

191-199 College Street and 74-76 Henry Street - Alterations to Designated Heritage Properties under Part IV, Section 33 of the Ontario Heritage Act and Authority to Enter into a Heritage Easement

Date: February 28, 2024

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: 11 - University - Rosedale

SUMMARY

This report recommends that City Council approve the alterations proposed for the heritage properties at 191-199 College Street and 74-76 Henry Street which are designated under Part IV of the Ontario Heritage Act.

The subject properties are located on the southwest corner of College and Henry streets and comprise part of a collection of surviving representative examples of late 19th-century semi-detached house form buildings with detailing from the Victorian period. They support and maintain the historical character of College Street and the residential neighbourhood that developed on the south side of the street across from the University of Toronto campus, as well as the transition that occurred as College Street evolved into the present-day commercial thoroughfare.

In May and August 2022, the City received Official Plan Amendment, Site Plan Control and Zoning By-law Amendment applications related to the proposed redevelopment of the subject properties to permit a 31-storey mixed-use building atop a seven-storey podium, containing 492 new rental dwelling units (including 408 new affordable units) and 1,356 square metres of non-residential gross floor area. The proposal includes partial retention and restoration of the subject properties in-situ.

The proposed development is consistent with the existing policy framework and proposes an overall conservation strategy that conserves the heritage resources at the subject development site.

The owner has submitted an application to alter the designated heritage properties under Section 33 of the Ontario Heritage Act and this report recommends the application be approved subject to refinements to the alterations of the lower floors.

RECOMMENDATIONS

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

1. City Council approve the alterations to the heritage properties at 191-199 College Street and 74-76 Henry Street, in accordance with Part IV, Section 33 of the Ontario Heritage Act, to allow for the construction of a new 31-storey tower on the lands known municipally as 191-199 College Street and 74-76 Henry Street, with such alterations substantially in accordance with plans and drawings dated August 11, 2023, prepared by Icon Architects, and on file with the Senior Manager, Heritage Planning; and the Heritage Impact Assessment (HIA), dated August 15, 2023, prepared by ERA Architects Inc., all on file with the Senior Manager, Heritage Planning, and all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning and subject to the following additional conditions:

a. That the related 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 prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner shall:

1. Enter into a Heritage Easement Agreement with the City for the properties at 191-199 College Street and 74-76 Henry Street, substantially in accordance with the plans and drawings dated August 11, 2023, prepared by Icon and ERA Architects, and on file with the Senior Manager, Heritage Planning; and the Heritage Impact Assessment (HIA), dated August 15, 2023, prepared by ERA Architects Inc., all on file with the Senior Manager, Heritage Planning, subject to and in accordance with the Conservation Plan required in Recommendation 1.b.2, to the satisfaction of the Senior Manager, Heritage Planning including execution of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan, prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment dated August 15, 2023, prepared by ERA Architects Inc for the properties at 191-199 College Street and 74-76 Henry Street, subject to modifications to the design proposed in the Heritage Impact Assessment of the barrier-free entrances for the properties at 191-199 College Street to enhance the conservation response to the heritage attributes, to the satisfaction of the Senior Manager, Heritage Planning.

c. That prior to Site Plan approval for the proposed Zoning By-law Amendment for the properties at located at 191-199 College Street and 74-76 Henry Street, the subject owner shall:

1. Provide final Site Plan drawings substantially in accordance with the approved Conservation Plans required in Recommendation 1.b. 2 to the satisfaction of the Senior Manager, Heritage Planning.
2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect.
3. Provide a Heritage Lighting Plan that describe 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 a 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.
5. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning.
6. Provide a detailed Landscape Plan for the subject properties, satisfactory to the Senior Manager, Heritage Planning.

d. That prior to the issuance of any permit for all or any part of the properties at 191-199 College Street and 74-76 Henry Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject properties, such Amendment to have come into full force and effect.
2. Have entered into a Heritage Easement Agreement with the City of Toronto required in Recommendation 1.b.1 for properties at 191-199 College Street and 74-76 Henry Street, including registration on title of such agreement, to the satisfaction of the City Solicitor.
3. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plans 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.

4. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning, to secure all work included in the approved Conservation, Lighting and Interpretation plans.

e. That prior to the release of the Letter of Credit required in Recommendation 1.d.4, 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 and Interpretation Plans 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 191-199 College Street and 74-76 Henry 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 property at 191-199 College Street and 74-76 Henry Street.

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

On April 24, 2018, City Council listed several properties on College Street (including the subject properties at 191, 193, 195, and 199 College Street) on the Heritage Register. <https://secure.toronto.ca/council/agenda-item.do?item=2018.TE31.1>

The properties at 191-199 College Street and 74-76 Henry Street were designated under Part IV of the Ontario Heritage Act in 2023 per City of Toronto By-law 435-2023. <https://www.toronto.ca/legdocs/mmis/2023/pb/bqrd/backgroundfile-234185.pdf>

BACKGROUND

Heritage Value

191 College Street is designated under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical and contextual value. Located on the southwest corner of Beverley Street, the property at 191 College Street contains a pair of semi-detached house form buildings whose design is of Bay-and Gable style, that were first constructed in c.1886-1887 and later converted for mixed residential and commercial uses.

193 and 195 College Street are designated under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical and contextual value. Located on the south side of the street between Henry and Beverley streets, the properties at 193 and 195 College Street contain a pair of semi-detached house form buildings whose design is typical of the Bay-and-Gable architectural style, that were first constructed in c.1886-1887 and later converted for mixed residential and commercial uses.

199 College Street (including entrance address at 197 College Street) is designated under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical and contextual value. Located on the south side of the street between Henry and Beverley streets, the property at 199 College Street contains a pair of semi-detached house form buildings in the Bay-and-Gable architectural style, that were first constructed in c.1886-1887 and later converted for mixed residential and commercial uses.

74-76 Henry Street are designated under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical and contextual value. Located on the west side of the street between Cecil and College streets, the properties at 74-76 Henry Street comprise a pair of semi-detached house form buildings in the Bay-and-Gable architectural style, that were first recorded in 1887 in the City Directory.

Heritage Adjacencies

Today, this portion of College Street remains one of Toronto's main commercial thoroughfares, serving the University of Toronto community and the established surrounding residential neighbourhoods to the south and west, including the Grange, Harbord Village and Kensington Market.

The City of Toronto's Heritage Register includes numerous properties near the subject site that were added as a result of the College Street Study in 2018. Immediately adjacent in the next block to the east are a row of semi-detached Bay-and-Gable style house form buildings dating from 1886-87, including 177-179, 181-183, and 185-187 College Street.

Across from the subject properties on the north side of College Street is the Wallberg Memorial Building (184- 200 College Street), part of the University of Toronto. This is included on the City's Heritage Register. It was designed by Page & Steele Architects and was completed in 1949, sharing a lot with the listed property known as Pendarvis/Cumberland House (constructed 1860, added to the City's Inventory of Heritage Properties in 1973).

Proposal

The proposal seeks to construct a 31-storey mixed use tower on the subject site to provide 494 new dwelling units of which 408 would be affordable rental housing units. Residential amenity and commercial uses would be provided in the podium that would include the front of the College Street heritage buildings. The scheme would retain the principal elevations of the buildings at 191-199 College Street and 74-76 Henry Street. Portions of the return walls, including the full east façade of 191 College Street would also be retained, while rear wings of each building will be removed.

The massing above the College Street building would be stepped back 2m behind the retained roof ridge line at floors three and four. A cantilever of floors five and above would project forward by 2m above and behind the retained heritage building fabric on College Street. Substantial portions of the heritage buildings at 74-76 Henry Street would be retained in-situ with no massing above them and only their rear portions being removed.

The general conservation scope of work as provided in the HIA provided by the applicant includes:

191 College Street:

- In-situ retention and restoration of the principal north elevation and east elevation;
- In-situ retention and restoration of an approximately 5.3m portion of the west return elevation;
- Removal of rear building fabric including the south elevation and the southern portion of the west elevation, salvaging select bricks;
- Rebuilding of an approximately 3.7m portion of the south elevation with new brick;
- Introduction of a door opening on the southernmost portion of the east elevation;
- Lowering of the north elevation raised door sill to grade to meet accessibility requirements;
- Lowering of the north elevation window sill adjacent to the door;
- Alterations to the roof including rebuilding portions and dormers to match heritage profile with non-combustible materials as follows:
 - To the ridgeline running parallel to College Street;
 - An approximately 2m deep portion running parallel to Henry Street;

- Removal of interior building fabric, rebuilding with non-combustible materials, with the first floor constructed at-grade to meet new programming needs; and,
- Reinstate cornice to match archival photos.

193-195 College Street:

- In-situ retention and restoration of the principal north elevation;
- Partial in-situ retention and restoration of the return elevations (approximately 5.1m of the west and east elevations);
- Removal of existing stucco, repair or replace existing bricks to match original;
- Removal of rear building fabric, behind the retained elevations;
- Lowering of the north elevation raised door sills and introduction of glazed double doors at grade to meet accessibility requirements;
- Alterations to the roof including rebuilding the northernmost portion to the roof ridgeline and dormers to match heritage profile with non-combustible materials;
- Removal of interior building fabric, rebuilding with non-combustible materials, with the first floor constructed at-grade to meet new programming needs; and,
- Salvage, repair and reinstall stained glass transom windows.

199 College Street:

- In-situ retention and restoration of the principal north elevation;
- Partial in-situ retention and restoration of the return elevations (approximately 9.1m of the west and 5.2m of the east elevations);
- Removal of existing stucco, repair or replace existing bricks to match original.
- Removal of rear building fabric, behind the retained elevations;
- Lowering of the north elevation raised door sills and introduction of a pair of contemporary glazed doors at grade to meet accessibility requirements;
- Alterations to the roof including rebuilding the northernmost portion to the roof ridgeline and dormers to match heritage profile with non-combustible materials;
- Removal of interior building fabric, rebuilding with non-combustible materials, with the first floor constructed at-grade to meet new programming needs; and,
- Salvage, repair and reinstall stained glass transom windows.

74-76 Henry Street:

- In-situ retention and restoration of the principal north, east and south elevation, including interior floor levels;
- Partial in-situ retention and restoration of the west elevation;
- Removal of the rear wing, rebuilding of a new west elevation with new bricks to match heritage materiality;
- Retention of the existing entry sequence with porch and pair of raised front doors;
- Retention of a portion of the existing roof, above the retained building;
- Repair existing roof and install new roofing material; and,
- Salvage, repair and reinstall stained glass transom windows.

Site-Wide:

- New wood windows to match heritage profile;
- New or repaired wooden elements such as bargeboard and fascia to match heritage profile will be provided for each heritage building on the Site; and

- Masonry will be restored, repaired and cleaned.

Modifications relative to Barrier Free Access at 191-199 College Street

The subject heritage buildings will contain a variety of residential and commercial uses, therefore, a number of interventions and rehabilitation strategies are being proposed for each building on a case-by-case basis. These changes include modifications for barrier-free access to the front entrance of those buildings with commercial or community uses will be required. The applicant has provided a rationale for lowering the ground floor level to grade. Commensurate with the lower entries and the ground level windows would also be lowered (see excerpt below).

"While the vertical positions of the principal ground floor entrances along College St. are presumed in their original locations, they have been modified over the years. The landings and doors do not currently have any historic significance. Both of the considered approaches focus on adapting the modified entrances and interstitial spaces to minimize impacts to other more intact attributes. Given the lack of available space on College Street, lowering of the door sills are required in both considered approaches, impacting the raised entrances attribute. The at-grade entry approach retains their uses as entrances to storefronts and their current configuration of a central doorway for each of the house form buildings. This approach reflects universal design best practices and allows for simple, intuitive and low-effort access. Furthermore, the lowered doorways retain their character as a trio of buildings, conserving the interstitial spaces between them, and retaining the mirrored appearance of the three buildings. Alternatively, to maintain the appearance of raised entrances, two ramps and modest door lowering can provide barrier-free access to 191-199 College St. This approach would still impact the raised entrance attribute. However, the ramps would impact the legibility of the trio of house-form buildings by introducing a ramp across 191 College St. and a new ramped entrance between 193-195 and 197-199 College St. From an accessibility perspective, this configuration does not foster an equitable environment due to the segregated entries."

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, and
- 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."

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.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation.

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. 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."

3.1.6.26: "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 Parks Canada 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

Massing Comment

The introduction of a substantial amount of massing amidst the subject heritage properties will have both a physical and visual impact on the heritage resources. This impact, however, will be mitigated by setting the 31-storey tower back from the primary elevations of the heritage structures. Staff worked with the applicant to increase height of the cantilever and would have preferred if it were set back further to lessen its impact on the heritage buildings. The proposal however has to be reviewed within a framework that considers the good conservation strategy for the rest of the heritage buildings and a number of city and area priorities, including the provision of a substantial number of affordable rental housing units.

Additional Interventions - Barrier Free Access in conjunction with lowering first floor level at 191-199 College Street

The subject heritage buildings will contain a variety of residential and commercial uses; therefore, a number of interventions and rehabilitation strategies are being proposed for each building. Modifications to the front entrance of those is required for barrier-free access. The applicant has provided a rationale as to the intervention which will result in a lowered ground floor level commensurate with lower entries and ground level windows.

Staff continue to have concern about lowering the ground floor level. Specifically, the impact this would have on the principal entrances and on ground level windows. Staff have concern that these interventions would affect the perception of authenticity that the heritage properties present as viewed from the street frontage. The lowered windows would change the size and proportion of the existing window openings relative to upper level windows and this would therefore affect the Bay-and-Gable style and appearance of these heritage building.

The proposed lowered and double height ground floor level (a new third floor will be inserted and connected to the facades) is proposed to be combined with large, glazed entrances and a large internal commercial space that spans across all College Street heritage properties. This affects the perception of authenticity and integrity of the

buildings as being discrete buildings. They would appear as an historic façade attached to a modern building.

Staff will further explore potential options with the applicant as part of the review of the Conservation Plan to retain the existing first floor level with alternative options for providing accessible entrances that would conserve more of the buildings' heritage attributes. Staff will also explore methods to visually break the double height retail lobby into visually differentiated areas both by floor level and/or street frontage width by using full or part demising walls and/or inclusion of mezzanine levels.

Overall Comment

Staff support the overall Conservation Strategy with the condition that the applicant will continue to work with staff with regard to the issues elaborated above. Staff is generally supportive of the overall Conservation Strategy given the applicant's commitment to conserve, rehabilitate and restore the number of heritage resources on the site and revisions that included an increase in the step back of the tower and related refinements to the massing.

Staff are of the opinion that the proposed new development has been designed to respond to the cultural heritage value of the existing and adjacent heritage properties by introducing podium heights that are set back sufficiently for the heritage buildings to be experienced, visually, as three-dimensional buildings with their prominence along the streetscape maintained.

Conservation Plan

Should Council approve the conservation strategy, the owner should be required to submit a revised 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. The Conservation Plan should detail the recommended interventions and conservation work, including the recommended restoration work. It should also include a detailed plan describing how the heritage building(s) will be protected during construction, a schedule of short and long-term maintenance requirements and estimated costs for all conservation work. It will include revisions to provide barrier free commercial entrances in a manner that retains more of the heritage values and attributes of the original College Street building.

Interpretation Plan

Should Council approve the proposed conservation strategy, prior to final Site Plan approval, the applicant should be required to submit an Interpretation Plan to the satisfaction of the Senior Manager, Heritage Planning. The Interpretation Plan should be substantial, and it should communicate the cultural heritage value of the properties.

Heritage Lighting Plan

The Heritage Lighting Plan should provide details of how the building(s) will be lit so that their unique heritage character is highlighted.

CONCLUSION

Staff support the proposal as described in the heritage impact assessment. The proposed conservation strategy will conserve the heritage buildings at the site, while adding new construction that provides much needed affordable housing. Staff will continue to work with the applicant to provide a less interventionist approach to the provision of barrier free access in a way that conserves more of the heritage attributes of the College Street buildings.

As such Staff are of the opinion that the proposals have been designed to conserve the cultural heritage values, attributes, and character of the heritage properties. As such the application meets the intent of the Planning Act, and the heritage policies in the Provincial Policy Statement, the Growth Plan (2020) and the City of Toronto's Official Plan in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada.

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ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Aerial Photograph
Attachment 3 - Photographs
Attachment 4 - Statements of Significance
Attachment 5 - Proposal Rendering
Attachment 6 - Selected Plans and Drawings

LOCATION MAP

ATTACHMENT 1

191-199 College Street and 74-76 Henry Street



Location Map: Showing the location of the properties outlined in red 191, 193, 195, 199 College Street and 74-76 Henry Street on the southwest corner of College and Henry streets. This location map is for information purposes only; the exact boundaries of the properties are not shown (City of Toronto Mapping).

AERIAL PHOTOGRAPH

ATTACHMENT 2

191-199 College Street and 74-76 Henry Street



Aerial photograph showing the location of the subject property on the south side of College Street and the east side of Henry Street. Site indicated by red dashed lines.

191-199 College Street and 74-76 Henry Street



View of 191-199 College Street looking south (Heritage Planning, 2022)



View of North/College Street Elevation of 191 College Street (Heritage Planning, 2022)

PHOTOGRAPHS

191-199 College Street and 74-76 Henry Street



Secondary (east)/Henry Street elevation of 191 College Street. (Heritage Planning, 2022)



View of North/College Street Elevation of 193-195 College Street (Heritage Planning, 2022)

PHOTOGRAPHS

191-199 College Street and 74-76 Henry Street



View of North/College Street Elevation of 199 College Street (Heritage Planning, 2022)



View of West/Return Elevation of 199 College Street (Heritage Planning, 2022)

PHOTOGRAPHS

191-199 College Street and 74-76 Henry Street



View of Front/East elevation of 74-76 Henry Street (Heritage Planning, 2022)

191 COLLEGE STREET**(REASONS FOR DESIGNATION)**

The property at 191 College Street is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical and contextual value.

Description

Located on the southwest corner of College Street and Henry Street, the property at 191 College Street contains a pair of semi-detached house form buildings that were first constructed in c.1886-1887 and later converted for mixed residential and commercial uses.

The property at 191 College Street was identified for its potential cultural heritage value in the College Street Official Plan Amendment adopted by the City of Toronto in 2017, and listed on the Heritage Register in 2018.

Statement of Cultural Heritage Value

The property at 191 College Street has design value as a surviving example of a late 19th century semi-detached house form typology on College Street, west of McCaul Street, whose design is typical of the Bay-and-Gable style with its 2-1/2-storey form and massing organized as a mirrored pair of two buildings, each with two vertically-oriented bays on the primary elevation. The Bay-and-Gable style draws from popular architectural styles of the Victorian era, including the Italianate and Gothic Revival, which are evident in the surviving decorative brickwork and cross gables with wood detailing. 191 College Street anchors the east end of a trio of semi-detached house form buildings that were constructed together, and is further distinguished by the architectural detailing of its east elevation, facing Henry Street.

The property at 191 College Street holds a direct association with the Royal Canadian Institute, who occupied the building for over thirty years beginning in the 1950s. The RCI was founded in 1849 and has been a significant leader in promoting scientific discourse within Canada and internationally, through publications, lectures and events for both the academic community and the general public. Since the early 20th century, the RCI has maintained a close relationship with the University of Toronto, including the physical location of their headquarters.

Contextually, the property at 191 College Street is valued for its role in defining, supporting and maintaining the historical character of College Street, west of McCaul Street, which originally developed as a residential neighbourhood. With the property's later conversion for mixed commercial and residential uses, the semi-detached house form buildings reflect the ongoing evolution of the thoroughfare, which has been shaped in part by the close proximity to the University of Toronto.

The buildings at 191 College Street are historically, visually and physically linked to their setting in the block on the south side of the street where they are part of a series of complementary late-19th century house form buildings adjoining both sides of the intersection with Henry Street.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 191 College Street as a representative example of semi-detached house form buildings in the Bay-and-Gable style from the late-19th century:

- The setback, placement and orientation of the buildings on the southwest corner of College Street and Henry Street
- The scale, form and massing of the 2½-storey buildings on raised bases
- The gable roofs, with the front portion having a ridgeline parallel to College Street and the rear portion having a ridgeline perpendicular to College Street
- The materials, with the red brick cladding and wood, brick and stone detailing
- The rough-faced cut-stone bases on the street-facing elevations
- The principal (north) elevations, which are organized as mirror images of each other and comprise:
 - Raised entrances flanked by full height angled bays with cross gables that feature wood detailing (partially covered) including decorative gable screens, spindlework friezes and eave brackets
 - A single gabled dormer with a decorative spindlework frieze and brackets on the north roof slope fronting College Street
 - Flat-headed window openings, with stone sills and brick voussoirs, label mouldings, and band courses
- The secondary (east) elevation facing Henry Street, which features:
 - A full-height angled bay with a cross gabled roof, wood eave brackets and a diamond-shaped terracotta medallion comprising four tiles with a floral motif
 - Flat-headed window openings and brick detailing that matches the north elevation
- The west side elevation, which is viewed from College Street

Historical and Associative Value

The following heritage attributes contribute to the cultural heritage value of the property at 191 College Street for its association with the Royal Canadian Institute:

- The placement, setback and orientation of the buildings on the south side of College Street, across from the University of Toronto's main campus

Contextual Value

The following heritage attribute contributes to the cultural heritage value of the property at 191 College Street as defining, supporting and maintaining the historic character of the area and being historically, visually, functionally and physically linked to its setting:

- The placement, setback and orientation of the buildings on the south side of College Street, where they are part of a contiguous row of similar properties flanking both sides of Henry Street
- The scale, form and massing of the 2½-storey property
- The property's material palette, consisting of brick with wood and stone detailing
- The subject property's architectural detailing in the Bay-and-Gable style, one of the predominant styles of residential buildings in the immediate neighbourhood

Note: No heritage attributes are identified on the rear (south) elevation

193-195 COLLEGE STREET

STATEMENT OF SIGNIFICANCE

(REASONS FOR DESIGNATION)

The properties at 193 and 195 College Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical and contextual value.

Description

Located on the south side of the street between Henry and Beverley streets, the properties at 193 and 195 College Street contain a pair of semi-detached house form buildings that were first constructed in c.1886-1887 and later converted for mixed residential and commercial uses.

The properties at 193 and 195 College Street were identified for their potential cultural heritage value in the College Street Study Official Plan Amendment adopted by the City of Toronto in 2017, and listed on the Heritage Register in 2018.

Statement of Cultural Heritage Value

The properties at 193 and 195 College Street have design value as a surviving example of a pair of late-19th century semi-detached house form buildings on College Street, west of McCaul Street, whose design is typical of the Bay-and-Gable style with their 2-1/2-storey form and massing organized as a mirrored pair of two buildings, each with two vertically-oriented bays on the primary elevations. The Bay-and-Gable style draws from popular architectural styles of the Victorian era, including the Italianate and Gothic Revival, which are evident in the cross gables with surviving decorative wood detailing. 193-195 College Street are placed in the centre of a trio of semi-detached house form buildings that were constructed together.

Contextually, the properties at 193 and 195 College Street are valued for their role in defining, supporting and maintaining the historical character of College Street, west of McCaul Street, which originally developed as a residential neighbourhood. With their later conversion for mixed commercial and residential uses, the buildings reflect the ongoing evolution of the thoroughfare, which has been shaped in part by the close proximity to the University of Toronto.

The buildings at 193 and 195 College Street are historically, visually and physically linked to their setting in the block on the south side of the street where they are part of a series of complementary late-19th century house form buildings adjoining both sides of the intersection with Henry Street.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the properties at 193-195 College Street as representative examples of semi-detached house form buildings in the Bay-and-Gable style from the late-19th century:

- The setback, placement and orientation of the buildings on the south side of the street, west of Henry Street
- The scale, form and massing of the 2½-storey buildings on raised bases
- The gable roofs, with the front portion having a ridgeline parallel to College Street
- The materials, with the brick cladding and wood, brick and stone detailing (the brick masonry on the north elevation has been covered with stucco)
- The rough-faced cut-stone bases on the street-facing (north) elevations
- The principal (north) elevations, which are organized as mirror images of each other and comprise:
 - Raised entrances flanked by full height rectangular bays with cross gables that feature wood detailing including decorative gable screens, spindlework friezes, and eave brackets
 - A single gabled dormer with half-timbering, a decorative spindlework frieze and brackets on the north roof slope fronting College Street
 - Flat-headed window openings, with leaded glass transoms
- The west and east side elevations, which are viewed from College Street

Contextual Value

The following heritage attributes contribute to the cultural heritage value of the properties at 193 and 195 College Street as defining, supporting and maintaining the historic character of the area and being historically, visually, functionally and physically linked to their setting:

- The placement, setback and orientation of the buildings on the south side of College Street, where they are part of a contiguous row of similar properties flanking both sides of Henry Street
- The scale, form and massing of the 2½-storey properties
- The properties' material palette, consisting of brick with wood and stone detailing
- The subject properties' architectural detailing in the Bay-and-Gable style, one of the predominant styles of residential buildings in the immediate neighbourhood

Note: No heritage attributes are identified on the rear (south) elevations

199 COLLEGE STREET (ENTRANCE ADDRESS AT 197 COLLEGE STREET) STATEMENT OF SIGNIFICANCE (REASONS FOR DESIGNATION)

The property at 199 College Street (including entrance address at 197 College Street) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical and contextual value.

Description

Located on the south side of the street between Henry and Beverley streets, the property at 199 College Street contains a pair of semi-detached house form buildings that were first constructed in c.1886-1887 and later converted for mixed residential and commercial uses.

The property at 199 College Street was identified for its potential cultural heritage value in the College Street Study Official Plan Amendment adopted by the City of Toronto in 2017, and listed on the Heritage Register in 2018.

Statement of Cultural Heritage Value

The property at 199 College Street has design value as a surviving example of a late 19th century house form typology on College Street, west of McCaul Street, whose design is typical of the Bay-and-Gable style with its 2-1/2-storey form and massing organized as a mirrored pair of two buildings, each with two vertically-oriented bays on the primary elevation. The Bay-and-Gable style draws from popular architectural styles of the Victorian era, including the Italianate and Gothic Revival, which are evident in the cross gables with surviving decorative wood detailing. 199 College Street anchors the west end of a trio of semi-detached house form buildings that were constructed together.

Contextually, the property at 199 College Street is valued for its role in defining, supporting and maintaining the historical character of College Street, west of McCaul Street, which originally developed as a residential neighbourhood. With the property's later conversion for mixed commercial and residential uses, the buildings reflect the ongoing evolution of the thoroughfare, which has been shaped in part by the close proximity to the University of Toronto.

The buildings at 199 College Street are historically, visually and physically linked to their setting in the block on the south side of the street where they are part of a series of complementary late-19th century house form buildings adjoining both sides of the intersection with Henry Street.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the property at 199 College Street as a representative example of semi-detached house form buildings in the Bay-and-Gable style from the late-19th century:

- The setback, placement and orientation of the buildings on the south side of the street, west of Henry Street
- The scale, form and massing of the 2½-storey buildings on raised bases
- The gable roofs, with the front portion having a ridgeline parallel to College Street and the rear portion having a ridgeline perpendicular to College Street
- The materials, with the brick cladding and wood, brick and stone detailing (the brick masonry and detailing on the north, west, and south elevations has been covered with stucco)
- The rough-faced cut-stone bases on the street-facing (north) elevations
- The principal (north) elevations, which are organized as mirror images of each other and comprise:
 - Raised entrances flanked by full height angled bays with cross gables that feature wood detailing including decorative eave brackets (additional detailing, including gable screens and spindlework friezes may be concealed)
 - A single gabled dormer with brackets on the north roof slope fronting College Street (additional detailing may be concealed)
 - Flat-headed window openings, with leaded glass transoms (transoms are only present on the second storey)
- The west elevation, viewed from the public laneway between Henry and Beverley street, including:
 - The oriel window on the first floor of the rear portion of the building
- The east elevation, which is viewed from College Street

Contextual Value

The following heritage attribute contributes to the cultural heritage value of the property at 199 College Street as defining, supporting and maintaining the historic character of the area and being historically, visually, functionally and physically linked to its setting:

- The placement, setback and orientation of the buildings on the south side of College Street, where they are part of a contiguous row of similar properties flanking both sides of Henry Street
- The scale, form and massing of the 2½-storey property
- The property's material palette, consisting of brick with wood and stone detailing
- The subject property's architectural detailing in the Bay-and-Gable style, one of the predominant styles of residential buildings in the immediate neighbourhood

Note: No heritage attributes are identified on the rear (south) elevations

74-76 HENRY STREET

STATEMENT OF SIGNIFICANCE

(REASONS FOR DESIGNATION)

The properties at 74-76 Henry Street are worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for their cultural heritage value, and meet Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the categories of design/physical and contextual value.

Description

Located on the west side of the street between Cecil and College streets, the properties at 74-76 Henry Street comprise a pair of semi-detached house form buildings that were first recorded in 1887 in the City Directory. Statement of Cultural Heritage Value The properties at 74-76 Henry Street have design value as a surviving example of a pair of late-19th century house form buildings on Henry Street, south of College Street, whose design is typical of the Bay-and-Gable style with their 2-1/2-storey form and massing organized as a mirrored pair of two buildings, each with two vertically-oriented bays on the primary elevations. The Bay-and-Gable style draws from popular architectural styles of the Victorian era, including the Italianate and Gothic Revival, which are evident in the cross gables with surviving decorative wood detailing.

Contextually, the properties at 74-76 Henry Street are valued for their role in defining, supporting and maintaining the historical character of College Street, west of McCaul Street, which originally developed as a residential neighbourhood.

The semi-detached buildings at 74-76 Henry Street are historically, visually and physically linked to their setting in the block on the west side of Henry Street where they are part of a series of complementary late-19th century house form buildings.

Heritage Attributes

Design and Physical Value

The following heritage attributes contribute to the cultural heritage value of the properties at 74-76 Henry Street as representative examples of semi-detached house form buildings in the Bay-and-Gable style from the late-19th century:

- The setback, placement and orientation of the buildings on the west side of Henry street, south of College Street
- The scale, form and massing of the 2½-storey buildings on raised bases
- The gable roof on the front portion of the buildings, with the ridgeline parallel to Henry Street
- The materials, with the red brick cladding and wood, brick and stone detailing (the masonry on 76 Henry has been painted)
- The rough-faced cut-stone bases on the street-facing elevations
- The principal (east) elevations, which are organized as mirror images of each other and comprise:

- Raised entrances flanked by full height angled bays with cross gables that feature wood detailing including decorative gable screens, spindlework friezes and eave brackets
- A single gabled dormer with half timbering, a decorative spindlework frieze and brackets on the east roof slope fronting Henry Street
- Flat-headed window openings, with stone sills, brick voussoirs, label mouldings, and band courses, and leaded glass transoms
- Front entrances with wood frames and transoms (the transom of 74 Henry Street is leaded glass)
- The north and south side elevations, which are viewed from Henry Street

Contextual Value

The following heritage attribute contributes to the cultural heritage value of the properties at 74-76 Henry Street as defining, supporting and maintaining the historic character of the area and being historically, visually, functionally and physically linked to their setting:

- The placement, setback and orientation of the buildings on the west side of Henry Street between Cecil and College streets
- The scale, form and massing of the 2½-storey properties
- The properties' material palette, consisting of brick with wood and stone detailing
- The subject properties' architectural detailing in the Bay-and-Gable style, one of the predominant styles of residential buildings in the immediate neighbourhood

191-199 College Street and 74-76 Henry Street

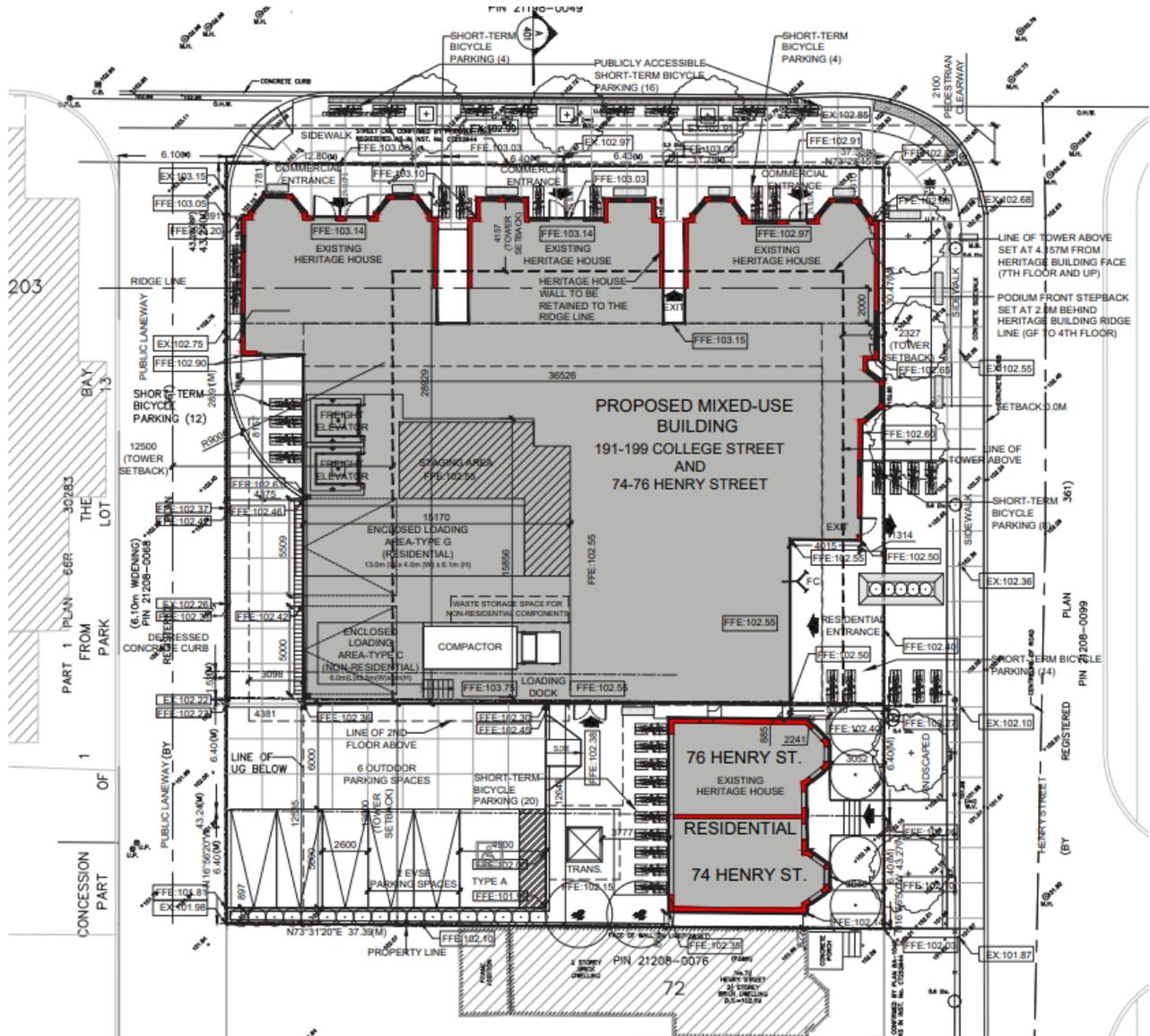


Rendered View of 191-199 College Street. Staff will work with applicant regarding lowered glazed entries to ensure enhanced compatibility. (Source: ICON Architects)



Rendered view showing College Street and Henry Street. 74-76 Henry at left side. (Source: ICON Architects)

191-199 College Street and 74-76 Henry Street



Site Plan (Source: ICON Architects)

SELECTED PLANS AND DRAWINGS

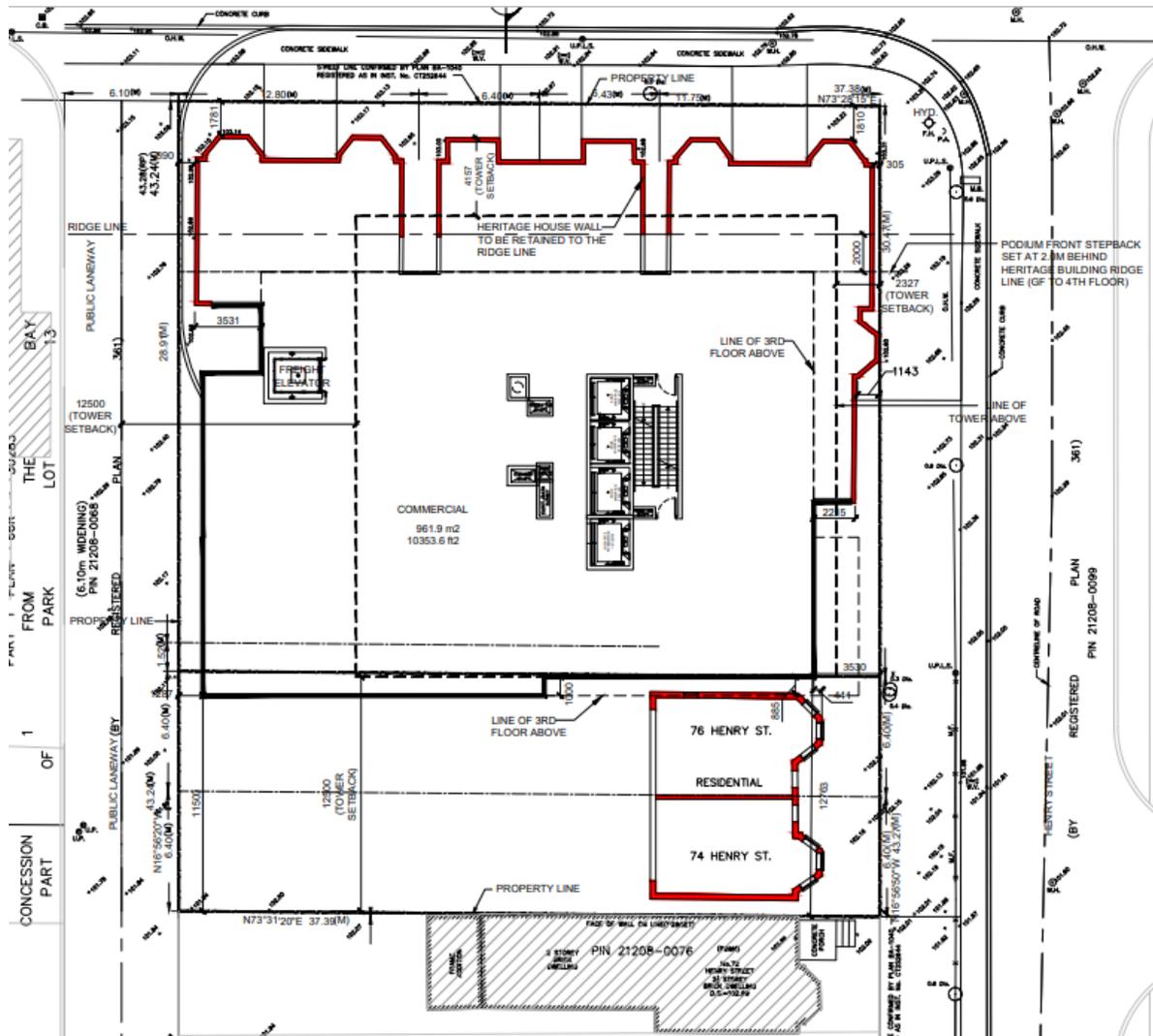
191-199 College Street and 74-76 Henry Street



Areas shaded in blue are to be retained, while areas proposed to be removed are shaded in red. (Mandarin Surveyors, Annotated by ERA).

SELECTED PLANS AND DRAWINGS

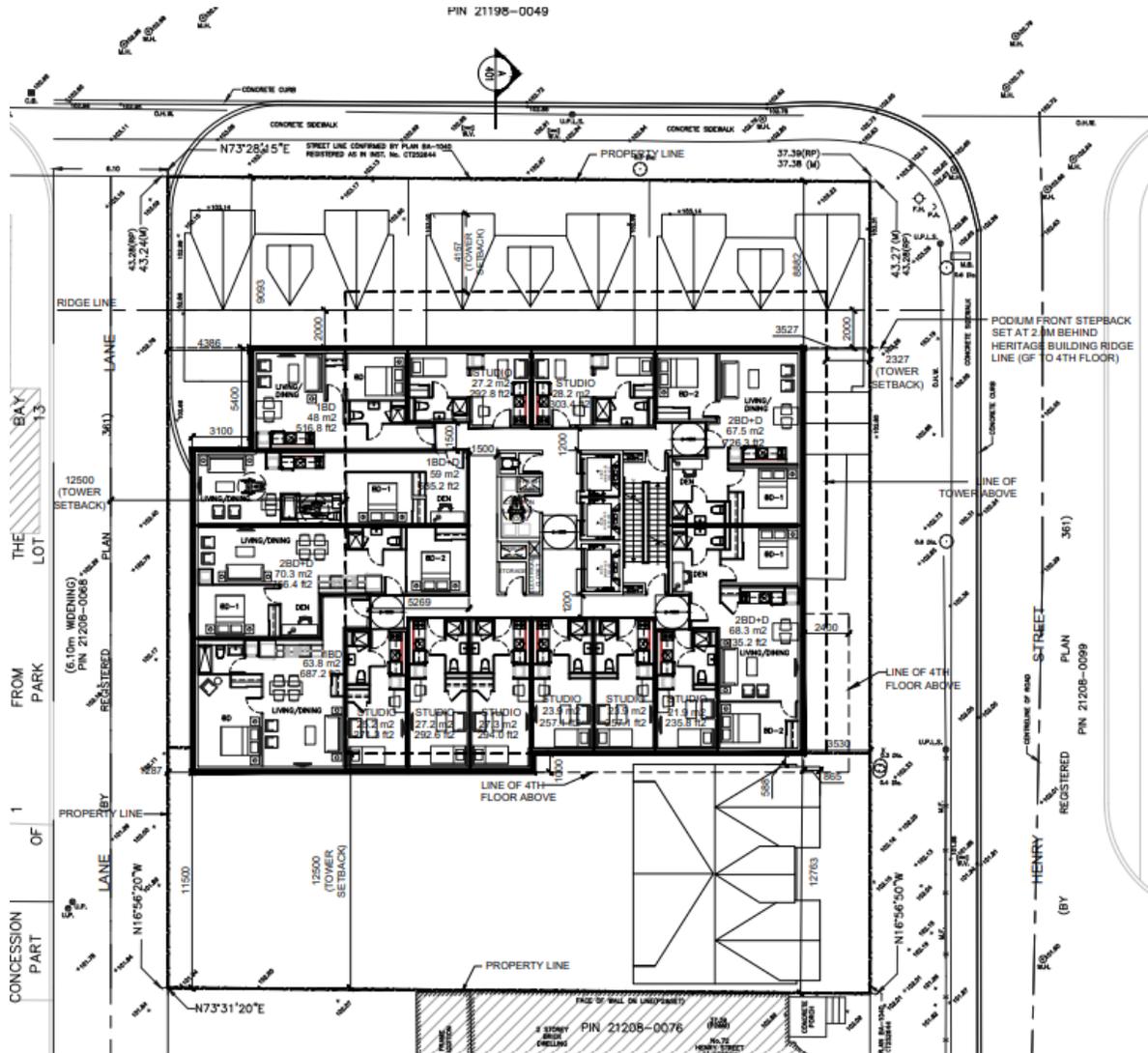
191-199 College Street and 74-76 Henry Street



Second Floor Plan (Source: ICON Architects)

SELECTED PLANS AND DRAWINGS

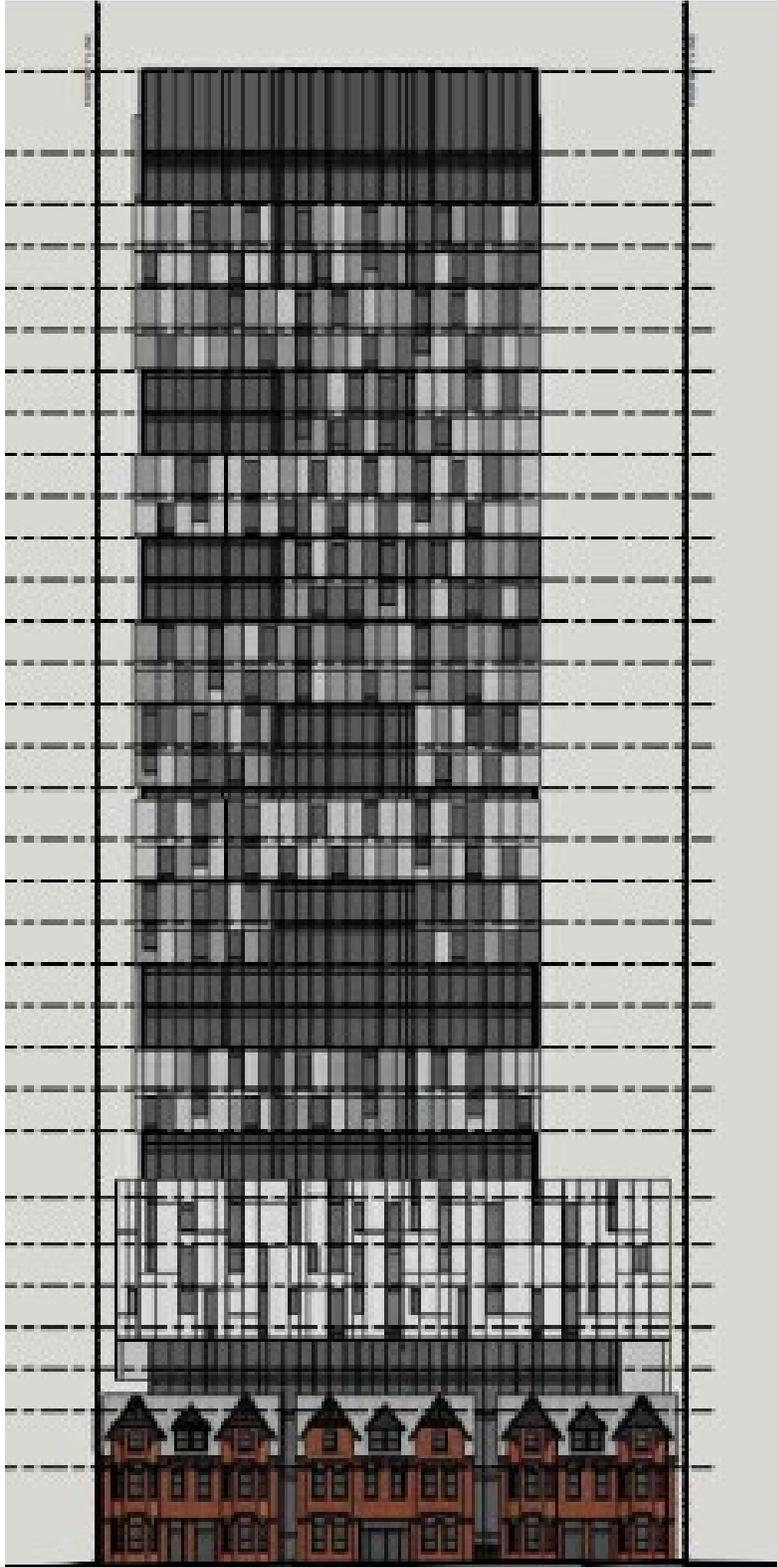
191-199 College Street and 74-76 Henry Street



Third Floor Plan (Source: ICON Architects)

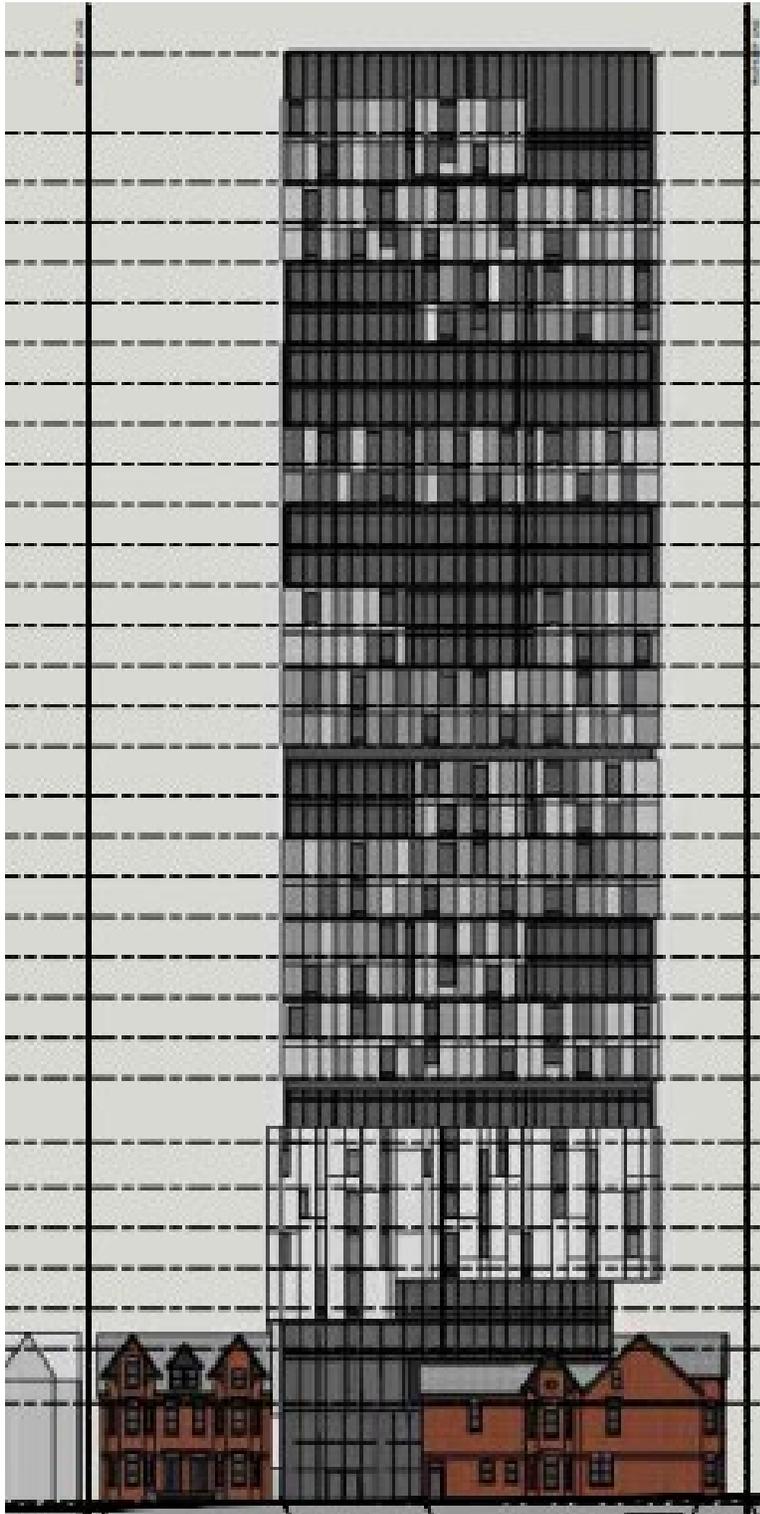
SELECTED PLANS AND DRAWINGS

191-199 College Street and 74-76 Henry Street



North/College Street Elevation (Source: ICON Architects)

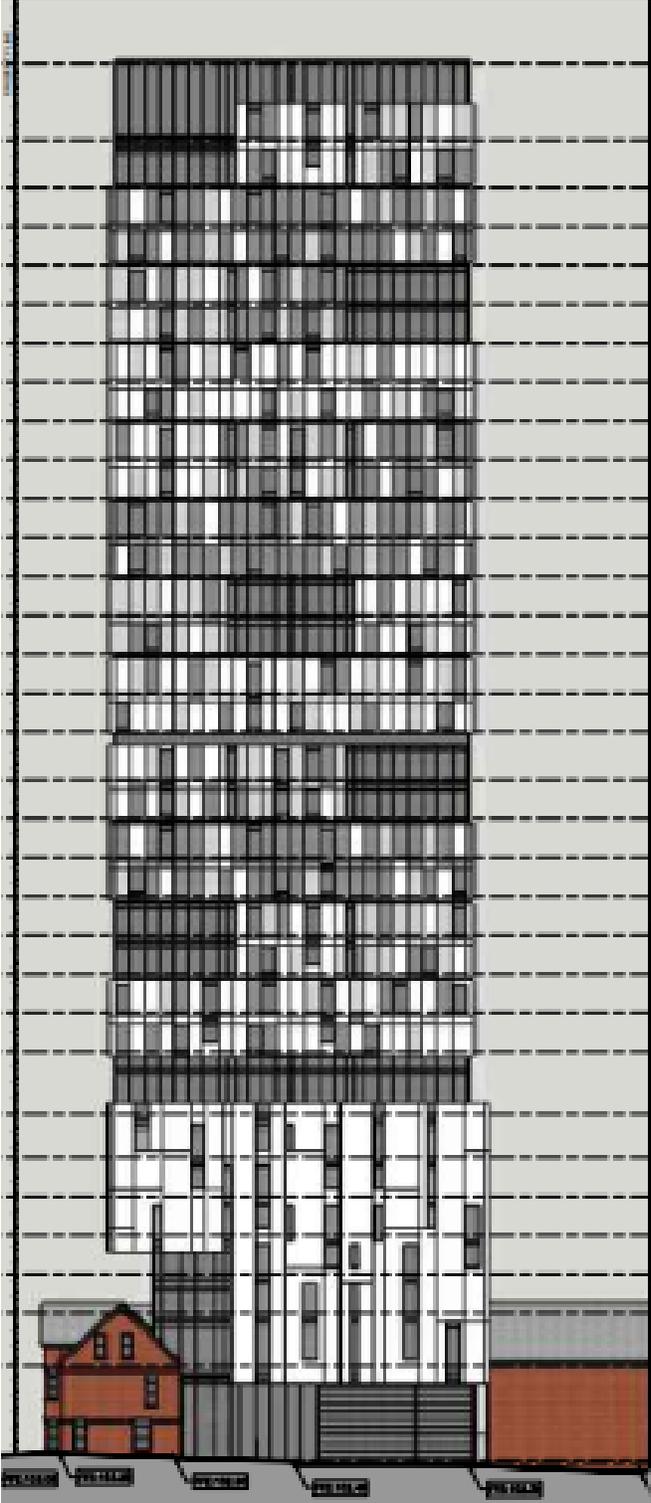
SELECTED PLANS AND DRAWINGS
191-199 College Street and 74-76 Henry Street



East/Henry Street Elevation

SELECTED PLANS AND DRAWINGS

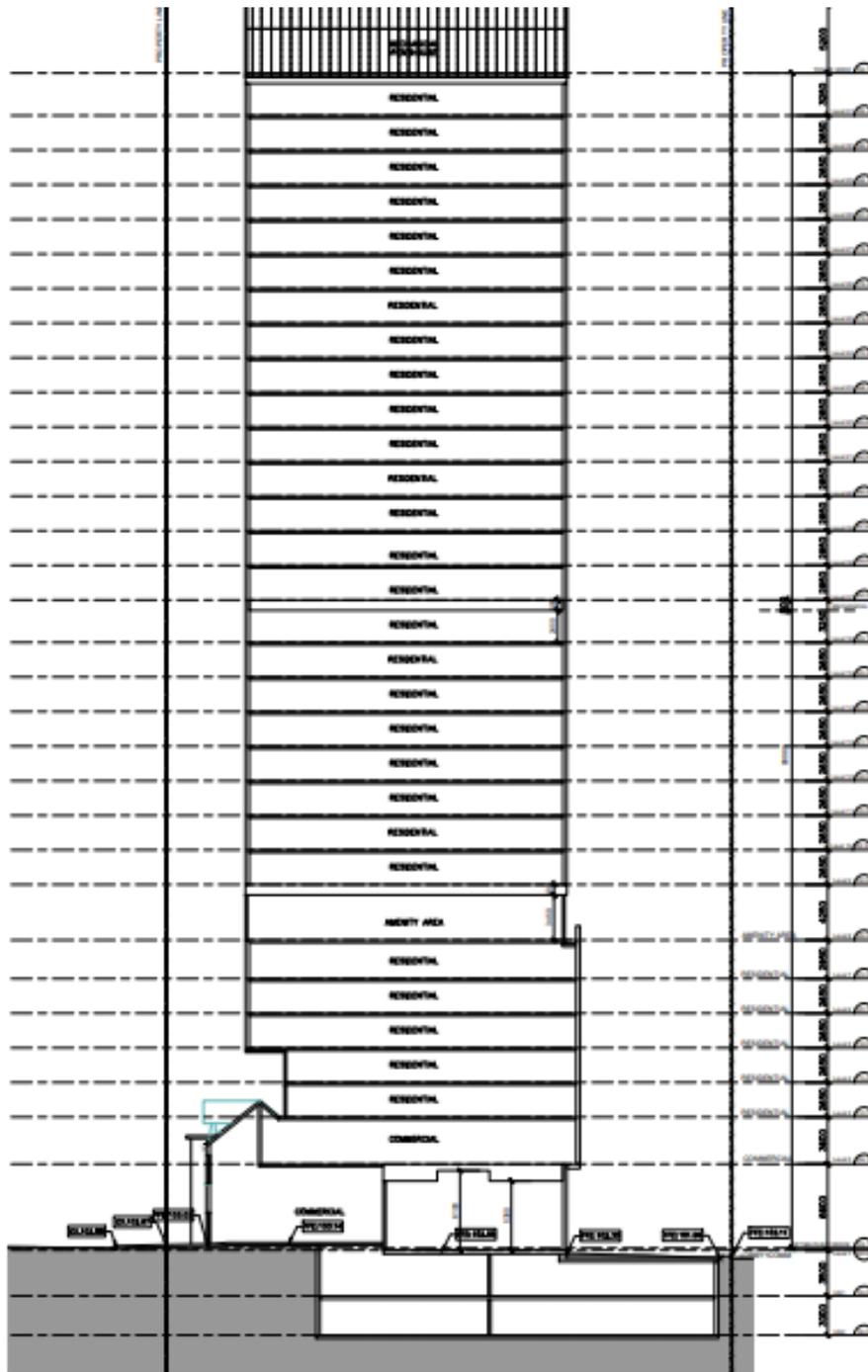
191-199 College Street and 74-76 Henry Street



West Elevation

SELECTED PLANS AND DRAWINGS

191-199 College Street and 74-76 Henry Street



Building Section. Looking East. 191-199 College Steet Profile at Bottom Left of Diagram