



STAFF REPORT ACTION REQUIRED

Alteration of a Designated Heritage Property - 140-150 Borough Drive (Scarborough Civic Centre Branch Library)

Date:	May 9, 2012
To:	Toronto Preservation Board Scarborough Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Ward 38, Scarborough Centre
Reference Number:	P:\2012\Cluster B\PLN\HPS\SCC\June 13 2012\scHPS25

SUMMARY

The Scarborough Civic Centre (SCC) was designated under Part IV of the Ontario Heritage Act in 2002. The SCC is located at the south end of the Town Centre complex near the geographical centre of Scarborough (Attachment No. 1). Historically, the SCC is significant as the combined city hall, educational centre and public meeting place for the community. Designed by a notable architectural firm, the complex is an excellent example of Modern design and a local landmark.

The Toronto Public Library Board (TPL) proposes to build a new branch library on the SCC property, immediately south of the heritage building. A Site Plan Control application was submitted in December 2011 and is currently being reviewed by City staff. While the Civic Centre building will not be directly affected by the development, the green spaces and Ceremonial Plaza area immediately to the south and south west will be altered by the development. Council's consent is required for the alteration to the designated heritage property under Section 33 of the Ontario Heritage Act. This report is being brought forward and recommends that City Council consent to the alteration of the open spaces bordering the Scarborough Civic Centre subject to conditions.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council consent to the alteration of the designated property at 140-150 Borough Drive subject to the following conditions;
 - a. Prior to final site plan approval, the applicant/owner shall provide a site plan and detailed landscape plan that address changes being made to the Ceremonial Plaza and green spaces to the south and south west of the SCC (including the partial removal and reconfiguration of the driveway, re-grading the eastern edge, and construction of a new pedestrian connection and retaining wall) to the satisfaction of the Manager, Heritage Preservation Services; and
 - b. Prior to the issuance of any heritage permit for the heritage property, 140-150 Borough Drive, including permits for the demolition, excavation, and or shoring of the subject property, the applicant shall provide building permit drawings and a landscape plan to the satisfaction of the Manager, Heritage Preservation Services.

Financial Impact

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

DECISION HISTORY

City Council endorsed the Toronto Public Library's proposed Scarborough Centre Library Branch to be located 150 Borough Drive on February 23, 2009.

Report. Chief Corporate Officer. Scarborough Centre Library Branch.

Proposal Update

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18613.pdf>

Report. Chief Corporate Officer. Appendix A. Site Map

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18614.pdf>

Report. Chief Corporate Officer. Appendix B. Location Map

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18615.pdf>

Report. Attachment 1. Library Report. Update

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18616.pdf>

Report. Att. 1. Library Report. Scarborough Centre Map

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-18617.pdf>

ISSUE BACKGROUND

Heritage Significance

The Scarborough Civic Centre was completed in 1973 to the design of the Toronto architectural firm of Moriyama and Teshima, founded by the acclaimed Canadian architect, Raymond Moriyama.

The SCC plan focuses on a circular central “core” that is supported by two massive concrete columns and two enclosed elevator towers and is covered by a flat roof. Two office wings (east and west), shaped as “half pyramids” beneath sloping roofs, flank the core. At the south end of the core, the circular “meeting hall” (former Council Chamber) is set a half level below grade beneath a raised podium that leads to the principal entrance (Ceremonial Plaza) to the complex on the south side.

The two office wings form two quadrants of a larger circle (the north-west and south-east quadrants) with the public open spaces of Albert Campbell Square and the Ceremonial Plaza and green space forming the other two quadrants. The north-east quadrant, Albert Campbell Square is used by most pedestrians coming from the LRT to enter the building at the lower ground level. The Ceremonial Plaza provides the principle entrance off the south-west quadrant and is elevated one level higher than the north entrance. The Ceremonial Plaza and green space contain a U-shape drive connected to Borough Drive which leads up to the Plaza stairs and allows cars and busses to drop off pedestrians at the entrance (Attachment No.2).

Constructed of concrete, the core, wings and meeting hall are clad in a mixture of aluminum siding with a special white coating, stainless steel and dark glass designed to reflect the natural surroundings. On the interior the open-concept offices in the wings open into and curve around a soaring atrium space. The heritage attributes of the complex include the public areas with landscape features that surround and are part of the civic centre complex.

Proposed Development

In 1981 and 1991 Moriyama and Teshima architects produced master planning/development studies looking at future development around the SCC. Both plans show preservation of the open space quadrants (the south-west and north-east) and filling out the south-east and north-west quarters/quadrants of the larger circle (Attachment No. 3). The built-out quadrant on the south-east was proposed to house extensive additional buildings for public uses, including a library, rising 1 to 3 stories above the Albert Campbell Square. The current library location is similar to that proposed in Moriyama and Teshima's masterplan.

The project proposes to construct a one-storey building of approximately 14,500 square feet to house the new Scarborough Civic Centre Branch Public Library. The site is in the south-east quadrant and immediately adjacent to the SCC building and set over 35 feet from the outer wall of the SCC (Attachment No. 4). The library building fronts on to Borough Drive and is cut into the slope in front of the SCC so that the top of the library

roof is at the ground floor level of the SCC. The building is configured in four curving bands which curve around the shape of the SCC running east-west. Each band has a green sloping roof and they are arranged with alternating slopes of varied heights (Attachment No. 5). The roof slopes allow the greenery to be visible from Borough Drive, so that the previous green landscape is reflected to some extent by a new constructed landscape of a different kind. Green landscaping will remain with the grove of trees to the south east being preserved, along with the re-graded Ceremonial Plaza (Civic Green) to the south west (Attachment No. 6). The building structure is of heavy timber which will be expressed on the exterior with wood glulam clear-coated columns on the south and west sides.

The library's main entrance is on the west side of the new building and connects to a new north-south barrier free pedestrian walkway that connects Borough Drive to the lower ground floor of the SCC building. The construction of this entranceway will entail alterations to the Ceremonial Plaza green space area as the current U-shaped driveway/fire route will be partially removed and the grade lowered to access the lower ground level of the SCC. The new barrier-free walkway will also serve as the new fire route to the SCC.

The existing walkway around the base of the SCC will be preserved and will still connect to the Ceremonial Plaza with a bridge over the new barrier free walkway to the lower ground floor level of the SCC.

COMMENTS

HPS staff review is based on the site plan and elevation plans dated May 8, 2012 prepared by Levitt Goodman Architects with Phillip H. Carter, and the Heritage Impact Statement prepared by Levitt Goodman/Phillip H. Carter, "Heritage Impact Statement, Scarborough Centre Branch Library", dated May 3, 2012.

HPS staff are in agreement with the HIS analysis of the impacts to the SCC, however the HIS has not been able to address completely the alterations to the Ceremonial Plaza green space in the south west quadrant. The new barrier free connection to the SCC is located on Toronto District School Board (TDSB) lands. The south-west quadrant of the SCC is owned by the TDSB and will be affected by the construction of the new library. Impacts to this area include removal of a portion of the U-shaped driveway from Borough Drive, lowering the grade to accommodate the new barrier free connection/fire route to the lower ground floor of the SCC and the construction of a new retaining wall along the west side of the new connection. Impacts to the area to the west will be mitigated through the Scarborough Centre Public Realm Master Plan (currently in development) and future public realm improvements to the SCC.

In the south-east quadrant where the new building is located the existing landscaping will be impacted. This alteration has been mitigated through careful design of the new building. The new building base will be lower than the heritage building and will be banked into the side of the hill surrounding the SCC. The green roof lines will recall the green hill side of the SCC.

The proposed Library design respects the existing Civic Centre in the following ways;

- it makes no interventions to the existing SCC building, and is located over 35' from the outer wall of the SCC
- it preserves the walkway around the base of the SCC
- it is a low building built into the side of the hill which preserves the views of the Civic Centre from the south to a great extent (Attachment No.7)
- it is respectful of the Moriyama and Teshima 1989 and 1991, master plans but is smaller, lower and farther away from the Civic Centre building than the buildings shown in those studies
- it preserves green space and trees to the east and reflects the original greenspace with the new green roofs
- it respects the original modernism of the Civic Centre with a contemporary modernist design that is compatible with yet distinguishable from the design of the heritage resource.

In planning for public realm improvements, consideration will be given to plans for the south-west quadrant/Ceremonial Plaza area to mitigate the impact of removing a portion of the driveway, re-grading the eastern edge and constructing a new retaining wall. In addition, City Planning staff are investigating funding sources to further re-grade and redesign the south west quadrant of the Ceremonial Plaza area to complement the new library design and to implement the vision outlined in du Toit Allsopp Hillier's (DTAH) Scarborough Centre Public Space and Streetscape Master Plan (currently being finalized). This new space will remain open and green. All changes should protect the axial shape of the space, as shown in the 1981 and 1991 master plans, the quadrant should be kept open and re-greened, and the sight lines to the SCC should be preserved.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1 – Location Plan

Attachment 2 – Context

Attachment 3 – Previous Development Plans

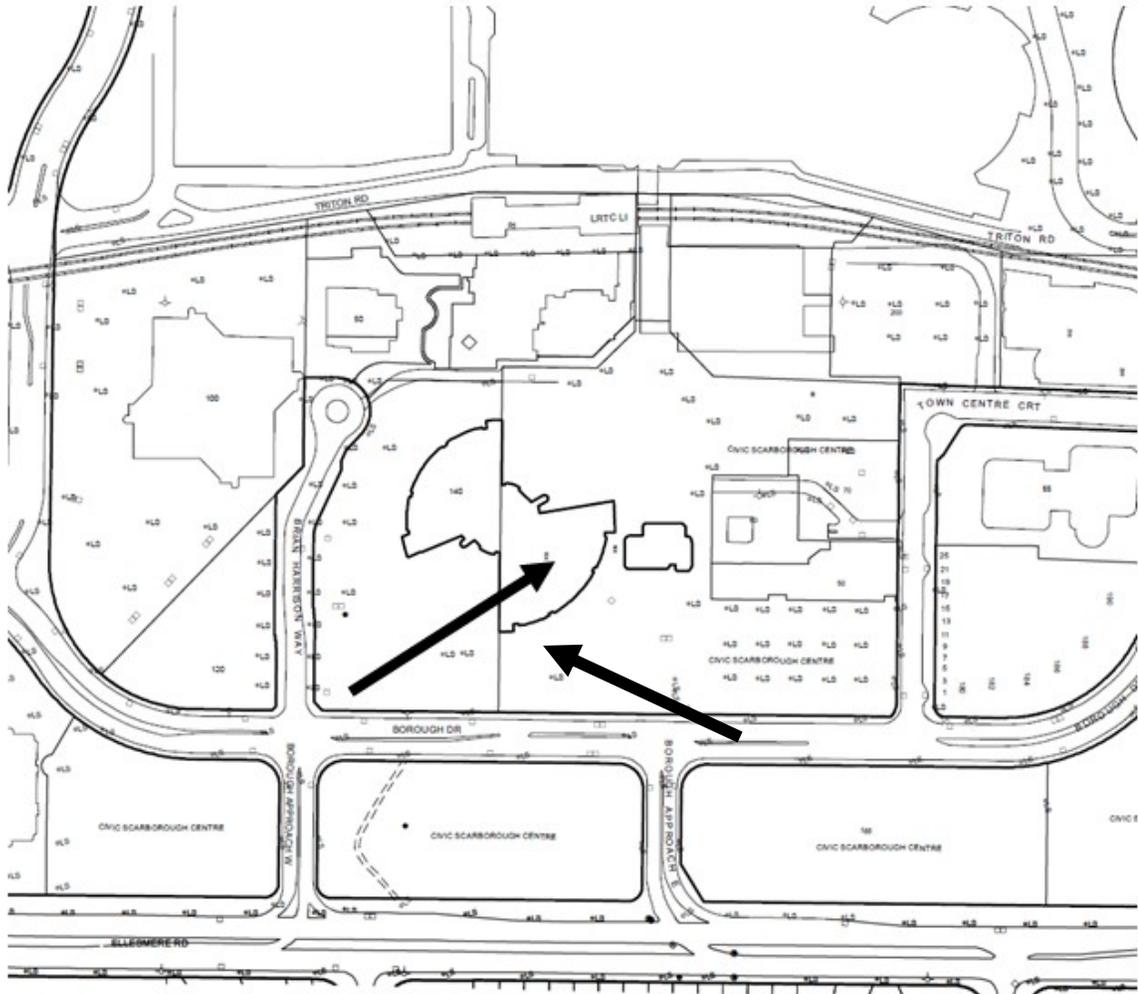
Attachment 4 – Photographs

Attachment 5 – 3-D Model

Attachment 6 – Site Plan

Attachment 7 – Elevations

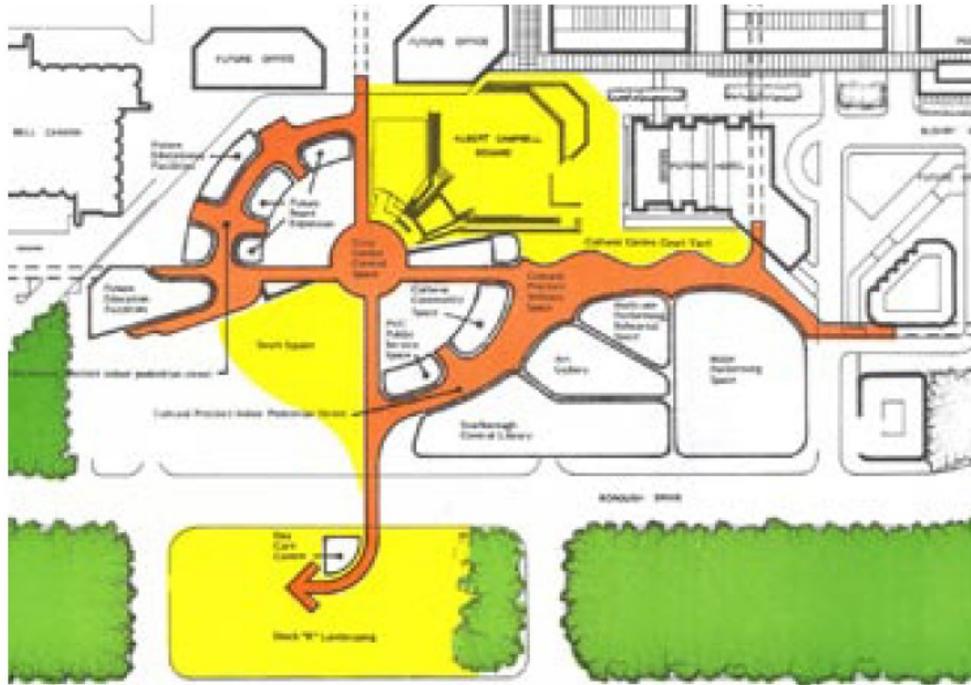
Location Plan



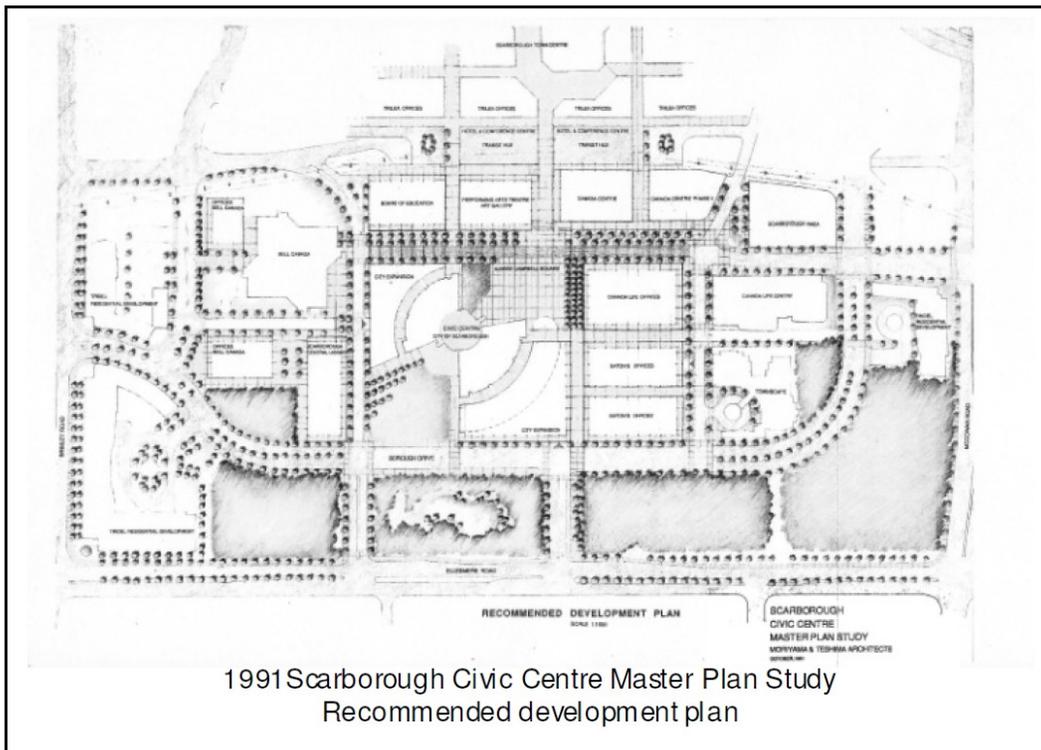
The **arrow** marks the location of the property.

This location map is for information purposes only;
exact boundaries of the properties are not shown.





1981 Site Development Study

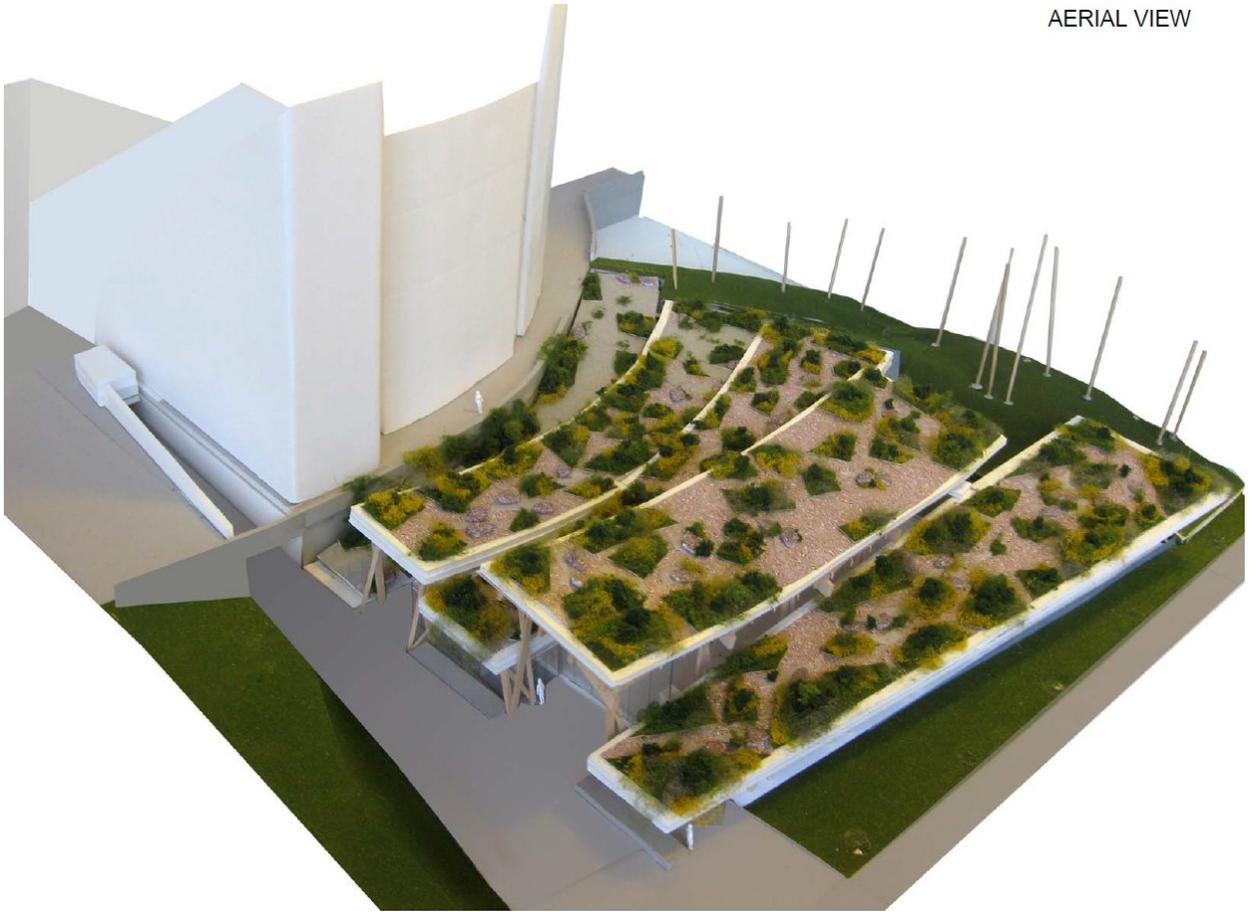


1991 Scarborough Civic Centre Master Plan Study Recommended development plan



This shows area where new library will be located, the driveway shown here will be removed

AERIAL VIEW

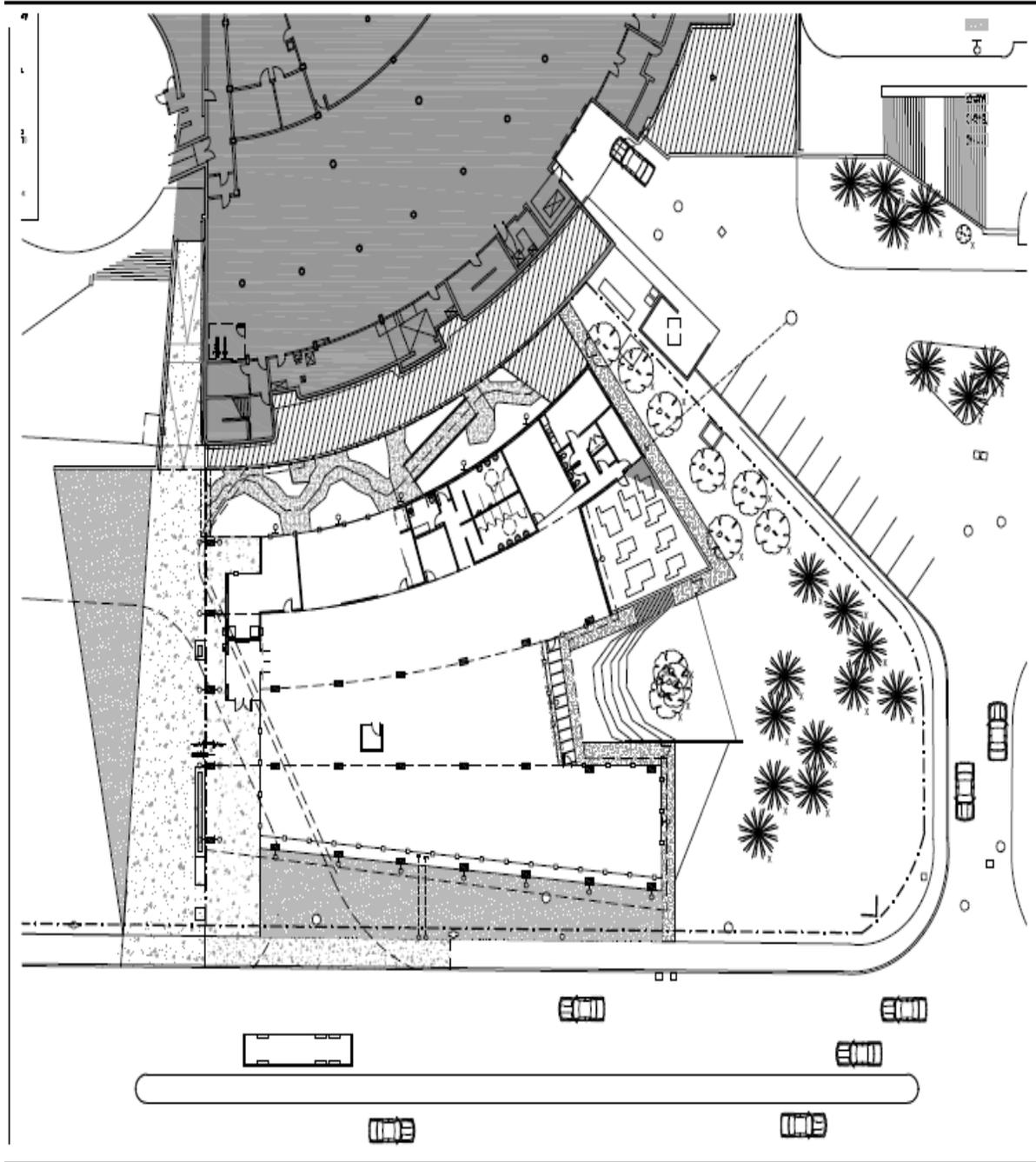


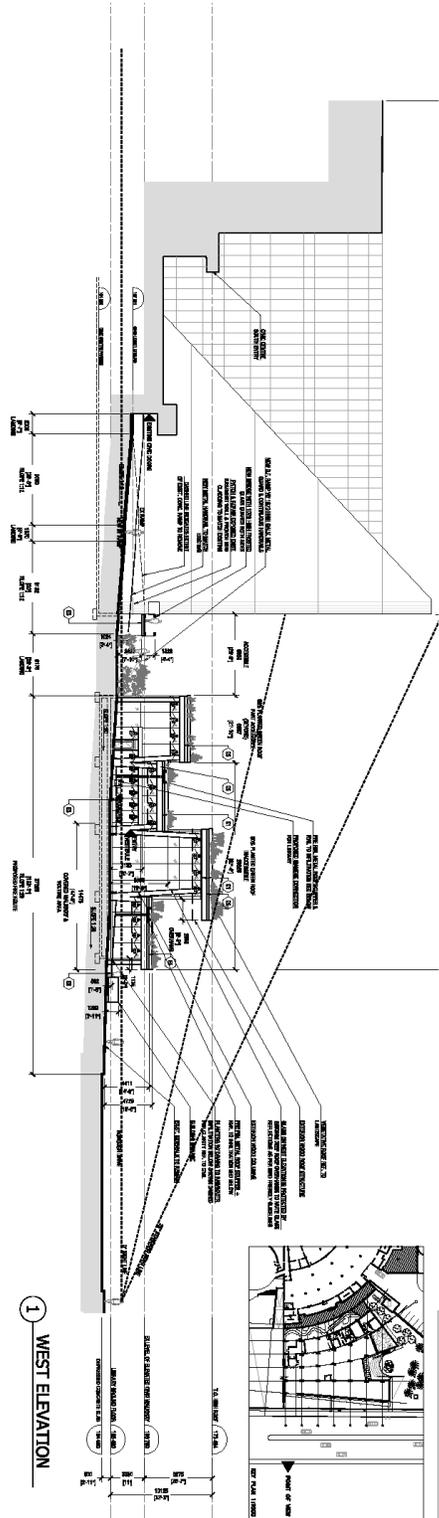
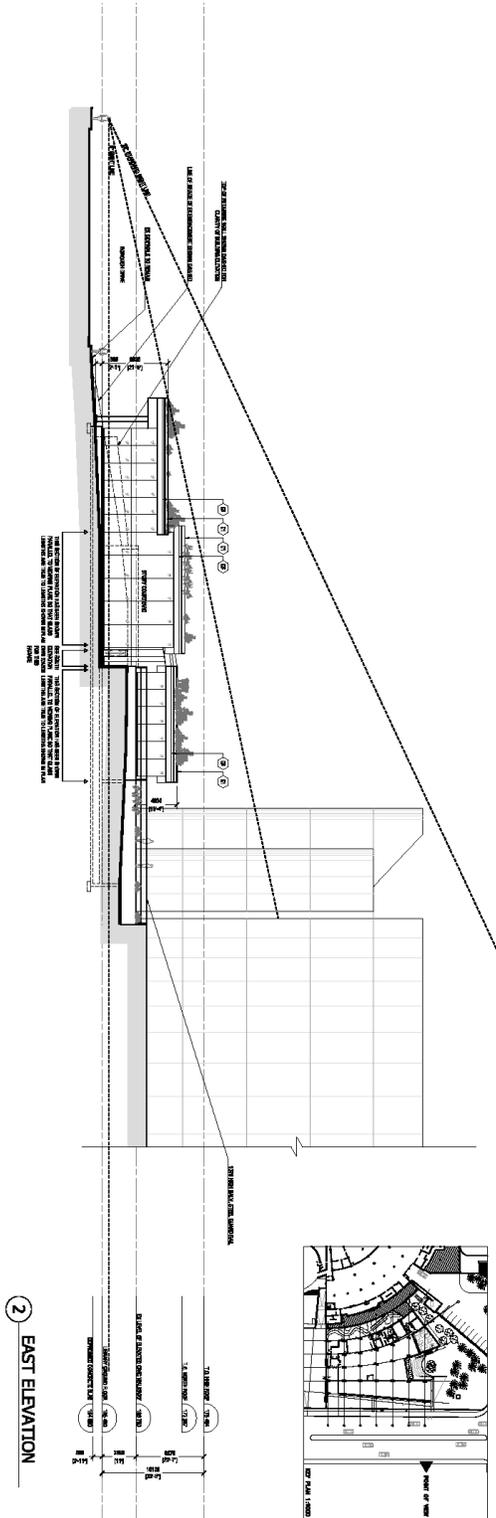


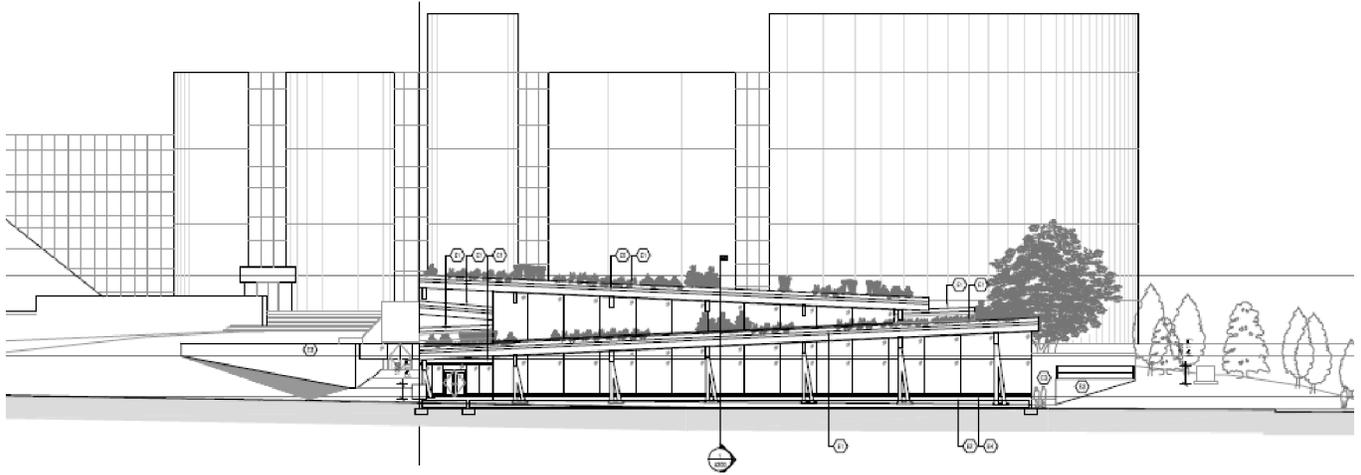
View from Borough Drive



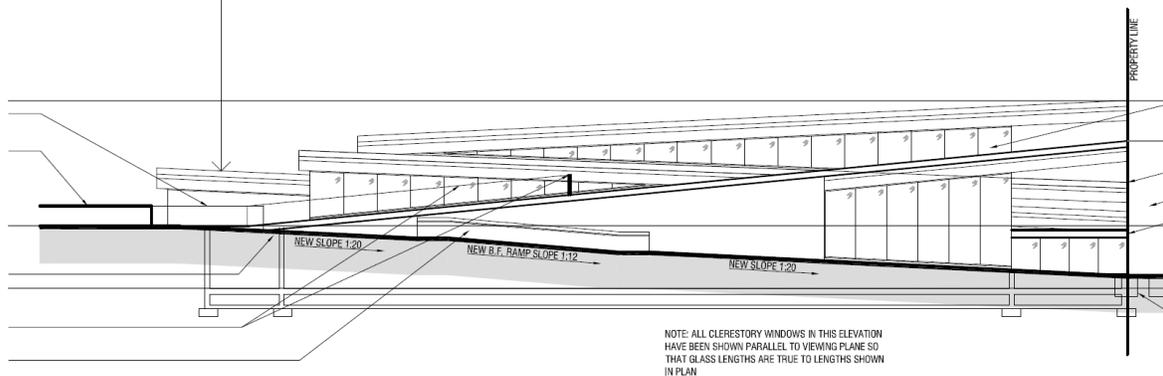
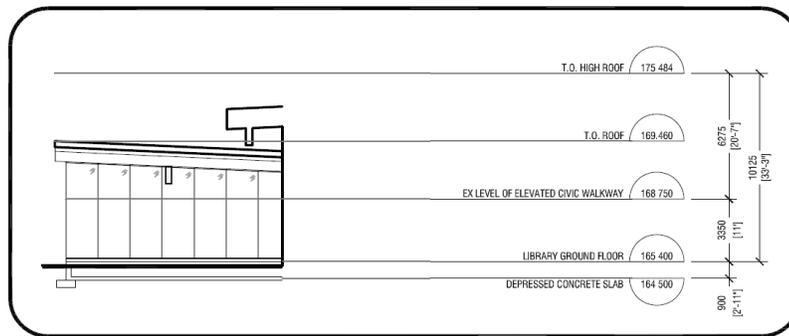
View from South West of entryway to Library and SCC







South Elevation



North Elevation