

60 MILL ST, RACKHOUSE D

Heritage Planning - Toronto Preservation Board
Revised Heritage Strategy and Retention Plan

July 13, 2023

ERA

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Existing Condition



- The site is located at 60 Mill Street, at the northeast corner of the intersection of Trinity Street and Mill Street.
- It contains a six-storey red brick storage building known as Rackhouse D, also known as Building 42 within the Gooderham & Worts Distillery District.
- The building forms part of a row of three former rack houses along the north side of Mill Street, in the northern portion of the Distillery District.

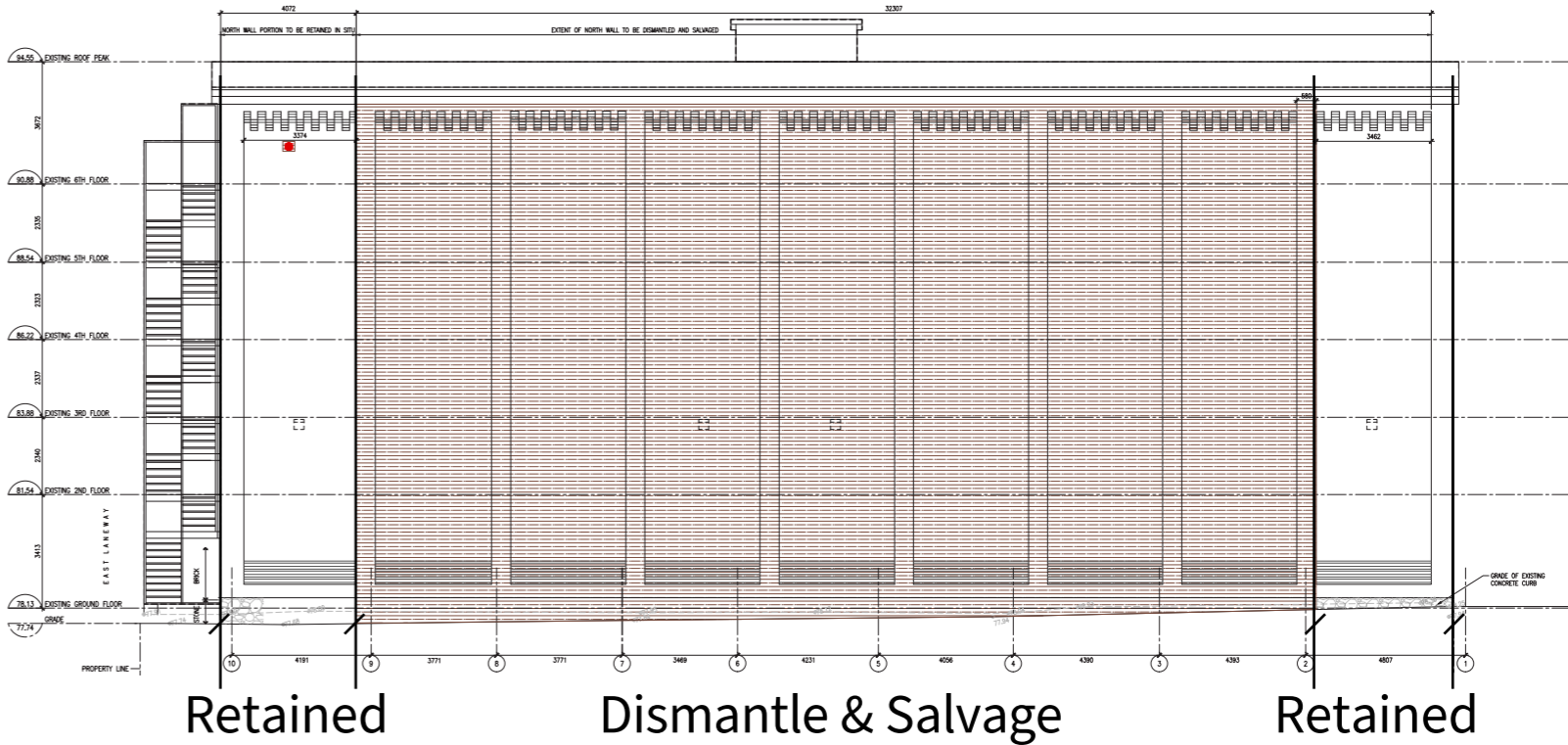
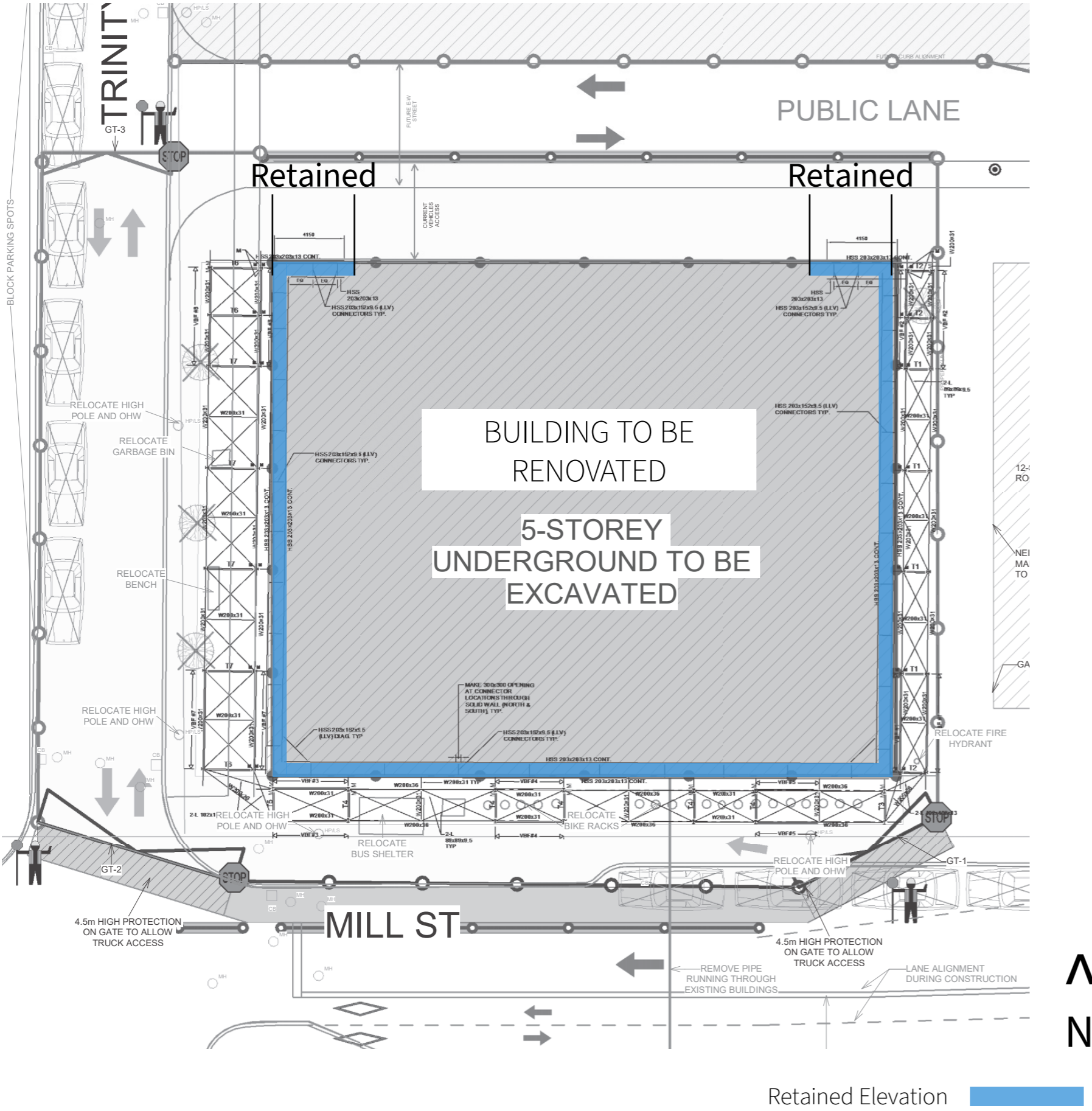


Existing Condition



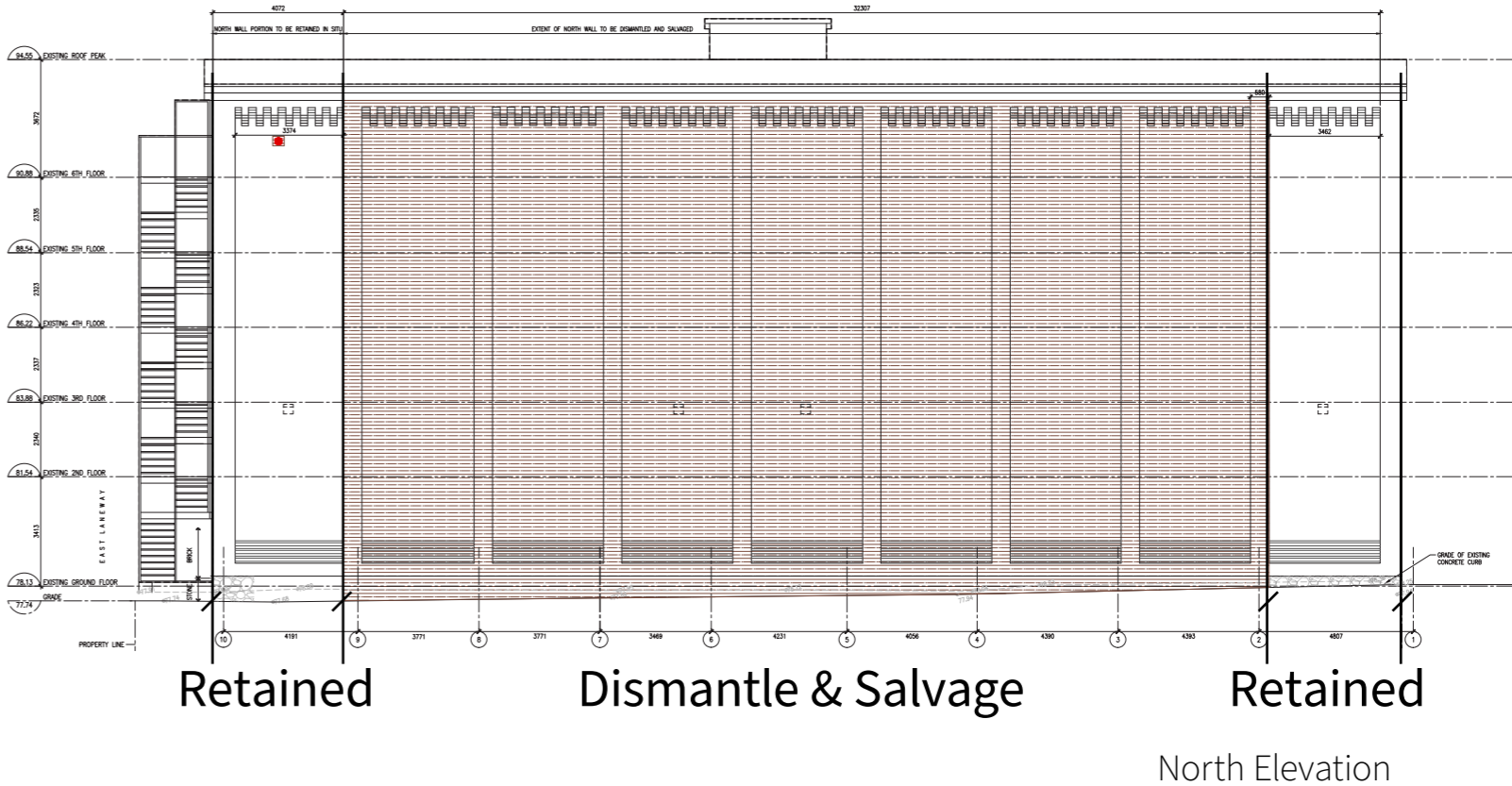
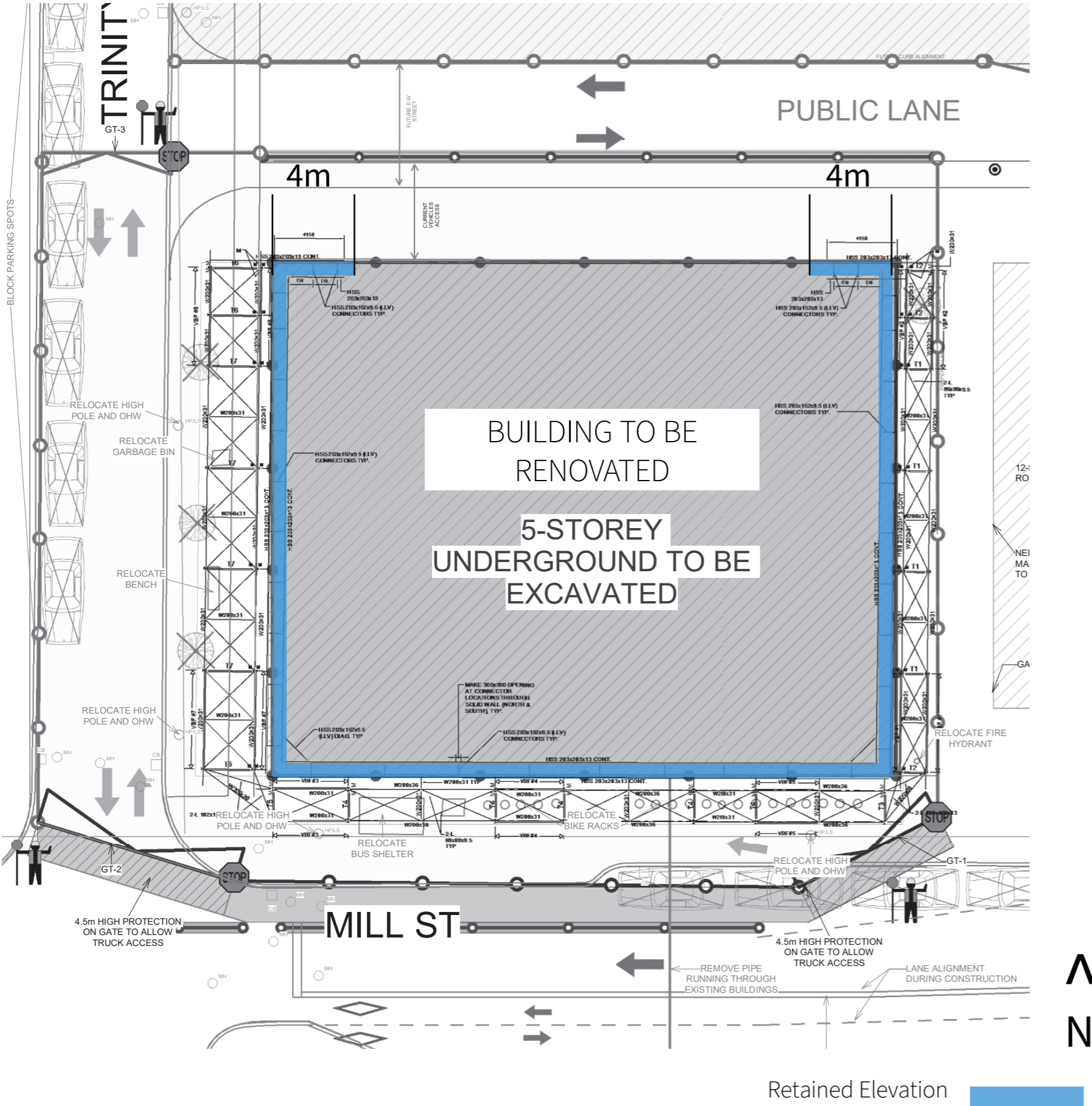
Previous Approved Heritage Strategy

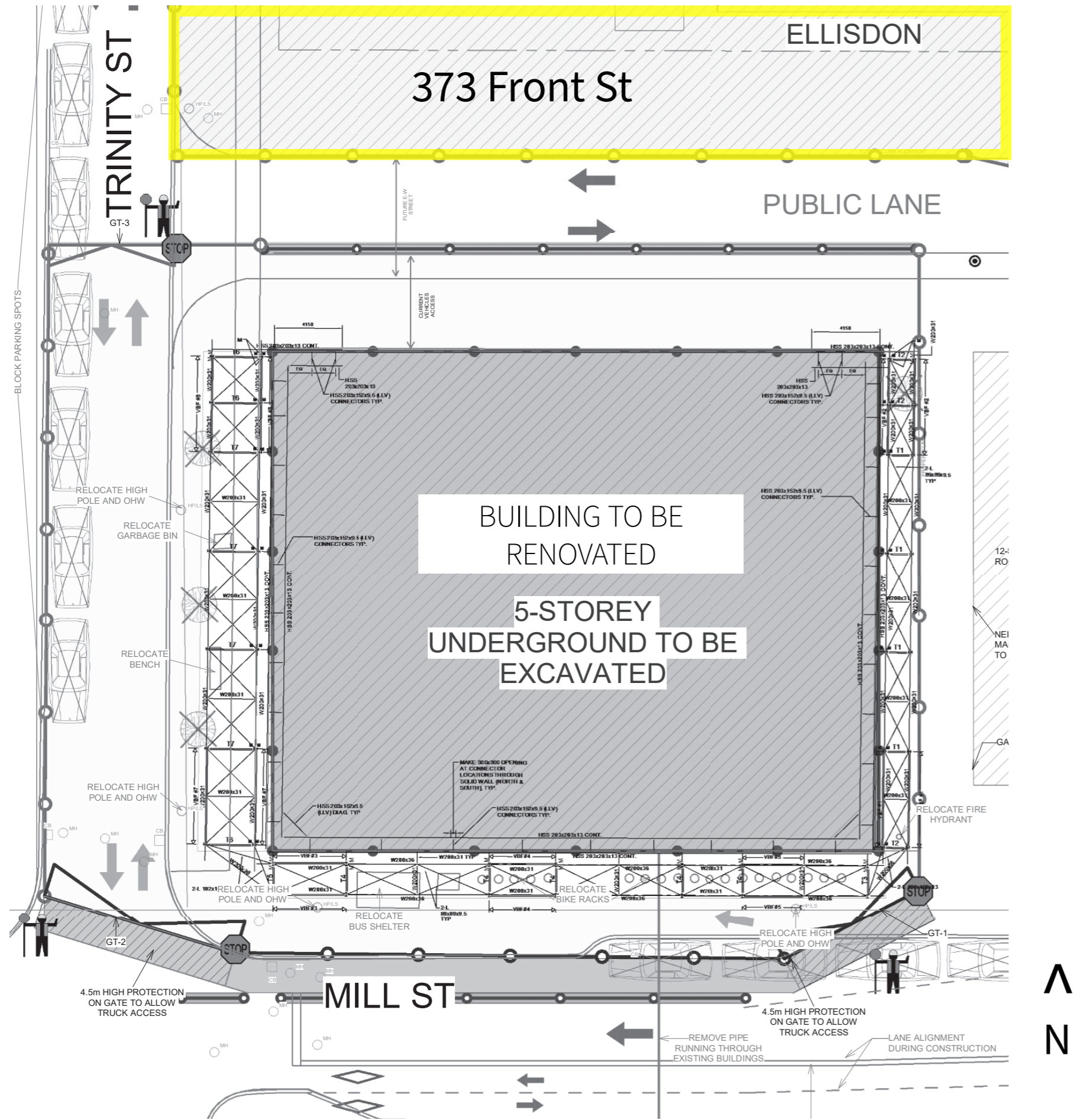
- In situ retention of the east, south, and west elevations
- Dismantling portion of the north elevation to facilitate site excavation and construction of the new building structure, after which the north elevation will be reconstructed.



Previous Approved Heritage Strategy

- Divert the north laneway into the north parking lot (Future Public ROW) to maintain public access via the north laneway to service the properties east of 60 Mill, and
- Provide construction access from the northside to construct 60 Mill Project, considering the access restriction and the requirement to retain the heritage façade on the east, south and west elevations, and partial east and west bays on the north elevation.

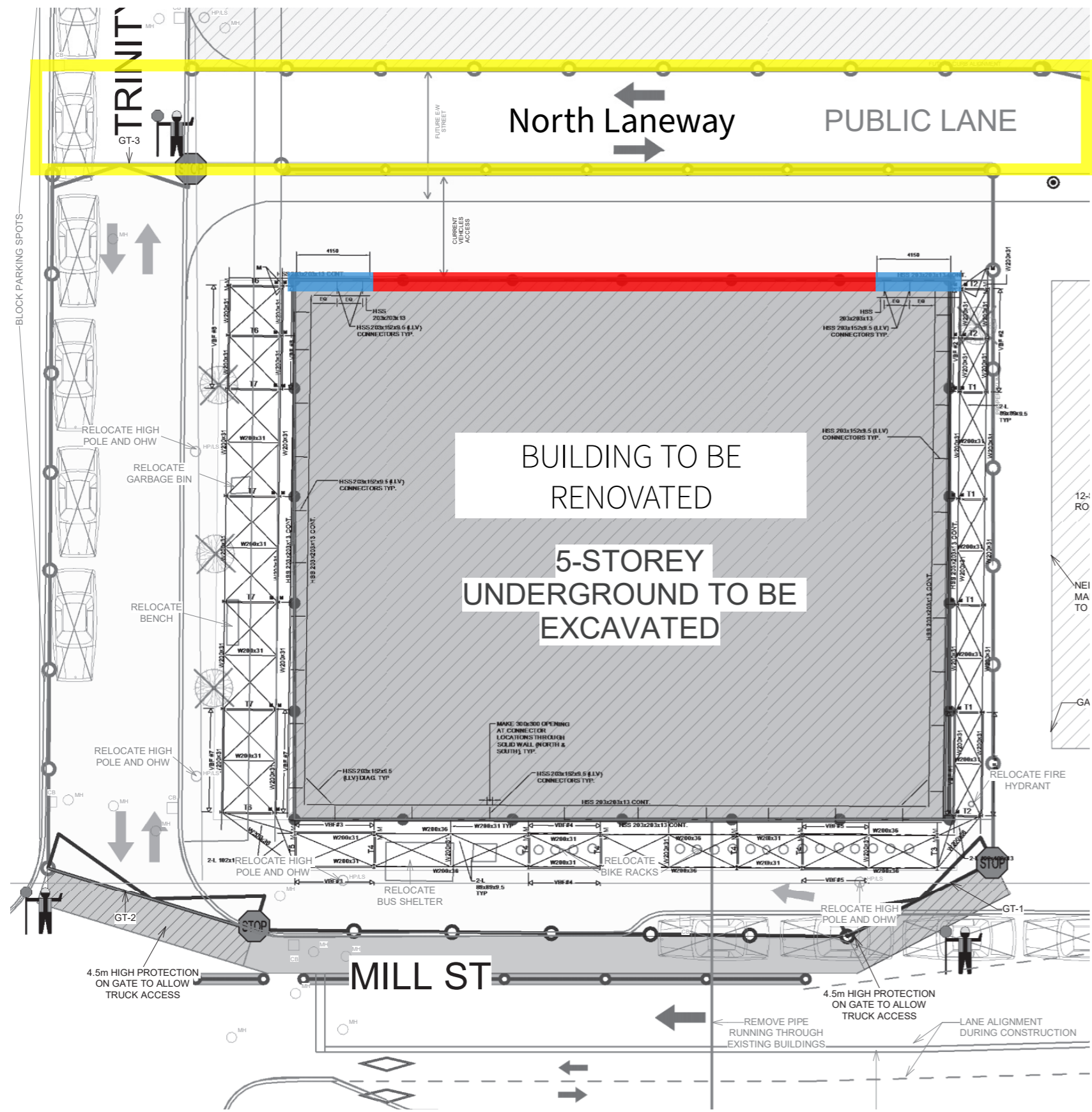




Reason for Change to Heritage Strategy







- Following the commencement of 373 Front Project construction; Easton and the adjacent property owner to the North tried to reach an agreement to divert the traffic into the future public ROW, however, due to the already commenced construction, the neighboring owner is not willing to entertain this agreement.





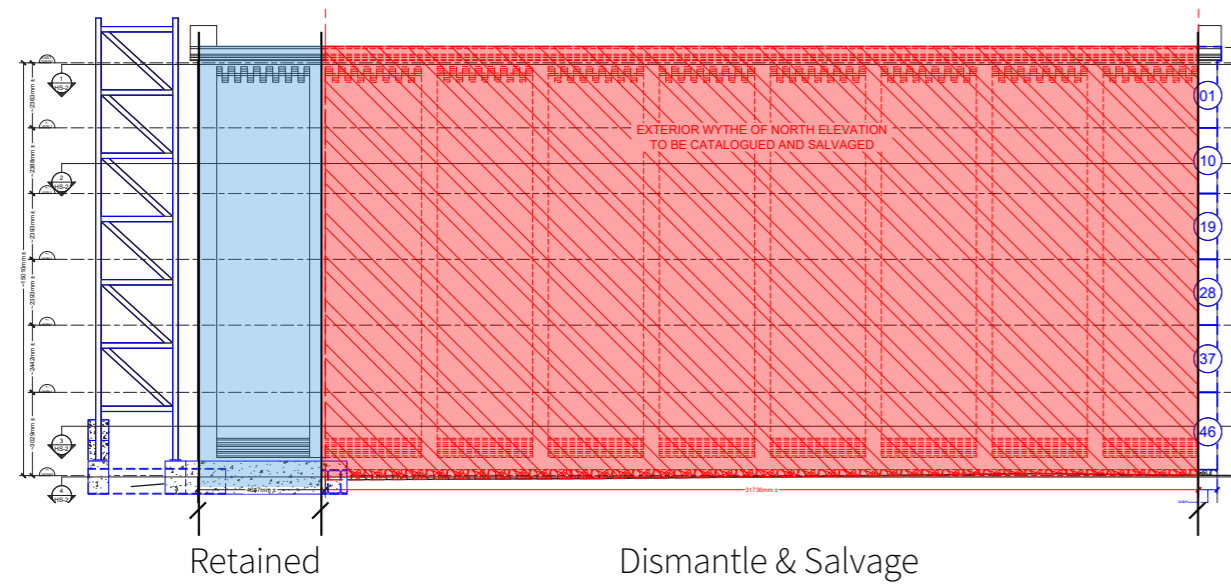
Reason for Change to Heritage Strategy

- The current north laneway, adjacent to 60 Mill north property line, needs to be fully occupied during construction for at least **18 months** to perform and execute the following construction activities:

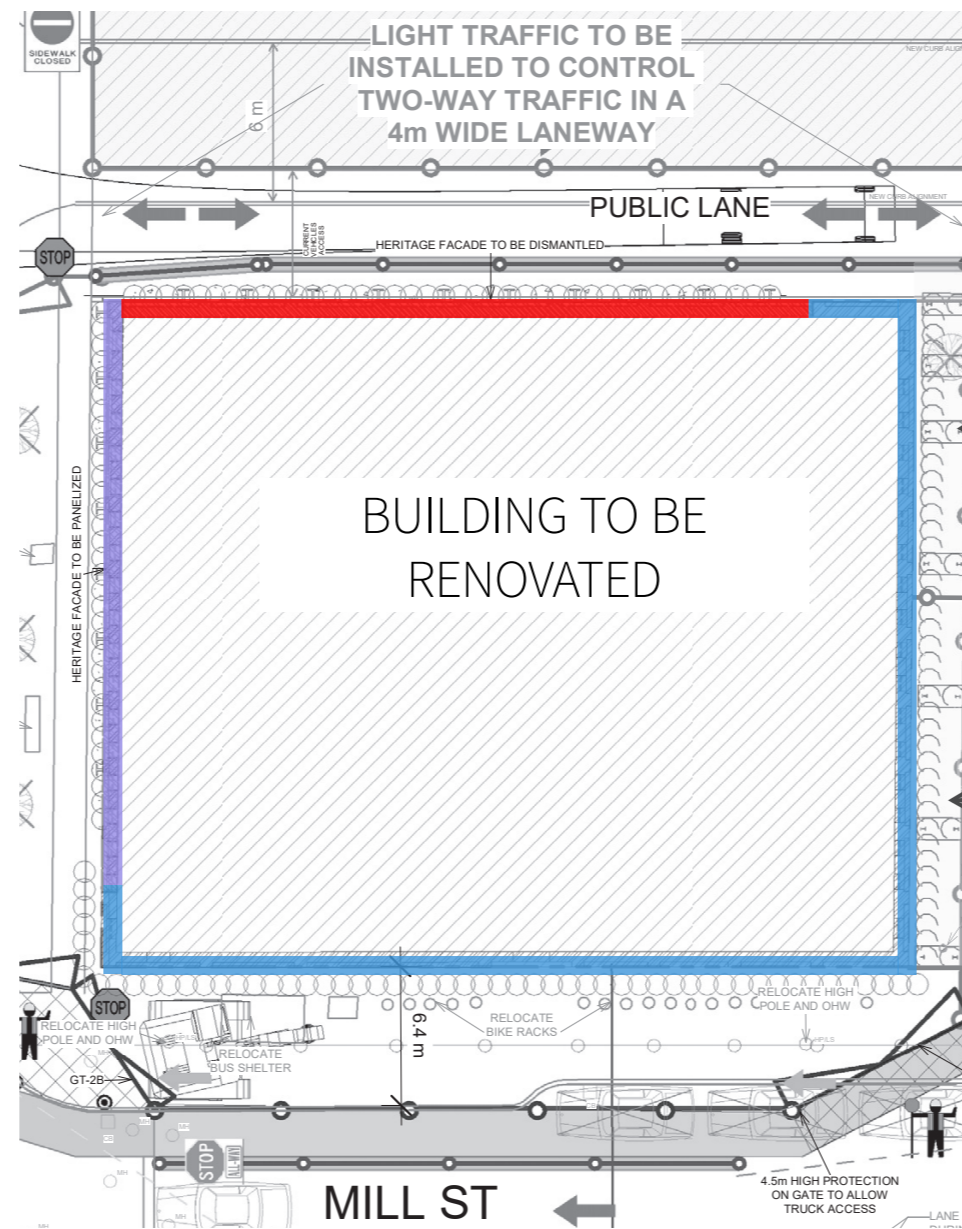
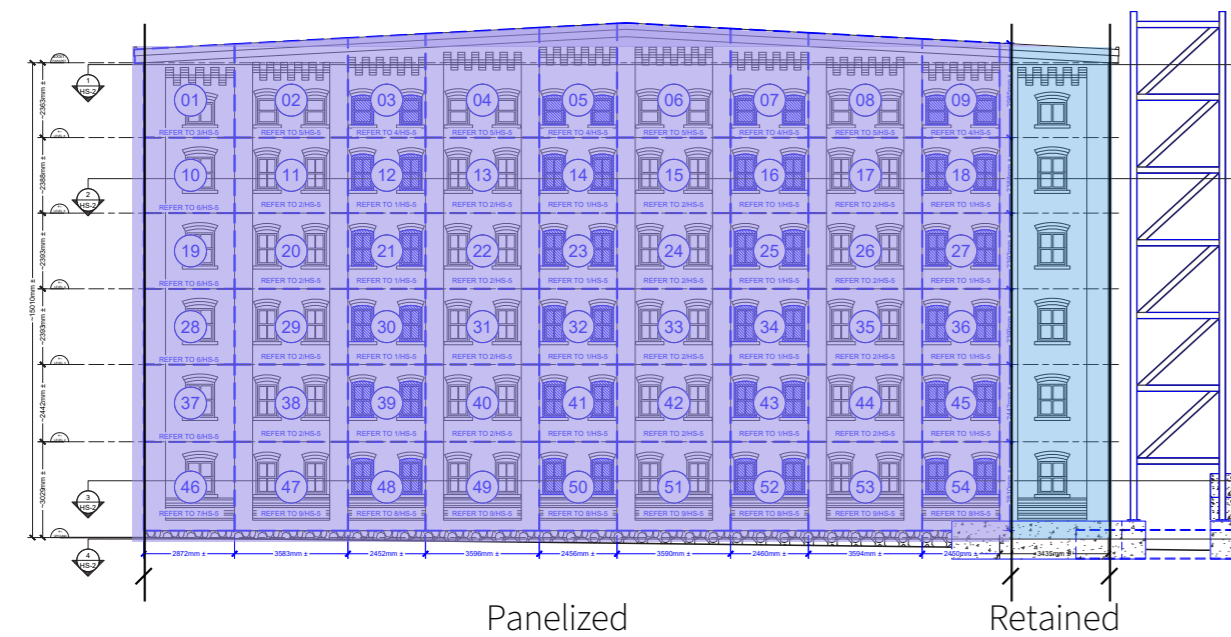
Construction Activities	Duration
 Scaffolding to dismantle/salvage the north façade	2 months
 Erecting heritage retention structure in the northeast and southeast corners	1 month
 Timber (racking) salvage and demo (crane and demo machines will have to sit on the north laneway, as will mobile crane to remove the racking)	6 months
 Shoring vertical drilling along the north wall (drill rig need to sit on the lane way)	1 month
 Excavator/Long reach excavator need to sit on the lane during excavation duration	6 months
 Detail excavation and backfilling under SOG, access from the north lane way	2 months

- It is not feasible to fully occupy (close) the current north laneway as it provides the only means of vehicular and service access to the properties east of 60 Mill Project.

Revised North Elevation



Revised West Elevation



- Retained Elevation
- Panelized Elevation
- Dismantled Elevation

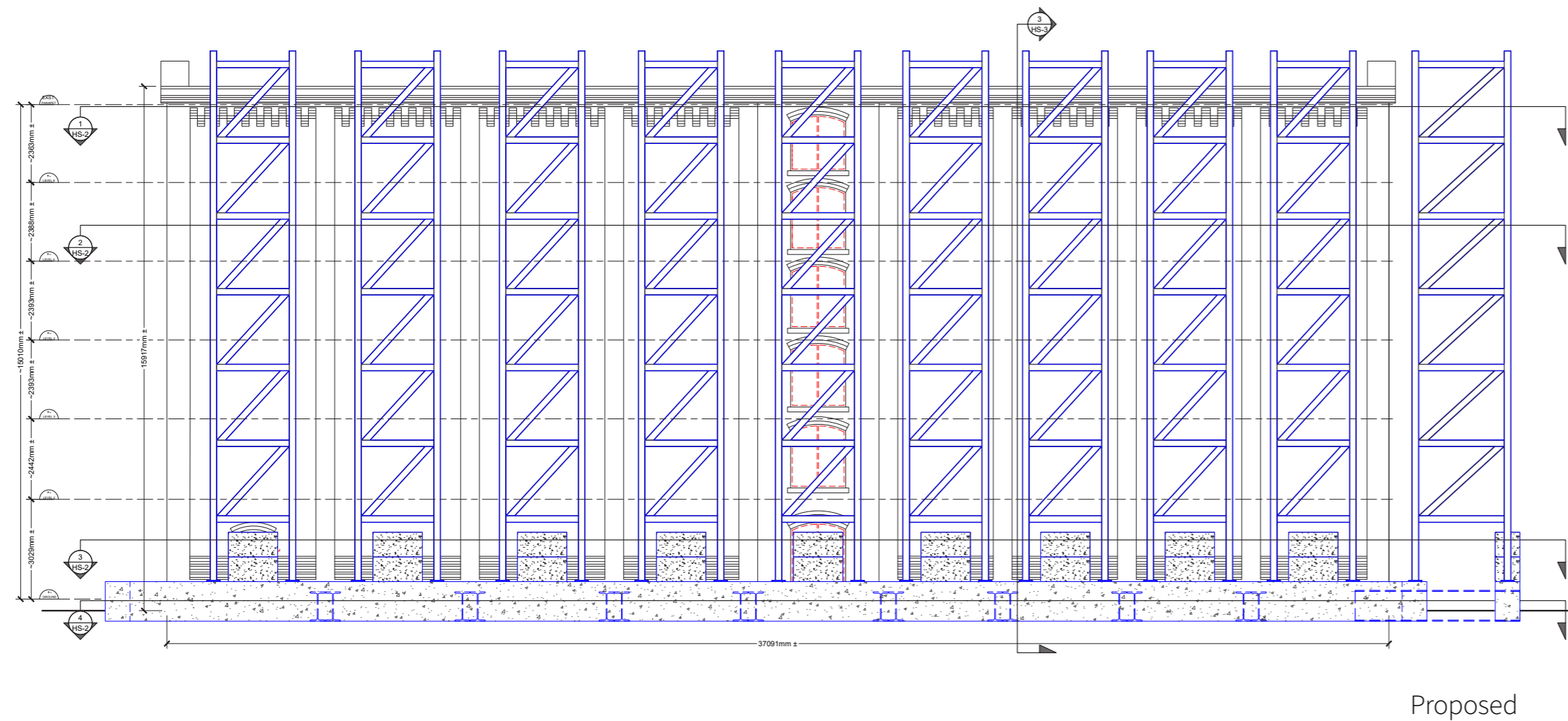


New Construction Management Plan and Revised Heritage Strategy

To facilitate the new construction due to obstacles of access at the north property line, the client is proposing a change to the heritage strategy regarding the retention of the heritage facade of 60 Mill St.

- The south and east elevations remain as per the previously approved CP (June 2022) and will remain in-situ with the proposed retention structure.
- The north elevation has been revised slightly to accommodate the site restriction, and the westerly bay will now be catalogued and dismantled.
- One bay at the west of the north elevation, originally to be retained in situ, will now be catalogued and dismantled.
- The revised strategy for construction access proposed panelization of the west elevation.
- The most southerly bay of the west elevation will be retained in situ.

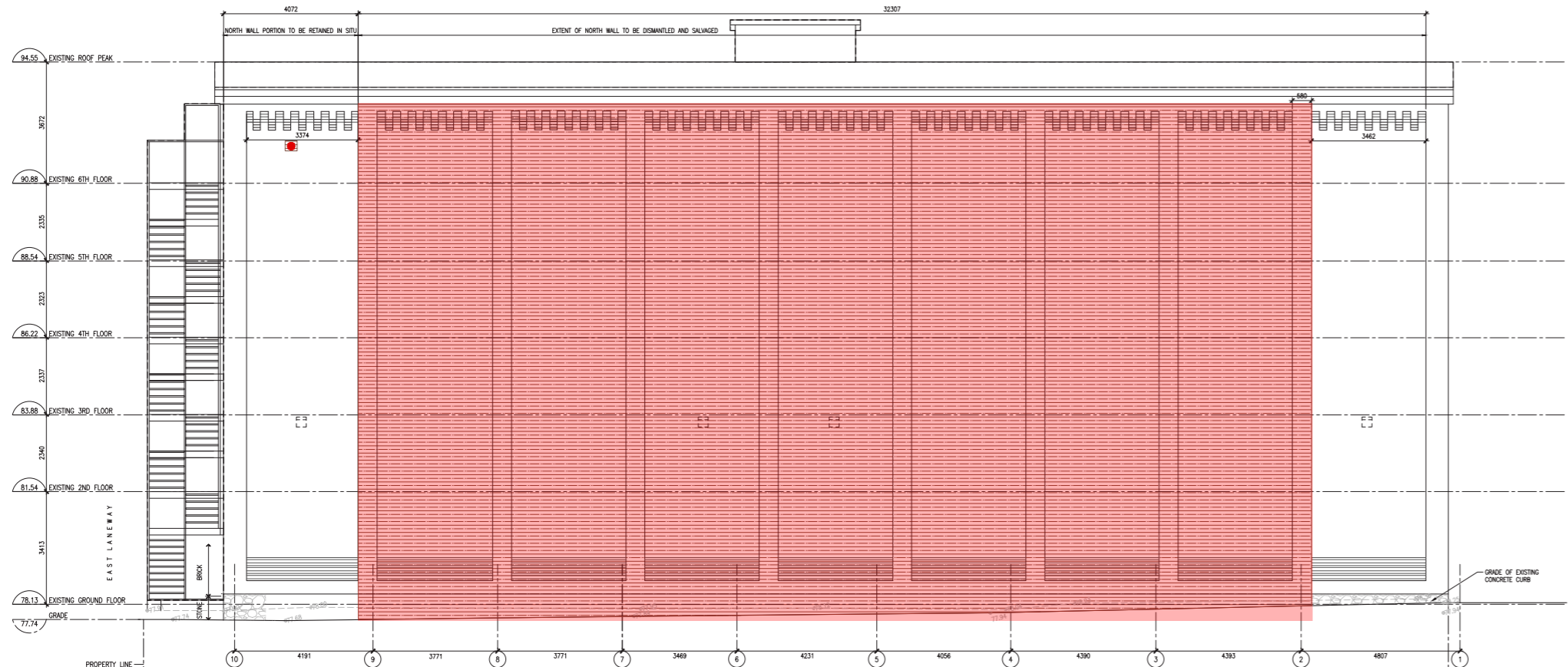
South Elevation



Panelization of the south elevation was considered in lieu of the west elevation, however this was not viable as the occupancy along Mill Street will cause the following conflicts:

- Closure to pedestrian walkway
- Closure of bike lanes on Mill Street
- Closure of one-way vehicle lane and impact to vehicular traffic on Mill Street
- Impact to existing residential uses
- Impact to Distillery District activities
- Heavy construction equipment is not permitted on Mill Street
- Insufficient width on Mill Street for required equipment.

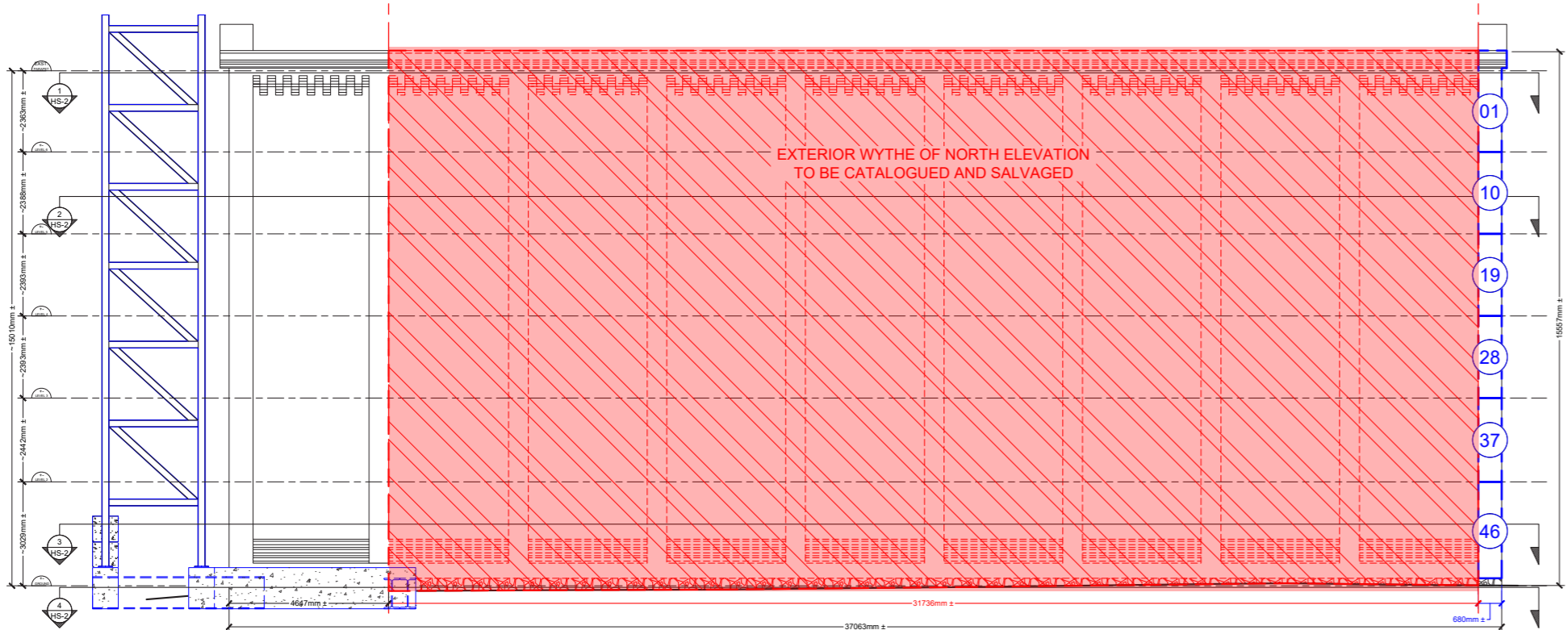
North Elevation



Previously Approved

Some of the considerations for not retaining more of the north elevation intact with a retention structure are:

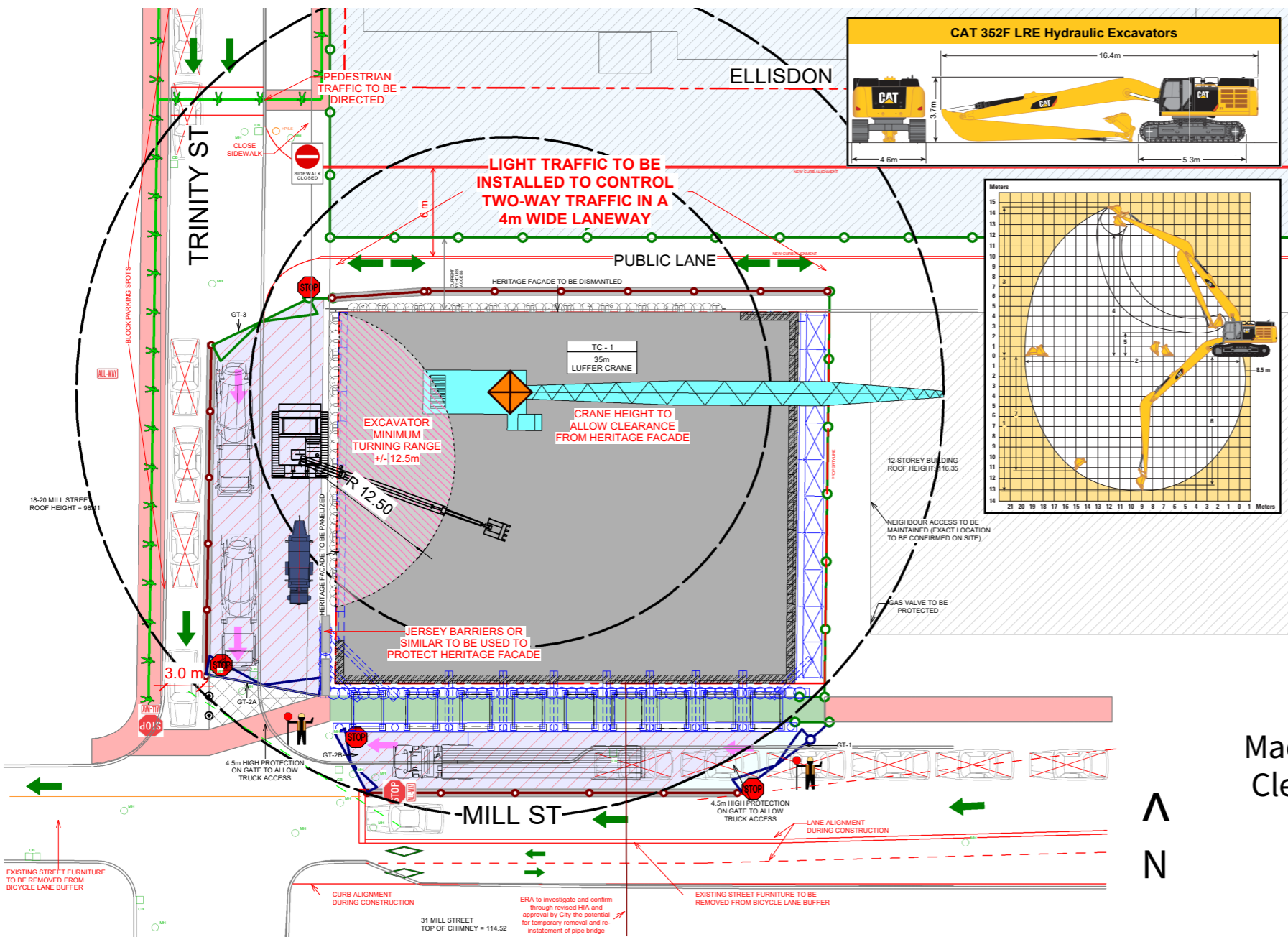
- No space for the exterior retention tower that would be required for retaining additional bays
- Laneway access



Proposed

West Elevation

- Jersey Barrier will need to be installed in front of the southwest corner to protect the retained heritage façade from heavy construction equipment. This will further reduce the available access along the west elevation.
- The extent of west elevation panelization is required to dismantle and salvage the racking system.
- The extent of west elevation panelization is required to initiate the bulk demolition work of the balance of the building.



Machinery Clearance

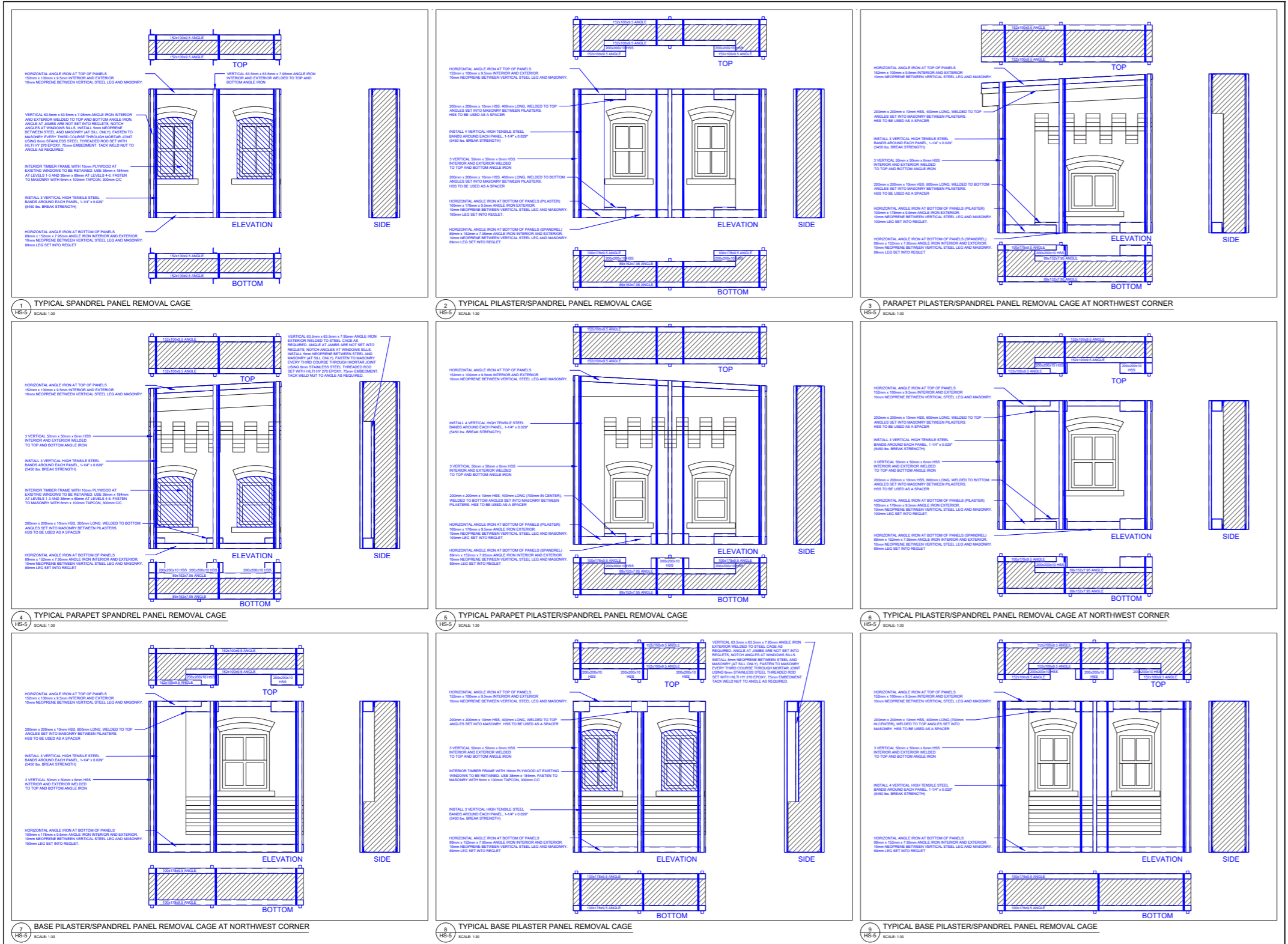


Proposed



Commitment from Owner

- Owner will commit to safe transportation of the panels to a storage facility, and transport back to the site
- All panels will be stored within a facility or facilities that maintains the condition of the Heritage Building elements based on the following minimum requirements:
 - is situated in a discreet and secure location which is not subject to risk of flooding;
 - has controlled, monitored access during working hours;
 - is secured and monitored during non-working hours;
 - is a ventilated, dry, and clean facility (climate-controlled environment);
 - is of non-combustible construction materials; and
 - has a pest management system in place.

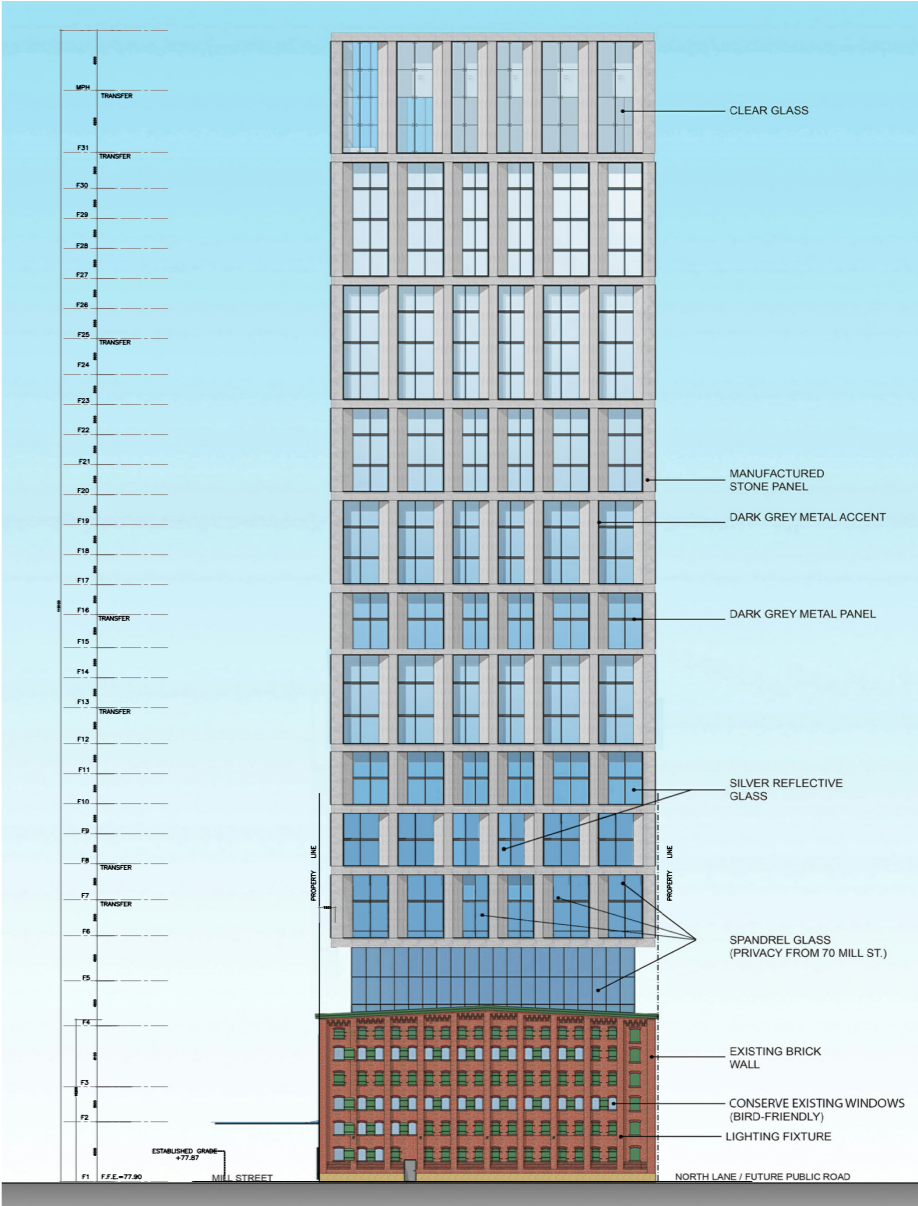
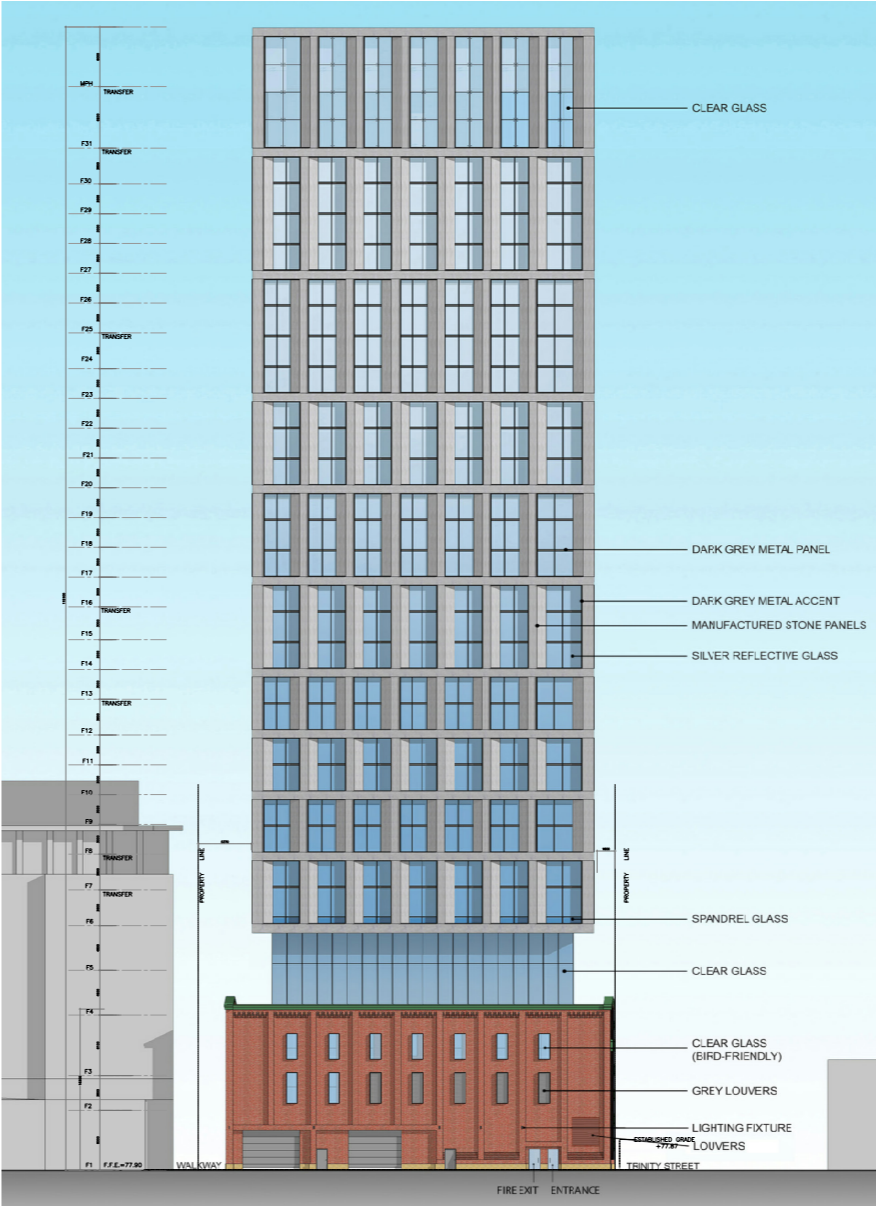
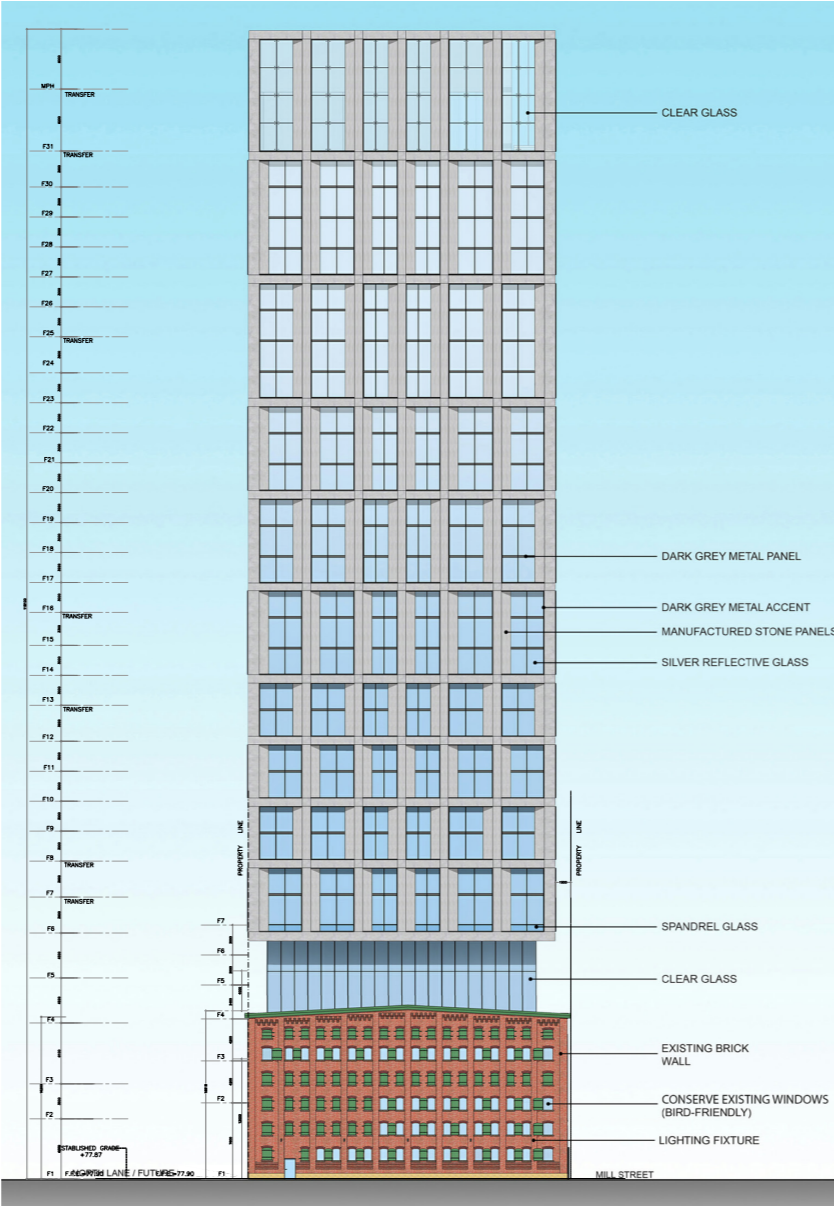
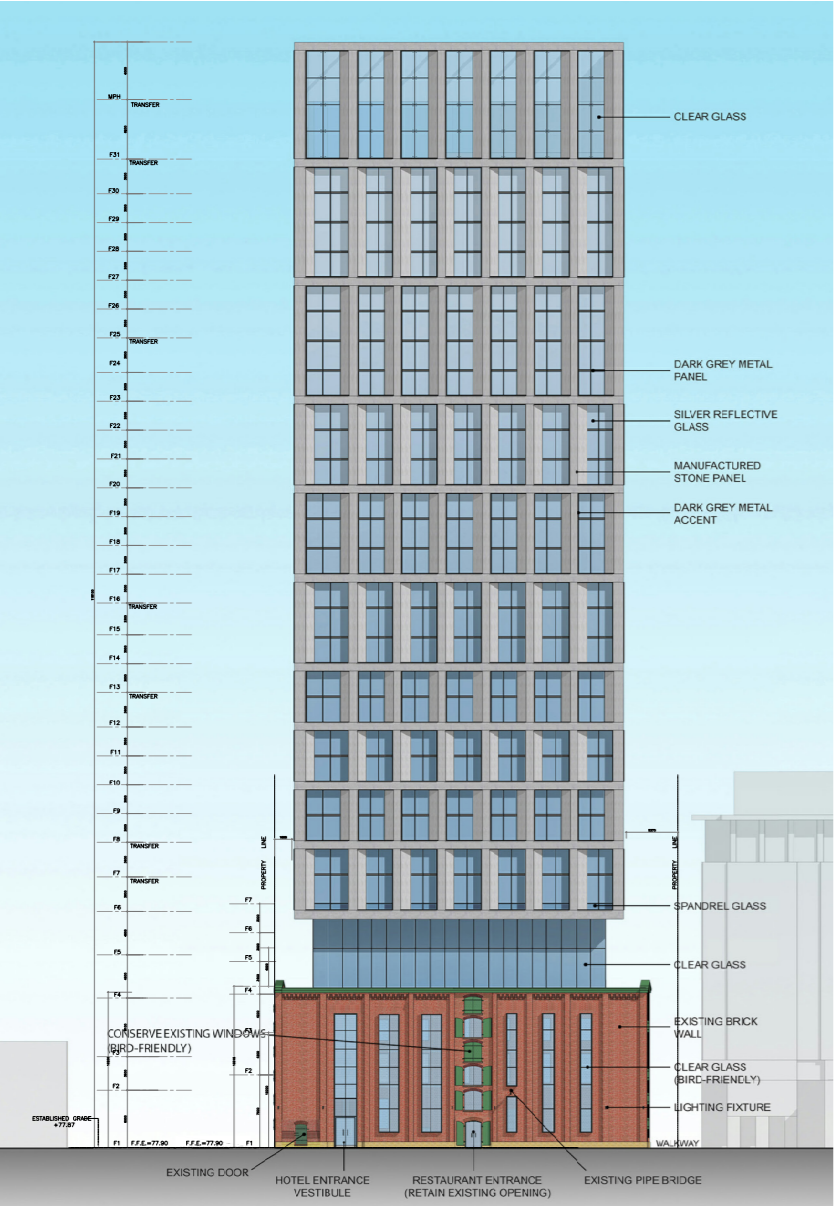




Proposed Development

- The proposed development contemplates the adaptive re-use of Rack House D as a podium element for a new hotel, with a tower addition rising above the retained heritage building.
- Above the heritage podium, the new addition steps back on all four sides from RackHouse D to provide an interstitial zone:
 - A 3-meter stepback on the south elevation
 - A 3.3-meter stepback on the west elevation
 - A 4.5-meter stepback on the east elevation, and;
 - A 1.5-meter stepback on the north elevation
- The contemporary articulation of the new tower references the rhythm of the piers and width of the bays of Rack House D. The contemporary material will be complimentary yet distinct from the heritage building.

Proposed Development



Q & A