

Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 147 Church Street

Date: March 7, 2022

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: Toronto Centre - 13

SUMMARY

This report recommends that City Council approve the proposed alterations to the property at 147 Church Street under Section 33 of the Ontario Heritage Act and give authority to enter into a Heritage Easement Agreement. This proposal is in connection with a concurrent Zoning By-law Amendment application seeking approval for the construction of a 54-storey mixed use development at 137-149 Church Street. The Zoning By-law Amendment application is currently under appeal to the Ontario Land Tribunal and a settlement offer has been made that includes the conservation strategy that forms the basis of the Heritage Permit application that is the subject of this report.

The site contains a 3- storey mixed-use/commercial building that was constructed circa 1910. It is a representative example of the Edwardian Classicism architectural style that was popular for commercial buildings in Toronto in the early 20th century. At its meeting on December 15, 2021, City Council agreed to issue a Notice of Intention to Designate for this property under Part IV, Section 29 of the Ontario Heritage Act.

The proposed alterations to 147 Church Street includes retaining and restoring the front façade while demolishing its rear. The removal of the rear will affect the scale, form and massing of this heritage building however the impact of this is mitigated through the reconstruction of the north facing exterior wall with matching brick and by having the tower set back from the front by 3m and from the north side by 9.5m. The new building would include a 3-storey street wall that has been designed to relate to the context within this part of Church Street and the height and step backs of the proposed tower would relate to that of the development that was approved for the adjacent site at 131-135 Church Street and 60-64 Queen Street East in 2020.

RECOMMENDATIONS

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

1. City Council approve the alterations to the heritage property at 147 Church Street in accordance with Section 33 of the Ontario Heritage Act to allow for alterations substantially in accordance with the plans and drawings dated November 29, 2021, prepared by Graziani + Corazza on file with the Senior Manager, Heritage Planning, Urban Design, City Planning and the Heritage Impact Assessment prepared by GBCA Architects, dated November 30, 2021 and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, all subject to and in accordance with the Conservation Plan satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning.
2. City Council direct that its consent to the application to alter the designated property at 147 Church Street under Part IV, Section 33 of the Ontario Heritage is also subject to the following conditions:
 - a. That prior to any Ontario Land Tribunal Order issued in connection with the Zoning By-law Amendment appeal, the owner shall:
 1. Enter into a Heritage Easement Agreement with the City for the property at 147 Church Street in accordance with the plans and drawings dated November 29, 2021, prepared by Graziani + Corazza and on file with the Senior Manager, Heritage Planning, the Heritage Impact Assessment prepared by GBCA Architects, dated November 30, 2021, and in accordance with the Conservation Plan required in Recommendation 2.a.2, to the satisfaction of the Senior Manager, Heritage Planning including registration of such agreement to the satisfaction of the City Solicitor.
 2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment for 147 Church Street prepared by GBCA Architects, dated November 30, 2021, to the satisfaction of the Senior Manager, Heritage Planning.
 - b. That prior to final Site Plan approval the owner shall:
 1. Provide final Site Plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 2.a.2 to the satisfaction of the Senior Manager, Heritage Planning.
 2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment 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. 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.

5. Submit a Signage Plan for the subject property to the satisfaction of the Senior Manager, Heritage Planning.

c. That prior to the issuance of any permit for all or any part of the property at 147 Church 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 Planning, the owner shall:

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

2. 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, Heritage Lighting Plan and Interpretation Plan.

3. Provide full documentation of the existing heritage property, 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 USB flash drive 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 Planning.

c. That prior to the release of the Letter of Credit required in Recommendation 2.c.2, 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, Heritage Lighting 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.

3. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of the property at 147 Church Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

4. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 147 Church Street.

FINANCIAL IMPACT

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

DECISION HISTORY

A Request for Interim Directions Report was adopted by City Council on February 26, 2019 authorizing staff to continue to review the Zoning By-law Amendment application, resolve any outstanding issues and direct the City Solicitor and appropriate City Staff to attend and oppose the application in its current form should the application be appealed. The decision of the City Council can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.TE3.5>

At its meeting on December 15, 2021 City Council agreed to issue a Notice of Intention to Designate the property at 147 Church Street (including entrance addresses at 149 Church Street, 18 Dalhousie Street, and 20 Dalhousie Street) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance included as Attachment 3. The decision of the City Council can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.CC38.15>

BACKGROUND

Subject Property

The property at 147 Church Street (including the entrance addresses at 149 Church Street, 18 Dalhousie Street, and 20 Dalhousie Street) spans the shallow block between Church and Dalhousie streets, north of Queen Street East. The property contains a 3-storey mixed-use/commercial building located on the east side of Church Street that was constructed circa 1910 in the Edwardian Classicism architectural style for the

prominent Toronto businessman and contractor, Joseph Wright. Edwardian Classicism was a popular style for commercial buildings in Toronto in the early 20th century, and this property retains many of its original features, including its simple, balanced design featuring a rectangular plan and massing, flat roof, brick construction and a symmetrical primary (west) elevation with restrained classical detailing.

Adjacent Heritage Properties

The Metropolitan United Church, 56 Queen Street East

The subject property is situated to the east of the Metropolitan United Church and its park-like grounds. The church was built in 1870-71 to a design by the architects Langley & Langley and was partially rebuilt in 1929. It was designated under Part IV of the Ontario Heritage Act through by-law 1250-2007.

131, 133 and 135 Church Street East

These properties were designated in 2021 as a group of late-19th to early-20th century buildings that have contextual value and contribute to an understanding of the character of Church Street in the late-19th to early-20th century. The property at 131 Church Street contains a rare surviving example in the City of a pre-1850 house-form building. The property at 133 Church Street is valued as a representative example of the retail and warehouse main street buildings constructed in Toronto during the Edwardian period and 135 Church Street contains a commercial and office building that was constructed in 1893.

Development Proposal

The proposal for the heritage property at 147 Church Street is in connection with a concurrent Zoning By-law Amendment application seeking approval for the construction of a 54-storey mixed-use development at 137-149 Church Street. The Zoning By-law Amendment application is currently under appeal to the Ontario Land Tribunal and a settlement offer has been made that includes the conservation strategy that is the subject of this report for approval under the provisions of the Ontario Heritage Act.

The proposed 54-storey mixed-use building would include four underground parking levels. It would involve the demolition of all of the buildings on the properties at 137-149 Church Street apart from the front façade of 147 Church Street, which would be retained insitu and integrated into the podium of the new building. The retained front façade would be restored. A new north facing exterior wall would be constructed with matching brick in a common bond pattern and the proposed tower would step back from the front by 3m and from the north side by 9.5m. The step backs of the proposed tower change from the 9th floor level are intended to bring sculptural form to the tower and to relate to the step backs that were approved in 2020 for a development at the adjacent site at 131-135 Church Street and 60-64 Queen Street East. The three storey podium of the new building has been designed to relate to the street wall context along this side of Church Street.

Heritage Planning Framework

The Planning Act

The Planning Act guides development in the Province of Ontario. It 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” and 2(r) “to a built form that is well designed and provides for a sense of place.”

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure
- ensuring the sufficient provision of housing to meet changing needs including affordable housing
- ensuring opportunities for job creation
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs
- protecting people, property and community resources by directing development away from natural or human-made hazards
- conservation of cultural heritage and archaeology

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

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, management and use 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 states 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."

Provincial Plans

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on May 16, 2019 and was amended through an Order in Council that came into effect on August 28, 2020. This plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part.

The Growth Plan (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 with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with 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

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.5.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.5.16: "Properties on the Heritage Register and publicly known archaeological sites and artifacts will be promoted through educational programs, museums, local celebrations and other programming opportunities."

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."

The City of Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

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

Heritage Planning staff has reviewed the Heritage Impact Assessment in support of the proposal prepared by GBCA Architects, 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.

The Conservation Strategy

Following settlement negotiations, the front façade of the property at 147 Church Street (that includes the entrance addresses at 149 Church Street) is proposed to be retained and restored. The paint will be removed and the masonry repaired and the facade would be integrated into the new 54-storey mixed-use building. The north facing side wall is proposed to be reconstructed in matching brick with a common bond pattern to match the masonry of the front facade and a partial demising wall is proposed on the ground floor interior to relate to the original south wall. The non-original windows, doors and storefronts are proposed to be replaced with new units that would be designed to reflect the appearance of the originals based on archival photographs. If archival photographs are not available the design would comply with good conservation practise and reflect the appearance of units in other similar early-20th century properties. In this way most of the heritage attributes of the heritage building would be conserved and enhanced. The details of any new windows, doors and storefronts will form part of the required Conservation Plan.

Proposed roof terrace and glass guardrails

The step-back area above the heritage facade is intended to be used as an outdoor terrace to serve the new tenancies. The height of the existing parapet appears sufficient so that no additional railing will be required above the heritage facade. However, if a railing proves necessary it would be set behind the parapet wall and designed to have minimal visual impact when viewed from the public realm. The details of any required railing and the restoration scope for the parapet will form part of the required Conservation Plan.

Tower Massing and Proposed Podium

Staff acknowledge that the addition of a tower atop the heritage building at 147 Church Street with only the front elevation conserved will have a substantial impact on its scale, form and massing. However, this impact will be mitigated by setting the tower back by 3 metres from the front elevation and by siting the new tower 9.5m from the north side. In this way the legibility of the three-storey scale, form and massing of the heritage building will be maintained. When viewed from the public realm the tower will appear as a separate volume situated behind the heritage building.

The step backs of the proposed tower change at the 9th floor level to bring sculptural form to the tower and are in line with the step backs that were approved in 2020 for a development at the adjacent site at 131-135 Church Street and 60-64 Queen Street East.

The non-heritage buildings at 137-145 Church Street are proposed to be demolished. These would be replaced by the podium of the new building that would include a 3-storey street wall that has been designed to relate to the street wall context along this side of Church Street.

Shadow Impacts on Adjacent Heritage Resources

Shadow studies have been prepared for this development proposal. The proposed new tower would provide some small additional shadowing on the Metropolitan United Church and its grounds in the morning in summer. This new shadow is transitory and would be gone from the church after approx. 11:30 am and, when taking into account the shadows already allowed by the Zoning By-law, is not considered to sufficiently impact the appearance of the heritage attributes of the Metropolitan Church to warrant refusal. There would also be a small increase in net shadow on the church grounds for about an hour in the late mornings in September and March, however, it is noted that the designation by-law for the Metropolitan Church does not include the grounds as a heritage attribute. There is no new shadow on the grounds in front of the church.

The proposed tower would result in a small new slither of shadow on the grounds of St. Michael's Cathedral for less than two hours in the mornings in September and March, however, the designation by-law for the Cathedral does not include the grounds as a heritage attribute. There would be a small amount of additional shadowing of the Cathedral front for less than an hour in the late mornings in September and March. This is not considered to sufficiently impact the appearance of the heritage attributes of the Cathedral Hall to warrant refusal.

Impact on Protected View of St. James Cathedral Spire

The Official Plan includes policies seeking to protect views of the spire of St James Cathedral. The existing protected view is looking north to the spire of St. James Cathedral. The City has initiated an Official Plan Amendment process with the intent of modifying this view corridor to enhance the view protection policies to and beyond St. James Cathedral. Heritage Planning have reviewed the proposal and determined that the proposed tower does not impact the existing or proposed St James Cathedral view corridors. The tower is located on the site (closer to Church Street) in a manner that mitigates its visibility from Front Street, looking at St. James and ensures the silhouette of the spire is against a sky, therefore respecting the intents of the proposed OPA 386. Further, the proposed development is located immediately behind the approved development to the south.

Conservation Plan

Should Council approve the proposed conservation strategy, the owner should be required to submit a Conservation Plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning.

Interpretation, Signage and Lighting Plans

Should Council approve the proposed conservation strategy, prior to final Site Plan approval for the proposed development, the applicant should be required to submit a heritage lighting plan, a signage plan and a heritage interpretation plan to the satisfaction of the Senior Manager, Heritage Planning. The lighting plan should provide details of how the heritage property will be lit so that its unique heritage character is highlighted. The signage plan should provide parameters for new commercial signage

to ensure that the heritage values, attributes and character of the heritage building are conserved. The interpretation plan should serve to communicate the cultural heritage values of the heritage building at 147 Church Street to users and visitors of the property.

Heritage Easement Agreement

Staff is recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the heritage building at 147 Church Street.

CONCLUSION

Within the context of this settlement offer, staff support the proposal to alter the heritage building at 147 Church Street to allow for the development of a 54 storey mixed-use building that conserves the visible street-facing attributes of the heritage building. Staff support the proposed alterations in the context of the conservation and mitigation strategies proposed for the site and are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes and character of the heritage property. As such, staff is satisfied the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan (2020) 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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SIGNATURE

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Urban Design, City Planning

ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Photographs
Attachment 3 - Statement of Significance
Attachment 4 - Selected Drawings



Location Map, showing the property at 147 Church Street, indicated by the red outline. The property boundaries are approximate. (iView Mapping, City of Toronto)



Current photograph looking east, showing the principal (west) elevation of the building at 147 Church Street. (Heritage Planning, 2021)



Current photograph looking southeast on Church Street, showing the principal (west) and side (north) elevations of the building at 147 Church Street. (Heritage Planning, 2021)



Context view looking northeast from Queen Street East and Church Street, showing the fine-grained 19th and early 20th century character of the streetscape, and indicating the location of 147 Church Street. The park-like grounds of the Metropolitan United Church are also visible on the left. (Heritage Planning, 2021)

STATEMENT OF SIGNIFICANCE (REASONS FOR DESIGNATION)

ATTACHMENT 3

The property at 147 Church Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation, under the categories of design/physical value, associative value, and contextual value.

Description

The property at 147 Church Street (including the entrance addresses at 149 Church Street, 18 Dalhousie Street, and 20 Dalhousie Street) spans the shallow block between Church and Dalhousie streets, north of Queen Street East. The property contains a 3-storey mixed-use/commercial building located on the east side of Church Street, which was constructed circa 1910 in the Edwardian Classicism style under the ownership of Joseph Wright.

Surrounding properties recognized on the Heritage Register include the Athenaeum Club (1891; now incorporated into the base of a residential condominium) at 167 Church Street to the north, along with a grouping of commercial and residential properties from the 19th and early-20th centuries at 129, 131, 133 and 135 Church Street to the south. The Metropolitan United Church (1872; partially rebuilt in 1929) and its parklike grounds at 56 Queen Street East are also located directly west of the subject property, while St. Michael's Cathedral (1848) is located nearby at the northwest corner of Church and Shuter streets.

Statement of Cultural Heritage Value

Dating to circa 1910, the property 147 Church Street has design and physical value as a representative example of the Edwardian Classicism architectural style that was popular for commercial buildings in Toronto in the early 20th century. The property retains its original scale, form, and massing as a 3-storey building, and its design value as a representative example of the Edwardian Classicism style is reflected in many of its extant original features, including its simple, balanced design featuring a rectangular plan and massing, flat roof, brick construction, and symmetrical primary (west) elevation. The building's restrained classical detailing includes its organization into two bays of three windows, separated by brick piers, with rectangular second-storey windows featuring stone sills and lintels linking the pilasters, and arched third-storey windows featuring brick voussoirs with keystones and stone sills linking the pilasters. Above the third storey, the building also features corbelled brick banding with brackets connecting into the keystones of third-storey windows, a dentilated pressed-metal cornice, and two semi-circular parapets.

Originally constructed with two commercial units on the ground floor and a rooming house above, the property at 147 Church Street also has cultural heritage value as an early surviving example of the fine-grained mixed-use/commercial building typology that emerged along Church Street, north of Queen Street East, during the early 20th century.

The property is valued for its association with significant Toronto contractor and businessman Joseph Wright, who owned the property between 1899 and 1948. Wright built the existing building at 147 Church Street circa 1910, which he operated as an income property, renting out the ground floor commercial units, along with upper-storey apartments, known as the Excelsior Apartments. Born in England in 1849, Wright immigrated to Toronto with his parents in 1857, and later founded the Bennett & Wright Co. Ltd., a Toronto contracting firm that rose to prominence in the late 19th century. As contractors providing plumbing, heating, lighting, and electrical fixtures, Wright and his firm played a significant role in constructing many landmark buildings in Toronto, and throughout Canada in the late 19th and early 20th centuries. Their notable commissions include the New City Hall building (now known as Old City Hall, Toronto), the King Edward Hotel (Toronto), Union Station (Toronto), the Temple Building (Toronto), the Mount Allison University buildings (New Brunswick), the Grand Trunk Railway building (Montreal), the Parliament buildings (Victoria, B. C.), the Guelph Agricultural College buildings, and the Ridley College buildings (St. Catharines).

Located on the west side of Church Street and reflecting an early-20th-century scale, setback, and Edwardian Classicism style, the commercial/mixed-use building at 147 Church Street has contextual value for its contribution to the character of Church Street, north of Queen Street East, which is typified by surviving commercial, residential and institutional built form and landscapes from the mid-19th to early-20th centuries. Surrounding properties recognized on the Heritage Register include the Athenaeum Club (1891) at 167 Church Street; now incorporated into the base of a residential condominium) to the north, along with a grouping of commercial and residential properties from the 19th and early-20th centuries at 129, 131, 133 and 135 Church Street to the south. The Metropolitan United Church (1872; partially rebuilt in 1929) and its parklike grounds at 56 Queen Street East are also located directly west of the subject property, while St. Michael's Cathedral (1848) is located nearby at the northwest corner of Church and Shuter streets. Together, these historic buildings and landscapes along Church Street represent some of the earliest development in this part of the Garden District, and define the historic character of the streetscape.

The contextual value of the mixed-use/commercial building at 147 Church Street is also related to its historical and visual links to its surroundings on the east side of Church Street, between Queen Street East and Shuter Street, as well as the larger Garden District neighbourhood.

Heritage Attributes

Design and Physical Value

Attributes that contribute to the value of the property at 147 Church Street as representative of the Edwardian Classicism style and early-20th-century mixed use/commercial type include:

- The property's scale, form and massing as a 3-storey flat-roofed building
- The property's brick construction featuring a common bond pattern, with brick, stone and metal exterior details

- The property's principal (west) Church Street elevation, which features:
 - A symmetrical organization into two bays of three windows each, separated by brick pilasters
 - Commercial storefronts at ground-floor level (which have been altered)
 - Window openings, which include rectangular openings at the second storey featuring stone sills and lintels linking the pilasters, and arched openings at the third storey featuring brick voussoirs with keystones and stone sills linking the pilasters
 - Stone banding, running between third-storey windows
 - Above the third storey, corbelled brick banding with brackets connecting into the keystones of third-storey windows, a dentilated pressed-metal cornice, and two semi-circular brick parapets

Contextual Value

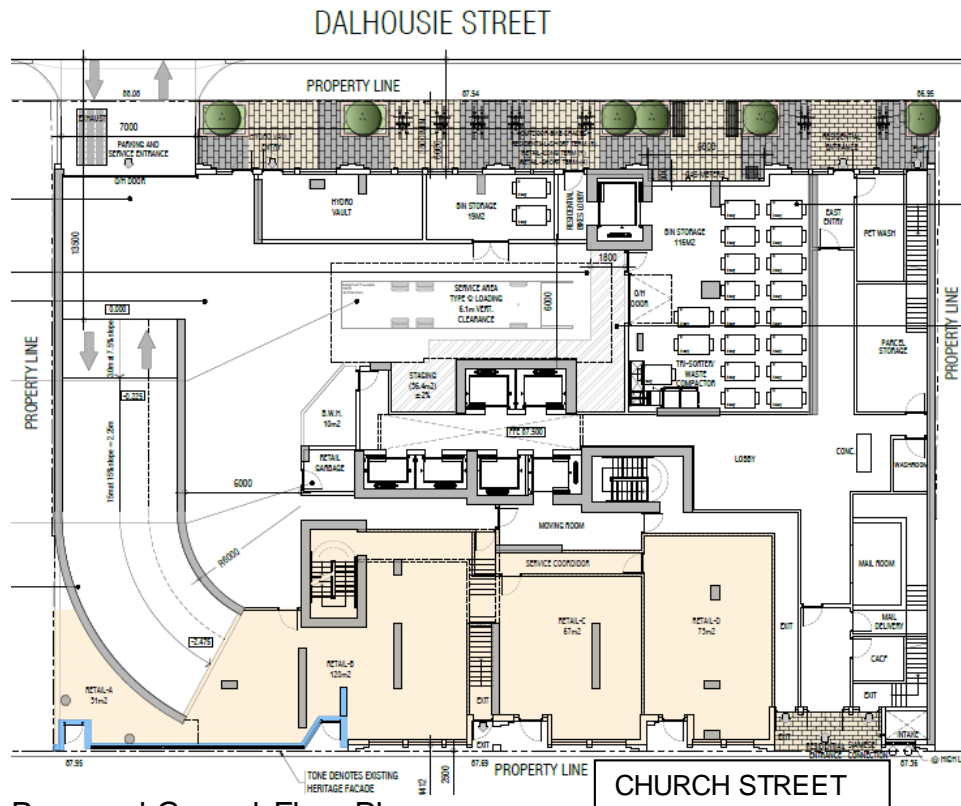
The following heritage attribute contributes to the cultural heritage value of the property at 147 Church Street as part of a 19th- and early 20th-century streetscape:

- The scale, placement, setback and orientation of the building on the east side of Church Street

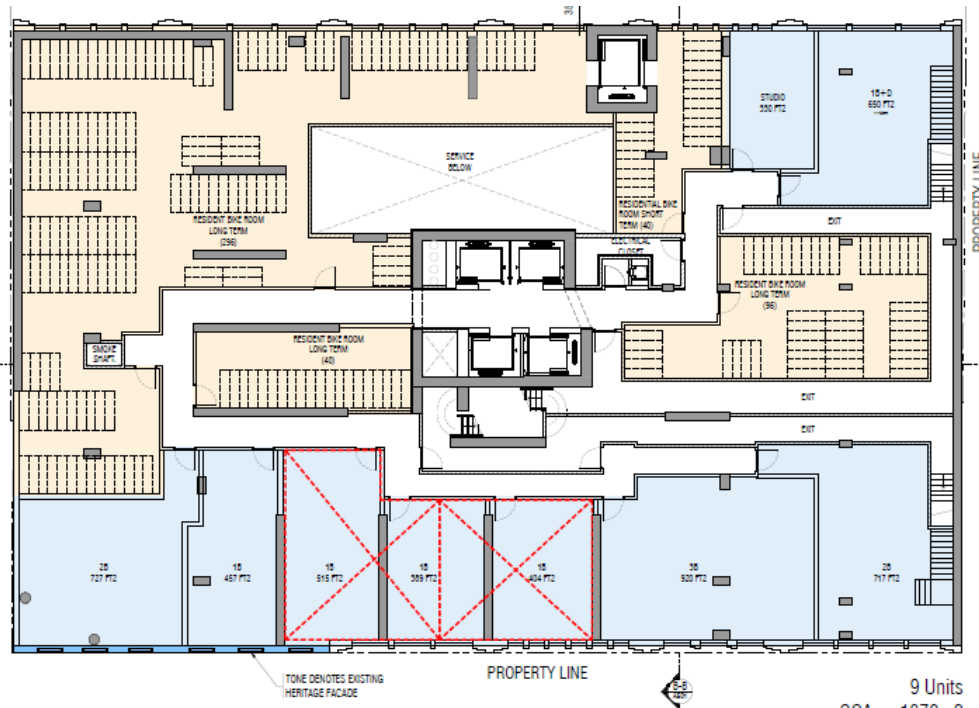
SELECTED DRAWINGS

ATTACHMENT 4

For the complete and clear drawing set, please visit the [Application Information Centre](#)

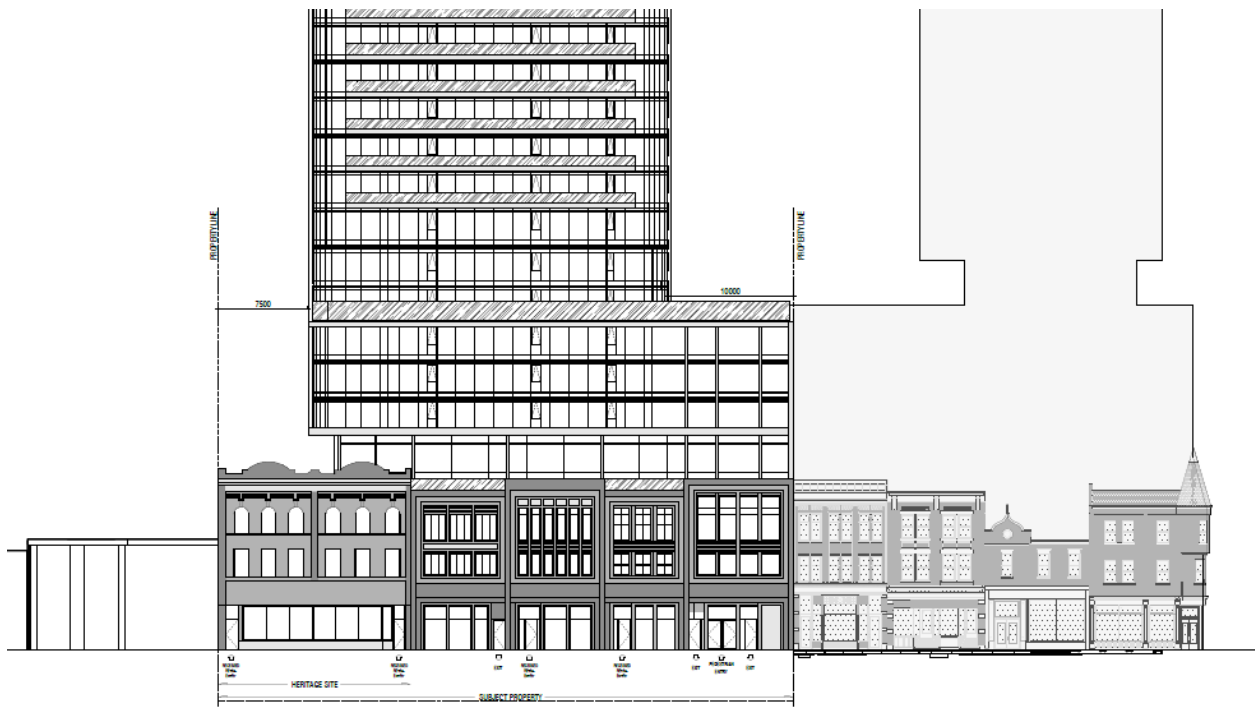


Proposed Ground Floor Plan

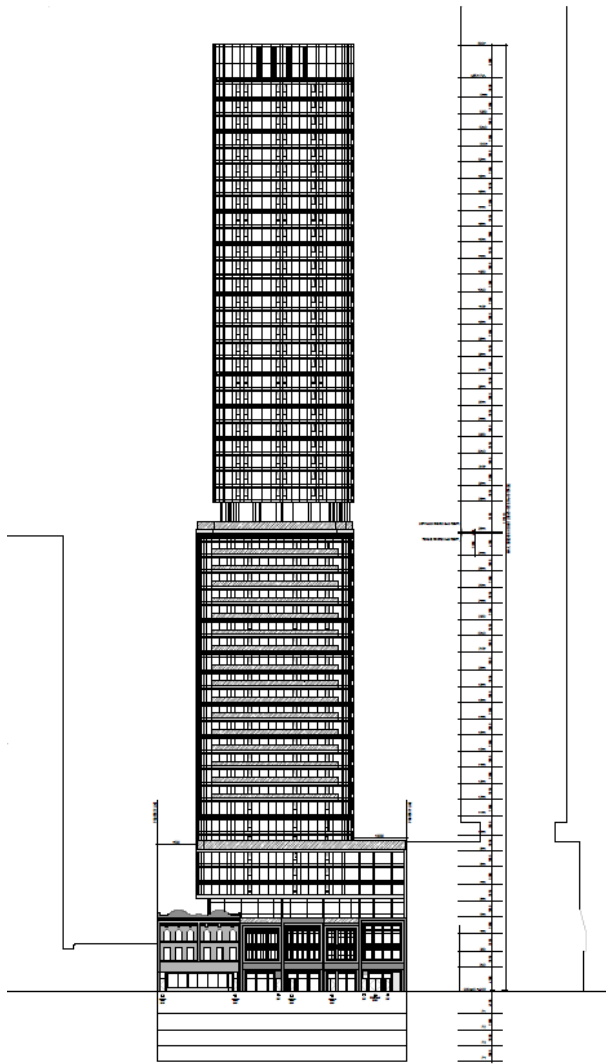


Proposed Second Floor Plan

9 Units
GCA = 1370m2

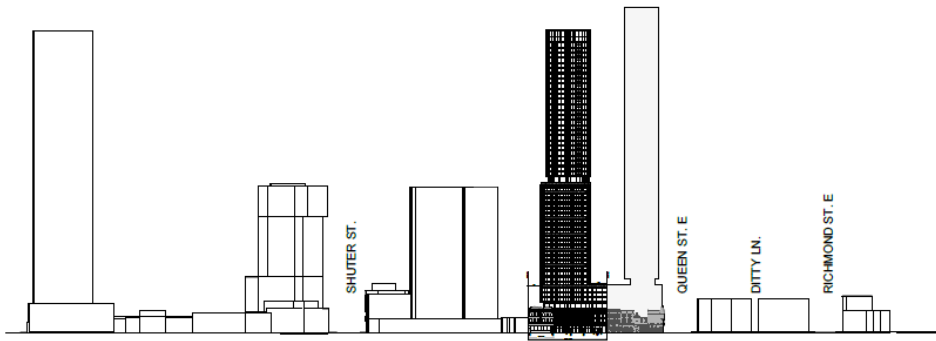


Partial Church Street Elevation and rendering



West Elevation

Church Street Elevation



CHURCH ST. ELEVATION

Church Street Elevation showing tower context



Church Street Podium Looking South



Church Street Podium Looking North