

TORONTO STAFF REPORT

January 4, 2006

To: Toronto Preservation Board
Toronto and East York Community Council

From: Director, Policy & Research, City Planning Division

Subject: 2 Strachan Avenue - Hockey and Sports Halls of Fame - Approval of the Conservation of Parts of a Heritage Building and Authority to Enter into a Heritage Easement Agreement
Trinity-Spadina - Ward 19

Purpose:

As a result of Council's decision to approve a new Soccer Stadium at Exhibition Place which requires the demolition of the Hockey and Sports Halls of Fame, a listed heritage building, this report recommends that staff be authorized to take certain steps to conserve parts of the heritage building and that authority be granted to enter into a Heritage Easement Agreement with The Board of Governors of Exhibition Place to provide protection for the retained portions of the heritage building.

Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that:

- (1) the conservation of parts of the heritage building known as the Hockey and Sports Halls of Fame at 2 Strachan Avenue be approved subject to the Board of Governors of Exhibition Place (Exhibition Place):
 - (a) documenting the heritage building to the satisfaction of the Manager, Heritage Preservation Services;
 - (b) entering into and registering a Heritage Easement Agreement with the City to provide permanent protection for the conserved portions of the heritage building;

- (c) agreeing that no demolition permit will be issued for the heritage building until the above conditions have been fulfilled;
 - (d) ensuring that a qualified heritage conservation architect is retained as part of the Soccer Stadium Project to advise on the conservation of the various parts of the heritage building;
 - (e) prior to the issuance of the full building permit, providing a Conservation Plan with detailed plans and specifications for the heritage elements to be retained to the satisfaction of the Manager, Heritage Preservation Services;
 - (f) making appropriate arrangements for the conservation of the hockey mural to the satisfaction of the Manager, Heritage Preservation Services;
- (2) authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with Exhibition Place, 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 in consultation with the Chief Planner and Executive Director, City Planning Division; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

The property at 2 Strachan Avenue, Exhibition Place, as shown on Attachment No. 1, contains a number of heritage buildings, including the building originally known as the Hockey and Sports Halls of Fame. The building, which was listed on the City's Inventory of Heritage Properties by City Council on May 3 and 4, 1993, was constructed in two stages, 1960-61 and 1966-67, according to the plans of Allward and Gouinlock, noteworthy Toronto architects.

The building, as shown in Attachment No. 2, displays the folded plate walls and canopy roof featured on the exhibition halls built for the Festival of Britain, held in London in 1951 to celebrate the 100th anniversary of the Great Exhibition. The two-storey structure, constructed of concrete and steel with stucco, granite, terrazzo, metal and stainless steel trim, features a two-storey rectangular plan. The long south and north elevations are divided into three bays with a central entrance block flanked by symmetrical wings. The folded concrete walls are expressed as projecting triangular forms with vertical strips of steel mesh placed at the junctures for aesthetic and structural purposes. On the principal (south) facade, the recessed centre block features a fully glazed wall containing the main elevated entrance, allowing views into the foyer with its coloured hockey mural. The entry is protected by a folded plate roof supported on four granite-clad columns, the shapes of which are repeated in the colonnade of flag standards radiating out from the entrance. The north elevation is similarly treated, apart from the projecting centre block with its terrazzo-clad columns, asymmetrically-placed entrances with transoms, metal grillwork, and name band. The narrow three-bay east and west walls are faced

with concrete panels. Fully glazed entrances have single-storey openings above and double-headed conical light fixtures on either side. The entry on the west end is more elaborately treated with a granite door surround and metal grillwork overhead. The structure is covered by a flat roof with a wide metal cornice and, along the south edge, stainless steel letters identifying "Hockey Hall of Fame" and "Sports Hall of Fame."

The heritage building is owned by Exhibition Place and is currently occupied by Canada's Sports Hall of Fame.

On October 26, 27 and 28, 2005, City Council adopted the staff recommendations of the October 19, 2005 report from the Board of Governors of Exhibition Place regarding the construction of a new soccer stadium in the Exhibition Place site. The proposed stadium, as shown in Attachment No. 3, will be located immediately south of the Food Products Building and east of the Queen Elizabeth Building. The proposed 20,000 seat stadium (with potential expansion to 30,000 seats) will be managed by Maple Leaf Sports and Entertainment (MLSE) for a 20 year period. At all times, the City will be the owner of the stadium. Financing of the stadium will be by MLSE with substantial contributions from the City, Provincial and Federal governments. The development is subject to the City, the Board of Governors of Exhibition Place, MLSE and the Canadian Soccer Association entering into project, management and facility usage agreements.

Construction of the new soccer stadium must commence immediately in order to be available for the 2007 world soccer championship.

Comments:

The report from the Board of Governors of Exhibition Place (Exhibition Place) recommended approval of a new soccer stadium on a site which is shown in Attachment Number 3. This site plan was contained in the report to City Council. Council's decision to approve the new stadium requires the demolition of the Hockey and Sports Halls of Fame Building.

Staff recommends that the heritage building be fully documented prior to its demolition.

Following from Council's decision, staff has identified and sought to secure retention of important features of the central portion of the south elevation of the building. Exhibition Place's intent is to conserve those heritage features on the west elevation of the new Stadium. Details regarding the extent of resource retention and the conservation techniques to be used have not been determined at this time. Staff recommends that Exhibition Place arrange for the engaging a heritage architect to document the building and to prepare a Conservation Strategy for the portions of the building to be conserved within the new soccer stadium. The Conservation Strategy will provide a high level approach to conserve those heritage features. Staff recommends that those heritage features be protected by securing a Heritage Easement Agreement prior to the issuance of the demolition permit for the heritage building. A Conservation Plan will be prepared which will provide detailed drawings and specifications for the heritage elements to be retained will be prepared prior to the issuance of the full building permit. Plan will provide detailed drawings and specifications for the heritage elements to be retained.

The interior lobby of the heritage building contains a large wall mural of hockey players that is visible from the exterior through the main entrance of the south elevation. Exhibition Place has agreed to retain this art work on the Exhibition site at a location yet to be determined. Staff support this approach subject to:

- the use of an art conservator to advise on the conservation of the art,
- identification of a satisfactory location where the art may be viewed by the public, and
- discussions between Exhibition Place with the artist of the mural regarding the new location for the art work.

Conclusions:

The property at 2 Strachan Avenue (Exhibition Place) contains the heritage building known as the Hockey and Sports Halls of Fame. In October, 2005, Council, upon the recommendation of the Board of Governors of Exhibition Place, approved a proposal for a new soccer stadium that requires the demolition of the heritage building. In light of this decision, staff recommends that important features of the heritage building be retained. This work should be directed by conservation consultants and be protected by a heritage easement agreement.

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List of Attachments:

Attachment No. 1	Location Map (2 Strachan Avenue – Hockey and Sports Halls of Fame)
Attachment No. 2	Photograph (2 Strachan Avenue – Hockey and Sports Halls of Fame)
Attachment No. 3	Stadium Proposal (2 Strachan Avenue – Hockey and Sports Halls of Fame)

LOCATION MAP

2 Strachan Avenue – Hockey and Sports Halls of Fame

ATTACHMENT NO. 1



PHOTOGRAHS
2 Strachan Avenue – Hockey and Sports Halls of Fame

ATTACHMENT NO. 2

South Elevation

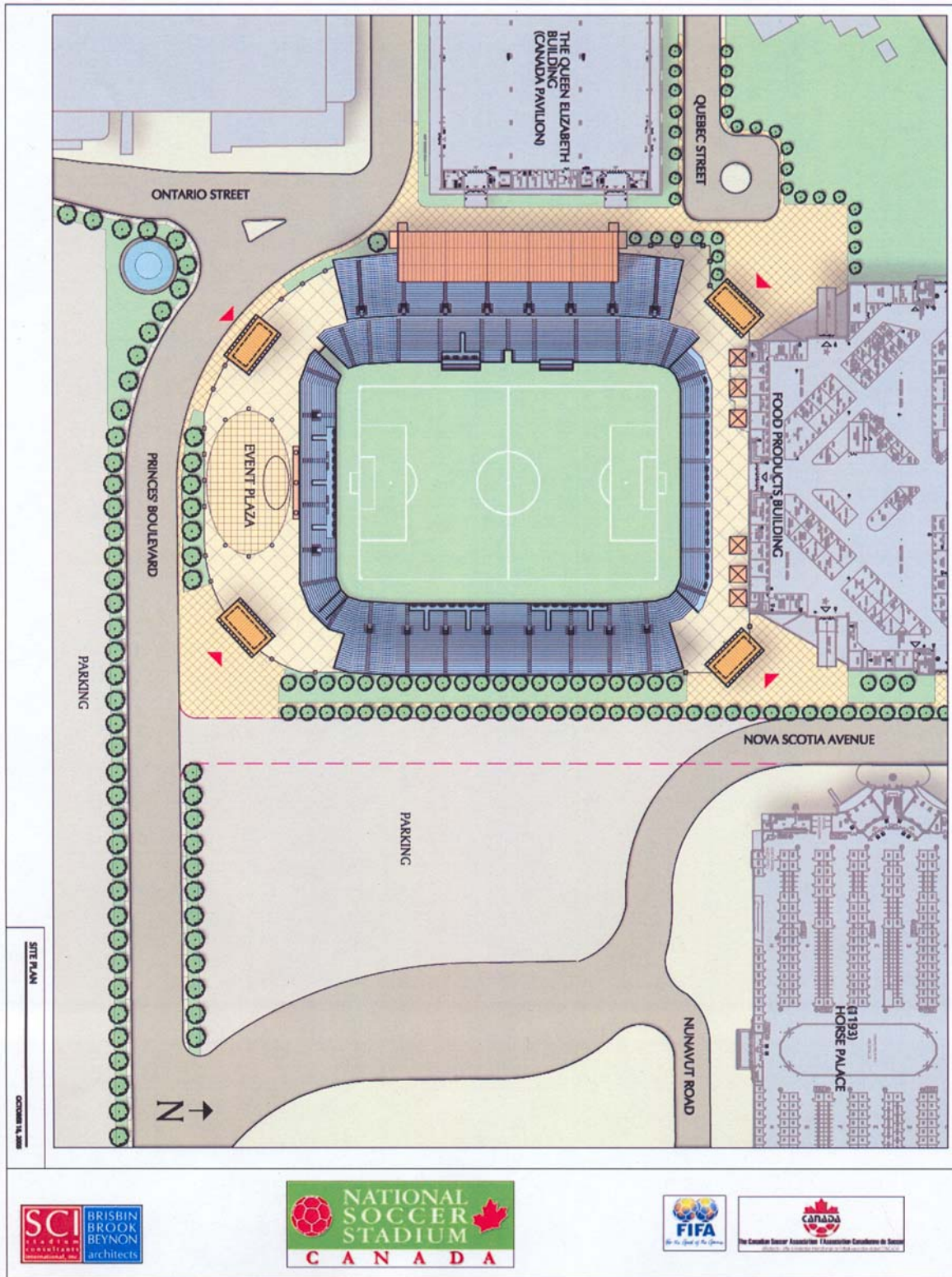


North Elevation



SITE PLAN – SOCCER STADIUM
2 Strachan Avenue – Hockey and Sports Halls of Fame

ATTACHMENT NO. 3



Front Entrance showing Mural behind



Portion of Mural

