



STAFF REPORT ACTION REQUIRED

251 King Street East (The National Hotel) – Demolition of a Designated Heritage Property

Date:	October 5, 2009
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	Ward 28 - Toronto Centre-Rosedale
Reference Number:	

SUMMARY

This report recommends that City Council refuse the proposed demolition of the designated heritage property at 251 King Street East.

The rezoning application for this property seeks permission for a 17-storey residential building to be constructed on the lands know municipally as 251-255 King Street East and 37 Sherbourne Street. The proposal includes the demolition through disassembly of the entire heritage building, and the reconstruction using salvaged materials of the north and west elevations of the heritage building, for incorporation as part of the new development. In accordance with the Parks Canada document “Standards and Guidelines for the Conservation of Historic Places in Canada” endorsed by City Council, staff do not consider this approach to be a legitimate conservation strategy given the extent of alteration proposed and the potential for rehabilitation of the resource. As such, staff cannot support the proposed demolition.

Located within the original 10 blocks of the Town of York, Toronto’s birthplace, the further impact of a 17 storey tower on this site and on the broader heritage context of the Old Town neighbourhood, is a significant issue of concern that staff has raised throughout their review of this application. Staff advise that further development intensification that proposes height significantly above that which is historically characteristic of this neighbourhood, should reasonably be assessed in the context of a Heritage Conservation District Study for this area.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council refuse the demolition of the designated property at 251 King Street East under s. 34(1) of the Ontario Heritage Act as proposed in the rezoning application No. 08 186000 STE 28 OZ for the development of lands at 251-255 King Street East and 37 Sherbourne Street, in accordance with plans and drawings prepared by TACT Design Inc., dated July 21, 2008 with final revisions dated May 20, 2009;
2. Should City Council approve the proposed rezoning application No. 08 186000 STE 28 OZ for the development of lands at 251-255 King Street East and 37 Sherbourne Street, including the demolition of the entire heritage structure at 251 King Street East and the reconstruction of the north and west facades, the following conditions be required prior to the submission of the Bill to City Council for enactment:
 - a. the applicant shall retain a consultant archaeologist, licensed by the Ministry of Culture under the provisions of the Ontario Heritage Act (R.S.O 1990 as amended) to carry out a Stage 1 archaeological assessment of the entire development property and follow through on recommendations to mitigate, through preservation or resource removal and documentation, adverse impacts to any significant archaeological resources found. The assessment is to be completed in accordance with the Final Draft – Standards and Guidelines for Consulting Archaeologists, September 2006, Ministry of Culture;
 - b. should the archaeological assessment process continue beyond a Stage 1 assessment, any recommendations for Stages 2 - 4 mitigation strategies must be reviewed and approved by Heritage Preservation Services prior to commencement of the site mitigation;
 - c. the consultant archaeologist shall submit a copy of the relevant assessment report(s) to the Heritage Preservation Services Unit in both hard copy format and as an Acrobat PDF file on compact disk;
 - d. no demolition, construction, grading or other soil disturbances shall take place on the subject property prior to the City's Planning Division (Heritage Preservation Services Unit) and the Ministry of Culture (Heritage Operations Unit) confirming in writing that all archaeological licensing and technical review requirements have been satisfied.

Financial Impact

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

DECISION HISTORY

The property at 251 King Street East was listed on the City of Toronto Inventory of Heritage Properties on June 20, 1973.

In response to applications for rezoning and site plan approval submitted on July 21, 2008 for the subject site, a preliminary report (July 28, 2008) from the Acting Director of Community Planning, Toronto and East York District was considered by Toronto and East York Community Council at its meeting on July 7, 2008, and by City Council at its meeting on July 15, 2008.

Following an appeal by the applicant to the Ontario Municipal Board on June 12, 2009, to Council's failure to approve the applications, the applicant submitted on June 18 and 19, 2009, applications to demolish the listed heritage property under the Ontario Building Code and under the Ontario Heritage Act respectively.

In response to the application to demolish, following consultation by staff with the Toronto Preservation Board at its meeting on August 5, 2009, City Council at its meeting on August 5 and 6, 2009, stated its intention to designate the property at 251 King Street East under Part IV, Section 29 of the Ontario Heritage Act. No objections to this designation were received by the City Clerk's Office. Also, while no formal application has yet been received by Heritage Preservation Services for the demolition of the designated property, the applicant has indicated in writing their intention to proceed to seek Planning approvals for the proposed development despite Council's designation of the property.

At its meeting of September 24, 2009, the Toronto Preservation Board considered a report (September 11, 2009) from the Director of Policy and Research, City Planning Division requesting an amendment to the study area boundary for the St. Lawrence Heritage Conservation District Study Area.

ISSUE BACKGROUND

The rectangular development site is located on the southeast corner of King Street East and Sherbourne Street, and is approximately 850 square metres in area (Attachment No. 4). The site is currently occupied by three buildings: the three-storey heritage property directly at the corner at 251 King Street East (Attachment No.1); a two-storey building at 253-255 King Street East with retail at grade and commercial above; and a two-storey commercial building at 37 Sherbourne Street. A public lane extends along the southern boundary of the development site.

The site is zoned as RA (Reinvestment Area) which permits a number of residential uses, with a height limit of 30 metres. The applicant seeks to amend the zoning by-law to allow for the proposed building height of 48.50 metres. Further, the zoning by-law limits the height of buildings at the lot line to 16 metres, above which an angular plane of 44 degrees is to be maintained. Reductions in the angular plane, setback and outdoor amenity space requirements are also being sought.

The proposal is for a 17-storey condominium with 138 residential units and retail at grade and six levels of underground parking. The main entrance to the new building will be located on King Street East. Vehicular access to the new building and underground parking is proposed on the south side of the development site via the existing laneway.

The heritage property at 251 King Street East is proposed to be demolished through documentation and disassembly of the entire structure. The north and west walls are to be accurately reconstructed using salvaged materials to form part of the King Street and Sherbourne Street elevations of the project (Attachment Nos. 5, 6). Demolition is proposed primarily because of the poor condition of the existing building masonry and its subsequent inability to withstand the impact of vibration resulting from the development excavation for the six levels of underground parking. The most significant deterioration appears as heavy pitting on the north and west elevations likely resulting from the use of sand blasting or high pressure water to remove paint or dirt.

COMMENTS

Cultural Heritage Value

The property at 251 King Street East is designated under Part IV, Section 29 of the Ontario Heritage Act for its design, contextual and associative values (Attachment No.2). Constructed as the Grand Central Hotel, the existing structure was built in two parts: the north end completed in 1878 by unknown; and the rear addition to the south completed in 1905 by Henry Simpson. The present building is purportedly the only surviving hotel in the original Town of York that is recognized on the City's heritage inventory. It contributes to the existing historical character of the original Town of York neighbourhood as a predominant landmark and anchor building on the southeast corner of King Street and Sherbourne Street. King Street being the former Main Street of the original townsite, it is here that historically landmark commercial and institutional buildings located.

Architecturally, the National Hotel is most noteworthy for the Classical detailing that was added when the building was extended to the south in 1905. These highly crafted elements of Edwardian Classicism are linked to the Toronto architect Henry Simpson, considered by some to be among the best known of Toronto architects in the turn of the century era of building expansion in the City. The specific heritage attributes associated with the property's cultural heritage value are identified in Attachment No. 3.

Heritage Impact Statement (HIS)

ERA Architects Inc. prepared the Heritage Impact Statement (July 21, 2008) required as part of the development application for the subject site. Staff reviewed this document as well as a supplemental HIS, also produced by ERA Architects and dated May 14, 2009. The supplemental HIS was prepared in response to the concerns raised by staff regarding the broader impact of the proposed development on the heritage character of the area.

The Heritage Impact Statement (July 21, 2008) describes the three methods of “rehabilitation” of the heritage resource that were considered by the heritage consultant:

- Retain and protect the entire structure;
- Retain and protect the principal north and west façades only; and
- Rebuild the principal north and west façades following demolition of the complete structure.

Retention of the entire structure is not recommended by the consultant as a viable option because of the limitations it would place on the programmatic requirement of the project to provide underground parking. In addition, the substantial treatment required to reduce the rate of brick deterioration is considered a significant deterrent. (Note: Alternative or recommended method(s) of treatment to stabilize the deterioration of the brick are not discussed in the HIS.)

In the HIS, retention of only the principal north and west façade in situ is not proposed due to the “extensive and costly coordination of temporary shoring structure” and the substantial treatment required to reduce the rate of brick deterioration.

The recommended option outlined in the HIS is to rebuild the principal north and west elevations using as much original material as can be salvaged from the dismantling process. It is proposed that this method conserves original building fabric and heritage attributes, and incorporates (the principal) elevations within new structure to accommodate the mixed-use program. While the report acknowledges a conservation approach typically includes minimal intervention, the recommended option is proposed as a responsible method of rehabilitation for the following reasons (pg.20):

- To accommodate the new structure above the existing building and parking garage below the existing building;
- To prevent the continued deterioration of the severely damaged brick units of the principal elevation; and
- To acknowledge the community concern to address the neglected appearance of the building.

The May 14, 2009 Supplemental Heritage Impact Statement, prepared by ERA Architects Inc., argues against any negative impact by the proposed development on the original 10 blocks comprising the original Town of York. The significant redevelopment that has already occurred in this area, and the few original heritage buildings that remain, are presented as justification for the proposed development. The report does not address the neighbourhood context beyond the original ten blocks, namely the more broadly defined Old Town neighbourhood.

Community Feedback

On September 24, 2008 the subject development application was considered by the Design Review Panel, an independent panel of design professionals that provide objective advice on matters of design that affect the public realm, including the design of proposed buildings, streets, parks and open spaces. Their input is integrated as an additional stream of consultation within the existing framework of development review in the City, to provide advice to staff involved in this process.

One of three questions the Design Review Panel was asked to consider was how well the heritage building was integrated within the new proposal. The response of the Panel was that further design work was needed to improve the integration of the two and specifically that clearer articulation of the new construction from the existing heritage building was needed. Suggestions were made for increasing the visual contrast between the new development and the heritage building. Suggestions included:

- creating a material difference between new and old;
- re-examining the almost equal balance in height between the heritage building and the podium height above it with a view to increasing the contrast between the two;
- creating greater contrast by increasing the reveal separating the two portions and/or by setting the new building back from the plane of the heritage building;
- maintaining the integrity of the existing openings in the heritage building.

The panel did not question the integration of the heritage resource through reconstruction and felt the building was significant for contextual reasons rather than as an architectural landmark.

A community consultation meeting was held on November 6, 2008 to discuss the proposed development application. Approximately 100 members of the public attended. Strong opposition to the application was expressed with a significant point of concern being the loss of the heritage resource.

Engineering Assessment

In response to the comments received from staff and the public, an engineering assessment prepared by Halcrowes Yolles and dated February 20, 2009 was submitted to the City for review (Attachment No.9). The report indicates that while in principle the incorporation of the north and west façades into the new development can be achieved by either supporting them in place throughout the period of construction or by disassembling them, the latter is proposed as the only realistic and “most practical” option. The report indicates that supporting the existing façade in place would require the construction of a support frame prior to the demolition of the rest of the building. This is only effective when the façade has a reasonably high degree of innate structural integrity to resist the effects of vibration and other types of loads. The report indicates that due to the poor condition of the masonry the façades lack this integrity. The report advises that even with the treatment of localized areas to strengthen the mortar joints for example, there would

be no guarantee this would protect the stability of the façade once the supporting system is removed. The engineering report prepared by Halcrowes Yolles indicates the most significant threat to the building during construction is from the vibrations resulting from the excavation of the parking into the rock beneath the site.

Staff Response

The engineering report and the Heritage Impact Statements do not suggest the heritage building is in any way structurally unsound, or that it cannot be stabilized using appropriate methods to repair the masonry and foundation to allow the building to survive in situ well into the future. In this respect, the proposed demolition of the heritage structure is entirely predicated on the development proposal. Further rationale for the dismantling and reconstruction of the heritage resource provided in the submissions on behalf of the applicant include: to provide for an “aesthetically superior façade consistent with the neighbourhood’s streetscape”; and to “prevent the continued deterioration of the severely damaged brick units”.

These reasons are not consistent with recognized standards for heritage conservation. The Parks Canada document “Standards and Guidelines for the Conservation of Historic Places in Canada”, does not consider reconstruction of entire structures as a method of conservation. At most, rehabilitation may include the replacement of missing elements, or as in the case of masonry that may be too deteriorated to repair, the replacement (reproduction) of large sections of a wall, for example. The proposal here goes well beyond this suggesting the complete disassembly of the building.

With regard to the impacts of the proposed development on the broader context, the Old Town unarguably represents the City’s most historic neighbourhood. Development within this neighbourhood should be assessed within a planning framework designed to protect the heritage character of this area. Staff feel strongly that the study of the Old Town neighbourhood including, but not limited to, the original ten blocks of the Town of York as a Heritage Conservation District Study area, must be a priority given the pace and scale of redevelopment in this neighbourhood and the potential threat it poses to the conservation both of individual resources and of the identity of this neighbourhood as a place of significant cultural heritage value.

The Councillor’s office and Heritage Preservation Services are currently working toward the preparation of an HCD study that can inform development in the Old Town. Funds have recently been secured to fund this study. It is anticipated that the study will be initiated early in 2010. In the absence of this study at the present time, staff is prepared to consider the proposed additional height if the applicant agrees to undertake a conservation strategy that retains at least the two principal façades of the heritage

building in situ. Further modification is also required to the built form and massing of the proposed development in response to the comments received from the Design Review Panel, to provide clear articulation of the new construction from the existing heritage building. In this regard, it is essential that the north and west elevation of the heritage structure read as part of its own three-dimensional volume, while balancing the need to visually and functionally integrate the heritage building in the new development.

CONTACT

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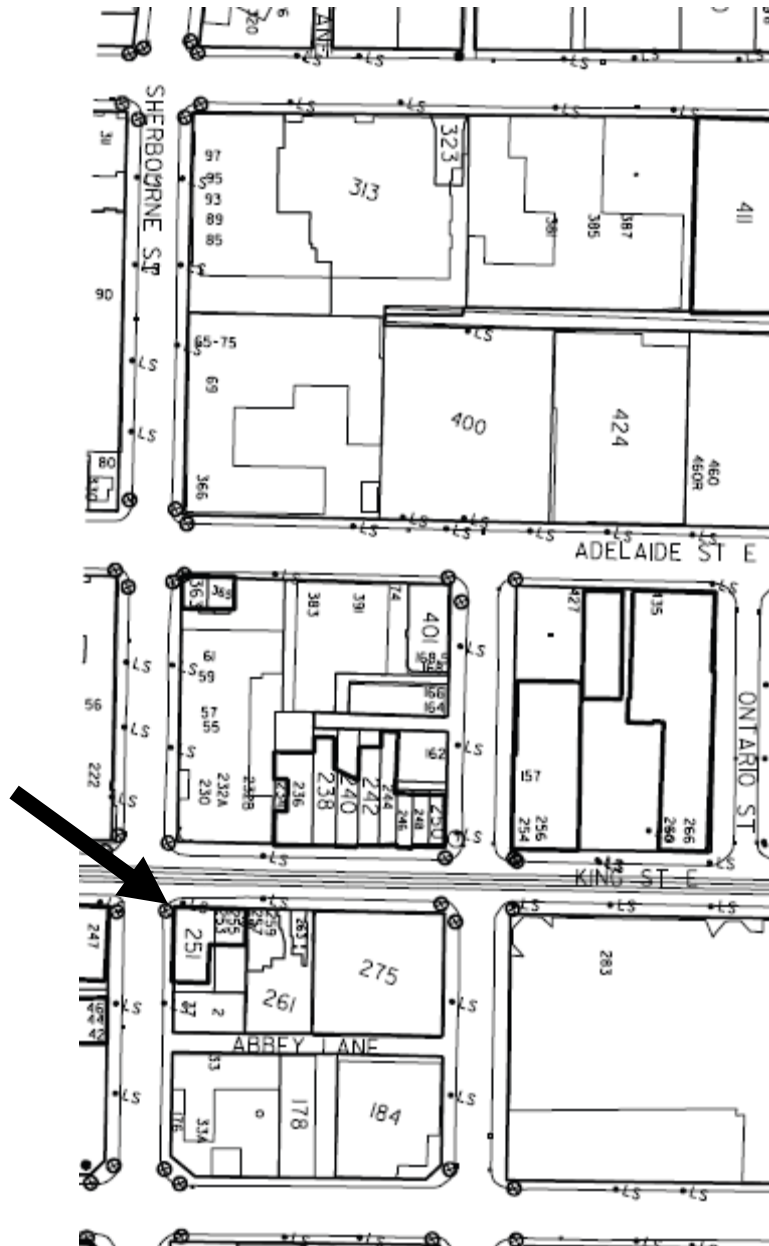
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Barbara Leonhardt
Director, Policy and Research
City Planning Division

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ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Reasons for Designation (Statement of Significance)
Attachment No. 4 – Site Plan
Attachment No. 5 – North Elevation
Attachment No. 6 – West Elevation
Attachment No. 7 – South Elevation
Attachment No. 8 – East Elevation
Attachment No. 9 – Engineering Report



The **arrow** marks the location of the subject property at the southeast corner of King Street East & Sherbourne Street

This map is for information purposes only
The exact boundaries of the property are not shown



251 King Street East, 1972.

Reasons for Designation

Description

The property at 251 King Street East is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual value. Located on the southeast corner of King Street East and Sherbourne Street, the property contains a three-storey hotel. In 1973, the site was listed on the inaugural City of Toronto Inventory of Heritage Properties.

Statement of Cultural Heritage Value

Historically, the property has been associated with inn keeping since the mid 1800s, and the present building is purportedly the oldest surviving hotel in the original Town of York that is recognized on the City's heritage inventory. In the 1870s, William Burke operated the Grand Central Hotel on-site. By the close of the 19th century, the operation was known as the National Hotel, and continued in business under this name through the post-World War II era. In 1905, the building was extended by a rear (south) addition.

The National Hotel was updated with highly crafted elements of Edwardian Classicism, the most popular style of the era that was favoured particularly for commercial and residential buildings. The National Hotel displays key elements of the style in the extended and decorated cornice marking the facades along King Street East and Sherbourne Street, the oversized voussoirs and keystones highlighting the round-arched door and window openings, and the other Classical detailing.

With the Classical updates added after 1900, the National Hotel is linked to the practice of Toronto architect Henry Simpson, who was eulogized as "one of the best known of Toronto architects in the era of building expansion" (Obituary, Henry Simpson, Toronto Star, December 17, 1926). Simpson began his architectural career as an apprentice to the prominent Toronto architect, E. J. Lennox before receiving further training in New York City. Returning to Toronto in 1888, Simpson's designs included the landmark Metallic Roofing Company of Canada's Pressed Metal Showroom in Toronto. While Simpson embarked on short-term partnerships with other architects, most of his portfolio involved individual commissions, including the updates to the National Hotel. Simpson's name appears on the building permit for the addition to the 19th century building, and it is probable that this project included alterations to the original structure where the entrances complemented the Classically detailed door surround introduced on the south wing.

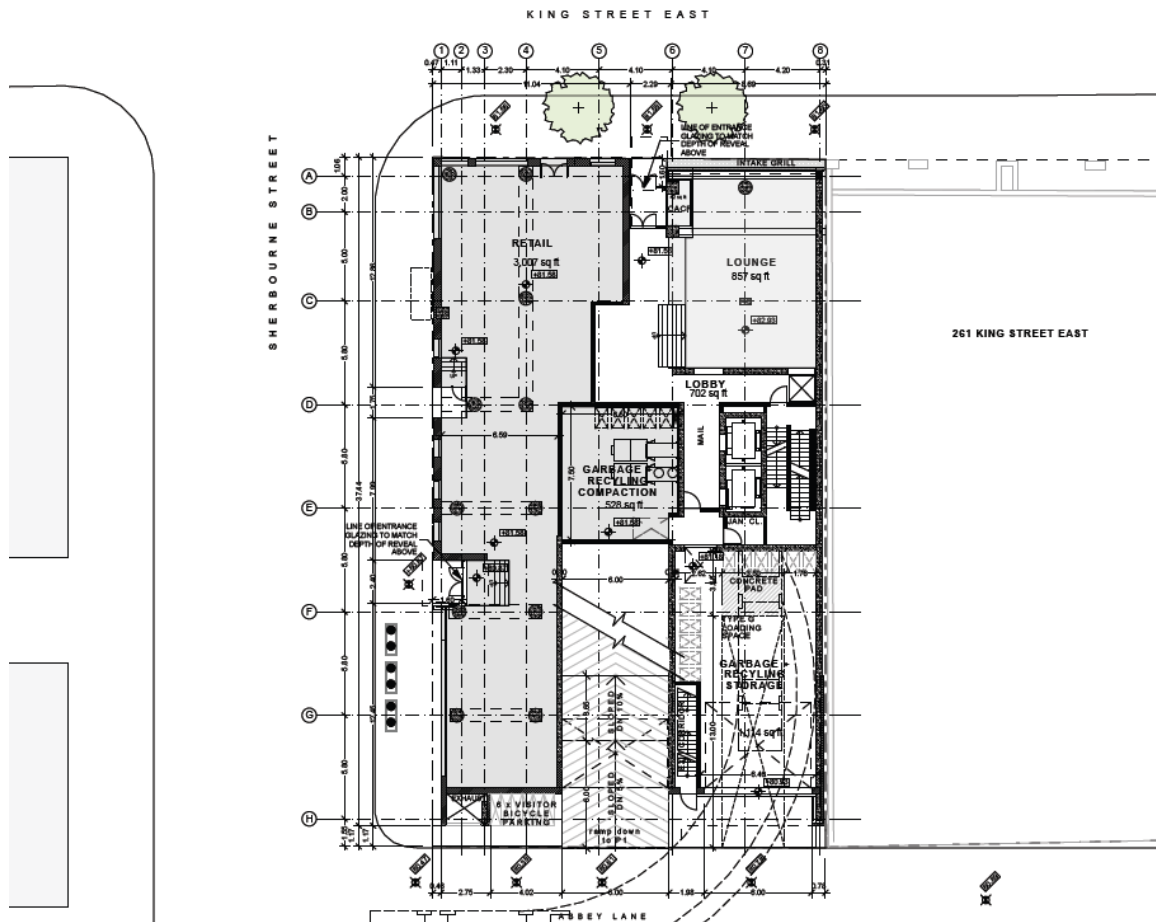
The National Hotel also contributes to the existing historical character of the original Town of York neighbourhood. Following the founding of York (Toronto) in 1793, a 10-block townsite was established with King Street as the community's "Main Street". The street linked the government and military precincts adjoining the town, and divided the industrial sector to the south from the residential area to the north. King Street was the location of the Town's landmark commercial and institutional buildings, and continued as

a financial and business sector through the 19th century. The prominent intersections of Jarvis and Sherbourne streets attracted banks and hotels, with the hostelry historically known as the National Hotel as a predominant anchor building on the southeast corner of Sherbourne Street.

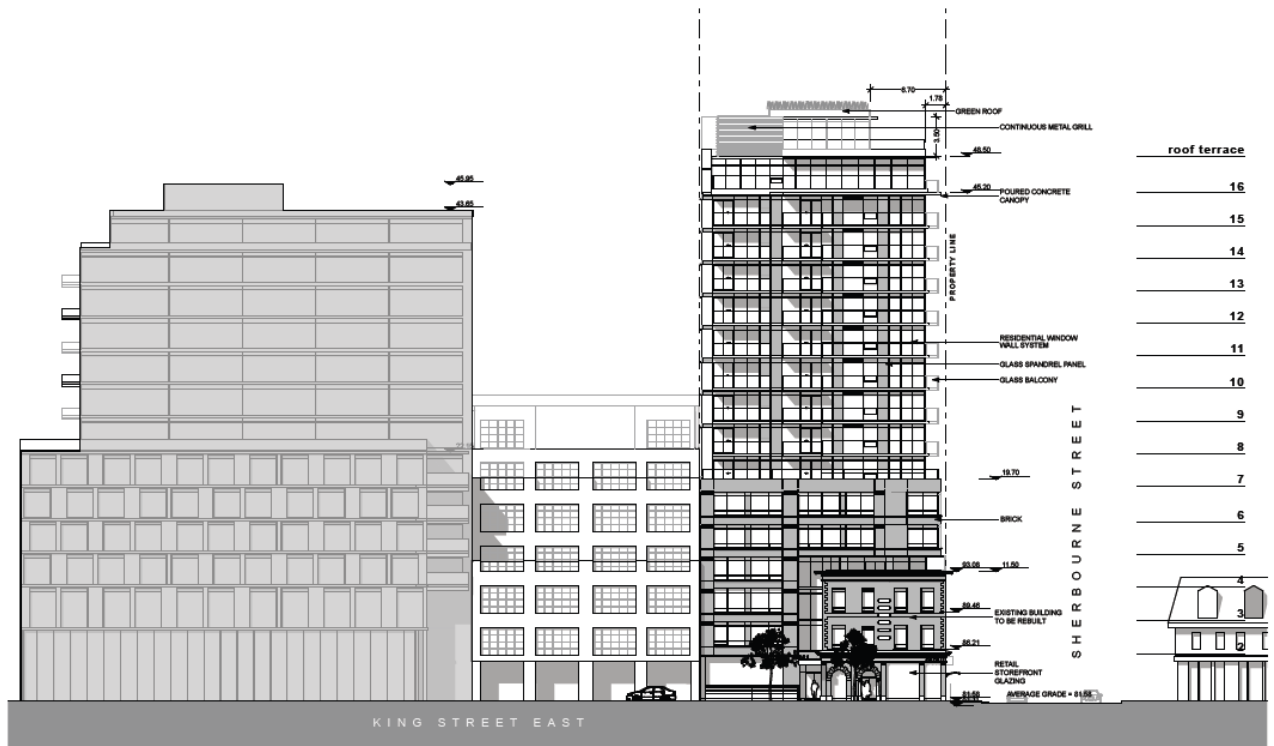
Heritage Attributes

The heritage attributes associated with the property's cultural heritage value are:

- The scale, form and massing
- The three-storey original building with the complementary three-storey rear (south) wing
- The buff brick cladding with brick, stone, and metal detailing
- The Classical detailing, with the first-storey round-arched openings with oversized voussoirs and keystones, the pilasters on the north façade, the Ionic half-columns on the north entrance, the chamfered band courses, the quoins, the cornice highlighting the first-floor storefront, and the extended cornice with brackets above the third storey
- The flat-headed window openings with brick flat arches and stone sills
- The placement of the building, anchoring the southeast corner of King Street East and Sherbourne Street
- The situation of the building on the southward slope from King Street East

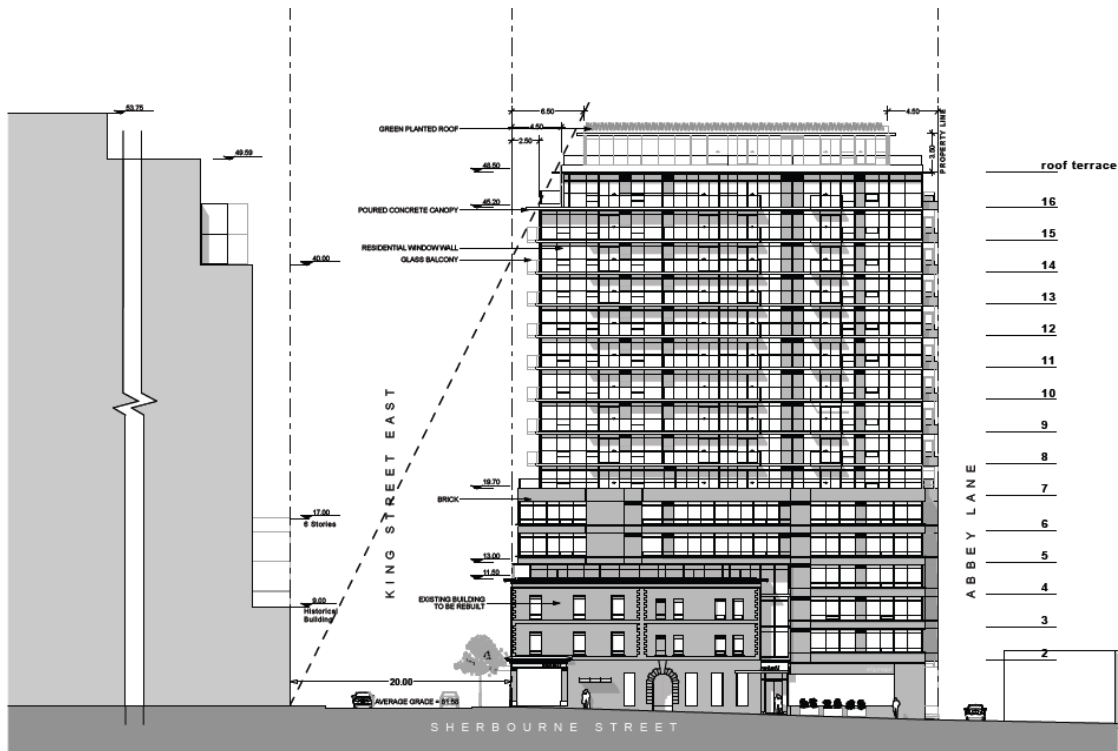


Site Plan prepared by TACT Design Inc, date revised May 20, 2009.



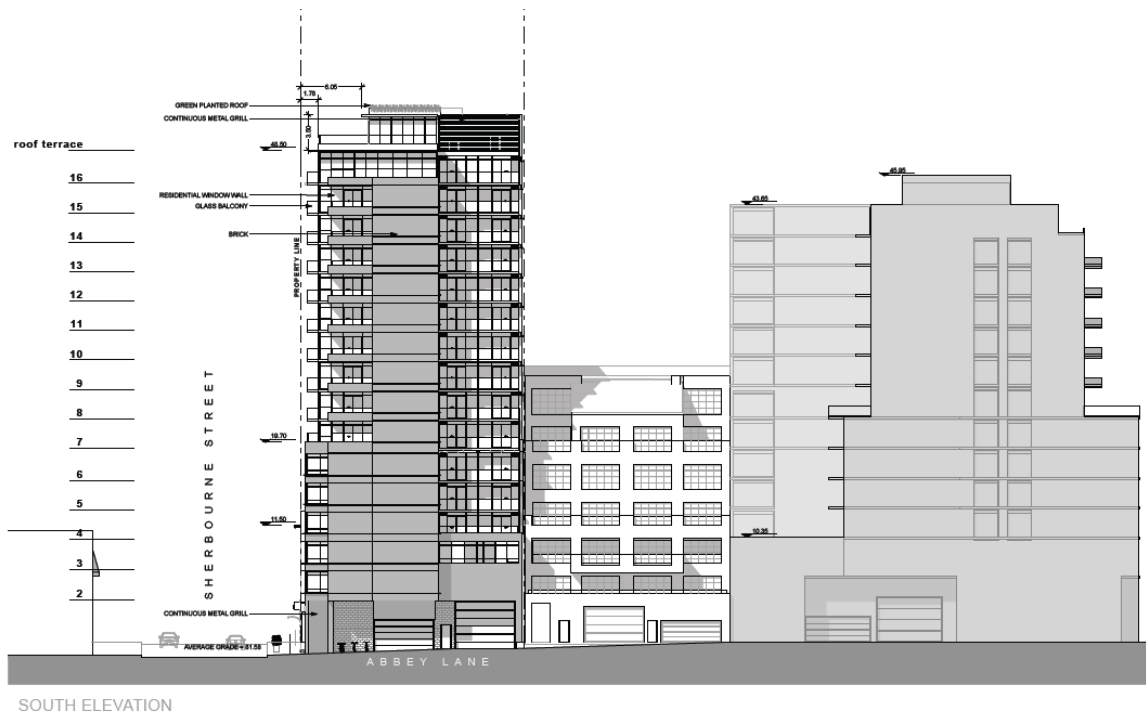
NORTH ELEVATION

Elevation prepared by TACT Design Inc, date revised May 20, 2009.

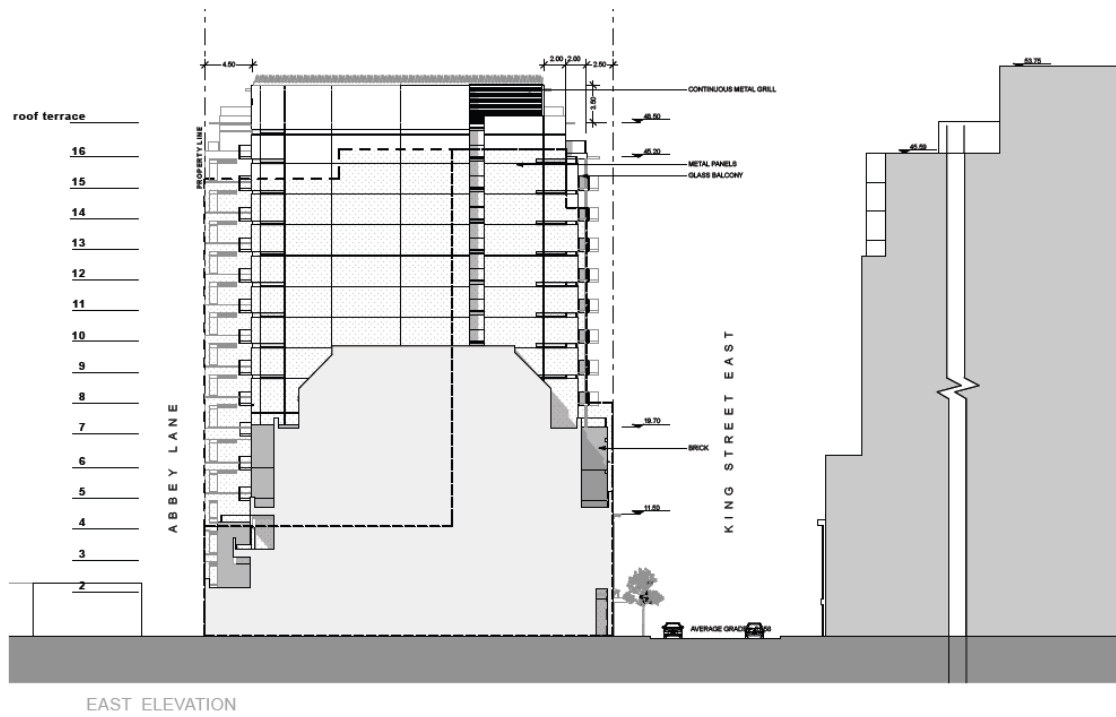


WEST ELEVATION

Elevation prepared by TACT Design Inc, date revised May 20, 2009.



Elevation prepared by TACT Design Inc, date revised May 20, 2009.



Elevation prepared by TACT Design Inc, date revised May 20, 2009.

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Mr. Prish Jain
Partner
TACT Design Inc.
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20th February 2009

Dear Prish:

**Re: Mixed-use Development, 251 King St. East, Toronto
Façade Condition Report
Our Reference No. T080584**

Subsequent to our recent e-mail exchange, we visited the existing three storey masonry building on the site of the proposed mixed-use development and reviewed the condition of its façade. The purpose of our investigation was to assess the condition of the masonry façade and to advise on the feasibility of retaining it. Our findings are summarized below.

The Existing Building

The existing building is three storeys high, has one basement, is approximately 150 years old, and is constructed of load-bearing masonry with timber floor framing and timber lintels over the exterior door and window openings. The exterior and some interior walls are 3 wythes of solid masonry thick. Much of the brick appears to be original to the building. Some areas (window, door and other openings) have been infilled or otherwise modified over the years. None of the windows or interior finishes appears to be original. Light structural steel framing has been added in a few interior areas, presumably as reinforcement to specific parts of the primary structure. In addition to the brickwork, there is a limestone carving of ram's head detail on the west side of the building, two carved limestone pillars framing the main entrance on King Street, the window sills on the upper 2 floors and some on the ground floor appear to be limestone, and there are additional carved wood moulding details at the second floor level and roof line. The north and a portion of the west façade have a limestone base at the sidewalk level, and the remainder of the façade appears to be supported on a brick masonry foundation wall. There is some evidence that the original building was constructed in two distinct sections with what amounts to a joint

Yolles Partnership Inc.

251 King Street East
Reference No. T080584
20 February 2009

Page 2

between them. We also noted a distinct difference in colour of the interior wythe of bricks on the north portion of the building and those on the south portion.

Condition of the Masonry

The overall condition of the masonry is generally poor, but the condition varies. Many bricks are cracked and pieces of them can be easily broken off. In some areas, bricks have been replaced. There is evidence of weathering, water damage and efflorescence in a number of locations, including on some of the interior walls on all floors of the building. Efflorescence is the result of moisture movement through the bricks and mortar joints; the subsequent evaporation of the moisture leaves a salty deposit on the face of the brick. It is assumed that damage to the interior walls is the result of moisture infiltration through cracks in the mortar joints or bricks, or to a period of exposure prior to the recent occupancy of the building. The heavy pitting observed on the exterior wythe of the brick masonry on the north and west elevation appears to have been caused by the removal of paint and kiln finish on the brick either by sand blasting or high pressure water. Without the protection of the paint and kiln finish, the brick will continue to deteriorate.

Open and deteriorated mortar joints were observed on both the exterior and interior façades of the building. It also appears that some of the mortar joints have been replaced with a cement-based mortar, which is harder than the original lime-based mortar generally used in a building of this age. The harder mortar causes damage to the brick as it reduces the capacity for the wall to dry and allows for moisture build-up in the wall. This moisture build-up can cause cracking of the masonry units and efflorescence. Plywood spacers are located in the mortar joints vertically, every 8 courses of masonry, along the interior south and west walls of the building from roughly the ground to first floor. Similar, but generally smaller and less regular examples of this type of spacer can be seen at other locations throughout the building. Stubs of and pockets for the original wood floor joists are present at various locations along the edges of the building, although this is most obvious (and easily seen) along the interior of the east side of the building, at the interior stair locations. To the extent that the stability of the wall depends on the plywood spacers and other wood elements, it is vulnerable if they should rot.

The basement recently experienced some flooding due to core drilling performed immediately outside of the building as part of the geotechnical investigation. This suggests that whatever drainage or waterproofing system originally protected the building's basement has deteriorated and no longer functions properly. It is also likely that the integrity of the mortar on the exterior and middle wythes of the basement wall has deteriorated in the same or to a greater degree than that observed on the interior face of the wall. Portions of the foundation wall above grade show signs of heavy deterioration and damage.

At several locations, especially on the second and third floors, reinforcement of the existing masonry has been performed through the use of steel ties and plates. These ties connect the façade to perpendicular interior masonry walls.

Halcrow Yolles

Yolles Partnership Inc.

Discussion and Recommendations

The north and west walls of the existing façade are to be incorporated into the new mixed-use development. In principle, this can be achieved either by supporting them in place throughout the period of new construction or by disassembling them prior to the start of construction and rebuilding them afterwards. However, the condition of the existing masonry is such that, in our opinion, dismantling and subsequently rebuilding the façade is the only realistic one of these two options.

Supporting the existing façade in place would require the construction of a support frame prior to the demolition of the rest of the existing building. Although it might appear that the frame alone supports the façade during construction, this is not the case. The support frame acts primarily to stabilize the façade against lateral loads. It requires the façade to have a reasonably high degree of innate structural integrity to resist the effects of other types of loads, including those from vibration caused by the excavation for the building's basements and foundations. The age and condition of the existing masonry and mortar is such that those portions of it that are to remain lack this degree of integrity and would likely require extensive strengthening prior to the installation of any support system. However, short of dismantling and rebuilding the entire façade, there is no way to comprehensively strengthen the mortar or all other points of weakness (e.g. the wood spacers in various joints would be highly vulnerable to rotting if exposed to weather during construction). Only particularly obvious, localized areas could be treated and then, only incompletely. In the opinion of both ourselves and the geotechnical consultants, none of this work would ensure the integrity of the existing facade as a whole, nor guarantee that it is protected from damage due to vibrations caused when the excavation for the new development's parking is made into the rock beneath the site. The overall effect of any damage caused by excavation-induced vibrations during construction cannot be determined ahead of time, but due to the poor condition of the existing mortar and masonry, it would likely render the existing façade unstable upon removal of the support system after construction of the new development is otherwise complete. This would present an immediate life-safety risk to tradesmen working on the site or involved in the removal of the support system, and to adjacent, already constructed portions of the new development. There would be a longer term life-safety risk to pedestrians and the public generally. To correct this situation at that point would necessitate the substantial removal and reconstruction of the existing façade, the very thing that supporting the façade in place was intended to avoid in the first place. Thus, any remediation work performed ahead of time on the existing façade would be wasted and, in our opinion, supporting the façade during construction is not a viable option in this instance.

Disassembling the north and west façades represents the most practical means of preserving it during construction. This would be accomplished as part of the demolition process and would allow remediation of the brickwork off-site while the new construction was proceeding. Subsequently, the façade would be rebuilt using a new, more appropriate mortar and modern construction details/methods. Dismantling and rebuilding the existing façade would ensure the long-term safety and stability of the façade, and the safety of the public. Since the dismantling would occur together with the demolition of the existing building, it would complement rather than complicate that process. Bricks from the north and west facades could be remediated, and those salvaged from the demolition of the interior, east and south walls cleaned and re-used in reconstruction work, as described on page 20 of the Heritage Impact Statement (dated July 21, 2008) prepared by ERA Architects. The degree to which salvaged brickwork

Halcrow Yolles

Yolles Partnership Inc.

ENGINEERING REPORT: 251 KING STREET EAST ATTACHMENT NO.9

251 King Street East
Reference No. T080584
20 February 2009

Page 4

can be re-used will depend on its condition, colour and general compatibility with that of the north and west facades. The ram's head detail and the stone columns on either side of the entrance could also be removed, cleaned and re-used, protecting and preserving them. Overall, we think that this approach will best ensure a structurally safe, aesthetically superior façade consistent with the neighbourhood's streetscape upon completion of the new development's construction.

We trust this report meets with your immediate requirements. Should you have any comments or questions, please contact us.

Yours sincerely,
Halcrow Yolles



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