

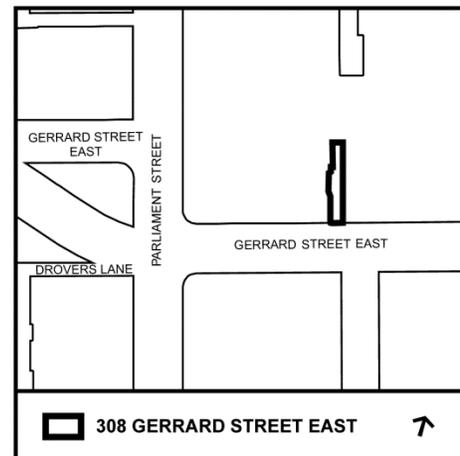
# Demolition of a Designated Heritage Property in the Cabbagetown South Heritage Conservation District and Construction of a Replacement Structure- 308 Gerrard Street East

**Date:** June 5, 2017  
**To:** Toronto Preservation Board  
 Toronto & East York Community Council  
**From:** Chief Planner and Executive Director, City Planning Division  
**Wards:** 28 - Toronto Centre- Rosedale

## SUMMARY

This report recommends that City Council approve the demolition of a building at 308 Gerrard Street (the property), a property designated under Part V of the Ontario Heritage Act and located in the Cabbagetown South Heritage Conservation District. The report also recommends that the design for the replacement building be approved.

The Yonge Street Mission, a not-for-profit organization, proposes to demolish the existing, deteriorated 2.5 storey building on the property and replace it with a 2-storey infill building containing resources for new businesses, employment and entrepreneurship. The existing building is a heavily altered, remnant portion of a house built in the mid-19th century. The applicant completed a building condition assessment, and historical research as part of a heritage impact assessment. Staff are confident that alternatives to demolition were thoroughly investigated and that the circumstances of this property are sufficiently unique to permit removal of the building.



## **RECOMMENDATIONS**

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The Chief Planner and Executive Director, City Planning recommends that:

1. City Council approve the demolition of the heritage building at 308 Gerrard Street East, in accordance with Section 42 of the Ontario Heritage Act subject to the following:
  - a. City Council approve the replacement structure for 308 Gerrard Street East, as shown in the plans and elevations submitted by the applicant and prepared by Reinders & Rieder Ltd., dated April 12, 2017 and on file with the Senior Manager, Heritage Preservation Services, and that the replacement structure be constructed substantially in accordance with the submitted plans;
  - b. That prior to the issuance of any heritage permit for the property at 308 Gerrard Street East including a demolition permit, but excluding permits for interior work, repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the applicant provide the following to the satisfaction of the Senior Manager, Heritage Preservation Services:
    1. photo documentation of the existing structure at 308 Gerrard Street East; and
    2. final building permit drawings for the replacement structure consistent with the plans and elevations submitted by the applicant and prepared by Reinders & Rieder Ltd., dated April 12, 2017, and with the Cabbagetown South Heritage Conservation District Plan.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

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On October 28, 2005 City Council designated the Cabbagetown South Heritage Conservation District with the passing of By-law No. 887-2005.

[https://www1.toronto.ca/city\\_of\\_toronto/city\\_planning/urban\\_design/files/pdf/hcd\\_cabbagetown\\_south\\_dp\\_june05.pdf](https://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/hcd_cabbagetown_south_dp_june05.pdf)

## **ISSUE BACKGROUND**

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### **Ontario Heritage Act**

Section 42 of the Ontario Heritage Act (OHA) states that no owner of property situated in a heritage conservation district that has been designated by a municipality shall erect, demolish or remove any building or structure on the property or permit the erection,

demolition or removal of such a building or structure unless the owner obtains a permit from the municipality to do so.

## **Official Plan**

Section 3.1.5 of the Official Plan includes the following policy related to the demolition of buildings within Heritage Conservation Districts:

- Policy 3.1.5.33- Heritage Conservation Districts should be managed and conserved by approving only those alterations, additions, new development, demolitions, removals and public works in accordance with respective Heritage Conservation District Plans.

## **Cabbagetown South Heritage Conservation District Plan**

The Cabbagetown South Heritage Conservation District Plan (the "District Plan") encompasses properties within an area bounded by Carlton Street to the north, Bayview Avenue to the east, Gerrard Street East to the south and Parliament Street to the west. Properties on the east side of Parliament Street are excluded from the District, along with properties on the south side of Gerrard Street East.

Section 2.1-Heritage Character Statement of the District Plan describes the Plan area as a vibrant residential community with a Victorian character visible in the "...relatively unchanged streetscapes, many surviving examples of row housing and single-family residences displaying late-19th century architectural styles and an integrity of form. The area features intact and cohesive streetscapes with attractive landscaping and an extensive tree canopy. Initial residential development began in the 1850s and accelerated in the 1870s and 1880s. According to the Plan "the integrity of unbroken rows of Victorian housing, emphasizing verticality, the alternate play of light and shadow, and the steep peaked gables, define the significant features of the District's architecture." The Plan states that buildings in the District constructed prior to 1960 are considered to be of heritage value or interest.

In contrast to the majority of the District, Gerrard Street East, between Sackville Street and Parliament Street has a highly eclectic built form and mixed-use character that does not reflect the District attributes, as defined (see Attachment 2- Aerial Photo).

According to section 1.3- Purpose of the Heritage Character Statement and Plan, the document provides guidance related to development. It is not intended to prohibit change but to manage it for the benefit of the present and future residents.

The primary form that change will take is the rehabilitation of buildings of heritage value or interest. The District Plan has detailed conservation advisory notes on alterations to heritage features visible from the public realm. Where historic features of a building are missing, the District Plan discourages conjectural restoration, and states that restoration should be based on reliable, documentary, physical, or pictorial evidence of the building's original appearance.

The demolition of buildings constructed after 1960 is not discouraged or prohibited, however any new construction must adhere to the guidelines for new development. For buildings constructed prior to 1960 the Plan discourages demolition, and states under section 3.0- Heritage Conservation Principles that every avenue should be explored and considered to prevent it.

The District Plan has one section addressing 296-354 Gerrard Street East. Under Section 6.5.9, the Plan states that they "have the potential to be redeveloped given the area and width of the lots, with the exception of the heritage buildings at 300, 302 and 308 Gerrard Street East." The District Plan does not elaborate on the individual integrity or specific importance of these properties to the District character. Background research is limited to the year of construction and an assessment of style.

The District Plan does not include a specified procedure or set of criteria for evaluating the proposed demolition of a heritage property. It strongly discourages, but does not prohibit demolition. Staff interprets this to mean that demolition can only be considered in rare and exceptional circumstances after every avenue has been explored to prevent it.

Part C, section 6.5 of the District Plan contains guidelines for new construction. It encourages new buildings to reference the general characteristics of adjacent contributing properties through built form. The District Plan states that redevelopment of properties along Gerrard Street East should form a continuous street wall, be broken into bays, minimize driveway cuts and be constructed of complementary materials.

### **Consultation with the Cabbagetown Heritage Advisory Committee**

The Cabbagetown District Advisory Committee (the "HCD Committee") was created as a forum for public discussion and decision making within the District, and is consulted on permits that may be in conflict with the District Plan.

HPS staff and the applicant met with the HCD Committee and the local Councillor on March 1, 2017 and without the Councillor on April 24, 2017. HPS staff attended an HCD Committee meeting on March 20, 2017 to discuss the project and shared the heritage impact assessment ("HIA") and draft plans with the permission of the applicant.

The HCD Committee's input and initiative resulted in changes to the HIA and materiality of the new structure, and the project ultimately received their full support (see Attachment 5- Support Letter from HCD Committee).

### **Development Site & Area Context**

The property is a narrow, irregularly shaped parcel located east of Parliament Street on the north side of Gerrard Street East. The lot measures 6 metres along the property frontage and widens slightly in the middle before narrowing again at the rear. Occupying the property is a 2.5-storey residential building, which unlike its adjacent commercial neighbours, is recessed over 5 metres back from the front property line and the prevailing street wall. The Yonge Street Mission owns both adjoining commercial properties, which are significantly larger in size and have a different built form.

The adjacent westerly lot is T-shaped, with 14 metres of frontage along Gerrard Street, widening to 31.38 metres at the rear, where it wraps around the back of the subject property. It features a tall one-storey building constructed in 1956 that adjoins the west side wall of the subject building.

Immediately east of the property is a 7.26 metre wide private driveway providing access between the subject building and the adjacent 1-storey commercial building to a rear surface parking lot. The adjacent easterly building, built in 1994, is occupied by Double Take, a used clothing store. The property it sits on has a total frontage of over 57 metres.

Unlike the majority of the District Plan area, the section of Gerrard Street East between Parliament and Sackville Street displays an inconsistent mix of architectural styles, building scales and site organization schemes. Regent Park, with its 3-6 storey cruciform apartment buildings, expansive landscaping and large setbacks defines the south side of Gerrard Street East. Closer to Parliament Street, the north side features commercial uses within 2-3 storey buildings. A pair of bay n' gable style houses with peaked roofs at 300 and 302 Gerrard Street East, are the only other house form buildings on this section of the street. The remaining buildings are flat roof commercial structures or apartment buildings.

Approaching from the east or west directions, the subject building is not visible, being recessed back from the street much further than the adjacent buildings. It appears as an anomaly within the streetscape.

### **Description of Heritage Resource**

The building at 308 Gerrard Street East is 2.5 storeys in height, with two floors sitting above a raised basement. The building displays characteristics of the second empire style, including the mansard roof and gabled former windows (See Attachment 2- Photos). The original polychromatic brickwork has been repeatedly painted over and extensively parged. The applicant's building condition assessment revealed an outer layer of stucco and 6-7 layers of paint below. The street facing slope of the roof has been covered with vinyl siding, and the main door and all windows have been replaced with vinyl units. The front entrance is elevated significantly above the grade of Gerrard Street East and accessed by a tall, non-original concrete porch with pipe railing. The porch conceals an access to a basement apartment. The façade is accented with corbelling under the eaves and corner quoining down to the top of the porch. Below the first floor level is a stone foundation covered with roughcast and stucco. Extending out behind the main volume of the house is a two-storey extension with a flat roof and chimney, and a one-storey addition beyond.

The building appears to be the east half of a semi-detached house, however historical evidence suggests that the 1850s building was constructed as a single unit and subsequently altered in the early 1900s.

Below is a chronology of changes to the property determined through an examination of historic maps, ownership records and aerial photographs:

1852	The property is vacant
1858	A masonry structure with outbuildings is depicted on a Boultons Map, with a much smaller rear extension than currently exists. The property is both wider in frontage and larger in area. Gerrard Street East is called Don Street. At this time, the property was owned by John Carruthers, a contractor.
1899	The property boundaries have narrowed significantly. A lane now appears east of the structure. An elongated, rear wood frame addition has been constructed.
1905	The property is listed as two separate municipal addresses- 306 & 308 Gerrard Street East
1913	The building is now depicted with a dividing line through the middle. The laneway is named "Gerrard Place". The rear extension is shorter and is now identified as a masonry structure.
1924	Three masonry structures are depicted at the rear of the building, fronting onto Gerrard Place.
1950-1953	The west 2/3rds of the structure is demolished and a 1-storey tavern is constructed at 306 Gerrard Street East. The property boundaries are altered considerably at the rear, with the new structure wrapping around the back of 308 Gerrard Street East.

## Application

The Yonge Street Mission ("YSM") purchased the property in October 2015. For many years, the building had been used as a multi-unit apartment building and its poor physical condition was the result of a long period of neglect. Before and after purchasing the property the YSM contacted Heritage Preservation Services ("HPS") to learn about heritage policies applicable to the property. Based on input from HPS, YSM began developing options for the rehabilitation of the property as a new employment and business incubator. Key requirements of the project were an AODA compliant front entrance, restored appearance and increased gross floor area. YSM retained the heritage consultant Design Workshop Architects to assist Reinders & Rieder Ltd. to complete a full evaluation of rehabilitation options and heritage impacts. The applicant completed historic research, a building condition assessment, costing analysis and developed a set of plans that incorporated the existing building. The applicant's investigations concluded that the existing building was in poor physical condition and lacked integrity. Restoration of the building would be very costly and there is limited credible restoration that could be achieved. Rehabilitation of the building would result in further serious alterations to the heritage fabric of the building. As a result, the applicant developed a new design in which the building would be demolished and replaced.

The current application proposes a 2-storey infill building with a café, multi-purpose rooms and a cultural gallery on the ground floor and community gathering spaces, a workshop and production room on the second floor. The proposed building is constructed to the front property line, and fills in the gap in the street wall between 306 and 310 Gerrard Street East. A door connects the adjacent building on 306 Gerrard Street East to the new building to integrate complementary services within both. (See Attachment 4- Proposal Drawings)

## **COMMENTS**

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The District Plan strongly discourages but does not prohibit demolition provided that a full range of alternatives has been explored and the circumstances are sufficiently unique. The current proposal is the end result of an iterative and exploratory process of alternatives. When YSM first approached HPS about redevelopment options, staff encouraged retention and restoration in accordance with the District Plan policies. YSM undertook a building condition assessment and developed plans for the adaptive re-use of the building that revealed serious technical challenges and evidence of irreversibly deteriorated materials. YSM subsequently inquired about demolition. Staff reviewed the applicant's building condition assessment, heritage impact assessment and designated substance report. The following provides an overview of the unique circumstances that support the demolition of the building.

### **Integrity**

Based on a review of historic maps and property ownership records, the building was constructed as a single detached unit between 1852 and 1858. The property was originally much larger in size. Between 1858 and 1899, Gerrard Street East was developed with a mix of wood frame semi-detached houses and row houses, meanwhile the property boundaries were reduced considerably and a laneway known as Gerrard Place appeared to the east, lined with small, wood frame dwellings. A new wooden extension is visible at the rear of the building. In 1913, the building was converted into a pair of semi-detached houses with separate addresses, and the wood frame rear extension was replaced with a masonry extension. A 1951 survey of the property shows a jog in the boundary line between the units, with the west half (306 Gerrard Street East) having a noticeably greater width (see Attachment 3 - 1951 Survey). The survey also shows a shared elevated verandah extending across the front of both dwelling units.

In 1953, 306 Gerrard Street East was demolished and replaced with the Gerrard Tavern. The Gerrard Tavern irreversibly altered the appearance of the original single detached structure by removing more than half of the original building face and verandah. The tavern was built 5 metres closer to the front property line than 308 Gerrard, and wrapped around the building at the rear, truncating its rear yard. By 1956, the adjacent residential buildings to the east were demolished and consolidated to clear space for a pair of much larger commercial structures.

The applicant reviewed fire insurance maps, tax assessment rolls, and searched the Toronto Archives to uncover the property's history and attempted to establish what the building originally looked like. HPS staff searched the City's Building Records archives,

which contained the original permit drawings for the Gerrard Tavern but not the pre-demolition elevations. There are no plans or archived permits for 308 Gerrard Street East. There are no known historic photographs or plans of either property prior to the Gerrard Tavern being constructed, meaning that there is no reliable documentary or photographic evidence on which to base a restoration of the front or side façade. The multiple reconfigurations of the original property boundaries, reformatting of the interior into separate dwellings, and shifting extent and materials of the rear addition on the fire insurance maps creates a high level of uncertainty about whether the remaining brickwork and basic form dates to the mid 1800s or early 1900s.

In addition to clearly visible alterations to windows, doors and the front porch, the brickwork has for many years been covered by 6-7 layers of paint overlaid with a patchy and uneven layer of stucco. In particular, the original appearance and condition of the east wall is unknown. The applicant conducted exploratory testing, which revealed an outer layer of stucco overlaid on older roughcast, which may in turn overlay a masonry layer beneath. Upon completion of all of these investigations Heritage Preservation staff concur with the applicant's conclusion that the surviving building conveys some information about the evolution of Gerrard Street East, but past alterations have irreversibly compromised the integrity of the property, undermining the credibility of the remnant information.

### **Location and Context**

The heritage character statement in section 2.1 of the District Plan was written in relation to the cohesive and intact residential areas that comprise the majority of the District. It refers to unchanged residential streetscapes and surviving residential buildings with an "integrity of form". The District Plan states that the "integrity of unbroken rows of Victorian housing..." define the significant features of the District's architecture. As described above, the integrity of the building's form was irreversibly compromised by the construction of the Gerrard Tavern in 1953, the addition of a concrete porch, and untold changes over the years. The immediate surroundings of Gerrard Street East have undergone similarly dramatic transformations that erased the original 1850s residential context for the property, making accurate interpretation and inferences difficult. Additionally, the District Plan distinguishes Gerrard Street East from the rest of the District in section 6.5.9, stating that many of the properties could be redeveloped and that any proposed new development has the potential to improve the quality of the urban environment. Therefore it has been determined that the site is located in a unique part of the District where the majority of properties do not reflect the District attributes, as defined.

### **AODA**

The current building is not accessible and retrofits would involve significant alterations to the building. In order to create an AODA accessible entrance, which was one goal of the renovation and part of the ethical mandate of the YSM, the front entrance would have to become secondary to a new at-grade entrance. Alternatively, the front façade would have to be significantly altered with an elevator or large ramp. The planned programmatic integration of 306 and 308 Gerrard Street means that interior floor levels would need to be reconfigured to align with one another. Because the ground floor of the existing building is elevated significantly and the basement is partly below grade,

aligning the floor levels between the two buildings to meet accessibility goals and the objectives of the project would result in a discrepancy between the interior and exterior of the building. Under any scenario, many of the non-original interior surfaces will be removed due to the presence of asbestos in the ceiling, wall plaster and floor tiles, which contaminate a total surface area of 2,425 square feet.

## **Condition**

As previously described, it is unlikely that surviving features and material date back to the 1850s. The poor quality of the surviving material and the lack of historic evidence to establish the building's historic appearance make a credible restoration difficult. Areas of exposed brick were found to be in fair condition however the condition of painted brick underlying the parged regions of the façade is likely worse. Investigations revealed up to seven layers of paint below parged areas. Paint typically obstructs the breathability of masonry, accelerating spalling and disintegration. It is likely that the parging was an attempt to stabilize brickwork in poor condition. Based on the findings, restoration would entail replacement of large areas of masonry and extensive re-pointing.

Removal of the parging that covers the exposed stone foundation of the building is considered too difficult or destructive to attempt. Removal of the layer of stucco overtop of the roughcast finish on the visible east elevation endangered the roughcast, making removal difficult. The primary material for the east elevation is unknown, however if a masonry layer exists below the stucco and roughcast, removal would be destructive to the underlying masonry. Woodwork on the building was found to be too deteriorated to retain, and many of the roof features would have to be replaced as part of a restoration.

## **Stakeholder Consultation**

Consultation with the District Advisory Committee is required when the demolition of a building in the heritage District is proposed. The advisory committee participated in a collaborative process, in which they reviewed many of the supporting documents and commented on the new construction. The committee concurs with the applicant and city staff that the circumstances are sufficiently unique to support demolition of the building.

## **Proposed New Construction**

The proposed replacement building infills the gap in the streetwall between 306 and 310 Gerrard Street East and would be constructed to the front property line. The design references the adjacent contributing building at 306 Gerrard Street East, with a masonry frame enclosing a mainly glazed façade. The east portion of the façade consists of a glass atrium recessed slightly from the west portion, breaking up the expanse of the front wall.

The District Plan states that new buildings should be subtly distinct from nearby heritage buildings while maintaining the height of adjacent properties. New buildings should maintain front and side yard setbacks, be similar in width and be built of complementary materials referencing the predominant materials of the District. The District Plan states that for the section of Gerrard Street East between Sackville Street and Parliament, new development should visually relate to adjacent properties in heights, fenestration, eaves and cornices lines, minimize driveways and generally be broken up into bays.

The new building would successfully integrate with the surrounding eclectic context of mixed use and commercial buildings. The design includes masonry and is articulated to create two distinct bays. The proportion of glazed to solid portions of the front wall is similar to the former Gerrard Tavern. The proposal would improve the quality of the environment and streetscape along Gerrard Street East. HPS staff believes that overall, the new building meets the intent of the guidelines for new construction.

## **CONCLUSION**

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Heritage Preservation Services staff has reviewed the proposed redevelopment, and are satisfied that the proposal meets the intent of the City of Toronto's Official Plan and the Cabbagetown South HDC Plan. The numerous alterations to the property have irreversibly compromised its integrity to an extent that undermines the limited benefit of the costly restoration measures needed to restore the building. These unique circumstances mean that the demolition could be permitted without adversely impacting the District heritage character and District attributes, as defined in the District Plan and the proposed new building would help to re-animate this section of Gerrard Street East and is a good fit for its context.

## **CONTACT**

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## **SIGNATURE**

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Jennifer Keesmaat, MES, MCIP, RPP  
Chief Planner and Executive Director  
City Planning Division

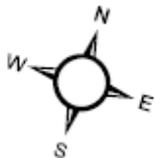
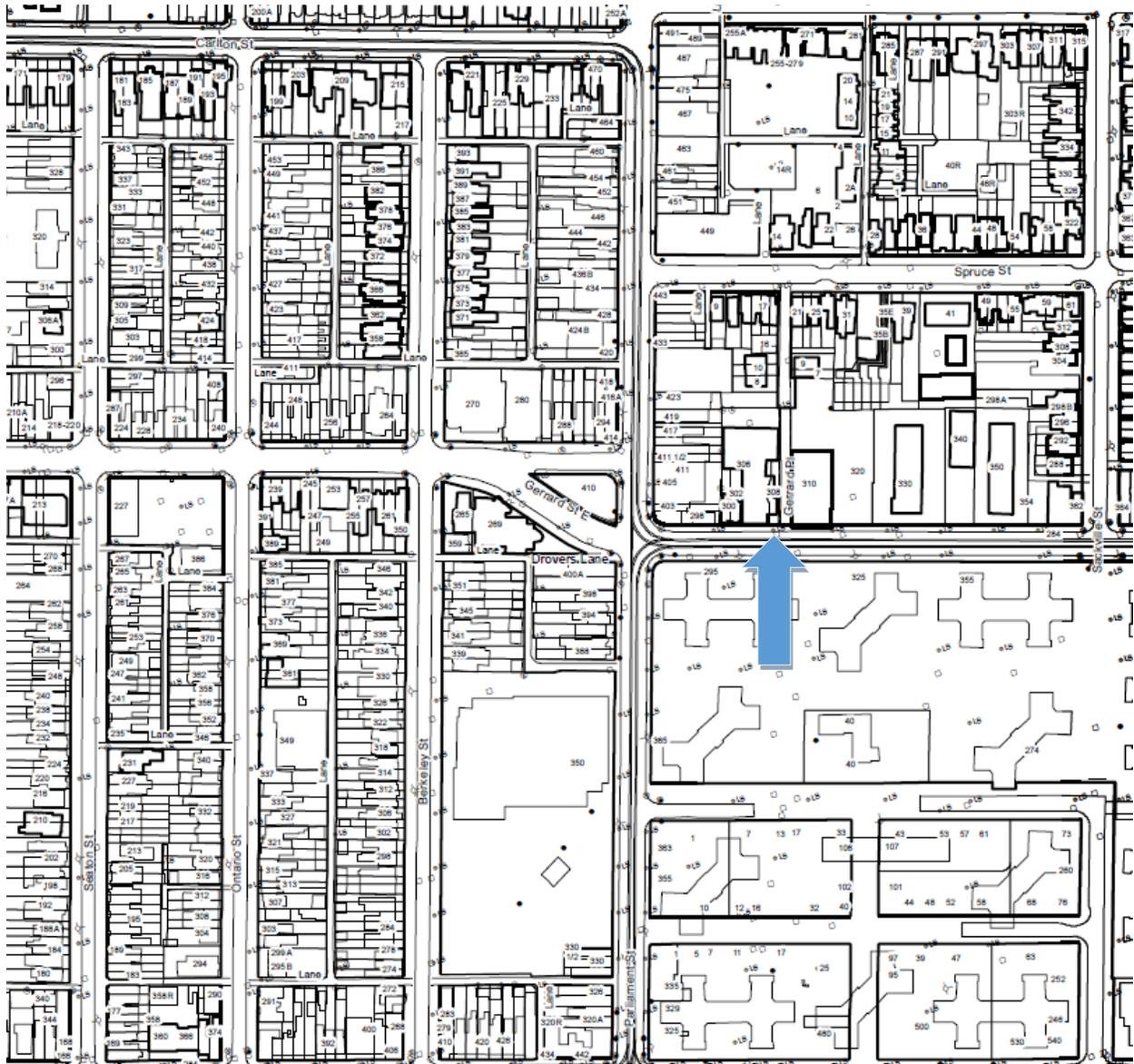
## **ATTACHMENTS**

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Attachment No. 1 – Location Plan  
Attachment No. 2 – Aerial View  
Attachment No. 3 – Photos  
Attachment No. 4 – Proposal Drawings  
Attachment No. 5 - Support Letter from HCD Committee

LOCATION MAP  
308 GERRARD STREET EAST

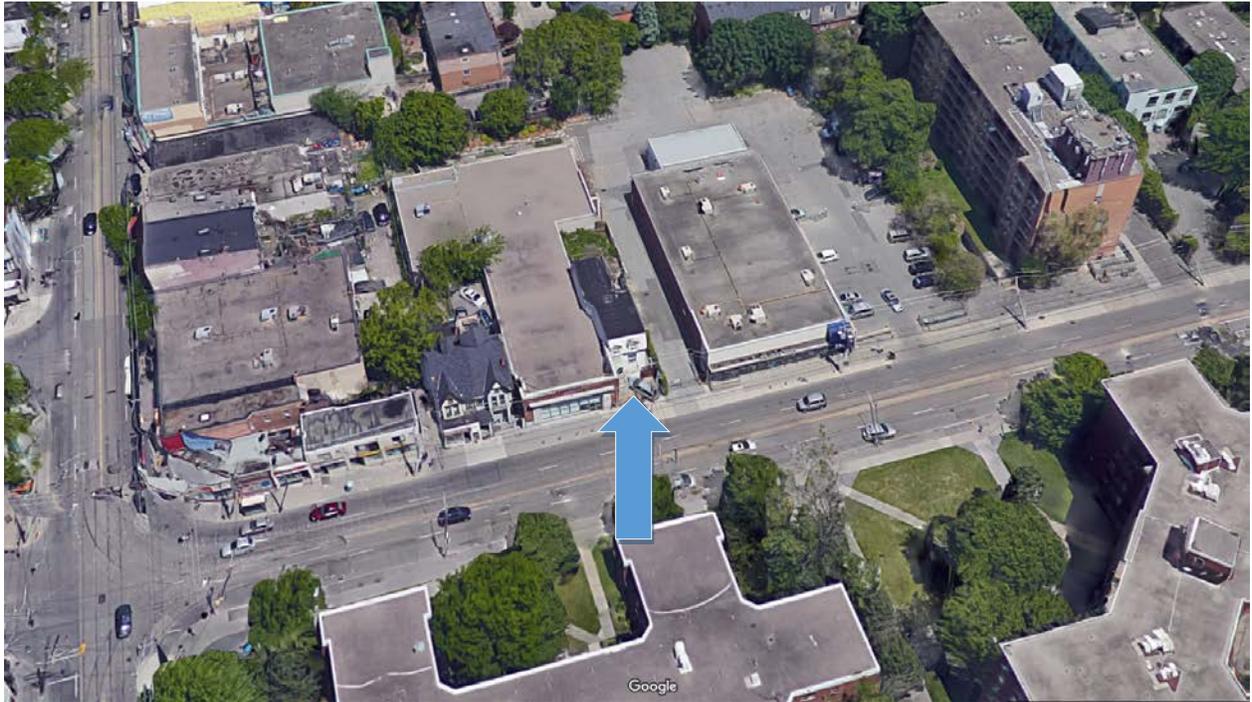
ATTACHMENT 1



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

AERIAL VIEW  
308 GERRARD STREET EAST

ATTACHMENT 2



PHOTOS  
308 GERRARD STREET EAST

ATTACHMENT 3



Front elevation (Design Workshop Architects, 2016)



East elevation (Design Workshop Architects, 2016)

PHOTOS  
308 GERRARD STREET EAST

ATTACHMENT 3

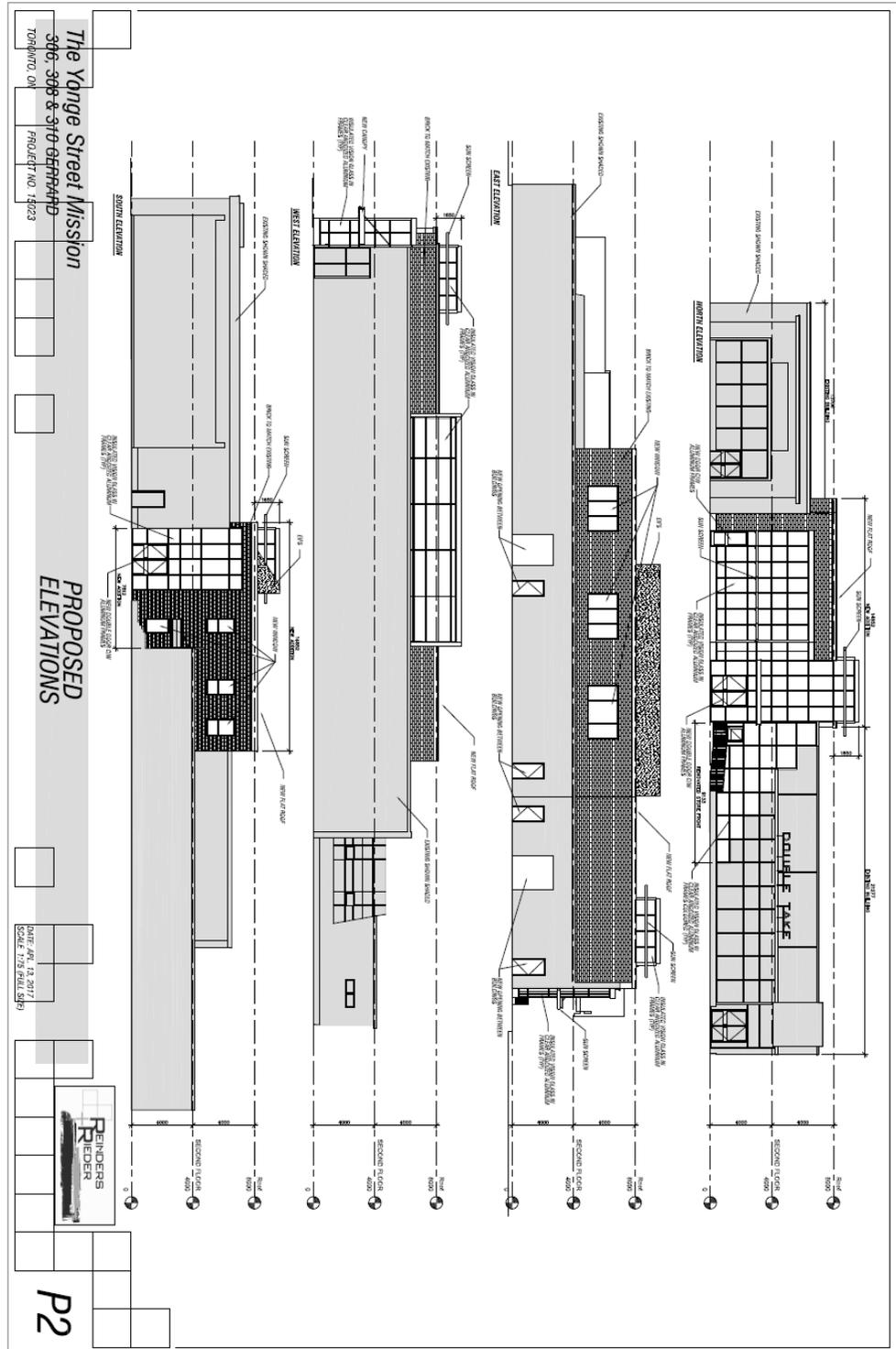


24.0 Interior: Second Floor Living Space  
Image: Design Workshop Architects Inc. 2016



21.0 Interior: Ground Floor Living Space  
Image: Design Workshop Architects Inc. 2016





Elevations



Renderings- Red brick option



Buff brick option



John O'Reilly, Heritage Planner  
City Planning, Heritage Preservation Services  
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May 16, 2017

Dear John,

We are pleased to formally submit feedback regarding the proposed demolition and development project at 308 Gerrard Street East and are grateful to be included in the discussions and planning.

**PROJECT OVERVIEW**

The site is located at 308 Gerrard Street East, on the north side of Gerrard Street East and to the east of Parliament Street. The site includes a small, paved front yard and a fenced in rear-garden. The site is located along the southernmost edge of the Cabbagetown South HCD and is therefore designated Part V under the OHA. The building, which fronts on to Gerrard Street East is substantially setback from the property lines on the south and east sides and is positioned against the neighbouring structure at 306 Gerrard Street East (also owned by The Yonge Street Mission). The property is currently vacant and is maintained by The Yonge Street Mission. The site located at 308 Gerrard Street East is identified on the City of Toronto Heritage Property Inventory. The property was designated on October 28, 2005 under by-law 887-2005 as forming part of the Cabbagetown South HCD. No further information or descriptions are provided in regards

Based on the Yonge Street Mission's report from review of archival documents and online resources, the original building on the site was constructed before 1856 by Mr. John Carruthers whose profession is listed as a contractor. The building was a single masonry structure. By 1910 the Goad's Maps show the property is still identified with a single property number but now has a semi-detached masonry structure and property lines that are discontinuous, suggesting that the rear structure may have been severed or shared between 306 and 300. By 1924 there are 3 additional masonry structures

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constructed along the laneway which are owned by Bernard Thomas and rented to a series of tenants. Based on the available information it is assumed that the property was subdivided (or rebuilt to some extent) between 1905 and 1908 by Joseph Tiech. As well, in 1908 both properties (306 and 308) are listed together for the first time. After 1908 Joseph Tiech is always identified as the land owner (freeholder) of both properties, with a variety of Tenants listed.

The building located at 308 Gerrard Street East, in its current form, appears to be the eastern half of the semi-detached residential house constructed in 1910 and presents elements of the Second Empire architectural style. The building is dressed with a mansard roof punctuated by two gabled dormers and decorative polychromatic brickwork along the primary building face. The brick coursing along the primary façade (south elevation), appears to be a Flemish bond pattern with flush joint. The primary façade includes remnants of brick quoining and dentil work along the soffit line of the mansard. The secondary façade (east elevation), which faces the laneway, appears to be masonry with a roughcast finish and subsequent layers of parging. This elevation is quite simple in comparison to the main façade, with a series of windows and brick quoins at the corners. No dentil work or decorative woodwork remains.

Regarding the building form, it is possible that the original building was symmetrical with a centred door; the early fire insurance maps would support this interpretation, showing a rectangular plan complete with a likely rear kitchen wing, common to homes of the period. This would be supported by the later asymmetrical division of the house and lots, and the 1904-05 redevelopment may have placed a new entry door in the (now demolished) west side of the semi-detached residence.

We understand that the building has undergone several rounds of unsympathetic repairs and modifications to accommodate its later use as a multi-tenant rental building. Some of the changes include a basement walkout and concrete porch, stairs at the front entrance, metal awning, signage and a likely modified lintel over the entrance door, vinyl cladding over or in place of original mansard roof materials, paint and parging applied inconsistently to the original brickwork and vinyl windows where original wood frames and sashes would be expected. At the rear, metal fire stairs have been added and windows appear to have been modified and enlarged to accommodate exit doors.

While the building may still partially be the base structure built in 1856-1858, and rebuilt as a semi-detached in 1910, it is currently in a state, considered by our committee and described above, to be beyond restoration. In light of this, our committee is prepared to accept the demolition of 308 Gerrard Street East.

#### **NEW BUILD CONSIDERATIONS**

Taking our cue from the Cabbagetown South HCD plan, we encourage new development on the site to be designed to not detract from the heritage attributes of the District, but to contribute to and enhance them. We suggest that the developer approach their design in

a manner that is sympathetic and compatible with the character of the existing heritage properties along Gerrard Street and the character of the District and that the design respect the human scale of the area while enhancing the area's heritage attributes.

In reviewing your development drawings for the property, we wish to suggest the following alterations and consideration:

- 1) Avoid flashy signage such as back-lit lexon or plastic in a deep metal box. Simple lettering lit by spot lighting is best.
- 2) Avoid attempting to match existing heritage brick in the new build, but rather apply contrasting heritage brick such as the buff colour which is predominant in the district.
- 3) Ensure that new brick construction is carried out in a heritage application respecting mortar joint lines, colour and scale of brick.
- 4) Provide relief from the grid style glazing in the atrium section of the design (the whole span of the infill development down to grade level), as it is viewed as out of character with the district and distracting. Apply a streamlined expansive glazing style that is subtle. It is encouraged that the applicant consider reworking the grid-glazing style across all three buildings so that the overall design of the project is more sympathetic and compatible with the character of the existing heritage properties along Gerrard Street and the character of the Cabbagetown South District.

Again, we are pleased to have the opportunity to comment on this demolition application and offer guidance on the infill development project for this site.

Kind regards,



JAMIE MACLEAN

Chair,

Cabbagetown Heritage Conservation District Committee

Email: [info@cabbagetownhcd.ca](mailto:info@cabbagetownhcd.ca)

CC

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