

January 16, 2012

To: Toronto and East York Community Council

From: Toronto Preservation Board

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

Recommendations:

The Toronto Preservation Board recommends to the Toronto and East York Community Council 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;**
 - c. 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;**

- d. **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.**

Background:

The Toronto Preservation Board on January 16, 2012, considered the report (January 4, 2012) from the Acting Director, Policy and Research, City Planning, respecting 131 Hazelton Avenue – Demolition of a Designated Heritage Property within the Yorkville – Hazelton Heritage Conservation District and Approval of a Replacement Structure.

Adam Brown, Solicitor, Sherman Brown Dryer Karol addressed the Toronto Preservation Board.

For City Clerk

Margaret Sexton

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