

Alterations to a Designated Heritage Property and Amendment of an Existing Heritage Easement Agreement - 126 John Street

Date: January 25, 2021

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: Spadina - Fort York - Ward 10

SUMMARY

This report recommends that City Council endorse the conservation strategy generally described for the heritage property at 126 John Street and give authority to amend the existing Heritage Easement Agreement (HEA) with the property owner. The property at 126 John Street includes two abutting heritage facades at the west side of John Street which are designated under Part IV of the Ontario Heritage Act and are subject to an existing Heritage Easement Agreement.

The applicant is proposing to remove the built structures at the development site (RioCan Hall) which are not associated with the heritage facades at 126 John Street and replace them with a new mixed use multi-storey development. The development will continue to integrate the building facades associated with the Turnbull Elevator Manufacturing Company at 126 John Street. The project will rehabilitate the facades so that the perceptual authenticity of the facades are improved as viewed from the public realm. City Council's approval of the proposed alterations to the heritage property and authority to amend the existing Heritage Easement Agreement are required under the Ontario Heritage Act.

RECOMMENDATIONS

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

1. City Council approve the alterations to the heritage property at 126 John Street in accordance with Section 33 of the Ontario Heritage Act, to allow for alterations, with such alterations substantially in accordance with plans and drawings prepared by Hariri Pontarini Architects and submitted in conjunction with the Heritage Impact Assessment (HIA), dated February 12, 2020, prepared by GBCA Architects, and on file with the

Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning, and subject to the following additional conditions:

a. That the related site-specific Zoning By-law Amendment permitting 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, as determined by the Chief Planner and Executive Director, City Planning, in consultation with the Senior Manager, Heritage Planning.

b. That prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall:

1. Amend the existing Heritage Easement Agreement for the property at 126 John Street in accordance with the plans and drawings prepared by Hariri Pontarini Architects and submitted in conjunction with the Heritage Impact Assessment (HIA), dated February 12, 2020, prepared by GBCA Architects and on file with the Senior Manager, Heritage Planning, and subject to and in accordance with the Conservation Plan required in Recommendation 1.b.2, all to the satisfaction of the Senior Manager, Heritage Planning, 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 substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for 126 John Street, prepared by GBCA Architects, dated February 12, 2020, all to the satisfaction of the Senior Manager, Heritage Planning.

c. That prior to final Site Plan approval, for the development contemplated for 126 John Street and 259 - 267 Richmond Street West, the owner shall:

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

2. Have obtained final approval for the necessary Zoning By-law Amendments required for the subject property, such Amendments to have come into full force and effect.

3. 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 Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

4. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning.

5. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

d. That prior to the issuance of any permit for all or any part of the properties at 126 John Street and 259 - 267 Richmond Street West, 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(s) as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Have obtained final approval for the necessary Zoning By-law Amendments required for the subject property, such Amendment 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, 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 Planning.

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 Planning to secure all work included in the approved Conservation Plan, and approved Interpretation Plan.

4. Provide full documentation of the existing heritage property at 126 John 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 original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning.

e. That prior to the release of the Letter of Credit required in Recommendation 1.d.3, 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 Planning.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning.

2. City Council authorize the City Solicitor to amend the existing Heritage Easement Agreement, registered on the title for the heritage property at 126 John Street, Instrument No. CA444325, dated December 17, 1996, and on file with the Senior Manager, Heritage Planning, in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director.

3. City Council authorize the City Solicitor to introduce any necessary bill in Council to amend the Heritage Easement Agreement for the property at 126 John Street.

FINANCIAL IMPLICATIONS

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

DECISION HISTORY

The property at 126 John Street, consisting of two adjoining brick structures, was designated under Part IV of the Ontario Heritage Act through By-law No. 1997-0667 as being of architectural value or interest. The designation is specific to the heritage facades of the South and North buildings at the site.

The subject site at 126 John Street is currently under a Heritage Easement Agreement (HEA), which dates to December 9, 1996 and was registered on December 17, 1996.

King-Spadina Heritage Conservation District

At its meeting of October 2, 2012, City Council adopted TE18.18, authorizing the study of the King-Spadina neighbourhood as a potential Heritage Conservation District (HCD) under Part V of the Ontario Heritage Act.

At its meeting of October 2, 2017, Toronto City Council adopted TE26.14 thereby designating the King-Spadina Heritage Conservation District Plan under Part V of the Ontario Heritage Act as the district plan for the King-Spadina Heritage Conservation District.

https://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Urban%20Design/HCDs/King-Spadina/Final_King-Spadina%20HCD%20Plan.pdf

At this time, the HCD is not in force as the designation is under appeal.

BACKGROUND

The site is currently occupied by a 6-storey “urban entertainment complex” known as RioCan Hall (formerly Festival Hall) and is situated at 126-142 John Street, 259-267 Richmond Street West and 41-59 Widmer Street. The complex was completed in 1999 and currently features major retailers such as Marshall’s, Goodlife Fitness, Scotiabank Theatre, restaurants and other retail and commercial uses within the 23,617 square

metre (254,211 square foot) building, as well as a 425-space underground parking garage. The complex incorporates a designated heritage property (126 John Street) along its east facade on John Street. The portion of the subject site at 126 John Street that is of heritage value (under Part IV of the Heritage Act through By-law 1997-0667) are two contiguous facades, that are known as the 'north' and 'south' buildings. This property is also subject to a Heritage Easement Agreement.

A Zoning By-law Amendment Application has been submitted to permit a development proposal consisting of two mixed-use towers, 37 and 42 storey in height with two levels of retail uses (including a potential grocery store use), seven floors of office space, a daycare use and the replacement of the existing movie theatre with residential units above. The two towers would be sited atop a shared podium or series of base buildings that include architecturally differentiated building elements framing the three street frontages and a privately owned publicly accessible space (POPS) at the intersection of John Street and Richmond Street West. The heritage facades would compose an element of these base buildings along the John Street frontage.

126 John Street - Designated under Part IV of the Ontario Heritage Act in 1996

The property at 126 John Street is identified for architectural reasons. The building at the south end of the complex fronting on John Street was constructed in 1886 for the John Burns Carriage Manufacturers and was occupied for nearly a century by the Turnbull Elevator Manufacturing Company and its successors. This building displays features of the Renaissance Revival style, with Classical details applied in brick, stone and metal.

The adjoining building to the north of the 1886 factory was built in 1905-1906 for the Turnbull Elevator Manufacturing Company. It is distinguished by Classical detailing and large segmental-headed window openings on the east wall. These carefully-detailed factory buildings terminate the vista looking west from Nelson Street.

Adjacent Heritage Context

The project site is adjacent to the following designated and listed properties also identified as contributing in the King Spadina HCD:

Designated under Part IV of the Ontario Heritage Act:

- 109 - 129 John Street, Queen Anne Revival style, row of former residential properties, across John Street and southeast of the site.
- 299 Queen Street West, 5 1/2 storey Commercial Building, across from site on opposite NE corner.

Listed Property:

- 122 John Street, Second Empire style, two semi-detached former residential properties, south of site at same side of John Street.

- 133 John Street, Second Empire style, former residential property, across John Street from the site.
- 269 - 277 Richmond Street West, row of Bay n' Gable residential properties, across Widmer Street extending from the site westward along Richmond Street West.
- 296 Richmond Street West, 6 1/2 storey Commercial Detached building, across the street from the site at Richmond Street West.

Description of Conservation Strategy for 126 John Street

Along John Street, the existing heritage facades will be maintained and integrated in a portion of the development that can be read as a midrise brick building. The three dimensional perception of the heritage facades will be enhanced through the partial reconstruction of the exterior side walls and other mitigation measures.

Additional massing above the facades will step back approximately 4 metres which is similar to its current step back condition. A three storey addition will be constructed at this step back. Above this portion, additional reveals help to clearly distinguish the tower component with the volume below.

On the north side of the facades is a new volume that is massed with proportions compatible with the scale of John Street. This volume is setback from the street in order to position the heritage facades as the more prominent entities along John 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 (2020) 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 (2020) 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

The City of Toronto's Official Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

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/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

While the new development will intensify the site with additional uses, no additional demolition will occur on the heritage portion of the site. As the existing building facades will be conserved along with the heritage attributes associated with exterior materials, there is no direct impact on the physical attributes of the facades' exterior materials.

Additional massing above the Facades

The proposed development has been designed so that the retained heritage facades will have a three-dimensional form as perceived the public realm. The new massing above the facades includes 4 metre step-backs to reference and articulate the original form, scale and mass of the former warehouses. This would give visual prominence to the heritage structures from the public realm.

Additional massing adjacent to the facades

Along John Street, in lieu of a continuous street wall, a prominent entrance abuts the north heritage facade. This is setback approximately 8 metres from the retained heritage facade and 4 metres from the front facade of the adjacent base building. This design will give visual prominence to the heritage facades along John Street. The reconstruction of the north side wall of the retained heritage facades with brick materials will provide the structures with a three dimensional quality that will contribute to our understanding of the original scale of these former warehouses.

New interior floor slabs beyond facades

At present the floor levels are stepped back from the interior face of the wall to prevent non-original floors directly abutting window openings. A similar strategy of stepping back floor slabs from the facade is proposed for the new development as part of this scheme. This is considered an appropriate strategy to mitigate the impact of the new floors while allowing a proper usage of the interior spaces.

Proposed roof terrace and glass guardrails

The step back area above the heritage facades is intended to be used as an outdoor terrace to serve a commercial usage. While it is intended to keep additions above heritage roofs minimized from view, guardrails will be required to support the outdoor terrace use. Heritage staff has worked with the applicant to ensure that the rails will be located 1 metre away from the exterior face of the facades. In addition these guardrails will be of glass and can be specified to be of low iron content, which would reduce glare and minimize their visibility.

A canopy is proposed above the roof terrace to provide shading which will be visible from grade. Heritage Staff has worked with the applicant to step back and lessen its visual "heaviness". It is stepped back approximately 1 metre from the heritage facades. Details of the materials will be explored as part of the Conservation Plan to minimize the visual impact of the canopy from the public realm.

Proposed treatment above the pressed metal cornice

At the south facade, a non-original metal batten seam mansard roof is highly visible when looking westward towards the site from Nelson Street or from the opposite side of John Street. This mansard is not visually differentiated from the original metal cornice band. The proposal will remove the mansard and replace it with a contrasting material that will be subordinate to the metal cornice. The material and final design of this element will be finalised as part of the subsequent Conservation Plan, however it will be designed to improve the perceptual authenticity of the south building façade by ensuring that the decorative metal cornice is once again perceived as the top of the heritage façade.

Staff will continue to work with the applicant with regard to other aspects of the facade design which include, the storefront fascia band at the south facade, the overall window replacement strategy and the ground level storefront design.

Impact on adjacent heritage properties

As stated above, along John Street the new base buildings (north of the heritage facades) are setback from the property line to put emphasis on the heritage facades and give them prominence along John Street. The set-back adjacent to the house-form building at 122 John Street would give visual prominence to this listed building along John Street. The retained heritage facades together with the height and articulation of

the new base buildings along John Street would provide a compatible relationship to the house-form buildings on the opposite side of John Street.

The height and articulation of the new base buildings along Richmond Street is considered compatible with the adjacent listed buildings at 296 and 269 - 277 Richmond Street West.

Overall, the proposed base buildings present a diversity of built form components along the three street frontages in terms of volumes, massing, materials and design and contribute to the existing diversity that is characteristic of the King-Spadina HCD, which combines a mixture of low-rise buildings from a first phase of development (1880-1900), mid to-high rise manufacturing buildings from a second phase of development (1900-1940) as well as high rise buildings which have contributed to the current wave of development (late 20th to early 21st century).

CONCLUSION

Heritage Planning staff has reviewed the proposed development for the heritage property at 126 John Street and is satisfied that 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. Overall, staff supports the proposed development and the associated scope of conservation work in that it will conserve the overall integrity of the identified cultural heritage value and attributes of the site, as articulated through the designation by-law.

CONTACT

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SIGNATURE

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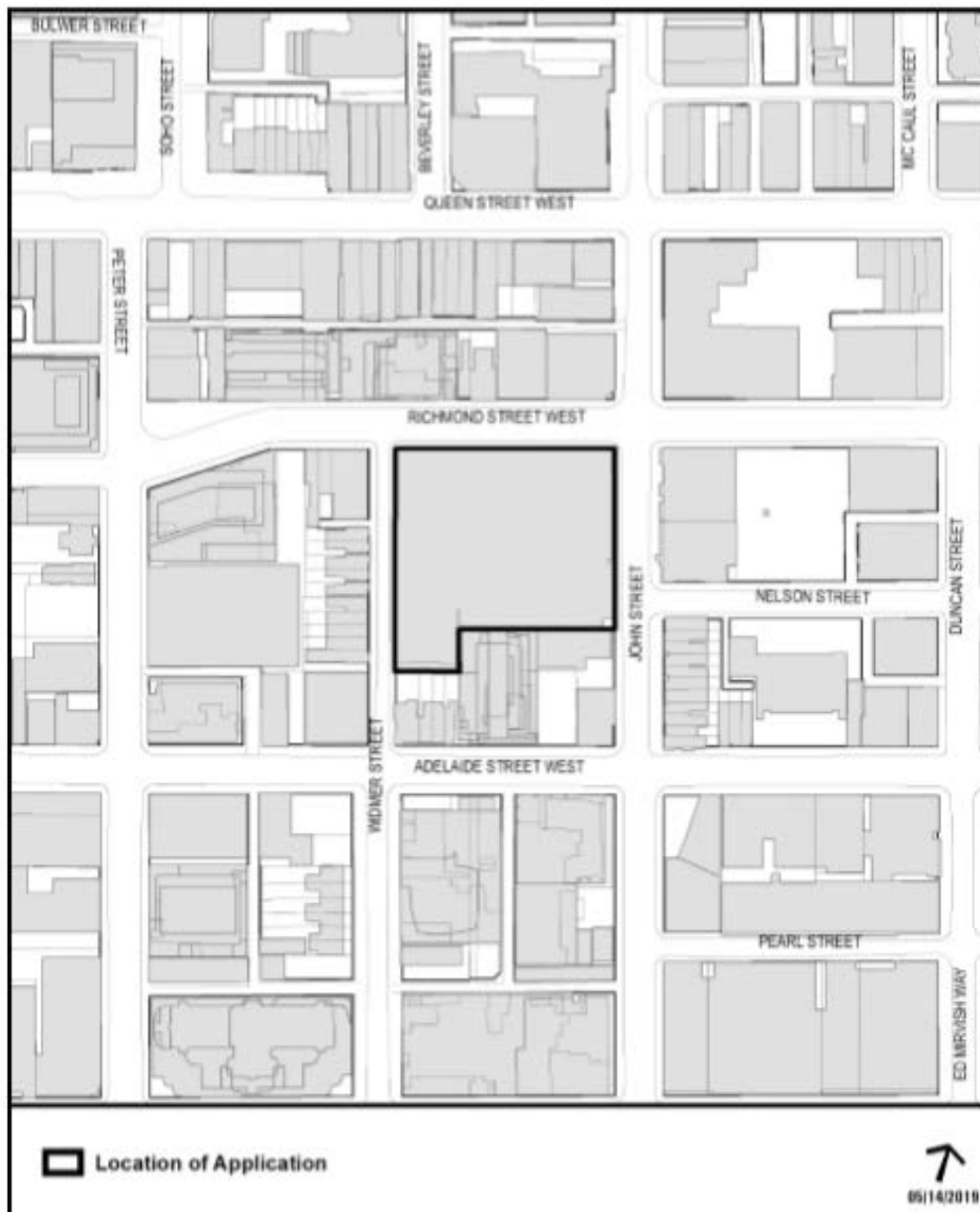
ATTACHMENTS

Attachment 1 - Location Map

Attachment 2 - Reasons for Designation - Excerpt from By-law 1997-0667

Attachment 3 - Photos

Attachment 4 - Proposal Drawings



CITY OF TORONTO BY-LAW
No. 1997-0667

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- * this does not refer to permitted use(s) as defined in the Zoning By-law

Historical Background:

1. Development of John Street;

The prosperity and growth that followed the founding of the Town of York (Toronto) in 1793 led to the rapid westward expansion of the community. In 1797, a "New Town" was created north of Front Street between Victoria and Peter Streets. The street pattern continued the grid established in Old Town, with the extension of King Street as the main east/west thoroughfare. The new roads included John and Simcoe Streets, whose names honoured the first Lieutenant Governor of Upper Canada.

New Town began as a select enclave where community leaders established their residences. The composition of the area changed after the War of 1812 with the introduction near the intersection of King and Simcoe Streets of a cluster of institutional buildings, among them the third Parliament Buildings and the first Upper Canada College campus. Following the extension of the street railway along King Street West in 1862, cohesive groups of single, double and row houses filled the streets of New Town. Many of the occupants of these dwellings toiled in the factories of Toronto's industrial sector between New Town and Yonge Street. In the late 1800s, with the arrival of the steam railways and the creation of the "railway lands" south of Front Street, industrial uses were slowly introduced into the neighbourhood. After the Great Fire of 1904 destroyed the central industrial core of the City, New Town was absorbed at the east end of the new manufacturing district.

2. 126 John Street:

Fire insurance maps dating to the late-19th century illustrate the prevailing residential character of the portion of New Town situated north of King Street West and east of Peter Street (Attachment IV). By the 1880s, the west side of John Street contained single and semi-detached houses, one of which survives at #122 John.

In 1886, portions of the property now known as #126 John were acquired by John Burns (born in 1828), formerly the co-owner of a carriage works at Simcoe and Nelson Streets. Burns replaced three existing residential units on John Street with a factory where he and his sons, James and Edward, manufactured carriages until the turn of the 20th century. In 1900, the property was sold to Henry C. Turnbull, Michael Turnbull and John Russell, proprietors of the Turnbull and Russell Company which manufactured, inspected and repaired passenger and freight elevators, ranging from electric and hydraulic lifts to dumb waiters. The company was purportedly established in the United States in 1878, the same year that the hydraulic elevator appeared. This development followed the invention of the first successful steam-powered passenger elevator by Elisha Graves Otis in 1857. The electric elevator was unveiled in 1889.

In 1902, the Turnbull and Russell Company, now renamed the Turnbull Elevator Manufacturing Company, shared the John Street premises with a piano manufacturer. In 1905, building permit number 2511 was issued to Wickson and Gregg, Architects, for the construction of a factory on John Street for the Turnbull Elevator Manufacturing Company. This was one of the first commissions undertaken by the newly-formed partnership of Frank Wickson and Alfred H. Gregg, which lasted from 1904 until 1936. Among the best known works executed by the firm are the Berkeley Street Fire Hall (1905), Toronto Central Library (1907, with A. H. Chapman, and now the Koffler Student Centre at the University of Toronto), and Timothy Eaton Memorial Church (1914). Their residential projects included houses and auxiliary buildings for Sir John Craig Eaton and David A. Dunlop. The completion of the additions to the Turnbull factory site in 1906 and 1909 is confirmed by the tax assessments for the period.

DESIGNATION BY-LAW

126 John Street

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CITY OF TORONTO BY-LAW

No. 1997-0667

Plans for the sale of the Turnbull Elevator Manufacturing Company, described as a Canadian subsidiary of the American-based Turnbull Company, were finalized in 1967. The elevator division was acquired by the Dover Corporation, a diversified manufacturing holding company incorporated in 1955 and based in New York City. In 1991, Dover was the largest producer of new elevators in the United States, the second largest in Canada, and the third largest in the United Kingdom. In Toronto, the Dover Company produced hydraulic lifts and elevators, sharing the premises with the Turnbull Company until their relocation to Mississauga in the early 1990s.

Architectural Description: The two adjoining four-storey buildings located at the south end of the John Street elevation of the property are included in the Reasons for Designation.

1. John Burns Carriage Manufacturers Building:

The building located at the south end of the complex fronting on John Street (built 1886) exhibits features associated with Renaissance Revival architecture, a style adopted for commercial buildings during the closing decades of the 19th century. Featuring a rectangular plan with the narrow end wall facing east onto John Street, the building extends four stories above a raised basement. The factory is constructed of brick, wood and stone and decorated with brick, stone and metal. The principal (east) facade is organized into three bays by piers with moulded capitals which extend in tiers from the base to the roof. At street level, a rock-faced plinth is broken by a central entrance (now altered) and two multi-paned basement openings. Oversized multi-paned commercial windows flank the doorway. Above the entrance, a metal cornice with brackets and an extended name band divide the first storey from the upper levels. Attention is focused on the centre bay, which projects slightly in the second through the fourth floors. The window shapes vary from flat-headed to segmental to round-arched in each successive storey. The openings display continuous sills and moulded band courses follow the contours of the window heads. The east facade terminates in an arched parapet containing a metal trefoil. The parapet is topped by a flag standard (the pole has been removed) and supported by a metal and brick cornice with dentils, corbelled brickwork, and monumental paired brackets. On the south wall, the openings are organized according to the interior arrangement between two narrow brick chimneys. The north and rear (west) walls are concealed by additions to the building.

2. Turnbull Elevator Building:

The adjoining building to the north (1905-1906) displays features typical of early 20th century commercial architecture. Rising four stories above a raised basement, the building is constructed of brick and steel and trimmed with brick and stone. The east facade is divided into four bays by brick piers with caps. Above the basement, each storey contains three large segmental-headed window openings with multi-paned steel sash. The narrow north (right) bay has rectangular window openings in four stories. The south wall abuts the 1886 factory. Above the adjoining 2-storey building on the north (not included in the Reasons for Designation), the north wall is devoid of openings. The rear (west) facade is concealed by additions to the building.

Context:

The property at 126 John Street is located on the west side of John Street between Adelaide and Richmond Streets. The two adjoining buildings fronting on John Street are part of the complex that anchors the southwest corner of John and Richmond Street and extends through to Widmer Street on the west (only the two buildings described above are included in the Reasons for Designation). To the south, a lane separates the John Burns Manufacturing Building (1886) from the property at 122 John Street, which contains a surviving house form building dating to the late 1800s. The two buildings identified at 126 John Street terminate the vista looking west from Nelson Street.

DESIGNATION BY-LAW
126 John Street

CITY OF TORONTO BY-LAW
No. 1997-0667

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The two buildings located at 126 John Street are found in one of the oldest areas of the City of Toronto. Adjacent properties of note are the 1890s rowhouses at 109-129 John Street and 266-270 Adelaide Street West, and the Wesley Building (now known as the City-TV Building) at 299 Queen Street West. All are designated under Part IV of the Ontario Heritage Act.

Summary: The property at 126 John Street is identified for architectural reasons. The building at the south end of the complex fronting on John Street was constructed in 1886 for the John Burns Carriage Manufacturers and was occupied for nearly a century by the Turnbull Elevator Manufacturing Company and its successors. This building displays features of the Renaissance Revival style, with Classical details applied in brick, stone and metal. The adjoining building to the north of the 1886 factory was built in 1905-1906 for the elevator company. It is distinguished by Classical detailing and large segmental-headed window openings on the east wall. These carefully-detailed factory buildings terminate the vista looking west from Nelson Street.



PHOTOS
126 John Street



1990s Photo before RioCan Development

PHOTOS
126 John Street



Context Photo - Looking south at project site, west side of John Street - Heritage facades seen at left



Context Photo - Looking north at east side of John Street opposite project site

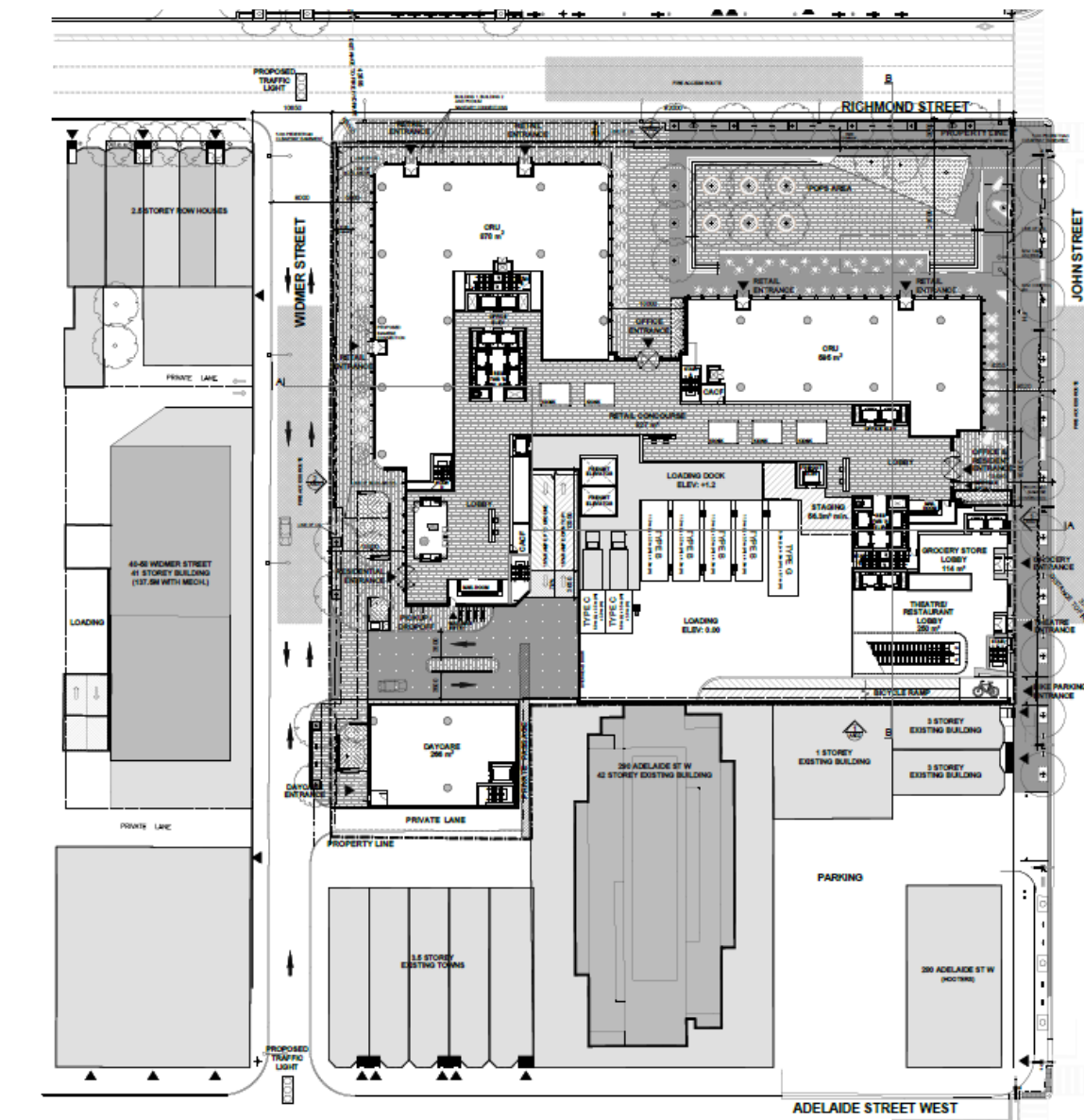
PHOTOS
126 John Street



Context Photo - Across street from project site at north side of Richmond Street West



Context Photo - Looking north along Widmer Street towards the project site from Adelaide Street West

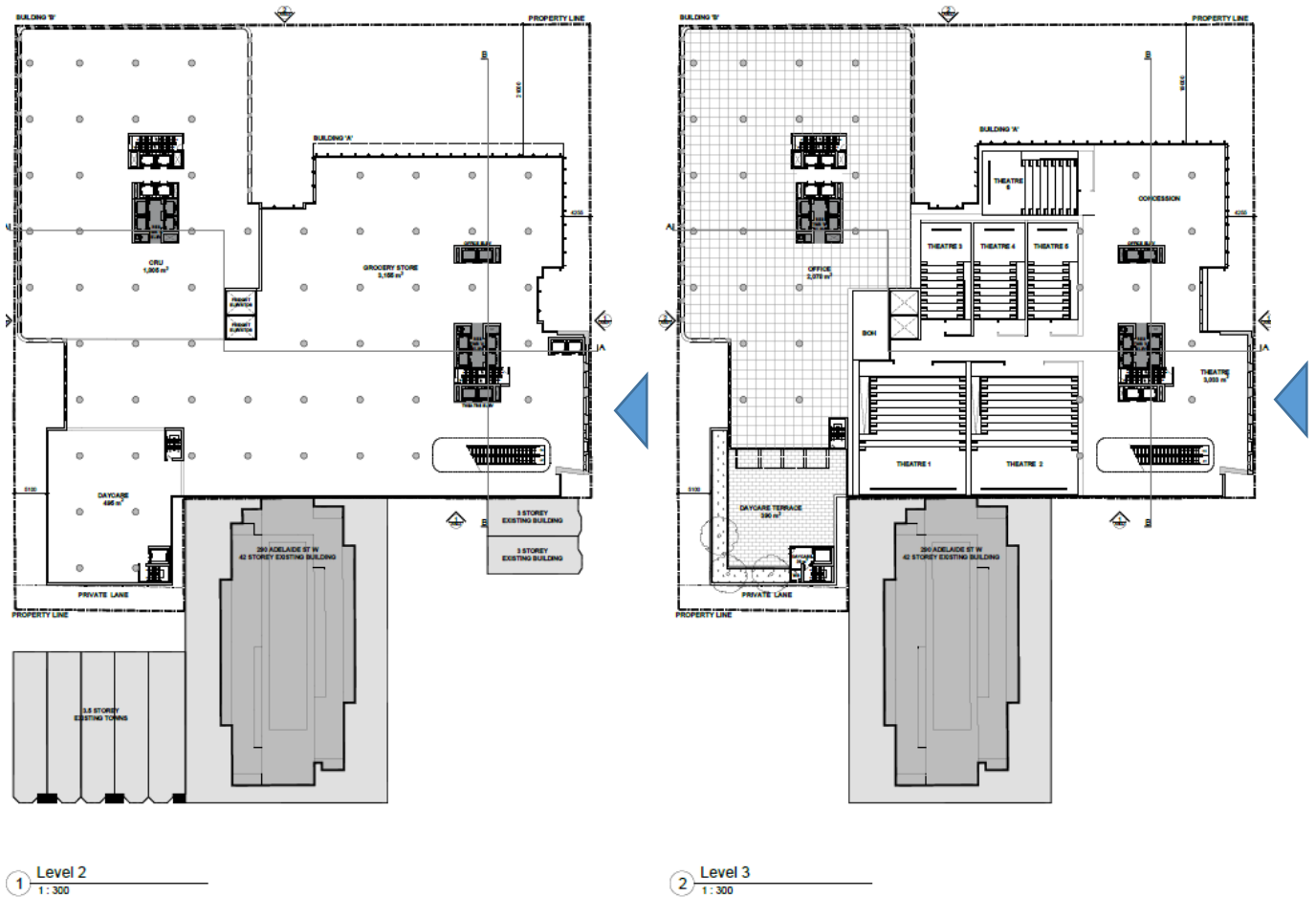


and Level / Site Plan

Site Plan/Ground level (arrow indicates location of heritage facades)

DRAWINGS

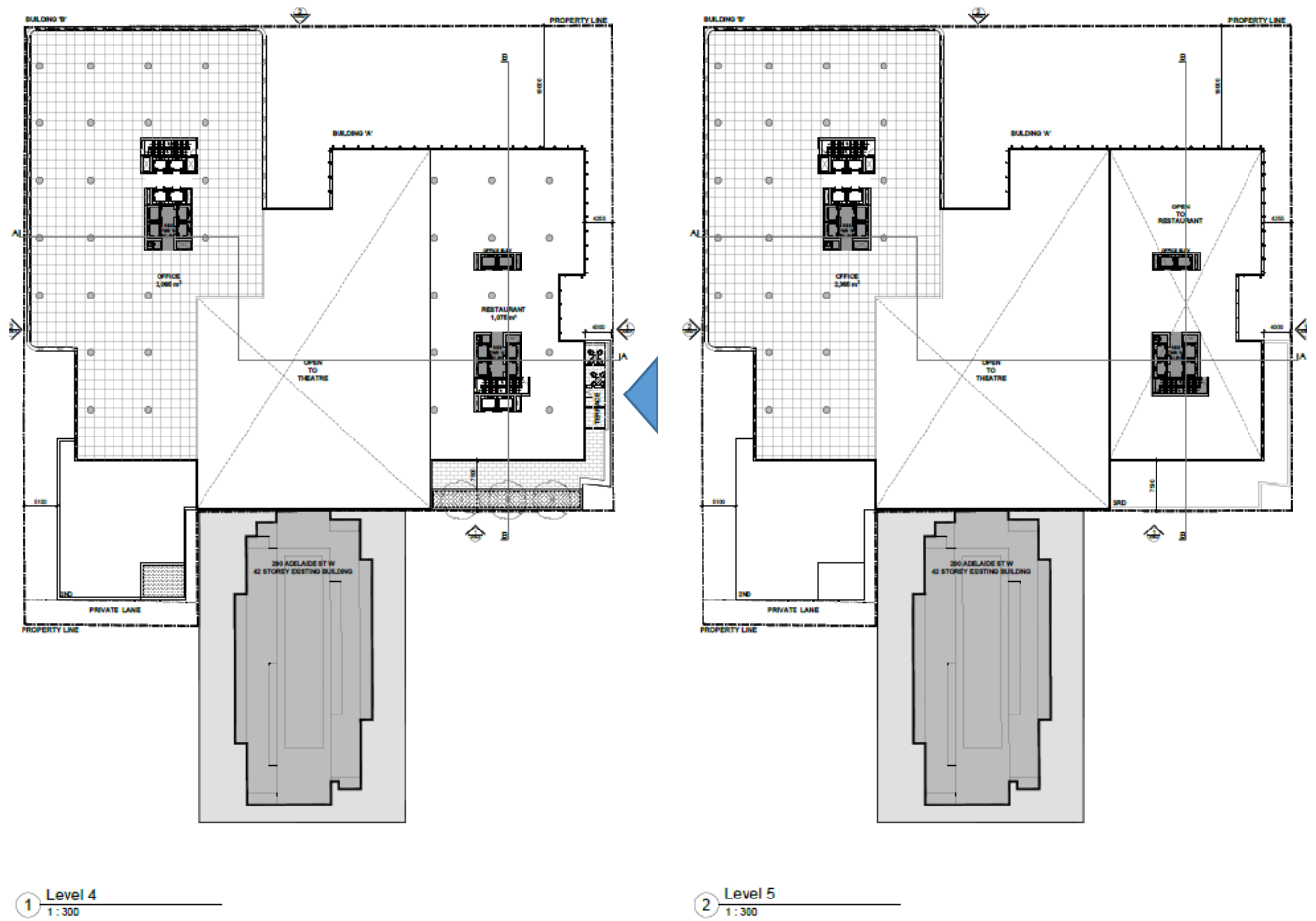
126 John Street



Floor Level 2 and 3 (arrow indicates location of heritage facades)

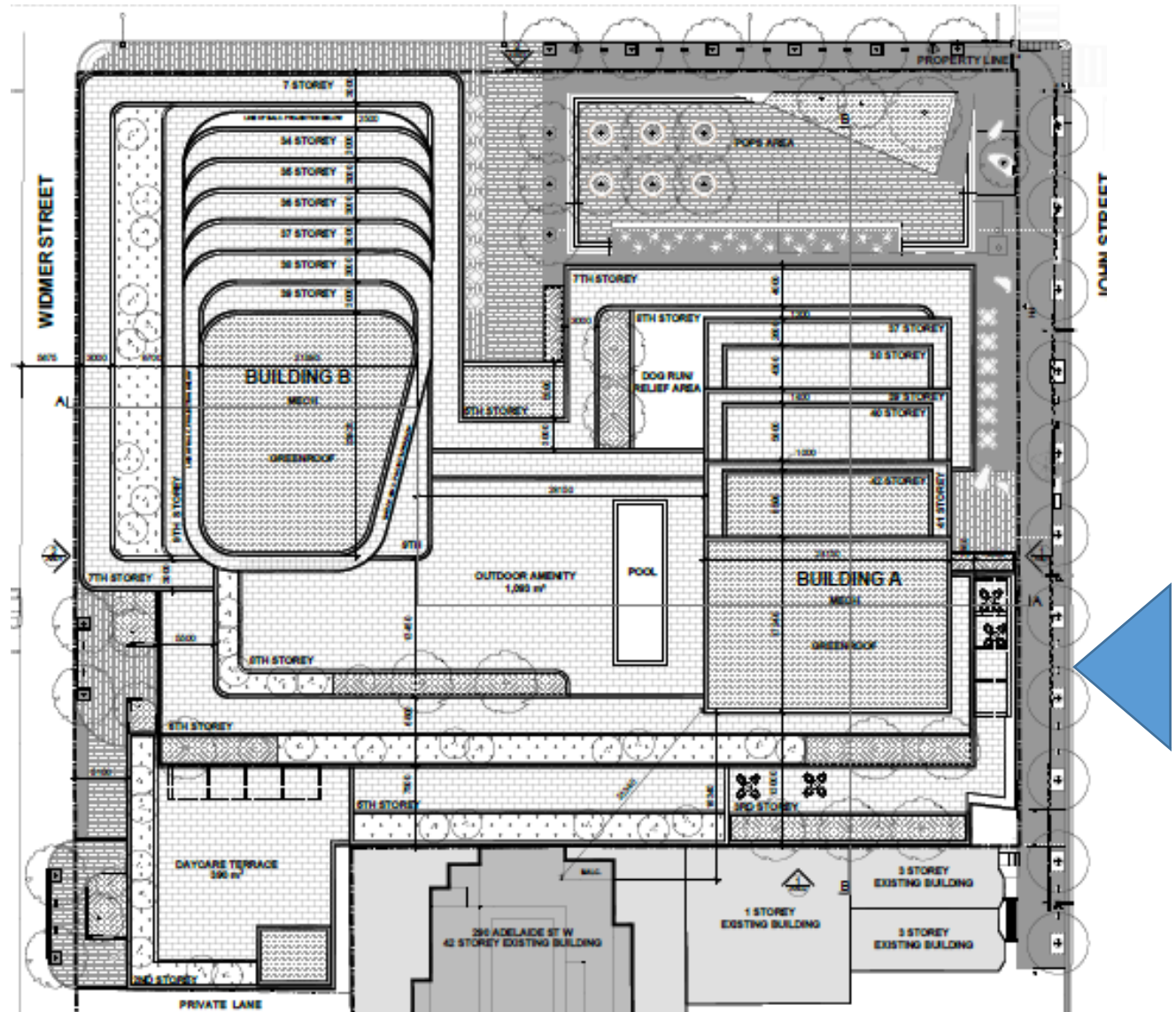
DRAWINGS

126 John Street



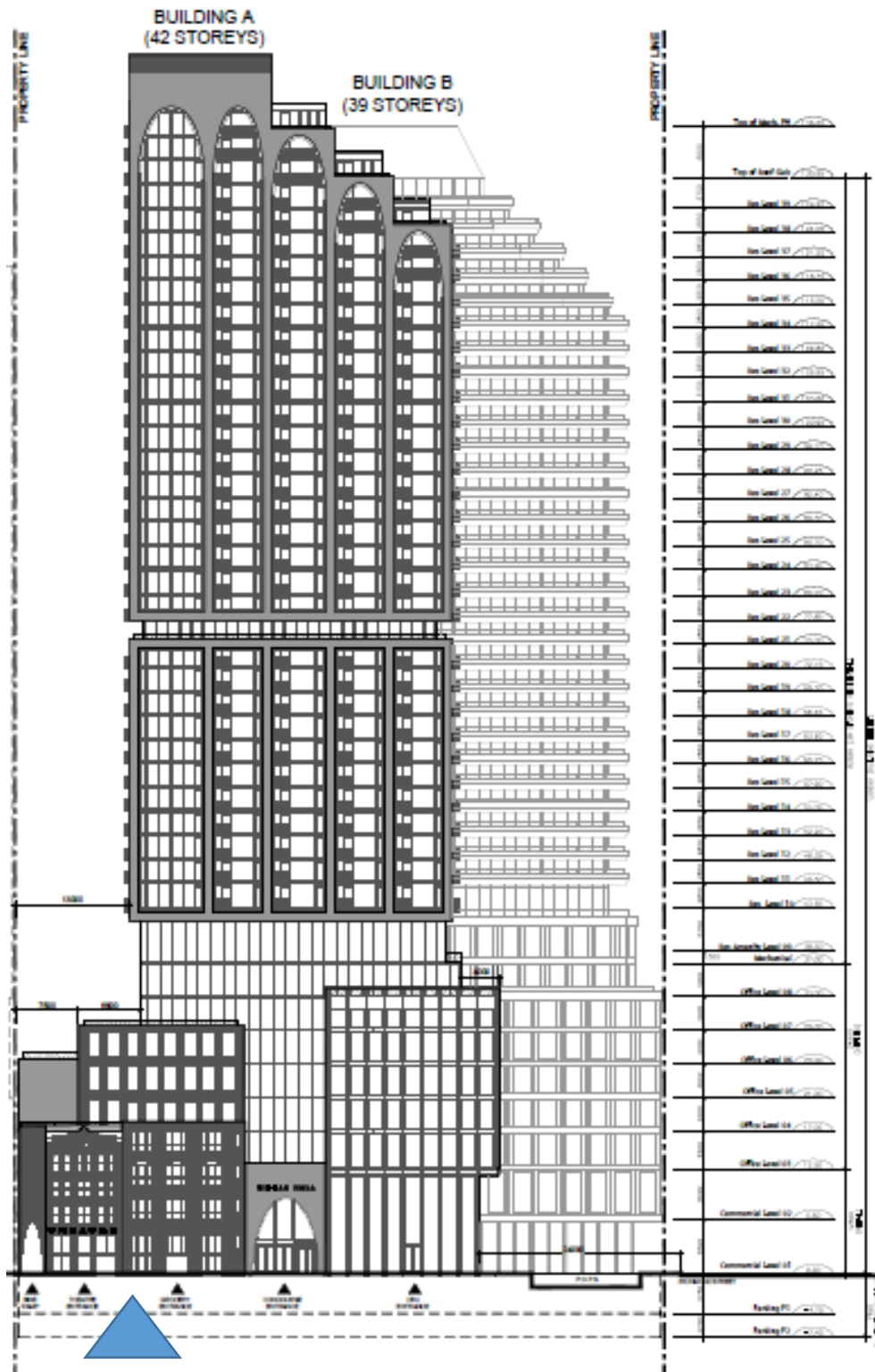
Floor level 4 and 5 (arrow indicates location of heritage facades)

DRAWINGS
126 John Street



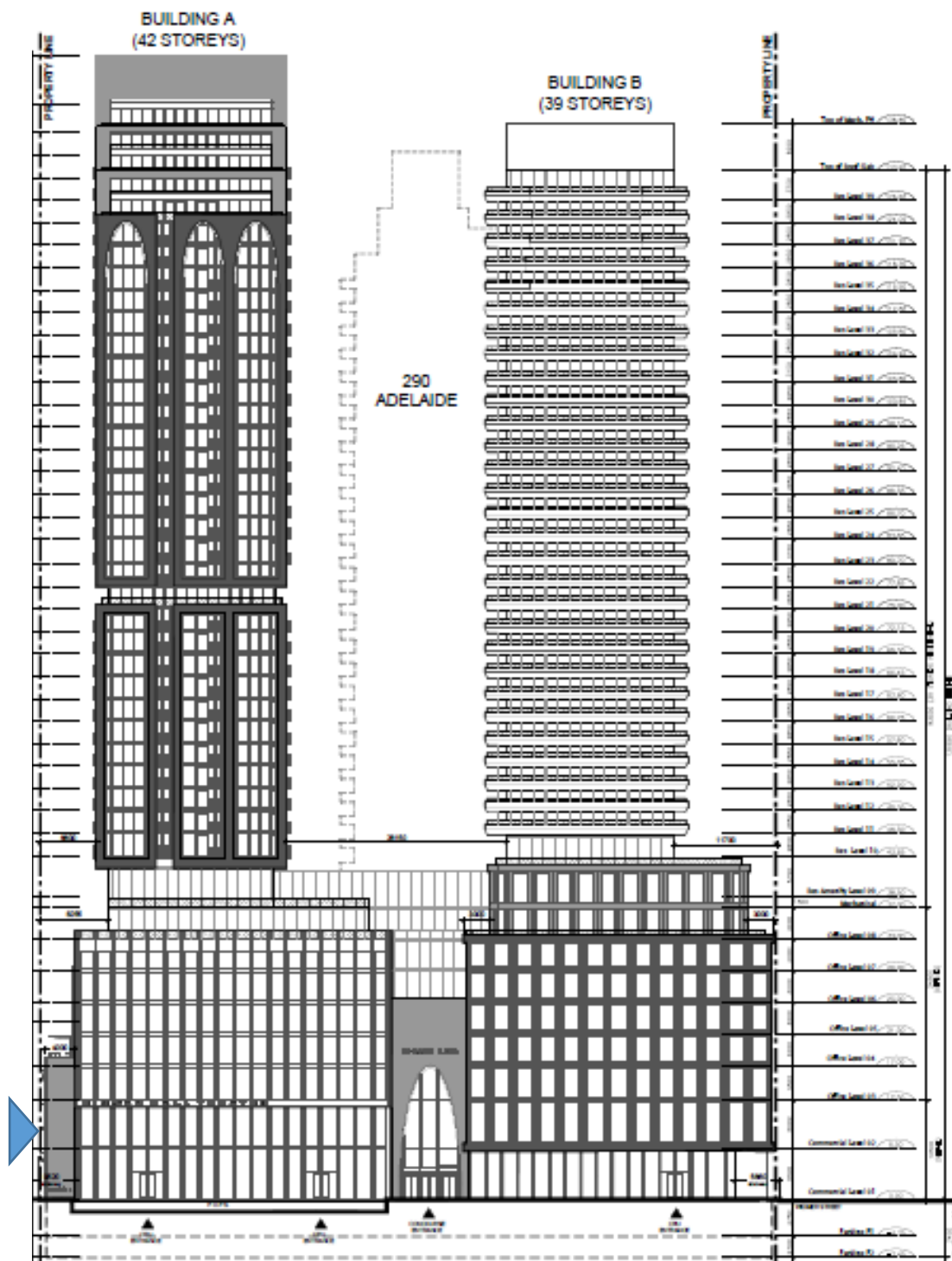
Roof Plan (arrow indicates location of heritage facades)

DRAWINGS 126 John Street



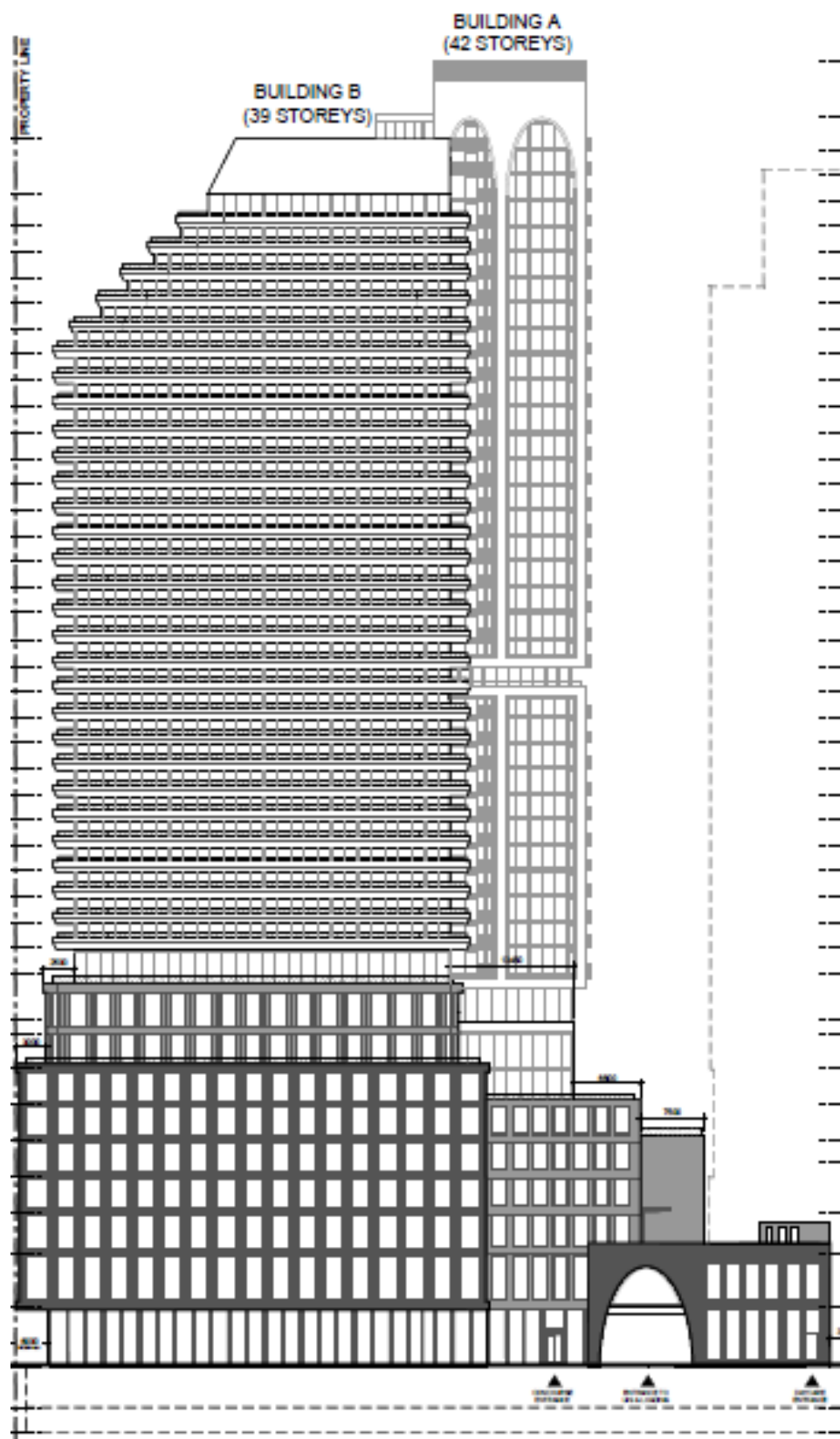
John Street Elevation incl. heritage facades at 126 John Street (arrow indicates location of heritage facades)

DRAWINGS 126 John Street



Richmond Street West Elevation (arrow indicates location of heritage facades)

DRAWINGS
126 John Street



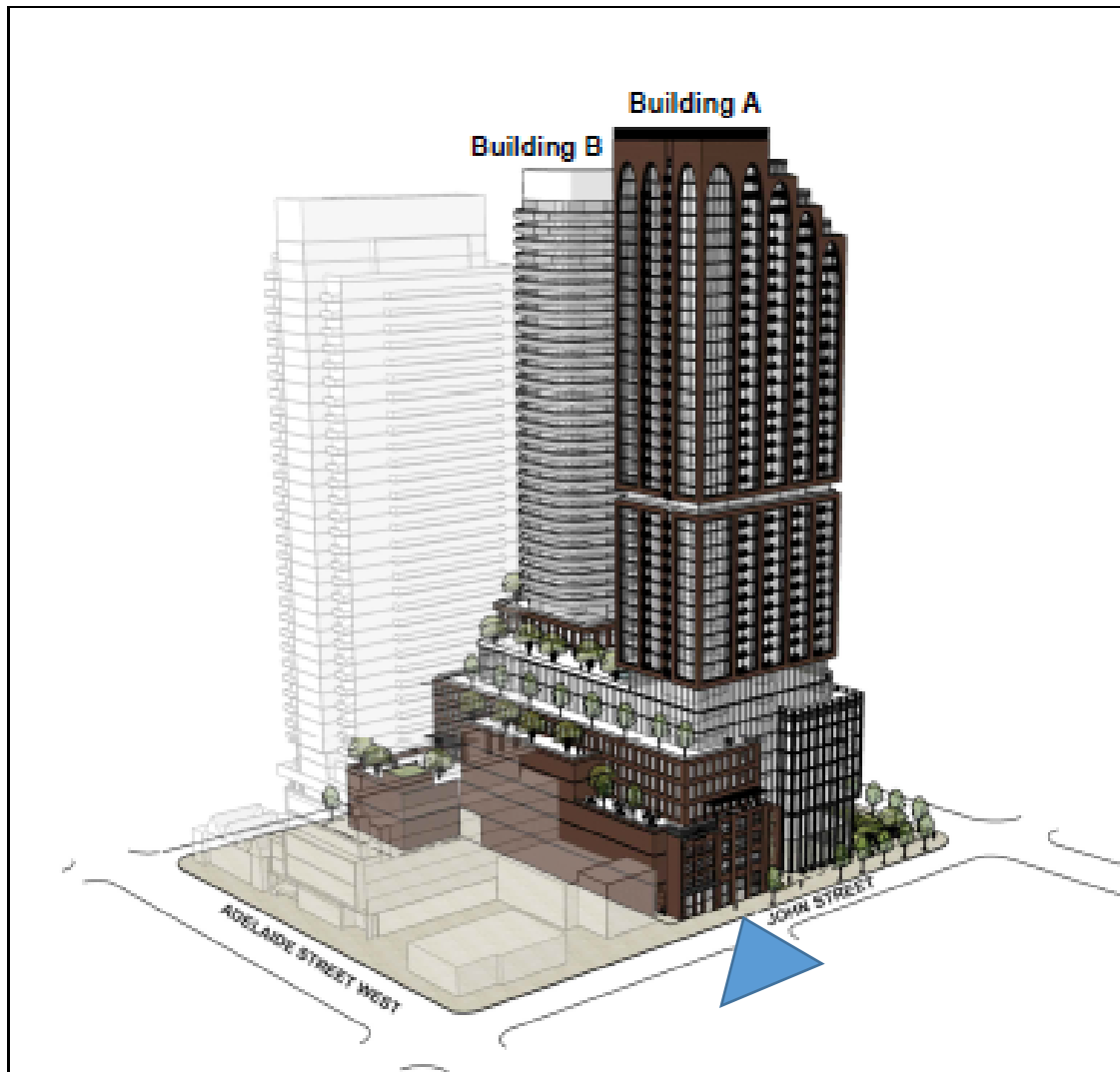
Widmer Street Elevation

DRAWINGS
126 John Street



Rendering of the 126 John Street facades looking north. Note new element above the south building cornice to be designed so that existing cornice is perceived as the top of the heritage building. (Arrow indicates location of heritage facades)

DRAWINGS
126 John Street



South East View

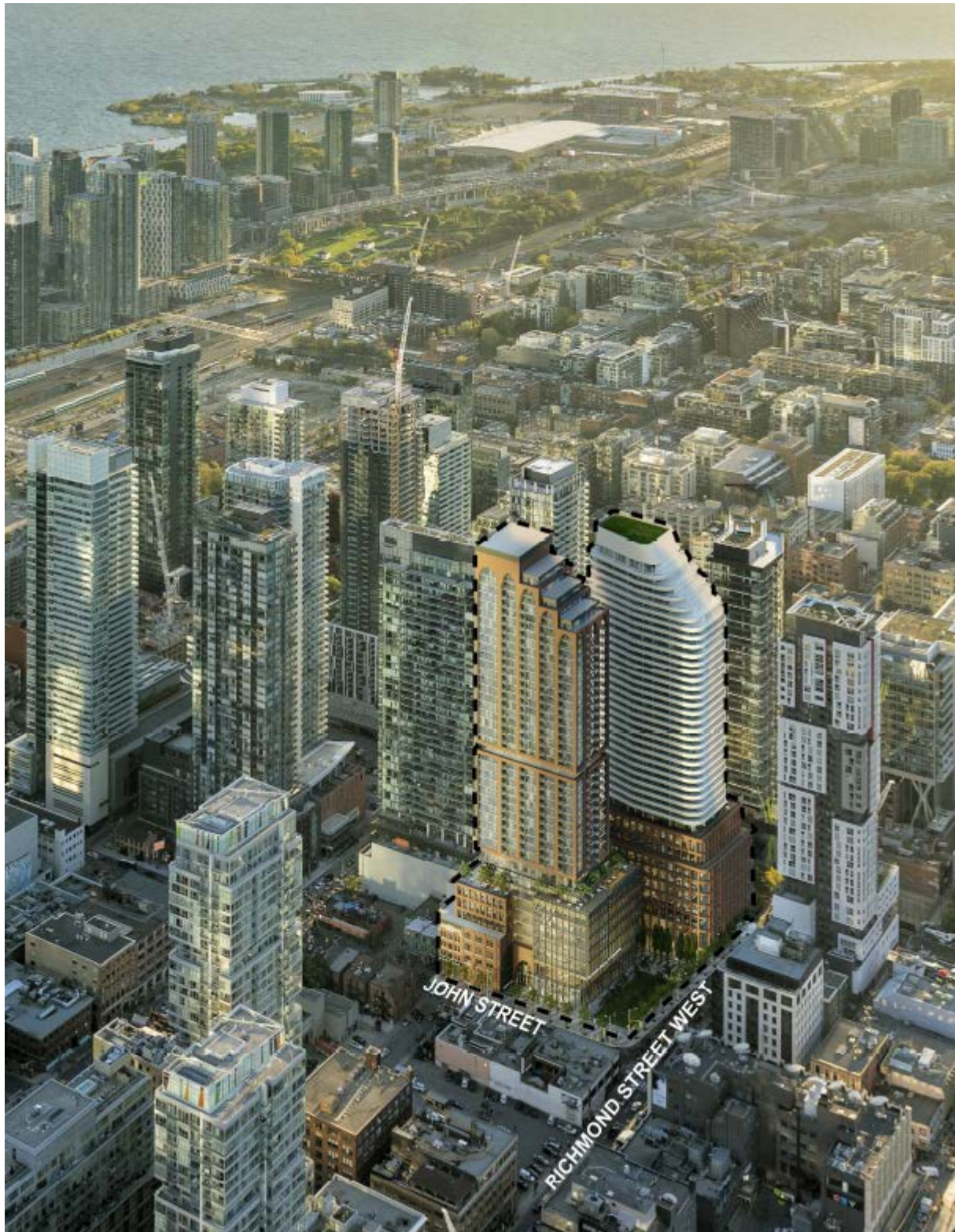
Rendering - looking towards John Street Elevation (arrow indicates location of heritage facades)



North West View

Rendering - looking towards Richmond Street West - Note proposed open space at southwest corner of Richmond Street West and John Streets.

DRAWINGS
126 John Street



Rendering - Overall view of the project
DRAWINGS
126 John Street



Rendering - John Street with heritage facades (arrow indicates location of heritage facades)