

November 4, 2016

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: **Demolition of a Designated Heritage Property within the Yorkville Hazelton Area Heritage Conservation District and Construction of a Replacement Structure - 126 Hazelton Avenue**

Recommendations:

The Toronto Preservation Board recommends to the Toronto and East York Community Council 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.

Background:

The Toronto Preservation Board on November 2, 2016, considered a report (October 18, 2016) from the Chief Planner and Executive Director, City Planning Division regarding Demolition of a Designated Heritage Property within the Yorkville Hazelton Area Heritage Conservation District and Construction of a Replacement Structure - 126 Hazelton Avenue.

Communications

(November 1, 2016) Letter from Emad Ghattas, GBCA Architects (PB.Supp.PB18.2.1)
(<http://www.toronto.ca/legdocs/mmis/2016/pb/comm/communicationfile-63946.pdf>)

Speakers

Emad Ghattas, Goldsmith Borgal and Company Architects

For City Clerk

L. Bettencourt

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PB18.2>