

Alterations to a Designated Heritage Property and Authority to Amend a Heritage Easement Agreement - 100 Queen's Park

Date: April 27, 2017
To: Toronto Preservation Board
Toronto and East York Community Council
From: Chief Planner and Executive Director, City Planning Division
Wards: 20 - Trinity-Spadina

SUMMARY

This report recommends that City Council approve the proposed alterations to the designated heritage property at 100 Queen's Park and give authority to amend the existing Heritage Easement Agreement with the owner. The property at 100 Queen's Park, the Royal Ontario Museum (ROM), is designated under Part IV of the Ontario Heritage Act. The applicant is proposing to alter the existing south-east and north-east corridors within the rotunda by constructing two new ramps.

City Council's approval of the proposed alterations to the heritage property and authority to amend the existing Heritage Easement Agreement is required under the Ontario Heritage Act.

RECOMMENDATIONS

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

1. City Council approve the alterations to the heritage property at 100 Queen's Park, in accordance with Section 33 of the Ontario Heritage Act, to alter the existing rotunda by constructing new accessibility ramps, on the lands known municipally in the year 2017 as 100 Queen's Park, with such alterations substantially in accordance with plans and drawings dated March 31, 2017, prepared by Hariri Pontarini Architects, date-stamped received by the City Planning Division April 12, 2017, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by ERA Architects Inc., dated April 14, 2017, date-stamped received by the City Planning Division on April 19, 2017, and on file with the Senior Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Preservation Services and subject to the following additional conditions:

a. That prior to the issuance of any permit for all or any part of the property at 100 Queen's Park, 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 Preservation Services, the owner shall:

1. Provide full 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 Preservation Services;

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 Preservation Services to secure all work included in the approved Conservation Plan;

b. That prior to the release of the Letter of Credit required in Recommendation 1.a.2 in the report April 27, 2017 from the Chief Planner and Executive Director, City Planning Division, the owner shall:

1. Amend the existing Heritage Easement Agreement for the property at 100 Queen's Park in accordance with the plans and drawings dated March 31, 2017, prepared by ERA Architects Inc., date-stamped received by the City Planning Division April 12, 2017, and on file with the Senior Manager, Heritage Preservation Services, and subject to and in accordance with the approved Conservation Plan, all to the satisfaction of the Senior Manager, Heritage Preservation Services, including registration of such amending agreement to the satisfaction of the City Solicitor;

2. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work has been completed in accordance with the approved Conservation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services;

3. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. City Council authorize the City Solicitor to amend the existing Heritage Easement Agreement, registered on the title for the heritage property at 100 Queen's Park, Instrument No. AT347470, dated November 28, 2003 and on file with the Senior Manager, Heritage Preservation Services.

3. City Council authorize the City Solicitor to introduce the necessary bill in Council to amend the Heritage Easement Agreement.

FINANCIAL IMPACT

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

DECISION HISTORY

The property located at 100 Queen's Park was listed on the City of Toronto's Heritage Register on June 20, 1973. The property was designated under Part IV of the Ontario Heritage Act by City Council under By-Law 380-2003 on May 23, 2003. The property is also subject to a Heritage Easement Agreement (Instrument No. AT347470) with the City of Toronto dated November 28, 2003.

<http://www.toronto.ca/legdocs/bylaws/2003/law0380.pdf>

On November 8, 2016 Council adopted the recommendations in the report titled "Alterations to a Designated Heritage Property and Authority to Amend a Heritage Easement Agreement - 100 Queen's Park" for the approval of alterations to the existing property including the landing and stairs at the east entrance of the ROM and the construction of a new accessibility ramp.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE19.14>

BACKGROUND

Heritage Property

100 Queen's Park is located on the southwest corner of Queen's Park and Bloor Street West. The Reasons for Identification within the HEA for the property include both interior and exterior attributes and specifically identify the east entrance on the Queen's Park elevation of the building: "The east frontispiece contains the principal entrance and an elaborate sculptural program, where pylons and altar blocks flank three sets of doors with carved piers, a nameplate and pictorial panels. Above this entry, a monumental round arch has mouldings, stained and leaded glass panels, and sculpted detailing with a pictorial frieze and a tympanum incorporating a seated figure, crests and other imagery". The full Reasons for Identification from the existing HEA can be found attached to this report (Attachment 4).

Policy Framework

Provincial Policy Statement and Planning Act

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include building strong communities, wise use and management of resources, and protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Planning Act and associated Provincial Policy Statement guide development in the Province and include the provincial interest regarding heritage resources as described in the Provincial Policy Statement issued under the authority of Section 3 of the Planning Act. The Planning Act requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development, and promotes the provincial policy-led planning system.

Provincial Policy Statement 2.6.1 reads "Significant built heritage resources and significant cultural heritage landscapes shall be conserved".

Official Plan

The revised heritage policies in the City of Toronto Official Plan provide the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council."

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.5.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and characters of that property and to mitigate visual and physical impact on it."

Standards and Guidelines for the Conservation of Historic Places in Canada

At its meeting of March 3, 4 and 5, 2008, City Council adopted the Standards and Guidelines for the Conservation of Historic Places in Canada as the official document guiding planning, stewardship and conservation approach for all properties on the Heritage Register. The General Standards for Preservation, Rehabilitation and Restoration as well as the Additional Standards for Rehabilitation apply to the alterations proposed under this application.

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

COMMENTS

The purpose of this application is to further the ROM's Multi-Year Accessibility Plan and to build on previously approved alterations including alterations to the existing stairs and landing and construction of a new accessibility ramp at the Queen's Park (east)

entrance of the ROM. The existing ramp and handrail in the south-east corridor of the rotunda, which is not original to the building, do not meet current accessibility standards. The north-east corridor retains its original configuration and stairs. With the recent approval of alterations to the exterior of the Queen's Park entrance including the new accessibility ramp, the ROM anticipates that this entrance will be highly used and will require two ramps for both incoming and outgoing traffic to accommodate all users with accessibility needs.

The proposed alterations to the north-east corridor include the removal of the existing floor, stairs and handrails in both the north-east and south-east corridors and the construction of new marble ramps and bronze handrails. The existing Bancroft marble will be salvaged and re-used within the new ramps. The floor area beyond the ramps will be repaired with a marble that is physically and visually compatible with the existing materials but legible as a new material.

CONCLUSION

The proposed alterations to the existing south-east and north-east corridors in the rotunda at 100 Queen's Park will be preserve the existing marble floors in situ and will not have a negative impact on the identified heritage attributes and heritage character of the property. Staff are supportive of the applicant's efforts to conserve this heritage property.

CONTACT

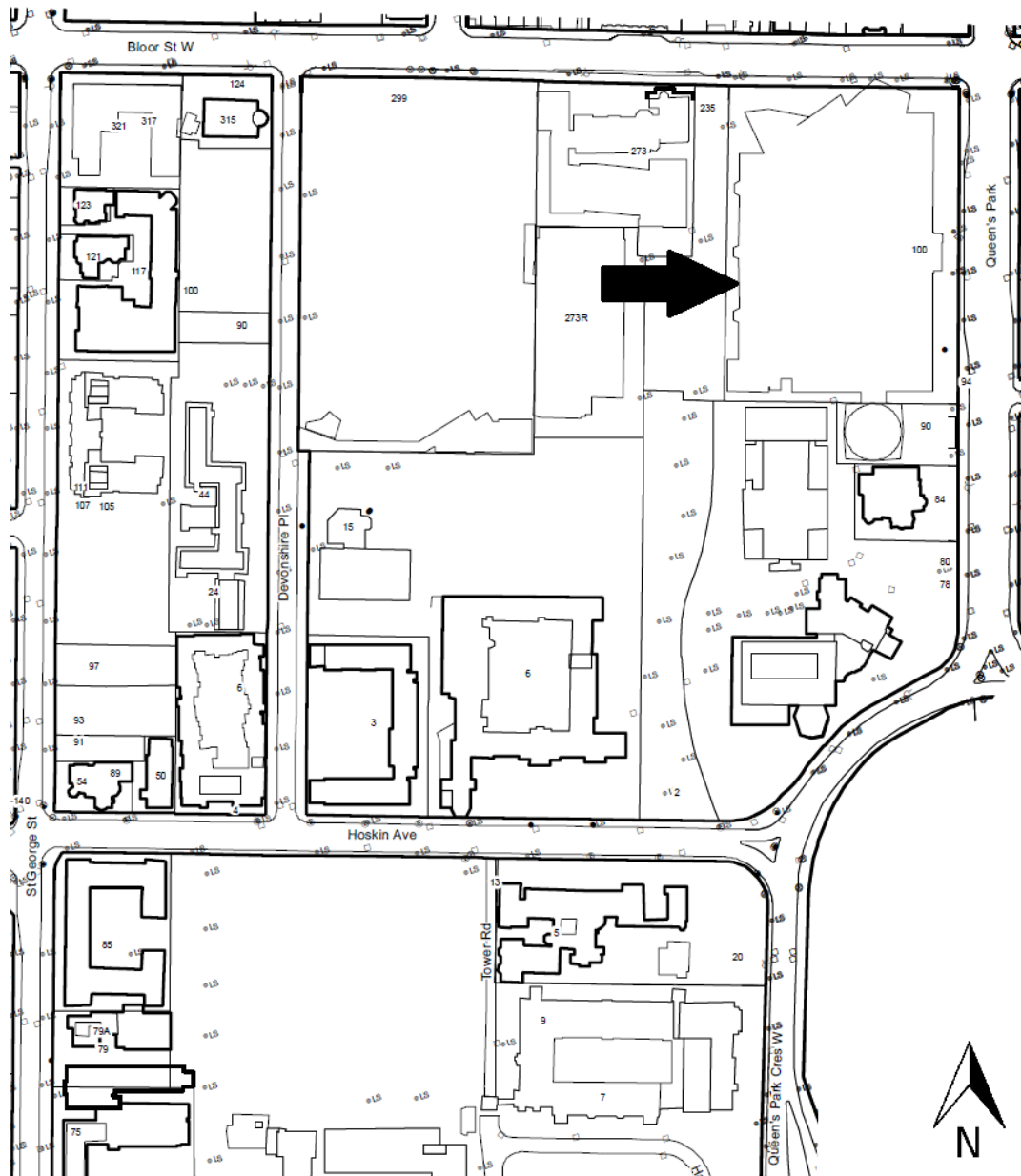
Mary MacDonald
Senior Manager, Heritage Preservation Services
Heritage Preservation Services
Tel: 416-338-1079; Fax: 416-392-1973
E-mail: Mary.MacDonald@toronto.ca

SIGNATURE

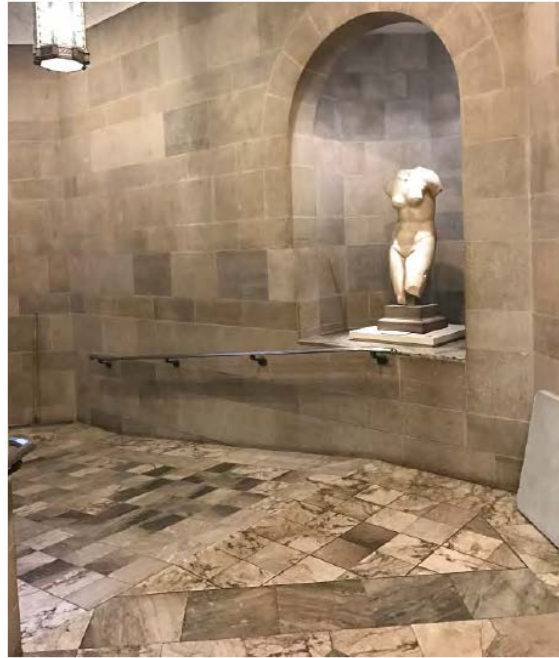
Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director

ATTACHMENTS

Attachment 1 – Location Map: 100 Queen's Park
Attachment 2 – Photographs: 100 Queen's Park
Attachment 3 – Proposed Plans: 100 Queen's Park
Attachment 4 – Reasons for Identification: 100 Queen's Park



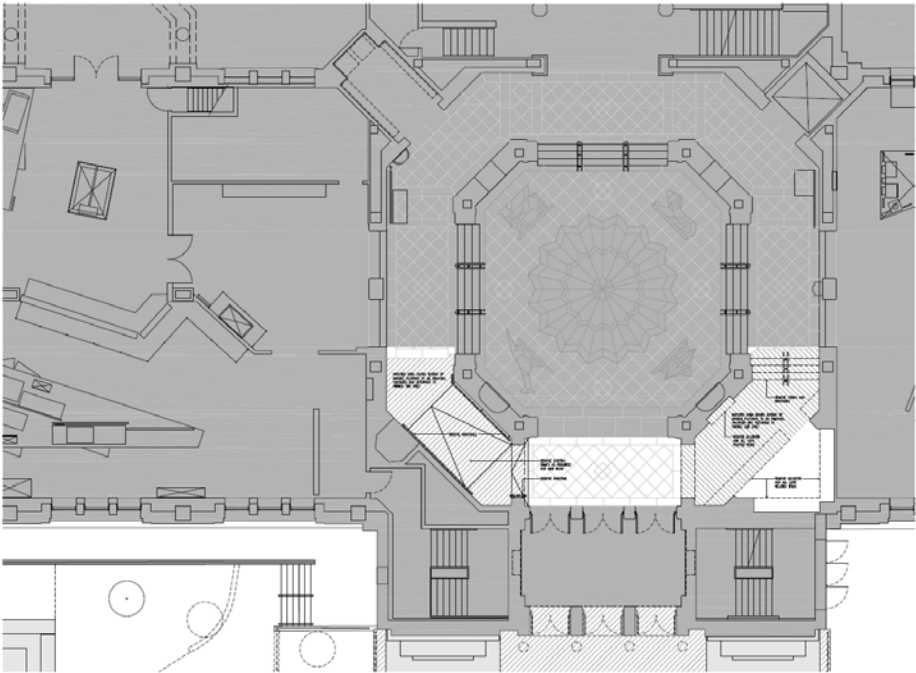
The arrow marks the location of the property at 100 Queen's Park.
This location map is for information purposes only;
The exact boundaries of the property are not shown.



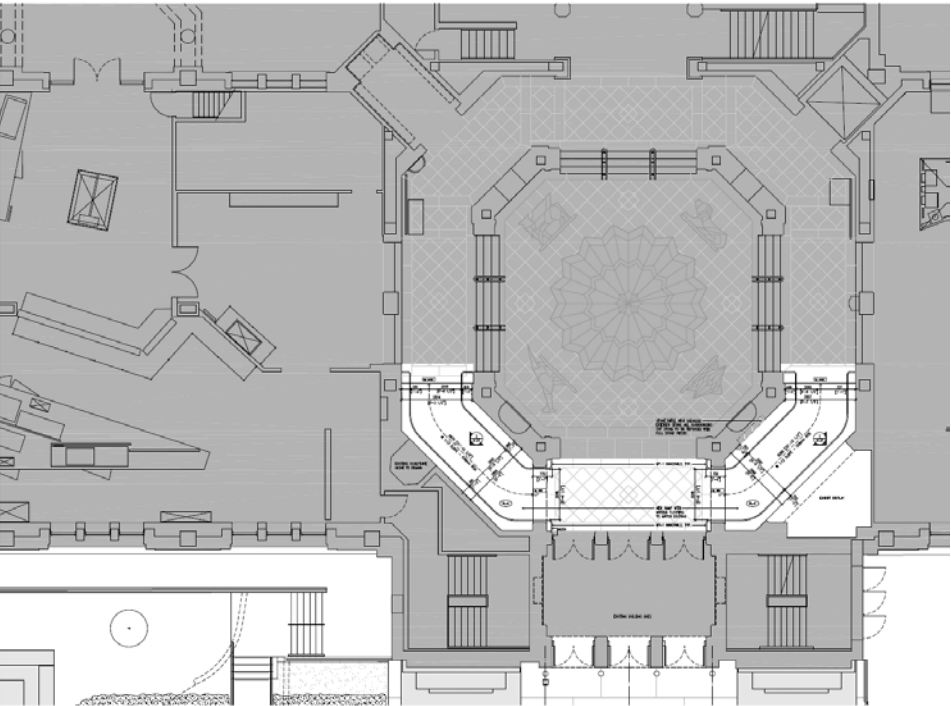
Existing South-east Corridor - 100 Queen's Park



Existing North-east Corridor - 100 Queen's Park



Proposed Demolition Plan - 100 Queen's Park



Proposed Ground Floor Plan - 100 Queen's Park

The property at 100 Queen's Park is identified for its cultural resource value or interest. Located in landscaped open space on the southwest corner of Queen's Park and Bloor Street West, the Royal Ontario Museum was founded in 1912 and evolved from a facility specializing in natural history and human civilization to the largest museum in the British Commonwealth outside of London, England. The notable architectural firm of Darling and Pearson designed the original building (West Wing, 1914), with architects Chapman and Oxley designing the Centre Block and East Wing (1933) and the Office Building (1933 and 1937). The Royal Ontario Museum is architecturally and historically significant as a cultural institution of international renown that is a landmark in the City of Toronto.

The Royal Ontario Museum complex displays elements derived from historical architecture, including the Romanesque Revival. The Reasons for Identification consist of the H-shaped complex where the Centre Block links the East Wing (along Queen's Park) and the West Wing (facing Philosopher's Walk), with the Office Building at the south end of the latter wing. The West Wing features a three-storey rectangular plan above a stone base, brick cladding with brick, stone and terra cotta trim, a flat roof with a parapet, round-arched door and window openings, Roman stone balconies, and three-storey bay windows. The East Wing has a three-storey rectangular plan with a centre block, wings and end pavilions beneath a copper-clad pitched roof with parapets and, above the centre block, a hexagonal skylight. With brick cladding on the west wall and Queenston limestone cladding with Credit Valley limestone trim on the other elevations, the East Wing incorporates trios of flat-headed and round-arched window openings with decorated spandrels, mullions and stonework. The east frontispiece contains the principal entrance and an elaborate sculptural program, where pylons and altar blocks flank three sets of doors with carved piers, a nameplate and pictorial panels. Above this entry, a monumental round arch has mouldings, stained and leaded glass panels, and sculpted detailing with a pictorial frieze and a tympanum incorporating a seated figure, crests and other imagery. A monumental round arch and sculpted detailing are found on the north and south elevations of the East Wing. The three-storey Centre Block has brick cladding and regularly placed window openings. Beneath a flat roof with a parapet, the Office Building rises four stories above a raised stone base and displays brick facing and round-arched fenestration.

On the interior of the East Wing, the octagonal-shaped Rotunda (lobby) and the main staircase are significant heritage attributes that are included in the Reasons for Identification. The coloured marble floor, mosaic ceiling and balconies at the mezzanine level incorporate geometric patterns and other imagery. Adjacent to the Rotunda, the staircase with marble detailing rises the full height of the building under the skylight.

Heritage Preservation Services
October 2003