



## STAFF REPORT ACTION REQUIRED

### Alterations to a Designated Heritage Property, Amendment of Designating By-laws, and Authority to Enter into a Heritage Easement Agreement, 201 Guildwood Parkway, the Guild Inn

<b>Date:</b>	June 27, 2014
<b>To:</b>	Toronto Preservation Board Scarborough Community Council
<b>From:</b>	Director, Urban Design, City Planning Division
<b>Wards:</b>	Ward 43, Scarborough East
<b>Reference Number:</b>	P:\2014\Cluster B\PLN\SCC\SC14092

#### SUMMARY

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This report recommends that City Council endorse the conservation strategy generally described for the property located at 201 Guildwood Parkway, the Guild Inn, to allow for its adaptive reuse as a restaurant, banquet hall, and conference and event centre.

At its meeting of April 1, 2 and 3, 2014, Council authorized staff to enter into a Letter of Intent (LOI) to allow for, among other matters, the sublease of a portion of Guildwood Park for the purpose of this development. As the Guild Inn is designated under Part IV of the Ontario Heritage Act, and as the applicant is proposing to alter this property's heritage attributes, Council approval for the proposal is required under Section 33 of the Act.

Should Council endorse the proposed conservation strategy, staff recommend that Council require that the applicant enter into a Heritage Easement Agreement to secure the long term protection of the property, and that staff be authorized to take the necessary steps to enter into such Agreement. Staff also recommend that existing heritage by-laws for this property under Part IV of the Ontario Heritage Act be updated.

## RECOMMENDATIONS

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### The City Planning recommends that:

1. City Council approve the alterations to the heritage property at 201 Guildwood Parkway, in accordance with Section 33 of the Ontario Heritage Act, to allow for the adaptive reuse of the Guild Inn as a restaurant, banquet hall, and conference and event centre substantially in accordance with plans and drawings dated April 25, 2014, and revised June 17, 2014, prepared by Queen's Quay Architects International Inc., date-stamped received by City Planning on June 20, 2014, and on file with the Manager, Heritage Preservation Services, the Heritage Impact Assessment (HIA), prepared by Philip Goldsmith Architect, dated June 19, 2014, date-stamped received by City Planning on June 23, 2014, and on file with the Manager, Heritage Preservation Services, all subject to and in accordance with a Conservation Plan satisfactory to the Manager, Heritage Preservation Services and subject to the following additional conditions
  - a. Prior to Site Plan Approval the applicant shall:
    - i. Complete all pre-approval conditions contained in a Notice of Approval Conditions for Site Plan Control.
  - b. Prior to the issuance of any permit for the property at 201 Guildwood Parkway, including a heritage permit or a building permit, but excluding permits for repairs and maintenance of the existing heritage building the applicant shall:
    - i. Have executed and registered a Site Plan Agreement for the development to the satisfaction of the Chief Planner and Executive Director, City Planning, or her designate.
    - ii. Enter into a Heritage Easement Agreement with the City for the property 201 Guildwood Parkway to the satisfaction of the Manager, Heritage Preservation Services and the City Solicitor including registration of such amending agreement to the satisfaction of the City Solicitor.
    - iii. Provide a Conservation Plan, prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Statement for the properties located at 201 Guildwood Parkway, dated June 19, 2014, to the satisfaction of the Manager, Heritage Preservation Services.
    - iv. Provide an Interpretation Strategy for 201 Guildwood Parkway to the satisfaction of the Manager, Heritage Preservation Services.
    - v. Provide a detailed landscape plan for the subject property, satisfactory to the Manager, Heritage Preservation Services
    - vi. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan, including a description of materials and finishes, and

- showing the preservation of the central third floor dormer on the south elevation, to be prepared by the project architect and a qualified heritage consultant, all to the satisfaction of the Manager, Heritage Preservation Services.
- vii. Provide a Lighting Plan that describes how the Guild Inn and will be sensitively illuminated to enhance its heritage character, to the satisfaction of the Manager, Heritage Preservation Services.
  - viii. Provide an Interpretation Plan for 201 Guildwood Parkway, to the satisfaction of the Manager, Heritage Preservation Services.
  - ix. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Manager, Heritage Preservation Services, to secure all work included in the approved Conservation Plan, and the approved Interpretation Plan.
- c. That prior to the release of the Letter of Credit the applicant shall:
- i. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the conservation work and the interpretive work have been completed in accordance with the approved Conservation Plan and the approved Interpretation Plan, and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Manager, Heritage Preservation Services.
  - ii. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Manager, Heritage Preservation Services.
2. City Council authorize the Chief Planner or Chief Planner's designate, to enter into a heritage easement agreement under Section 37 of the Ontario Heritage Act for 201 Guildwood Parkway in a form and content satisfactory to the Chief Planner and City Solicitor.
  3. City Council authorize the City Solicitor to introduce the necessary bill in Council authorizing the entering into a heritage easement agreement for the property at 201 Guildwood Parkway.
  4. City Council state its intention to amend former City of Scarborough By-law No. 19126 and City of Toronto By-law Nos. 266-1999 and 896-2005 to revise the Reasons for Designation in accordance with the Statement of Significance for 201 Guildwood Parkway attached as Attachment 8 to the report dated June 27, 2014, from the Director, Urban Design, City Planning Division to explain the cultural heritage value or interest of the property and describe its heritage attributes.
  5. If there are no objections to the proposed amendment in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council amending the designating by-laws.

6. If there are objections to the proposed amendment in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed amendment to the Conservation Review Board.
7. If the proposed amendment to the designating By-laws for the property at 201 Guildwood Parkway in accordance with recommendation 4 of the report dated June 27, 2014, from the Director, Urban Design, City Planning Division is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision to amend the designating by-law.

### **Financial Impact**

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

### **DECISION HISTORY**

On May 12, 1999 the City of Toronto enacted By-law No. 266-1999 designating the property at 201 Guildwood Parkway (Guild Inn) as being of historical value or interest. <http://www.toronto.ca/legdocs/bylaws/1999/law0266.pdf>

At its meeting of September 22, 23, 24 and 25, 2003, Toronto City Council declared a portion of Guildwood Park, then referred to as the Guild Inn Hotel Precinct, surplus and authorized staff to enter into a long term sub-lease with the Westeinde Group for its redevelopment. <http://www.toronto.ca/legdocs/2003/agendas/council/cc030922/adm9rpt/cl017.pdf>

At its meeting of June 14, 15 and 16, 2005, Toronto City Council amended designating by-law 266-1999 for the Guild Inn under the Ontario Heritage Act to include Building 191 and the Sculpture Studio. Council also authorized the demolition of the Guild Inn to allow for the development of a new hotel and spa. <http://www.toronto.ca/legdocs/2005/agendas/committees/sc/sc050531/it004.pdf>

By its adoption of Clause No. 40 of Report No. 6 of the Administration Committee at its meeting held on September 25 to 28, 2006, Council authorized staff to continue negotiations with the Westeinde Group and the TRCA based on a long-term direct lease arrangement between the developer and the TRCA for a large scale leasehold condominium hotel project. <http://www.toronto.ca/legdocs/2006/agendas/council/cc060925/adm6rpt/cl040.pdf>

Staff and the Developer made significant progress on the lease arrangement, but on April 27, 2007, the Developer advised the City that it was withdrawing from further discussions on the site.

At their meeting of September 24 and 25, 2008, Council authorized the Chief Corporate Officer to undertake negotiations with a new potential partner, Centennial College, for the redevelopment of the Guild Inn. A Letter of Intent was signed by the parties on October 1, 2009 to allow the development of the Centennial proposal to move forward.

After considerable effort to find a financially viable solution, the College advised that unfavourable market conditions made it impossible for their proposal to continue. The parties terminated the Letter of Intent on October 31, 2011.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2008.GM17.1>

By adoption of Government Management Committee Item GM23.11, Council at its meeting of July 16, 17, 18 and 19, 2013, awarded the project to Dynamic Hospitality & Entertainment Group, being the only proponent meeting the requirements of RFP No. 0613-13-0067 to design, build, finance and operate a new restaurant and banquet/event centre and other complementary facilities at the Guild Inn site, and authorized staff to negotiate the terms and conditions of an agreement and report back to City Council on results of the negotiations.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.GM23.11>

At its meeting of April 1, 2, and 3, 2014 Toronto City Council granted staff the authority to enter into a Letter of Intent for a sublease transaction for the redevelopment of the Guild Inn as a restaurant, banquet hall, and conference and event centre and authorized staff to implement the Letter of Intent.

<http://www.toronto.ca/legdocs/mmis/2014/cc/bgrd/backgroundfile-68116.pdf>

## **BACKGROUND**

### **Development Proposal**

The Guild Inn is located at 201 Guildwood Parkway and is owned by the Toronto and Region Conservation Authority (TRCA) and is under long-term lease to the City of Toronto. The Guild Inn is located within Guildwood Park (Guild Park and Gardens). The applicant has submitted Site Plan application 14 154257 ESC 43 SA that proposes to rehabilitate the Guild Inn as a restaurant, banquet hall, and conference and event centre. The existing Guild Inn will be altered and the wings and additions added to the Bickford House after 1932 will be removed. The exterior of the house would be restored to its 1932 appearance. Two new wings will be added. The new west wing would serve as a banquet hall while the new east wing would function as an open air ceremonial space. To accommodate the new west wing an existing garage and two tennis courts will be demolished. Architectural fragments displayed on the property will need to be relocated elsewhere on the property. The landscape north of the Inn will require modification to allow for expanded parking and for a second driveway to accommodate increased vehicular traffic. The Site Plan application is currently under review by the City Planning Division.

### **Policy Framework**

#### **Planning Act and Provincial Policy Statement**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Planning Act and the associated Provincial Policy Statement guide development in the Province and they include provincial interests regarding heritage resources as described in the Provincial Policy Statement issued under the authority of Section 3 of the Planning Act. The Planning Act requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development, and promotes the provincial policy-led planning system. Provincial Policy Statement 2.6.1 directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Inventory of Heritage Properties are considered to be significant in this context. In the PPS 2014, "conserved" is defined as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

### **Official Plan**

Policy 3.1.5.2 of the Official Plan states that "Heritage resources on properties listed on the City's Inventory of Heritage Properties will be conserved." The policy also states that "Development adjacent to properties on the City's Inventory will respect the scale, character and form of the heritage buildings and landscapes."

At its meeting of April 3 and 4, 2013, Toronto City Council adopted amendments to the Official Plan heritage policies (By-law 468-2013). Heritage Preservation Services (HPS) has also considered the proposal within the context of these amended policies. These policies include provisions for the long-term lease of City-owned heritage properties.

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

In 2008, Toronto City Council adopted the Standards and Guidelines for the Conservation of Historic Places in Canada (the Standards and Guidelines) as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto.

### **Heritage Resources**

The property at 201 Guildwood Parkway is designated under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under the three categories of design, associative and contextual values. Located on the south side of Guildwood Parkway (in the Guildwood neighbourhood southwest of Kingston Road and Morningside Avenue) where it overlooks the Scarborough Bluffs and Lake Ontario, the Guild Inn is a significant landscaped open space in Scarborough that includes four historic buildings, a collection of outdoor sculpture and important views.

The Guild Inn has cultural heritage value as a unique place in Toronto where a group of historic buildings associated with the city's cultural development is set in open space and parkland overlooking the Scarborough Bluffs. The structures are adjoined by a collection of outdoor public art, with both the buildings and the sculpture situated to terminate

significant views. The centrepiece of the Guild Inn is the Bickford House (1914), which was designed for Ranelagh Park, Colonel Harold Child Bickford's country estate. The Bickford House is an important example of an early 20<sup>th</sup> century country house in Scarborough that was designed in the Period Revival style with Arts and Crafts detailing. Acquired in 1932 and expanded as the nucleus of the Guild of All Arts, the Bickford House is complemented by the Sculpture Cabin (1940, by Danish wood sculptor, Aage Madsen), and Building 191 (completed in 1963 as an office and art repository), which were specifically commissioned for the site. The property contains the Osterhaut Cabin, a log cabin that purportedly dates to the late 18<sup>th</sup> century, stands as one of the oldest surviving structures in Toronto, and contributed in the 20<sup>th</sup> century to the artistic endeavours at the Guild Inn.

The associative value of the Guild Inn relates to its links to the cultural history of Toronto as the place where the Guild of All Arts was founded by Rosa and Spencer Clark in 1932. Inspired by medieval craft guilds and utopian communities in North America (especially Roycroft, New York), the couple created an artists' compound that provided workspace, housing and income (through the on-site sale of products) for artisans and apprentices specializing in weaving, woodworking, wrought iron, ceramics and (later) leatherwork. Sculptors Thomas Bowie, Frances Gage, Dorsey James and Sorel Etrog were among the significant Canadian and international artists associated with the Guild Inn who executed artworks on the premises. Following World War II (when the site was operated as a training base for WRENS and afterward a military hospital named "Scarborough Hall"), the Guild Inn turned its focus to cultural tourism and provided additional accommodations for visitors. The Guild Inn was noted in the late 20<sup>th</sup> century as an important public space where architectural fragments from demolished landmark buildings in Toronto were saved, collected and exhibited by Spencer Clark. These installations contributed to the continuing relationship between the Guild Inn and the city's cultural heritage as many were designed by Canada's foremost sculptors, including Emanuel Hahn, Florence Wylie and Jacobine Jones.

Contextually, the Guild Inn stands as a landmark in Toronto where its open space, collections of buildings and sculpture, and special features are associated with the cultural development of the city. The Guild Inn is also visually, historically, functionally and physically related to its surroundings on the shoreline of Lake Ontario overlooking the Scarborough Bluffs where the property evolved from its initial settlement to a country estate and a unique artists' enclave incorporating existing and commissioned buildings and art installations that are viewed in a combined natural and designed landscaped setting.

## **Building Condition**

The physical condition of the Bickford House is extremely poor and it continues to deteriorate. The failure of previous adaptive reuse proposals have left the building vacant for more than a decade. While staff have taken steps to mothball the building, the site's isolated location and its considerable set back from the street within a park has contributed to repeated incidents of break-ins and vandalism. To date, the most significant loss on the site has been the destruction by fire of the studio building on

Christmas day in 2008. In response to the general decay of the Guild Inn, in 2011, Heritage Canada the National Trust added the property to its list of Top Ten Endangered heritage sites in Canada for "demolition by neglect."

## **Natural Heritage**

In addition to embodying cultural heritage value under Ontario Heritage Act, the subject property embodies significant natural heritage value. The site is home to twenty high quality ecological communities, and portions of the site (Guildwood Park) have been identified as an Environmentally Significant Area. The applicant continues to work with Parks, Forestry, and Recreation Staff, and the Toronto Region Conservation Authority through the Site Plan process to minimize any impact of the proposed adaptive reuse on the property's natural heritage resources.

## **COMMENTS**

### **Proposed Conservation Strategy**

Heritage Preservation Services staff have reviewed the Heritage Impact Assessment (HIA) prepared by Philip Goldsmith Architect, dated June 19, 2014. The HIA establishes a series of twelve guiding principles for the adaptive reuse to minimize the heritage impact on the historic place (Attachment 4). These comprehensive principles speak to the design language and placement of the new construction and to the treatment of the existing heritage fabric. The plans for the rehabilitation generally follow these principles.

The HIA finds that the proposed alterations are appropriate. The demolition of the c. 1937-1945 wings, the front entrance additions, and dormer windows included in the 1999 designating by-law, will have a negative heritage impact as they are a record of the built history of the Inn in its heyday. However, the HIA notes that this loss is proposed due to the deteriorated condition of the building and that it will be sufficiently mitigated through interpretation and an accurate restoration of the exterior of the core Bickford House to its 1932 condition. The proposed restoration work will include reinstating the porte cochere on the principle elevation. New wood clad windows sympathetic to the original design will also be installed on the restored house.

The proposed interior alterations will also have a negative heritage impact, however this impact will be mitigated through the accommodation of compatible similar functions for the interior spaces. Key interior features such as the main interior stair, and the ground floor fireplaces will be retained and wood paneling from the library will be salvaged and reinstated.

The heritage impact of the proposed east wing will be minor as it will be located on the footprint of the former hotel building (demolished). The proposed west wing should also have a minor heritage impact as it will be largely sited in a current service area. The impact of these two wings has also been mitigated by placing them so that they recede from the Bickford House when viewed from the north and by connecting them with light glazed connecting elements. Their construction will be of compatible materials, and their massing will be broken down into units that are of a similar size to the house.



The proposed interventions to the landscaping north of the Bickford House will have a negative impact on the landscape context of the Guild Inn. These alterations are being proposed to accommodate additional parking on the site. The most disruptive parking lot is the one proposed for the location of the former studio building (demolished). The HIA finds that this lot will have a negative impact on the heritage character of the landscape.

### **Assessment of Heritage Impacts**

HPS has considered the applicant's proposed conservation strategy within the context of the PPS, the City's Heritage Official Plan Policies and the Standards and Guidelines for the Conservation of Historic Places in Canada. While the proposed alterations are intensive, they represent a significant improvement from the 2005 proposal which would have seen the complete demolition of the Guild Inn. The cooperation of the applicant, Council's adoption of the Standards and Guidelines, and the strengthening of the Ontario Heritage Act, the Provincial Policy Statement (PPS), and the City's Official Plan have allowed staff to negotiate a rehabilitation proposal that is sympathetic to the heritage character of the property. The proposal is consistent with the PPS and the related Official Plan heritage policies. As part of the review process staff have consulted with the Scarborough Community Preservation Panel. The Panel is supportive of this application.

### **Standards and Guidelines**

The redevelopment proposal for the Guild Inn is primarily a rehabilitation project. For this reason HPS has evaluated the proposal against the general standards (1-9) and standards for rehabilitation projects (10-13). Given the significant amount of proposed restoration work the project has also been evaluated against the standards for restoration (13-14).

### **Built Heritage**

Staff agree with the applicant's HIA that the removal of the Guild Inn period additions to the Bickford House will have a negative impact on the property's cultural heritage value. These additions added by Rosa and Spencer Clark tell the story of the property's development as the Guild Inn and represent its size during its heyday. However, given the poor condition of the structure, and the limitations resulting from the ESA on potential locations for new construction, on balance staff feel that the applicant's proposal to accurately restore the house to its 1932 appearance is appropriate provided that the complete story of the Guild of All Arts is told on the site through a comprehensive interpretation program. The applicant is proposing such an interpretive program and should Council approve the proposed conservation strategy the applicant will be required to complete the interpretive program as part of the redevelopment. In keeping with Standard 14, the restoration work will be based on an accurate representation of the sites' earlier condition. Accuracy in the restoration work is possible given the wealth of original plans and early photographs of the property held in the collection of the City's Museum Services. For this reason, the preservation of the original central third floor dormer window on the south elevation, as noted in the HIA, but shown on the applicant's architectural drawings should be preserved. Further details of the

restoration work will be outlined in the Conservation Plan should the proposal be endorsed.

### **New Additions**

Staff have worked with the applicant on the design of the proposed east and west wings. In response to City Planning comments, the applicant has refined the proposed wings to bring them into greater conformity with the Standards and Guidelines for the Conservation of Historic Places in Canada. Among these refinements, the applicant has stepped back and simplified the glazed transition elements between the core house and the new wings. The material palette for the new additions has been lightened and their overall proposed height has been kept lower than the height of the Bickford House. The massing of the west wing has been articulated to reduce the scale of this addition. With these changes, the proposal conforms with Standard 11 as the new work will be physically and visually compatible with, subordinate to and distinguishable from the Bickford House.

### **Landscape Alterations**

The proposed landscape alterations will have an impact on the heritage character of the historic place. City Planning staff initially encouraged the applicant to explore constructing a single consolidated parking lot in a location that would be more sympathetic to the sites' heritage character. Such a location could reduce the impact on significant view corridors towards the Inn and eliminate the need to move architectural fragments, sculpture, and the wellhead. However, the natural heritage restrictions on the property limit construction opportunities to areas that have been disturbed by previous development. For this reason, staff have worked with the applicant to improve the screening of the proposed loading areas and to remove some existing parking spaces in front on the Inn to improve views to the building. The artifacts and sculpture will be relocated on the property close to their original location and their original context will be largely preserved.

One of the proposed parking lots will be partially located on the footprint of the former studio building. This lot will limit future interpretation opportunities for this lost building. In an effort to mitigate against this the applicant will be required to interpret the studio building as part of their Interpretation Plan. Staff are recommending that the relocated wellhead form part of this interpretation program and that it be relocated north of the parking lot to assist in this program. Should Council endorse this proposal staff will continue to work with the applicant on their landscape plan through the site plan process.

### **Additional Required Studies and Conditions**

#### **Heritage Easement Agreement**

General Policy 7 of the City of Toronto's updated Official Plan heritage policies state that when a property is sold or leased a Heritage Easement Agreement will be secured and public access will be maintained. Should council endorse the proposed conservation strategy, the applicant will be required to enter into a Heritage Easement Agreement with

the City and the TRCA. In addition to the Heritage Easement Agreement, as part of the development, the applicant will also be entering into a Municipal Capital Facility Agreement for a portion of the property. This agreement will ensure that public access to the development parcel will be maintained.

### **Conservation Plan**

Prior to the issuance of any permit for the proposed development at 201 Guildwood Parkway (including a heritage permit or a building permit), the applicant will be required to submit a Conservation Plan for 201 Guildwood Parkway for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional, to the satisfaction of the Manager, Heritage Preservation Services. The Plan should detail all of the recommended interventions and conservation work including: the conservation of the original exterior and interior fabric and the restoration of the exterior window openings; appropriate replacement windows and doors; a schedule of short and long term maintenance requirements; and estimated costs for all conservation work. A letter of credit will be held to secure the conservation work.

### **Lighting Plan**

Prior to the issuance of any permit for the proposed development at 201 Guildwood Parkway (including a heritage permit or a building permit), the applicant will be required to submit a lighting plan to the satisfaction of the Manager of Heritage Preservation Services. This plan should provide details on how the exterior of the Bickford House, and the central architectural fragment on the north lawn will be sensitively lit to enhance the property's heritage character at night. It should be prepared by a consultant who has expertise in lighting heritage buildings.

### **Heritage Interpretation Plan**

Heritage interpretation enhances personal experiences, increases respect and understanding, and communicates the importance of our cultural heritage sites. Prior to the issuance of any permit for the proposed development at 201 Guildwood Parkway, the applicant will be required to provide a detailed Heritage Interpretation Plan to the satisfaction of the Manager, Heritage Preservation Services that fully interprets the heritage values of the Guild Inn and the former studio building. This plan should include the interpretation of the former studio building site, and the integration of City owned Guild related artifacts through an artifact loan agreement with the City.

### **Landscape Plan**

As part of their application, the applicants submitted landscape concept plans prepared by MBTW Group dated April 25, 2004 and revised June 23, 2014. The plans show proposed planting and hard landscaping treatments for the development site. Staff will be seeking further refinement of this plan prior to the issuance of any permit for the redevelopment (including a heritage permit or a building permit). We will continue to work with the applicant through the Site Plan process in an effort to reduce the impact of the proposal on the supportive landscape context of the Guild Inn. These refinements will include finalizing the location of the relocated wellhead, enhancements to the

screening of parking spaces and loading areas, and revisions to the proposed pathways south of the redevelopment site.

### **Amendment of Designating By-laws**

This report recommends that the three by-laws designating the property at 201 Guildwood Parkway (including the portion formerly identified as 191 Guildwood Parkway) under Part IV, Section 29 of the Ontario Heritage Act be amended as a single by-law, with revised Reasons for Designation in accordance with the 2005 amendments to the Ontario Heritage Act to explain the cultural heritage value or interest of the site. The Reasons for Designation from the 1980, 1999 and 2005 by-laws are attached as Attachment Nos. 5, 6 and 7.

On July 21, 1980, the former City of Scarborough enacted By-law No. 19126, designating the property at 191 Guildwood Parkway under Part IV, Section 29 of the Ontario Heritage Act. The site, located in Lot 14, Concession C, Scarborough Township and containing the building known historically as the Osterhaut Cabin, is described as Part 1 on Reference Plan 66R-12075 in the designating by-law.

By-law No. 266-1999 was enacted by the Council of the City of Toronto on May 12, 1999 to designate the property at 201 Guildwood Parkway under Part IV, Section 29 of the Ontario Heritage Act. The by-law identifies the Guild Inn property, specifically the Bickford House and its additions up to 1947, the Studio Building, and the collection of architectural fragments on the grounds. The 1999 by-law covers the portion of Lot 13, Concession C, Scarborough Township identified as Part 1 on Reference Plan 66R-18277. The 1999 by-law was amended in 2005 when the City of Toronto enacted By-law No. 896-2005 to add Building 191 and the Sculpture Studio to the Reasons for Designation.

The Reasons for Designation have been revised to describe all of the heritage values and attributes of the property at 201 Guildwood Parkway, including the portion of the site previously identified as 191 Guildwood Parkway with the Osterhaut Cabin (Attachment No. 8). The revised Reasons for Designation include all of the heritage buildings and structures on the site, apart from the Studio Building that was included in the 1999 by-law and demolished following a fire. The collection of architectural artifacts that was installed in the gardens at the Guild Inn is detailed in the revised Reasons for Designation, as well as significant landscape features and views. The amendment of the designating by-laws will require a new survey for the property that encompasses all of the heritage attributes described in the revised Reasons for Designation.

### **Heritage Evaluation**

Staff have completed the attached Heritage Property Research and Evaluation Report (Attachment No.9) and determined that the property at 201 Guildwood Parkway meets Ontario Regulation 9/06, the criteria prescribed for municipal designation. The property at 201 Guildwood Parkway has design, associative and contextual values. Originating as a country estate, the property was transformed in 1932 into the Guild of All Arts by Spencer and Rosa Clark, who retained and modified the Bickford House as the centerpiece of the site, added the Sculpture Studio and Building 191, installed in the

expansive gardens a collection of architectural fragments collected from historic buildings in Toronto and beyond, and acquired the adjoining lands with the Osterhaut Cabin. The Guild Inn operated as a unique artists' colony that provided work space and housing for artisans and apprentices, including internationally recognized artists. With its open space and views, collection of buildings and sculpture and special features, the Guild Inn is linked to the cultural development of Toronto where it stands as a landmark in both Scarborough and the entire city.

The Statement of Significance (Attachment No. 8) comprises the Revised Reasons for Designation, which is the Public Notice of Intention to Amend the Designating By-laws and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the property owners and the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

## **CONCLUSION**

For more than a decade the City has been actively seeking an outside partner to rehabilitate the Guild Inn. Despite a number of promising proposals and the success of similar City led heritage rehabilitation projects such as the John Street Roundhouse, Wychwood Car Barns, and the Don Valley Brickworks, to date the rehabilitation of the Guild Inn has not been realized. In the intervening years the Guild Inn has continued to deteriorate to the point that portions of the building's fabric are nearly beyond repair. The current redevelopment proposal conforms to the City's Official Plan Heritage Policies, the PPS, and the Standards and Guidelines. It represents an opportunity to demonstrate excellence in conservation and adaptive reuse through the rehabilitation of this Scarborough landmark and significant City of Toronto heritage resource.

## **CONTACT**

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## **SIGNATURE**

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Harold Madi  
Director, Urban Design  
City Planning Division

## **ATTACHMENTS**

- Attachment No. 1 - Location Plan, 201 Guildwood Parkway
- Attachment No. 2 - Photographs, 201 Guildwood Parkway
- Attachment No. 3 - Proposal, Guildwood Parkway
- Attachment No. 4 - Development Principles, Guildwood Parkway
- Attachment No. 5 - Reasons for Designation, Osterhaut Cabin, Former Borough of Scarborough By-law 1126
- Attachment No. 6 - Reasons for Designation, 201 Guildwood Parkway, City of Toronto By-law 266-1999
- Attachment No. 7 - Amended Reasons for Designation, Building 191 and the Sculpture Studio
- Attachment No. 8 - Revised Reasons for Designation (Statement of Significance, 2014) Heritage Property Research and Evaluation Report 201 Guildwood Parkway
- Attachment No. 9 - Heritage Property Research and Evaluation Report 201 Guildwood Parkway