

Demolition of a Structure within the Yorkville-Hazelton Heritage Conservation District and Approval of a Replacement Structure - 12-14 Bishop Street

Date: June 17, 2022

To: Toronto Preservation Board

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: University - Rosedale - Ward 11

SUMMARY

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.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning 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,

Demolition of a Designated Property - 12-14 Bishop St

Heritage 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, the applicant provide the following to the satisfaction of the Senior Manager, Heritage 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.

FINANCIAL IMPACT

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

DECISION HISTORY

Council adopted the Yorkville Hazelton Heritage Conservation District (YHHCD) on August 1, 2002 with the passing of By-law No. 622-2002.

On December 1, 2021, Minor Variance application A081620/20TEY for relief from the zoning bylaw to permit a new building at 12-14 Bishop Street was approved at the Toronto East York Committee of Adjustment with a condition subject to obtaining a heritage permit under Section 42 of the Ontario Heritage Act and to the final satisfaction of the Senior Manager, Heritage Planning. No appeal against this decision was received and therefore this decision became final and binding on December 21, 2021.

BACKGROUND

Proposal

The property at 12-14 Bishop Street is designated under Part V of the Ontario Heritage Act (OHA) as part of the Yorkville-Hazelton Heritage Conservation District (YHHCD). The property is located on the north side of Bishop Street in the Yorkville Hazelton neighbourhood and the property is currently occupied by a 2½- storey building containing two semi-detached dwelling units. The proposal is to demolish the existing building and construct a three-storey detached single family dwelling. The proposed

building design meets the District Plan guidelines and takes cues from adjacent properties in order for appropriately fit into its surrounding context.

Heritage Planning Framework

Yorkville Hazelton Heritage Conservation District (YHHCD) Plan

The YHHCD Plan states in "Section 2.3 - Demolition" that a building may be demolished only if it meets all four of the following criteria: poor condition, minimal heritage value, not essential to the heritage character of the area, and if the replacement building complies with the Guidelines for new buildings and Zoning By-law.

The YHHCD Plan requires new buildings to follow the policies in "Section 2.4 - New Buildings". This says that new buildings within the district must be "compatible in character, form, massing and location on the site. It is important that new buildings are distinguishable, but in harmony with their neighbours." Section 2.4 also includes specific guidelines for Location and Setback, Design Form and Massing, Entrances, Foundations, Parking, and Windows.

City of Toronto Official Plan

The City of Toronto Official Plan provides the policy framework for heritage conservation in the City. The following Official Plan policy applies to heritage conservation districts and proposed new construction:

3.1.5.4 Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council.

3.1.5.5 Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

3.1.5.26 New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

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.

Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, Demolition of a Designated Property - 12-14 Bishop St

stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto.

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

COMMENTS

The proposal is to obtain permission under Section 42 of the Ontario Heritage Act to allow for the demolition of the existing 2½-storey building at 12-14 Bishop Street containing two semi-detached dwellings and to approve a new detached three-storey, single family replacement dwelling which will be known under the singular address of 14 Bishop Street.

Existing Heritage Structure

The YHHCD Plan outlines the required criteria that must be fulfilled in order to allow for the demolition of a Part V property in the District.

The applicant has submitted an engineering report by Gamaley and Associates Engineers Ltd, dated Jan 15, 2021 which describes the existing building as structurally unsound. It notes that it is "significantly out of plumb" and that "it appears as though the building is breaking into two parts along the centre wall, with both the east and west parts leaning in opposite directions." This is a result of there being a "lack of proper foundations and wood structure protection from moisture around the perimeter of the building..."

Heritage Planning Staff is of the opinion that the proposal for the property at 12-14 Bishop Street meets the four required criteria in Section 2.3 of the District Plan to permit demolition: the existing property is in poor condition, has minimal heritage value, is not essential to the heritage character of the area, and the replacement building complies with the Guidelines for new buildings (Section 2.4 below).

New Building

Staff raised concerns with the initial design of the replacement building and requested reductions to the building's height, revisions to both the window openings and the entrance configuration in order to better suit the existing context on Bishop Street and to comply with the Guidelines in the District Plan. Heritage Planning received updated plans which addressed Staff's concerns and appropriately reduced the building height and window proportions, as well as relocated the entrance from a hidden location to the front elevation, as per the District Plan guidelines.

The revised scheme includes a street-facing elevation of the new building that references the form and height of the adjacent dwellings at 10 and 16-18 Bishop Street while the additional height of the building is set back behind the roof ridge line. The front yard setback of the new building will align with both adjacent properties and the front-facing windows, entrance, roof pitch and ridge height will be of similar proportions to the adjacent property at 16-18 Bishop Street. The proposal will utilize brick cladding and will

make reference to a raised foundation as per the YHHCD District plan policy. On the southeast corner, the cantilevered portion and parking void designed in the new building is an unusual feature that Staff raised initial reservations about. However, since the policy in the District Plan discourages front yard parking, and since the site does not allow adequate space for side yard parking nor a driveway to the rear for parking, Staff accepted this rationale in exchange for other requested improvements (noted above) to help mitigate the impact of the new building

The proposed new three-storey detached dwelling addresses the required policies in the Yorkville-Hazelton Heritage Conservation District Plan guidelines in Section 2.3 Demolition and Section 2.4 New Buildings. As per the District Plan requirement, Heritage Planning staff is of the opinion that the proposal is appropriate in its character, form, massing, and is distinguishable but compatible with the neighbouring properties in the HCD.

Heritage Planning raised no concerns with the proposed variances at Committee of Adjustment, and reported that staff would continue to work with the applicant on design materials should the requested variances be granted. The proposal was approved at the Committee of Adjustment on March 17, 2021.

For these reasons, Staff supports the proposal for permission under Section 42 of the Ontario Heritage Act to demolish the existing building at 12-14 Bishop Street and recommends approval of the proposed replacement structure. The proposal is consistent with the District guidelines and will conserve the Cultural Heritage Value of the Yorkville Hazelton Heritage Conservation District while being an appropriate addition to the existing streetscape of Bishop Street.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1: Location Map

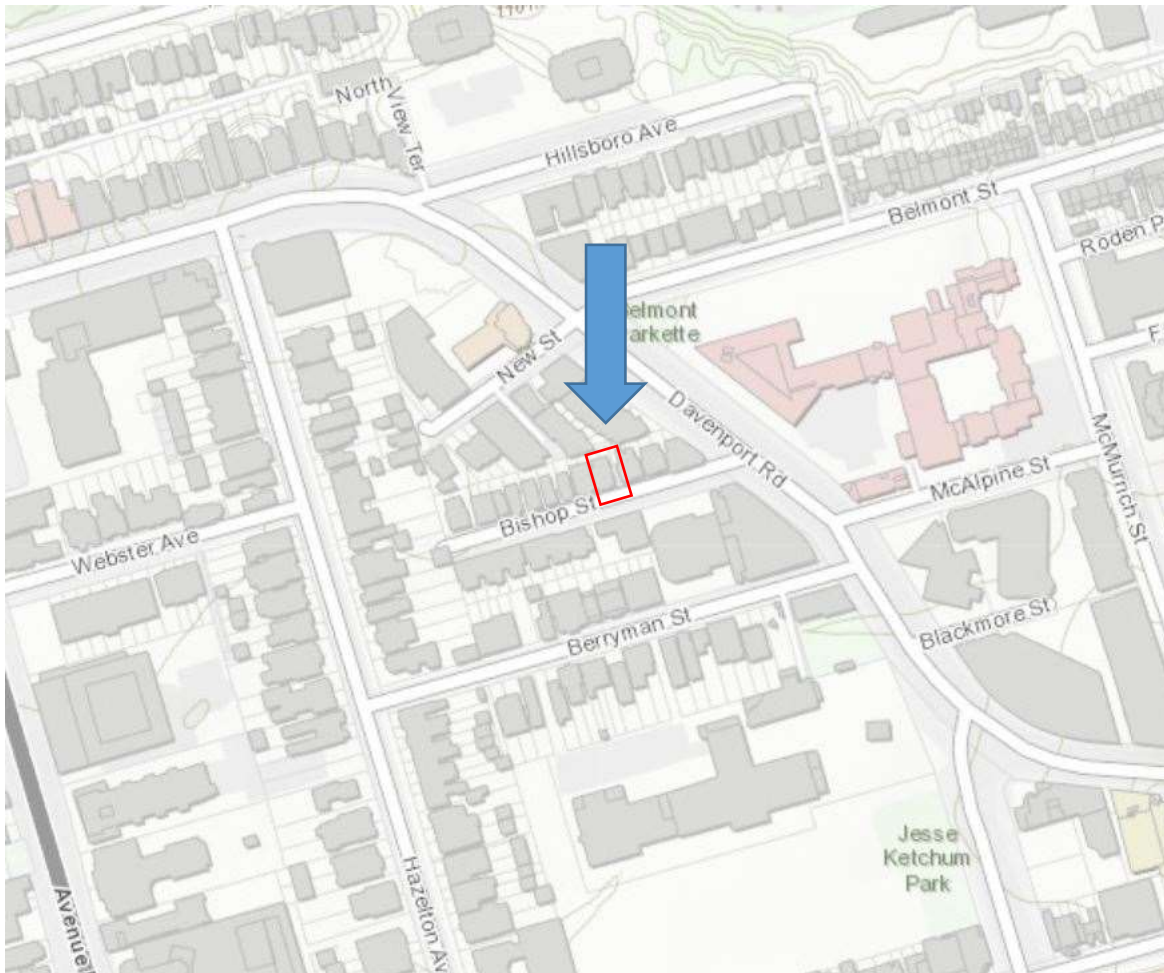
Attachment 2: Photographs

Attachment 3: Drawings

Attachment 4: Rendering

**LOCATION MAP
14 BISHOP STREET**

ATTACHMENT 1



Location map showing the location of 14 Bishop Street on the north side of Bishop Street between Avenue Road and Davenport Road. This location map is for information purposes only; the exact boundaries of the property are not shown. (Property Data Map, City of Toronto)



Photograph of the south (principle) façade of the existing building at 12-14 Bishop Street.

PHOTOGRAPHS
14 BISHOP STREET

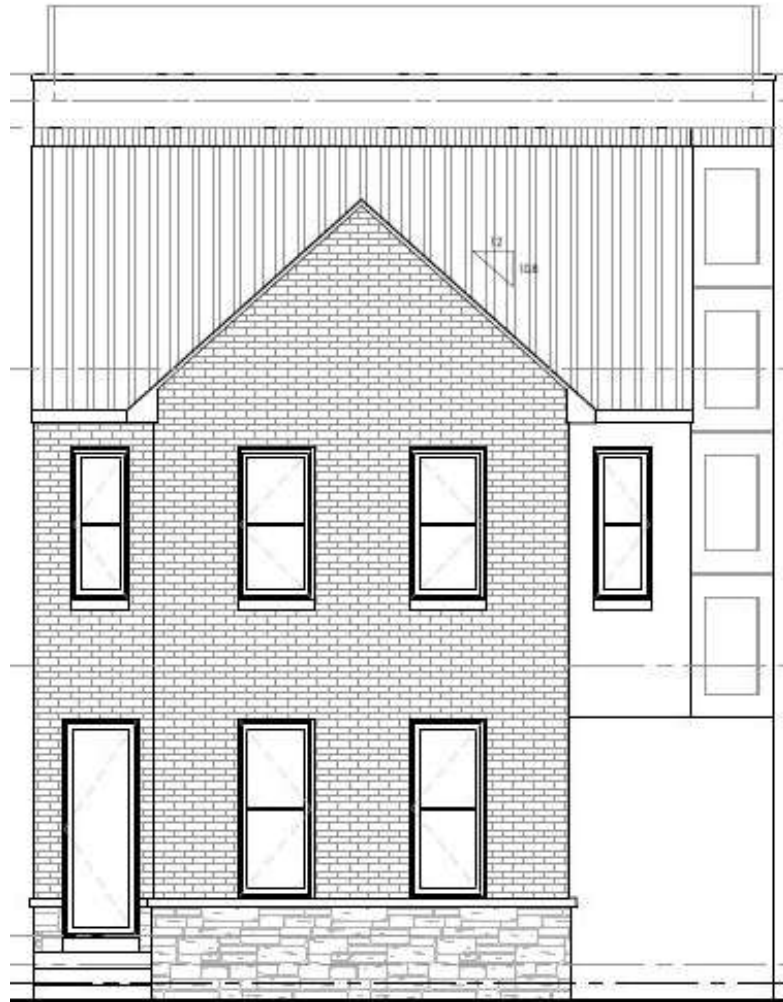


Photograph of the damaged east wall of the existing building at 12-14 Bishop Street.

PHOTOGRAPHS
14 BISHOP STREET

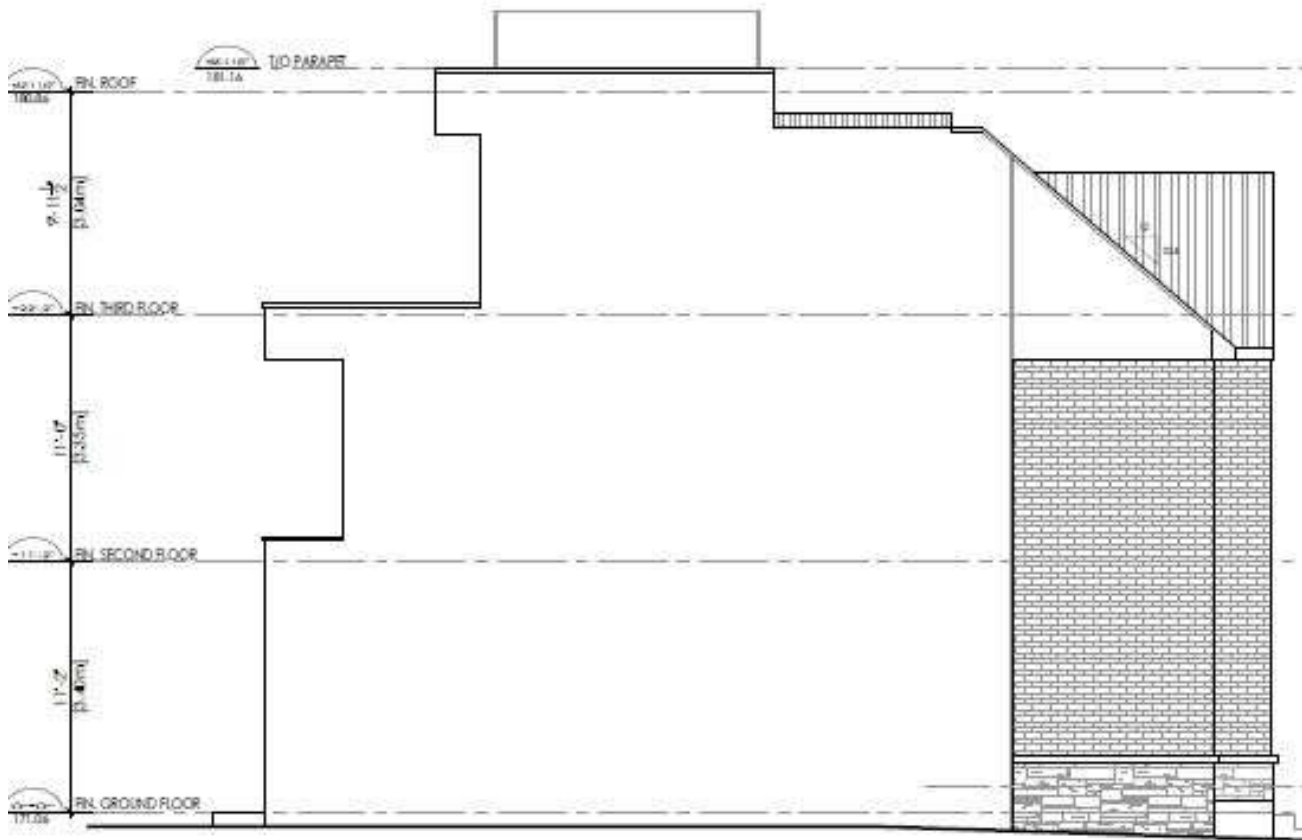


Photograph of the damaged east wall from the inside of the existing building at 12-14 Bishop Street.



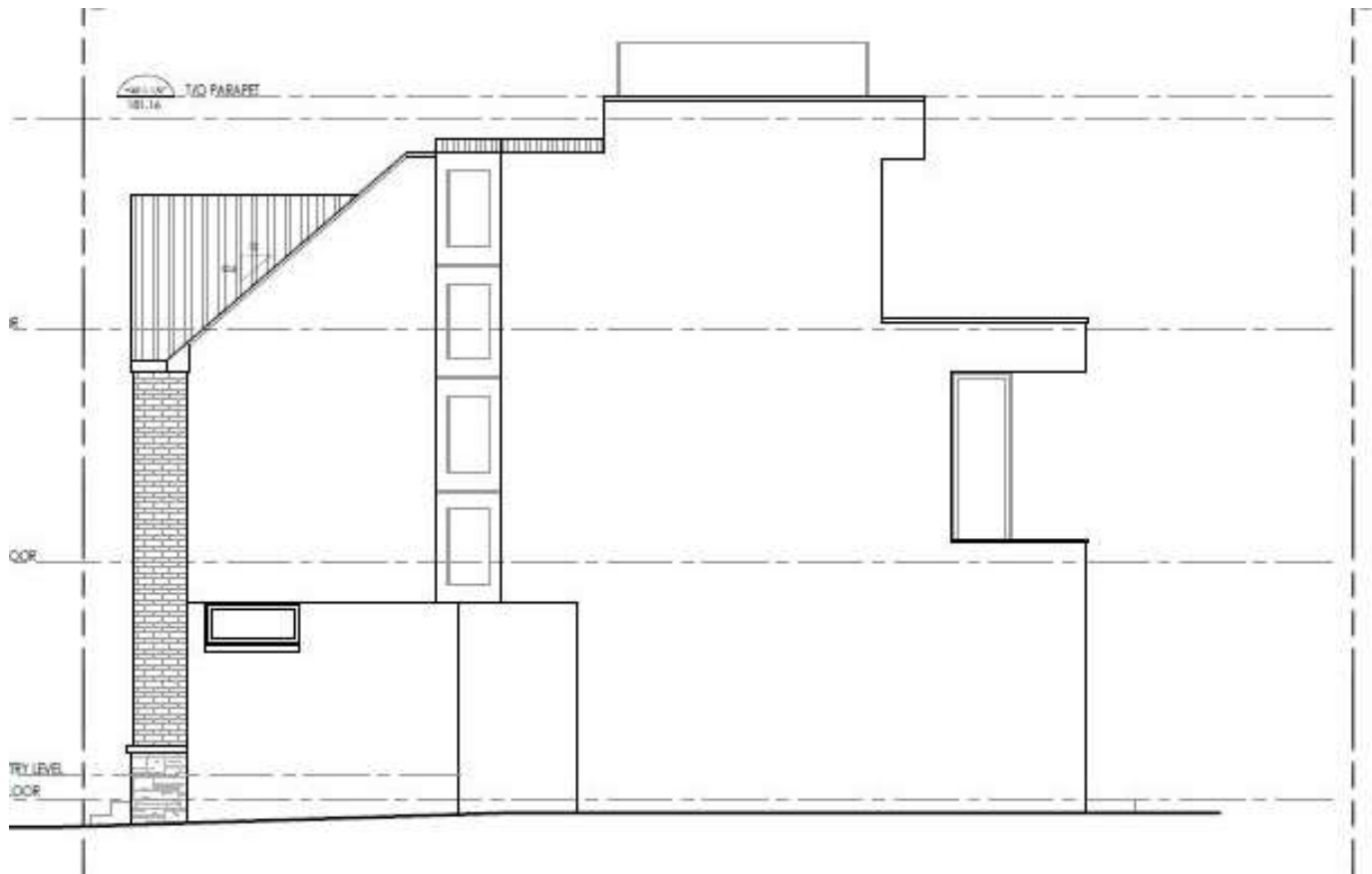
Elevation drawing of the south (principle) elevation for the proposed replacement building at 14 Bishop Street.

DRAWINGS **14 BISHOP STREET**



Elevation drawing of the west elevation for the proposed replacement building at 14 Bishop Street.

DRAWINGS
14 BISHOP STREET



Elevation drawing of the east elevation for the proposed replacement building at 14 Bishop Street.



Rendering of the replacement building proposed for 14 Bishop Street.