

Alterations to a Heritage Property and Authority to Enter into a Heritage Easement Agreement - 241 Richmond Street West and 133 John Street

Date: May 24, 2022

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 approve the proposed alterations for the heritage properties at 241 Richmond Street West and 133 John Street in connection with the proposed redevelopment of the site. This report also recommends that City Council grant authority to enter into a Heritage Easement Agreement for this property.

At the City Council meeting on February 2, 2022, a Notice of Intention to Designate was approved under Part IV of the Ontario Heritage Act for this property. The appeal period for the Notice of Intention to Designate expired 30 days following the publication of the Notice. As no objections were received, the designation by-law was passed on April 7, 2022. This report recommends City Council approve the alterations proposed under Section 33 of the Ontario Heritage Act for the heritage property in connection with a proposed development, and grant authority to enter into a Heritage Easement Agreement for the subject property.

The subject properties are located on the east side of John Street between Richmond Street West and Nelson Street. The southeast corner of Richmond and John contains the building at 241 Richmond Street West, a two-storey commercial building constructed in three phases (1936, 1940 and 1948) in the Art Moderne style by the leading Toronto architecture firm, Page & Steele. The Second Empire style house-form building at 133 John Street anchoring the same block at Nelson Street represents the only surviving building in a larger grouping of dwellings constructed on the east side of John Street in the 1870s.

In conjunction with a Zoning Amendment Application (File No. 21- 171253 STE 10 OZ) and a Site Plan Application (File No. 21- 171254 STE 10 SA), the development proposes to construct a 40-storey mixed-use building with ground floor retail and 459 residential units above. The project also will feature a two-storey and eight-storey base.

The two-storey base encompasses the northern portion of the Site and incorporates the existing heritage structure at 241 Richmond Street West. The eight-storey base encompasses the southern portion of the site and incorporates the house form heritage property at 133 John Street. Both existing heritage buildings at 241 Richmond Street West and 133 John Street are proposed to be conserved, albeit with the alterations described in this report. This application is to be reviewed concurrently with the submitted planning applications.

RECOMMENDATIONS

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

1. City Council approve the alterations to the heritage property and permit a 40-storey mixed-use building at 241 Richmond Street West and 133 John Street, in accordance with Section 33 of the Ontario Heritage Act, with such alterations substantially in accordance with plans and drawings dated March 11, 2022, prepared by Architects Alliance, and on file with the Senior Manager, Heritage Planning and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated March 14, 2022 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 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 the owner:

1. Enter into a Heritage Easement Agreement with the City for the properties at 241 Richmond Street West and 133 John Street in accordance with the plans and drawings dated March 11, 2022, prepared by Architects Alliance, and on file with the Senior Manager, Heritage Planning; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated March 14, 2022, and in accordance with the Conservation Plan required in Recommendation 1.b.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 241 Richmond Street West and 133 John Street, prepared by ERA Architects Inc., dated March 14, 2022, to the satisfaction of the Senior Manager, Heritage Planning.

3. Recommendation b.1. and 2. above are required to be satisfied prior to the introduction of the bill for any Zoning By-law Amendment related to the property, unless other legal mechanisms are utilized so as to satisfy the City Solicitor that no Building Permit will be issued until such time as the Owner has entered into the Heritage Easement Agreement and registered the agreement on title. In any case, the Conservation Plan must be accepted and the Heritage Easement Agreement must be entered into and registered no later than December 9, 2022, or such later date as may be agreed by the owner and the Senior Manager, Heritage Planning in writing, failing which this condition will be determined to be unfulfilled.

c. That prior to final Site Plan approval for the proposal, for the properties located at 241 Richmond Street West and 133 John Street, 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. Provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

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

4. Provide an Interpretation Plan for the subject properties, 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 241 Richmond Street West and 133 John 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(s) as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Have entered into a Heritage Easement Agreement with the City required in Recommendation 1.b.1.

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 upward 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, Lighting Plan and Interpretation Plan.

4. Provide full documentation of the existing heritage properties, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage 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 entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 241 Richmond Street West and 133 John Street in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

3. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a heritage easement agreement for the properties at 241 Richmond Street West and 133 John Street.

FINANCIAL IMPACT

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

DECISION HISTORY

A Preliminary Report on the application on the Zoning Amendment Application was adopted by Toronto and East York Community Council on November 24, 2021, recommending that the report be received for information. The Toronto and East York Community Council Decision is available here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE31.56>

At its meeting on February 2, 2022, City Council approved a Notice of Intention to Designate under Part IV, S. 29 of the Ontario Heritage Act for the properties 241 Richmond Street West and 133 John Street. The appeal period for the Notice of Intention to Designate expired 30 days following the publication of the Notice. On April 7, 2022, Designation By-laws 262-2022 (133 John Street) and 263-2022 (241 Richmond Street West) enacted and passed. By-laws [262-2022](#) [263-2022](#)

At its October 2, 3 and 4, 2017 meeting, City Council adopted item TE26.14: Designation of the King-Spadina Heritage Conservation District under Part V of the Ontario Heritage Act.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE26.14>

At its December 5, 2017 meeting, City Council included the subject properties on the City's Heritage Register as part of item TE28.12: Inclusion on the City's Heritage Register - King-Spadina Properties

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE28.12>

This Heritage Conservation District plan is not currently in force and effect as it is the subject of appeal(s) to the LPAT.

BACKGROUND

Area Context

The subject site is defined by the block bounded by Richmond Street West, John Street, Nelson Street and Simcoe Street located within the Entertainment District area of Toronto's King-Spadina neighbourhood. The principal elevations of the subject properties at 241 Richmond Street West and 133 John Street both contain main entrances fronting onto the east side of John Street. The properties are situated within the King-Spadina Heritage Conservation District (HCD), adopted by City Council on October 4, 2017 (by-law 1241-2017), which is currently under appeal and not in force.

The southeast corner of Richmond and John contains the building at 241 Richmond Street West, a two-storey commercial building constructed in three phases (1936, 1940 and 1948) in the Art Moderne style by the leading Toronto architecture firm, Page & Steele.

The Second Empire style house-form building at 133 John Street anchoring the same block at the northeast corner of John and Nelson Streets represents the only surviving building in a larger grouping of dwellings constructed on the east side of John Street in the 1870s.

Nearby Heritage Register Properties

Adjacent heritage properties include more than a dozen additional house-form and warehouse/factory type buildings dating from the late-19th century to the mid-20th

century that are also representative of the area's evolving uses and forms during that period. These heritage resources include:

Adjacent Designated Properties

- 299 Queen Street: Wesley Building, 1913. Architects: Burke, Horwood and White. Listing adopted by City Council on June 20, 1973. Designation by-law No. 589-86 passed by City Council on August 11, 1986.
- 126-132 John Street, 259 Richmond Street West (Designated Part IV): John Burns Carriage Manufacturers, 1886. Listing adopted by City Council on June 13, 1983. Designation by-law No. 667-97 passed by City Council on December 19, 1997.
- 260 Richmond Street West (Designated Part IV): Tip Top Tailors Warehouse, 1914, addition 1924. Designation by-law No. 797-2006 passed by City Council on September 25-26 2003.
- 109-129 John Street: Row-housing, 1892. Builder: Robert T. Brown. Listing adopted by City Council on April 23, 1981. Designation by-law No. 596-82 passed by City Council on September 23, 1982.

Adjacent Listed Properties

- 221-227 Richmond Street West: Included on the Heritage Register by City Council on December 5 and 7, 2017.
- 30-34 Duncan Street: Included on the Heritage Register by City Council on December 5, 2017.
- 118 and 122 John Street: Included on the Heritage Register by City Council on December 5, 2017.

Development Proposal

This application proposes to amend the Zoning By-law to permit a 40-storey mixed-use building at the site and will feature a two-storey and eight storey base. The two-storey base encompasses the northern portion of the site and incorporates the existing heritage structure at 241 Richmond Street West. The eight storey base will encompass the southern portion of the site. Running east-west between the portions of the base, an open air mid-block pedestrian connection is proposed, providing public access between John Street and the proposed city park to the immediate east of the site. The building will span over the mid-block connection starting at the third storey.

As noted above, the two portions of the base will be joined at the third floor which will feature a 5 metre step back over the existing heritage property at 241 Richmond Street West. Above 241 Richmond Street West, the third floor will include amenity space and a roof top terrace. The remainder of the third floor through the 40th floor will consist of 459 residential units.

Conservation Strategy

241 Richmond Street West

The proposal would retain in situ the entire north façade along Richmond Street West and also three bays of the west façade along John Street. However, the project would remove one bay, a later extension of the property. This southern-most bay along the John Street frontage was constructed in 1948, after the 1936 and 1940 construction dates for the remainder of the property.

The proposed new development would incorporate the two storey heritage property as a base element. At the Richmond Street West frontage, a 5.4 metre clear step back would be employed from the façade of the heritage property to the new tower.

At the John Street frontage, a clear 5.5 metre step back would be utilized above the heritage property to the fourth floor level. Above the fourth floor level, the step back would be maintained, but balconies would increasingly project further into this step back area gradually as the tower rises; a .78 metre projection at the fourth floor to a .87 metre projection at floors 5 through 8 to approximately 1.5 metres from floors 8 to 17 with slightly larger balcony projections at higher floors.

Further conservation strategies for the property are as follows:

- Restoration of the north and west elevations with minor modifications for commercial access at grade
- Support contemporary commercial and retail programming through modified, dropped at-grade openings with compatible, multi-pane, metal frame, industrial style windows
- Modified entrances to reference original door profile and industrial style to the extent possible while also meeting modern accessibility and building code requirements
- Original limestone fluted door surrounds to be integrated into modified at-grade opening
- Protect, maintain and stabilize existing brick masonry, openings, and stone elements on the north and west elevations to preserve the building's form, material and integrity

133 John Street

The original submission proposed complete demolition of the heritage house at 133 John Street. The reasons for demolition were based upon various objectives as required by a number of City Agencies, such as:

1. Vehicular and loading access from Nelson Street only;
2. Incorporation of a T-Turnround/hammerhead at the southern portion of the building to ensure that vehicles and garbage trucks can exit the site in a forward motion;
3. Retail programming facing the planned park east of the site; and,

4. East-west mid-block pedestrian connection between John St. and the proposed park east of the site.

Extensive negotiation with the applicant in addition to other City units has resulted in a revision to the conservation strategy. The current concept proposes conservation of the property at 133 John Street as outlined below.

The conservation strategy for the house-form building at 133 John Street proposes retention of the west (principal) and south facades, as well as partial returns on the north and east elevations. Portions of the roof above the retained facades will also be retained.

In order to meet the requirements identified above, retaining this heritage fabric requires that the building be shifted temporarily east of its current location to allow for the construction of a new supporting structure. Once constructed, and prior to the excavation, the building will be shifted back to its final location, approximately 4 metres west of its current location.

At both the John Street and Nelson Street frontages of the property, the development would incorporate a 1.5 metre step back. At the fifth floor level, the base projects back to the lot line to cantilever over the heritage property. The applicant will work with staff in order to materially mitigate this massing condition.

Further Conservation Strategies include the following:

- Restoration of the east elevation facing John Street, to recover original features, such as the bay window, that have since been altered or removed
- Support contemporary commercial and retail programming through compatible, metal frame, heritage style windows
- Modified entrance to reference original door profile and style to extent possible while also meeting modern accessibility and building code requirements
- Original basement window opening to be filled in with salvaged brick
- Protect, maintain and stabilize existing roof, brick masonry, openings, and stone elements on the east and south elevations to preserve the building's form, material and integrity

Base and Development Design

The podium or base building at the northern portion of the site along the Richmond Street West and John Street frontages utilizes the two storey heritage property at 241 Richmond Street West. The base at the southern portion of the site partially utilizes the house form heritage property at 133 John Street. Otherwise, an 8 storey base building component is utilized.

The HIA states the following with regard to the sympathetic design of the base(s) and tower relative to both the heritage properties on site and surroundings.

- The use of materials that are distinct from, and sympathetic to the adjacent heritage resources
- A glazing pattern that references the vertical articulations and fenestration patterns found on the surrounding industrial heritage resources
- Streetwall height and datum lines that match the scale and massing of the adjacent heritage properties
- Ground-floor activation consistent with the existing pedestrian oriented urban context
- A streetwall condition that is pedestrian oriented and enhances interface between the building and the street
- Articulation/architectural volumes to break up mass and respond to surrounding context
- Appropriate scale and mass for the evolved context in the King-Spadina neighbourhood

Heritage Planning Policy 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."

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/>

Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

The Standards and Guidelines can be accessed here:

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

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

The Conservation Strategy

At 241 Richmond Street West the entire original form of the property as constructed in 1936 (first floor) and 1940 (second floor) will be retained. The only portion of the façade to be removed will be southern bay along John Street that was a later construction in 1948. The project will also install divided lite windows that are more appropriate for the style and age of the property, reversing the inappropriate windows types that currently exist. The 5 metre step back above the heritage property as proposed is compliant with provisions contained within the Council approved, under appeal King Spadina HCD Plan. The property is a simple relatively unarticulated commercial building form and staff is of the opinion that its massing and design will conserve its visible heritage value which will be readily perceived as such from surrounding rights-of-way.

At 133 John Street, the conservation of the property is a significant improvement from the original proposal which would have removed the building from the site.

In order to meet other city objectives as previously mentioned in this report, the applicant has provided a strategy to shift the property temporarily to the east of the site and then to a permanent location at the John Street frontage which is approximately 4 metres west of its current siting. For the relocation, an internal steel structure will be utilized to support factored loads. Selective restoration, structural repairs and or upgrades, may be completed concurrently with the installation of the relocation steel in order that conserved facades are moved whole. A thorough methodology for the building relocation and retention has been provided through an engineering stamped report issued February 22, 2022 by Facet Group Inc.

The Conservation Strategy, while greatly improved through the review process with staff, is still not ideal. The front landscaped area at the John Street frontage will not be reintroduced. The 1.5 metre step back is also not sufficient relative to the under appeal King Spadina HCD policies or general good practice. However, the Conservation Strategy as proposed does reverse many insensitive alterations that have occurred over the years. The front canopy element currently completely obscures the façade of the heritage house at the John Street frontage. The façade in turn has been greatly altered through removal of the bay window and the original entrance. The proposed conservation strategy will reconstruct the bay window and rehabilitate other aspects of the façade. Its forward placement on John Street will assure that the rehabilitated and restored façade are readily viewed from the public rights-of-way. Additional mitigation also includes exposure of the north side wall and rear east wall for 1.5 metres externally and the rebuilding of these same walls as they extend internally. Roof features and chimneys will be retained and repaired.

Atop the heritage property, related to the minimal 1.5 metre step back, heritage staff remain concerned about: the glass base element (reveal) above the heritage roof to the fifth level; the steel cap proposed directly above the heritage roof; and, the fifth storey cantilever edge. Staff will continue to work with the applicant to soften these architectural elements for which visual impacts are exacerbated by the minimal stepback as proposed.

On balance, Staff is very pleased that the conservation strategy has advanced to the current concept and is satisfied that the property will readily be perceived as a three dimensional form true to its architectural authenticity.

The Base and New East Base Building

As described above, the base at the northern portion of the site along the Richmond Street West and John Street frontages utilizes the two-storey heritage property at 241 Richmond Street West. The base at the south partially utilizes the house form heritage property at 133 John Street. Otherwise, an eight-storey base building component is utilized.

The eight-storey base height is a minimal departure from the heights of numerous heritage properties located close to the site. There are a variety of five to seven-storey heritage properties, specifically located on Adelaide Street West and Richmond Street West, within a block of the subject site. In order to differentiate the base elements from the tower above, the applicant proposes a differentiated cladding and design treatment so that this base is more clearly defined as viewed from street level.

Staff is satisfied with regard to the level of considered detail and massing articulation as presented in the project. The various elements of the project break the massing and provide a variety of materials, providing an engaging presence from the public realm. The project will continue to showcase the heritage attributes and street wall characteristics as existing at this portion of the King-Spadina HCD (under appeal).

Heritage Easement Agreement and Additional Plans

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 properties will be lit so that their 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 properties at 241 Richmond Street West and 133 John Street are conserved. The interpretation plan should serve to communicate the cultural heritage values of the properties to users and visitors of the properties.

Heritage Easement Agreement

Staff is recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the properties at 241 Richmond Street West and 133 John Street.

CONCLUSION

Staff are supportive of the proposal to alter the properties at 241 Richmond Street West and 133 John Street to allow for the development of a 40-storey mixed-use building which proposes conservation of the heritage value of the site's heritage properties. 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

Dan DiBartolo
Senior Heritage Planner, Heritage Planning
Urban Design, City Planning
Fax: 416-392-1973
Email: dan.dibartolo@toronto.ca

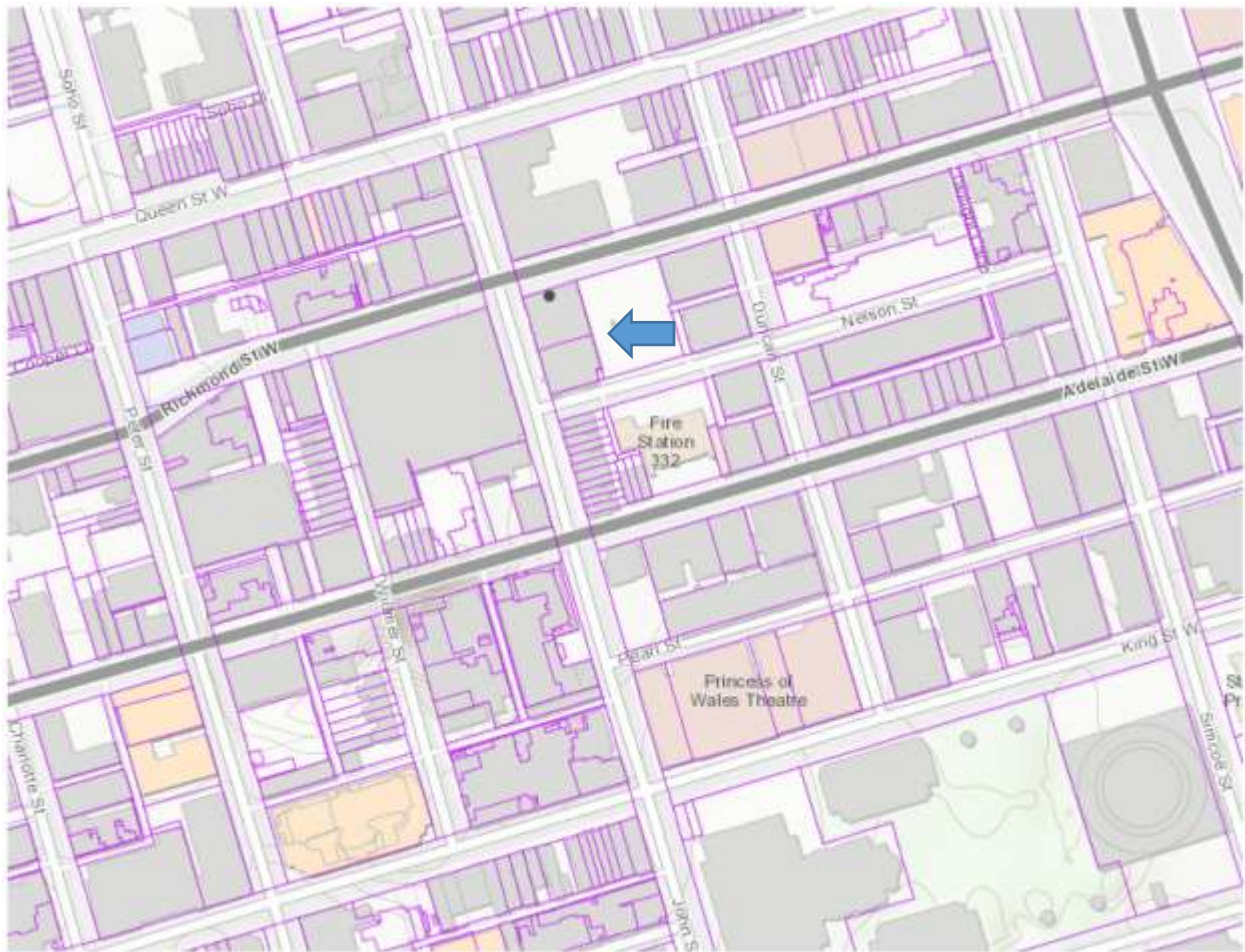
SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Photographs
Attachment 3 - Selected Drawings
Attachment 4 - Statements of Significance and Attributes for properties

241 Richmond Street West and 133 John Street



Location Map, showing the property on the east side of John Street between Richmond Street West and Nelson Street. The arrow indicates the location of the property.

241 Richmond Street West and 133 John Street



Current photograph of the building at 241 Richmond Street West from the northwest and showing the principal (west and north) elevations.



Current photograph showing the additional bay constructed in 1948 at the southern end of the west elevation. This bay will be removed.

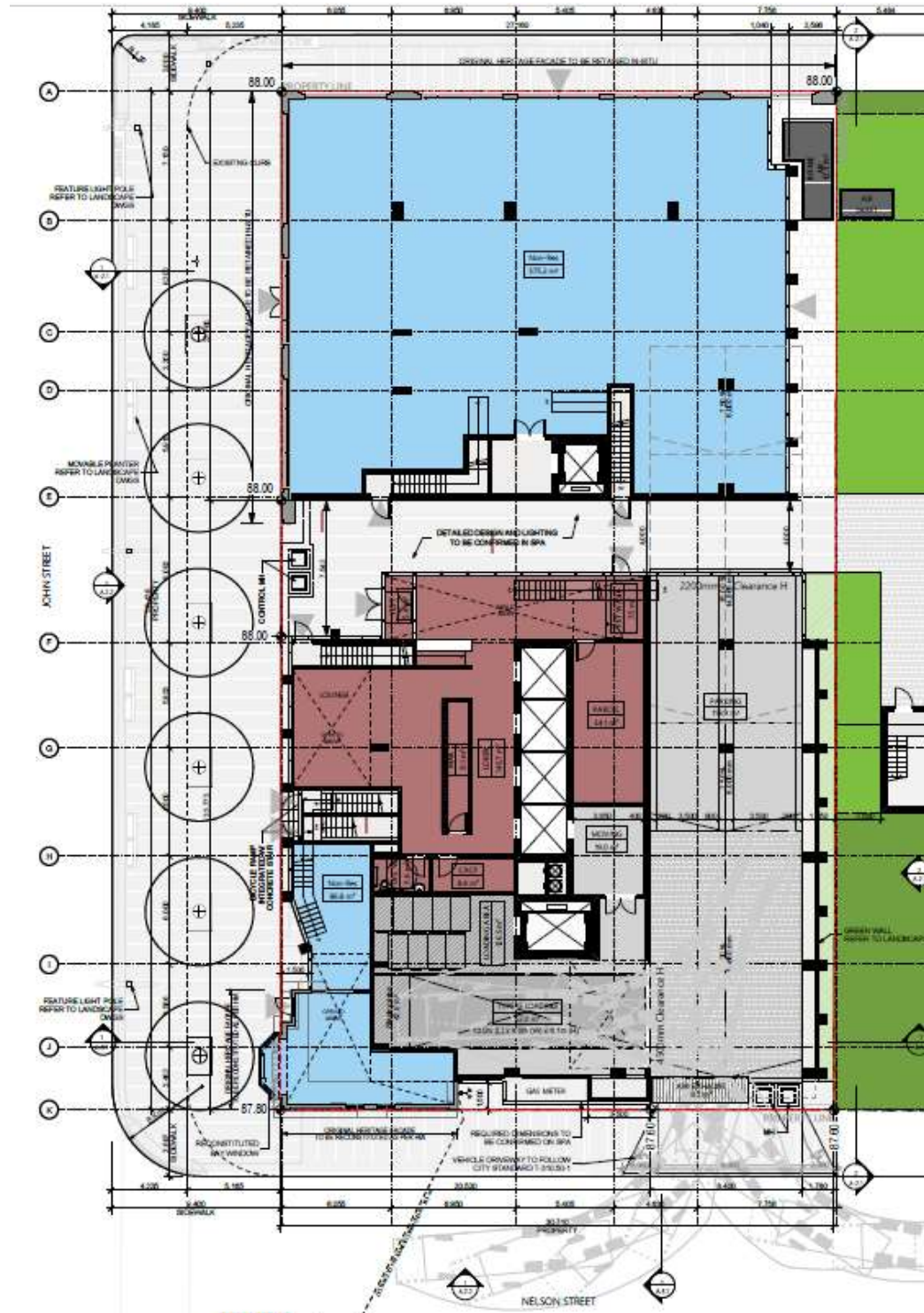


Contextual photograph looking northeast and showing the properties at (from left to right) 241 Richmond Street West and consolidated properties comprising 133 John Street. The house form property to be conserved is at the right of this photo.



1972 Photo of 133 John Street before removal of ground level bay window.

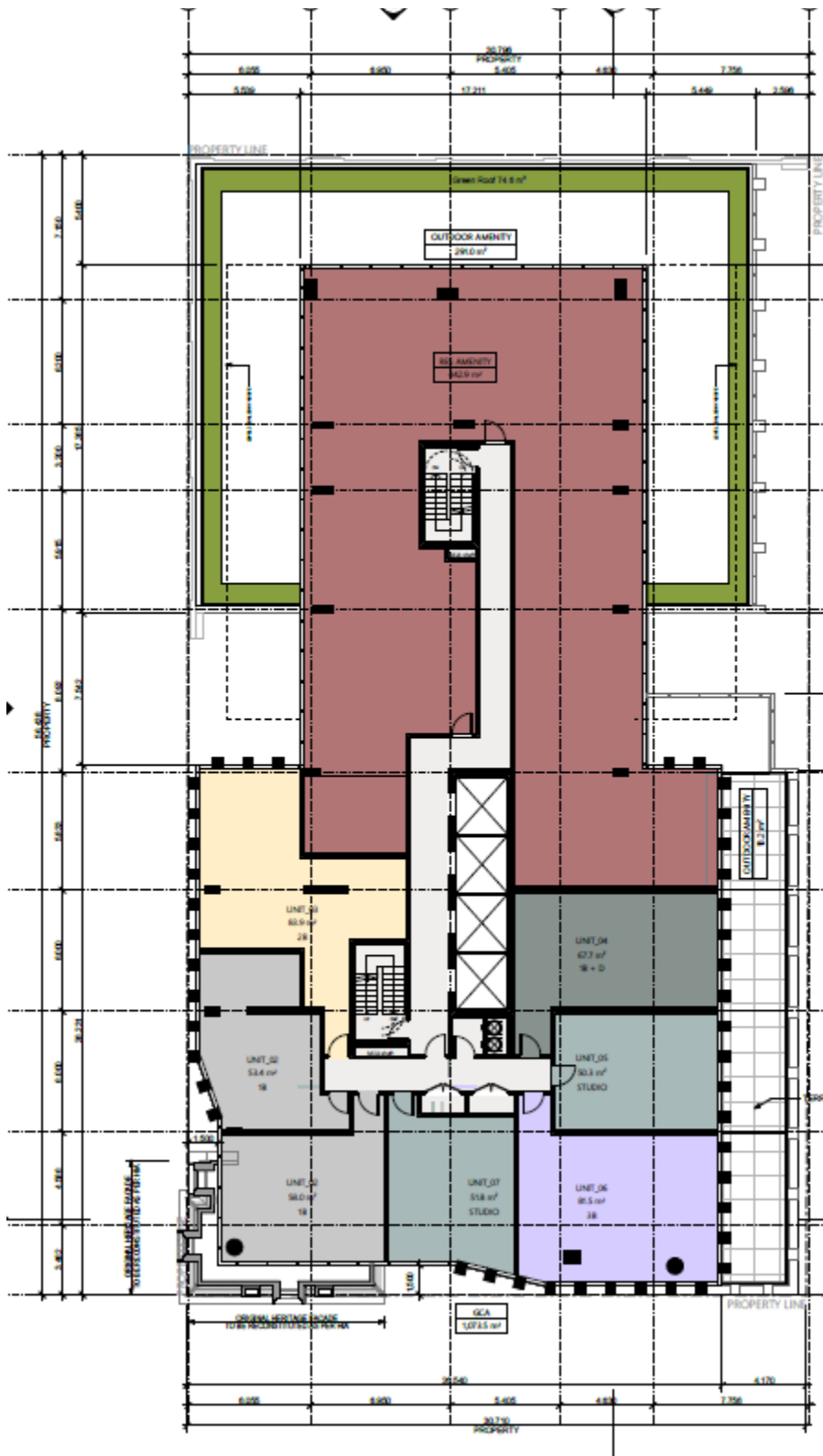
241 Richmond Street West and 133 John Street



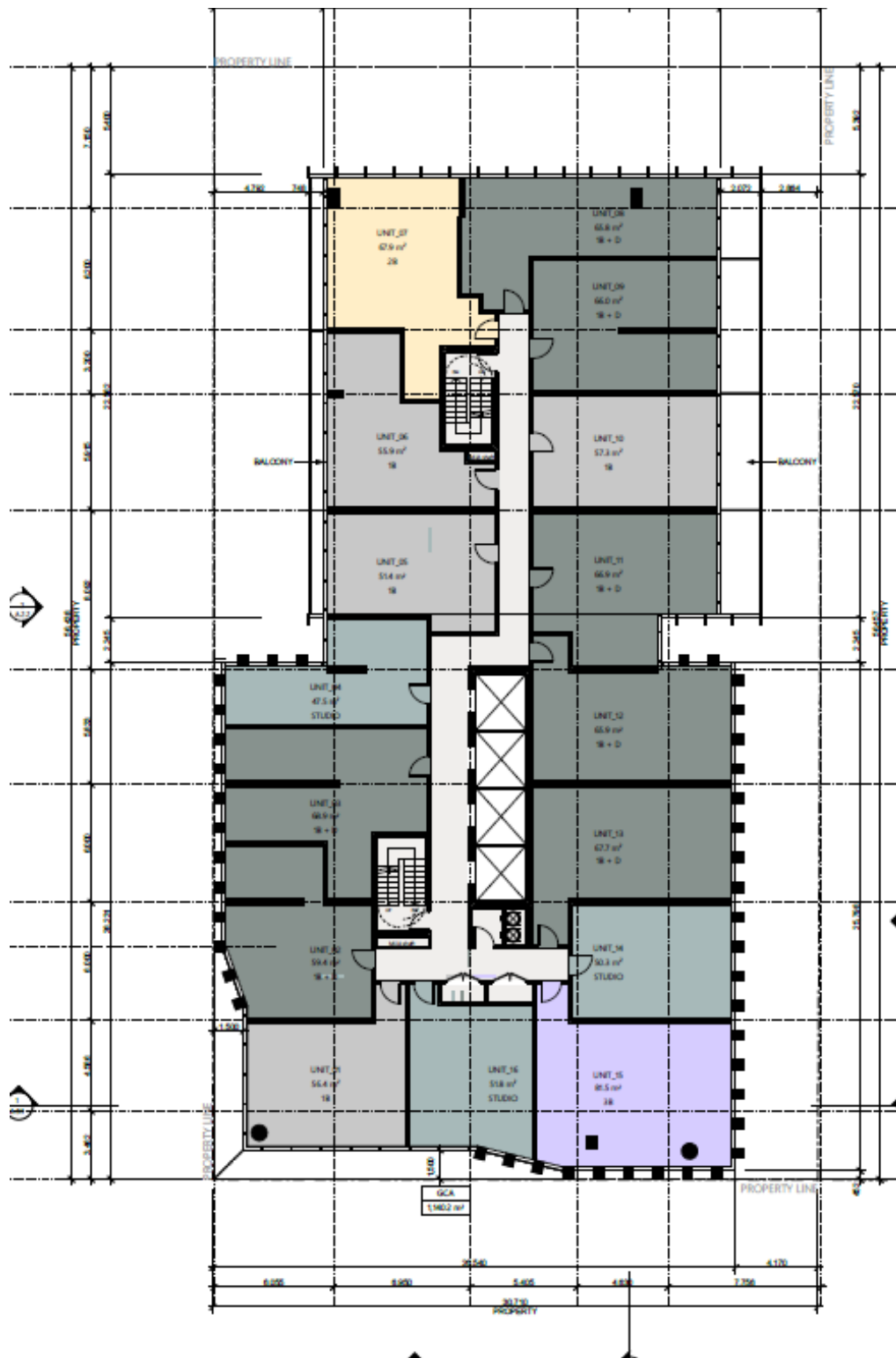
Site Plan/Ground Floor Plan included for illustration purposes. For the complete and clear drawing set, please visit the [Application Information Centre](#).



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



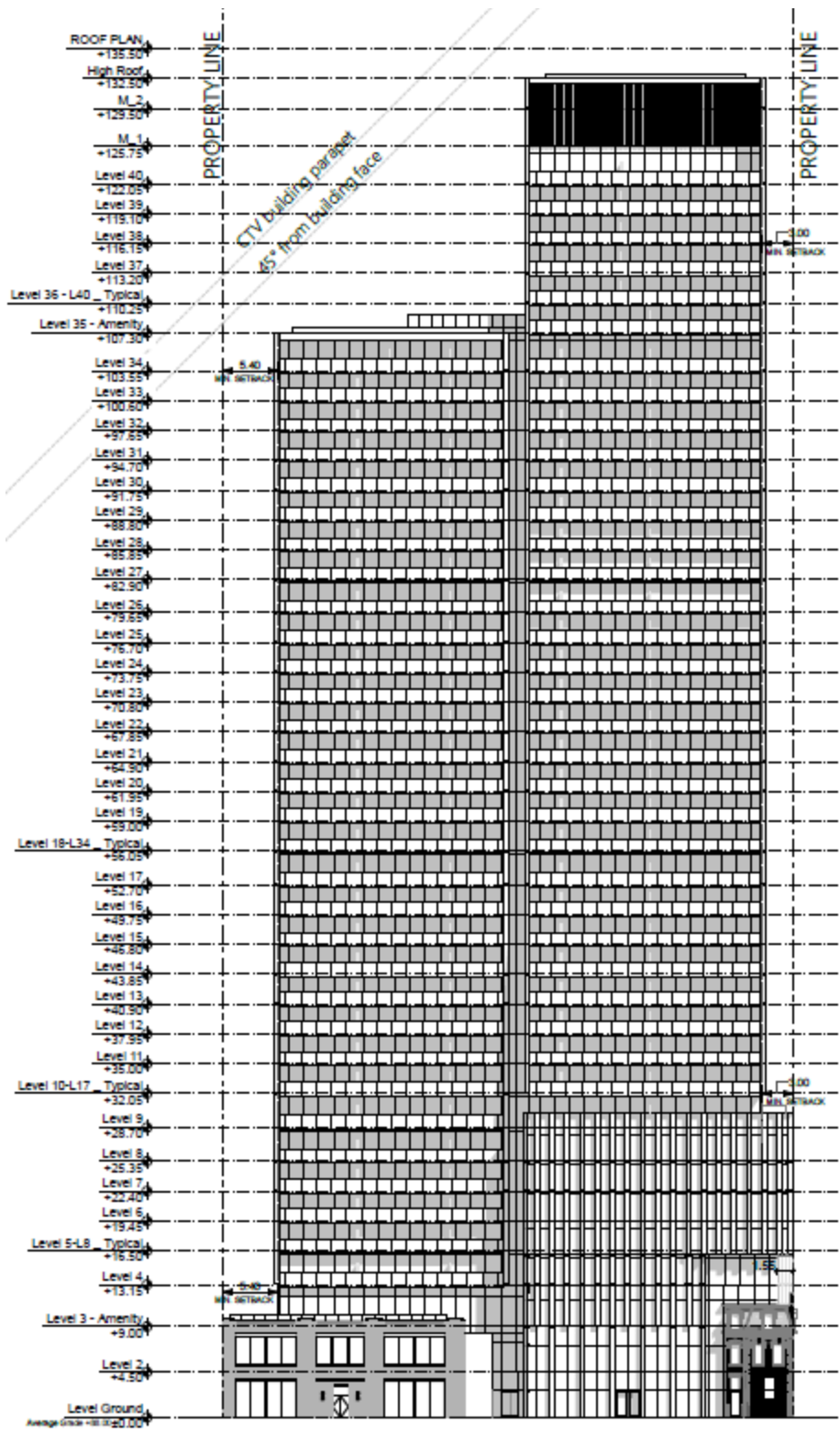
Third Floor Plan. Note, setbacks above heritage properties. For the complete drawing set, please visit the [Application Information Centre](#).



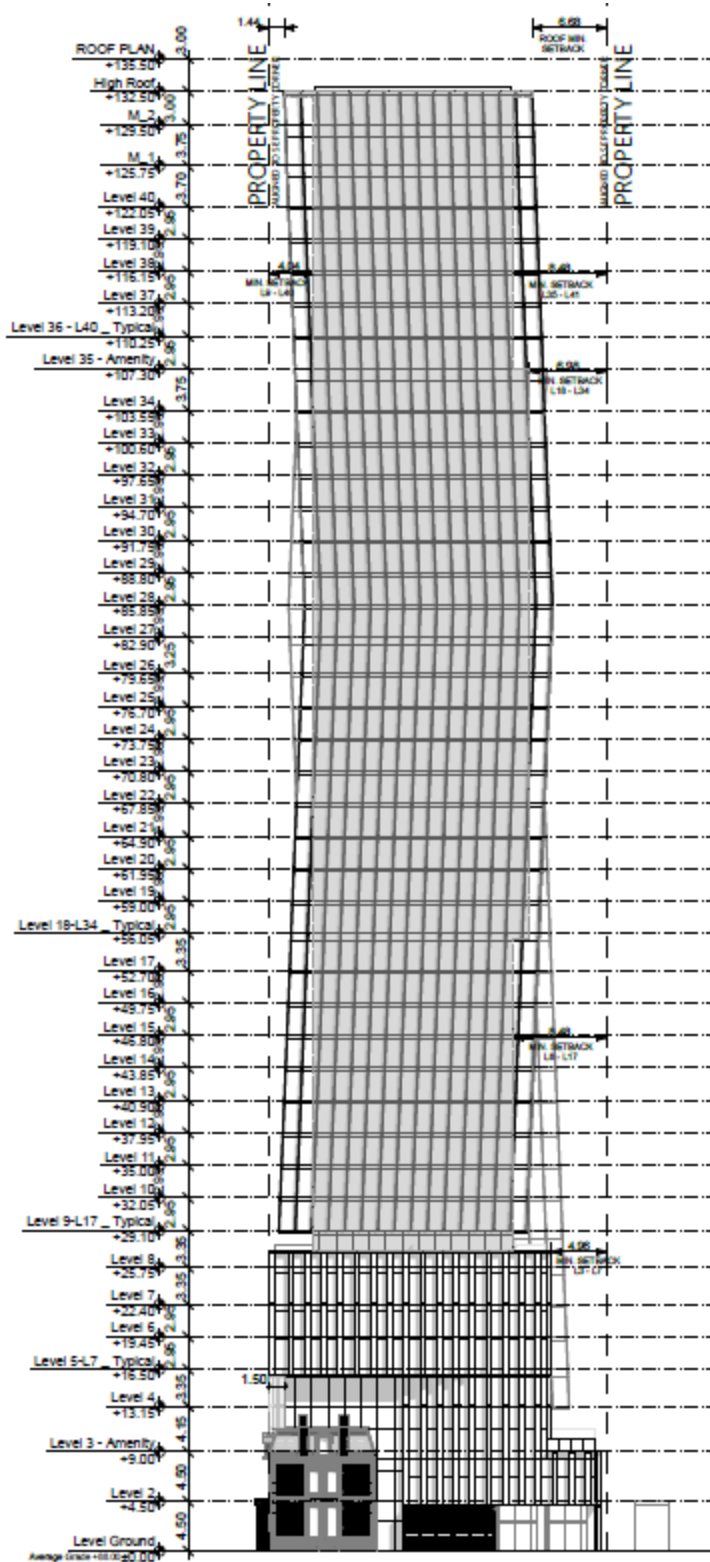
Fourth Floor Plan. Note, stepbacks above heritage properties. For the complete drawing set, please visit the [Application Information Centre](#)



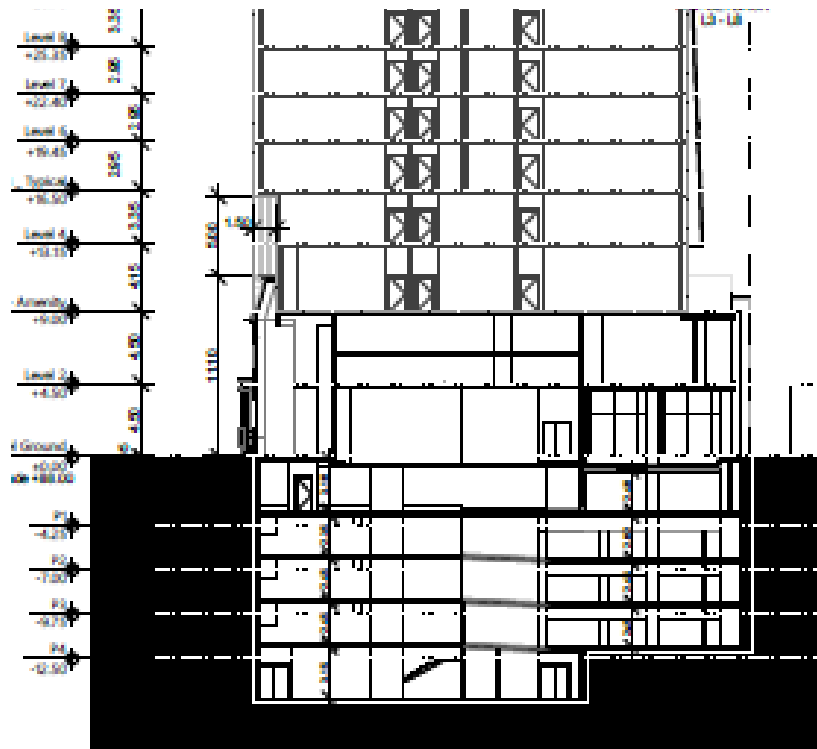
Fifth through Eight Floor Plan. For the complete drawing set, please visit the [Application Information Centre](#)



Elevation Plan for John Street frontage

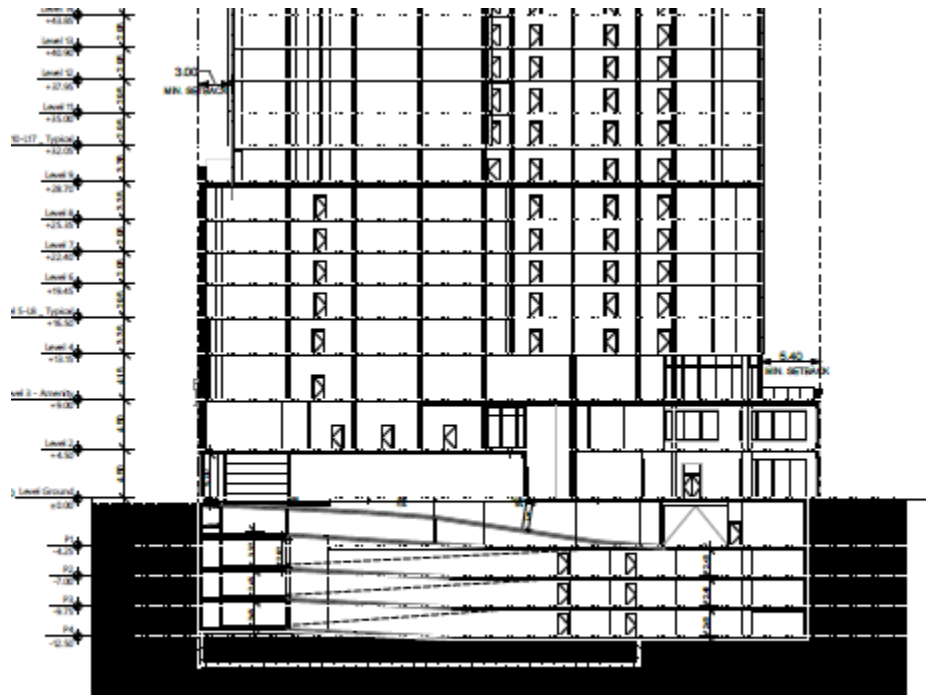


Elevation Plan for Nelson Street frontage



1 Section W-E (Looking North)
SCALE: 1/32"

Section showing 133 John Street



1 Section N-S (Looking West)
SCALE: 1/32"

Section showing 241 Richmond Street West. Note, Richmond Street West stepback



Render showing 241 Richmond Street West and 133 John Street incorporated into the Project



Render showing 133 John Street. Missing heritage features will be reintroduced. Window types will utilize profiles appropriate for age and style of the property.

241 RICHMOND STREET WEST
STATEMENT OF SIGNIFICANCE
(REASONS FOR DESIGNATION)

ATTACHMENT 4

The property at 241 Richmond Street West (including the entrance addresses at 239 Richmond Street West and 137, 139, 141 and 145 John 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 all three categories of design, associative and contextual value.

Description

The property at 241 Richmond Street West is located in the King-Spadina area. Located on the southeast corner of John Street and Richmond Street, the property at 241 Richmond Street West contains a two-storey commercial building constructed in three phases (1936, 1940 and 1948) in the Art Moderne style and designed by the leading Toronto architecture firm, Page & Steele.

The property was included on the City's Heritage Register on December 5, 2017. It is also identified as a contributing property in the King-Spadina HCD Plan (2017) that is currently under appeal.

Statement of Cultural Heritage Value

Physical and Design Value

The property at 241 Richmond Street West has cultural heritage value for its design as a detached commercial building associated with the second wave of development in the King-Spadina neighbourhood in the 20th century. The detached commercial building represents a key building typology in King-Spadina, dating to the early to mid-1900s when the area was the city's main industrial district and filled with large-scale warehouses, factories and office buildings, many of which replaced earlier low-rise structures. The building at 241 Richmond Street West is distinguished by its Art Moderne design, particularly the stepped parapets on the columns organizing the oversized openings facing Richmond and John streets.

Historical and Associative Value

The property at 241 Richmond Street West is also valued for its association with Walter Harland Steele of Page & Steele Architects who designed the original 1936 building for Handy and Harman of Canada Limited in 1936 to house its precious metal and alloy refinery. Page & Steele would also contribute the seamlessly integrated 1940 and 1948 additions to the original building. The Art Moderne styling of the building at 241 Richmond Street West reflects the design aesthetic of architect Walter Harland Steele, whose architectural firm, Page & Steele, is recognized as one of Toronto's leading architecture offices.

Contextual Value

Contextually, the property at 241 Richmond Street West is valued for the role of the detached commercial building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

The detached commercial building at 241 Richmond Street west is historically, visually and physically linked to its setting in the King-Spadina neighbourhood where it anchors the southeast corner of John Street and, on the north, faces the Wesley Building (1913), a local landmark filling part of the block bounded by Richmond, John and Queen Streets.

Heritage Attributes of 241 Richmond Street West:

- The setback, placement and orientation of the building on the southeast corner of John Street
- The scale, form and massing of the two-storey rectangular-shaped plan
- The flat roofline with the corbelled brickwork
- The materials, with the brick cladding and detailing (the brickwork has been painted)
- On the west elevation on John Street, the brick piers with the stepped parapets that organize the wall into four bays, the large flat-headed openings in both storeys with the stone lintels, stone sills on the second-storey window openings and the fluted, cast stone jamb detail in the second bay at ground level
- The north elevation on Richmond Street West, which extends five bays and has flat-headed openings organized by brick piers (some of the openings have been altered and the piers removed)

Note: The south side elevation adjoins the neighbouring building. No heritage attributes are identified on the rear (east) elevation, which is viewed from Richmond Street West. 241 Richmond Street West and 133 John Street

STATEMENT OF SIGNIFICANCE**(REASONS FOR DESIGNATION)**

The property at 133 John 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 all three categories of design, associative and contextual value.

Description

The property at 133 John Street is located in the King-Spadina neighbourhood. Located on the northeast corner of Nelson Street, the property at 133 John Street contains a detached house-form building dating to 1875. The property was included on the City's Heritage Register on December 5, 2017. It is also identified as a contributing property in the King-Spadina HCD Plan (2017) that is currently under appeal.

Statement of Cultural Heritage Value**Physical and Design Value**

The property at 133 John Street has cultural heritage value for its design as a residential building with Second Empire styling associated with the first wave of development in the King-Spadina neighbourhood in the 19th century. The detached house represents a key building typology in King-Spadina, which originated in the 1800s as a residential and institutional enclave where the side streets and many of the main streets were lined with detached, semi-detached and row houses. The subject property survived the replacement of much of the residential building stock during the second phase of development of the community in the 20th century when King-Spadina became Toronto's industrial centre. The building at 133 John Street is distinguished by its Second Empire design, particularly the prototypical mansard roof with the distinctive dormers with the wood detailing, the patterned shingles, and the tall brick chimneys.

Historical and Associative Value

The cultural heritage value of the property at 133 John Street is related to the renowned Canadian athlete and local politician, Edward (Ned) Hanlan (1855-1908) who resided at this location with his family in 1883-1893 and maintained ownership of the property until 1905. A multi-year World Champion sculler for Canada in 1880-1884, Hanlan has been recognized as "the new nation's first world sporting champion in an individual or singles event". Following his illustrious rowing career, Hanlan was elected as local alderman for the Toronto Island in 1898 and 1899, advocating for electrification on the island as well safe city bicycle lanes and public swimming pools on the mainland. Hanlan is commemorated by a 1926 bronze statue sculpted by Emmanuel Hahn that currently stands on the ferry docks at the eponymous Hanlan's Point on the Toronto Island and as a National Historic Person since 1938.

The property at 133 John Street is also valued as the location of Toronto's first brewpub in 1985 and the original location of what would become The Amsterdam Brewing Company less than ten years later.

Contextual Value

Contextually, the property at 133 John Street is valued for the role of the residential building in defining, supporting and maintaining the historical character of the King-Spadina neighbourhood, reflecting its evolution from a 19th-century residential and institutional enclave and Toronto's manufacturing centre in the 20th century, to its current status as a mixed-use community.

As a surviving 19th-century residential building, the detached house at 133 John Street is historically, visually and physically linked to its setting in the King-Spadina neighbourhood and is directly north of the historic row houses (1892) at 109-129 John Street, which are listed on the City's Heritage Register, and complements the neighbouring buildings at 118-122 John Street with their similar Second Empire styling.

Heritage Attributes of 133 John Street:

- The setback, placement and orientation of the building on the northeast corner of John and Nelson streets
- The scale, form and massing of the 3-storey rectangular-shaped plan
- The mansard roof with the extended eaves, the patterned slate shingles, the segmental-arched dormers with the wood detailing on the west, south and east slopes, and the pair of tall brick chimneys at the south end
- The materials, with the red brick cladding, the contrasting buff brick detailing, and the stone and wood trim (the brickwork has been painted)
- On the principal (west) elevation and the south side elevation on Nelson Street, the corner quoins and the string course dividing the first (ground) and second storeys (the original entrance and window openings in the first and second stories have been altered with the conversion of the building for commercial uses)
- The south side elevation on Nelson Street, with the segmental-arched window openings with the contrasting brick surrounds and the stone keystones and sills

Note:

The open two-storey verandah on the west elevation is not identified as a heritage attribute. No heritage attributes are identified on the rear (east) elevation, which is viewed from Nelson Street.

The north side elevation adjoins the neighbouring building. No heritage attributes have been identified on the attached buildings between the Second Empire house-form building and the property at 241 Richmond Street West.