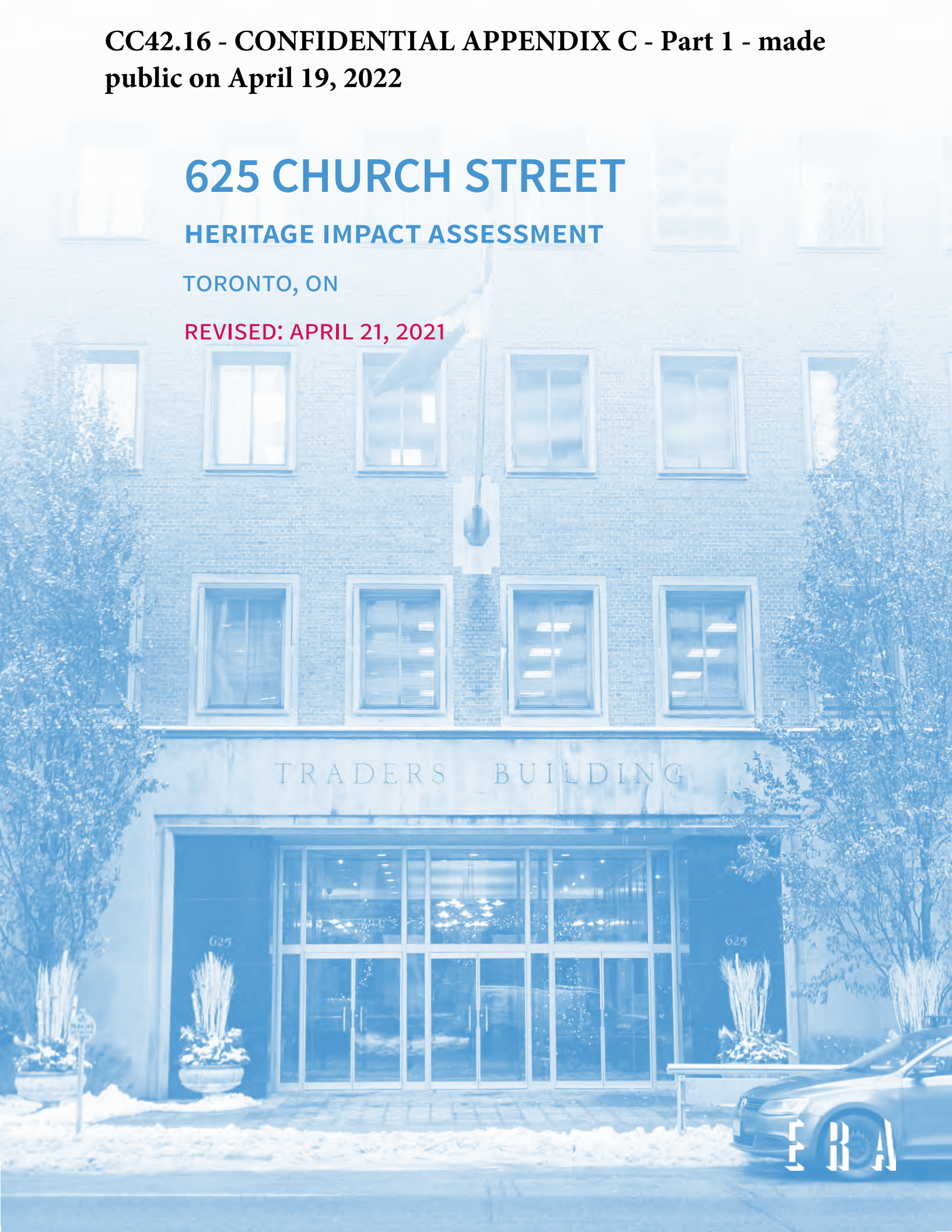


# 625 CHURCH STREET

## HERITAGE IMPACT ASSESSMENT

TORONTO, ON

REVISED: APRIL 21, 2021



**Report Issue Dates**

Original Submission: December 7, 2019

Revision No. 1: July 27, 2020

Revision No. 2: April 21, 2021

COVER PAGE: West elevation, and main entrance of 625 Church Street (ERA, 2019).

ERA Project # 14-112

Colliers Project # 811145

Prepared by PE / SI / JQ / EC1 / EC2

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## REVISION NOTE

ERA has been working with Heritage Preservation Services (HPS) in a collaborative effort to determine the heritage strategy for the Site, which conserves the cultural heritage value of the property while allowing for its redevelopment. The below identifies the time line of events to date:

<b>December 2019</b>	Rezoning submission, including a Heritage Impact Assessment (HIA), dated December 7, 2019.
<b>February 13th, 2020</b>	HPS provides formal comments on the rezoning application.
<b>May 26, 2020</b>	ERA meets with HPS to discuss and clarify comments received.
<b>June 26, 2020</b>	ERA meets with HPS to review potential revisions to the design that respond to the discussion at the May 2020 meeting.
<b>August 2020</b>	Rezoning resubmission, including a revised HIA, dated July 27, 2020. The revised HIA included an overview of HPS' comments and responses, including a revised conservation strategy for the Site.
<b>October 23, 2020</b>	HPS provides formal comments on the resubmission.
<b>November 26, 2020</b>	ERA meets with HPS to discuss comments and review a revised design/ approach.
<b>April 2021</b>	Site Plan Application Submission to be accompanied by this revised HIA, dated April 21, 2021. This report has been further revised to reflect the discussions with HPS in November.

In addition to the above consultation with City Staff, the application has gone through an iterative public engagement process, which has included seven community engagement meetings over the last two years.

This revised report is to be read in conjunction with the revised Architectural Drawings (April 13, 2021, RAW Architects) referenced throughout this report and attached as Appendix I.

# EXECUTIVE SUMMARY

## Background

This report has been prepared for The Manufacturers Life Insurance Company (Manulife) and considers the redevelopment of the property at 625 Church Street (the “Site”). It assesses the impact of the proposed development on the cultural heritage resources on and adjacent to the Site.

The Site is comprised of a six-storey office building and a surface parking lot.

## Cultural Heritage Value

The building on the Site is not designated under the *Ontario Heritage Act (OHA)* nor listed on the City of Toronto's Heritage Register. ERA has evaluated the Site and has found the existing building to be a candidate for designation under Part IV of the *OHA*, based on its design, associative and contextual value.

Heritage Preservation Services have stated that they anticipate recommending to Council that the property be designated under the *OHA*.

The Site is adjacent, to the east, to multiple properties designated under Part IV of the *OHA*.

## Proposed Development

The proposed development contemplates a new 59-storey mixed-use building, integrated with the existing building on the Site. The proposed development will retain the principal (west) and return (north and south) elevations in situ.

## Conservation Strategy

The conservation strategy for the existing building includes:

- Retaining the existing principal and return elevations;
- Retaining the existing main entrance, including its black granite surround, in its original location and form;
- Removing spandrel panels for glazing on the north and south elevations to allow for increased natural light in the podium; and
- Applying a conservation scope of work to the retained portion of the building.

## Impact on Heritage Resource

The proposed development will conserve the Site's cultural heritage value. The proposal retains a substantial portion of the existing building, and implements various design considerations that ensure new construction and alterations are sympathetic to and compatible with the existing building on the Site.

## Mitigation Strategy

In addition to the conservation strategy the proposed development implements the following design considerations:

- Differentiating the expanded podium, beyond the retained building fabric, through materiality and a projection above the first level;
- Referencing and continuing the existing building's horizontal and vertical articulation, and fenestration pattern, in the new construction at and above the podium;
- Providing a new material palette which (a) incorporates materials, such as stone, that reflect the existing building's design intent and material palette; and (b) includes light tones that provide for a quiet backdrop that does not detract from the existing building;
- Introducing a new lobby that: (a) reinforces and expands the original portal layout; (b) introduces new high quality materials; and (c) explores opportunities to reinstate original lobby finishes;
- Providing a generous, approximately 5m, stepback above the west facade;
- Activating and enhancing the public realm surrounding the Site through an engaging landscape plan; and
- Introducing additional retail space at grade, meeting the objectives of the Downtown Plan.

## Conclusion

The proposed development will rehabilitate the Site by integrating a substantial portion of the existing building with new construction. The new construction provides for a quiet backdrop, achieves visual subordination, and is sympathetic to and complementary with the existing building.

# 1 INTRODUCTION

## 1.1 Scope of the Report

ERA Architects Inc. (“ERA”) was retained by RAW Design, on behalf of Manulife, to prepare a Heritage Impact Assessment (HIA) for the property at 625 Church Street (the “Site”).

The purpose of an HIA, according to the City of Toronto’s Heritage Impact Assessment Terms of Reference, is to evaluate the proposed development in relation to cultural heritage resources and recommend an overall approach to the conservation of the heritage value of these resources.

This report was prepared with reference to the following:

- Provincial Policy Statement (2020);
- Ontario Regulation 9/06 Criteria for Determining Cultural Heritage Value or Interest;
- Toronto Official Plan (2019);
- City of Toronto Terms of Reference for Heritage Impact Assessments;
- Parks Canada Standards and Guidelines (2010); and
- Ontario Heritage Tool Kit.

## 1.2 Site Description and Context

The Site is located on the east side of Church Street, and spans the block between Charles Street and Hayden Street, just south of Bloor Street East. The Site is comprised of a 6-storey office building and a surface parking lot. The building on the Site is known as the Traders Building, named after the insurance company that constructed the building for their headquarters.

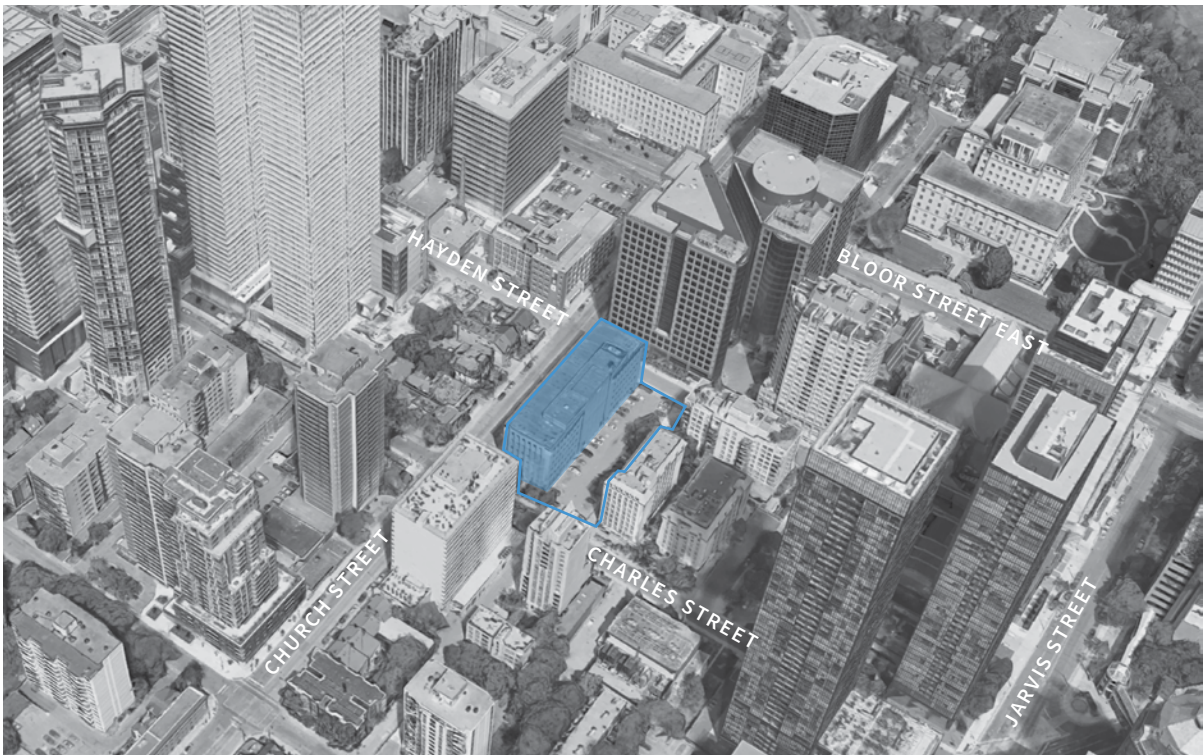
The Site is located just south of Bloor Street East, which is characterized by residential and office buildings. To the rear (east) of the Site are several mid-rise residential buildings. To the west of the Site, are house form buildings cited next to tall residential buildings.



Toronto Property Map with Site in blue (Google Maps, annotated by ERA).



Aerial view with Site in blue (Google Maps, annotated by ERA).



Axonometric view with Site in blue (Google Maps, annotated by ERA).



### 1.3 Existing Heritage Status

The Site is not designated under the *Ontario Heritage Act*, nor is it listed on the City of Toronto Heritage Register.

### 1.4 Adjacent Heritage Resources

The Site is adjacent, to the east, to several properties that were listed on the Heritage Register in the 1970s and designated under Part IV of the *Ontario Heritage Act* by By-law No. 1025-2017. The adjacent properties include the following:

#### **628 Church Street (Manhattan Apartments)**

The property at 628 Church Street was designated for its design, historical and contextual value. The property consists of a two-storey apartment building known historically as the Manhattan Apartments. The building was completed in three phases from 1909 to 1911.

#### **634 and 636 Church Street (Bernard Halden Houses)**

The properties at 634 and 636 Church Street were designated for their design, historical and contextual value. The properties contain a pair of semi-detached house form buildings that were commissioned in 1878 by Bernard Haldan, an insurance company manager.

The above noted properties are a part of an existing development application, which anticipates the retention of the existing heritage buildings and the introduction of a 47-storey mixed-use building.



East elevation of 628-636 Church Street, as viewed from 625 Church Street (ERA, 2019).

## 1.5 Site & Context Photos



West and north elevation of the Site viewed from the northwest corner of Church and Isabella Streets (ERA, 2019).



East and south elevation of the Site viewed from Charles Street (ERA, 2019).



Looking west on Hayden Street (ERA, 2019).



Looking east on Charles Street from Church Street (ERA, 2019).



Looking north on Church Street from Charles Street (ERA, 2019).



Looking south on Church Street towards Charles Street (ERA, 2019).

## 2 HISTORICAL BACKGROUND

### 2.1 Site and Neighbourhood History

#### *Early Built History: Park Lot Grant*

The Site was granted as park lot 7 to John McGill, a soldier originally from Scotland. He came to North America to serve under John Graves Simcoe with the Queen's Rangers during the American Revolution. He later married Catherine Crookshank, sister of George Crookshank, in New Brunswick. In 1792, they moved to Upper Canada where John became Commissary General of Upper Canada.

After John and Catherine's death, their nephew, Peter McGill, began to sell off portions of the property in 1836. The 1842 Cane Topographical Plan of the City shows the subject site as forested, Church Street had not yet been extended north of Carlton Street.

#### *Urbanization*

The 1858 Atlas of the City of Toronto and Vicinity by WS Boulton shows the early development on the Site and the surrounding area.

Seven brick buildings were built on the Site prior to 1880. The northernmost building was demolished between 1884 and 1890, then later rebuilt. During this period, Hayden Street was extended east from Church Street. These were single family residences, many of which eventually became rooming houses, according to the City Directories.

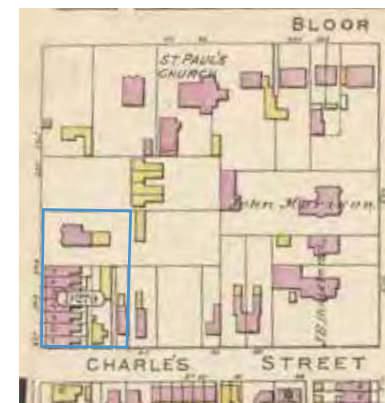
#### *Secondary Financial District*

In 1955, all of the buildings on the Site were demolished. The following year the Site was under construction for the Traders Building Headquarters, designed by Marani and Morris. The Site provided a transition between the evolving secondary financial district to the north, and the residential and commercial neighbourhoods to the south.

During the 1950s and 1960s, many prominent buildings along Bloor Street were constructed for financial institutions, some of which were also designed by Marani and Morris:



WS Boulton Atlas of Toronto and Vicinity c. 1858 (Goad's Atlas annotated by ERA).



Fire Insurance Plan c. 1884 (Goad's Atlas annotated by ERA).



1953 (City of Toronto, annotations by ERA).

- The Crown Life Insurance Building at 120 Bloor Street East was completed in 1953 and designed by Marani and Morris.
- The Manufacturer's Life Building at 200-220 Bloor Street East, is a listed building and was constructed in 1924 and designed by Sproatt & Rolph. Later additions were made by Marani and Morris.
- The building at 250 Bloor Street East was constructed in 1968, and designed by Marani, Routhwaite and Dick.
- The Confederation Life Insurance Building at 333 Bloor Street East was built in 1954-1956 and designed by Marani and Morris. Their successor firm - Marani, Rounthwaite, and Dick - designed the 1973 addition. The property was designated under Part IV of the *Ontario Heritage Act* in 1976.



1956 (City of Toronto, annotations by ERA).



Buildings associated with Marani and Morris (or their successors) outlined in red, and the Site outlined in blue (Property Data Maps, annotated by ERA).

## 2.2 Traders Building Headquarters

The Traders Building headquartered a number of different, affiliated companies on the Site and rented out the remainder of the building.

Traders Finance Corporation Limited specialized in installment purchasing for vehicles, machinery, domestic appliances, heavy equipment and mobile homes. The company originated in Winnipeg, Manitoba with one office and a staff of five in 1926. In 1939, Canadian General Insurance Company and Toronto General Insurance company joined the group. By 1957 there were over 150 branch offices across Canada, which included new subsidiary companies under the umbrella of Traders Group of Companies.

From 1966 -1967, when the company was renamed Traders Group Limited, these companies included:

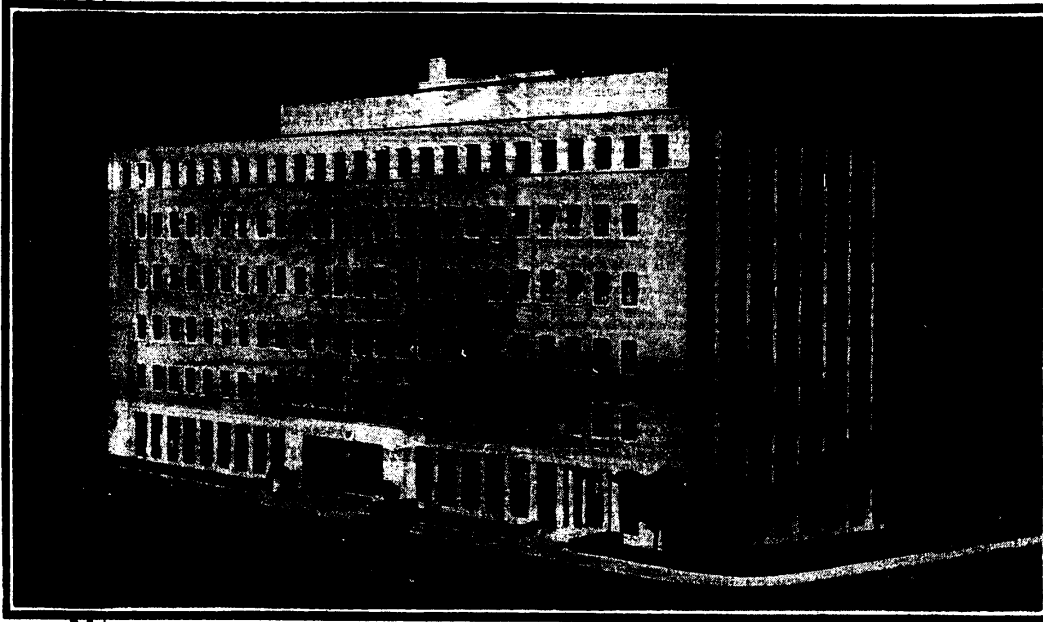
- Traders Finance Corporation Limited
- Trans Canada Credit Corporation Limited
- Traders Realty Limited
- Interprovincial Building Credits, Ltd
- Traders Mortgage Company
- Aetina Factors Corporation Ltd
- Domac Realty Limited
- Forest Glenn (Dixie) Limited
- Traders Properties (Church St.) Limited
- Canadian Insurance Shares Limited
- Canadian General Insurance Company
- Toronto General Insurance Company
- Traders General Insurance Company
- Frankel Steel Construction Limited
- Frankel Structural Steel Limited
- Frankel Formwork Company
- Reinforcing Steel Products Company

In May of 1967, the company was renamed Traders Group Limited-Le Group Traders Limited. It was dissolved in 2006, revived in 2009, and finally dissolved again in 2011.



625 Church Street, Toronto (City of Toronto Planning Board atlas, ca. 1957-1960; annotated by ERA).

**We Proudly Announce . . .**



**the official opening of the  
TRADERS BUILDING.**

**NEW HEAD OFFICE HOME  
OF**

**CANADIAN GENERAL SECURITIES LIMITED**

**TRADERS FINANCE CORPORATION LIMITED**

**CANADIAN GENERAL INSURANCE COMPANY**

**TORONTO GENERAL INSURANCE COMPANY**

**TRADERS GENERAL INSURANCE COMPANY**

**TRANS CANADA CREDIT CORPORATION  
LIMITED**

**COX INSURANCE AGENCIES LIMITED**

**I**N 1920, Traders Finance Corporation Limited, the senior member of this outstanding group of Canadian Companies, was a one-office fledgling in Winnipeg, Manitoba. Today the Company has offices in almost every principal city and town from Newfoundland to British Columbia.

Working in close co-operation with manufacturers and with dealers in new and used automobiles and trucks of all makes, domestic appliances, marine products, machinery, heavy equipment and mobile homes, Traders provides those facilities for instalment purchasing so vital to individuals and business concerns alike.

In the intervening years from 1920 until today new subsidiary Companies were organized and new Company interests were acquired to broaden the services of this organization to the people of Canada. The group now maintains over 150 branch offices across Canada.

Canadian General Insurance Company and Toronto General Insurance Company joined the group in 1939 and now operate sixteen branches

strategically located across Canada. Both are multiple line Companies writing automobile, fire, miscellaneous casualty insurance and Fidelity and Surety Bonds.

Traders General Insurance Company, which commenced operations in 1952, is principally engaged in the automobile insurance field. The Company's staff of field adjusters, now almost nation-wide, provide unexcelled service for the Canadian motoring public.

The 44 branches of Trans Canada Credit Corporation have made the Company well known for courtesy and efficiency in the field of Personal Loans. Cox Insurance Agencies Limited, with twelve branches across Canada, operates as a general agent for many insurance companies.

As the rapidly growing volume of business dictated, all of these companies, and the other companies in the Traders family, consistently enlarged their facilities in order to maintain the service with which each is nationally identified. It is this continued growth which has made necessary the construction of this new Head Office Building.

**625 CHURCH STREET, TORONTO.**

Advertisement in the Globe and Mail c. June 14, 1957 (Globe and Mail Archives).



## 2.3 Design

### *Original Design*

Architects Marani and Morris designed the building, and associated design elements such as the gate posts for the rear parking lot and planters on Church Street. The architectural style of the building is a contemporary translation of the Georgian tradition.

According to the Canadian Encyclopedia:

*Marani and Morris joined in partnership in 1930. They designed the North American Life Building at the St George Street Medical Arts Building, Toronto, and the new Bank of Canada Head Office in Ottawa. During the postwar period Marani Morris & Allan, as the firm became known, designed numerous well-known insurance buildings, notably Manufacturers Life, Crown Life and Confederation Life in Toronto; Metropolitan Life in Ottawa; and Great-West Life in Winnipeg; banks, including the Bank of Canada in Ottawa, and the Royal Bank of Canada in Toronto; and public buildings, including Metropolitan Toronto Court House, and the military component of the Canadian Embassy, Washington, DC. After war service, the partnership was expanded to include M.F. Allan and later R.A. Dick. It became known as Rounthwaite, Dick & Hadley Architects & Engineers (RDH).*

### *Alterations & Additions*

There have been minimal alterations to the exterior of the building and some changes to the landscape, including the addition of a patio at the south and removal of the original planters at the main entrance.

Ferdinand Herbert Marani (1893-1971)  
Ferdinand Herbert Marani, architect (b at Vancouver 8 Aug 1893; d at Toronto 18 July 1971). Marani graduated from the University of Toronto in 1920 and shortly thereafter established a practice in Toronto. His partnerships include Marani and Morris (1947-59) and Marani, Rounthwaite and Dick (1964-71). His designs, which are noted for his contemporary translation of the Georgian tradition, include the original Bank of Canada building in Ottawa, the Medical Arts Building in Toronto and the Canadian Forces Headquarters in Washington, DC. Marani served in WWI and WWII and was a chairman of the Ontario Association of Architects and of the Ontario College of Art.  
- The Canadian Encyclopedia

Robert Schofield Morris (1898-1964)  
In 1958, Morris was awarded the Royal Gold Medal for Architecture by the Royal Institute of British Architects, bringing international recognition to the firm. He was only the second Canadian to be so honoured (the first was Frank Darling in 1915).  
- Adapted from the Canadian Encyclopedia



Principal entrance on Church Street c. 1958 (Canadian Architectural Archives, University of Calgary).



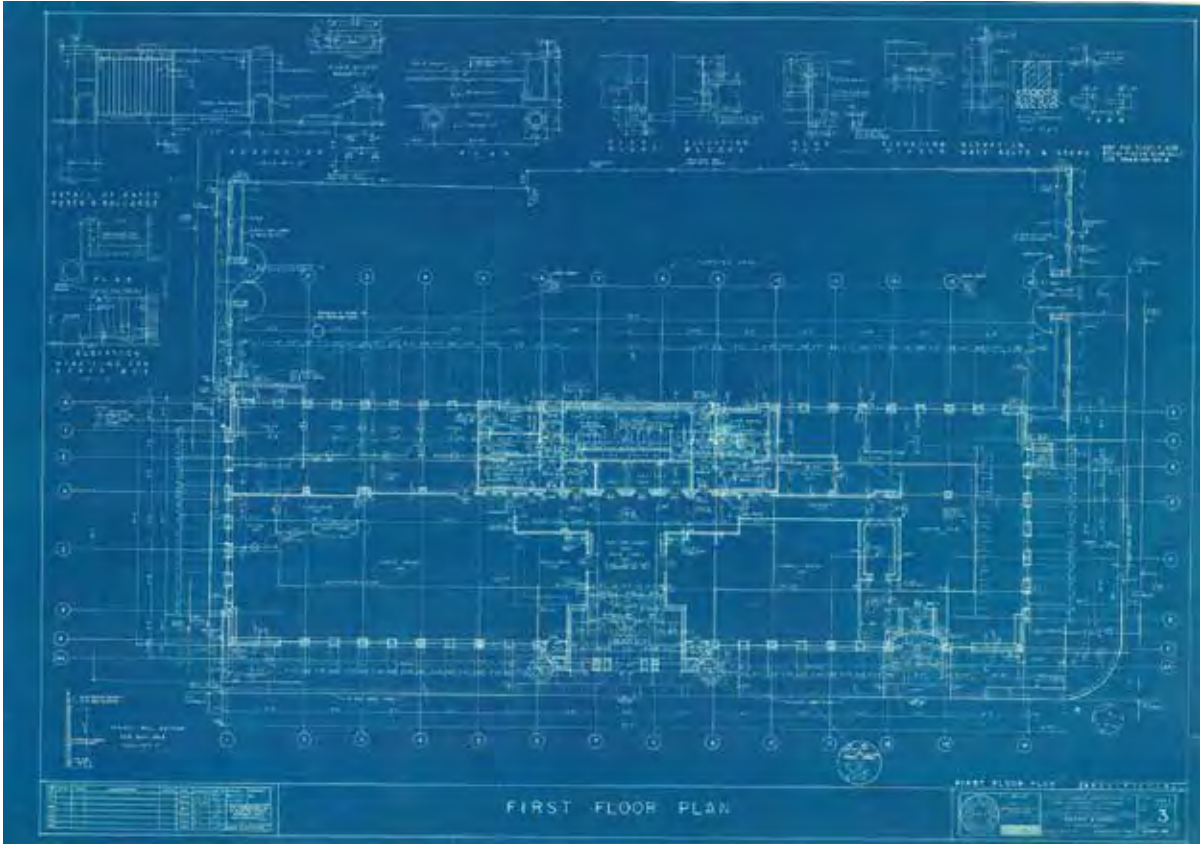
South and east facades of the building c. 1957 (Canadian Architectural Archives, University of Calgary).



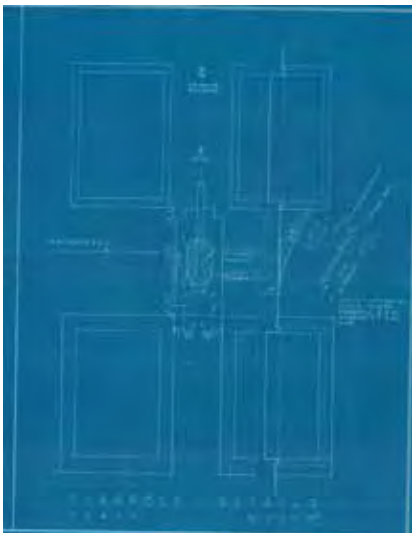
East facade of the building c. 1957 (Canadian Architectural Archives, University of Calgary).



Interior lobby c. 1958 (Canadian Architectural Archives, University of Calgary).



An early drawing of the first floor, which would be built with a different lobby by Marani & Morris c. 1955(Ontario Archives).



Flagpole detail by Marani & Morris, c. 1955 (Ontario Archives).

### 3 ASSESSMENT OF CULTURAL HERITAGE VALUE

#### 3.1 Ontario Regulation 9/06 Evaluation

We have evaluated the Site against the Criteria For Determining Cultural Heritage Value for Interest, Ontario Reg. 9/06 made under the *Ontario Heritage Act*. The Site was found to be a candidate for designation.

Value (quoted from Ontario Reg. 9/06)	Assessment of 625 Church Street
<p><i>The property has design value or physical value because it,</i></p> <ul style="list-style-type: none"> <li><i>i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,</i></li> <li><i>ii. displays a high degree of craftsmanship or artistic merit, or</i></li> <li><i>iii. demonstrates a high degree of technical or scientific achievement.</i></li> </ul>	<p>The building is a representative example of a financial headquarters building built in the mid-20th century.</p>
<p><i>The property has historical value or associative value because it,</i></p> <ul style="list-style-type: none"> <li><i>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</i></li> <li><i>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or</i></li> <li><i>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i></li> </ul>	<p>The property demonstrates the work of the architectural firm Marani and Morris.</p>
<p><i>The property has contextual value because it,</i></p> <ul style="list-style-type: none"> <li><i>i. is important in defining, maintaining or supporting the character of an area,</i></li> <li><i>ii. is physically, functionally, visually or historically linked to its surroundings, or</i></li> <li><i>iii. is a landmark.</i></li> </ul>	<p>The property has contextual value as part of the grouping of mid-20th century of buildings that made up a secondary financial district in Toronto.</p>

## 4 CONDITION ASSESSMENT

ERA performed a general condition assessment of 625 Church Street on November 17, 2015 and again on November 27, 2019. The inspection was conducted by walking around the perimeter of the building at ground level, on the roof and visiting an empty suite on the 4th floor as well as the basement mechanical room.

The building is currently occupied with several office tenants and one retail tenant.

Overall the building is in good condition.

### *Exterior Masonry*

The exterior brick masonry is in good condition. Some areas have light soiling at mortar joints. Minor patching will be necessary when external fixtures (miscellaneous anchors, lights, cable etc.) are removed.

The exterior stone masonry is in fair condition. Some mortar joints need repointing. Minor cracks and chips are visible in different locations. Erosion damage caused by salt is also visible at grade level. There are several stains on the stone surrounding mortar joints and organic soiling where vines have grown. Corrosion stains are present on the stone at main entrance as well.



Stains on stone masonry at main entrance (ERA, 2015).

*The building components were graded using the following assessment system:*

**Excellent:** Superior aging performance. Functioning as intended; no deterioration observed.

**Good:** Normal Result. Functioning as intended; normal deterioration observed;

**Fair:** Functioning as intended; Normal deterioration and minor distress observed;

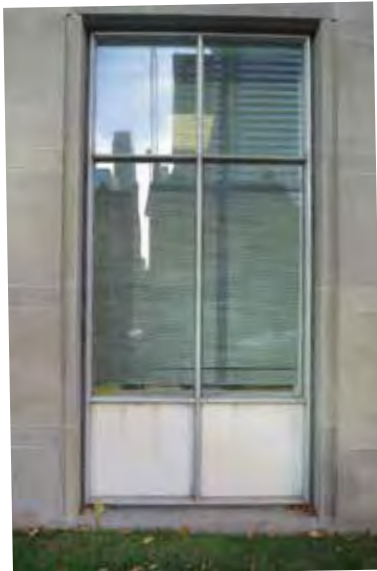
**Poor:** Not functioning as intended; significant deterioration and distress observed;

**Defective:** Not functioning as intended; significant deterioration and major distress observed, possible damage to support structure; may present a risk.

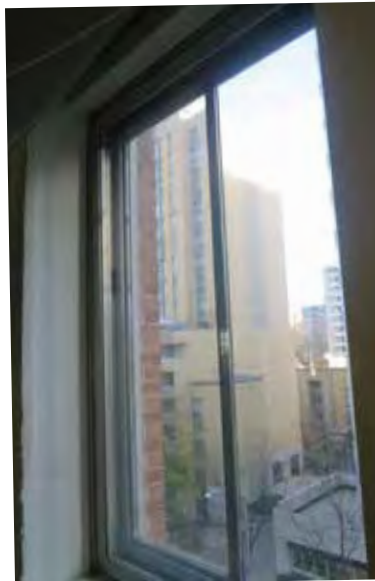
## *Windows*

The windows are in good condition. Most windows are original double unit aluminium windows except at one location on east facade where a new window with a louver section has been installed. Exterior stone surrounds show some staining and minor chips similar to the exterior stone masonry condition discussed above.

Ground floor windows on the west facade have a different aluminium profile and are also original windows too. The two upper panels are double-glazed and the bottom panel is mosaic tiles. Though lightly stained, they are in good condition.



Original aluminium window on ground floor (ERA, 2015).



Original aluminium window (ERA, 2015).

## *Roof*

The roof is in good condition. It is a bituminous membrane and was not showing any issues on the day of inspection. Masonry and exterior of the penthouse are in good condition as well.



Roof condition (ERA, 2015).

## *Entrances*

### **West Facade**

At the main entrance, the original first set of doors have been replaced with standard aluminium doors. The door pulls are similar to original. The second set of doors leading to the lobby are original and in good condition. Stone paving and flower planters by the main entrance are new replacements and are in fair condition.

### **South Facade**

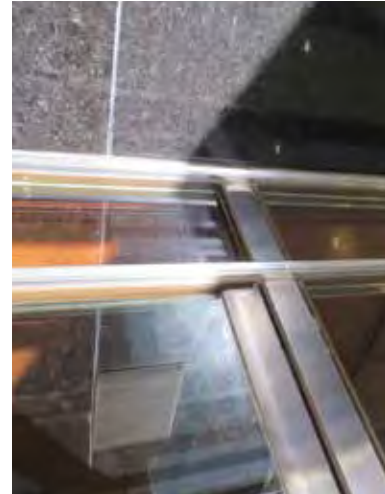
The door and frame are aluminium and are not original.

The stone steps by the south entrance are in poor condition. Most stone units are eroded by salt and several units are cracked and damaged.

Removal of existing metal sign at east of the doors and light fixtures will require patching. East cornerstone showing original construction date is currently hidden under a metal sign and vines.

### **East Facade**

There is efflorescence and some failed mortar joints that need repointing at the bottom rows of bricks near east facade entrance. The door has been replaced by a standard aluminium door. Overall this entrance is in good condition.



Original doors at main entrance (ERA, 2015).



Cracked stone steps at south entrance (ERA, 2015).



Efflorescence at east entrance (ERA, 2015).



## Interior

The ground floor lobby is in excellent condition. Original materials that remain include: the granite, wood paneling, light fixtures, elevator doors, brass detailing. The concierge desk is likely a later addition, and pot lights and miscellaneous fire safety equipment have been added to the ceiling. An original doorway in the lobby has been blocked and replaced with signage.

The elevator's interior finishes, with the exception of the floor, have been updated and are in good condition.

The interior finishes and layout for the suites on all floors have changed depending on the tenants needs.

Both penthouse and basement mechanical room were in excellent condition. Currently the boilers are being updated. According to building supervisor, there is no outstanding issues with the mechanical systems.



Main lobby (ERA, 2019).



Empty suite on 4th floor being renovated (ERA, 2015).



Mechanical penthouse (ERA, 2015).

Main lobby (ERA, 2019).

## 5 HERITAGE POLICY REVIEW

The following policy documents were reviewed in the preparation of this HIA, as they provide the framework for the property with respect to the cultural heritage resources on and adjacent to the Site.

- Province of Ontario’s Provincial Policy Statement, 2020 (the “PPS”);
- The Ontario Heritage Act (R.S.S. 1990);
- City of Toronto Official Plan, consolidated 2019 (the “Official Plan”);
- The Downtown Plan, 2019; and
- Tall Building Design Guidelines.

### Provincial Policy Statement, 2020

The PPS guides the creation and implementation of planning policy across Ontario municipalities, and provides a framework for the conservation of heritage resources, including the following relevant policies:

*2.6.1 Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

*2.6.3 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.*

### City of Toronto Official Plan

Policies within Chapter 3.1.5 of the Official Plan guide the conservation of heritage resources in the City of Toronto. The relevant policies in this Chapter for the redevelopment of the Site include:

- (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.*
- (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.*

*Significant: e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act (PPS, 2020).*

*Conserved: means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (PPS, 2020).*

*Adjacent lands: d) for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan (PPS, 2020).*

*Adjacent: means those lands adjoining a property on the Heritage Register or lands that are directly across from and near to a property on the Heritage Register and separated by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these; whose location has the potential to have an impact on a property on the heritage register; or as otherwise defined in a Heritage Conservation District Plan adopted by by-law. (Toronto Official Plan).*

- (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.*
- (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 facades alone is discouraged.*

### **TOcore - Downtown Plan**

The Downtown Plan came into force on June 5, 2019. The policies in Section 3 of the Downtown Plan identify goals that ensure new buildings fit within their existing and planned context, and conserve heritage attributes.

The Downtown Plan identifies the Site in Mixed Use Areas 2 - Intermediate. Mixed Use Areas 2 allows for a wide range of uses, mid-rise buildings, and some tall buildings, depending on the compatibility with the existing context.

Church Street is identified as a Priority Retail Street in the Downtown Plan, which encourages the maintenance and enhancement of retail vitality. The policies provide that commercial space is included at the ground floor of developments and will:

- 6.41.(1) *provide generous floor-to-ceiling heights, while considering the scale of surrounding ground floor heights to allow flexible and useable retail space;*
- (2) provide appropriate setbacks at grade, in order to provide space for public realm and pedestrian enhancements as a community benefit, in accordance with the policies of Section 9 of this Plan; and*
- (3) be of high-quality design, with flexible spaces that allow for adaptability over time.*

### **Tall Building Design Guidelines**

The Tall Building Design Guidelines adopt the heritage policies found in the Official Plan, as well as the Province of Ontario's Eight Guiding Principles for the Conservation of Heritage Properties. Overall, the design guidelines ensure that heritage properties are conserved and appropriately integrated into tall building developments.

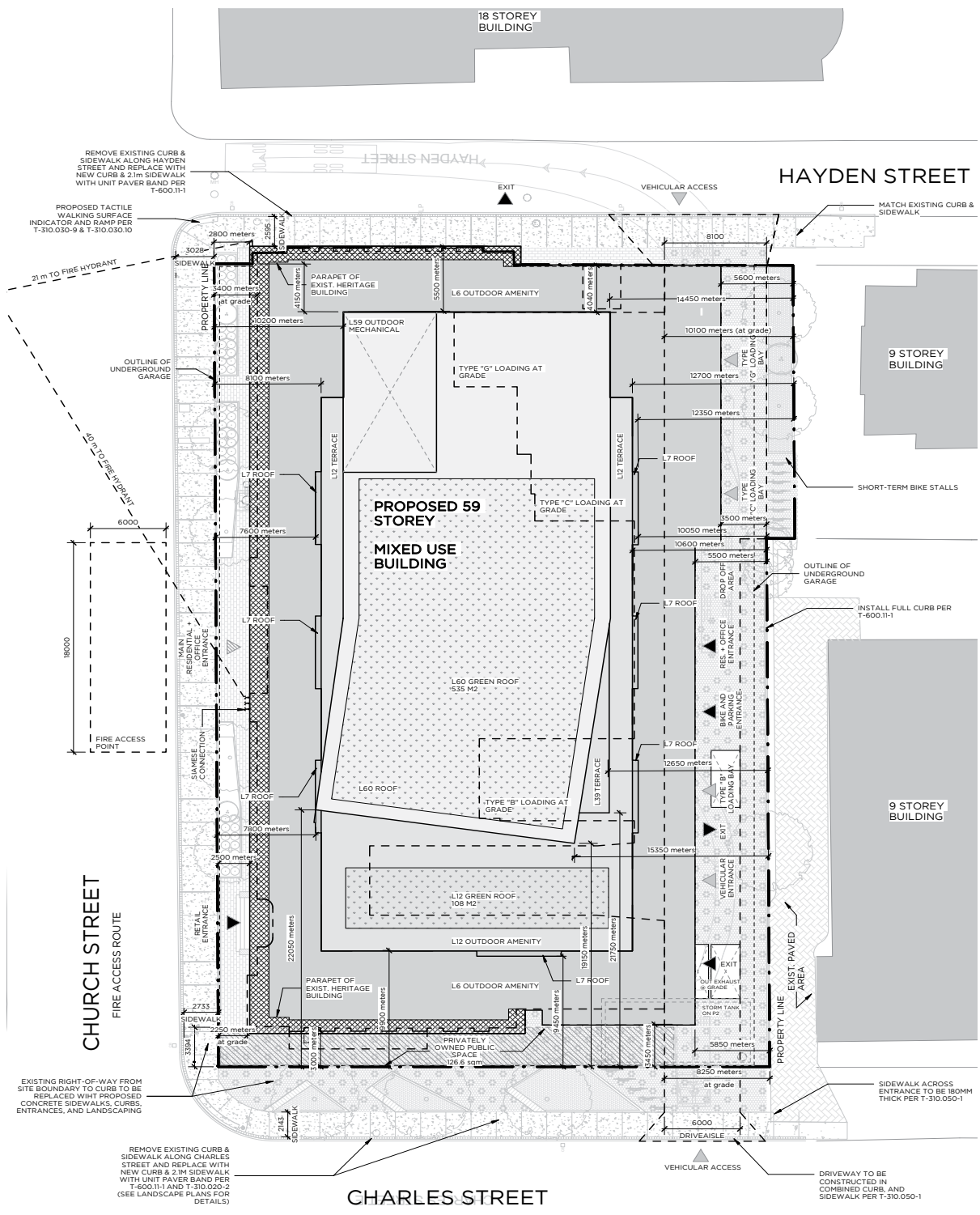
## 6 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development anticipates a new 59-storey mixed-use building integrated with the existing 6-storey building on the Site. The proposed development will provide a double-height retail space at grade, four levels of office use, and residential uses above.

The proposed development will retain the principal (west) and return (north and south) elevations of the existing building in situ. The existing spandrel panels on the return elevations will be removed and replaced with glazing.

The proposed tower provides a stepback of approximately 5m above the existing building at the west elevation. Stepbacks of approximately 7m at the south elevation, and 5m at the north elevation, will differentiate the tower and retained base. A stepback of approximately 5m will also be provided, above the new base, at the east elevation. The proposed stepbacks will provide outdoor amenity space above the existing building.

The proposed development provides a varied material palette that is complimentary with the existing building. Precedent images have been provided at pages 25-27.



Site Plan (RAW, 2021).



Render looking at south elevation from pedestrian eye level (RAW, 2020).



Render looking at north elevation from pedestrian eye level (RAW, 2020).



Precedents for proposed material palette (RAW, 2020).



Precedents for proposed material palette and built form (RAW, 2020).



## 7 CONSERVATION APPROACH

### 7.1 Conservation Strategy

The proposed conservation approach is rehabilitation, which introduces a new compatible contemporary use of the existing building on the Site.

The conservation strategy for the Site has been determined in consultation with Heritage Preservation Services, and an iterative public engagement process over the last two years.

The conservation scope will be detailed in a forthcoming Conservation Plan. However, the general conservation strategy for the existing building on the Site will include:

- Retention of the principal (west) elevation in situ, including the original main entrance location and form;
- Retention of the return (east and west) elevations in situ, and the removal of the spandrel panels for glazing;
- Removal of all remaining building fabric;
- Replacement windows that match the original profile; and
- Potential salvage and reinstatement of lobby finishes;
- A conservation scope of work, including masonry and stone cleaning, repair and replacement where necessary.

Minor alterations to some first level window openings, to allow for new door openings, may be considered, as the design development process moved forward. The extent of the alterations will be kept minimal and will conserve most window openings.

Further details on the conservation strategy for the north and south elevations, as well as the lobby, are provided in the following sections.

*Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.*

*Restoration: the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.*

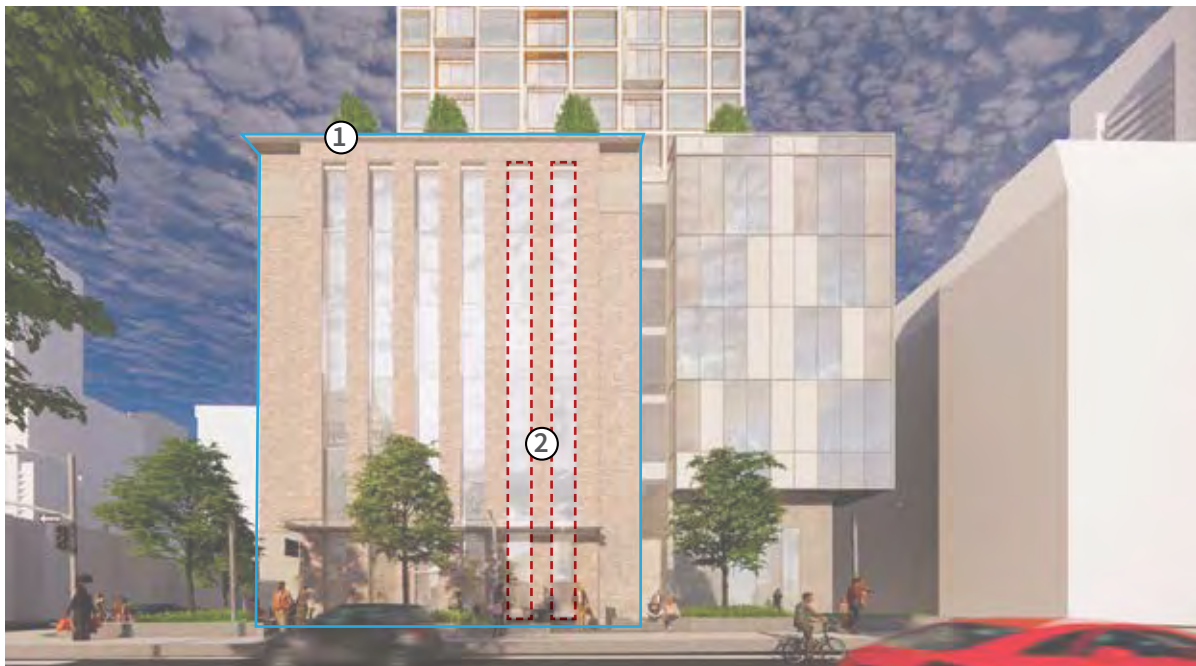
*Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.*

*Source: Standards and Guidelines for the Conservation of Historic Places in Canada (2010).*

### 7.1.1 North and South Elevations

Opportunities to conserve for the legibility of the existing building's north and south elevations, while accommodating greater levels of natural light into the podium, were explored. The owner, Manulife, is seeking to provide increased natural light through the building to meet the demands of contemporary office tenants.

After considering various options, Manulife proposes to retain the north and south elevations and remove the spandrel panels to introduce floor to ceiling glazing.



- ① Retention in situ
- ② Removal of spandrel panels and replace with glazing

## 7.1.2 Lobby

The existing building's lobby is of a modest design and contains typical features of a modernist lobby. Though the lobby has high integrity and contains some high-quality materials, its features are not rare or unique.

### Lobby Design/Layout

The original lobby design layout is t-shaped to provide a portal to the various uses and tenants in the building. The proposed development maintains the location of the main entrance and lobby, and alters the interior to accommodate new construction. The new lobby has been designed in a manner that reinforces and expands this original portal design, as shown below.

#### Original Floor Plan:

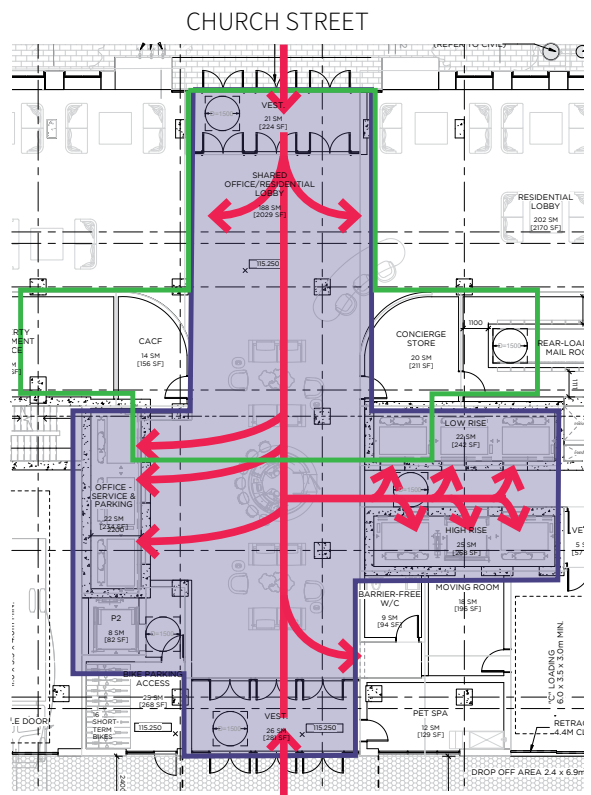


Ground Floor Plan, 1955 (Marani & Morris; annotated by ERA).



Interior finish plan and RCP, 1954 (Marani & Morris).

#### Proposed Floor Plan:



Proposed Ground Floor Plan overlay (RAW, 2021; annotated by ERA).

## **Lobby Materials**

The original lobby finishes are not rare or unique; however, opportunities to salvage and reinstate and/or interpret the original finishes will be explored as the design process moves forward.

Based on ERA's review of the existing lobby, the following original finishes can be considered for salvage and reinstatement in the new lobby:

- Granite wall panels flanking the portal entrance;
- Marble wall panels surrounding elevator;
- Vestibule doors (second set of doors entering lobby);
- Light fixtures; and
- Bronze Clock.

Additional original lobby materials, including the terrazzo flooring, wood panelling and elevator doors, were not determined to be candidates for salvage and reinstatement for to various reasons, including, but not limited to, their quality and/or technical challenges of reinstating them.

Opportunities to introduce a new high quality material palette and interpret and/or reuse existing materials, as noted above, within the proposed development will be explored as the design development process moves forward.

Further details on the potential preservation of lobby finishes will be provided in a forthcoming Conservation Plan that is subject to Heritage Preservation Services' approval.

## 8 IMPACT ASSESSMENT

The following table identifies and assesses possible impacts of the proposal on the Site, using criteria identified in the City of Toronto’s Heritage Impact Assessment Terms of Reference.

### 8.1 Summary of Impacts

Possible Effect	Assessment
Destruction of any, or part of any, significant heritage attributes or features	The proposed development will retain the principal (west) and return (north and south) elevations, and remove all remaining building fabric, to accommodate the Site's adaptive reuse.
Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance	The proposed development implements various design considerations, as outlined in Section 7 and 9 of this report, that ensure new construction and alterations are sympathetic to and compatible with the existing building on the Site.
Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden	Shadows cast by the proposed building are not anticipated to have an adverse impact on or alter the appearance of the retained building's features.
Isolation of a heritage attribute from its surrounding environment, context or a significant relationship	No, the Site's existing context and relationship with the adjacent heritage resources and nearby historic financial institutions will be maintained.
Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features	No, the proposed development will not be obstructing significant views of built and/or natural features.
A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property’s cultural heritage value	No, the proposed development will be maintaining office and retail uses on the Site, while introducing new residential uses. This is in line with the surrounding context and planning goals for the area.
Land disturbances such as a change in grade that alters soils, and drainage patterns	No changes to grade are proposed.

## 8.2 Impacts to Adjacent Heritage Resources

The Site is adjacent to the properties at 628-636 Church Street, which are designated under Part IV of the *Ontario Heritage Act*. This adjacent site is subject to an existing development application for a 47-storey mixed use tower which integrates the existing heritage buildings at the base of the building. The proposal for the Site maintains the relationship between the heritage buildings at 628-636 Church Street and the primary elevation of 625 Church Street, and further aligns with the current application and emerging context of the area.

## 9 MITIGATION STRATEGY

### 9.1 Mitigation Strategy

In order to allow for the Site's adaptive reuse the proposed development will require alterations to, and removal of, portions of the existing building on the Site. The impact of this will be mitigated by:

- Retaining the existing principal and return elevations;
- Retaining the existing main entrance, including its black granite surround, in its original location and form;
- Applying a conservation scope of work to the retained portion of the building;
- Differentiating the expanded podium, beyond the retained elevations, by materiality and a projection above the first level;
- Referencing and continuing the existing building's horizontal and vertical articulation, and fenestration pattern, in the new construction at and above the podium;
- Providing a new material palette that:
  - (a) incorporates materials, such as stone, that reflect the existing building's design intent; and
  - (b) includes light tones that provide for a quiet backdrop that does not detract from the existing building;
- Introducing a new lobby that:
  - (a) reinforces and expands the original portal layout;
  - (b) introduces new high quality materials; and
  - (c) explores opportunities to reinstate original lobby finishes;
- Providing a generous, approximately 5m, stepback above the west facade;
- Activating and enhancing the public realm surrounding the Site through an engaging landscape plan; and
- Introducing additional retail space at grade, meeting the objectives of the Downtown Plan.

## 9.1.1 Tower Stepbacks and Quiet Backdrop

Heritage Preservation Services expressed that the upper podium should provide for a quiet backdrop to the retained building fabric.

ERA undertook an analysis\* on additions to modernist buildings, which found that applying modernist conservation principles would improve the proposal's relationship between the existing building and tower, including providing visual subordination, while responding to the retained building fabric. General principles may include:

- Retain and restore the primary elevation as the focal point of the building;
- Emphasize the original design intent of horizontal articulation along the primary elevation by:
  - a) providing a 'collar' extrusion spanning the majority of the Church Street frontage; and
  - b) orienting the proposed elongated rectangular tower north-south to align with the retained fabric;
- Emphasize the original design intent of vertical articulation along the primary elevation by:
  - (a) Interpret the original vertical bays on north and south elevations, by aligning the set back of the proposed extrusion with existing vertical articulation; and
  - (b) Continuing vertical datum lines and rhythm of openings in the new construction above the primary elevation;
- Promote visual subordination to the existing building's minimalist aesthetic by providing a quiet back drop to the primary facade.

ERA is of the opinion that the revised proposal meets the intent of the above noted conservation principles. With the above in mind, the following design considerations for the upper podium have been implemented, which **achieve visual subordination**, a quiet backdrop and sympathetic addition above the retained building fabric:

- Appropriate stepbacks above existing building;
- Inset balconies that do not cantilever into tower stepbacks;
- A grid form that responds to the existing building's vertical and horizontal articulation; and
- Light coloured material palette, including stone to reference the existing building's materiality.

\*The sources reviewed for ERA's analysis' on additions to modernist building included:

**Parks Canada:** The Standards and Guidelines for the Conservation of Historic Places (2010)

**ICOMOS:** The Venice Charter (1964), The Appleton Charter (1983), The Nara Document on Authenticity (1994)

**Docomomo:** The Eindhoven-Seoul Statement (2014)

**APT:** Toward APT Consensus Principles for Practice on Renewing Modernism (2017)

**Getty Institute for Conservation:** Report from A Colloquium to Advance the Practice of Conserving





View from Church and Charles Streets at pedestrian eye level showing sympathetic and quiet backdrop above retained fabric (RAW, 2020).



View from Church and Bloor Streets at pedestrian eye level showing prominence of retained building fabric on Church Street with appropriate setbacks above (RAW, 2020).

## 10 CONSIDERED ALTERNATIVES

### 10.1 2019 Submission

The original 2019 rezoning submission considered the retention of the principal (west) elevation and a portion, approximately 3m, of the return (north and south elevations). All remaining building fabric would be removed to allow for new construction.

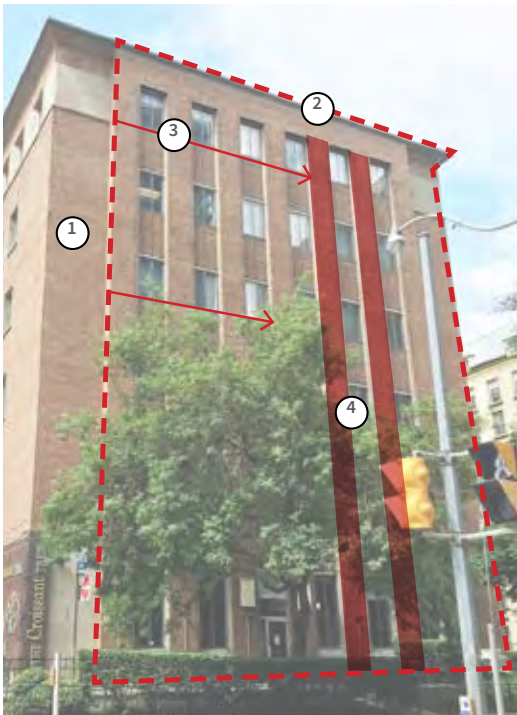


West elevation (RAW, 2019).

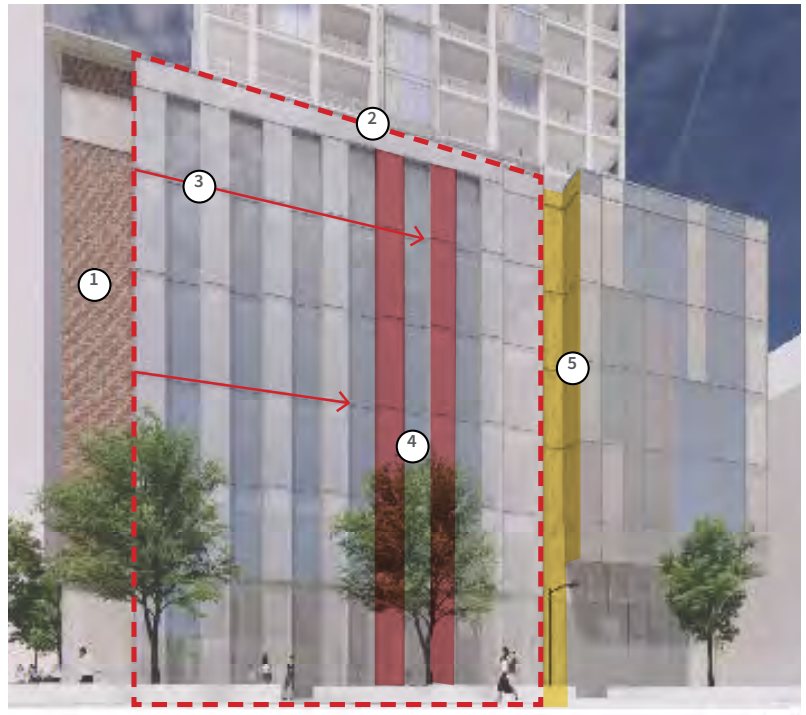
## 10.2 2020 Resubmission

Opportunities to better conserve existing building's north and south elevations, while accommodating greater levels of natural light into the podium, were explored. This had resulted in the proposal to remove and rebuild the elevations with new construction as a "ghost" facade.

The proposed "ghost" elevations would have interpreted the existing scale, articulation and massing of the existing elevations with new materials and construction. The ghost elevations responded to the existing vertical articulation through projecting bays and the use of differentiated materiality, frosted and transparent glass. The expansion of the podium, beyond the ghost construction, would have been differentiated by materiality, specifically stone to reference the existing building, and a projection above the first level.



Existing east elevation (ERA, 2020).



Proposed east elevation (RAW, 2020; annotated by ERA).

- ① Retain ~3m of the east and west elevation
- ② Rebuild with new construction
- ③ Match existing vertical articulation and rhythm of bays
- ④ Match existing horizontal datum lines
- ⑤ Differentiate podium expansion by materiality and projection

## 11 NEXT STEPS

Conversations with Heritage Preservation Services regarding the adaptive reuse of the existing building will continue as the approvals process moves forward.

Opportunities to interpret the existing lobby and/or reuse existing materials within the proposed development will be explored through interior design process.

Further details for the proposed development as it pertains to the existing building fabric will be developed and detailed in a forthcoming Conservation Plan, as well as a heritage Lighting, Signage and Interpretation Plan, as requested by City Staff.

## 12 CONCLUSION

The proposed development will rehabilitate the Site by integrating a substantial portion of the existing building with new construction. The addition above the retained fabric achieves visual subordination and provides for a quiet backdrop to the retained building fabric. Overall, the impact of the proposed development on the existing building will be mitigated with new construction that activates the Site, sympathetic to and complementary with the retained portion of the building.

## 13 PROJECT PERSONNEL

### Philip Evans

Philip Evans is a Principal and Architect with ERA who has led a range of conservation, adaptive reuse, design, and feasibility planning projects, including Evergreen Brick Works, Toronto; Drake Hotel, Toronto & Prince Edward County; and Culture of Outports, Newfoundland.

### Samantha Irvine

Samantha Irvine works with the heritage planning team at ERA Architects. She has graduate degrees in Historical and Sustainable Architecture (NYU) and Sustainable Urbanism (Wales). Samantha is a lawyer and member of the Ontario Bar.

### Janice Quieta

Janice Quieta, OAA, is an associate with ERA Architects. She received her Master of Architecture degree from Dalhousie University after completing a Bachelor of Architectural Science degree at Ryerson University.

### Emma Cohlmeier (EC1)

Emma Cohlmeier works with the heritage planning team at ERA Architects. She has a Master Degree in Urban Planning from the University of Toronto and a Bachelor of Arts from the University of Guelph.

### Emily Collins (EC2)

Emily Collins is a planner with ERA Architects. She is a Registered Professional Planner (RPP) and a member of the Canadian Institute of Planners (MCIP). She received her Bachelor of Environmental Studies with a major in Honours Planning from the University of Waterloo.

## 14 REFERENCES

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15 APPENDIX

Appendix I: Architectural Plans (RAW Architects, 2021)



# 625 Church Street

59 Storey Mixed-Use Development  
Toronto, Ontario

Manulife Investment Management

Project: 14081  
Date: 2021/04/13  
Issued for: SPA

ARCHITECTURAL DRAWING LIST	
SHEET NUMBER	SHEET NAME
A000 - GENERAL	
A000	COVER / DRAWING LIST
A001	SITE STATISTICS
A 006	SITE SURVEY
A100 - A200 - FLOOR PLANS	
A 100	SITE PLAN
A 101	P1 PARKING LEVEL FLOOR PLAN
A 102	P2 PARKING LEVEL FLOOR PLAN
A 103	P3 PARKING LEVEL FLOOR PLAN
A 104	P4 PARKING LEVEL FLOOR PLAN
A 105	P5 PARKING LEVEL FLOOR PLAN
A 201	GROUND FLOOR PLAN
A 201M	MEZZANINE FLOOR PLAN
A 202	2ND TO 5TH FLOOR PLAN
A 206	6TH FLOOR AMENITY FLOOR PLAN
A 207	7TH FLOOR PLAN
A 208	8TH FLOOR PLAN
A 209	9TH FLOOR PLAN
A 210	10TH FLOOR PLAN
A 211	11TH FLOOR PLAN
A 212	12TH FLOOR PLAN
A 213	13TH TO 29TH & 32ND TO 38TH FLOOR PLAN
A 230	30TH & 31ST FLOOR PLAN
A 239	39TH FLOOR PLAN
A 240	40TH FLOOR PLAN
A 241	41ST FLOOR PLAN
A 242	42ND TO 59TH FLOOR PLAN
A 260	PENTHOUSE AMENITY/MECHANICAL
A 261	ROOF PLAN
A400 - BUILDING ELEVATIONS	
A 400	EAST & WEST BUILDING ELEVATIONS
A 401	SOUTH & NORTH BUILDING ELEVATIONS
A 451	BIRD FRIENDLY ELEVATIONS
A 452	1-50 RENDERED ELEVATION
A 453	1-50 RENDERED ELEVATION
A 454	1-50 RENDERED ELEVATION
A500 - BUILDING AND WALL SECTIONS	
A 500	BUILDING SECTIONS

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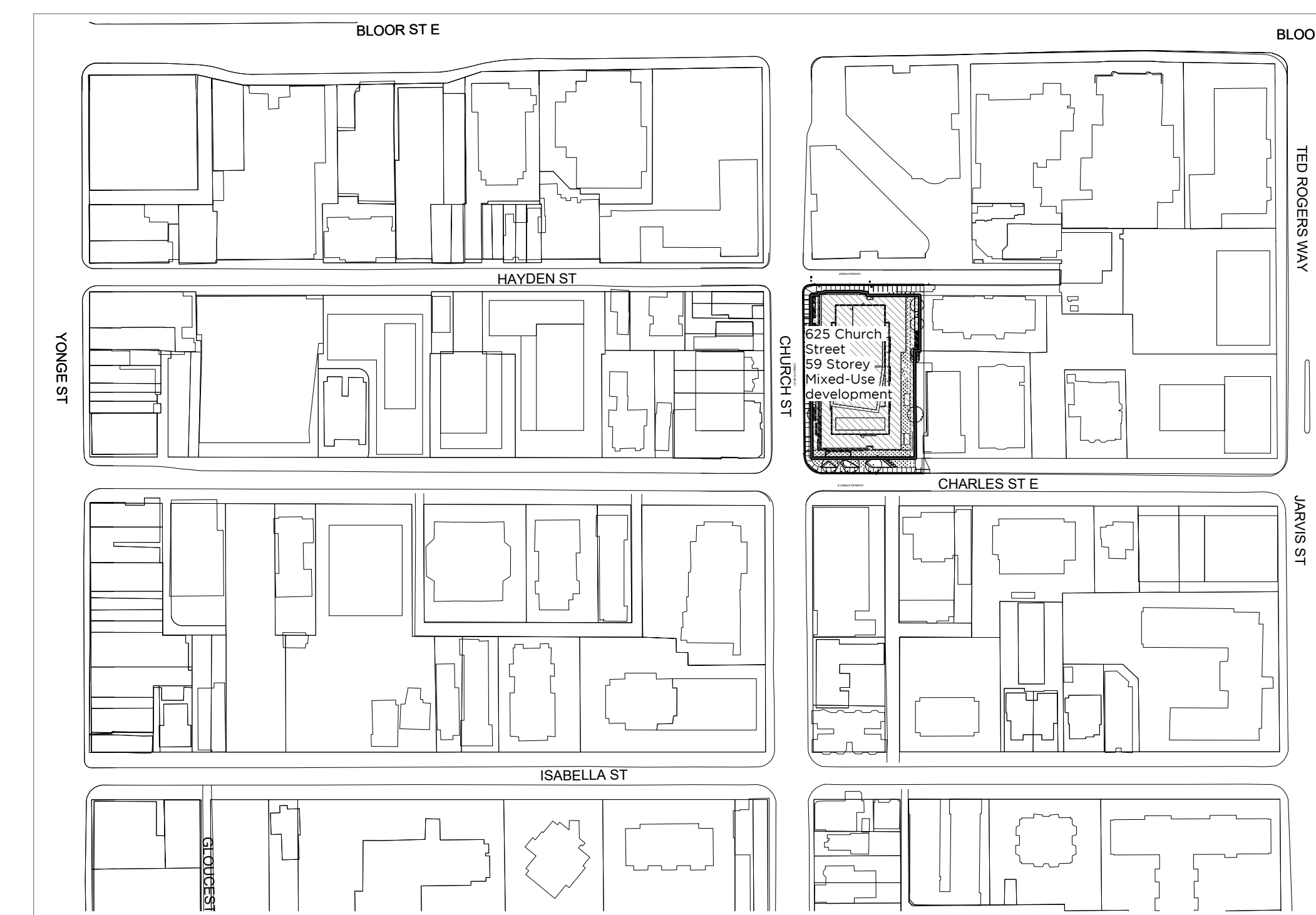
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CONTEXT PLAN  
1: 2000

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ISSUE RECORD  
2019/12/19 ZBA-01  
2020/07/24 ZBA-02  
2021/04/13 SPA-01

REVISION RECORD  
NO. DATE DESCRIPTION

North



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14081

625 Church Street  
59 Storey  
Mixed-Use  
Development  
Manulife Investment  
Management

COVER / DRAWING  
LIST

SCALE: NTS

A000

