



## STAFF REPORT ACTION REQUIRED

### Demolition of a Designated Heritage Property within the Yorkville Hazelton Area Heritage Conservation District and Construction of a Replacement Structure – 126 Hazelton Avenue

<b>Date:</b>	October 18, 2016
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	P:\2016\Cluster B\PLN\TEYCC\TE16134

#### SUMMARY

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This report recommends that City Council approve the proposed demolition of the designated heritage property at 126 Hazelton Avenue and the proposed replacement nine-storey condominium building at 126 and 128 Hazelton Avenue, 201, 203 and 205 Davenport Road.

The property at 126 Hazelton Avenue is located within the Yorkville Hazelton Area Heritage Conservation District (YHAHCD) designated under Part V of the Ontario Heritage Act, while the properties at 128 Hazelton Avenue, 201, 203 and 205 Davenport Road are adjacent to the YHAHCD. City Council's approval of the proposed demolition and replacement structure on the heritage property is required under the Ontario Heritage Act.

#### RECOMMENDATIONS

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**The City Planning Division recommends that:**

1. City Council approve the demolition of the heritage building at 126 Hazelton Avenue in accordance with Section 42 of the Ontario Heritage Act, subject to the following conditions:

- a. City Council approve the replacement structure for the heritage property at 126 Hazelton Avenue and including the adjacent properties at 128 Hazelton Avenue, 201, 203 and 2015 Davenport Road, substantially in accordance with plans and drawings prepared by Audax Architecture and Design, dated October 11, 2016, date-stamped received by Heritage Preservation Services on October 11, 2016 and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by Goldsmith Borgal & Company Ltd. Architects, dated August 4, 2016, date-stamped received by the City Planning Division on August 16, 2016, and on file with the Senior Manager, Heritage Preservation Services;
- b. That prior to the issuance of any heritage permit for the property at 126 Hazelton Avenue, 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:
  - i. Photo documentation of the existing structure at 126 Hazelton Avenue, and;
  - ii. Final building permit drawings for the replacement structure and a landscape plan consistent with the plans and elevations submitted by the applicant and prepared by Ruben and Associates dated October 11, 2016, date-stamped received by Heritage Preservation Services on October 11, 2016, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment (HIA), prepared by Goldsmith Borgal & Company Ltd. Architects, dated August 4, 2016, date-stamped received by the City Planning Division on August 16, 2016, and on file with the Senior Manager, Heritage Preservation Services; and with the Yorkville Hazelton Area Heritage Conservation District Plan.

### **Financial Impact**

There are no financial implications as a result of this report.

### **DECISION HISTORY**

The Yorkville Hazelton Area Heritage Conservation District (YHAHCD) was designated under By-Law 622-2002 by Toronto City Council on October 1, 2002.

<http://www.toronto.ca/legdocs/bylaws/2002/law0622.pdf>

There have been no previous reports to Council regarding the property at 126 Hazelton Avenue under the Ontario Heritage Act.

## **BACKGROUND**

### **Proposal**

The property at 126 Hazelton Avenue is located within the Yorkville Hazelton Area Heritage Conservation District. The applicant is proposing to demolish the existing building which was constructed in 1989 and to construct a new nine-storey building on the property and adjacent properties at 128 Hazelton Avenue, 201, 203 and 205 Davenport Avenue.

### **Policy Framework**

#### **Provincial Policy Statement**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Planning Act and associated Provincial Policy Statement guide development in the Province and they include provincial interests regarding heritage resources as described in the Provincial Policy Statement issued under the authority of Section 3 of the Planning Act. The Planning Act requires that all decisions affecting land use planning matters "shall be consistent with" the Provincial Policy Statement. The Provincial Policy Statement (PPS) provides direction on matters of provincial interest related to land use planning and development, and promotes the provincial policy-led planning system.

Provincial Policy Statement 2.6.1 reads, "Significant built heritage resources and significant cultural heritage landscapes shall be conserved."

Provincial Policy Statement 2.6.3 reads, "Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except 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."

#### **Official Plan**

The revised heritage policies in the City of Toronto's Official Plan provide the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

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 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."

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."

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

In 2008 Toronto City Council adopted the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) apply to this application.

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

## **Yorkville Hazelton Area Heritage Conservation District Plan**

The YHAHCD Plan includes the following guidelines for demolition within the District:

Demolition is discouraged but to be considered for demolition a building in the district may be considered if it meets all of 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 YHAHCD Plan also provides guidelines for replacement buildings in Section 2.4, including guidelines relating to location, design, form and massing, entrances, foundations, windows, exterior walls, roofs, and parking. New buildings within the District must be compatible with District character, form, massing and location, and should be distinguishable yet in harmony with their neighbours.

The YHAHCD Plan does not include ratings for properties within the District and does not distinguish or contain separate guidelines for contributing and non-contributing properties.

[https://www1.toronto.ca/city\\_of\\_toronto/city\\_planning/urban\\_design/files/pdf/hcd\\_yorkville\\_proposal.pdf](https://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/hcd_yorkville_proposal.pdf)

## **COMMENTS**

### **Demolition of 126 Hazelton Avenue**

The Heritage Impact Assessment (HIA) submitted with this application addresses the four criteria within the YHACHD Plan for demolition. While the existing building on the property at 126 Hazelton Avenue is not in poor condition (the fourth requirement for demolition), the HIA recommends in support of the demolition of the property at 126 Hazelton Avenue. Heritage consultants Goldsmith Borgal & Company Ltd. Architects (GBCA) review the characteristics of the property and conclude that, "due to its recent date of construction (1989), modern building materials, intrusive masonry detailing and its street-facing double-car garage it does not possess any features that would reflect the heritage character of the HCD and is not a supportive infill building."

While the four criteria for demolition within the YHAHCD Plan have not been met by this application, staff agree with the findings of the HIA and feel that it would be unreasonable to recommend against an application for the demolition of a property that does not contribute to the heritage character of the District alongside an application for a new building that better contributes to the heritage character of the area.

### **Proposed Replacement Building**

The proposed nine-storey infill building is in keeping with the YHAHCD guidelines for location, design, form and massing. The proposed building has a five-storey base that steps down to two stories on the Hazelton Avenue elevation. The two-storey brick-clad component of the mid-rise building, which is located within the YHAHCD on the property at 126 Hazelton Avenue, is set back from the property line and aligns with the adjacent building to the south at 124 Hazelton Avenue. The transition to the District is also addressed with the stepback of the third storey from the two-storey elevation of 1.74m, and with the full exposure of the southeast corner of the massing above this component through the use of a third-storey terrace. The flat roofline of this two-storey elevation will be compatible with the style and form of the adjacent property at 124 Hazelton Avenue.

The proposed building is also in keeping with the YHAHCD guidelines in its design elements. The proposed two-storey elevation will be primarily brick-clad with a stone foundation and stone trim. The proposed limestone porch will address the street and clearly define the entrance for this elevation. The proposed window openings on this elevation are in keeping with the existing window proportions and verticality of the adjacent heritage properties within the YHAHCD. Proposed shrubs and plantings along this elevation will provide a landscaped buffer between the public street and the new building face. Additionally, the parking entrance to the infill building will be located on Davenport Road elevation outside of the boundaries of the YHAHCD, improving the existing driveway and integral garage condition at 126 Hazelton Avenue.

## **CONCLUSION**

Although the application to demolish the existing building on the designated property at 126 Hazelton Avenue within the YHACHD does not meet the fourth criteria for

demolition (poor condition), staff are supportive of the application to demolish as the existing building does not contribute to the character of the existing Heritage Conservation District.

Staff are of the opinion that the proposed replacement building appropriately transitions into the YHACD, much the same way as the mid-rise building directly across the street at 131 Hazelton Avenue does. The development at 131 Hazelton Avenue was approved by City Council in 2012.

The proposed infill building meets the guidelines for new buildings within the YHACD in its location, design, form and massing, materials and landscaping, and will better contribute to the heritage character of the YHACD than the existing building at 126 Hazelton Avenue. Staff are recommending in support of this application.

## **CONTACT**

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Heritage Preservation Services  
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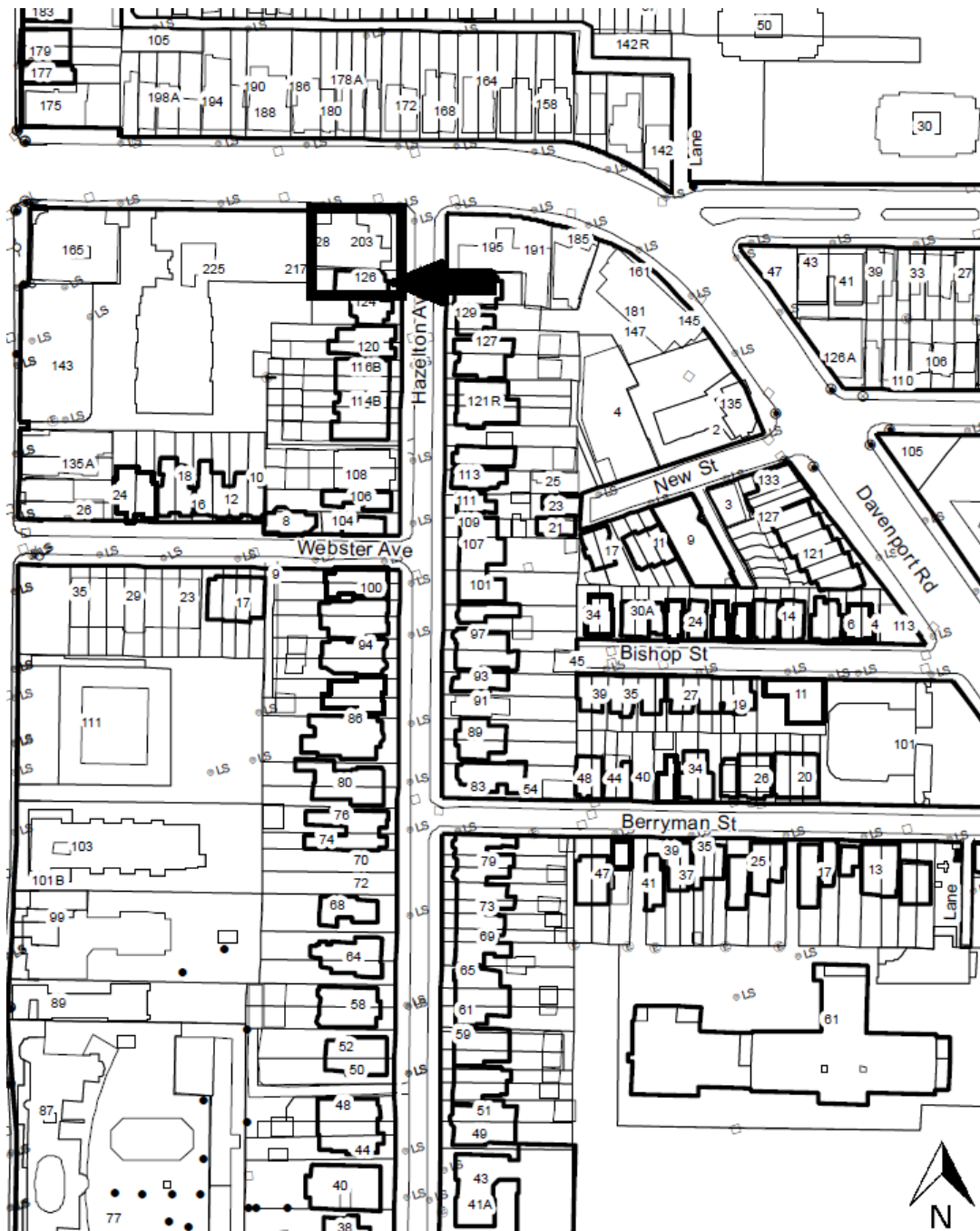
## **SIGNATURE**

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

## **ATTACHMENTS**

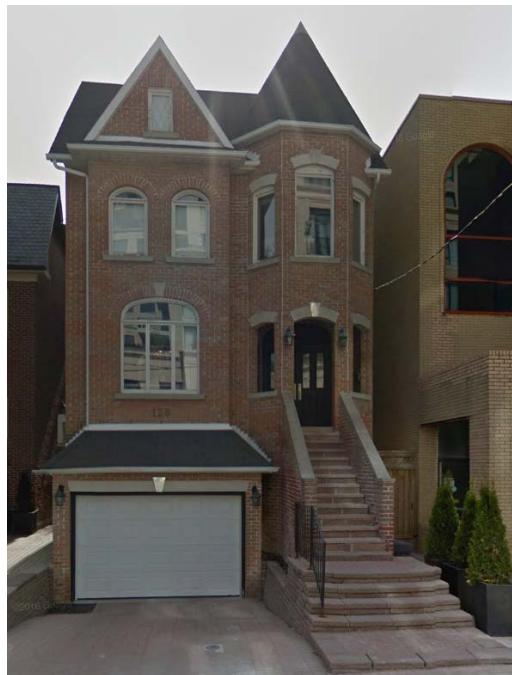
Attachment 1 – Location Map  
Attachment 2 – Photographs  
Attachment 3 – Proposed Plans  
Attachment 4 – Proposed Elevations  
Attachment 5 – Proposed Rendering and Axonometric View



The arrow marks the location of the property at 126 Hazelton Avenue.  
The heavy outline shows the boundary of the entire development site.  
This location map is for information purposes only;  
The exact boundaries of the property are not shown.

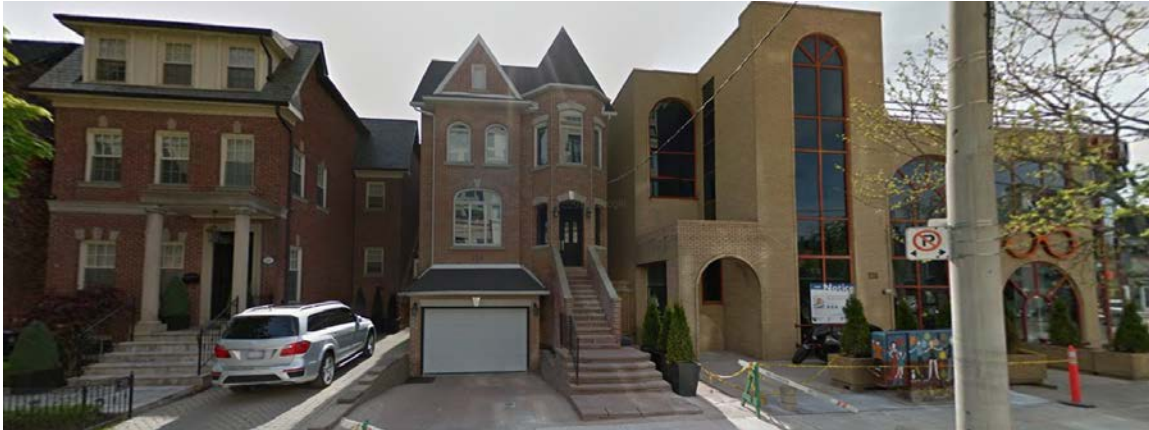


East Elevation of 124 Hazelton Avenue (May 2016)



East Elevation of 126 Hazelton Avenue (May 2016)

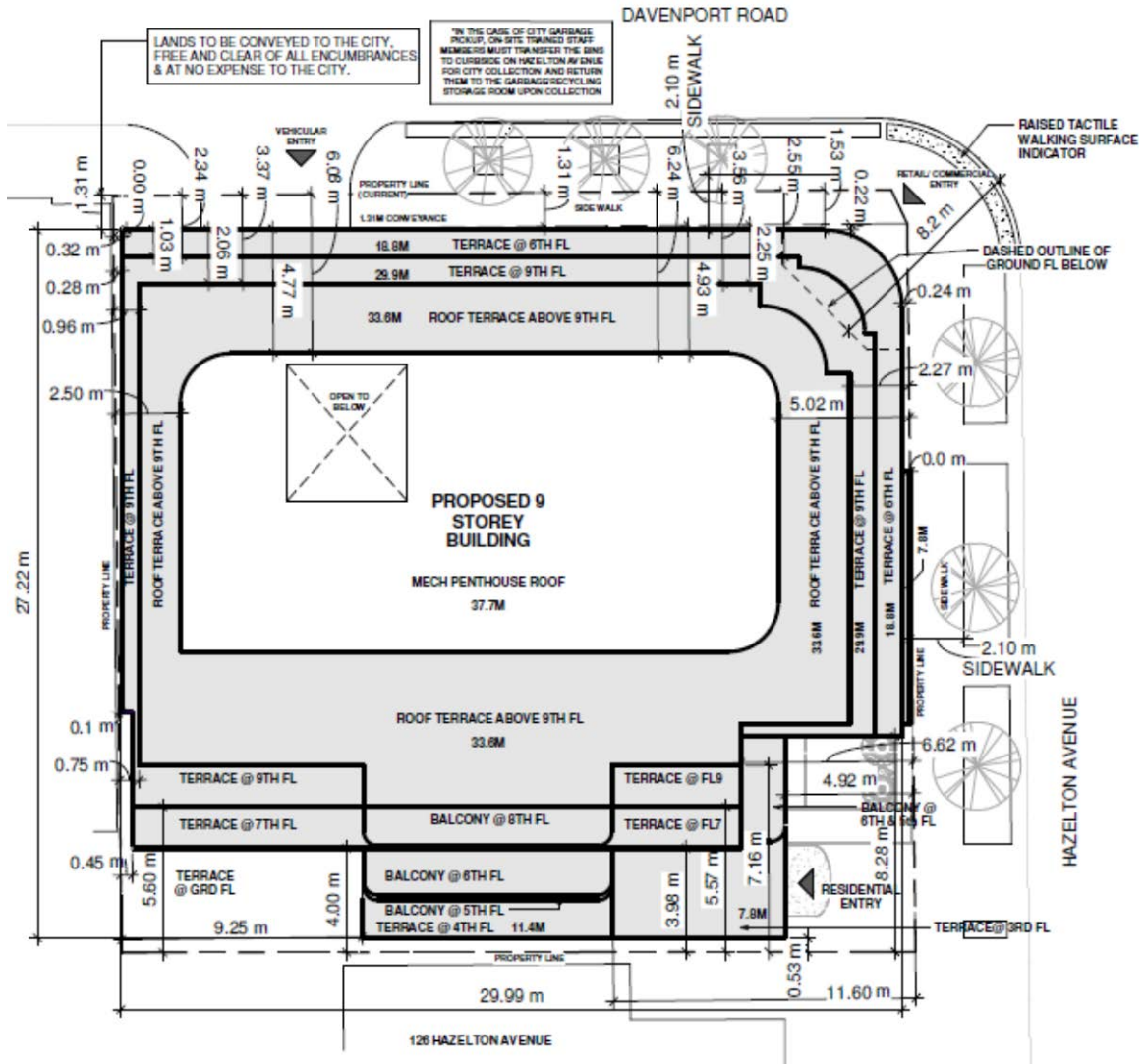


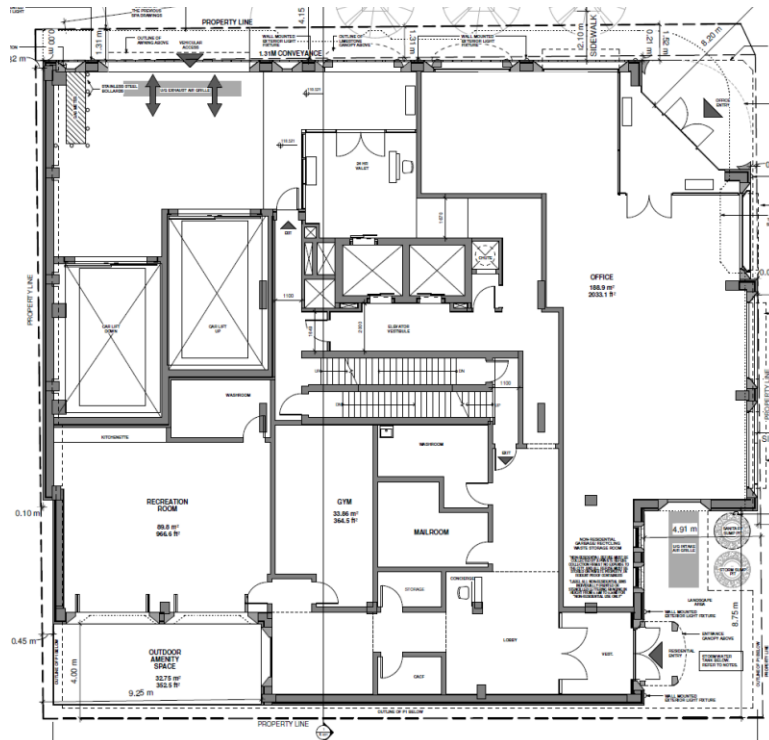


Looking East at 126 and 128 Hazelton Avenue, 201, 203 and 205 Davenport Road  
(Google Streetview May 2016)

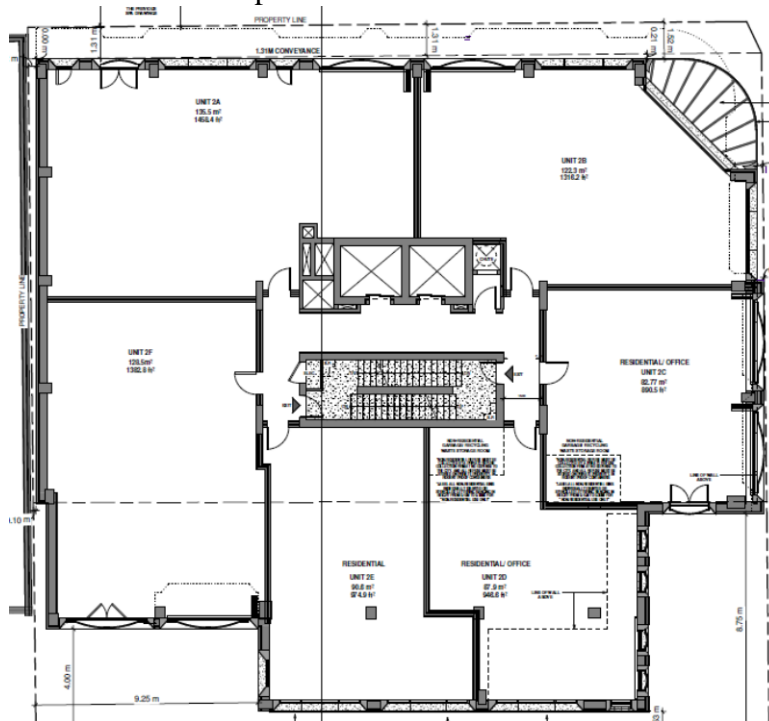


North Elevation of 128 Hazelton Avenue, 201, 203 and 205 Davenport Avenue (ERA  
Architects)

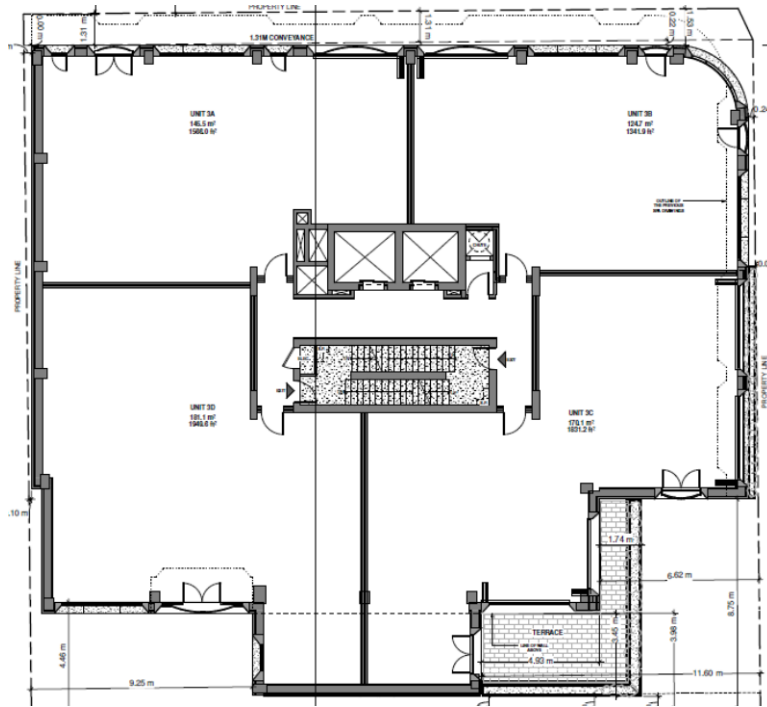




Proposed Ground Floor Plan



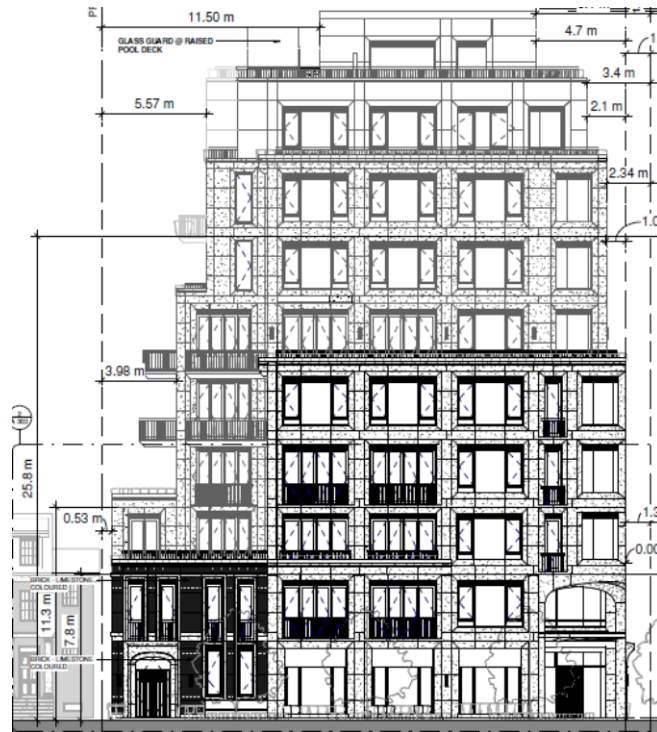
Proposed Second Floor Plan



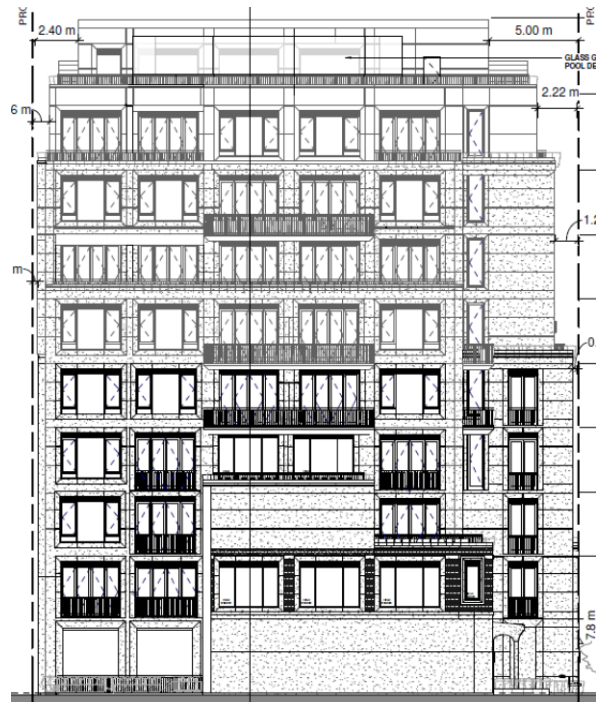
Proposed Third Floor Plan



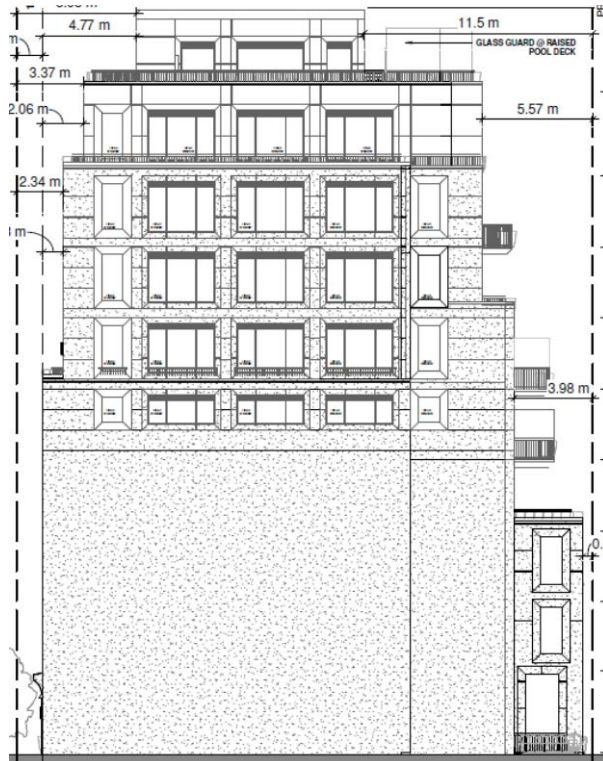
Proposed North Elevation



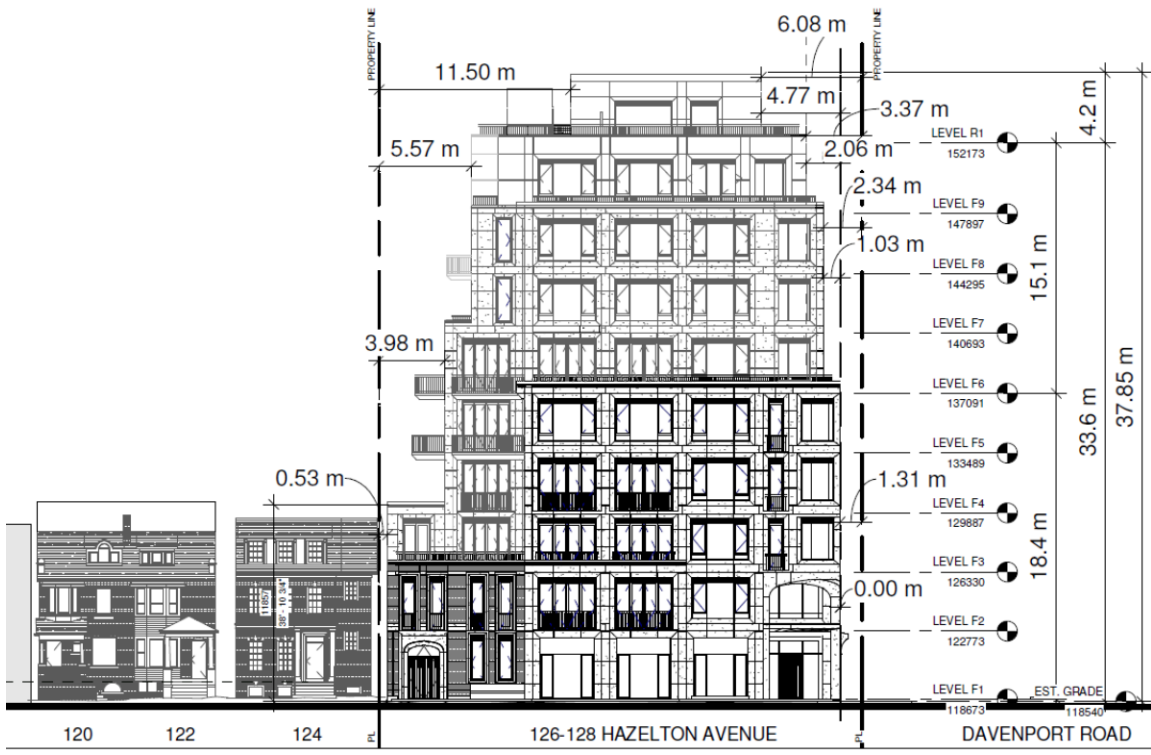
Proposed East Elevation



Proposed South Elevation



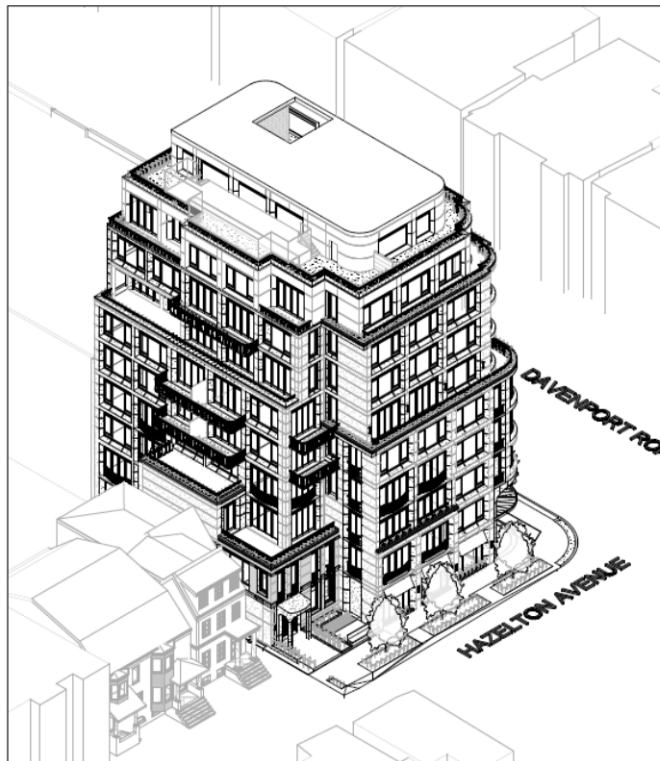
Proposed West Elevation



Proposed Context East Elevation



Rendering from Hazelton Avenue looking North-west



South-east Axonometric View