

Alterations to a Heritage Property and Authority to Amend a Heritage Easement Agreement - 60 Mill Street

Date: June 30, 2023

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: Toronto Centre - Ward 13

SUMMARY

This report recommends that City Council approve alterations and authorize an amendment of the Heritage Easement Agreement for the designated heritage property at 60 Mill Street, known as Rack House D. Alterations proposed through the subject development application were previously approved by City Council under the Ontario Heritage Act and the Planning Act, to implement an Interim Decision and Order issued by the Ontario Land Tribunal to permit the construction of a 31 storey hotel building on the subject site. The approved application consisted of the alteration and retention of the existing Rack House D elevations as a podium.

Since Council granted its approval, construction access considerations have led to a change to the approved conservation strategy. The proposed change comprises the panelization of 9 bays of the west elevation, with the southern-most bay retained in-situ. The north elevation will continue to be dismantled and reconstructed with modifications as originally proposed, using a mix of salvaged and new materials, with the eastern-most bay retained in-situ. Panelization will allow access to excavate the site, allowing for the construction of the development that was approved by the Ontario Land Tribunal.

As the revised conservation differs from the previously approved alterations, Council approval is needed to revise the alteration approval under the Ontario Heritage Act and to amend the Heritage Easement Agreement.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council consent to the application to alter the designated property at 60 Mill Street, with conditions, under Part IV, Section 33 of the Ontario Heritage Act from the Senior Manager, Heritage Planning, Urban Design, City Planning and with such alterations substantially in accordance with the Heritage Impact Assessment dated June 1, 2023 prepared by ERA Architects Inc. and Conservation Plan dated June 1, 2023 prepared by ERA Architects Inc., on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, subject to the following conditions:

a. prior to issuance of the Tribunal's final Order in connection with the Zoning By-law Amendment appeal for the property at 60 Mill Street, the owner shall:

1. Amend the Heritage Easement Agreement with the City for the property at 60 Mill Street in accordance with the Heritage Impact Assessment dated June 1, 2023 prepared by ERA Architects Inc. and Conservation Plan dated June 1, 2023 prepared by ERA Architects Inc., and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, including registration of such agreement to the satisfaction of the City Solicitor.

b. prior to final Site Plan approval for the proposal, for the property located at 60 Mill Street, the owner shall:

1. provide final site plan drawings that are substantially in accordance with the approved Conservation Plan and which are to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

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

4. provide a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

c. prior to the issuance of any permit for all or any part of the property at 60 Mill 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, Urban Design, City 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, 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, Urban Design, City 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, Urban Design, City Planning, to secure all work included in the approved Conservation Plan, 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, Urban Design, City Planning.

d. prior to the release of the Letter of Credit required in Part 1.c.2. above, 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, Urban Design, City Planning.
2. provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. City Council authorize the City Solicitor to amend the existing Heritage Easement Agreement, registered on the title for the heritage property at 60 Mill Street, Instrument Number AT6156421, and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, 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 amendment of the Heritage Easement Agreement for the property at 60 Mill Street.

FINANCIAL IMPACT

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

DECISION HISTORY

The property at 60 Mill Street was designated under Part IV, Section 29 of the Ontario Heritage Act on April 14, 1976 by By-law 154-76.

In 1994, the former City of Toronto Council approved OPA 2 to the King-Parliament Part II Official Plan and passed Zoning By-law 1994-0396 to implement a planning framework for the area identified as the Gooderham and Worts Special Identity Area (the Distillery District). Along with Official Plan policies and a site specific Zoning By-law, seven Heritage Easement Agreements (HEAs) and a Section 37 Agreement were secured to form the planning framework for the Distillery District.

On June 15, 2011, an application was filed to redevelop 60 Mill Street. The application proposed to alter the heritage property by adding a 29-storey hotel and residential tower, totalling 34-storeys with a height of 118 metres including the mechanical penthouse.

On March 31, April 1 and 2, 2015, City Council authorized the Distillery District as a potential Heritage Conservation District (HCD) and directed the Chief Planner and Executive Director, City Planning, to initiate an HCD study of the Distillery District.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG2.8>

On November 12, 2015 the owners of 60 Mill Street and 31R Parliament Street appealed their Official Plan Amendments and Rezoning applications to the Ontario Municipal Board due to Council's failure to make a decision within the time allotted by the Planning Act. The OMB agreed to hear the two appeals together at the first pre-hearing on August 2, 2016. Following the prehearing, mediation sessions were conducted by the Ontario Municipal Board on February 7, 8 and 28, 2017.

On December 7, 2016, the Toronto Preservation Board endorsed staff's decision to proceed from Study Phase to the Plan Phase of the Distillery District HCD, including its recommended boundary and the recommendation to proceed to district designation. The subject site is within the recommended boundary of the HCD Plan.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PB19.9>

At its meeting on March 28, 2017 City Council adopted without amendment the report (March 21, 2017) from the City Solicitor seeking further direction from City Council for the Ontario Municipal Board hearing on the appeals following the OMB facilitated mediation and recommending to Council in support of the settlement arrived at through the mediation.
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.CC27.2>

On April 26, 2017, City Council adopted the recommendations of the Member Motion to approve the alterations to the Rack House D building pursuant to the Ontario Heritage Act subject to conditions, to accommodate the Council supported settlement of March 27, 2017.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.MM28.44>

On July 6, 2017, the LPAT issued a decision approving the 2011 application at 60 Mill Street in principle based on the March 27, 2017 Council supported settlement, and the application at 31R Parliament Street, 370 Cherry Street and 370R Cherry Street, case nos. PL151116 and PL151118, subject to the applicant satisfying various conditions prior to the LPAT issuing its final Order, including the implementing Official Plan and Zoning By-law amendments. The amending site specific Official Plan Amendment and Zoning By-law has not been finalized and there is no final Tribunal Order bringing the Official Plan Amendment and Zoning By-law into force. A Section 37 Agreement was required to secure capital facilities for the increase in density as part of the March 27, 2017 settlement, and has not been finalized.

<https://www.omb.gov.on.ca/e-decisions/pl151116-Jul-06-2017.pdf>

On July 4, 2017, City Council approved Official Plan Amendment no. 304 ("OPA 304"), an amendment that provides direction on an appropriate built form, the protection of sunlight on open spaces, and maintaining the cultural heritage values of the Distillery District. OPA 304 includes the permission for the build out of the subject site at 60 Mill Street in accordance with the March 27, 2017 settlement. The decision was appealed to the LPAT by two landowners.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE25.7>

On May 1, 2019, the LPAT issued the final Order on a modified OPA 304, case no. PL170913. The modified OPA 304 maintains the permission for the build out of the subject site by allowing an addition on the Rack House D building, subject to meeting other policy directions.

<https://www.omb.gov.on.ca/e-decisions/pl170913-May-01-2019.pdf>

On December 24, 2019, a new Zoning By-law Amendment application was submitted for the subject site at 60 Mill Street to permit a 31 storey hotel building.

On January 16, 2020, a Site Plan application was submitted for the subject site at 60 Mill Street to permit a 31 storey hotel building.

On August 11, 2020, the Zoning By-law Amendment application was appealed to the OLT by the applicant pursuant to Section 34(11) of the Planning Act due to the City not making a decision within the prescribed timeframe. At the time of the appeal, permission under Section 33 of the Ontario Heritage Act and permission to amend the Heritage Easement Agreement had not been applied for.

On October 27, 2020, City Council adopted the recommendations of the Request for Directions Report for City staff to attend the OLT hearing in opposition to the appeal. The hearing was held between July 12-July 23, 2021.

On September 23, 2021, the OLT issued an Interim Decision and Order approving in principle the Zoning By-law Amendment and Site Plan application, subject to the applicant satisfying various conditions prior to the OLT issuing its final Order.

<https://www.omb.gov.on.ca/e-decisions/pl200325-Sep-23-2021.pdf>

At its meeting of May 11, 2022, City Council adopted Item 2022.TE32.9, approving alterations and amendment to a Heritage Easement Agreement for 60 Mill Street in accordance with the OLT Interim Decision and Order.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE32.9>

BACKGROUND

Area Context

Founded in 1832 by William Gooderham and James Worts, the Gooderham and Worts Distillery operated from 1837 to 1990 and grew to become the largest distillery in the British Empire. Now the Distillery District, the site consists of a 5.3 hectare site with an ensemble of surviving Victorian era buildings and structures recognized as one of the best preserved groupings of 19th Century industrial architecture in Canada. The area is generally bound by Parliament Street to the east, Mill Street to the north, Distillery Lane to the south and Cherry St to the East. It is a designated National Historic Site, in addition to being designated under the Ontario Heritage Act through By-law No. 154-76, and subject to a series of Heritage Easement Agreements registered on title between the owner and the City for the buildings in the Distillery District. The Distillery District Heritage Conservation District (HCD) Study Phase has proceeded to the Plan Phase of the Distillery District HCD and a Heritage Conservation District Plan for the area has not been finalized.

Heritage Property

The property at 60 Mill Street, known as Rack House D, is a six storey warehouse building located at the northeast corner of Trinity and Mill Streets. Constructed between 1884-1895 for the storage of alcohol barrels, it is one in a grouping of former rack houses along the north side of Mill Street that comprise the warehouse portion of the former Gooderham and Worts Distillery District complex. Rack House D is the only surviving warehouse from the former Gooderham and Worts Distillery that has not been adapted to a new use. The building is currently unoccupied and has not been used since distilling operations on the site ended in 1990.

The property is designated under Part IV of the Ontario Heritage Act through Designation By-law 154-76 and is subject to a Heritage Easement Agreement dated April 3, 1996. The building's statement of significance can be found in the Heritage Easement Agreement for the property, which reads:

"Rack House 'D' is identified as an important component of the Gooderham and Worts site. It is an integral part of the series of historic buildings lining Trinity Street and of the group of rack and tank houses east of Trinity Street. The building was constructed in

1895 for the storage of alcohol in barrels. Archaeological evidence of the former James Worts House may survive underneath the northeast corner of Rack House 'D'. Located on the east side of Trinity Street at the northeast corner of Mill Street, Rack House 'D' is separated by a laneway from Rack House 'I' (Building 43) to the east. Mill Street separates Rack House 'D' from the Boiler House Building Group (Buildings 45, 45A, 46 51 and 52) to the south.

The six-storey Rack House 'D' is rectangular in plan and covered by a flat roof with a wood penthouse. Above a stone foundation, red brick walls are divided into bays by piers and inset panels with stepped and corbelled brick detailing. The segmental-headed openings on the east and west façades have wood sash windows with metal shutters. On the south wall, each storey has segmental headed openings containing wood loading doors with metal shutters. The openings have brick voussoirs and stone sills. The east wall has a steel fire escape stair. A pipe bridge connects Rack House 'D' to the Workshops (Building 45 of the Boiler House Building Group) to the south. The interior of Rack House 'D' features a wood roof structure, wood stairs, a freight elevator and, along the west side, a walkway. Timber racking rises six stories from stone footings. Rack House 'D' contains a freight elevator and, along the west wall, a rope hoist."

Adjacent Heritage Properties

Distillery District (55 Mill Street)

The development site is adjacent to many other buildings within the Distillery District that are all designated under Part IV of the Ontario Heritage Act through by-law 154-76, which covers the Gooderham and Worts Distillery District area. The buildings adjacent to the development site include the Rack House T building at 70 Mill Street, the Boiler House Building Group at 55 Mill Street and the Malting Buildings at 2 Trinity Street.

18 Trinity Street

The development site is adjacent to the heritage property at 18 Trinity Street to the west, which comprises the building known as the General Distilling Company Building. The property is designated under Part IV of the Ontario Heritage Act through by-law 301-97.

Development Application

The development remains generally unchanged from the original application approved in principle by the Ontario Land Tribunal (OLT) to permit the construction of a 31 storey hotel building on the subject site, including the alteration and retention of the existing Rack House D elevations as a podium with a 28 storey addition above. The entire south, east and west elevations, and 4m returns of the north (rear) elevation were to be retained in-situ. The remainder of the north elevation was to be dismantled and reconstructed to allow for construction access and excavation for the 28 storey addition, as well as access to dismantle and salvage the internal racking structure.

The majority of the west elevation is now proposed to be panelized and later reinstated, with the southern-most bay retained in-situ. The north elevation will be dismantled and

reconstructed with modifications, using a mix of salvaged and new materials, with the eastern-most bay retained in-situ.

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; and
- 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:

3.1.6.4: "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."

3.1.6.5: "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."

3.1.6.6: "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."

3.1.6.16: "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."

3.1.6.26: "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."

3.1.6.27: "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 Standards and Guidelines can be accessed here:
<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

COMMENTS

The subject development application was approved by the Ontario Land Tribunal and alterations under the Ontario Heritage Act in accordance with the approval were approved by Council.

While the built form remains unchanged, the proposed change in conservation strategy is not in accordance with the approved Part IV alterations and is not currently a permitted alteration within the Heritage Easement Agreement. Therefore, Council approval is needed for the alteration and to amend the Heritage Easement Agreement. To achieve constructability, the existing north laneway was to be diverted into the parking lot to the north to maintain public access to the adjacent condominiums during construction. Since that time, construction access considerations have led to a change to the approved conservation strategy. The Heritage Impact Assessment (HIA) notes that construction on the parking lot to the north has commenced. As such, the laneway can no longer be diverted as originally planned and an agreement from the property owner could not be secured.

The HIA states that maintaining the original conservation strategy would require the laneway be fully occupied for the duration of construction (over 18 months), which provides the only means of vehicular and service access to the adjacent condominiums to the east. Access from the west elevation along Trinity Street was determined to be a viable alternative for construction and excavation access.

The proposed change to the approved conservation strategy involves the panelization of 9 bays of the west elevation, with the southernmost bay retained in-situ. The extent of panelization proposed would permit the minimum clearance required for the excavator and its turning radius for construction. The north elevation will continue to be dismantled and reconstructed with modifications, using a mix of salvaged and new materials with one 4m return (eastern-most bay) retained in-situ, rather than two.

Panelization will involve dividing the brick facade into smaller sections. The sections or panels will then be removed from the site and stored for later reassembly and integration with the new construction. Panelization is considered demolition and is therefore not conservation within the City's Official Plan definitions. While it is sometimes acceptable in the context of a larger conservation strategy, it is not comparable to in-situ conservation.

Staff requested the applicant explore retaining the north elevation in-situ as part of the new conservation strategy, rather than continuing to dismantle and reconstruct it. The HIA found this to be unachievable given a retention structure would also necessitate closure of the existing laneway for considerable periods of time. In accordance with the intent of the original conservation strategy, however, the four exterior facades of Rack House D will continue to be conserved in-situ to the greatest extent possible within the approved development and a minimum of 900 sq. ft. of publicly accessible interpretive space has been secured on the ground floor with portions of the interior rack structure to be reconstructed and reinstated.

Heritage Planning accepts the proposed revision to the conservation strategy within its specific context and the compelling constructability considerations. Panelization of the majority of the west elevation will provide access for the excavation of the site, allowing for the construction of the development that was approved by the Ontario Land Tribunal.

CONCLUSION

Staff are supportive of the proposal to alter and amend the Heritage Easement Agreement for the designated heritage property at 60 Mill Street to allow for the proposed change in conservation strategy within the context of the OLT approved planning application on the subject site. The proposed panelization on the west elevation will provide access for the excavation of the site, allowing for the construction of the development that was approved by the Ontario Land Tribunal.

In accordance with the intent of the original conservation strategy, the four exterior elevations of Rack House D will continue to be conserved in-situ to the greatest extent possible within the approved development and a minimum of 900 sq. ft. of publicly accessible interpretive space has been secured on the ground floor with portions of the interior racking structure to be reconstructed and reinstated.

CONTACT

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning
Tel: 416-338-1079 Fax: 416-392-1973
E-mail: Mary.MacDonald@toronto.ca

SIGNATURE

Gregg Lintern, MCIP, RPP
Chief Planner and Executive Director
City Planning

ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Aerial Photograph
Attachment 3 - Photographs
Attachment 4 - Selected Drawings

LOCATION MAP 60 MILL STREET

ATTACHMENT 1



Location Map, showing the property at 60 Mill Street, indicated by the red outline. The property boundaries are approximate. (iView Mapping, City of Toronto).

AERIAL PHOTOGRAPH
60 MILL STREET

ATTACHMENT 2



Aerial photograph showing the current condition of the subject property and its immediate context. (iView Mapping, City of Toronto)



60 Mill Street, south elevation of Rack House D. (ERA Architects Inc.)



60 Mill Street, west and south elevation of Rack House D. (ERA Architects Inc.)



60 Mill Street, north elevation of Rack House D. (ERA Architects Inc.)

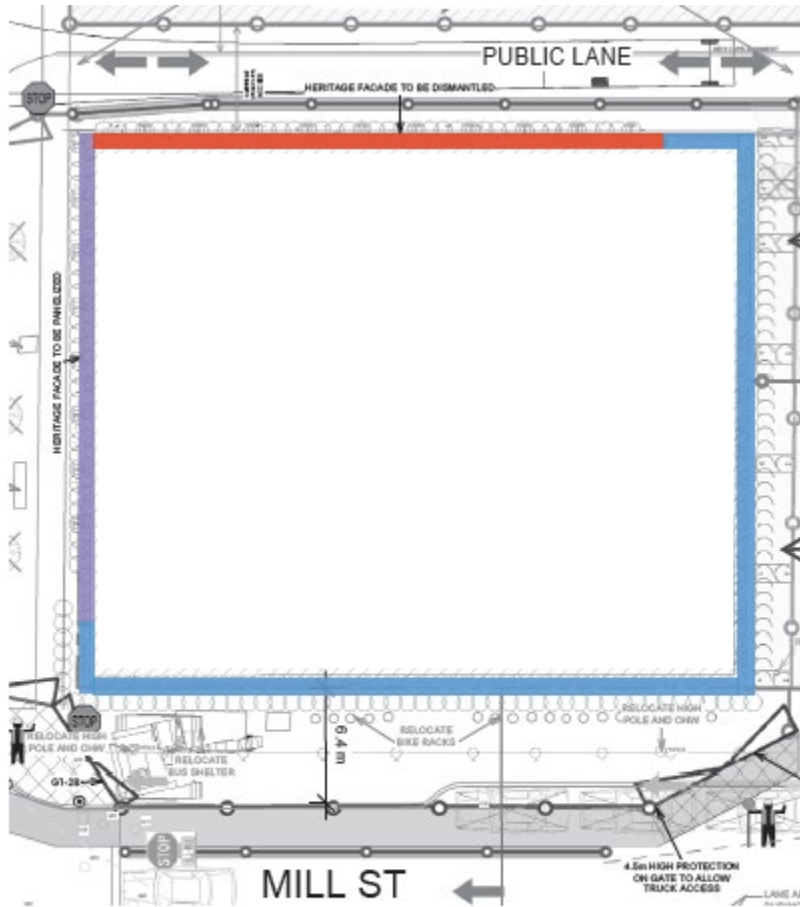


60 Mill Street, east elevation of Rack House D. (ERA Architects Inc.)

SELECTED DRAWINGS

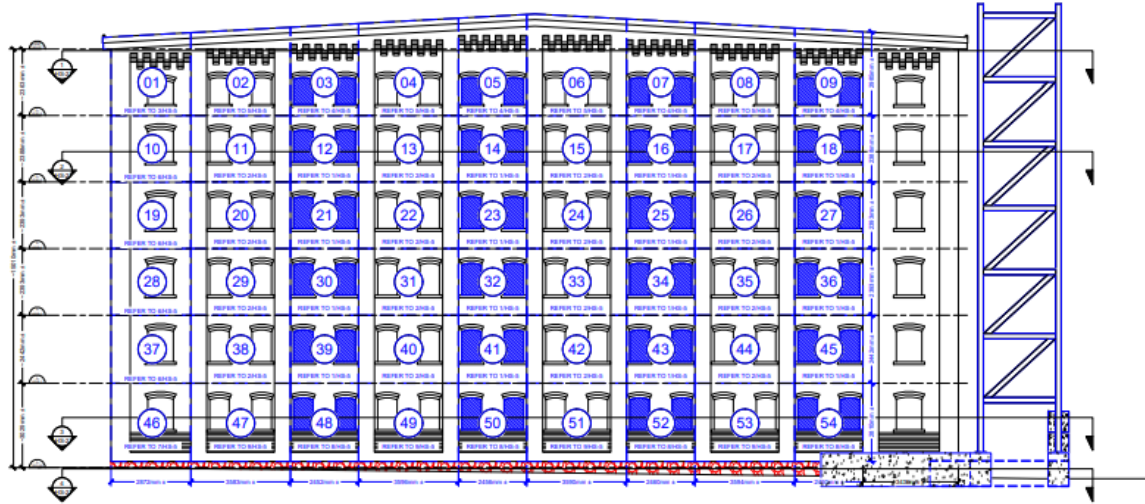
60 MILL STREET

ATTACHMENT 4

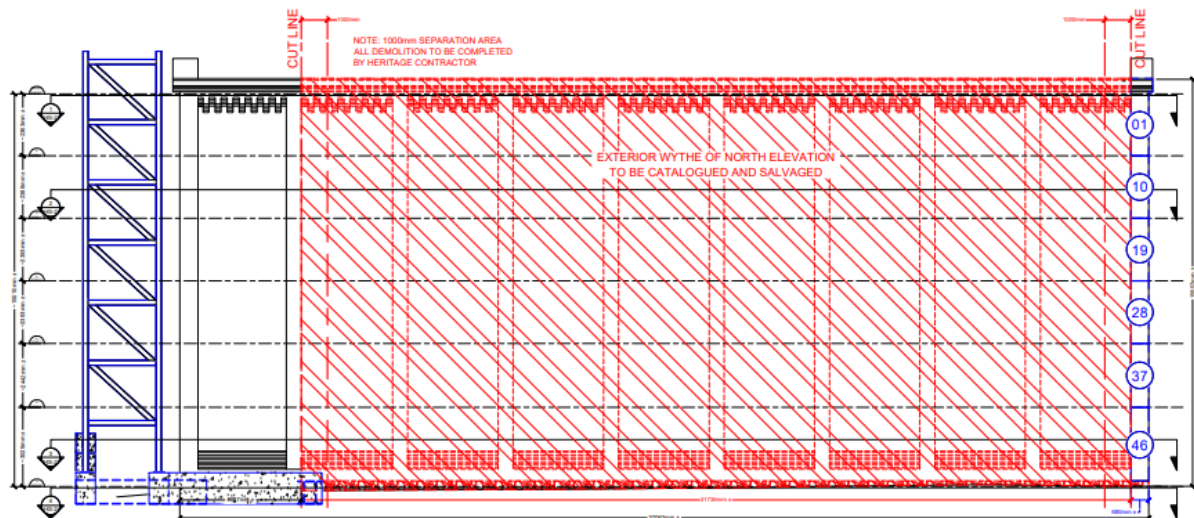


Retained Elevation		^ N
Panelized Elevation		
Dismantled Elevation		

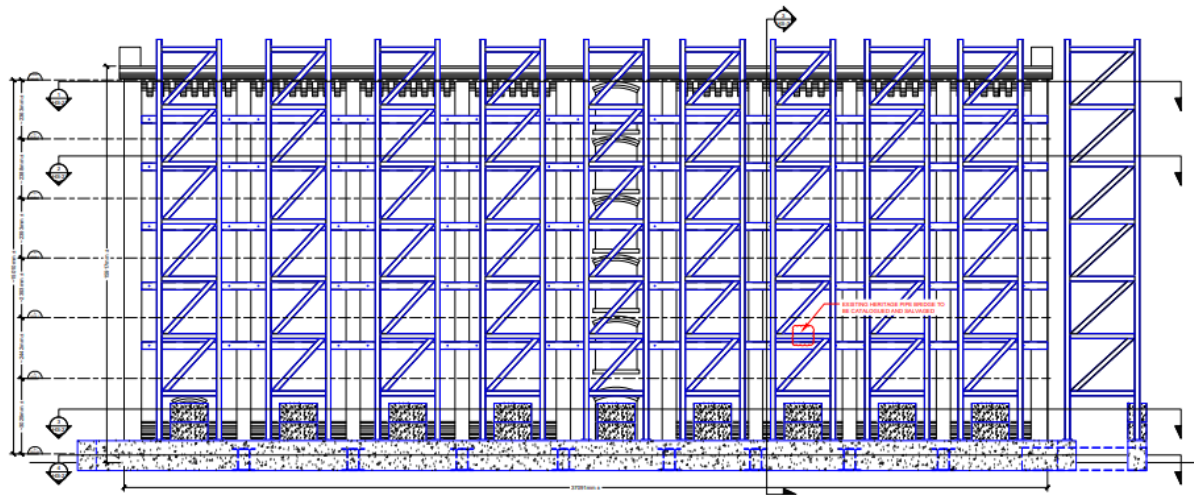
60 Mill Street site plan annotated with proposed conservation strategy (ERA Architects)



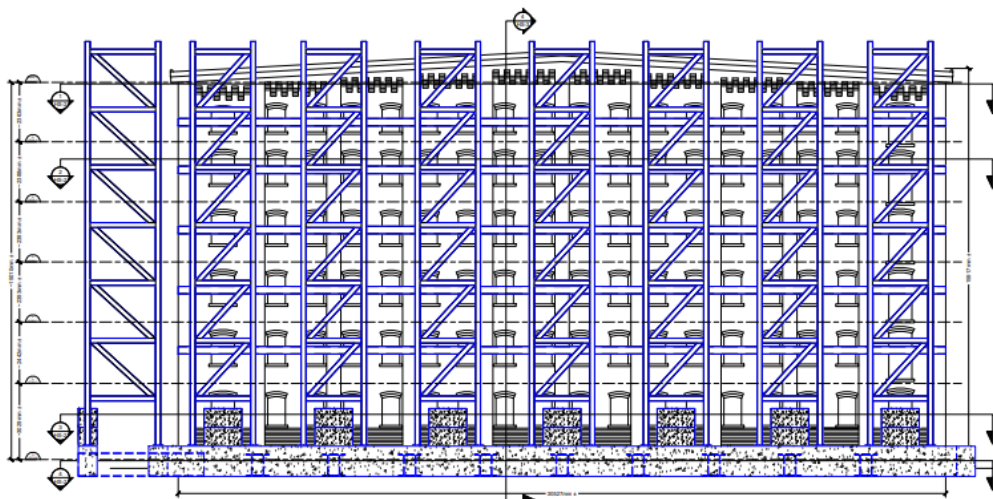
60 Mill Street West Elevation showing extent of proposed panelization in blue (Facet Group)



60 Mill Street North Elevation showing extent of dismantling and reconstruction in red (Facet Group)



60 Mill Street South Elevation Retention Plan (Facet Group)



60 Mill Street East Elevation Retention Plan (Facet Group)