

508-510 Church Street

Toronto Preservation Board

June 14, 2022

ERA

INTRODUCTION

Development Site

- 506 Church Street (**Boutique Bar**): two-storey house-form building, built c. 1874. No heritage status. Found to have intangible cultural heritage value.
- 508-510 Church Street (**Crews & Tangos**): three-storey house-form building, built c. 1858 as two rowhouse dwellings, and rear coach house (c. 1880). Designated under Part IV of the *Ontario Heritage Act*.
- 514-516 Church Street: parking lot



URBAN DESIGN FRAMEWORK

North Downtown Yonge

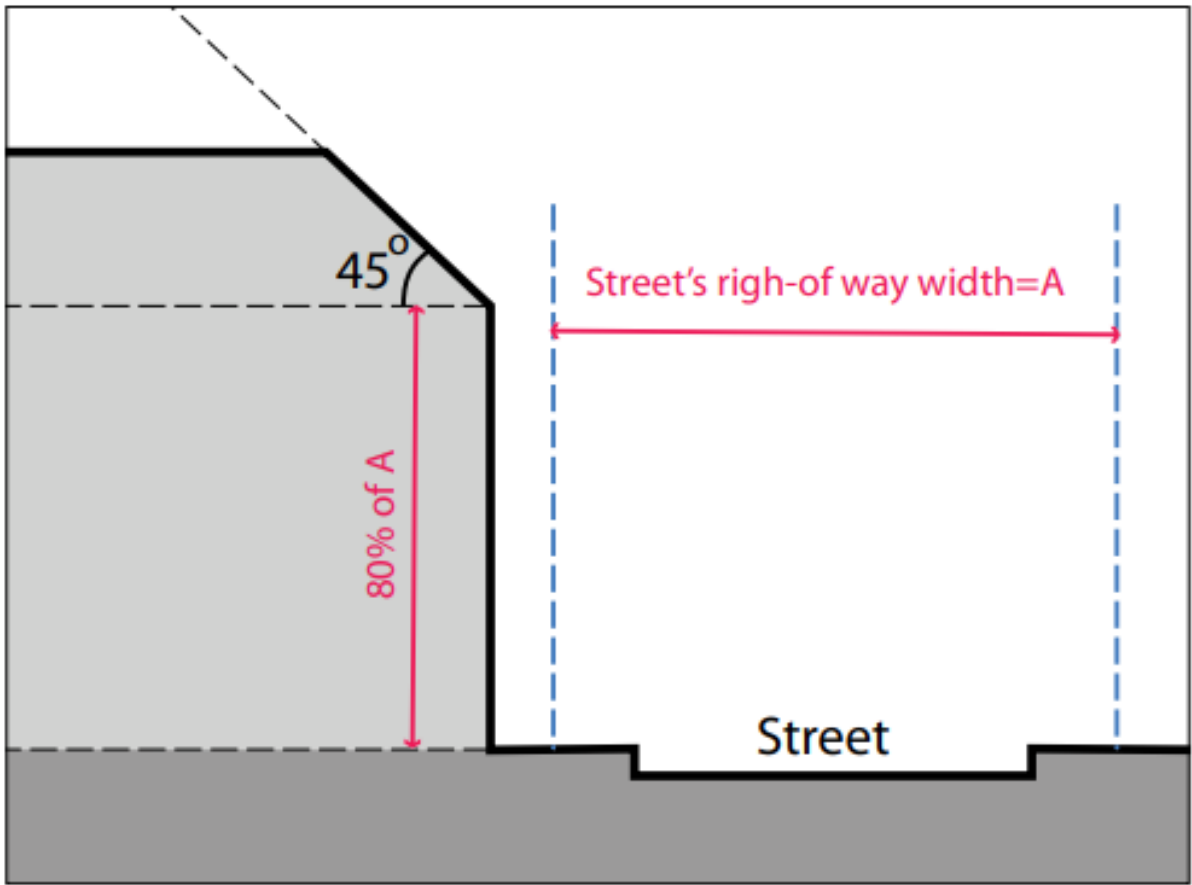
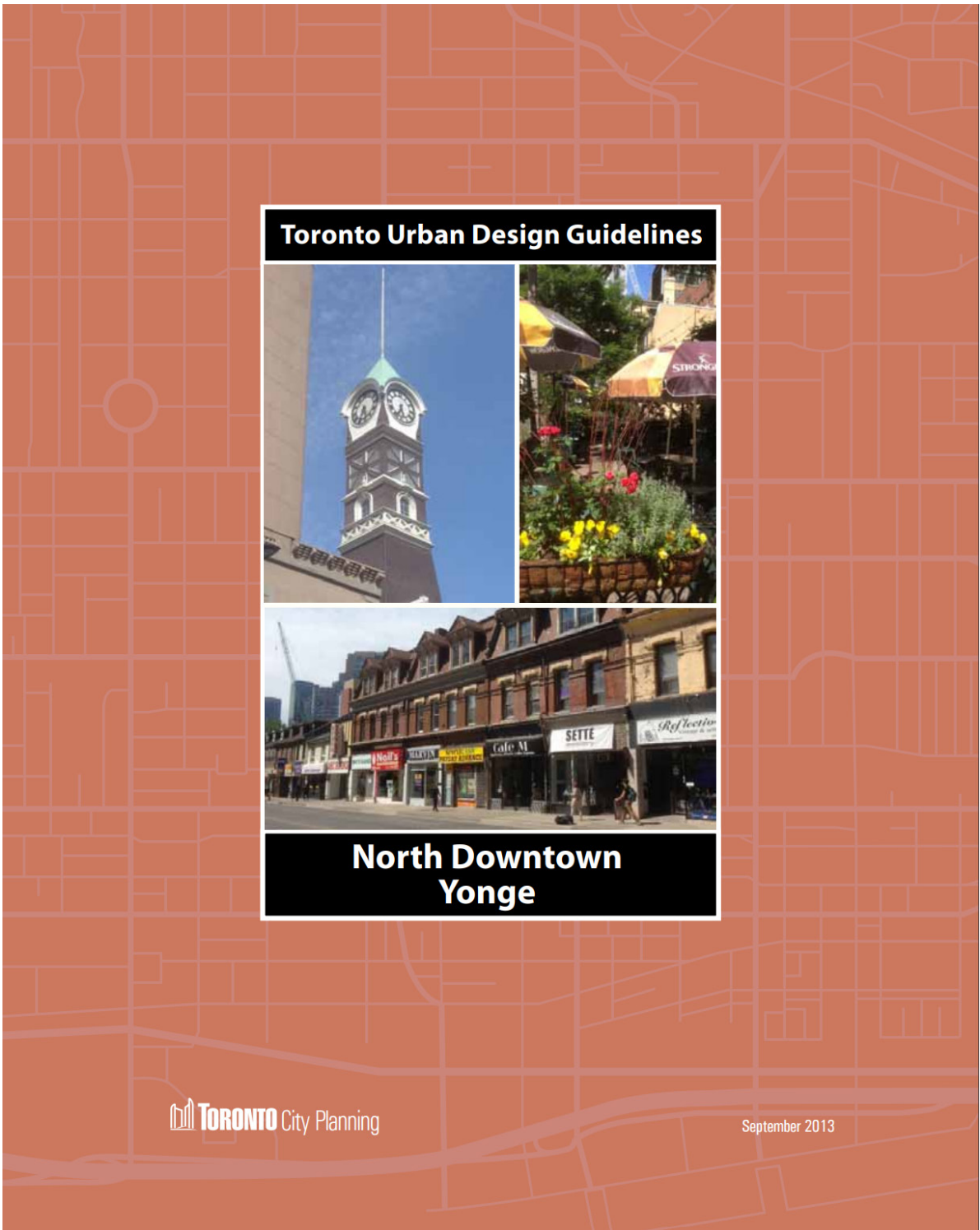


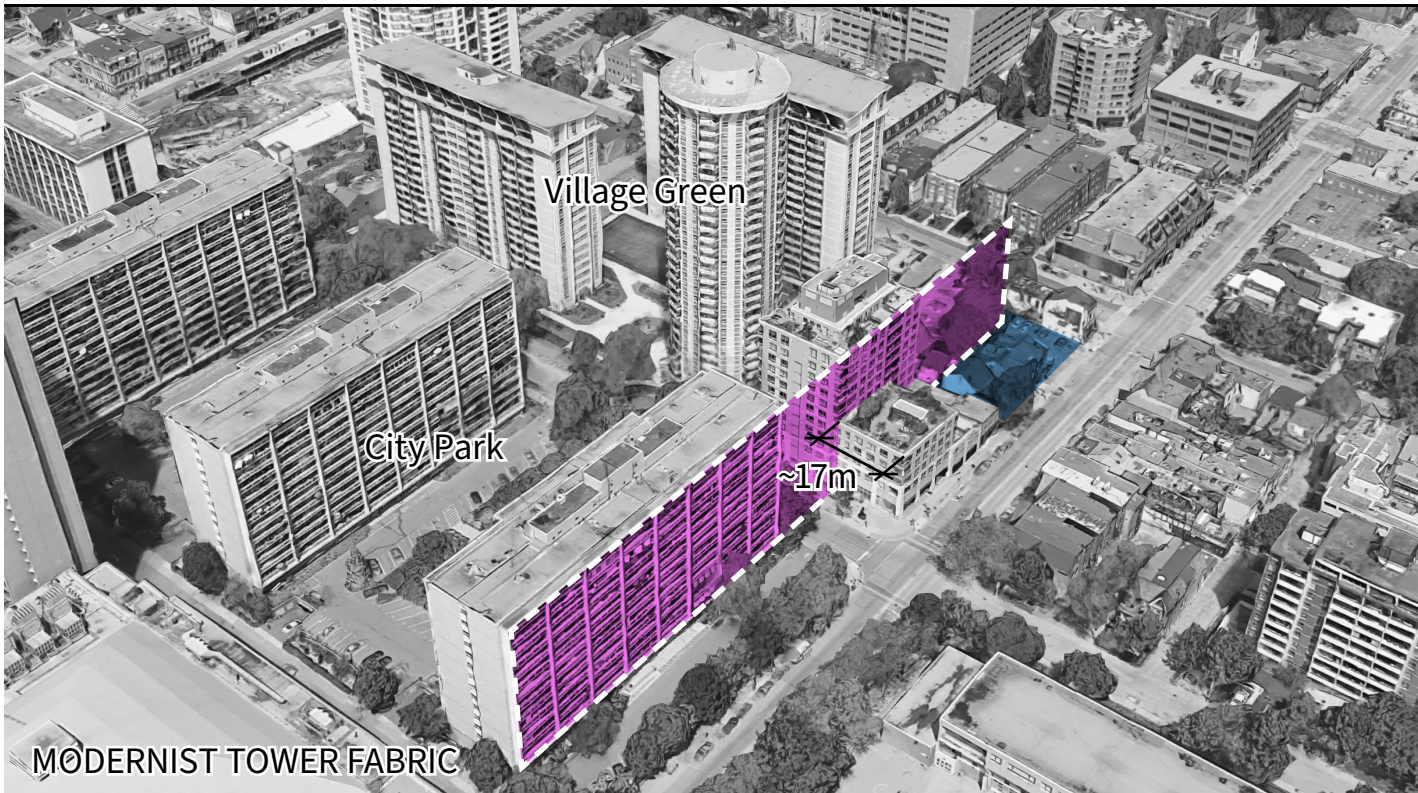
Figure 20: Mid-rise building angular plane diagram

HERITAGE DESIGN GUIDANCE

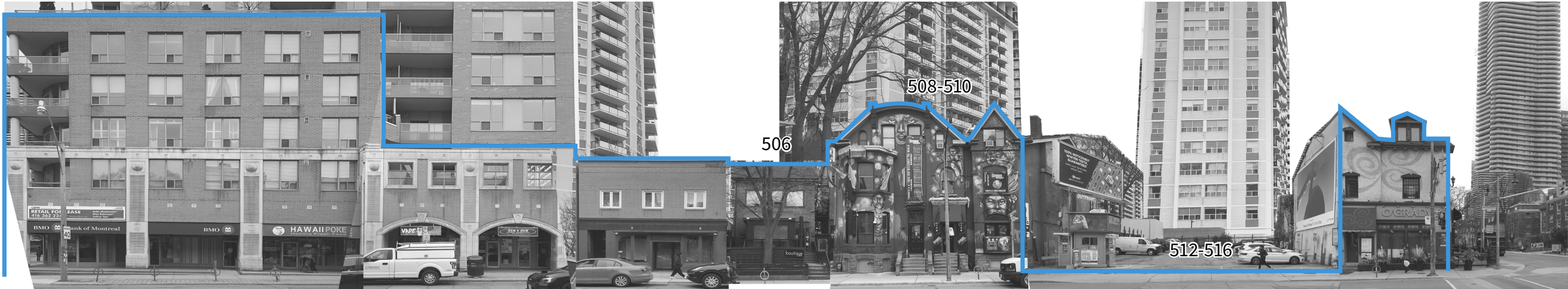
HISTORIC & EXISTING BUILT FORM



508-510 Church Street; streetscape on west side of Church St, looking north from Alexander c. 1945.



Church and Wood St. axonometric; existing modernist tower context and ~17m tower setback from Church St (site shown in blue).



Church Street; east-facing elevation between Alexander and Maitland Streets (Village Streetwall outlined in blue)

ENGAGEMENT

ERA developed key engagement questions for stakeholders and the public to inform the proposed design:

1. How does the Site contribute to the built character of the Church Wellesley Village?
2. How does the Site contribute to LGBTQ2S community, nightlife and culture in Toronto?
3. How is the Site experienced from the public realm, considering views and access to the Site from Church Street during the day, at night and during Pride month?
4. How do you envision the future of the Church Wellesley Village, considering key issues such as inclusivity, accessibility and the neighbourhood's legacy?
5. What do you recall about the history of the Site, including past tenants, programming or other historic information?

CONSERVATION STRATEGY



- Retention of the principal elevation and partial reconstruction of the return elevations;
- Replacement of existing roof and removal of chimney;
- Removal of all remaining building fabric to allow for the integration with new construction;
- Lower existing door sills and ground floor providing a universally accessible entrance on Church Street;
- Alteration of existing bay window openings at the first level to align with the stone base datum line and match condition on northern bay;
- Infill basement openings with stone to match existing;
- Removal of existing mural to allow for masonry and stone cleaning, repair and replacement where necessary.*

*Existing mural will be documented and commemorated as part of the interpretation strategy

MITIGATION STRATEGY

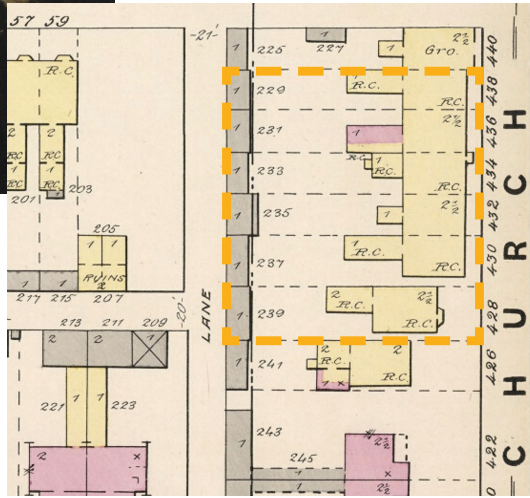


- 1 Retaining the existing principal elevation in situ and partial reconstruction of the return elevations.
- 2 Setting back new construction fronting Church Street to provide a reveal of the retained south elevation
- 3 Providing stepbacks of all new massing above three storeys
- 4 Reinstating the streetwall on Church Street
- 5 Extending the brick piers to grade to create distinct bays and vertical articulation
- 6 Providing a variety of punched window openings

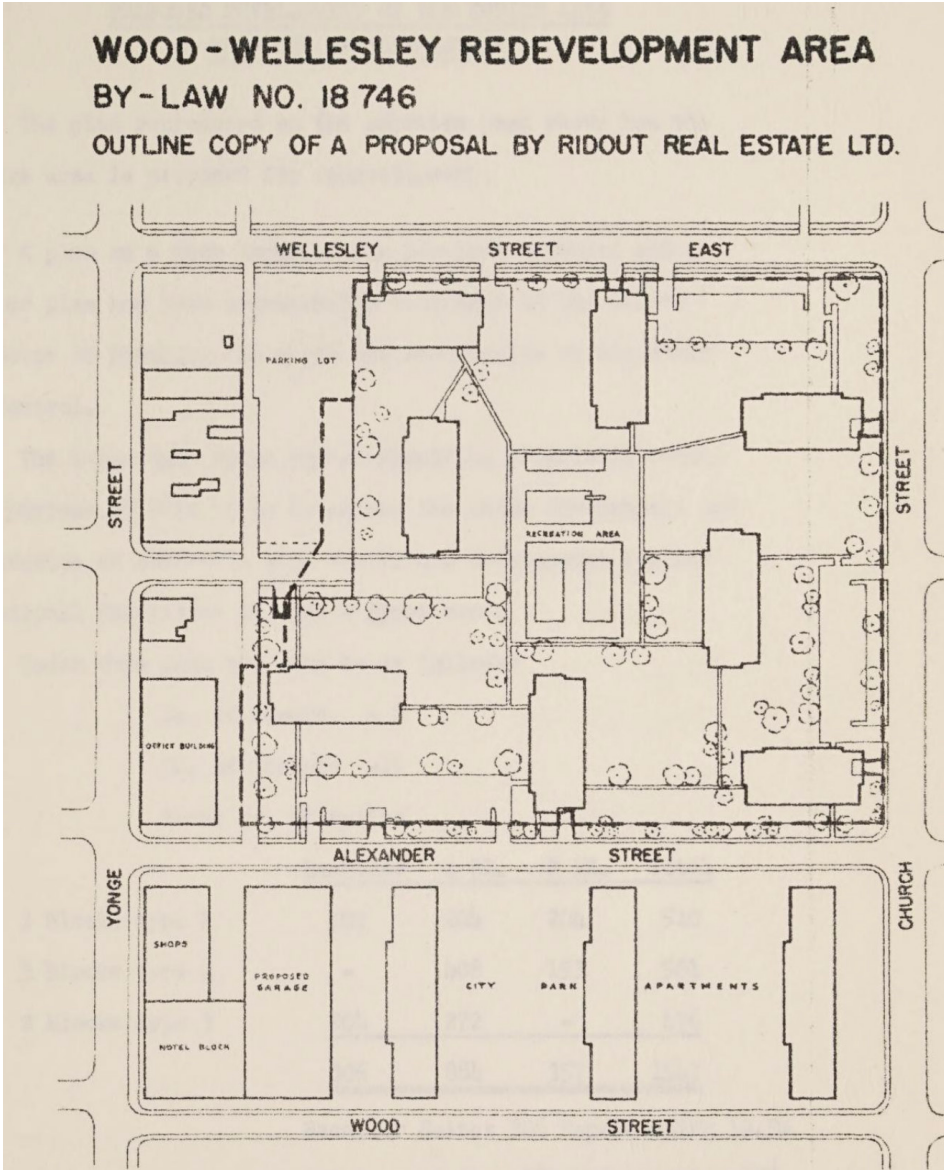
INTERPRETATION

KEY THEMES

Early residential history,
including Hester How
(1850s-1880s)



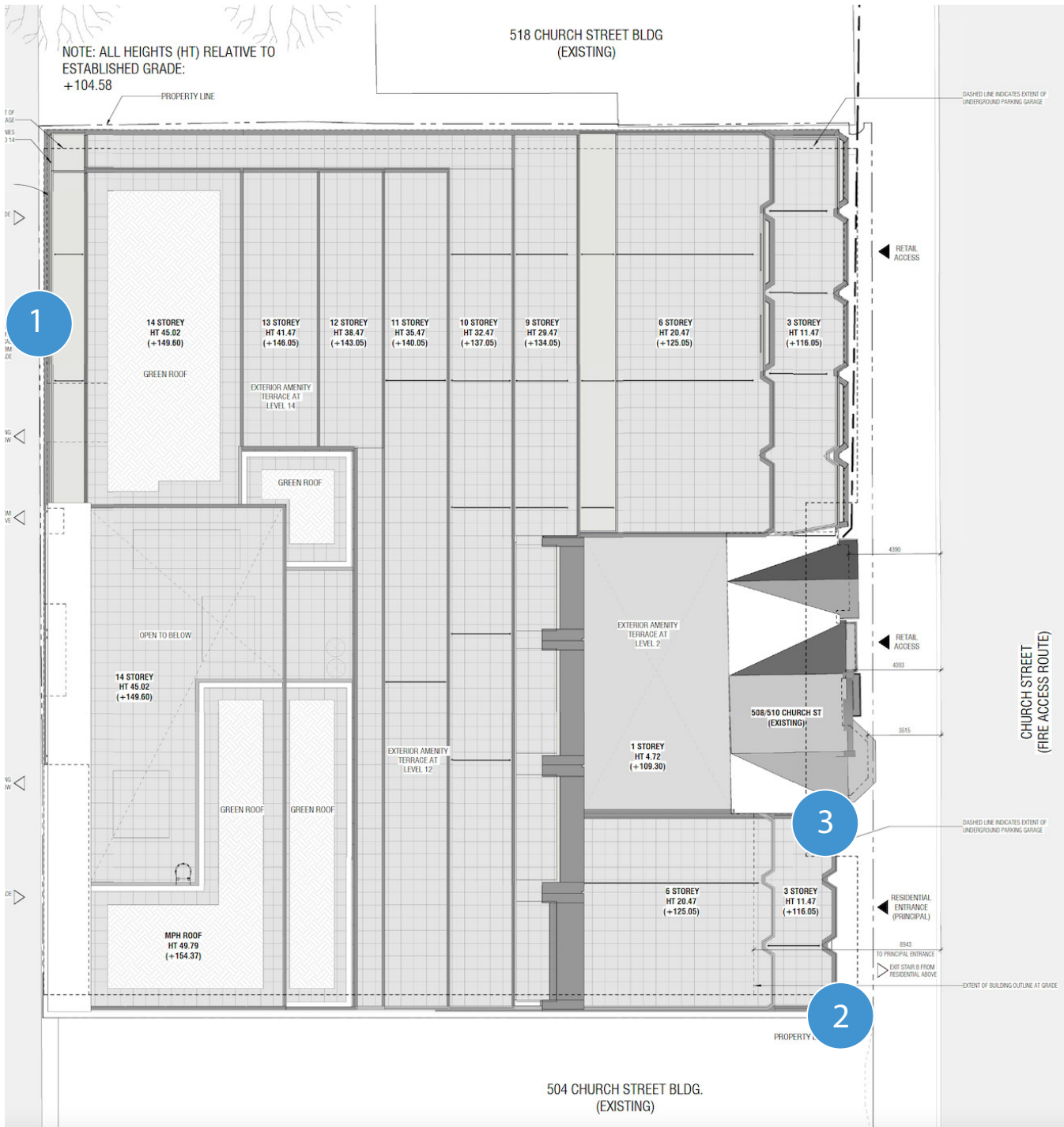
Urban renewal and adaptive
re-use (1950s-1990s)



Queer nightlife
(1990s-present)



INTERPRETATION STRATEGY



A mural along Donna Shaw Lane, which interprets the theme of Queer Nightlife, provides activation of the laneway, and engages local LGBTQ+ artists.



A mural along Church Street on a structure/wall adjacent to the north wall of 504 Church Street. The mural will interpret the theme of Queer Nightlife, providing space and placemaking that contributes to the vitality of Church Street's LGBTQ+ community, and engages local LGBTQ+ artists.



A series of interpretive panels on the south return of 508-510 Church Street to communicate and share the early residential history of the site, including the former resident Hester How, and the largely untold history of Queer nightlife in Toronto, and the emergence of the Church-Wellesley Village as the heart of Toronto's LGBTQ+ community. The existing World Pride mural on the site will be documented and commemorated in the interpretive panels.