

## **131 Hazelton Avenue – Demolition of a Designated Heritage Property within the Yorkville – Hazelton Heritage Conservation District and Approval of a Replacement Structure**

<b>Date:</b>	January 4, 2012
<b>To:</b>	Toronto Preservation Board Toronto East York Community Council
<b>From:</b>	Acting Director, Policy & Research, City Planning Division
<b>Wards:</b>	Ward 27 - Toronto Centre-Rosedale
<b>Reference Number:</b>	P:\2012\Cluster B\PLN\HPS\TEYCC\February 14 2012\teHPS07

### **SUMMARY**

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This report recommends that City Council approve the demolition of the designated heritage property at 131 Hazelton Avenue and approve the replacement component that will be integrated within the larger development at 195 Davenport Road and 131 Hazelton Avenue. The proposed development is subject to rezoning and site plan control applications.

### **RECOMMENDATIONS**

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#### **The City Planning Division recommends that:**

1. City Council approve the demolition of the building at 131 Hazelton Avenue within the Yorkville-Hazelton Heritage Conservation District and approve the replacement structure in accordance with the Heritage Impact Assessment prepared May 13, 2011 by ERA Architects Inc., the Addendum to the Heritage Impact Assessment memorandum of November 28, 2011 and the plans prepared by Page & Steele Architects received by the City Planning Division November 29, 2011, on file with the Manager, Heritage Preservation Services subject to the following conditions:

- a. The owner shall receive approval from City Council for the associated re-zoning application submitted for 195 Davenport Road and 131 Hazelton Avenue;
- b. Prior to final site plan approval, the owner shall provide the following to the satisfaction of the Manager, Heritage Preservation Services:
  - i. detailed plans, drawings, materials and specifications for the development as a whole;
  - ii. a final landscape plan that enhances the heritage character of the area and conforms to the District Plan;
- b. Prior to the issuance of any heritage permit for the property located at 131 Hazelton Avenue, including a permit for the demolition, excavation, and/or shoring of the subject property, the owner shall provide building permit drawings for the new construction to the satisfaction of the Manager, Heritage Preservation Services;
- c. Prior to occupancy, provide a Letter of Substantial Completion signed by the project architect and heritage consultant verifying that the development has been built as approved, to the satisfaction of the Manager, Heritage Preservation Services, to be secured within the Section 37 Agreement for the rezoning of 195 Davenport Avenue.

## **FINANCIAL IMPACT**

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

## **DECISION HISTORY**

The property at 131 Hazelton Avenue is part of the Yorkville-Hazelton Heritage Conservation District designated by City Council under By-law 622-2002 on August 1, 2002.

## **ISSUE BACKGROUND**

The building at 131 Hazelton Avenue is part of the Yorkville-Hazelton Heritage Conservation District (YHHCD) designated by City Council under By-law 622-2002 on August 1, 2002. The northern boundary of the HCD is drawn along the northern property line of 131 Hazelton Ave. Therefore, the property at 195 Davenport Rd is outside, but adjacent to, the property at 131 Hazelton Avenue, which is inside the YHHCD. (see Attachment 1)

The Yorkville-Hazleton Heritage Conservation District Plan does not rate buildings or define them as contributing or non-contributing. The original building on this site was dramatically altered in 1990, such that nothing remains of the façade of the original semi-detached building.

## **COMMENTS**

### **Proposal**

The proposal is to construct a 9 storey mixed use development, stepping down from 9 storeys at 195 Davenport Road to 7, 4, and 2 storeys at 131 Hazelton Avenue. The site requires soil remediation due to previous uses at 195 Davenport Road, which included a dry cleaner and gas station.

The development of the site at 195 Davenport Road is contingent upon remediation of the property at 131 Hazelton Avenue.

### **Policy Framework**

#### Official Plan

Section 3.1.5 of the City of Toronto Official Plan directs that significant heritage resources will be conserved by listing properties of architectural and/or historic interest on the City's Inventory of Heritage Properties; designating properties; entering into conservation agreements with owners of heritage properties; and designating areas with a concentration of heritage resources as heritage conservation districts. The Plan directs the adoption of guidelines to maintain and improve the character of such districts.

#### Provincial Policy Statement and Ontario Heritage Act

In reference to the Province of Ontario's 2005 Provincial Policy Statement, Section 2.6.3 states: "Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved."

Under Section 42 of the Ontario Heritage Act, an owner must obtain a permit from the municipality to demolish or erect a property within an HCD. If Council refuses the application the owner may appeal the decision to the Ontario Municipal Board.

#### Yorkville-Hazelton Heritage Conservation District Plan (YHHCD Plan)

The YHHCD Plan was adopted by City Council to be used as a guide to manage property alteration and development with a view to the preservation of the existing architectural character of the District and its streetscape. The Guidelines (Section 2) of the YHHCD Plan define the Heritage District Characteristics and set out standards in order to provide guidance to alterations and new development that will complement the existing character.

The YHHCD Plan focuses primarily on reviewing alterations that are visible from a public vantage point. All exterior alteration and development visible from the street within the District will require prior approval of Heritage Preservation Services, and in some cases City Council (YHHCD Plan, Section 3). Guidelines with respect to demolition and new construction are discussed within the comments section of this report.

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

On March 3, 4 and 5, 2008, Council adopted Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines)* as the document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City.

<http://www.toronto.ca/legdocs/mmis/2008/cc/decisions/2008-03-03-cc17-dd.pdf>.

## **Comments**

The potential impacts of a mid-rise building at the boundary of the Yorkville-Hazelton Heritage Conservation District is mitigated by the lower scale transition component dovetailed with the new development and extending north of the District boundary. The proposed massing addresses two different scales of development through the introduction of three grade-related two-storey units, with townhouse profiles along the West façade on Hazelton Avenue. These smaller scale elements are in keeping with the low rise neighbourhood, while still maintaining a harmony within the context of the larger development.

The majority of the proposed development is clad in limestone. The townhouse component, however, is brick infill referencing a more traditional solid to void ratio and likewise sets a brick infill within the piers as a variation on the consistent theme of the vertically accented bays within the YHHCD.

Although the building at 131 Hazelton Avenue is structurally sound, the soil beneath the building has been contaminated from leached contaminants from the 195 Davenport Road site which may have been extant for 40 -70 years. A report has been prepared by Petro MacCallum Ltd. Consulting Engineers dated August 19, 2011 documenting the existing geo-environmental conditions of the subject property.

Demolition within the YHHCD:

Section 2.3, Demolition in the Yorkville-Hazelton Heritage Conservation District Plan reads as follows:

"Demolition is discouraged, but to be considered for demolition a building in the District may be demolished if it meets the following criteria:

1. Poor condition, and
2. Minimal heritage value, and
3. Not essential to the heritage character of the area, and
4. The replacement building complies with the Guidelines and Zoning by-law."

The intent of these conditions is to recognize the wide variety of building forms that form the collective history of the District. In addition to the grand Victorian houses along Hazelton Avenue, there are also more modest worker's cottages that occupied the east-west side streets. The Guidelines prescribe that the four conditions must be met without exception.

In this case the original three storey semi-detached house form was altered in 1990 such that nothing remains of the original façade. It is therefore of minimal heritage value and is not considered to be essential to the heritage character of the area. The requirement for site remediation due to soil contamination is the factor that determines the poor condition of the building.

#### Replacement Structure:

Section 2.4, New Buildings in the YHHCD Plan reads as follows:

"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."

The grade-related units (ie. the townhouse type component of the development) is set back in plan (see Attachment 8) at the southern most unit in order to transition to the existing front yard setback of 129 Hazelton distinctly from the lesser setback of the taller component to the north.

The townhouse-like component is articulated by its two storey height and its projected cornice feature, in addition to the introduction of brick and residential entry portals.

### Conclusions

The proposed development at 195 Davenport Road will anchor the border of the Yorkville-Hazelton Heritage Conservation District and provide an adequate transition from the residential to mid-rise scale development. This transitional feature is expressed through the three townhouse units that relate to the scale and texture of the house form character of the YHHCD while mediating the scale of the corner massing that responds to Davenport Road to the north.

The demolition of the existing altered building at 131 Hazelton Avenue is requisite to remediating the site of soil contaminants suitable for residential use. What is lost in the physical separation of the properties is gained through more subdued traditional expression and extension of the residential scale beyond the border of the District.

The proposal complies with the YHHCD Plan guidelines for demolition and replacement structures.

## **CONTACT**

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## **SIGNATURE**

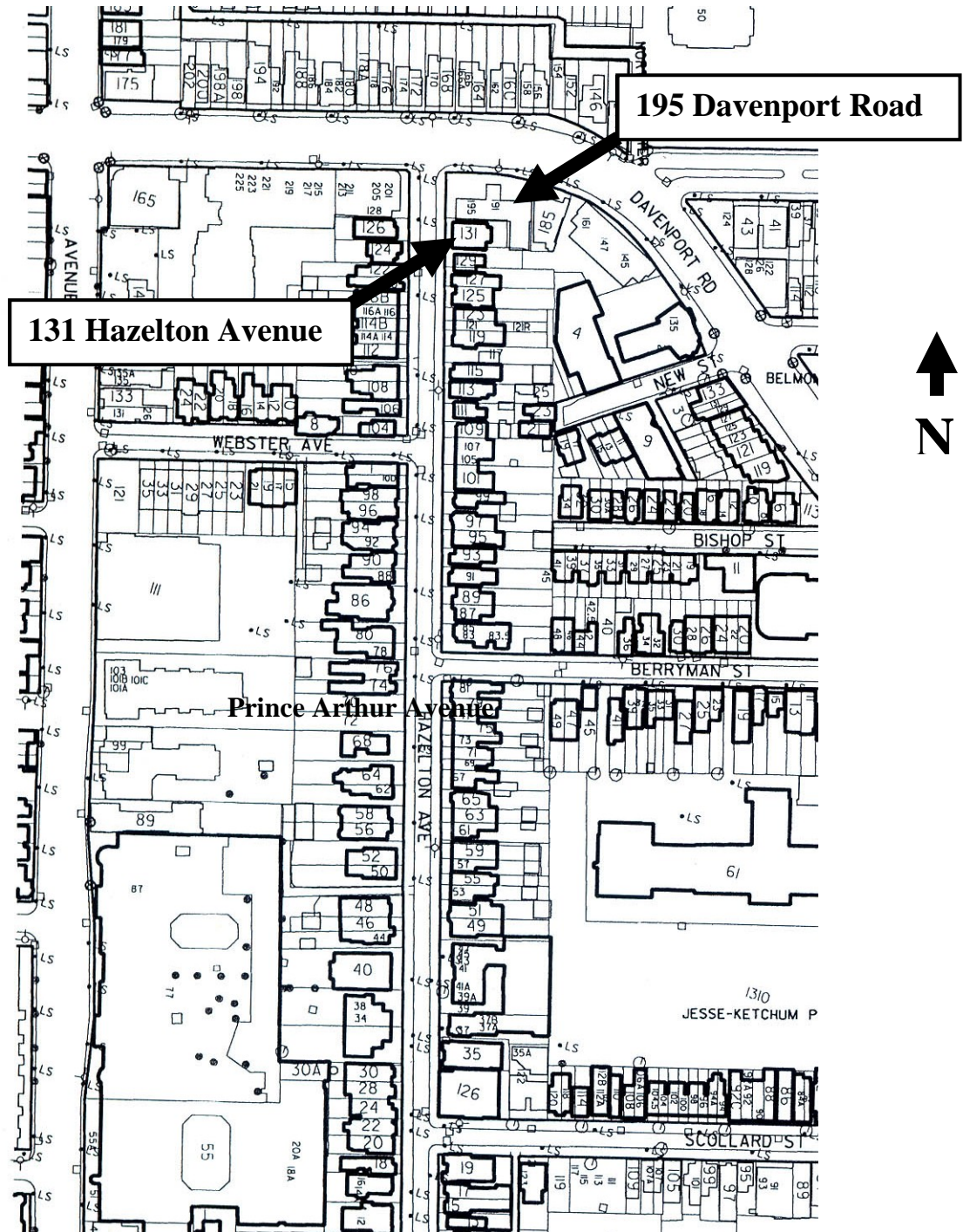
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Kerri A. Voumvakis, Acting Director  
Policy and Research  
City Planning Division

## **ATTACHMENTS**

Attachment No. 1 – Location Map  
Attachment No. 2 – Context Photographs  
Attachment No. 3 – Context Photographs  
Attachment No. 4 – Site Plan  
Attachment No. 5 – Proposed West Elevation  
Attachment No. 6 – Proposed South Elevation  
Attachment No. 7 – Proposed North Elevation  
Attachment No. 8 – Proposed East Elevation  
Attachment No. 9 – Proposed Site Plan and Ground Floor  
Attachment No. 10 – Proposed Second and Third Floor

ATTACHMENT NO. 1  
LOCATION MAP: 131 HAZELTON AVENUE



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

ATTACHMENT NO. 2  
CONTEXT PHOTOGRAPHS: 131 HAZELTON AVENUE



Closer View from the North West

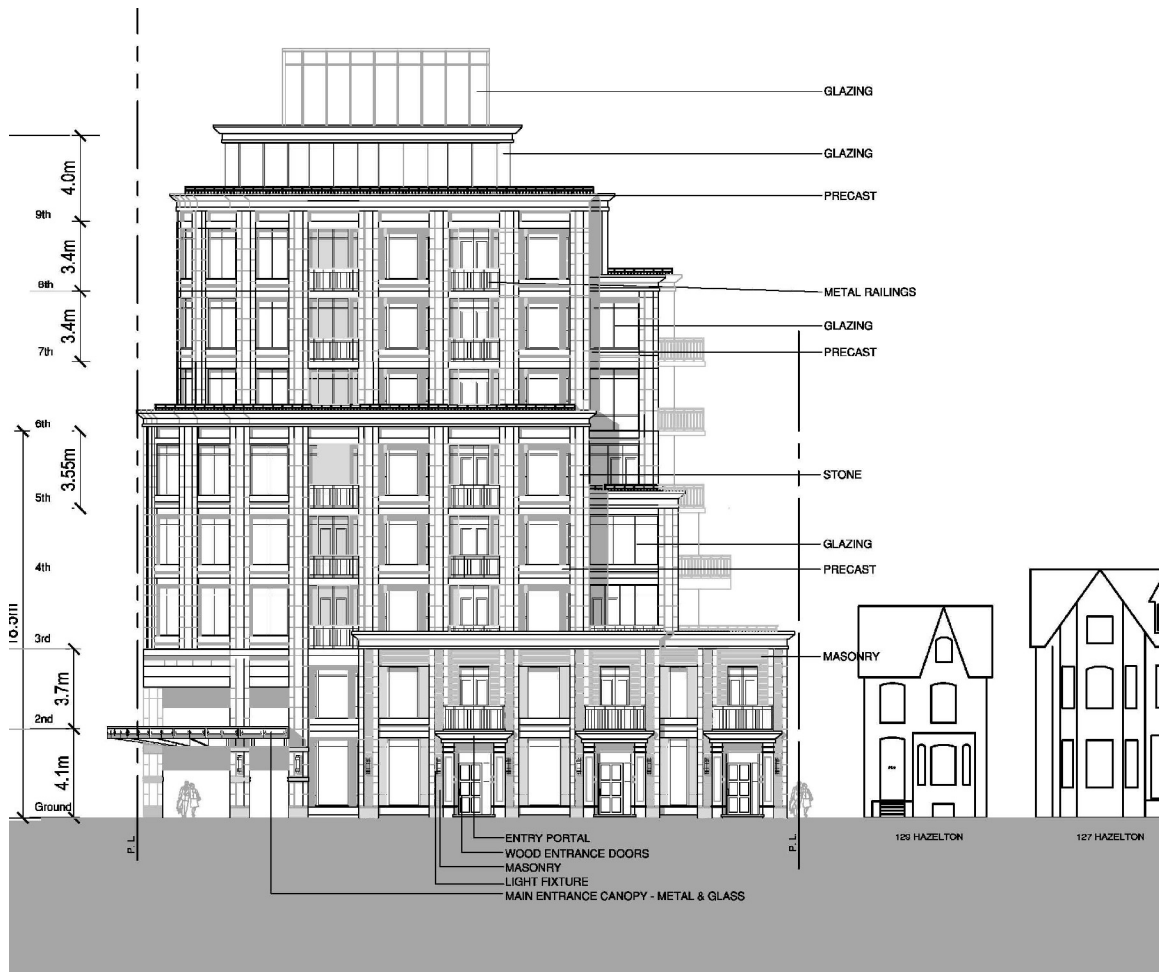


From the North West

ATTACHMENT NO. 3  
CONTEXT PHOTOGRAPHS: 195 DAVENPORT ROAD/131 HAZELTON AVENUE



ATTACHMENT NO. 4  
PROPOSED ELEVATIONS: 195 DAVENPORT ROAD/131 HAZELTON AVENUE



West Elevation

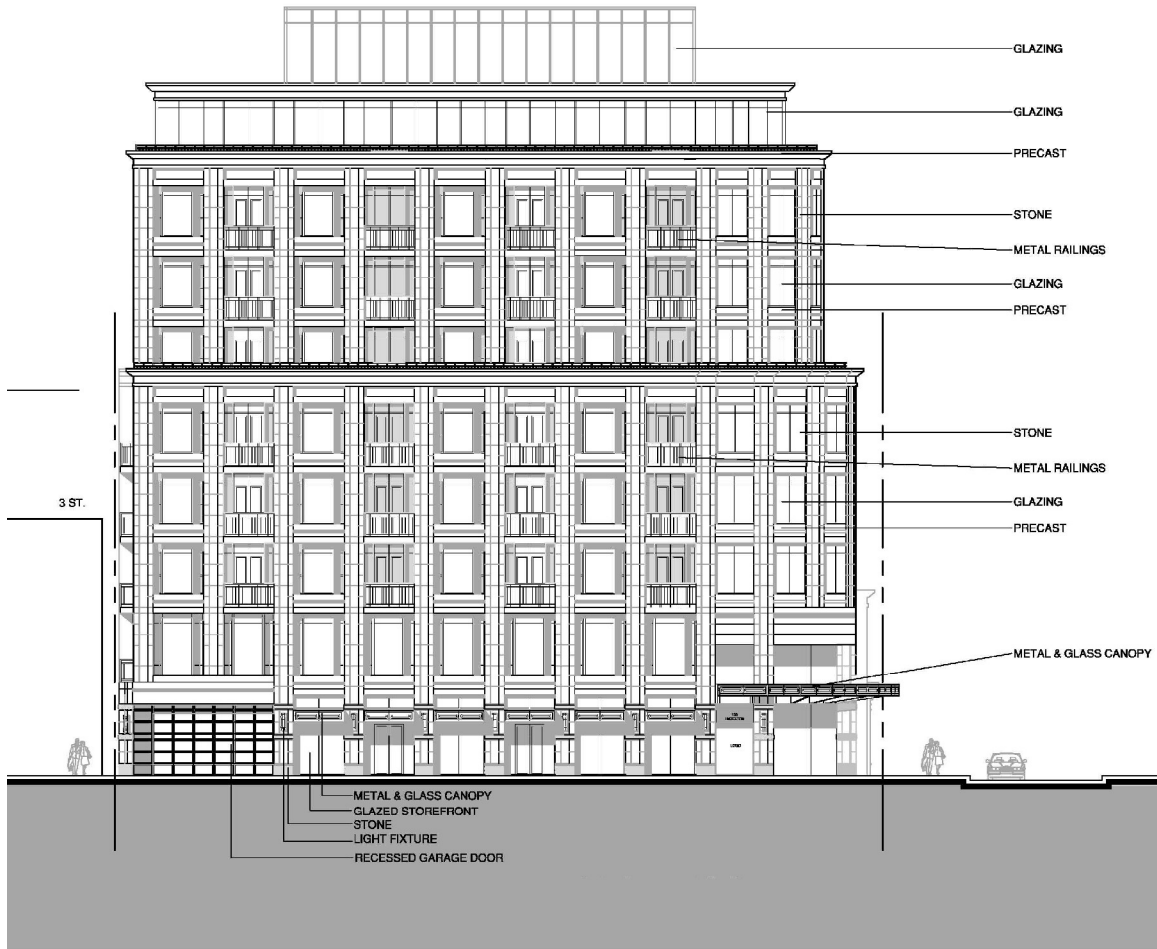
ATTACHMENT NO. 5  
PROPOSED ELEVATIONS: 195 DAVENPORT ROAD/131 HAZELTON AVENUE



South Elevation

## ATTACHMENT NO. 6

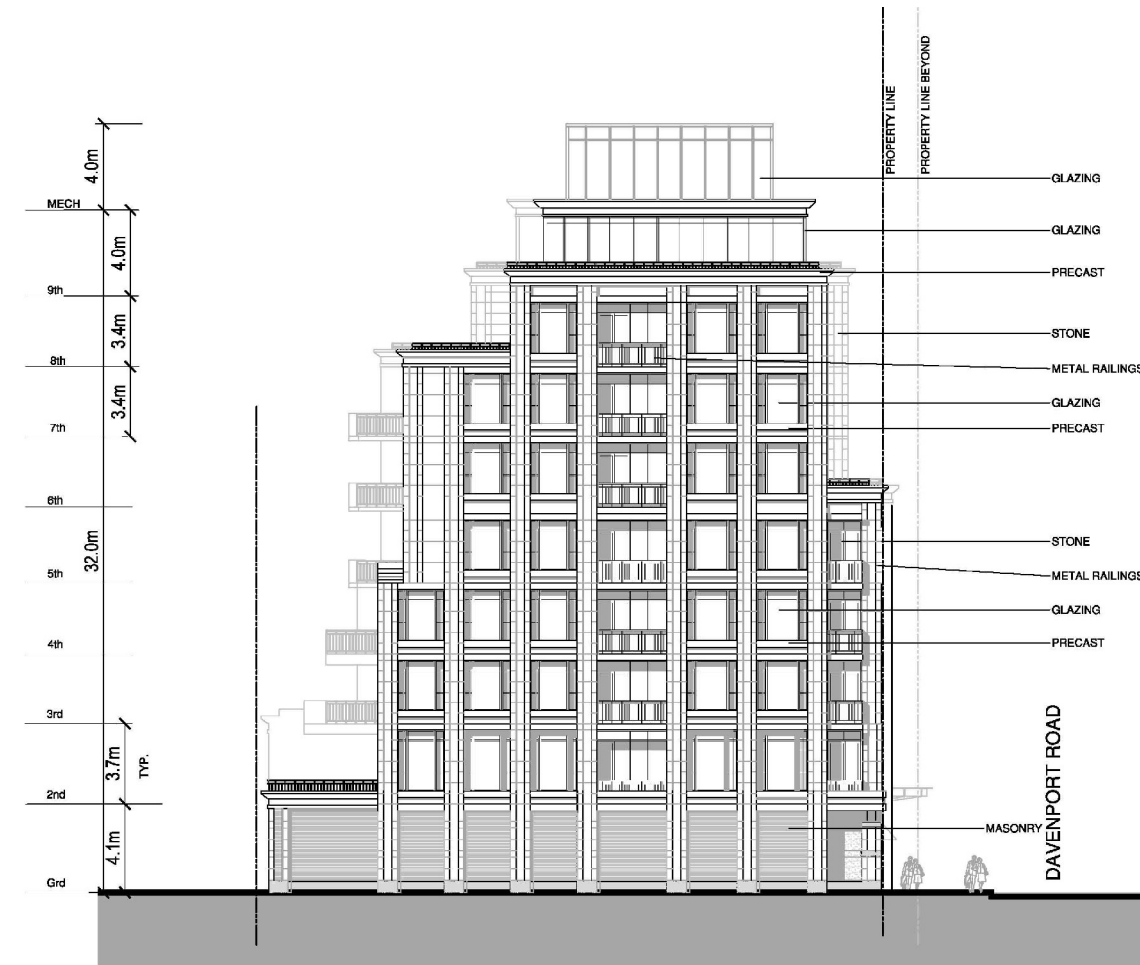
### PROPOSED ELEVATIONS: 195 DAVENPORT ROAD/131 HAZELTON AVENUE



North Elevation

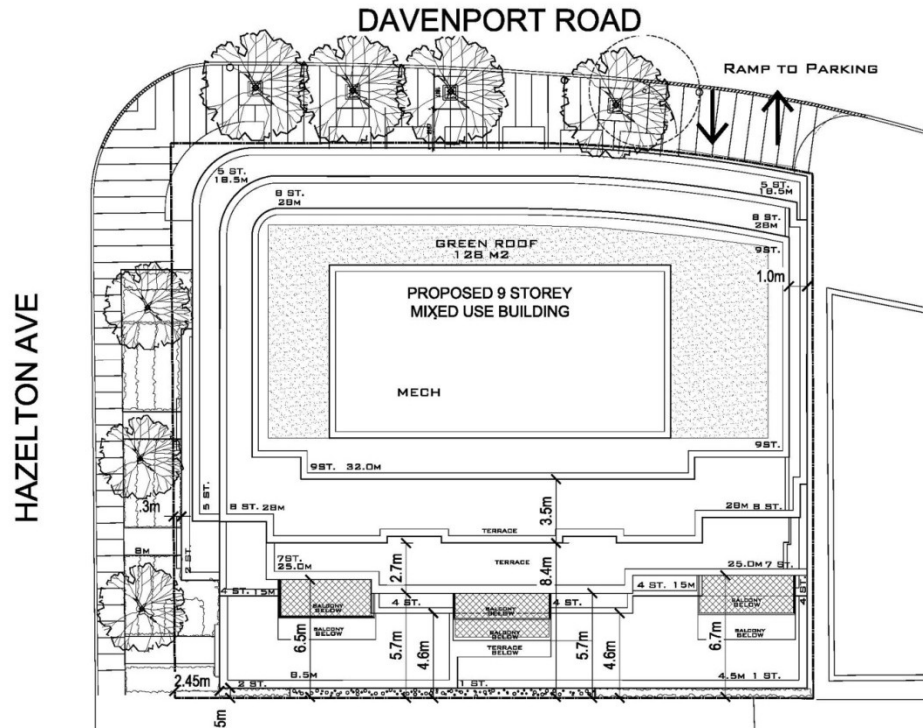
ATTACHMENT NO. 7

PROPOSED ELEVATIONS: 195 DAVENPORT ROAD/131 HAZELTON AVENUE

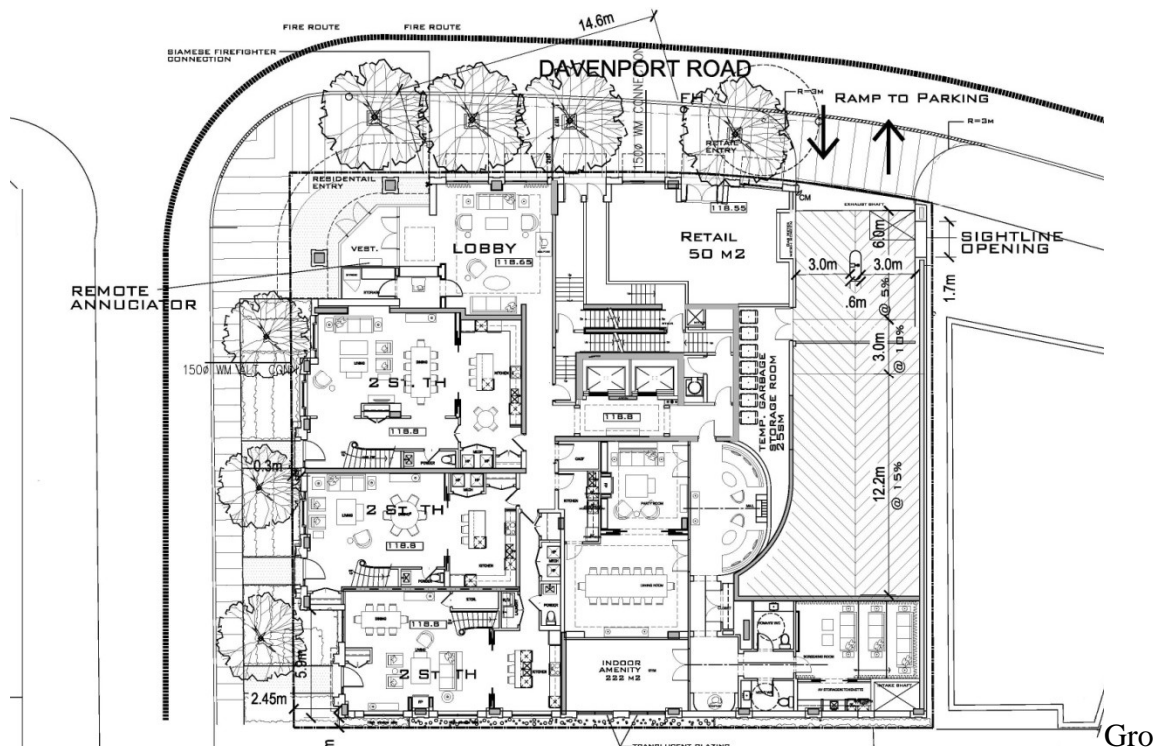


East Elevation

ATTACHMENT NO. 8  
 PROPOSED PLANS: 195 DAVENPORT ROAD/131 HAZELTON AVENUE



Site Plan

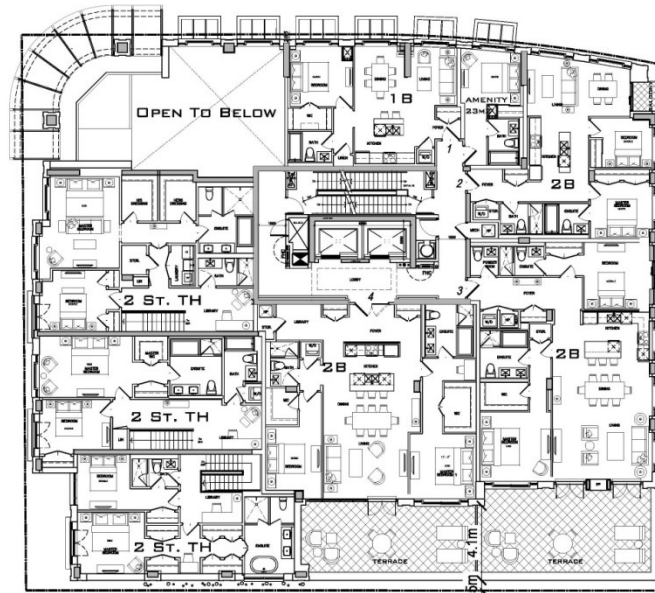


und Floor Plan  
ATTACHMENT NO. 9

PROPOSED PLANS: 195 DAVENPORT ROAD/131 HAZELTON AVENUE

DAVENPORT ROAD

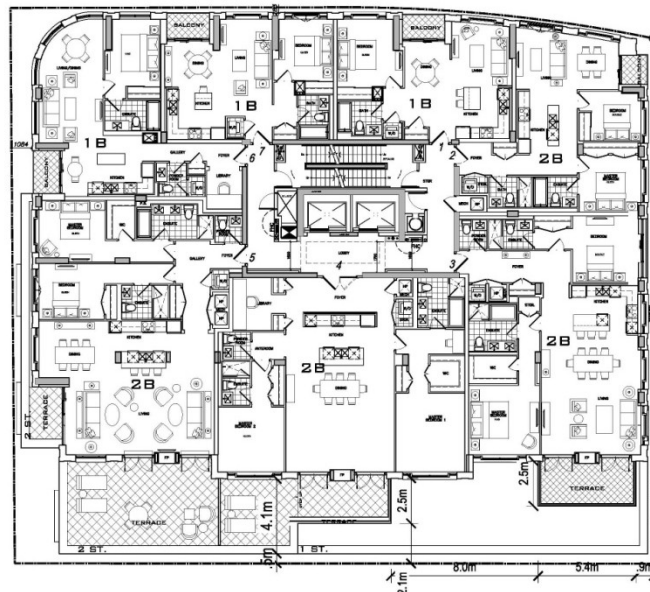
HAZELTON AVE



UNIT COUNT:  
1- 1B, 3 -2B

Second Floor Plan

HAZELTON AVE

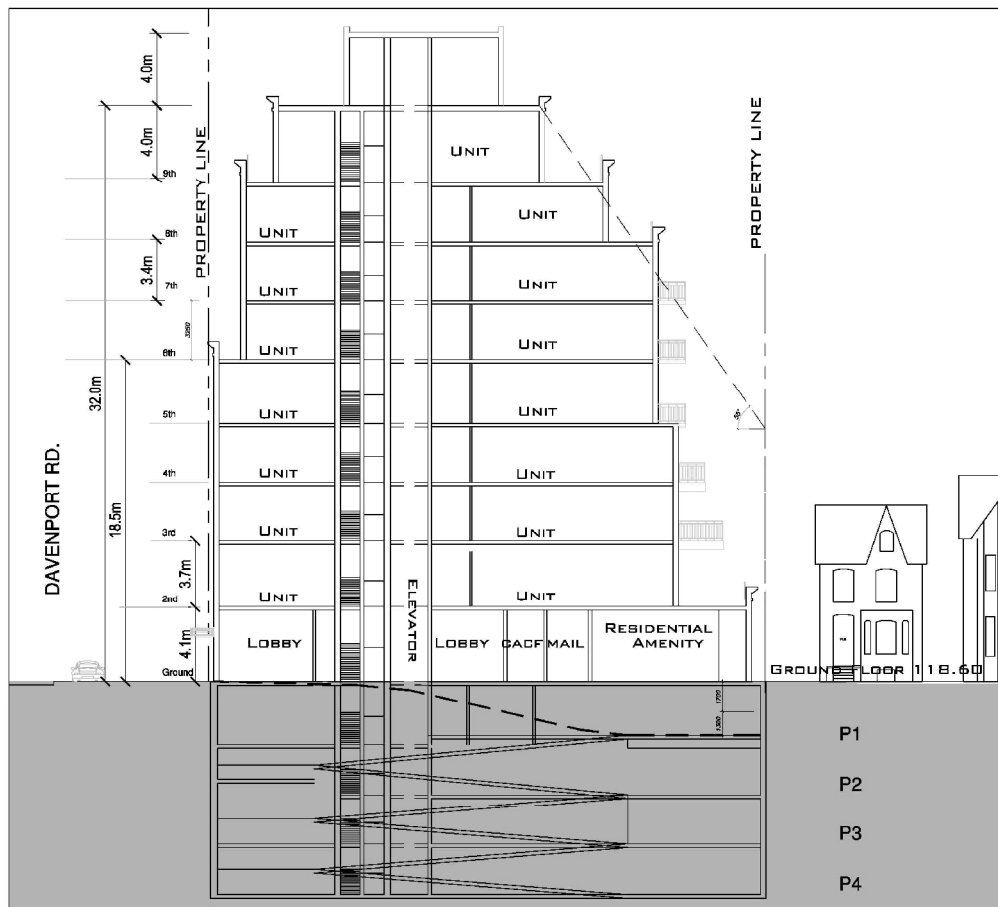


UNIT COUNT:  
3- 1B, 4 -2B

Third Floor Plan

ATTACHMENT NO. 10

PROPOSED PLANS: 195 DAVENPORT ROAD/131 HAZELTON AVENUE



North South Section