

TORONTO STAFF REPORT

March 9, 2005

To: Toronto Preservation Board
Scarborough Community Council

From: Joe Halstead, Commissioner Economic Development, Culture and Tourism

Subject: 201 Guildwood Parkway (The Guild Inn) – Demolition of a Designated Building (Bickford Residence/Guild Inn), Authority to Enter into a Heritage Easement Agreement, and Amendment to the Designation By-law.
Scarborough East - Ward 43

Purpose:

The purpose of this report is to recommend approval of the demolition of the Bickford Residence/Guild Inn located at 201 Guildwood Parkway, to grant authority to enter into a Heritage Easement Agreement and to amend the designation By-law to include the Sculpture Studio and Building 191.

Financial Implications and Impact Statement :

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

Recommendations :

It is recommended that:

- (1) By-law 266-1999 (By-law designating 201 Guildwood Parkway under the Ontario Heritage Act) be amended to include Building 191 and the Sculpture Studio;
- (2) demolition of the Bickford Residence/Guild Inn be approved under Section 34 of the *Ontario Heritage Act*;
- (3) the Guild Inn Reuse Strategy prepared by Goldsmith Borgal & Company Ltd. Architects and Queen's Quay Architects International Inc. be approved and the principles contained therein be applied to the design of the new development, to the satisfaction of the Commissioner of Economic Development, Culture and Tourism;

- (4) the developer submit a Conservation Plan satisfactory to the Manager of Heritage Preservation Services prior to issuance of Site Plan approval;
- (5) the developer submit an Interpretation Plan for the Guild Inn site satisfactory to the Manager of Heritage Preservation Services prior to the issuance of any building permit for new development or a permit for demolition related to the Bickford residence portion of the existing development;
- (6) a Plan for the Nomenclature used on site, including the use of the name “Guild Inn” in the usual script and other appropriate naming of spaces within the new development that reference and reflect the site’s history, be developed satisfactory to the Manager of Heritage Preservation Services prior to issuance of Site Plan approval;
- (7) the developer present final plans of the development to the Toronto Preservation Board prior to issuance of Site Plan approval;
- (8) the developer provide a Letter of Credit to the City in an amount satisfactory to the Commissioner of Economic Development, Culture and Tourism to implement the Conservation and Interpretation Plans prior to the issuance of any building permit for new development;
- (9) authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the lessee of 201 Guildwood Parkway (The Guild Inn), using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor to accommodate the elements and items referenced in Recommendation No. 10, in consultation with the Commissioner of Economic Development, Culture and Tourism;
- (10) the lessee enter into a Heritage Easement Agreement prior to the issuance of site plan approval to provide permanent protection for elements of the Bickford Residence retained in the new development, including those items specified in Attachment No. 6, and any other designated heritage features on the portion of the property to be leased by the City to the developer;
- (11) the developer retain a consultant archaeologist licensed by the Ministry of Culture to carry out a stage two archaeological assessment, if required, and mitigate through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found;
- (12) the consultant archaeologist submit a copy of the relevant assessment report(s) to Heritage Preservation Services;

- (13) no demolition, except for the 1965 Hotel Addition, construction, grading or other soil disturbances shall take place on the subject property prior to Heritage Preservation Services and the Ontario Ministry of Culture confirming in writing that all archaeological licensing and technical review requirements have been satisfied; and
- (14) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

The Guild Inn, located at 201 Guildwood Parkway (Attachment No. 1), was designated under the *Ontario Heritage Act* in May, 1999 (By-law 266-1999). The property consists of a number of buildings that formed the former Guild of All Arts and architectural fragments collected by Spencer and Rosa Clark as shown in Attachment No. 2.

The Guild Inn:

The original two-storey "Bickford" residence, as shown in Attachment No. 3, was constructed in 1914 as the summer home for Colonel Harold Bickford and his family. The main building was organized in a butterfly plan, wrapping around an entrance drive and porte-cochere. The building remained relatively unchanged until 1932 when it became the Guild House for artists. In 1937, a ground floor addition on the north side was added. In the 1940s, the original butterfly wings were extended and shed dormers were added to permit bedrooms at the third floor level. The 96-room hotel addition was constructed in 1965.

The Guild Inn and the related Studio Building are designated under By-law 266-1999; the 1965 addition is not designated.

Building 191:

Building 191, as shown in Attachment No. 3, was constructed in 1962-63 as an office and storage facility. It incorporates two bas-relief panels from the former Globe and Mail building and margueretta stone from the former University Avenue Armouries. This building is not included in the current designation By-law.

The Sculpture Studio:

The sculpture studio, as shown in Attachment No. 3, is a small log cabin that was used by resident sculptors Thomas Bowie and Dorsey James. This building is not included in the designation By-law.

The Collection of Historic Architectural Fragments:

During the building boom of the 1960s and 1970s, numerous buildings were demolished in Toronto to accommodate larger office towers and complexes. Spencer Clark set about saving significant architectural elements of demolished buildings in order to erect them on the Guild Inn

lands. Currently, 39 architectural fragments are designated under the *Ontario Heritage Act* by By-law No. 266-1999.

Osterhaut Cabin

The former City of Scarborough designated the Osterhaut Cabin under the Ontario Heritage Act in July 1980 by By-law 19126.

Comments:

Additions to the Designation By-law 266-1999:

Staff recommends that the Reasons for Designation in By-law 266-1999 be amended to add Building 191 and the Sculpture Studio as follows:

The Sculpture Studio and Building 191 (currently the City of Toronto Culture Division Office) are included in the Reasons for Designation for their cultural resource value or interest. The buildings are historically, architecturally and contextually significant as important components of the Guild property that contributed to the development of the site as an artisans' colony, cultural destination and Toronto landmark.

Building 191 was constructed in 1962-63 for Spencer Clark as his private offices and a repository for his extensive art collection. Located at the west edge of the site, the name of the building reflects the earlier street address of the Guild property. The heritage attributes of the building are found on the exterior walls and roof. Rising two stories under a flat roof, Building 191 is constructed of concrete with decorative detailing in the lower floor and smooth surfaces above. Plain cornices extend above the first and second floors. The vertical strip window openings and the sets of double doors at either end of the principal (east) facade reflect the building's original purpose for housing large works of art and artefacts. Building 191 is distinguished by its exterior, where the east wall incorporates architectural artefacts from the collection that are included in the Reasons for Designation. Between the doors, a round Marguretta stone (1891) that was salvaged from the Armouries on University Avenue (demolished 1963) is centered in the wall. The stone is flanked by two monumental bas-relief panels designed by Fred Winkler in 1938 that were removed from the former Globe and Mail Building at King and York Streets (demolished 1974).

The Sculpture Studio was built in 1940 by Aage Madsen, a Danish wood sculptor. The building is located at the north end of the property, east of the Studio Building. The artists and sculptors who have used the studio since its construction include Thomas Bowie, Director of Sculpture at the Ontario College of Art, as well as Frances Gage and Siggy Puchta. The heritage attributes of the building are found on the exterior walls and roof. The structure rises 1½ stories under a low-pitched gable roof with decorated fascia. Constructed of wood, the building has vertical corner

posts and horizontal cladding. The principal (south) facade features a simple wood door and flat-headed window openings with multi-paned windows. Wood strapwork and stucco flank the window opening in the half-storey. On either side of the entrance, the woodcarvings of Norse mythology were crafted by Guild artisan Dorsey James in 1979.

The Hotel/Spa Proposal:

Staff of the Cultural Affairs unit of the Culture Division will be reporting to the Administration Committee regarding a proposal for a long-term lease with a developer for the development of a hotel/spa on a portion of the Property. The City, through the Culture and Parks and Recreation Divisions, will retain responsibility for the balance of the property that contains most of the architectural fragments, the Sculpture Studio, the Osterhaut Cabin, the Studio, and Building 191.

The developer is proposing to construct a purpose-built hotel to suit the character of the site. The design of the new complex will be in a contemporary style that is derivative of the architectural massing, proportion and detailing of the arts and crafts movement (Attachment No. 4). The proposal is broken down into three distinctive sections. The central section is an inn placed on the site of the Guild Inn. The new work has been designed to commemorate the Inn with similar massing and a butterfly arrangement of wings that reflect the original. Extending north-east of the inn is a small pavilion that is intended to be a small multi-function event space. A new multi-level parking garage is proposed on the site of the existing parking lot in the north east corner of the hotel site. This garage is conceived to extend below ground so that the roof of the structure is at grade and does not appear to be substantially different than at present.

Within the interior, elements of the existing inn will be salvaged and reinstalled including the main stair from the ground floor to the second floor, paneling from the dining room, and paneling and bookcases from the existing library. In addition, artefacts that have been recovered and stored by the City (furniture, art and light fixtures as set out in Attachment Nos. 5 and 6) will be reincorporated into the interior design of the new inn.

Extending south-east from the inn is a range of building pavilions that will house the spa component of the development. Similarly, extending to the south-west of the inn will be the Culinary Centre and Main Event component of the proposed building programme. The interior is to be designed in a contemporary style that is an interpretation of the Arts and Crafts movement.

Landscaping immediately adjacent to the inn that is part of the lease will be designed in a manner that complements the landscaped setting of the cultural lands. Within the existing landscape exists buried material such as stone from the Stanley Barracks (the New Fort), that may be incorporated into the landscape of the property.

At this time, the developer has not finalized the design of the new inn. Staff recommends that the final design plans be presented to the Toronto Preservation Board.

The developer has included a Conservation Strategy that includes key principles (Attachment No. 5) to ensure that the new construction is compatible with the physical attributes of the site, history, and original artistic intent.

Heritage Structures Condition Assessment:

Construction of the new facility will require the demolition of the designated Bickford House/Guild Inn. To assist in determining if this action could be supported, Goldsmith Borgal & Company Limited Architects completed a preliminary examination of the Guild Inn structure. In addition, staff has inspected the structure in order to determine its condition. The condition of the exterior envelope of the main building is fair to poor. Significant deficiencies were noted relating to water penetration, roofing and flashing failures, rotting of the perimeter wood members, window condensation issues including the deterioration of the steel window sash, failing paint finishes and collapsing of plaster ceilings.

Due to failing roofing and inconsistent heating, the building interior has deteriorated from excessive moisture and condensation. Leaking roofing and flashing has caused the collapse of several areas of upper floor ceilings. Water damaged plaster and insulation are marked with evidence of mould growth. Extensive renovation or restoration would be required for any reuse of the interior spaces.

Based on preliminary observations by the architect, the original Bickford residence had hot water radiant heating. This heating system was extended as the building expanded. In the 1960's, additional ventilation and exhaust systems were added by inserting ductwork between the wood structural members. The existing heating ventilation system now requires replacement.

The existing plumbing fixtures are outdated and in poor condition. The electrical system, including wiring, light fixtures, and exit and control devices are in need of complete refurbishment. Surface mounted sprinklers were added for safety reasons, however, this detracts from the presentation of the spaces.

Much of the original structure has been altered in a style that was not sympathetic to the original building or with materials that were not durable.

Demolition of the Bickford House/Guild Inn:

Staff has been concerned about the deterioration due to the fact that the building has been vacant. Prior to the preliminary review by Goldsmith Borgal & Company Ltd. Architects, staff hoped that the original Bickford Residence could be retained and restored as part of the redevelopment of the site. After review of the architect's findings and an inspection of the existing structure, staff is unable to recommend that the Bickford Residence be restored due to the deteriorated condition of the structure. Any approach to restoration or renovation would require a degree of intervention that, in the end, would leave so little of the original as to make the project essentially a replica with some internal original framing.

Staff has concluded that the heritage importance of the building is more in reference to the cultural events that occurred on the site rather than the quality of the architecture. An important aspect of what made the Guild Inn historically significant was the manner in which Spencer and Rosa Clark encouraged the development of the arts on the site and displayed the works within the Guild Inn. The Clark's departure from the Guild Inn in the early 1980s along with their collection of art marked the turning point for the Guild Inn as a viable destination. Major hotel operators such as Delta Hotels and CN Hotels were unable to successfully manage the Inn, which led to its decline and eventual closure. It can be concluded that a significant aspect of the success and importance of the Guild Inn was the encouragement of the arts by Spencer and Rosa Clark and exhibition of those works within the Guild Inn. The location, condition, and configuration of the facility is not competitive in today's market and therefore not viable.

Conservation Plan / Interpretation Strategy / Reuse Strategy:

The Guild Reuse Strategy by Goldsmith Borgal & Company Ltd includes key principles that will be followed during the planning and construction of the replacement hotel complex. These principles will form the basis for the design of the new structure and will ensure that the new work is compatible with physical attributes of the site and the place, history, and original artistic intent. Staff supports these principles for redevelopment of the site. Staff is recommending that a Conservation Plan be prepared and that a Heritage Easement Agreement be entered into with the City to provide permanent protection of these elements.

Staff is also recommending that an interpretation strategy be developed for the entire site that describes the history of the Guild of All Arts and the vision of Spencer and Rosa Clark. The strategy should identify the artists that were in residence, the architectural elements that are on display on the lands, and the development of Guild Inn over its lifetime. As part of the obligation for an Interpretative plan, staff recommends that consideration be given to developing a cell phone based self guided audio tour as well as producing a monograph or coffee table book commemorating the site's rebirth. Staff is recommending that the City approve the nomenclature on the site, including the use of the name "Guild Inn" and other names that reference and reflect the site's history.

Archaeology:

As the proposed development is in an area of archaeological potential, staff is initiating a stage one archaeological assessment of the property. Staff recommend that, if the stage one assessment indicates further archaeological assessment is required, the developer be required to undertake a stage two archaeological assessment prior to the issuance of any building or demolition permit, save and except a permit for the demolition of the 1965 Hotel Addition.

Conclusions :

Due to the unfortunate deterioration of the Guild Inn and extensive work needed to upgrade the inn for hotel use, staff recommends that only certain elements of the Guild Inn be retained and that the new development be constructed according to the principles contained in the Guild Reuse Strategy. This Strategy pays homage to the original design of the Guild Inn developed by Spencer and Rosa Clark. Staff also recommends that the Designation By-law be amended to include Building 191 and the Sculpture's studio. Staff is confident that implementation of the recommended redevelopment proposal will breathe new life into a culturally significant site while respecting the vision established by Rosa and Spencer Clark.

Contact:

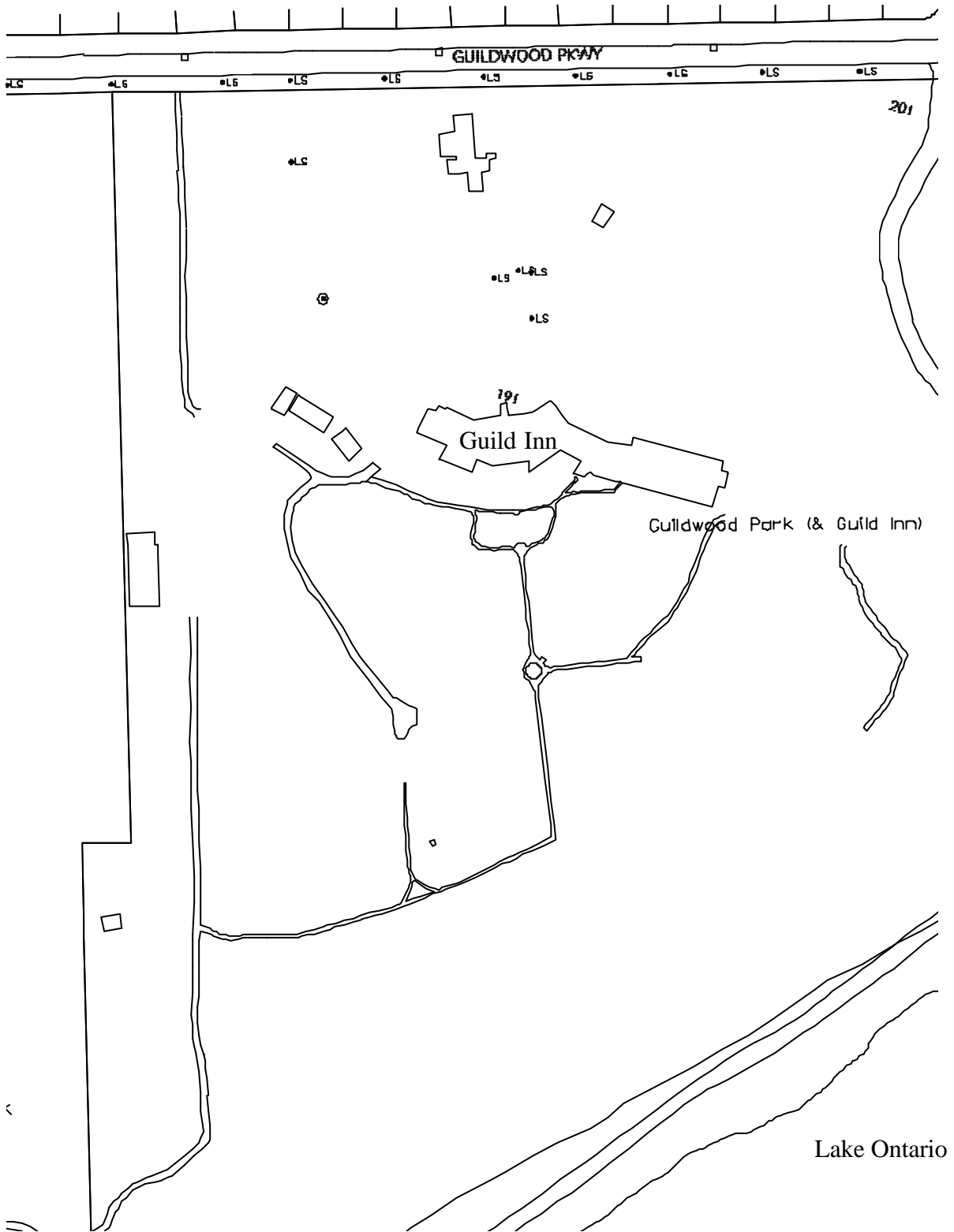
Rita Davies
Executive Director of Culture
Tel: 416-397-5323
Fax: 416-392-5600
E-mail: rdavies@toronto.ca

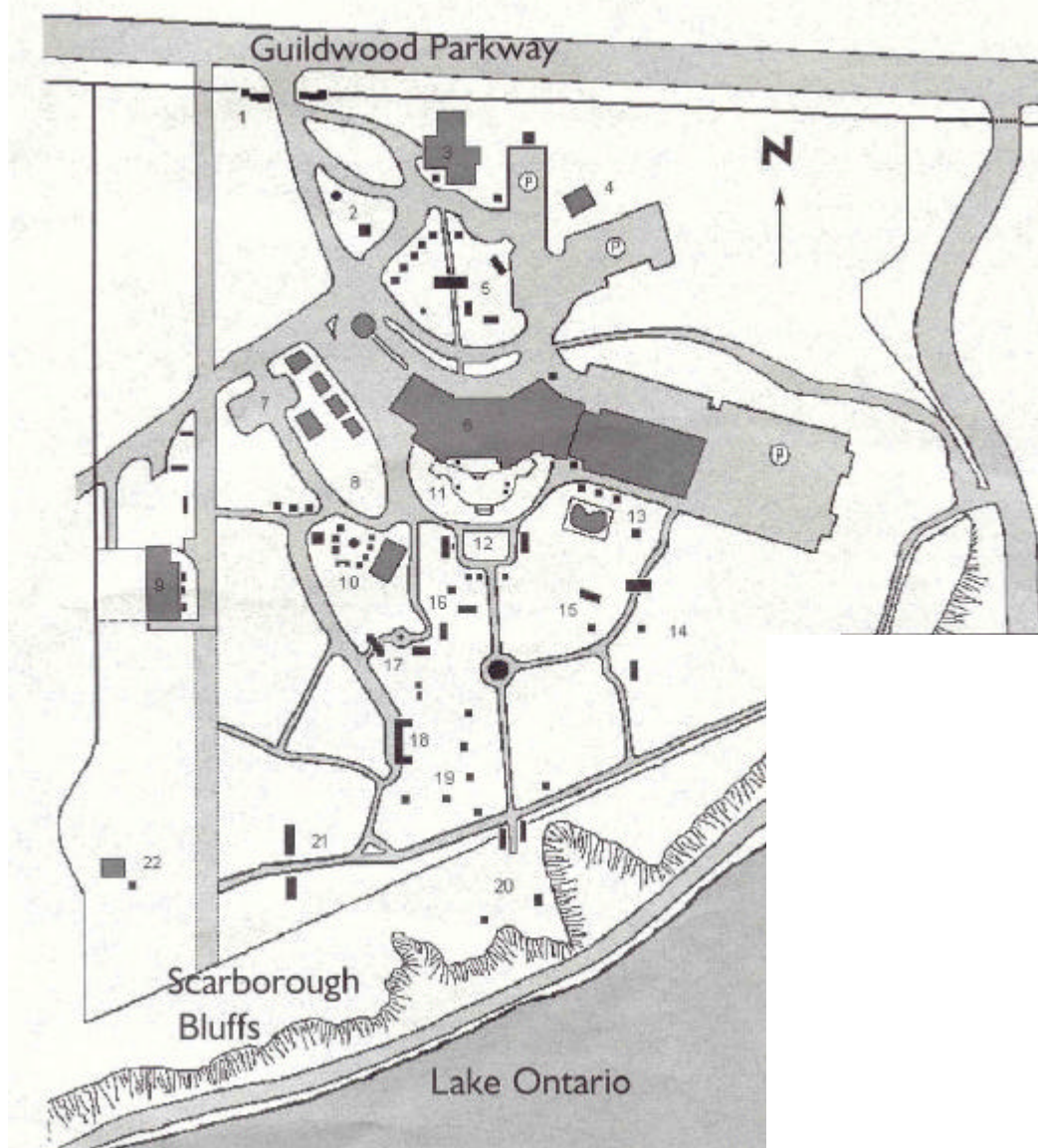
Joe Halstead
Commissioner Economic Development, Culture and Tourism

List of Attachments:

Attachment No. 1 (201 Guildwood Parkway) – Location Map
Attachment No. 2 (201 Guildwood Parkway) – Site Features
Attachment No. 3 (201 Guildwood Parkway) – Photographs
Attachment No. 4 (201 Guildwood Parkway) – Proposal
Attachment No. 5 (201 Guildwood Parkway) – Proposed Strategy for Reuse
Attachment No. 6 (201 Guildwood Parkway) – Heritage Elements to be Reincorporated

LOCATION MAP: 201 GUILDWOOD PARKWAY (GUILD INN) ATTACHMENT NO. 1





- | | |
|---|-------------------------|
| 1. Entrances Gates | 12. Musidora |
| 2. Provincial Panels | 13. On the Terrace |
| 3. The Studio | 14. By the East Wing |
| 4. Sculpture Studio | 15. Brick Wall |
| 5. North Garden | 16. Wall |
| 6. The Guild Inn | 17. Archway |
| 7. Park maintenance bldgs & greenhouses | 18. The Greek Theatre |
| 8. Stone Storage Area | 19. Provincial Panels |
| 9. Building 191 | 20. The Bluffs |
| 10. Circle of columns | 21. Keystone Wall |
| 11. On the Patio | 22. Osterhaut Log Cabin |



The Guild Inn Front (North) Elevation



The Guild Inn Rear (South) Elevation



Building 191 Front (East) Elevation

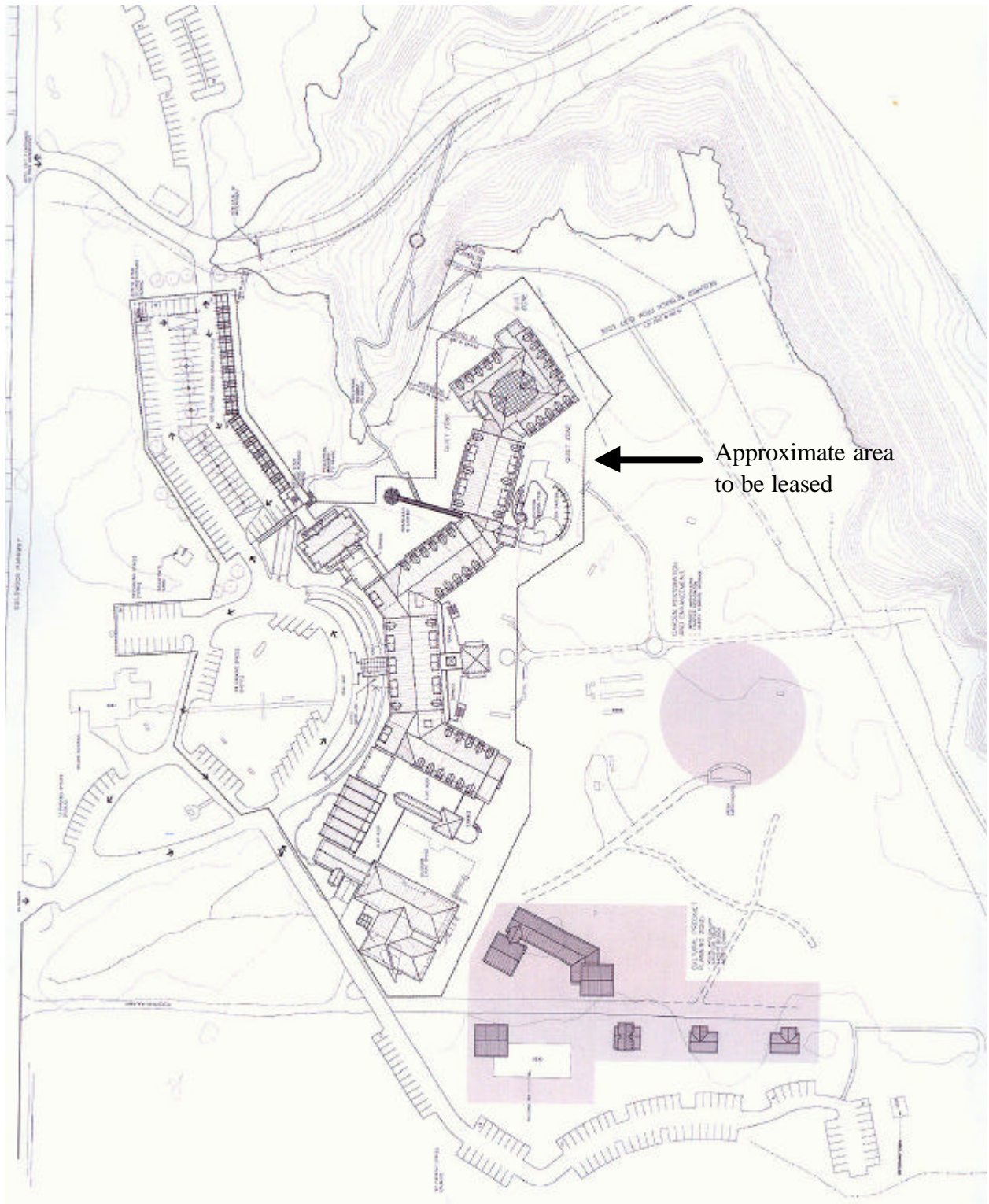


Sculpture's Cabin Front (South) Elevation

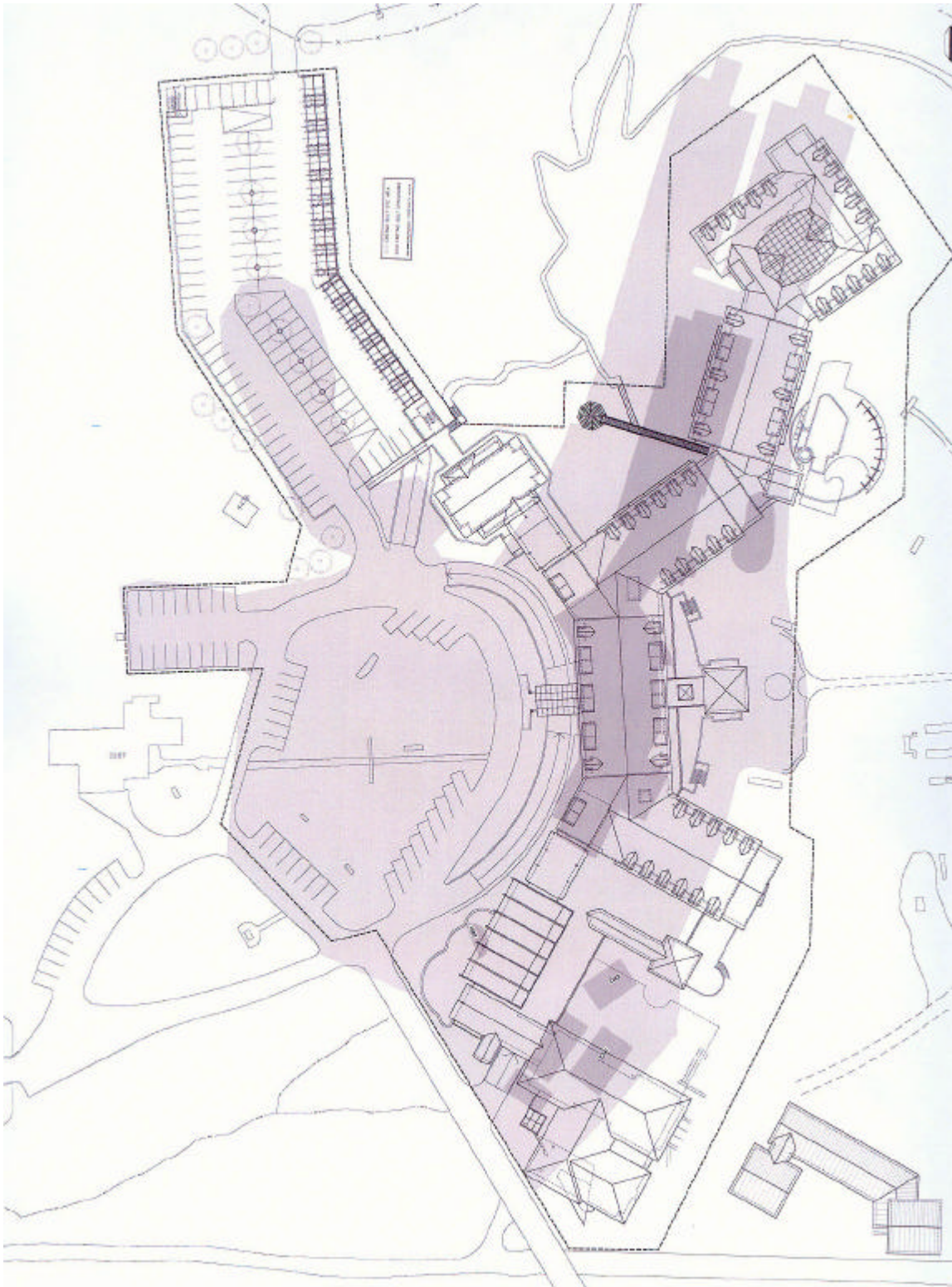


Front View

Original Bickford Estate Front (North) Elevation



Proposed Site Plan



Proposed Site Plan with Existing Buildings
(Existing Buildings and Parking is Shaded)



Proposed Development
Note: Not Final Design

Extract from: Guild Inn Reuse Strategy by Goldsmith Borgal & Company Ltd. Architects and Queen's Quay Architects International Inc.

6.0 PROPOSED STRATEGY FOR REUSE

Our proposal is for the replacement of the existing hotel complex with a new purpose built hotel to suit the special nature of the site and context. This proposal has been arrived at after considering the design, condition and values inherent in the existing buildings.

The intention of the design would be to follow a series of key principles in its development and implementation. These principals have been developed to ensure a good fit on the site physically and in spirit, retaining at its root some of the first intentions of Spencer and Rosa and to commemorate their history and use of the site as the Guild of All Arts and the Guild Inn.

The aura supplied by the bright personalities of Spencer and Rosa cannot of course be replaced, it passed away with them. However, to a large extent the spirit and physicality of the veneer they created within the old structure can be reinstated through the reincorporation of historic artifacts as well as the development of a design in an appropriate spirit.

6.1 Key Principles

Should permission be given to remove the existing structures we propose the following principles upon which the design of new work should be based. These principles will ensure that the new work is compatible not only with the physical attributes of the site but also the spirit of the place, history and original artistic intent.

The original building complex is altered and deteriorated to the point that removal should be allowed. This is based on the consideration that any approach to restoration or renovation would require a degree of work which in the end would leave so little of the original as to make the project essentially a replica with some internal original framing. Consider that restoration work would require: removal of some later additions, reinstatement of missing walls, new windows and doors throughout, extensive replacement of wood elements (fascia, soffit, trusses), new roofing on repaired framing, new metal work, flashing and chimney repair/reconstruction, and the reworking of the entire interior. The value of this is questionable. Further the heritage importance of the building is more in reference to the history of occupation rather than the quality of the architecture now so deteriorated and altered.

1. The new work should be contemporary but in the Arts and Crafts, Picturesque spirit of the original with architectural quotes and references. In keeping with the Venice Charter, this should not extend to a literal reproduction of what remains today or what we believe from photographs or other evidence existed in the past but should be "of its time" i.e. contemporary.

2. The new work should relate to this unique landscape in a similar manner to the original. This includes recognition of sight lines, view corridors, axial arrangements, significant plantings or remnant forest and relationships of grounds features to building features.
3. The massing of the building should respect the low-rise nature of the existing historic buildings. This massing should be organized to consist of an expression of a number of pavilions. This is not to be literally interpreted as meaning independent buildings, but the composition should appear as a series of domestic scaled parts appropriate to the site. A maximum height of 3 1/2 stories in a composition of parts from 1 to 3 1/2 stories would be appropriate.
4. The new work should be mainly located on disturbed ground. For the most part this will be the site of existing parking lots, buildings and terraces.
5. The spirit of the design should be faithful to Spencer Clark's original Arts and Crafts intentions. This will have to do in part with the inclusion of a variety of Canadian arts and crafts in the building.
6. The design of the building should include significant, individual interior elements, which have survived to present and can be reincorporated.
7. If the municipality permits, key rooms should be created which celebrate the history of the site and former rooms of similar purpose, such as a dining room. These rooms should include art, artifacts (sculpture, ceramics etc.) and restored furnishings as display pieces. This will provide a physical and social link to the history of the site.
8. A naming convention should be developed to celebrate Spencer and Rosa as well as other significant artists who contributed to the history of the site. This could extend to principal public rooms and possibly specialty suites.
9. The organization of the Inn shall harmonize with the proposals for the Cultural Lands, taking into account particular elevations as seen from the cultural lands, entrance paths and driveways, service area entrance and screening.
10. The layout of the inn both in plan and section should avoid impacts on the siting of architectural monuments, key mature trees, woodlots and other critical site features. Some modification of paths and exterior spaces will be required to knit together both Inn and Cultural aspects of this site.
11. The type and use of materials should be sympathetic to the project "style" and arts and crafts philosophy and include where appropriate salvaged materials from the site collection.
12. Cooperation with the City is required to interpret the story of the site. This might include a cell phone strategy such as "murmur", photos, drawings, portraits and events.

6.2 Proposed Development Strategy

Based on the principles espoused above the design strategy illustrated on the following drawings is being proposed. This is not a final design as much design development is required before implementation. It does however establish a design direction, physical layout and massing based on the principles set out above. Design development will continue on the basis of this strategy.

The design of the entire new complex will be in a contemporary style derivative of the architecture massing, proportion and detailing of the arts and crafts movement generally and site references specifically. This will help to link the design to the original intentions of Spencer and Rosa.

The placement of the parts of the proposed new Inn have been carefully placed to sit in an area of the site currently containing buildings, associated walks and parking areas and other structures such as the pool. The purpose of this placement is to avoid any significant impact on the cultural lands, and the siting of the sculptures and artifacts set into the landscape. Building elements are further located to link to and/or avoid the primary arrangement of organizational axis, walks paths and planting, including forested areas of the site.

The proposal is broken into three distinctive sections.

The central section is an Inn placed on the site of the historic Guild Inn. This new work has been designed to commemorate the Old Inn with similar massing and a butterfly arrangement of wings, which reflect the original. This arrangement will permit the same relationship of the Inn building to the site as existing. The entrance will be placed in regard to the axial walkway access across the forecourt; the driveway will lead to the same place. Trees will line the driveway in the same manner thus preserving a memory of the original Inn.

Two wings reach back from the reinstated massing of the front elevation. These symmetrical wings allow the Inn to retain a compact elevation on the front, north, side while accommodating the required rooms for commercial viability. They further frame a terrace looking out toward the lake while not obstructing that view from the entrance lounge.

On the ground floor the organized common rooms of the Inn are: main reception, lobby lounge, dining room, meeting rooms and so on.

A number of fireplaces, a significant component of the Bickford residence, will be reinterpreted in the design of the new facility.

The proposed arrangement of wings, terrace and facilities is surprisingly similar to the architectural drawings found in the archives for an expansion of the Inn considered by Spencer Clark.

Extending to the north east of the Inn is a small pavilion. This is intended to be a small multi-function event space. From this leading further east is a covered pergola which creates a covered walk from the parking lot to the conference centre and beyond to the Inn proper.

A new multi level-parking garage is proposed on the site of the existing parking lot in the north east corner of the hotel site. The new parking structure will necessitate infringement to the existing wooded areas that border this parking lot, but all attempts will be made to minimize the impact of the forest and to re-introduce mature trees along the perimeter and within the surface landscaping. This garage is conceived to extend below ground only so that the roof of the structure is at grade and does not appear to be substantially different than at present. Additional interior links will be constructed below grade to provide a covered passage for patrons from parking to the Inn reception area.

Extending southeast from the Inn and linked to it is a range of building pavilions that will house the spa component of the building programme. This is to be sited roughly where the 1965 hotel wing is located including the parking lot to the southeast.

The programme for this area includes a separated Spa reception and lounge, Spa guest rooms, treatment rooms, exercise rooms, sauna steam rooms, administrative area and so on. This area is connected to the new pool located to the south west of the Spa.

Extending to the south west of the Inn and linked to it is a range of building pavilions that will house the Culinary Center and Main Event Space component of the proposed building programme. This range of buildings is to be constructed on the site currently used as a hotel service area including a site transformer, garages, service yard and greenhouse. Similar to the past, the entrance to an enclosed service area has been included in the design. The enclosure of the service area is in keeping with the design standard for the site.

The design of the Culinary and Main Event component will respect its presence as part of the entrance view to the site and in the manner of the design of the rest of the complex. The culinary buildings in addition to the hotel will also include an independent entrance facing the driveway. In this location we recognize this building will also mark the connection to the western driveway extension that will lead to the art centre within the cultural precinct. Elevation treatments and adjacent landscaping will respect this position.

The programme for the culinary centre will include a separate reception and lounge, classrooms and demonstration kitchens, library, and administrative areas.

The building interior, like the enclosure, is to be designed in a contemporary style that is an interpretation of the Arts and Crafts. This will produce both an exciting and attractive facility but will also be in keeping with the principle of commemorating the history of the Guild.

Within the interior several key elements of the existing Inn will be salvaged and reinstalled. It is proposed that these include:

1. The Main stair from the ground to the second floor.

2. Paneling from the dining room, in the new dining room.
3. Paneling and bookcases from the existing Library to a new library / lounge.

To further return the "intangible heritage veneer" to the interior the developer of the Inn will work to establish a protocol with the city so that artifacts from the original Inn can also be included. It is anticipated these will include:

- Loose furnishings such as the dining room furniture and bar stools.
- The stained glass window with the Guild crest.
- Guild ceramic plaques.
- Some original light fixtures.
- Art for the walls, part of the guild collection.
- Commemorative framed photographs of historic persons and events.
- Other art or artifacts yet to be identified.

Most of the landscaping of the site will remain in the cultural lands. However lands immediately adjacent to the Inn and part of its direct grounds and terraces will be designed to marry with the cultural lands. This will include a material pallet, planting plan, and design for walkways steps and retaining walls. Within the existing landscape there are additional found materials, which would make an interesting addition to the site. The reuse of materials might include:

Unused decorative salvage not currently on display.

The reuse and incorporation of stone on site salvaged from the destruction of the historic Stanley Barracks in Toronto currently buried at the head of the ravine.

The result of this work will be an exciting new Inn, which will become a celebrated destination in the setting of the Guild cultural lands. Through the design references and architectural quotes as well as the inclusion of building salvage and city artifacts the building will commemorate and celebrate the 50-year history of the use of the site as the Guild of All Arts from 1932-1982.

6.3 Architectural Precedents

The principles set out above recommend that the new Inn be designed in a contemporary style in keeping with the Venice, and other, Charters that recommend new design be "of its time". In this context we propose that a design language for the project be developed which captures the spirit of the site and its history in a contemporary Arts and Crafts style. No one precedent included here strictly represents the scheme as proposed but instead their inclusion is simply to help illustrate and interpret the proposed design language.

These illustrations include both contemporary and historic examples. Taken together and with additional references to the historic Guild Inn complex, they illustrate an approach to spatial volume, massing, material usage and detailing which will inspire this project.

6.4 Further Investigations

We recommend that the following additional studies be undertaken:

1. An environmental assessment of the existing building(s) to determine the extent of remediation of hazardous materials required prior to demolition and disposal.
2. An arborist's report to assess the species, size and condition of existing trees which are located on the site of the proposed buildings.
3. A study of the existing building material salvage in the head of the ravine to determine:
 - a) The quantity and suitability of the existing stone for reuse as a building material.
 - b) The environmental impact of removal and possible ravine stabilization requirements if removed.

HERITAGE ELEMENTS TO BE REINCORPORATED:
201 GUILDWOOD PARKWAY (GUILD INN)

ATTACHMENT NO. 6

The following heritage elements are to be reincorporated in the new development:

1. In the lobby – 6 Copper Repousse panels done by Albert Gillies in the 1930s.
2. Restoration and perhaps replication (as warranted) into the arts and crafts décor - bar stools, dining chairs.
3. Many of the one-off pieces of furniture that came from the hotel such as buffets, hutches and built-in display cabinets in addition to whatever part of the Guild Art Collection as may be appropriate on a long term loan basis.
4. Hand crafted light boxes and headboard removed from the hotel and held in storage by the City.