner to ensure the long-term conservation of the heritage property. Schedule C of the Easement Agreement refers to heritage elements contained at the four principal brick clad buildings as "Reasons for Identification".

In March 2012 a Zoning By-law Amendment Application was submitted to permit the redevelopment of the lands for a new mixed use development which includes the

retention and reuse of the existing heritage buildings on the site and the addition of two residential towers 12 and 14 stories in height. The proposal included a total gross floor area of approximately 30,142 square metres.

In December 2017, a Site Plan Application was submitted and the general scope of the overall project was little changed. However, the Conservation Strategy for the site was revised. The major difference between the previous and revised proposal is that the current strategy removes the interior of the heritage properties.

BACKGROUND

The site includes a group of four heritage buildings along Niagara Street returning south along Tecumseth Street (109 Niagara Street). There are four primary buildings which accommodate several addresses each:

1. 89-91 Niagara St., constructed in 1884 with a later 5th floor addition;
2. 95-97 Niagara St., constructed in 1886
3. 101-107 Niagara St., constructed in 1887
4. 109 Niagara St., constructed in 1887

As noted in the current HIA, these buildings have remained on the exterior largely unchanged over the years. However, some changes include:

1. New exterior windows
2. Loss of building cornices
3. Interior linkages between buildings and repartitioning to create “one” large complex
4. Enclosure of carriage way at 101 Niagara Street.
5. New exterior doors
6. Removal of entrance canopy and new doorway to 109 Niagara St.
7. Adaptive reuse of some industrial space such as the Kiln Building area at the rear of 89-91 Niagara Street.

As explained in the summary, a Zoning Amendment Application was submitted in March 2012 and proposed a similar scale project which conserved the building massing of the heritage properties, demolished both a non-heritage two-storey building along Tecumseth Street (south of 109 Niagara Street) and non original additions at the rear of the heritage buildings; and, then added two new buildings at the south portion of the site of 12 and 14 stories respectively. The application and subsequently executed HEA proposed substantively whole building conservation with minimal changes to the heritage buildings both externally and internally.

Since that time, the Site Plan has been submitted and the Conservation Strategy for the site revised. Similar to the previously approved project, the proposal for redevelopment of the site continues to include both 12 and 14 storey residential towers linked on a 5-storey podium. The new tower complex will be separated from the rear (south) facades of the historic buildings by an internal landscaped courtyard. The new towers appear as separate buildings that are only linked underground by a service tunnel at the basement level to the heritage buildings.

The design of the new residential complex has evolved from the design of the previous project, but in most significant respects it is the same conservation concept. The exterior walls of the existing buildings will be preserved and restored with some minor alterations to reflect changes to the interior.

The most significant divergence from the prior proposal is that the interior is now proposed to be entirely removed and rebuilt. The previous proposal was to retain the interior structure with some modification. It proposed to remove all existing partitions and the interior of the buildings above the ground floor was rationalized with a central corridor serving units facing north and south. The current proposal is to rebuild the interior structure of the building to provide the required strength, level floors, fire separations and acoustic properties. The new floors will be set at or close to the levels of the existing floors maintaining their relationship to the existing windows.

The Current Conservation Strategy as Proposed for Exterior Facades Consists of the Following:

The North Elevation - Niagara Street

89-91 Niagara Street

Exterior walls remain largely unaltered. One window opening at the NW corner of this building will be modified to suit a new entrance; this includes lowering one window sill and modifying the existing doorway.

95-97 Niagara Street

Exterior walls remain largely unaltered. As with 89-91 Niagara Street, at the NE and NW ground floor corners of the building, the existing door and an adjacent window sill will be lowered to permit the installation of a ground level door to suit the new entrance condition.

At the roof level, as previously approved, a fourth floor is added at 95-97 Niagara Street, extending across the Niagara Street frontage between 89-91 Niagara Street and 101-107 Niagara Street. This addition is proposed with no step back in a similar fashion to that of the scheme approved in 2012. This new floor is proposed to be a simple contemporary design intervention using sympathetic materials and punched windows in a grid that relates to the primary structural (pilaster) grid of the existing building.

A new fifth floor is proposed with a step back of 3-metres from the Niagara Street façade. The previous proposal included "pop up" discontinuous fifth floor areas that served as "mezzanines" to the units at the fourth floor. In this proposal these "pop ups" have been linked to create a fifth floor and this floor is articulated with stepped back recesses to break up its appearance as a continuous floor thereby emulating the appearance of the previous proposal.

101-107 Niagara Street

The historic facade of this large mid block building at 101-107 Niagara Street is unaltered. The carriageway under the east end historic addition which infilled a prior gap between 101-107 and 93-97 Niagara Street will be reopened as a pedestrian passage to the interior courtyard of the site to the south of the building.

A new fifth floor is proposed with a step back of 3-metres from the Niagara Street façade (similar to that proposed at 95-97 Niagara Street). This also includes stepped back recesses to break up its appearance as a continuous floor, emulating the previous proposal.

109 Niagara Street

This is a corner building with frontages on both Niagara Street and Tecumseth Street.

Exterior walls are proposed to remain largely unaltered; however at ground floor level the masonry spandrels between the 1/2 basement windows and the ground floor windows are to be removed resulting in a 1-1/2 storey window. This is required to support the commercial occupancy and to improve accessibility.

A new fifth floor is proposed with a step back of 3-metres from the Niagara Street façade (similar to that proposed at 95-107 Niagara Street). This also includes stepped back recesses to break up its appearance as a continuous floor, emulating the previous proposal.

West Elevation, Tecumseth Street

109 Niagara Street

As stated above this is a corner building with frontages on both Niagara Street and Tecumseh Street.

In a similar way to the Niagara Street frontage of this building, its Tecumseth Street facing exterior walls are proposed to remain largely unaltered; however at ground floor level the masonry spandrels between the 1/2 basement windows and the ground floor windows are to be removed resulting in a 1-1/2 storey window. This is required to support the commercial occupancy and to improve accessibility.

At the South/Rear Elevation facing the internal courtyard:

Kiln Building

This is a complex industrial rear extension to 89-91 Niagara Street and 95-97 Niagara Street that extends south in an approximate "L"-shaped plan into the large central courtyard of the site.

Modifications of the parapets at the south/rear elevation are proposed to provide for a rear terrace for the new residential units. New and altered window openings are proposed to serve new interior floor levels. These changes will not be visible to the street.

Provincial Framework

Provincial Policy Statement and Planning Act

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."

The 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."

Growth Plan

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2019) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform to the Growth Plan. Comments, submissions or advice affecting a planning matter that is provided by Council shall also conform to the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that “Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.”

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 façades 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.

Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is 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) apply to this project.

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

COMMENTS

Assessment of Heritage Impacts

Heritage staff has reviewed the Heritage Impact Assessment submitted in conjunction with the Site Plan Application and is in support of the proposal prepared by Core Architects Inc., for conformity with the Planning Act, the Provincial Policy Statement, the Growth Plan and the City's Official Plan heritage policies and the Standards and Guidelines for Conservation of Historic Places in Canada.

Façade Retention

All exterior facades of 89 - 109 Niagara Street comprising of four heritage buildings at 89-91 Niagara Street, 93-97 Niagara Street, 101-107 Niagara Street, and 109 Niagara Street will be retained in situ and will be conserved with the rear facades of the original buildings being visible from the internal courtyard proposed between the heritage properties and the new 12 and 14 storey residential towers.

As in the previous approved project, a non-heritage two storey building at Tecumseth Street and also a number of later additions to the rear of the heritage buildings will be demolished exposing "original" rear walls of all buildings (except 89 Niagara Street). The removal of these additions will expose walls in an unknown condition which will be surveyed, repaired or restored consistent with the drawings of the proposal.

Internal Changes

None of the interior elements of these buildings are identified as Heritage Attributes of the Property. Nonetheless, the proposal in the previous project was to retain the interior structure with some modifications.

The floor system in the existing building is a plank floor on wood joists carried by wood beams to wood columns. This is less robust than heavy mill construction (that typically has a 6" thick nail laminated solid wood deck). Issues with the current interior structure include:

- Deterioration of the floor system through multiple changes through time;

- A floor system that may not have the capacity to support the density of room partitions and fixtures as part of a condominium reuse;
- Settlement of the existing floor system through long term loading, material deterioration and warping (sagging) of structurally loaded members, beams and joists;
- A floor system of wood joists and thin deck that would require fire rating through added layers of gypsum wall board (GWB) below;
- A floor system that would require acoustic upgrading for separation between units;
- A floor system that would require a cementitious levelling topping to approach a flat surface for the future condo floors;

As a consequence of the above, the current proposal is to reframe the interior of the building within all of the existing exterior walls and walls between buildings. The floor levels of the new floors will be located at or close to the levels of the existing floors to maintain the appropriate relationship to all of the existing window openings which are preserved. The interior floors will be repartitioned to create internal condominium residential apartments.

Existing heavy timber wood columns will be removed and saved. These will be sorted and good columns will be reinstalled as non structural “decorative” elements in the building interior to reference the original wood framing of the building. The result of the redeployment of these columns is that these artifacts will be saved and visible as a memory of the original framing. Decorative wood columns will be located in the main lobby and elevator lobby / corridors at the upper floors.

The result of this reframing of the interior is the conservation of a whole building in three dimensions with floors at the same level as they are currently and the exterior and party walls of this group of buildings wholly intact.

New Roof Addition

At the roof level, as previously approved, a fourth floor is added at 95-97 Niagara Street, extending across the Niagara Street frontage between 89-91 and 101-107 Niagara Street. This addition is proposed with no step back (similar to that included as part of the Zoning By-law Amendment in 2012). In the current proposal this new floor has a simple contemporary design using sympathetic materials and punched windows in a grid that relates to the primary structural (pilaster) grid of the existing building. The simple cornice at the top of the heritage property and a contemporary compatible 4th floor design visually differentiates the heritage building from the new addition.

Extending along the entire Niagara Street frontage (except at 89-91 Niagara Street) a new *fifth* floor is proposed that would be stepped back approximately 10 feet (3 metres) from the front facades *along* Niagara Street.

The previous proposal included “pop up” discontinuous *fifth* floor areas that served as “mezzanines” to the units at the *fourth* floor. In the current proposal, these “pop ups”

have been linked to create a *fifth* floor and this floor is articulated with stepped back recesses to break up its appearance as a continuous floor *and to* emulate the previous proposal.

Tower Design and Scale, Form, and Massing

The proposed towers will have a minimal visual impact on the scale, form, and massing of the heritage buildings as seen from surrounding public rights of way.

The proposed 12 and 14 storey towers will be located to the rear of the heritage buildings. Further, these towers will be set back to the south of the landscaped internal courtyard. The setbacks from the heritage properties will range from an approximately 7.5 metre separation from the south side façade of the 109 Niagara building (at its Tecumseh frontage) to approximately 18 metres at the interior of the site between the rear heritage facades and the 14 and 12 storey tower elements.

At the rear Kiln Extension located behind 89-91 and 95-97 Niagara Street, the minimal setback to the rear property line will result in no tower behind either the rear Kiln building or the heritage property at 89 -91 Niagara Street (at east portion of site).

In addition, the podium of the adjacent new base building will be designed at the Tecumseth Street frontage to reinforce the height, scale, vertical articulation and materiality of the heritage buildings. The conservation strategy as outlined below will substantively mitigate further impacts.

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.

Proposed Conservation Strategy

As described in Background Section of this report, the proposed project is substantially the same as the one represented in the previous project. The historic buildings are being reused for residential purposes above the ground floor and the ground floor used as commercial space. Additions are proposed at the fourth floor and fifth floor to serve as new residential space with a new residential twin tower on a podium at the south end of the property.

As before, a number of non-original rear additions at the heritage properties will be demolished exposing "original" rear walls of all buildings (except 89-91 Niagara Street). The removal of these additions will expose walls in an unknown condition which will be surveyed and either repaired and/or reconstructed or restored consistent with the drawings of the proposal.

At the interior many years of interior partitioning will be removed to expose more of the interior structure. Columns will be assessed and identified for condition and good columns will be redeployed as noted below.

Principal changes from the previously approved project and HEA will include the following;

1. Linking the previously proposed "pop up roofs" at the fifth floor to create a continuous fifth floor with articulations and recesses that break up the facade to achieve a similar effect of as the previously proposed discontinuous form.
2. A change in aesthetic for the proposed additions. The fourth floor addition at 95-97 Niagara Street and fifth floor additions extending across most of the Niagara Street frontage are proposed to be a more contemporary design expression and material pallet, whereas previously the fourth floor additions both front and rear were designed to appear as original elements in matching brick and patterns of fenestration.
3. A change to the building at 109 Niagara Street at the corner of Niagara and Tecumseth Streets where ground floor windows are proposed to be connected to basement windows with new glazed spandrels to allow for a ground floor set at grade.
4. Removal and reconstruction of the interior framing of the building. This replaces existing framing which is sagged from weight and years of use, and if retained it would require fireproofing and acoustic separation between floors as well as a light cementitious topping to level floors to a reasonable tolerance. The result would be the original floor system would be substantially altered and would not be visible.
5. Removal of the existing columns associated with the floor system and the redeployment of a number of them as decorative elements in the building public spaces to reflect the original beam and column system supporting the floors.
6. There are multiple adjustments to some windows and parapet heights at the rear of the building and at the Kiln Extension; which are similar to the adjustments in the previous scheme but more extensive at the Kiln building to suit a rationalization for the reuse of the interior. There is no change to the extent of the conservation of the Kiln building.

Determining further the details of the conservation scope will require further research to uncover potential sources of archival information from which to base restoration details. Stone components will be cleaned and repaired as required. The existing windows will be replaced with new units to match the design and profile of existing units; the viability of providing wood units as replacements will be explored.

Staff will continue to work with the applicant to ensure the development of ground floor windows/entries that are complementary and sensitive relative to the façade wall. Staff has worked with the applicant to retain most of the existing ground level punched windows and will continue to work with the applicant regarding any modifications to ground level windows and entries.

Overall, staff supports the proposed retention strategy and feel that it meets the intent of Policy 3.1.5.27 as the scale, form, and massing of the heritage structures will be conserved.

New Base Buildings and Relationship to the Tower

The new base building element as a component of the 14 storey tower at the Tecumseth Street frontage (south of 109 Niagara Street) will consist of a complimentary scale, massing, form and materiality relative to the heritage property to achieve an appropriate contextual relationship and transition. The design of the base will be clearly contemporary and distinguishes the new building while relating to the heritage property.

Conservation Plan

Prior to final Site Plan Application approval for the proposed development at 89 - 109 Niagara Street, staff is recommending that the applicant be required to provide a detailed Conservation Plan to the satisfaction of the Senior Manager, Heritage Preservation Services, that fully describes how the cultural heritage values of the properties at 89 - 109 Niagara Street will be conserved.

Heritage Interpretation Plan

Heritage interpretation enhances personal experiences, increases respect and understanding, and communicates the importance of our cultural heritage properties. Prior to final Site Plan approval for the proposed development at 89 - 109 Niagara Street, staff is recommending 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 properties at 89 - 109 Niagara Street will be interpreted.

Heritage Lighting Plan

Prior to final Site Plan approval for the proposed development, staff is recommending that the applicant be required to submit a Lighting Plan to the satisfaction of the Senior Manager, Heritage Preservation Services. This plan will provide details of how the heritage properties will be lit to enhance heritage character as viewed from the public realm at night.

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 properties to the satisfaction of the Senior Manager, Heritage Preservation Services as a condition of final site plan approval.

Signage Plan

Given the grade-related commercial uses proposed for the development site, staff is recommending that the applicant also be required to submit a Signage Plan with sign guidelines for the commercial uses that will occur at the heritage properties. This

Signage Plan will guide future tenants and residents on the appropriate locations, sizes, and types of signs for the properties.

CONCLUSION

Heritage Preservation Services staff has reviewed the proposed development for the heritage properties at 89 - 109 Niagara Street and is satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan and the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada.

CONTACT

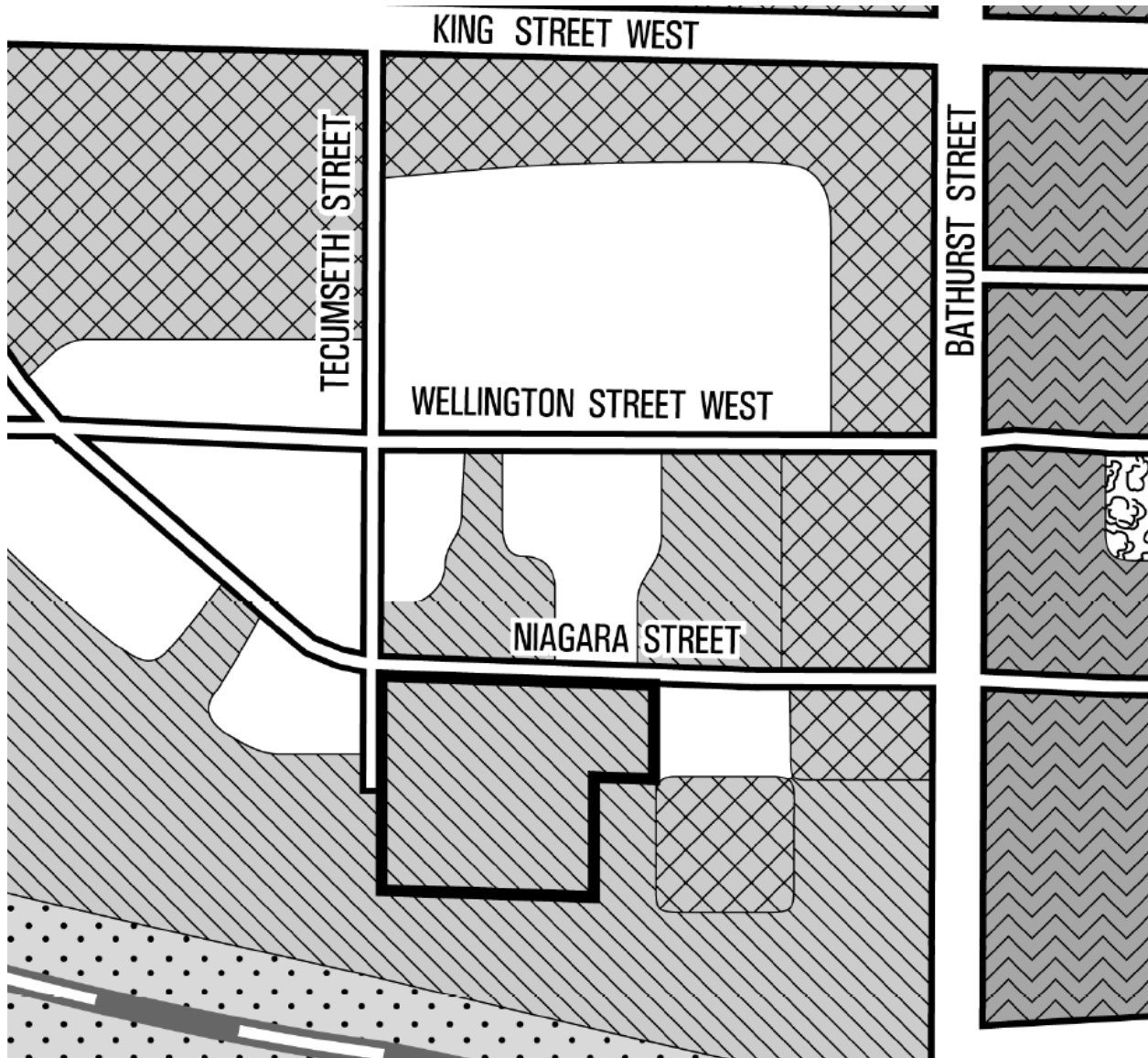
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ATTACHMENTS

Attachment 1 – Location Map
Attachment 2 – Reasons for Designation (Statement of Significance) and Attributes
Attachment 3 - Photos
Attachment 4 - Project Drawings



Location Map - Project Site is located on the south side of Niagara Street and the east side of Tecumseth Street. North is oriented upward.

Description

The property known as the National Casket Company Factories at 89-109 Niagara Street 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. The National Casket Company Factories property is located at the south east corner of Niagara and Tecumseth Street. Four principal brick-clad buildings of three to five stories in height face the street with a collection of outbuildings and chimney stacks at the rear of the property.

Statement of Cultural Heritage Value

The National Casket Company Factories complex is valued for its more than 150 year historic association with the commercial interests and manufacturing companies that have been located here in proximity to the railway lines at the southern edge of the property and for its historic associations with the South Niagara neighbourhood which was developed at the same time. The first commercial uses on the property quickly followed the arrival of the railways in the 1850s with the adaptation of the garrison hospital as a tobacco factory by 1858. By 1883 the first of the buildings in the complex was under construction, for felt hat manufacturing. The three other buildings followed with 95-97 Niagara Street completed in 1886 and 101-107 and 109 Niagara Street completed in 1887. They provided premises for wood planing, carpentry and furniture manufacturing, as well as for piano, piano parts and auto harp making. Eckardt's National Casket Company, with its associated National Silver Plate Company and National Dry Kilns, Planing Mills and Woodworking Company relocated to this site by 1908, after their Bay Street premises were destroyed in the Great Fire of 1904. Eckardt continued to occupy 95-109 Niagara Street until 1916 when it was purchased by the Dominion Manufacturing Company who continued to manufacture caskets on the property until 1973. Sixty-five years of caskets has given the property the popular name "the coffin factory." In the last three to four decades the complex has continued to function as a commercial and manufacturing facility with a variety of commercial spaces, studios and live-work accommodation.

The elevations of the four buildings facing onto Niagara and Tecumseth Streets are valued as fine and varied examples of a Classical style adapted to an industrial building type. All four feature pilasters or arcades terminating in either a cornice with a pediment or, as at 109 Niagara Street, a flat parapet. The two earliest buildings at 89-91 and 95-97 Niagara Street with their buff brick architectural elements indicate the influence of Georgian Neo-classicism prevalent in the city since its founding. The later buildings at 101-107 and 109 Niagara Street are monochromatic, relying on texture and relief, more complex rhythms and variety for their articulation indicating an Italianate Romanesque influence that was to become widespread throughout the city's architecture from 1885 onwards as evident in both the City Hall (1885-99) and the Ontario Legislature Building (1886-92).

While a measured order prevails in the uniform disposition of architectural elements on the street façades, the functional aspects of the complex are apparent at the rear of the property where a cheaper buff brick was used on the earliest exterior walls and the arrangement of the outbuildings was devoted to functional efficiency and the movement of materials and manufactured goods to and from the railway sidings. Transportation was further accommodated by the three carriageways through the buildings from Niagara Street and one from Tecumseth Street. Entrances for all buildings except 109 Niagara Street were originally from the rear yard side. The dry kiln at 95-97 Niagara and chimney at 89-91 Niagara are important contributing elements to the functioning of the complex. The interior structure is a wood post and beam system typical of industrial buildings allowing flexibility and the accommodation of large machinery.

The buildings at 89-109 Niagara Street are valued for their importance in defining and maintaining the late-nineteenth century character of the area. Combined with the housing on the south side of Niagara Street they provide a consistent stretch of building fabric (excluding 121, 125-133 and 143 Niagara Street) constructed between 1883 and 1890 continuing all the way from Bathurst, across Tecumseth and up to Wellington Street. 89-109 Niagara Street is physically, functionally, visually and historically linked to its surroundings as it represents the commercial impact of the railways in the mid-late nineteenth century on lands adjacent to railway lines in the generation of business and employment opportunities. Situated at the corner of Tecumseth and Niagara Streets it is a significant landmark whose consistent presence has defined the character of the neighbourhood and provided facilities for manufacturers, crafts people and entrepreneurs for over 120 years.

Heritage Attributes

The heritage attributes of the properties at 89-109 Niagara Street are the buildings historically known as the National Casket Company Factories with four buildings on the south-east corner of Niagara and Tecumseth Street and outbuildings at the rear of the property.

The heritage attributes on the exterior of 89-91 Niagara Street (1883-84) are:

- The location of the building on the south side of Niagara Street
- The scale form and massing of the building including the four-storey height and fifth-storey mansard roof
- The materials including brick cladding, with red and buff coloured brick, and the stone foundation
- The openings including the carriageway at the east end of the façade and the paired window openings at every level on both the north and south façades, excluding the fifth floor south façade which has continuous glazing
- The decorative elements on the north façade including the buff brick piers with their relief patterns, the stepped and dentillated red brick courses, the paired console brackets at the eaves
- On the north façade at the carriageway opening the heavy timber lintel and brick arch above

In the courtyard the outbuildings including:

- o the three-storey buff brick extension and its existing original window and wall openings
- o the buff brick elevator shaft with exposed ends of the metal tie rods and wall openings
- o the chimney
- o the two-storey red brick extension and its original window and wall openings
- o the projecting corbelled fire-break walls
- o the brick construction and detailing of openings, parapets etc.

The heritage attributes on the exterior of 95-97 Niagara Street (1886) are:

- The location of the building on the south side of Niagara Street
- The scale form and massing of the three-storey building with its raised basement and flat roof
- The materials including brick cladding, with red and buff coloured brick, and the stone foundation
- The openings including the paired window openings at every level on the north façade and the arrangement of windows on the west façade of the courtyard building
- The decorative elements on the north façade including the buff brick arcade, the buff brick window hoods with keystones, drop pendants and projecting hood moulding and the stepped brick courses above the stone foundation
- The dry kiln stack in the courtyard

The heritage attributes on the exterior of 101-107 Niagara Street (1887) are:

- The location of the building on the south side of Niagara Street
- The scale form and massing of the four-storey building and its flat roof
- The materials including red brick cladding and a stone foundation on the north façade, and buff brick on the south façade
- The wall openings including:
 - o the arched carriage way openings on the north façade at the first and fourth bays from the east end of the façade, the single doorway openings at the sixth and ninth bays and the single flat arched opening with its projecting brick mould at the west end of the façade, all on the ground floor level
 - o the paired window openings at every level on the north façade with their curved window heads
 - o the arrangement of single windows on the south façade of the courtyard building with curved window heads
 - The decorative elements on the north façade including:
 - o the brick pilasters
 - o the pairs of horizontal relief bands of brick at either side of the window heads
 - o decorative brick details including the corbelled dentil courses, the saw tooth course, the alternating dentil courses and the stepped corbelled course at the eaves
 - o the stone keystone in the fourth bay carriageway

The heritage attributes on the exterior of 109 Niagara Street (1887) are:

- The location of the building on the south-east corner of Niagara and Tecumseth Streets
- The scale form and massing of the four-and- a-half-storey building and its flat roof
- The materials including:
 - o brick cladding including red brick on the north and west façades, and buff brick on the south and east façades
 - o the rusticated stone bases of the pilasters at the basement level and the stone lintels in the first floor openings
- The wall openings including:
 - o the flat-headed paired window openings in the first floor and raised basement on the north and west façades
 - o the segmental arched openings of the windows on the second to fourth floor on the north and west façades
 - o the flat-headed carriage way opening at the south end of the west façade
 - o the arrangement of single windows on the east façade
- The decorative elements on the north and west façades including:
 - o the brick arcades with their raised decorative profiles and decorative patterns on the arches
 - o the alternating dentil courses, saw tooth courses, raised string courses above the window openings, and decorative brick panels in the parapets and over the corner entry door



Looking at southeast corner of Tecumseth and Niagara Streets and all street facing facades of the complex at 89 - 109 Niagara Street (89-91 Niagara at far east end of complex)



89-91 Niagara Street

PHOTOS
89 - 109 Niagara Street



95 - 97 Niagara Street



101 - 107 Niagara Street

PHOTOS
89 - 109 Niagara Street



109 Niagara Street with Tecumseth Street frontage



Tecumseth Street - Non-heritage property south of 109 Niagara Street to be removed

PHOTOS

89 - 109 Niagara Street



Rear elevation of 101- 107 Niagara looking west towards 109 Niagara Street - non-original rear additions to be demolished.

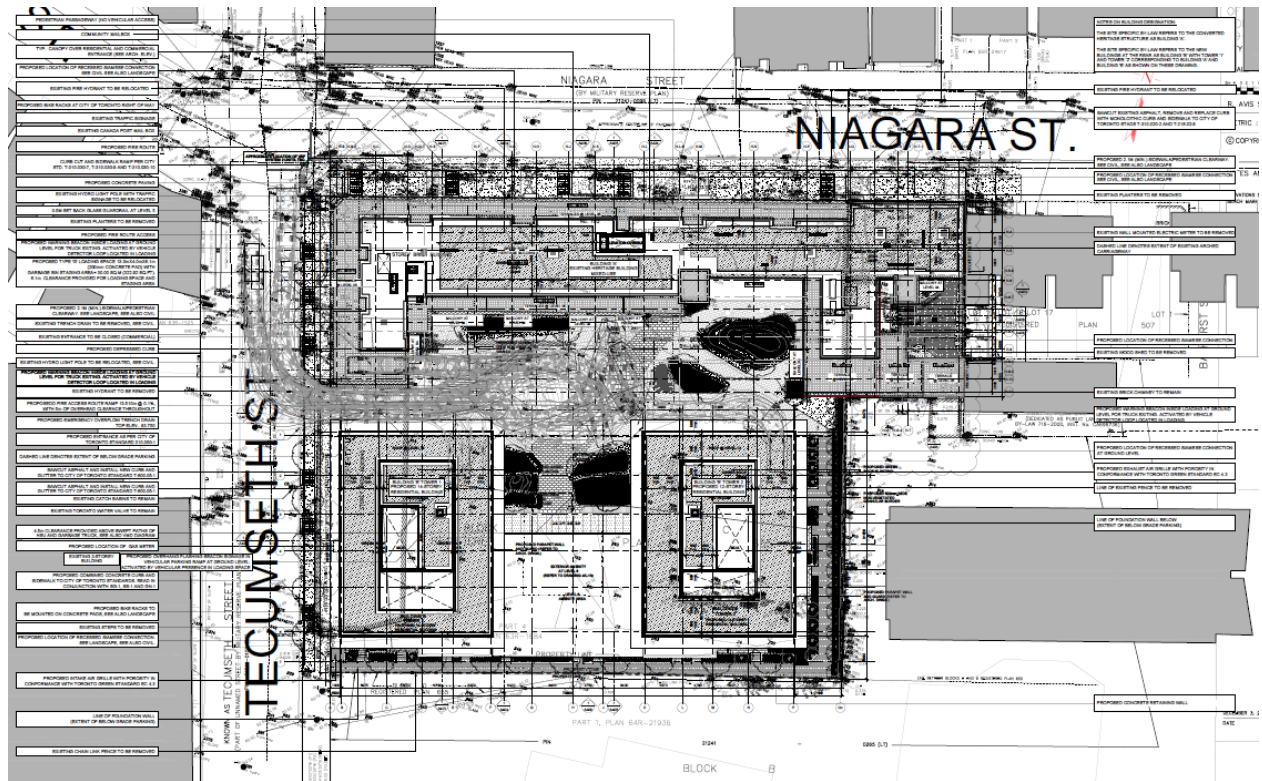


Rear elevation - 95-97 Niagara Street - Note, stucco cladding will be removed and brick will be repaired and repointed as needed.

PHOTOS
89 - 109 Niagara Street



Rear Kiln Addition enveloped by one storey non-original addition (in foreground) which will be removed.



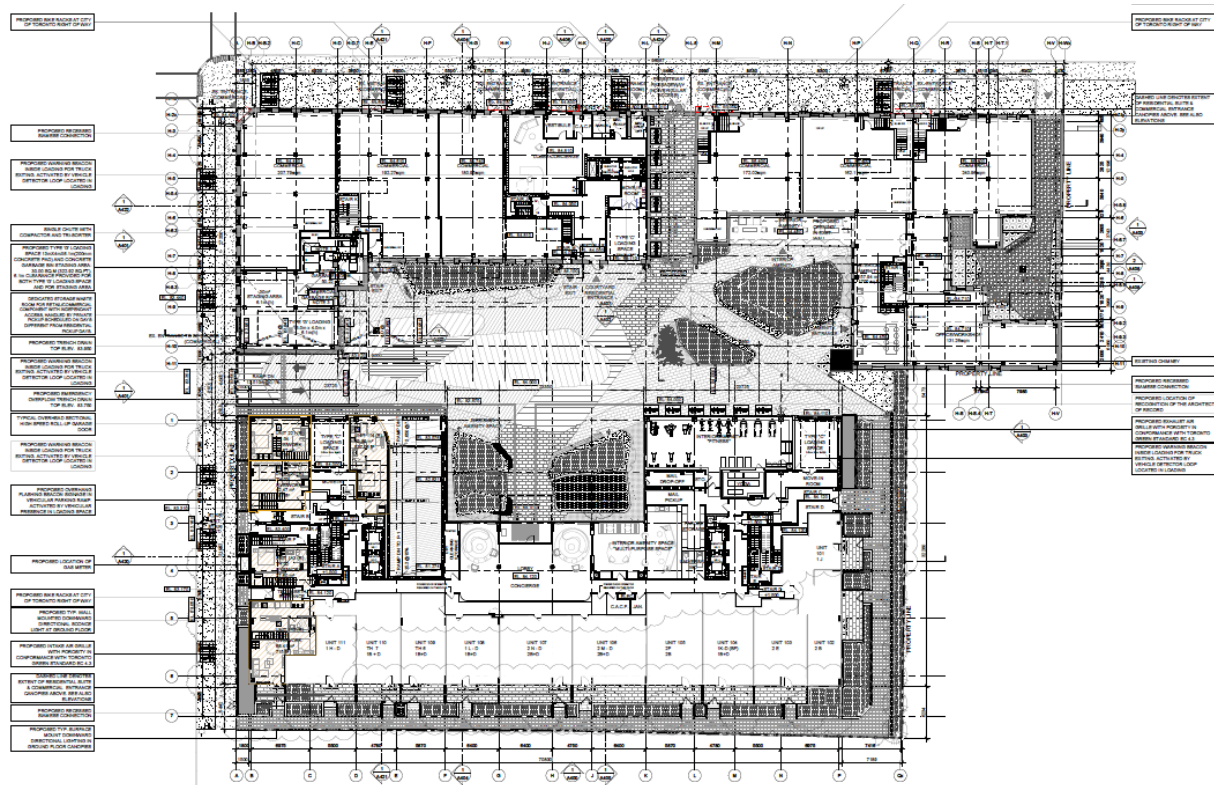
89 - 109 Niagara Street - Site Plan - Heritage properties are seen as discrete building forms at the top of the drawing, separated from the twin 12 and 14 storey tower elements.

DRAWINGS
89 - 109 Niagara Street



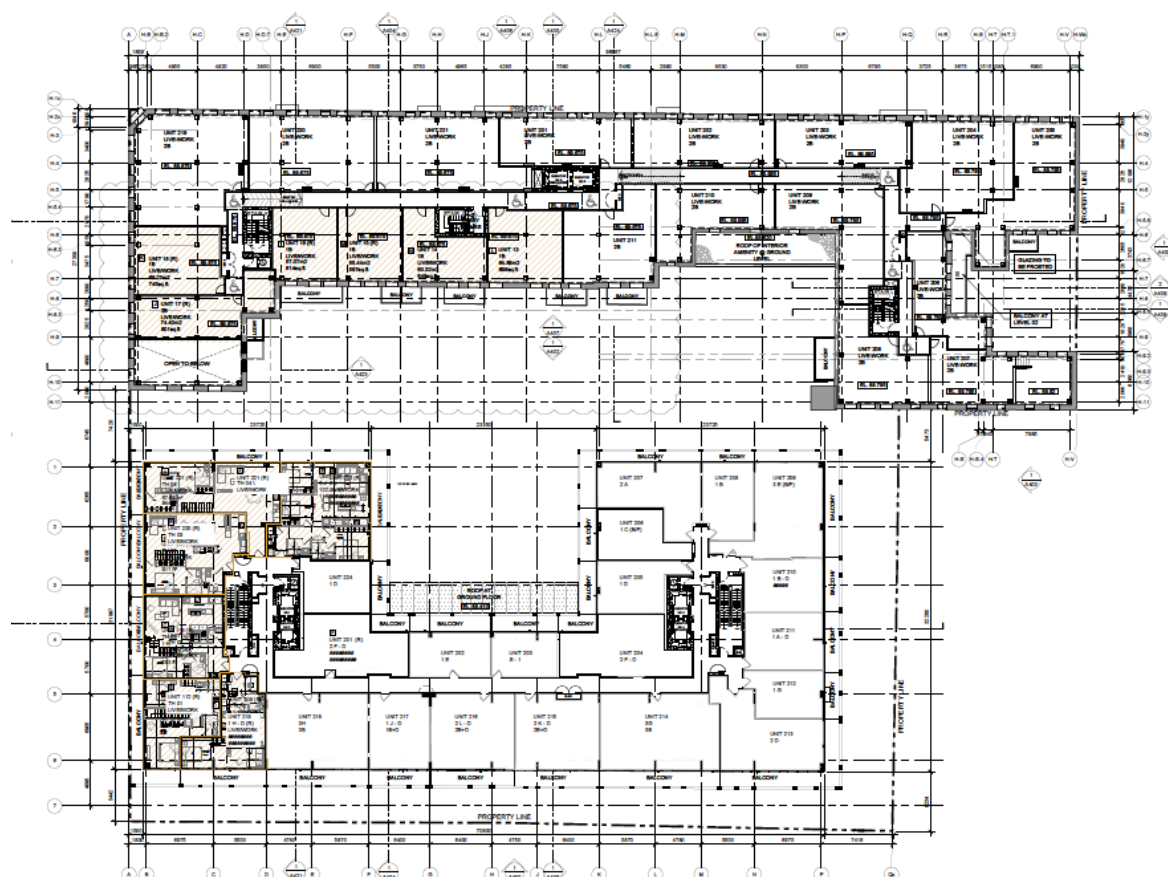
Diagram showing non-original elements to be removed

DRAWINGS
89 - 109 Niagara Street



89 - 109 Niagara Street - Ground Level

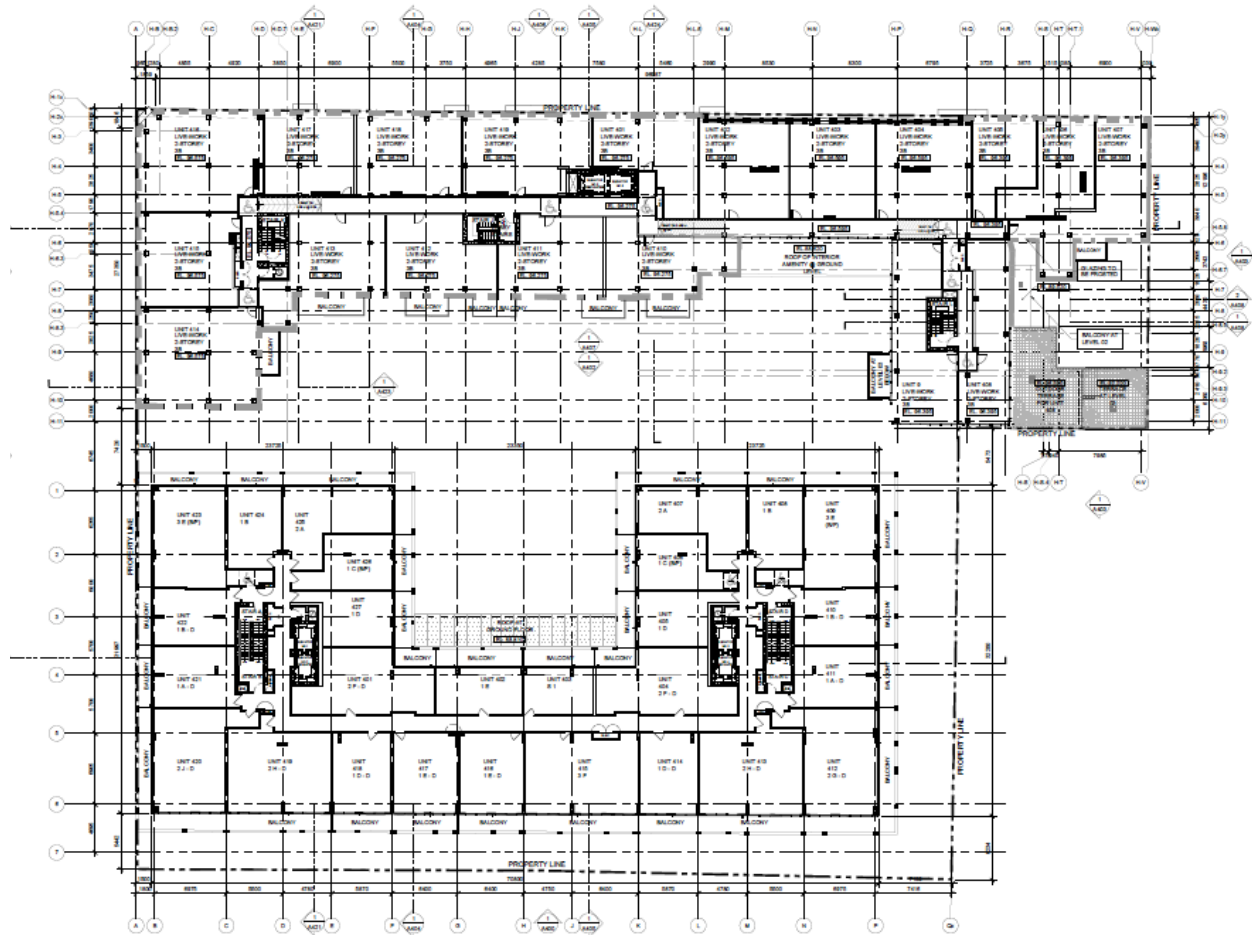
89 - 109 Niagara Street - Second Floor Level



89 - 109 Niagara Street - Third Floor Level

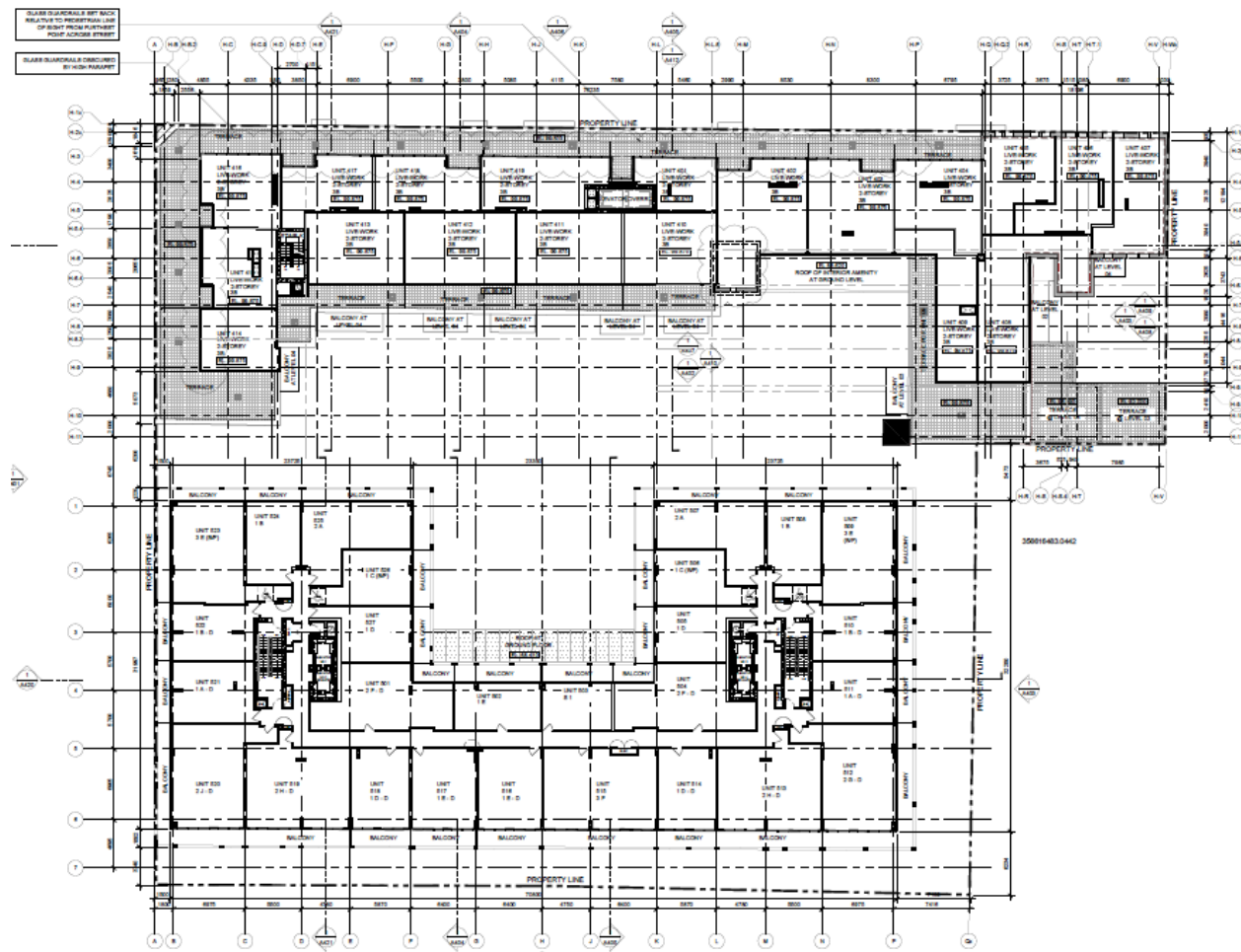


DRAWINGS
89 - 109 Niagara Street



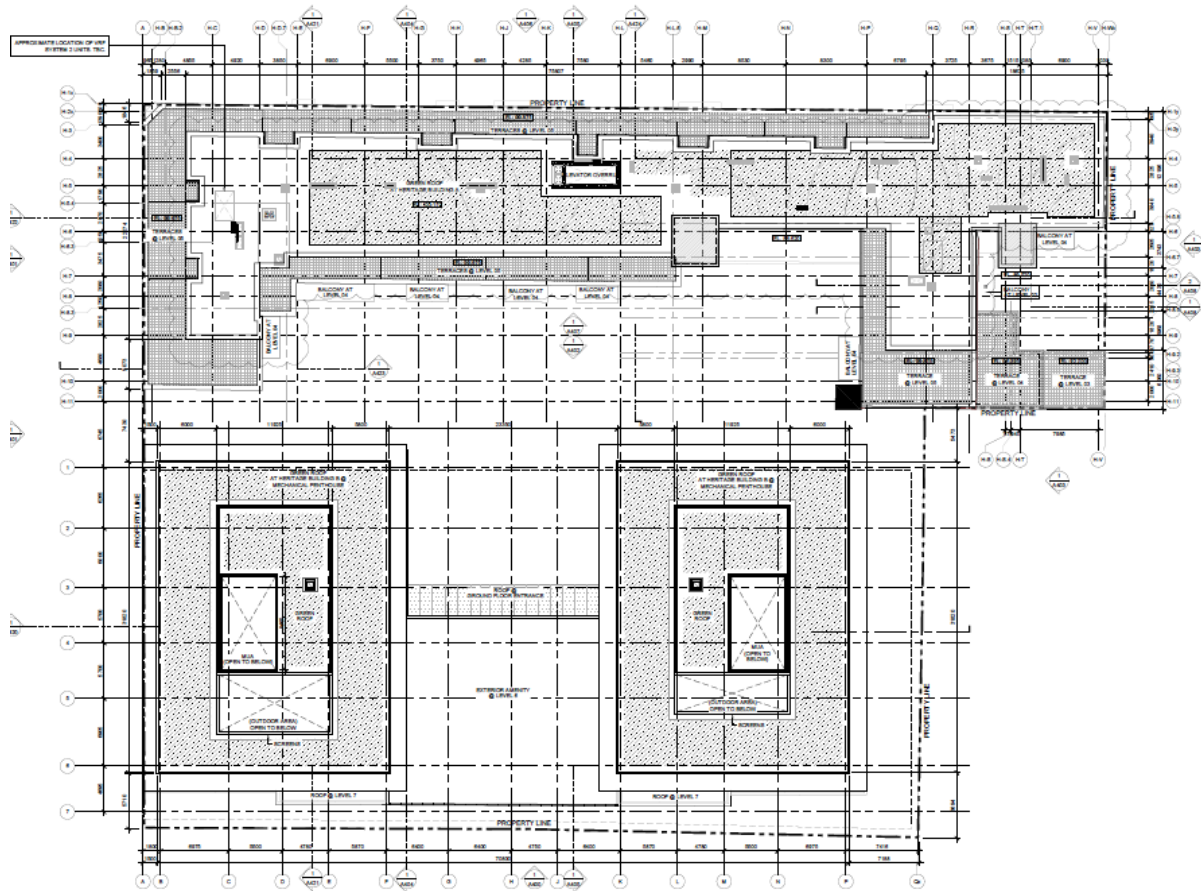
89 - 109 Niagara Street - Fourth Floor Level

DRAWINGS 89 - 109 Niagara Street



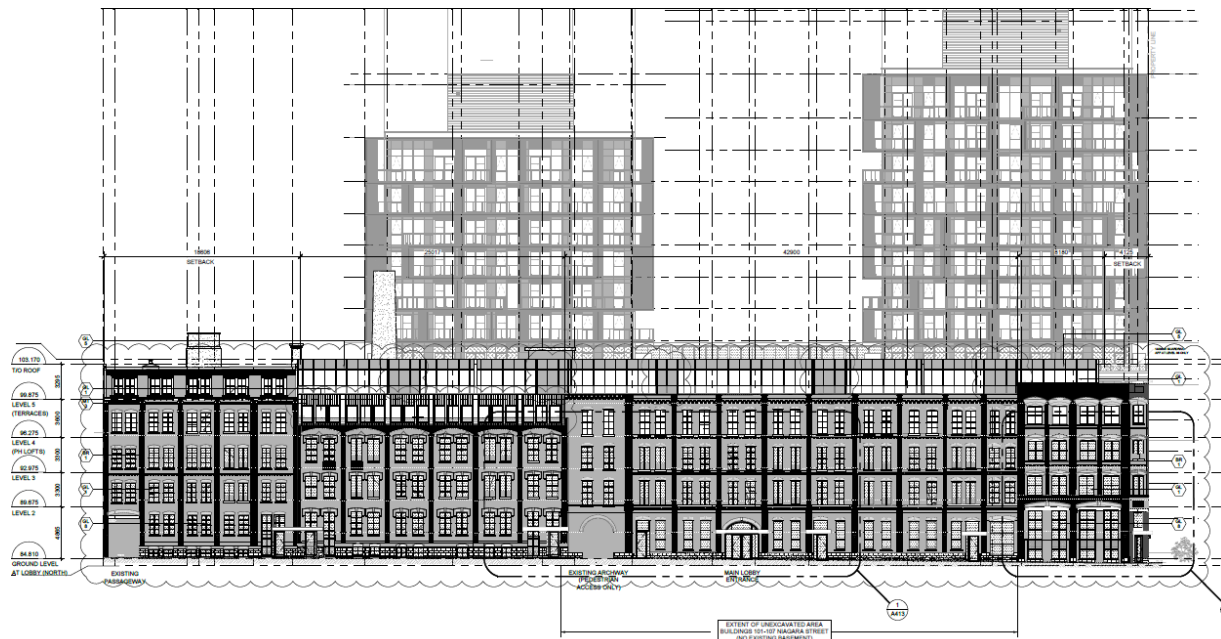
89 - 109 Niagara Street - 5th Floor Level

DRAWINGS
89 - 109 Niagara Street

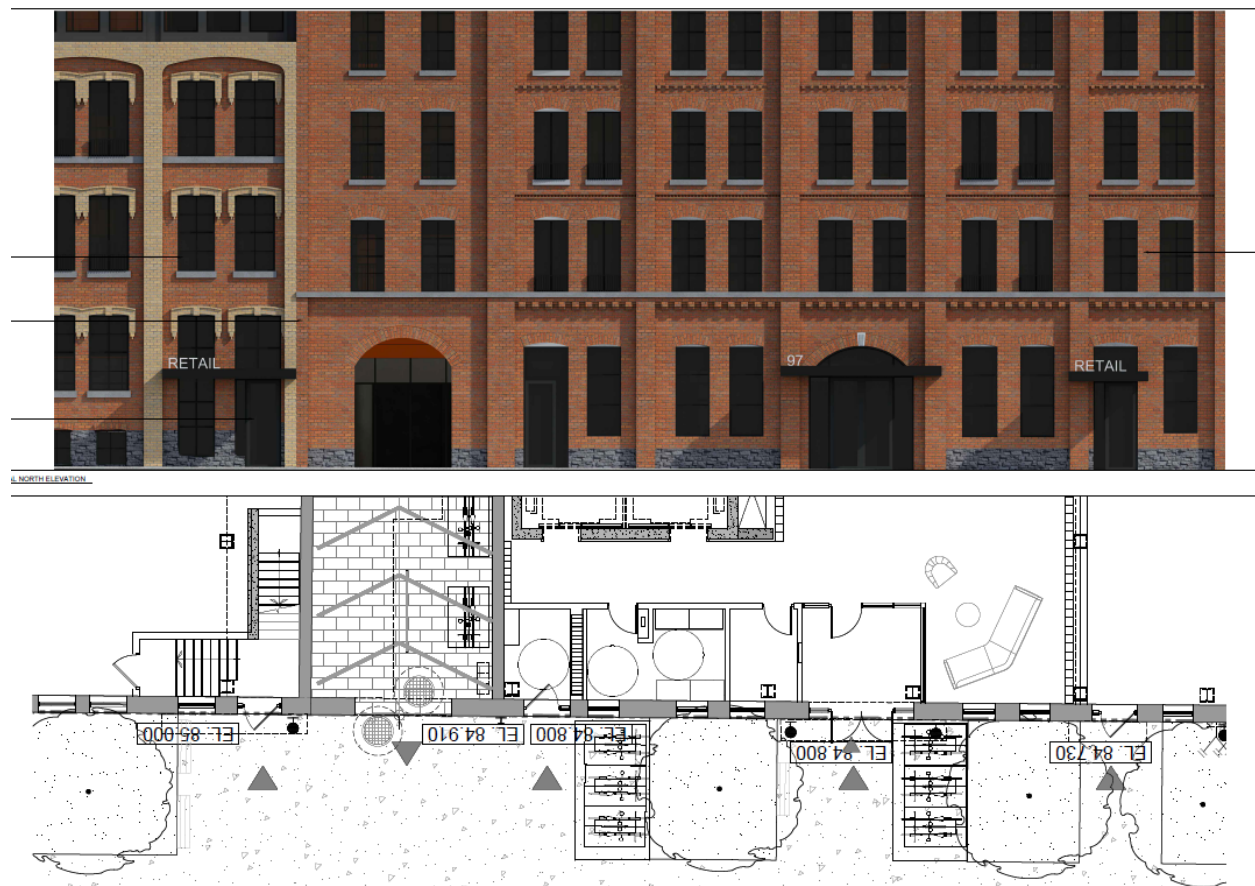


DRAWINGS

89 - 109 Niagara Street



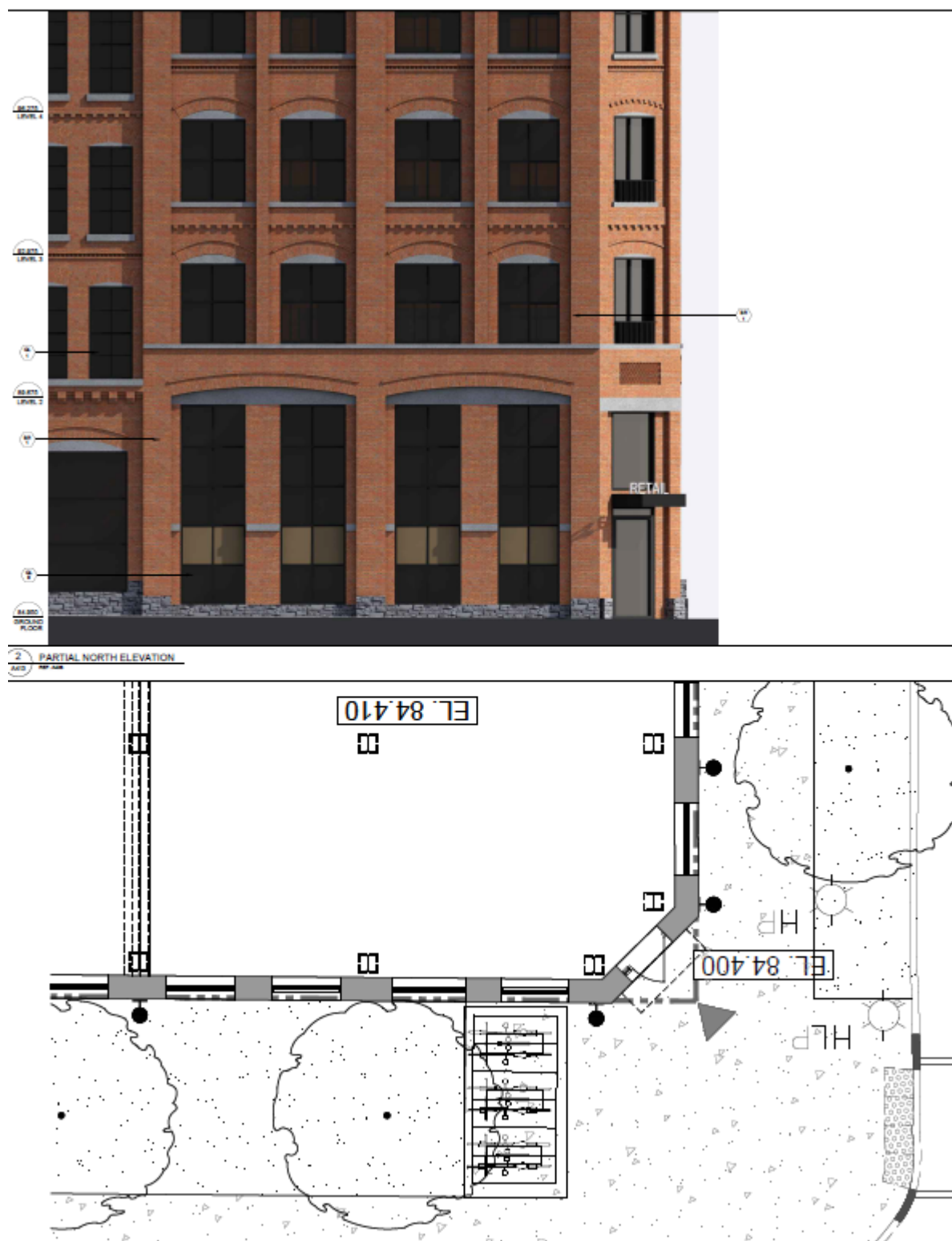
89 - 109 Niagara North Elevation



Blow up of North Elevation extending from 95-97 Niagara Street across 101 - 107 Niagara Street (address shown as 97 is inaccurate as 101-107 is correct)

DRAWINGS

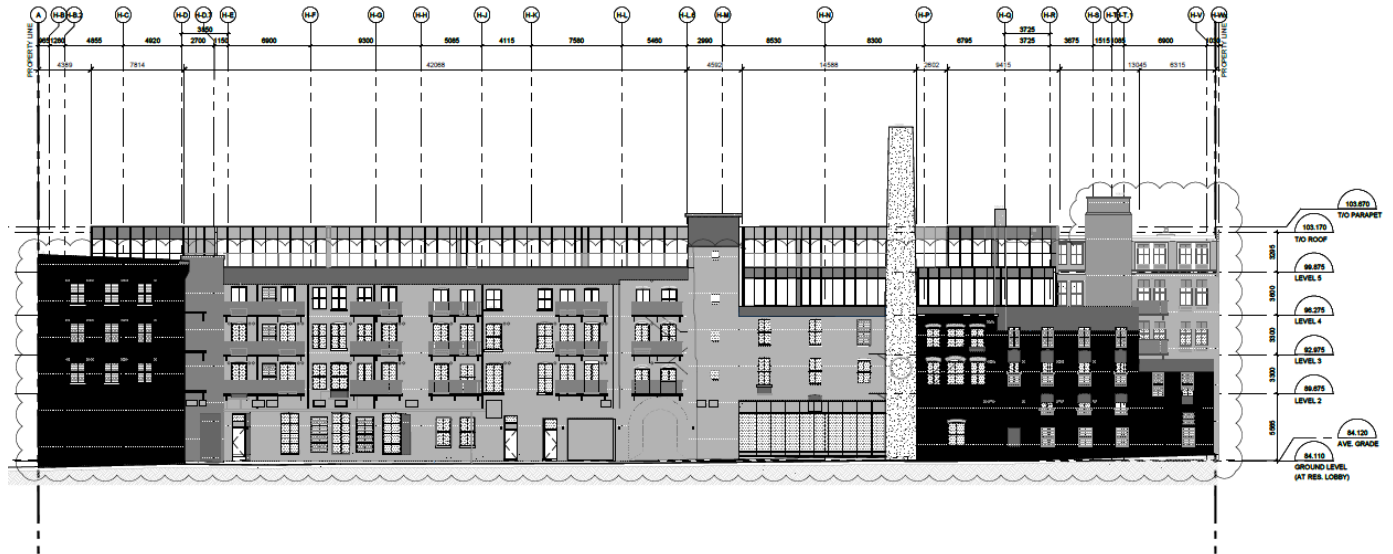
89 - 109 Niagara Street



109 Niagara Street - Blow-up of North Elevation

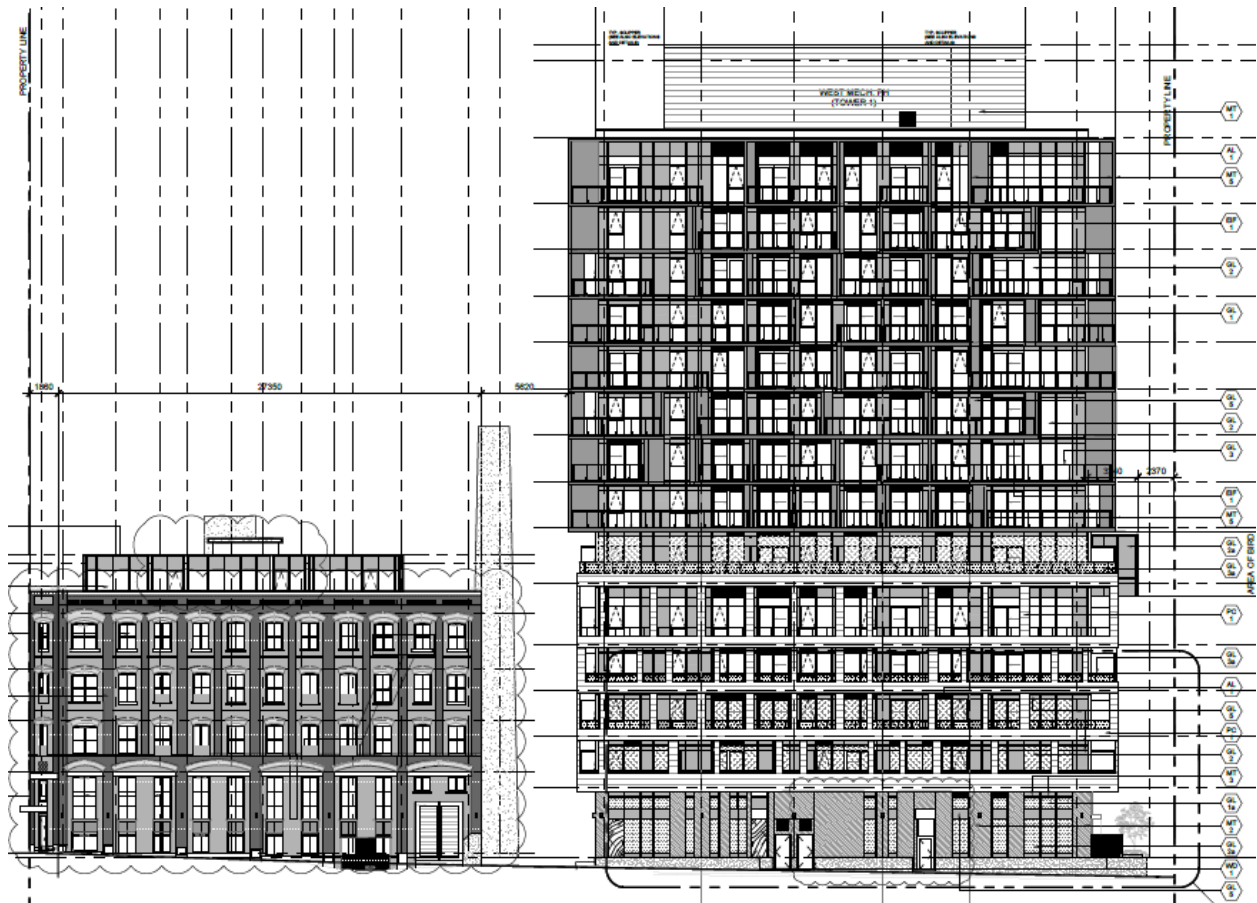
DRAWINGS

89 - 109 Niagara Street



89 - 109 Niagara Street - South/Rear Elevation

DRAWINGS
89 - 109 Niagara Street



89 - 109 Niagara Street - Tecumseth Street/West Elevation

DRAWINGS
89 - 109 Niagara Street



89 - 109 Niagara Street - Render looking southeast towards Niagara and Tecumseth Street frontages

DRAWINGS
89 - 109 Niagara Street



Render looking northeast at Tecumseth frontage at west façade of 109 Niagara Street and adjacent base building design.

DRAWINGS
89 - 109 Niagara Street



89 - 109 Niagara Street - Render of internal courtyard between heritage rear facades and new construction