



**STAFF REPORT
ACTION REQUIRED**

**Alteration of a Designated Heritage Property within the
Yorkville – Hazelton Heritage Conservation District –
114-120 Scollard Street**

Date:	January 13, 2014
To:	Toronto Preservation Board Toronto East York Community Council
From:	Acting Director, Urban Design, City Planning Division
Wards:	Ward 27 - Toronto Centre-Rosedale
Reference Number:	P:\2014\Cluster B\PLN\HPS\TEYCC\February 25 2014\teHPS01

SUMMARY

This report recommends that City Council refuse the proposed alteration of a character building within the Yorkville-Hazelton Heritage Conservation District (YHHCD). The proposed alteration, which includes removal of character defining features on the façade, introduction of incompatible features on the facade, alteration of window openings, and reconstruction and modification of the existing roof form, would radically modify the façade at 114 Scollard Street to establish a new large scale commercial entrance to the new grade level consolidated space behind three retained facades. Alterations to 114-118 Scollard Street include rebuilding and modifying the roof and lowering ground floor windows sills. There are additional negative impacts associated with the modification of existing relationships of floor levels to grade, as well as limited circulation through the front of the individual properties.

The proposed alteration is not compatible with the YHHCD Guidelines and represents excessive intervention within the context of a traditional house form neighbourhood.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council refuse the proposed alteration of the designated heritage property at 114-120 Scollard Street under Section 42 of the Ontario Heritage Act.
2. If the owner appeals City Council's decision to refuse the alteration City Council authorize the City Solicitor and appropriate staff to attend at the Ontario Municipal Board hearing in opposition to the appeal.

Financial Impact

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

DECISION HISTORY

The properties at 114-120 Scollard Street are part of the Yorkville-Hazelton Heritage Conservation District, designated by City Council under By-law 622-2002 on August 1, 2002.

An earlier version of the proposal was submitted to the Committee of Adjustment at its meeting of September 25, 2013. A letter from Heritage Preservation Services to the Committee of Adjustment dated September 12, 2013 indicated that heritage staff did not object to the variances in themselves, but were still working with the applicant to address concerns regarding the façade and district plan compliance. The variances were granted conditionally upon the applicant obtaining a heritage permit under Section 42 of the Ontario Heritage Act.

ISSUE BACKGROUND

The properties included in the proposal are on the north side of Scollard Street (Attachment No.1) which defines the southern boundary of the District (Attachment No.2). Since the centre line of Scollard Street forms the southern boundary of the District, the properties on the south side of the street are not protected under Part V of the Ontario Heritage Act

No further efforts have been made to address the concerns expressed by City Planning staff at the time the Committee of Adjustment considered the project variances. In fact, the most recent proposal (as represented in this report) increases the negative impact on the heritage fabric with a more dominant contemporary glazed entry, the removal of the ground floor bay window and a modification to the roof of 114 Scollard.

The proposed design retains modified facades behind which a commercial grade level access volume is inserted, consolidating three properties into a single use (Attachment Nos.4-12).

COMMENTS

Proposal

The alteration consists of a consolidation of space behind three properties to accommodate a single business. The red brick semi-detached two storey units at 116 and 118 share a mid-point roof gable feature and porch. The property at 120 is a two storey detached red brick house form building with a centrally placed dormer in the roof and a bay window and porch on the ground floor (Attachment No. 3).

The proposal seeks to transform the properties into a built form that is characterized by high ceilings, level access and a bright open entry area. Alterations include removal of character defining features on the façade (the porch and bay window), introduction of incompatible features, alteration of window openings, and reconstruction and modification of the existing roof form. The grade level access, with a large glass entrance, reconfigures floor levels to provide a 13 foot ceiling in contrast to the original height of approximately 9-1/2 feet.

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.

Provincial Policy Statement and Ontario Heritage Act

In reference to the Province of Ontario's 2005 Provincial Policy Statement, Section 2.6.3 states: "Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

Under Section 42 of the Ontario Heritage Act, an owner must obtain a permit from the municipality alter 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 district's predominant heritage character is described in the YHHCD plan as Victorian residential. It is also recognized in the Plan that sympathetic infill related to the emergence of Yorkville as a commercial/retail area also contributes to the character of the district. The YHHCD Plan focuses primarily on reviewing alterations that are visible from a public vantage point and directs that the character of the District should reflect and reinforce the Hazelton "village" neighbourhood.

The Yorkville-Hazelton Heritage Conservation District Plan does not rate buildings or define them as contributing or non-contributing. 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.

<http://www.toronto.ca/legdocs/mmis/2008/cc/decisions/2008-03-03-cc17-dd.pdf>

COMMENTS

The existing proposal radically modifies the façade at 114 Scollard Street in order to establish a new large-scale commercial entrance to a new grade level consolidated space behind three retained facades. Alterations to 114-118 Scollard Street include rebuilding and modifying the roof and lowering ground floor windows sills.

The proposed spaces and architectural expression is not within the traditional built form language of Yorkville-Hazelton and represents a clear polarity between the application design and the protected character of the HCD as defined in the YHHCD. Aspects of the project that do not comply with YHHCD guidelines are outlined below.

YHHCD Guidelines

1.4.7 Alterations and Additions

Alterations should not radically change, obscure, or destroy character-defining features.

Alterations may include: new entrances and window openings on the secondary elevations and selective removal from the building that does not detract from the historical character.

Additions may occur at the rear of the building.

In its current form, the existing application radically changes character-defining features, including a porch and a bay window, and introduces expanded openings on the primary elevation. Although many of the properties along the north side of Scollard have been altered or completely replaced prior to the enactment of the By-Law in 2002, with incompatible forms and unarticulated surfaces of glazing in contemporary solid to void ratios, these buildings should not be used as referents for recent projects. New alterations should strive to reverse the earlier incursions where possible, and contribute to the character and harmony of the district.

While interior alterations would typically not be subject to review or comment, the desired thirteen foot high ground floor volume is not in the character of the District and establishes floor levels behind a retained façade that no longer corresponds to window and door height. This will have a negative impact on the streetscape. In addition, while heritage staff support accessibility requirements, the solution that has been proposed has too great an impact on the front façade and an alternative should be explored. A possible option would be for the incorporation of an accessible elevator integrated into the entry porch. This approach would minimize impact in the front façade and eliminate the requirement for redistribution of floor levels.

The defined attributes that contribute to heritage character as stated on page 6 of the YHDHC Guidelines also makes reference to the "consistent relationship of house and front door to the sidewalk and the street." Also applicable are the guidelines for Porches, Porticos and Exterior Stairs which reads as follows:

Porches, porticos, and exterior stairs are integral to the principal elevation and should have a similar proportion and an open appearance similar to traditional porches in the District.

Maintain porches and porticos that traditionally were used to protect entry doors and glazing, provide sheltered outdoor space and serve as a transition between the public outdoor and private interior space.

Substantial alterations or removal of the original porch and stair elements alters the principal elevation and shall be avoided where possible.

Handrails and balusters were commonly used to enclose and define a porch and were made of wood or cast iron. These are important secondary character elements and

should be preserved or restored where missing.

The overall mass, material, run and rise of the exterior stairs reflect the character and style of the principle elevation.

Ramps will comply with the building code, meeting the specific needs of the resident and be easily removed in the future. Stairs usually run at right angles to the street and allow for a landing at the sidewalk grade before meeting the sidewalk. Avoid using open riser stairs.

Porch and stair style, finish, colour and detailing should reflect the original character of the building and compliment the principal elevation.

Although alteration of floor levels is not addressed in the section on alterations to existing buildings, the references in the section "New Buildings 2.4" of the Guidelines does identify the significance of the relationship of the ground floor to grade.

2.4.3 Entrances

Entrances are important elements on the principal elevation and should address the street and be clearly visible. The relationship of the ground floor to grade should be consistent with the building on either side and the street in general.

Additional sections of the guidelines are also relevant to the review of this application. In all cases the proposal does not comply with the district plan. Of particular concern are the following:

2.1.1 Alterations of Elements within the Principal Elevation

The principal elevation is generally considered to be that portion of the building that addresses or faces the street. In the case of a corner property, there are two principal elevations.

Alteration to the original features of the principal elevations should be avoided or minimized. If alterations are required, they should be sympathetic to the style, era, scale and craftsmanship of the original.

2.1.2 Roof Form, Shape, Pitch and Features

The form, mass, rhythm, proportions and texture of the roofs and roof features support the heritage character of the individual building and the area.

2.1.4 Doors

Doors located on the principal elevations are an important expression of the character and architectural style of the building and maintain the linkage between public and private realms.

Substantial alterations are not recommended. Maintain original doors wherever possible. Alterations to existing opening proportions must be avoided.

Style and type of doors are to reflect the character and the architectural style of the building. Many of the doors within the District are partially glazed or solid wood and new doors should reflect the original or existing condition.

CONCLUSIONS

The proposed alteration modifies the façade at 120 Scollard Street by eliminating character defining features of the porch and bay window and replacing the ground floor with a large contemporary opening into a disproportionately high volume of commercial within. This incompatible entrance serves as the access point into the consolidated space that includes the two semi-detached buildings to the west.

The proposed alteration would introduce series of alterations to the facades at 114-120 Scollard Street that are incompatible with a number of YHHCD Guidelines.

The removal of character defining features, the introduction of incompatible architectural expression and the resultant disconnect between existing heritage fabric and proposed contemporary commercial type space combine to form a negative impact on the character of the District. Staff cannot support the proposal in its current form.

CONTACT

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SIGNATURE

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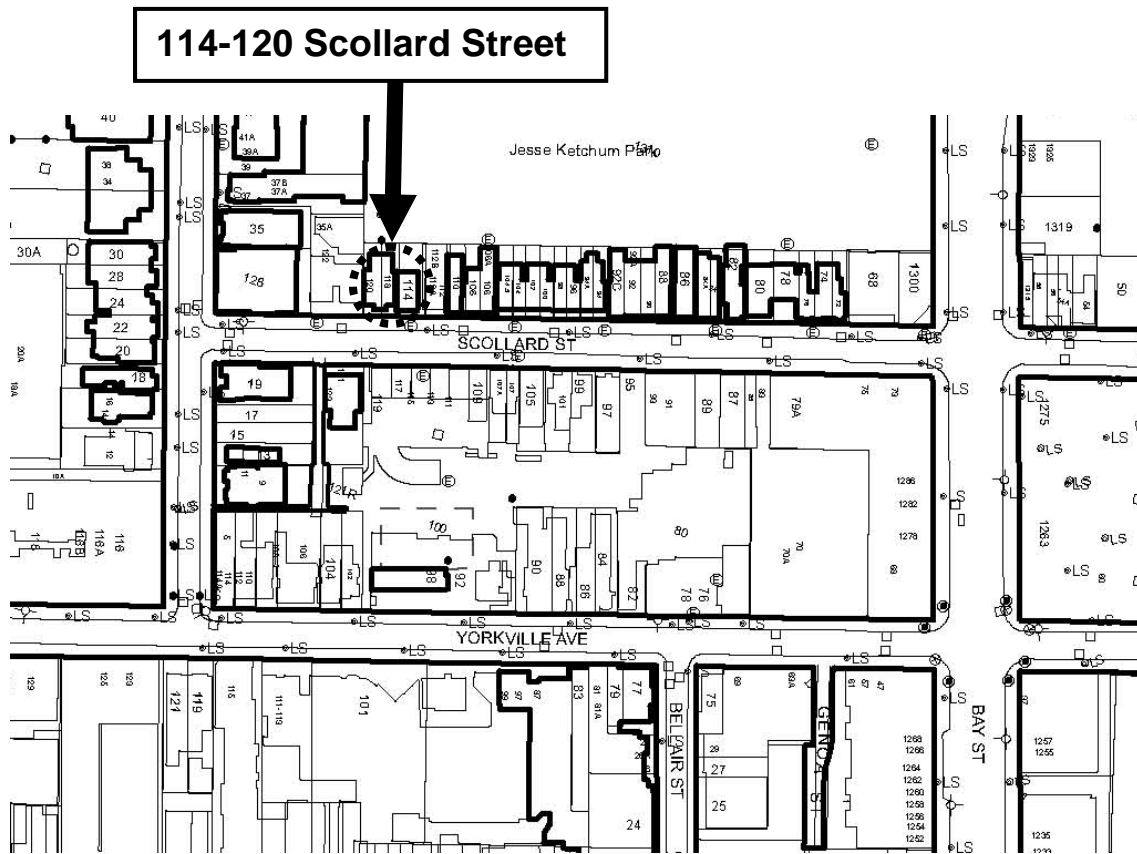
ATTACHMENTS

- Attachment No. 1 – Location map
- Attachment No. 2 – District Boundary
- Attachment No. 3 – Context Photos
- Attachment No. 4 – Streetscape & Project Rendering
- Attachment No. 5 – Site Plan – Existing and Proposed
- Attachment No. 6 – Demolition Plans
- Attachment No. 7 – Demolition Plans
- Attachment No. 8 – Demolition Sections

Attachment No. 9 – Proposal Plans
Attachment No. 10 – Proposal Plans and Elevation
Attachment No. 11 – Rear Elevation
Attachment No. 12 – Proposal Sections (114 Scollard Street)

ATTACHMENT NO. 1

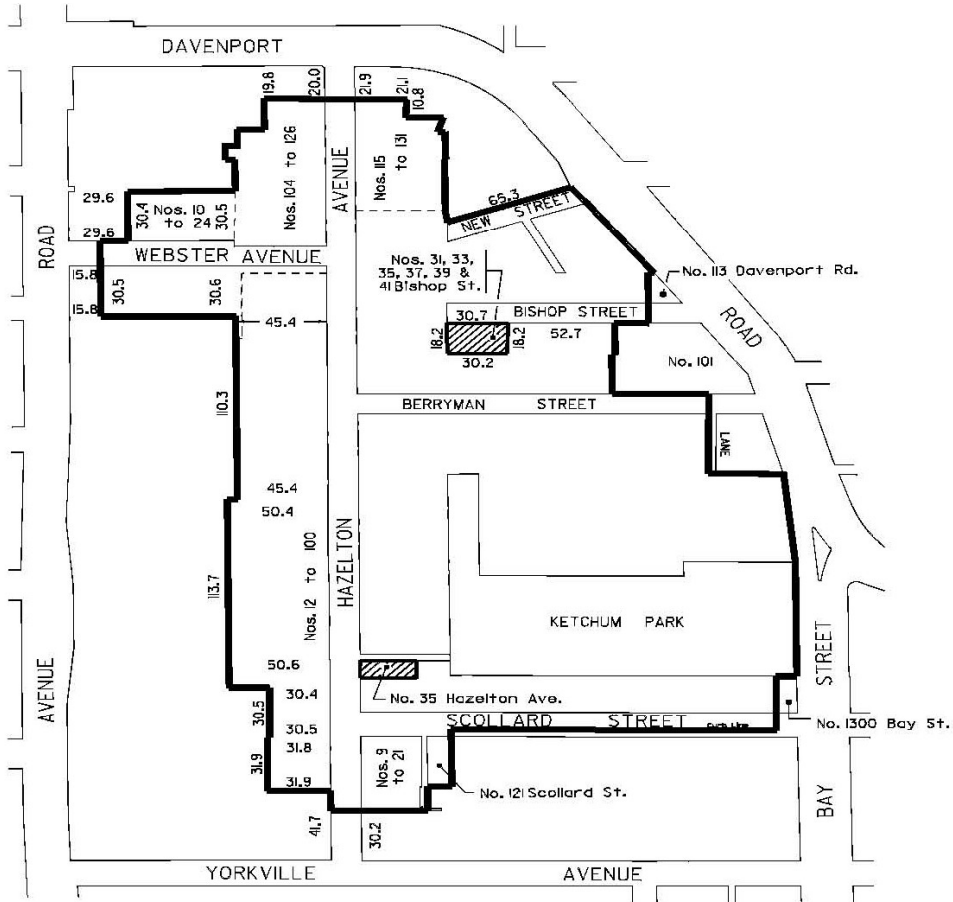
LOCATION MAP: 114-120 Scollard Street



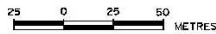
This location map is for information purposes only

By-law Boundary: 114-120 Scollard Street

SCHEDULE "A"



 LANDS DESIGNATED AS A HERITAGE CONSERVATION DISTRICT
 EXCLUDED LANDS



WORKS AND EMERGENCY SERVICES
 SURVEY AND MAPPING SERVICES
 TORONTO JULY, 2002
 BLD2/YRKT/L.DGN
 FILE: H76-HB
 MAP No. 50J-313 DRAWN: WL

ATTACHMENT NO. 3

CONTEXT PHOTOS: 114-120 Scollard Street



ATTACHMENT NO. 4
STREETSCAPE AND PROJECT RENDERING: 114-120 Scollard Street



Proposal Within Streetscape Context



Existing Streetscape Context

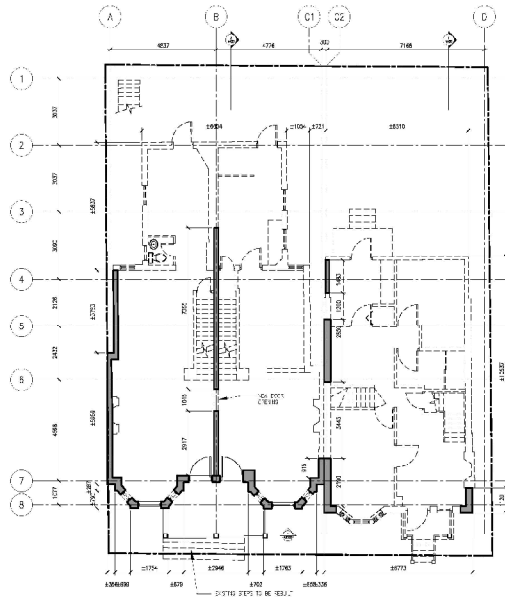


Project Rendering

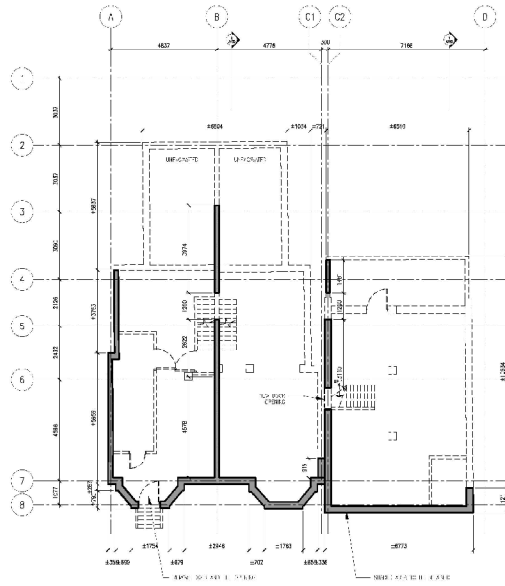
SITE PLAN – EXISTING AND PROPOSED: 114-120 Scollard Street



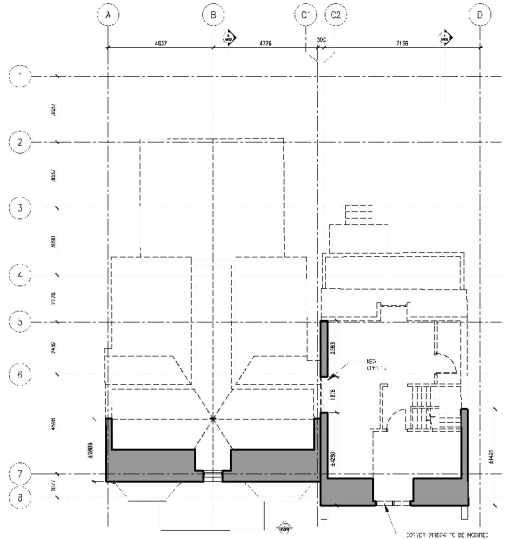
DEMOLITION PLANS: 114-120 Scollard Street



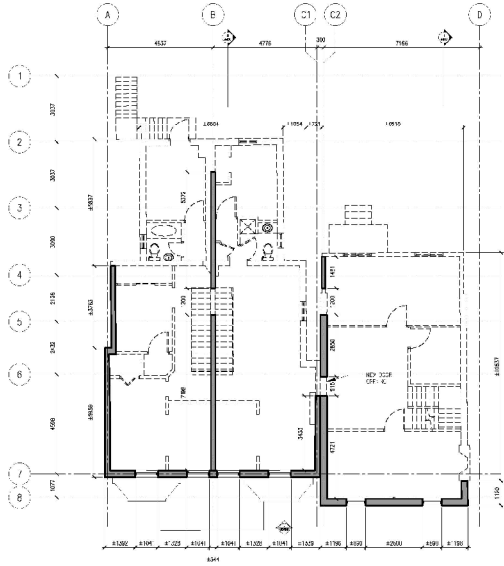
Ground Floor Demolition Plan / 2
Scale 1:100 / A0205



Basement Demolition Plan / 1
Scale 1:100 / A0205



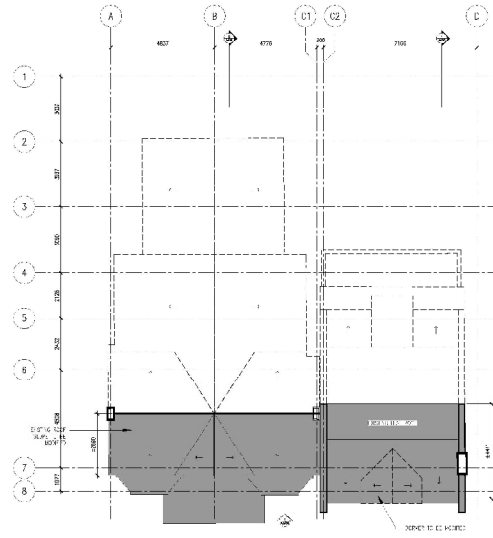
Third Floor Demolition Plan / 2
Scale 1:100 / A0205



Second Floor Demolition Plan / 1
Scale 1:100 / A0205

ATTACHMENT NO. 7

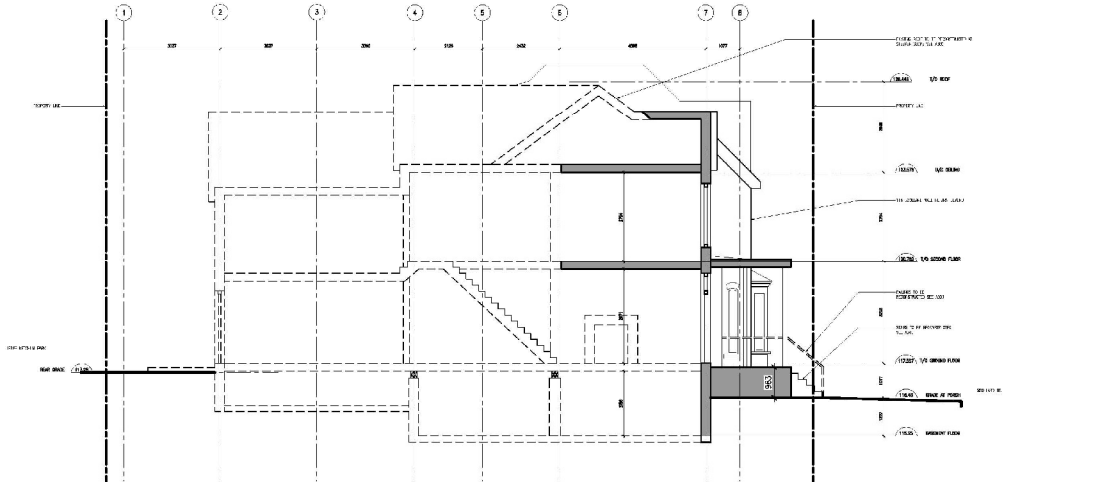
DEMOLITION PLANS AND ELEVATION: 114-120 Scollard Street



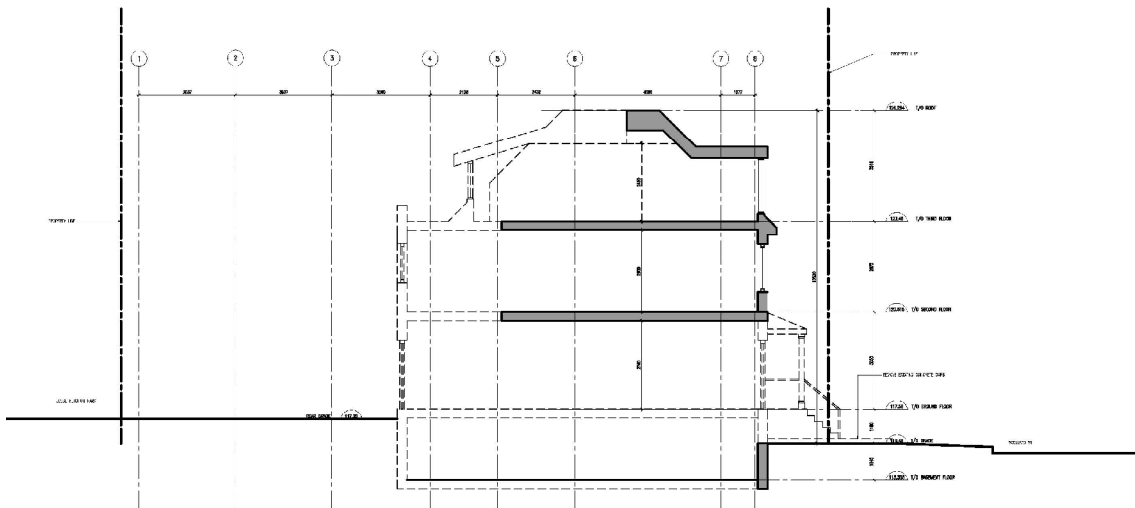
Roof Demolition Plan
Scale 1:100
AD030



DEMOLITION SECTIONS: 114-120 Scollard Street

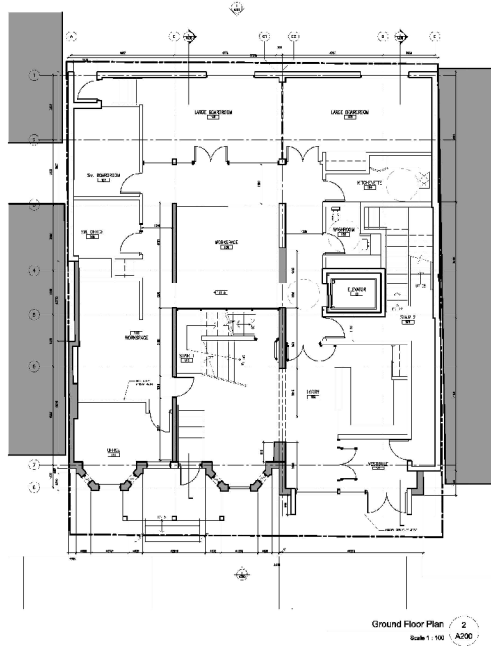


Demolition Section Through 118 Scollard St. 2
Scale 1: 100 AD400

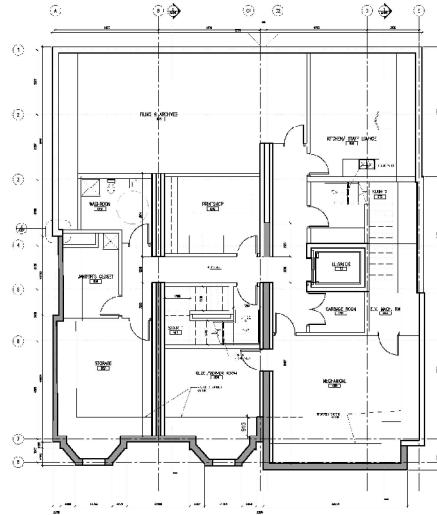


Demolition Section Through 114 Scollard St. 1
Scale 1: 100 AD400

FLOOR PLANS: 114-120 Scollard Street

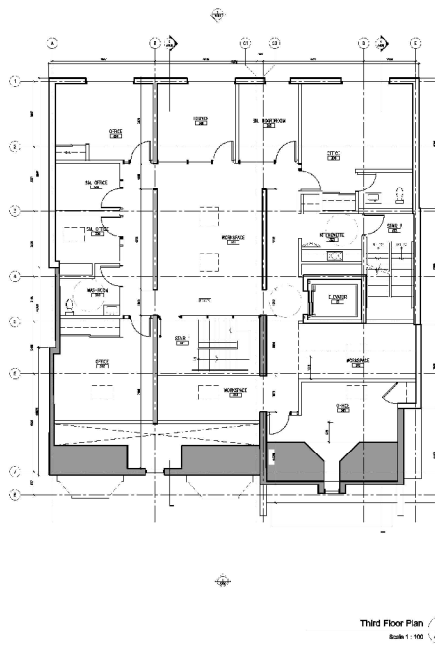


Ground Floor Plan

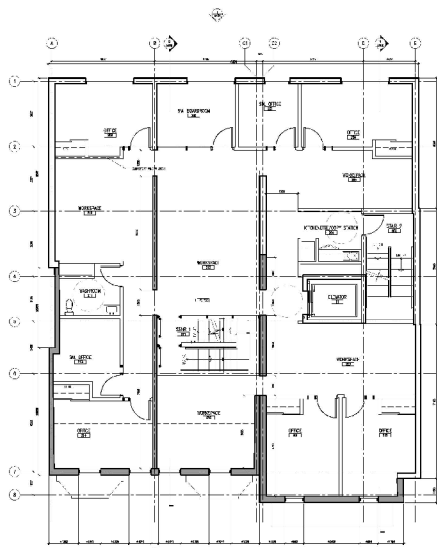


Basement

Plan

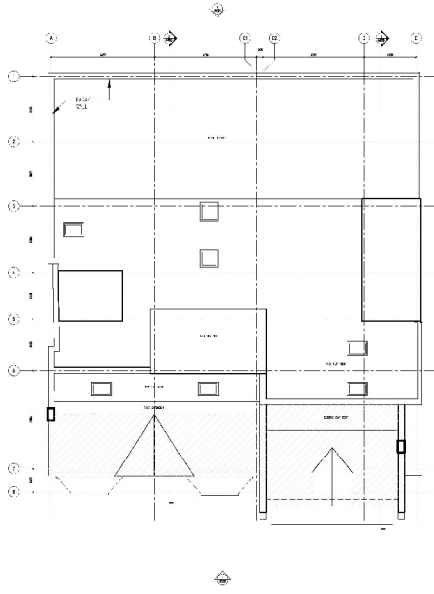


Third Floor Plan



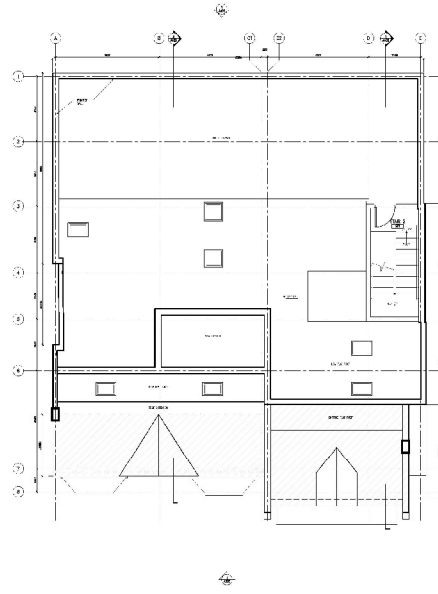
Second Floor Plan

PLANS AND SCOLLARD ELEVATION: 114-120 Scollard Street



Roof Plan
Scale: 1:100
A202

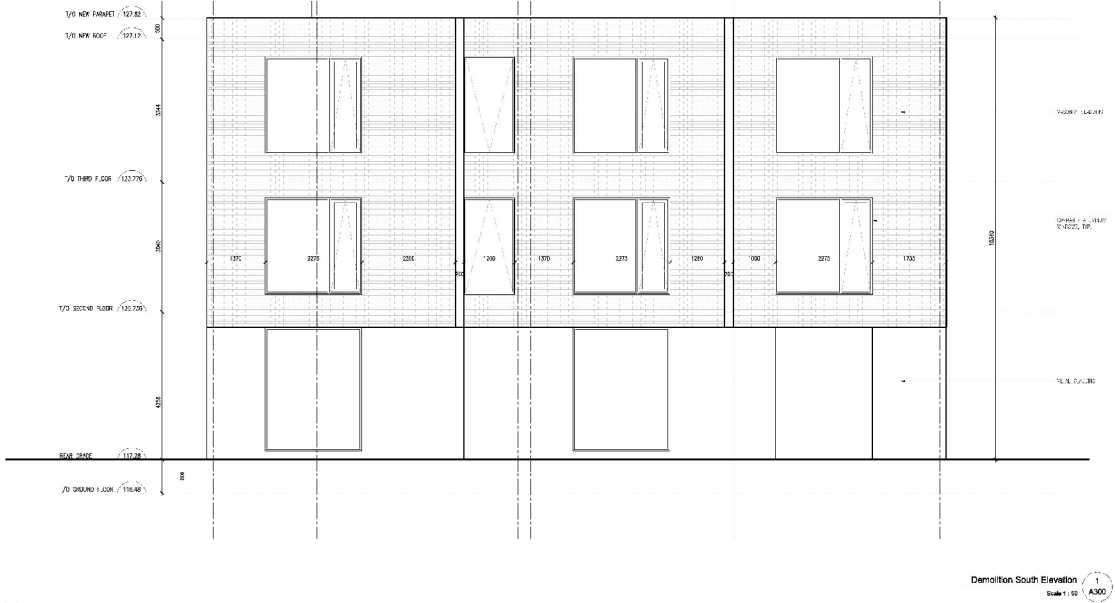
Roof Plan



Terrace Plan
Scale: 1:100
A203

Terrace Plan

REAR ELEVATION: 114-120 Scollard Street



PROPOSAL SECTIONS: 114-120 Scollard Street

