



## STAFF REPORT ACTION REQUIRED

### Demolition of a Designated Heritage Property within the Yorkville – Hazelton Heritage Conservation District and Erection of a Replacement Structure - 92 Scollard Street

|                          |   |
|--------------------------|---|
| <b>Date:</b>             | April 16, 2012  |
| <b>To:</b>               | Toronto Preservation Board<br>Toronto East York Community Council |
| <b>From:</b>             | Director, Urban Design, City Planning Division                    |
| <b>Wards:</b>            | Ward 27 - Toronto Centre-Rosedale                                 |
| <b>Reference Number:</b> | P:\2012\Cluster B\PLN\HPS\TEYCC\May 15 2012\teHPS19               |

#### SUMMARY

---

This report recommends that City Council refuse the proposed demolition and new construction due to the insufficient justification for demolition, which is a requirement of the Yorkville-Hazelton Heritage Conservation District (YHHCD), and the incompatibility of the proposed design with the District Plan.

#### RECOMMENDATIONS

---

**The City Planning Division recommends that:**

1. City Council refuse the proposed demolition of the heritage property at 92 Scollard Street and erection of a replacement structure under Section 42 of the Ontario Heritage Act.
2. If the owner appeals City Council's decision to refuse the application for demolition under Section 42 of the Ontario Heritage Act, Council authorize the City Solicitor and the necessary City staff to attend at the Ontario Municipal Board in opposition to the appeal.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

The property at 92 Scollard Street is part of the Yorkville-Hazelton Heritage Conservation District designated by City Council under By-law 622-2002 on August 1, 2002.

[http://www.toronto.ca/heritage-preservation/pdf/hcd\\_yorkville\\_proposal.pdf](http://www.toronto.ca/heritage-preservation/pdf/hcd_yorkville_proposal.pdf)

## **ISSUE BACKGROUND**

### **Policy Framework**

#### **Official Plan**

Section 3.1.5 of the City of Toronto Official Plan directs that significant heritage resources will be conserved by listing properties of architectural and/or historic interest on the City's Inventory of Heritage Properties; designating properties; entering into conservation agreements with owners of heritage properties; and designating areas with a concentration of heritage resources as heritage conservation districts. The Plan directs the adoption of guidelines to maintain and improve the character of such districts.

#### **Ontario Heritage Act**

Under Section 42 of the Ontario Heritage Act, an owner must obtain a permit from the municipality to demolish or erect a property within an HCD. If Council refuses the application the owner may appeal the decision to the Ontario Municipal Board.

#### **Yorkville-Hazelton Heritage Conservation District Plan (YHHCD Plan)**

The YHHCD Plan was adopted by City Council to be used as a guide to manage property alteration and development with a view to the preservation of the existing architectural character of the District and its streetscape. The Guidelines (Section 2) of the YHHCD Plan define the Heritage District Characteristics and set out standards in order to provide guidance to alterations and new development that will complement the existing character.

The YHHCD Plan focuses primarily on reviewing alterations that are visible from a public vantage point. All exterior alteration and development visible from the street within the District will require prior approval of Heritage Preservation Services and in some cases City Council (YHHCD Plan, Section 3). Guidelines with respect to demolition and new construction are discussed within the comments section of this report.

## **Standards and Guidelines for the Conservation of Historic Places in Canada**

On March 3, 4 and 5, 2008, Council adopted Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines)* as the document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City.

### **Proposal**

The proposal by Shim-Sutcliffe Architects Inc. (final revision dated March 13, 2012) is to construct an infill building based on the same configuration of retail at grade with a single two-storey residential unit above. The street edge of the building is comprised of an expression of vertical and horizontal planes forming a distinctive three dimensional architectural expression separating the public realm of the street from the private spaces of the residential unit. This feature is separated by glazing from the residential spaces to the north as well as operable glazing system at the property line facing Scollard Street.

The street edge feature serves additionally as a natural environmental control device on this southern exposure. The enclosed zone of slightly more than a metre captures heat gain in colder temperatures and allows a ventilated buffer in warmer temperatures.

### **COMMENTS**

The southern boundary of the Yorkville-Hazleton Heritage Conservation District Plan takes in the north side of Scollard Street. The south side of Scollard Street retains a residential form character including the new town houses to the west which were part of the 100 Yorkville development (Attachments 1 and 2).

The Yorkville-Hazleton Heritage Conservation District Plan does not rate buildings or define them as contributing or non-contributing. The group of four buildings comprised of 88, 90, 92a & 92b Scollard Street were built in the late 1980s with a simple buff brick massing and punched window openings. The upper floor volume is supported at grade by a rhythm of brick piers perpendicular to Scollard Street. Within this composition are paired upper floor access stairs and a vocabulary of retail units based on a round glazed bay feature next to the retail access point.

The cladding, ground floor features and windows, which would have originally been treated consistently, have been altered over the course of time. However, the properties do retain a traditional solid to void ratio on the second floor although the open set-back at grade is certainly not indicative of a traditional residential form.

The properties described above were developed prior to the establishment of the HCD. Their inclusion in the HCD allows the southern boundary of the district to be extended and sets the foundation for gradual replenishment of compatible character buildings

within the Plan area. However, Section 2.3, Demolition in the Yorkville-Hazelton Heritage Conservation District Plan reads as follows:

"Demolition is discouraged, but to be considered for demolition a building in the District may be demolished if it meets the following criteria:

1. Poor condition, and
2. Minimal heritage value, and
3. Not essential to the heritage character of the area, and
4. The replacement building complies with the Guidelines and Zoning by-law."

The intent of these conditions is to recognize the wide variety of building forms that form the collective history of the District. In addition to the grand Victorian houses along Hazelton Avenue, there are also more modest worker's cottages that occupied the east-west side streets. While the Guidelines provide little guidance with respect to those properties that are not from the primary period of construction and character referenced in the HCD (Victorian), the Guidelines prescribe that the four conditions must be met without exception.

The four YHHCD requirements for demolition are not satisfied and the replacement design lacks an acceptable reference in form to be compatible with the District Plan.

## **Replacement Structure**

Section 2.4, New Buildings in the YHHCD Plan reads as follows:

"New buildings within the district must be compatible in character, form, massing and location on the site. It is important that new buildings are distinguishable, but in harmony with, their neighbours."

The proposed replacement building explores an architectural expression and relationship of spaces that results in a non-traditional orientation of the façade plane as well as an incompatible solid to void ratio. The substitution of brick as a material to replace the original timber frame construction makes a gesture to more traditional building materials but still does not create a compatible façade presence.

## **CONCLUSION**

Although future district plans will be written in such a way as to clarify the precise contributions of individual buildings to the overall character of the district, the YHHCD plan does not distinguish between building types nor does it allow for demolition within the district without satisfying all four conditions of demolition. While it is recognized that the current proposal represents an upgrade and reinvestment in the property, it does not satisfy the requirements of the District Plan.

This report recommends that City Council refuse the proposed demolition of the designated heritage property at 92 Scollard Street and erection of a replacement structure on the basis that the demolition requirements are not met, which includes documentation of poor condition and submission of a replacement structure that satisfies the existing guidelines.

## **CONTACT**

Mary L. MacDonald, Acting Manager  
Heritage Preservation Services  
Tel: 416-338-1079  
Fax: 416-392-1973  
E-mail: [mmacdon7@toronto.ca](mailto:mmacdon7@toronto.ca)

## **SIGNATURE**

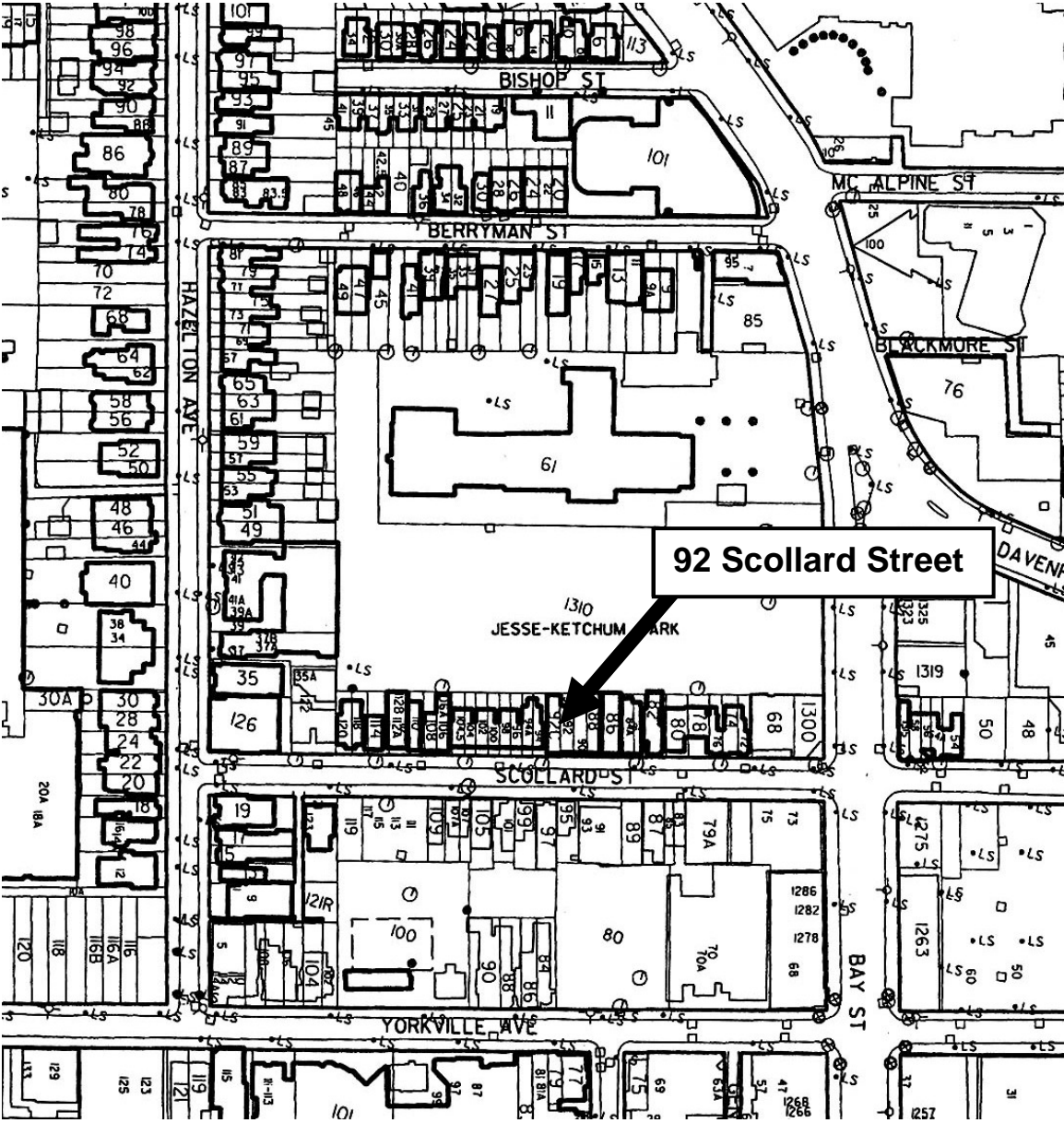
---

Robert Freedman  
Director Urban Design  
City Planning Division

## **ATTACHMENTS**

Attachment No. 1 – Location Map  
Attachment No. 2 – Context Photographs  
Attachment No. 3 – Existing Elevations  
Attachment No. 4 – Proposal Rendering and Elevation  
Attachment No. 5 – Proposal Section Details

LOCATION MAP: 92 SCOLLARD STREET



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

CONTEXT PHOTOS: 92 SCOLLARD ST



South (Scollard Street) Elevation



Streetscape



EXISTING ELEVATIONS: 92 SCOLLARD STREET





ATTACHMENT NO. 4  
PROPOSAL RENDERING AND ELEVATION: 92 SCOLLARD ST (PROPOSED)



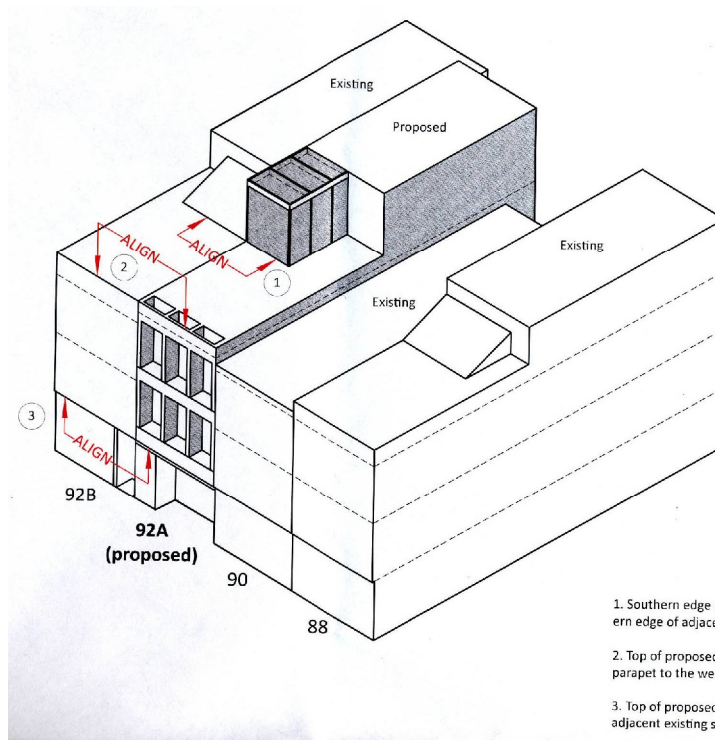
Proposed South (Scollard Street) Elevation  
(Context matched computer rendering)



Proposal South Elevation

ATTACHMENT NO. 5

PROPOSAL SECTION DEATILS: 92 SCOLLARD ST



1. Southern edge of proposed 4th floor to align with southern edge of adjacent 4th floor.
2. Top of proposed south facade to align with top of existing parapet to the west.
3. Top of proposed ground floor storefront to align with adjacent existing storefronts.