

## Toronto Preservation Board

**Meeting No.** 36

**Meeting Date** Monday, July 11, 2022

**Start Time** 9:30 AM

**Location** Video Conference

**Contact** Ellen Devlin, Committee Administrator

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**Chair** Sandra Shaul

PB36.9	ACTION	Adopted		Ward: 11
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### **Demolition of a Structure within the Yorkville-Hazelton Heritage Conservation District and Approval of a Replacement Structure - 12-14 Bishop Street**

#### **Board Decision**

The Toronto Preservation Board recommends that:

1. City Council approve the demolition of the heritage building at 14 Bishop Street, located within the Yorkville Hazelton Heritage Conservation District, in accordance with Section 42 (1) 4 of the Ontario Heritage Act and the erection of a building in accordance with Section 42 (1) 2 of the Ontario Heritage Act subject to the following:
  - a. City Council approve the replacement structure for 14 Bishop Street as shown in the plans and elevations submitted by the applicant and prepared by Richard Wengle Architect Inc., dated April 19, 2022 and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, 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 14 Bishop Street 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 Planning, Urban Design, City Planning, the applicant provide the following to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning:
    1. Photo documentation of the existing structure at 12-14 Bishop Street.

2. Final building permit drawings for the replacement structure and Landscape Plan consistent with the plans and elevations submitted by the applicant and prepared by Richard Wengle Architect Inc. dated April 19, 2022, and in accordance with the Yorkville Hazelton Heritage Conservation District Plan.

## **Origin**

(June 17, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

## **Summary**

At its meeting on July 11, 2022, the Toronto Preservation Board considered Item [PB36.9](#) and made recommendations to City Council.

Summary from the report (June 17, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the demolition of the current dwelling and the design of a replacement structure located at 12-14 Bishop Street in accordance with Section 42(1) 2 and 42 (1) 4 of the Ontario Heritage Act. The subject property is a designated property under Part V of the Ontario Heritage Act and is located within the Yorkville-Hazelton Heritage Conservation District (YHHCD).

The proposal is to demolish the existing 2½-storey building at 12-14 Bishop Street containing two semi-detached dwellings and to construct a new detached three-storey dwelling. The existing structure at 12-14 Bishop satisfies the required policy criteria in the District Plan for permitted demolition: it is structurally unsound, has minimal heritage value, is not essential to the heritage character of the area, and the replacement building complies with the District Plan guidelines and zoning.

## **Background Information**

(June 17, 2022) Report and Attachments 1-4 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Demolition of a Structure within the Yorkville-Hazelton Heritage Conservation District and Approval of a Replacement Structure - 12-14 Bishop Street (<https://www.toronto.ca/legdocs/mmis/2022/pb/bgnd/backgroundfile-227948.pdf>)