

TORONTO STAFF REPORT

May 13, 2005

To: Toronto Preservation Board
Toronto and East York Community Council

From: Director, Policy & Research, City Planning Division

Subject: 646 Broadview Avenue (Robert Powell House) – Authority to Enter into a Heritage Easement Agreement and Alterations to a Heritage Property
Toronto-Danforth - Ward 30

Purpose:

This report recommends that the alterations to the heritage property at 646 Broadview be approved and that authority be granted to enter into a Heritage Easement Agreement.

Financial Implications and Impact Statement:

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

Recommendations:

It is recommended that:

- (1) the alterations to the heritage property at 646 Broadview Avenue, substantially as shown in the plans and drawings prepared by E.R.A. Architects Inc. dated May 5, 2005 on file with the Manager, Heritage Preservation Services, be approved subject to:
 - (i) prior to the issuance of the Certificate of Approval, the owner enter into and register on title a Heritage Easement Agreement to provide permanent protection for the existing residential building (Robert Powell House) and associated coach house;
 - (ii) The applicant provide, to the satisfaction of the Manager, Heritage Preservation Services, prior to the issuance of any building permit, including permits for demolition, excavation and shoring:
 - (a) architectural details and exterior building materials to the additions;

- (b) a Conservation Plan for the heritage buildings, prepared by a qualified heritage architect, detailing interventions and conservation work to the heritage buildings;
 - (c) financial security in an amount and form satisfactory to Chief Planner and Executive Director for the protection of the heritage buildings during construction and to implement the Conservation Plan;
 - (d) a detailed Landscape Plan;
- (2) authority be granted by City Council for the execution of a Heritage Easement Agreement under Section 37 of the *Ontario Heritage Act* with the owner of 646 Broadview Avenue, using substantially the form of easement agreement prepared in February 1987 by the City Solicitor and on file with the City Clerk, subject to such amendments as may be deemed necessary by the City Solicitor; and
- (3) the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

Background:

The property is located on the north west corner of Broadview Avenue and Montcrest Boulevard, south of Danforth Avenue, as shown in Attachment No. 1. The property at 646 Broadview Avenue known as the Robert Powell House was included on the City's Inventory of Heritage Properties by City Council on June 9, 1976. The building was constructed in 1907 for Robert Powell, as shown in Attachment No. 2.

Comments:

The applicant applied to the Committee of Adjustment for consent to sever the existing lot into three separate parcels of land (File No. B00033/05TEY). An accompanying minor variance application was also filed with the Committee of Adjustment, where the applicant sought relief from the provisions of the Zoning By-law No. 438-86 to maintain the existing 2.5 storey residential dwelling on the proposed reduced lot, construct a 3-storey addition and an integral below grade garage to the south side of the existing 2-storey coach house and construct a 3-storey dwelling with an integral below grade garage on the proposed lot, as shown in Attachment No. 3. The Committee of Adjustment, at its hearing on May 11, 2005, granted the variances subject to the same conditions described in this report.

The proposal involves the retention and renovation of the exterior shell and the interior structure of the Robert Powell House, which is being used as a 7-unit residential dwelling. The main entrance on the east façade will be restored to its original design. The new buildings will be on the west portion of the property, to the rear of the main heritage building. The coach house will be attached to the westernmost new dwelling. The existing driveway will be used for access to the parking area of the main heritage building. The new dwellings will have an integral below grade garage on the south side, facing Montcrest Boulevard.

The exterior of the buildings has been little altered since its construction. The strategy is to maintain this appearance and to repair the fabric in accordance with stated heritage principles, while making interventions where necessary to provide access, light and ventilation for the apartment units and single-family dwellings.

(b) Heritage Evaluation

Staff supports the general nature of the proposed development subject to the recommended conditions. Since the proposed use will have some visual impacts on the heritage buildings, exterior architectural details of the development and the type of building materials to be used must be resolved prior to issuance of any building permit.

Although there will be some impact from the proposed development, staff is satisfied that the proposal does not adversely affect the important heritage elements of the property. Specifically, the new 3-storey addition will be constructed in front of the south elevation of the coach house. Despite these changes, the view of the main (east) elevation of the coach house and the Robert Powell House elevations will be preserved as well as the buildings' exterior design and original fabric.

In addition, staff understands that the alterations are required to respond to the Ontario Building Code, Universal Access policies and related regulations and to meet industry standards for residential dwellings.

In order to provide permanent protection for the heritage buildings at 646 Broadview Avenue, staff requested as a condition of development, approval by the Committee of Adjustment, that the owner enter into and register on title a Heritage Easement Agreement (HEA) prior to issuance of the Certificate of Approval.

A detailed Landscape Plan, satisfactory to the Manager, Heritage Preservation Services, will be required prior to the issuance of any building permit, including excavation, shoring or demolition.

As the development involves interventions in the heritage buildings, a Conservation Plan, satisfactory to the Manager, Heritage Preservation Services, will be required prior to the issuance of any building permit. This plan will provide detailed drawings and specifications designed to mitigate the impact of interventions in the heritage buildings. The Plan must also address the long-term conservation and maintenance requirements of the buildings and be substantially in accordance with the plans contained in Attachment No. 3. To ensure fulfilment of the Conservation Plan and protection of the heritage buildings during construction, financial security from the owner, satisfactory to the Chief Planner and Executive Director, will be required.

Conclusions:

The heritage property at 646 Broadview Avenue is proposed to be severed into three lots. The proposal also involves the retention of the heritage buildings (Robert Powell House and

associated coach house) and the construction of two residential dwellings on the new lots. This development will require alterations to and have impacts on the heritage buildings, however staff considers such alterations to be acceptable. It is appropriate at this time to grant authority to enter into a Heritage Easement Agreement to provide for the permanent protection of the Robert Powell House and associated coach house and to approve alterations consistent with plans and drawings prepared by E.R.A. Architects Inc.

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List of Attachments:

Attachment No. 1 Location Map (646 Broadview Avenue)
Attachment No. 2 Photographs (646 Broadview Avenue)
Attachment No. 3 Applicant's Proposal (646 Broadview Avenue)





East Elevation – Broadview Avenue



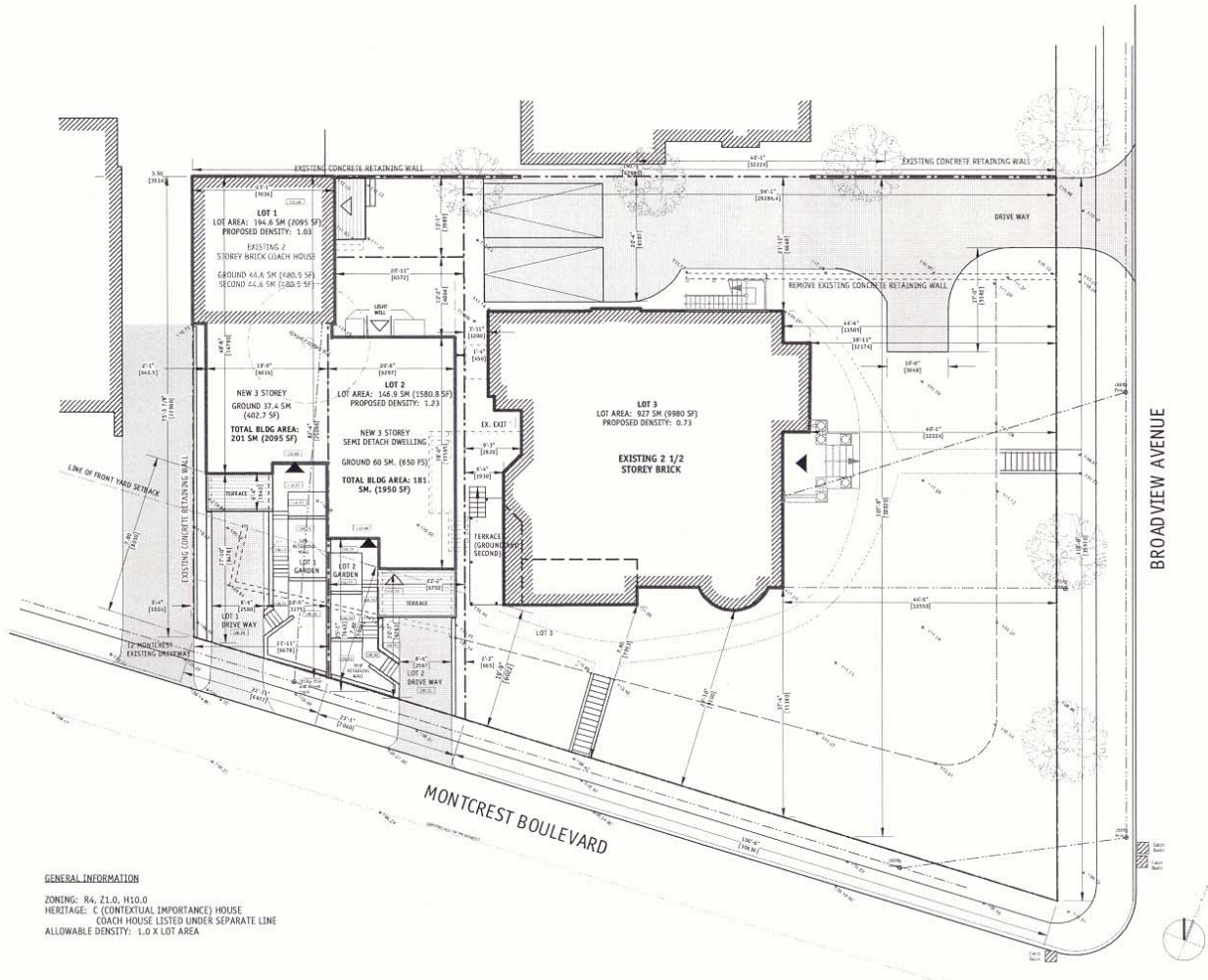
South Elevation – Montcrest Boulevard



Coach House – East elevation (Broadview Avenue)



Coach House – South elevation (Montcrest Boulevard)



Site Plan



Lot 1: Floor Plans

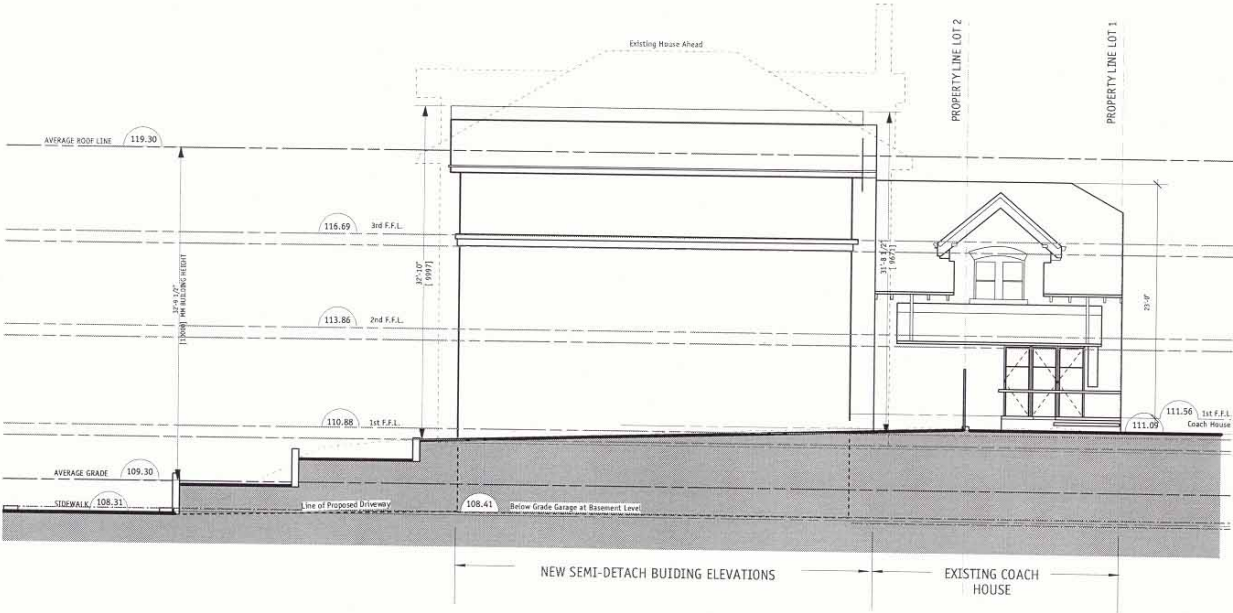


Lot 2: Floor Plans



BROADVIEW AVENUE STREET ELEVATION
EXISTING BUILDING AND COACH HOUSE

Proposed East Elevation (Broadview Avenue)



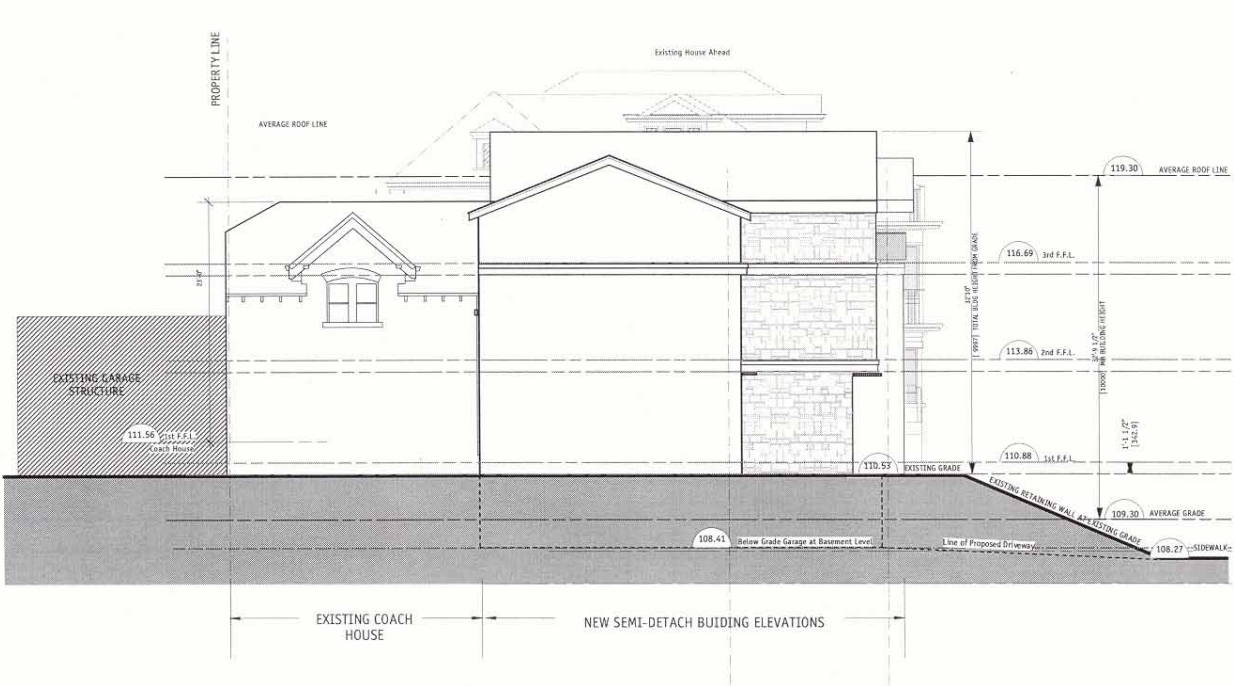
Proposed East Elevation



Proposed South Elevation (Montcrest Boulevard)



Proposed North Elevation



Proposed West Elevation