



STAFF REPORT ACTION REQUIRED

Alteration to a Heritage Property within the East Annex Heritage Conservation District - 17 Prince Arthur Avenue

Date:	August 15, 2013
To:	Toronto Preservation Board Toronto East York Community Council
From:	Acting Director, Urban Design, City Planning Division
Wards:	Ward 20 - Trinity Spadina
Reference Number:	P:\2013\Cluster B\PLN\HPS\TEYCC\September 10 2013\teHPS26

SUMMARY

This report recommends that City Council refuse the proposed alteration to the designated heritage property at 17 Prince Arthur Avenue in the East Annex Heritage Conservation District (EAHCD). The alteration proposes modification to the heritage property beyond the suite of alterations approved by City Council at its June 14-15, 2011 meeting.

The approved design already has a dramatic impact on the property and the District and was considered acceptable based on the clear distinction and legibility established between the contemporary rear addition and the original house. The request for the additional roof dormers was not approved as part of the original negotiations for the design due to incompatibility with the East Annex Heritage District Conservation District Plan.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council refuse the alterations to the heritage building at 17 Prince Arthur Avenue as proposed in the plans as provided by Diamond Schmitt Architects Incorporated dated July 23, 2013.
2. If the owner appeals City Council's decision to refuse the application for alteration under Section 42 of the Ontario Heritage Act, Council authorize the City solicitor and the necessary City staff to attend at the Ontario Municipal Board hearing in opposition to the appeal.

FINANCIAL IMPACT

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

DECISION HISTORY

The property at 17 Prince Arthur Avenue is part of the East Annex Heritage Conservation District which was designated by City Council under By-law 520-94 on July 26, 1994.

At its June 14-15, 2011 meeting, City Council approved alterations to the heritage building at 17 Prince Arthur Avenue substantially in accordance with a Heritage Impact Assessment prepared February 2011 by Goldsmith Borgal Ltd. Architects and plans prepared by Diamond and Schmitt Architects received by Heritage Preservation Services February 16, 2011, on file with the Manager, Heritage Preservation Services subject to a number of conditions.

<http://www.toronto.ca/legdocs/mmis/2011/pb/bgrd/backgroundfile-37867.pdf>

ISSUE BACKGROUND

The house is located along the eastern portion of Prince Arthur Avenue on the south side of the street (Attachment 1). The building at 17 Prince Arthur Avenue is evaluated in the East Annex Heritage Conservation Study with a “B” rating. This rating refers to “Properties which are noteworthy for their overall quality and have city wide importance”.

The east end of Prince Arthur Avenue was surveyed and developed earlier than the west end as part of the Yorkville Village plan. As a result, the villa type of development (most notable in numbers 17 and 15) comprise buildings with generous side yard setbacks rather than traditional urban development on smaller lots. The generous side yard setbacks of the building on the site means that any rear addition that takes advantage of the width of the property will be seen and have a significant presence as viewed from Prince Arthur Avenue. Prior to the 1950s the asymmetry of the original Victorian

composition was modified by infilling the south west corner resulting in the current Italianate appearance of the structure (Attachment 2).

The original (approved) proposal was to construct a four storey addition behind the existing heritage building, coordinating the floors of the front portion of the building with those of the new construction behind (Attachments 3-5). The new construction is clad on the north (Prince Arthur elevation) with a glass curtain wall, on the east and west with a zinc cladding, and on the north elevation there are ribbon windows with zinc spandrel panels.

The approved scheme provides a simple form and backdrop to the heritage building. Support for the substantial alteration was predicated on the applicant leaving the retained portion of the house free of forward alterations, including proposed changes to the roof. Recommendations contained within the May 4, 2012 staff report were amended to eliminate the reference to limiting the intervention on the roof to behind the distinct line of the new addition (in order to facilitate a roof top terrace) but no approvals were granted for dormers. Two small existing dormers were to remain and nothing forward of the new addition was to be added to the heritage building.

The original proposal was supported by a Heritage Impact Assessment (HIA) prepared February 2011 by Goldsmith Borgal Ltd. Architects.

COMMENTS

Proposal

The proposed alteration includes two new dormers on both the east and west slope of the roof (Attachments 6-10). Dormer features were part of the original proposal of the approved design but were deleted from the final application due to staff concerns over the suitability of altering the front portion of the heritage building given the degree of change proposed for the rear.

An updated HIA has not been provided but the lawyer for the project has requested that their letter of July 26, 2013 be considered supplemental to the HIA.

Part IV versus Part V alterations

One key aspect of the challenges associated with this proposal may be the distinction between appropriate alterations to a Part IV designated or individually listed heritage property, and visible alterations to a Part V designated property within a Heritage Conservation District that has specific guidelines for alterations to maintain and reinforce district objectives.

Whereas an individually listed or designated property is identified by character-defining features and design decisions are made with respect to the alterations of those described features. Alterations within a heritage conservation district are reviewed against the particular guidelines associated with the By-law for that district. Proposed alterations

where a heritage building becomes a component of a larger composition that combines contemporary elements with original features is more suited to an individually protected property.

In the EAHCD, the following direction is provided for additions and alterations:

- In general, additions should be made at the rear of the property
- Use the height of the existing ridge of the roof as a limit for the height of the addition. The addition should be lower than the existing ridge
- Generally do not make alterations or additions to the street façade of the building, except where such alterations are intended to restore the original appearance of the building.

The proposed visible introduction of two dormers has a negative impact on the reading and understanding of the original house form and is not compatible with the East Annex Heritage Conservation District Plan.

CONCLUSION

The majority of streets in the EAHCD contain attached house forms or minimal side yards such that rear additions can easily remain below sightlines from the street. Due to unique site characteristics, some properties along Prince Arthur Avenue have introduced significant rear additions and have typically used materials in harmony with the heritage buildings or materials that provide a foil or backdrop.

Substantial approvals have already been secured by the applicant for the rehabilitation of this heritage property and the proposed dormers exceed the limits of what heritage staff feels is a careful balance between old and new.

CONTACT

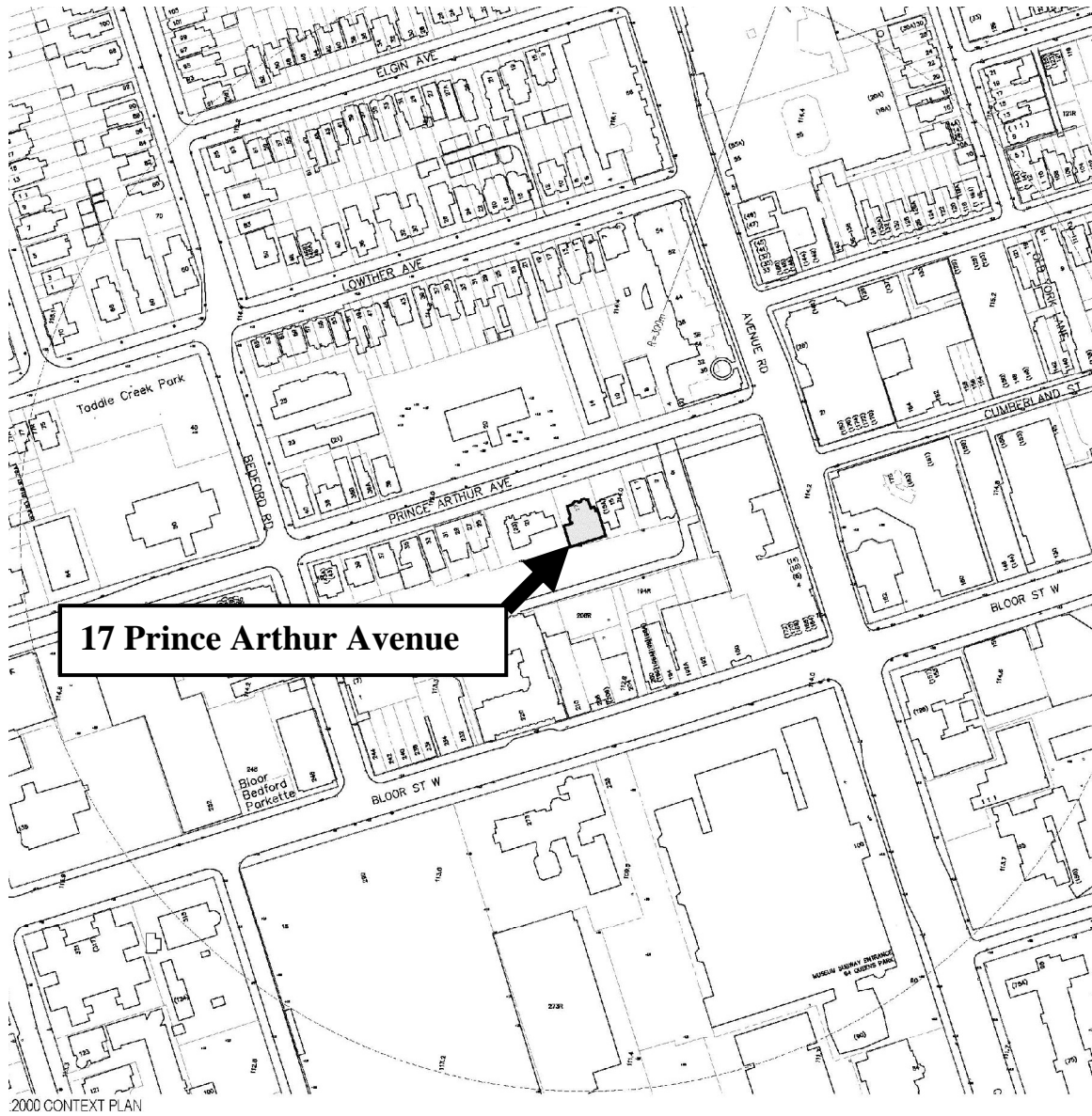
Mary L. MacDonald, Acting Manager
Heritage Preservation Services
Tel: 416-338-1079
Fax: 416-392-1973
E-mail: mmacdon7@toronto.ca

SIGNATURE

James Parakh
Acting Director, Urban Design
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Pre-Construction Photographs
Attachment No. 3 – Current Phase of Construction
Attachment No. 4 – Approved Proposal Renderings
Attachment No. 5 – Approved Elevations
Attachment No. 6 – Dormer Proposal
Attachment No. 7 – Dormer Proposal
Attachment No. 8 – Proposed Elevations
Attachment No. 9 – Proposed Section
Attachment No. 10 – Proposal Drawings



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

PRE-CONSTRUCTION PHOTOGRAPHS: 17 PRINCE ARTHUR AVENUE



House pre-construction from the north-west



From the north-east

CURRENT PHASE OF CONSTRUCTION: 17 PRINCE ARTHUR AVENUE





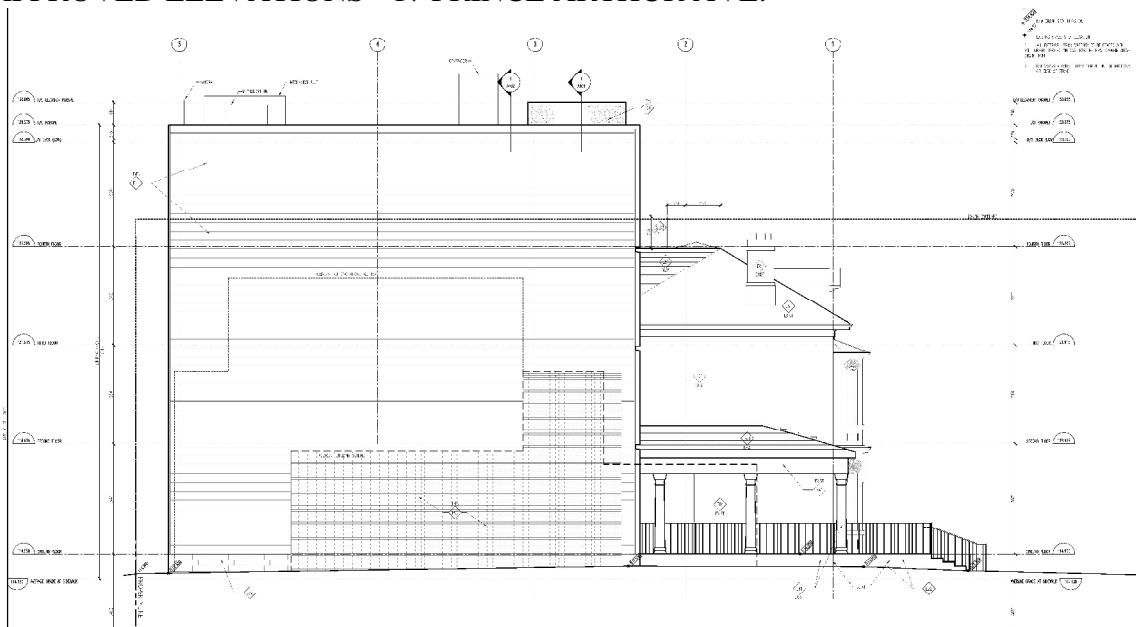
ATTACHMENT NO. 4

APPROVED PROPOSAL RENDERINGS - 17 PRINCE ARTHUR AVE.

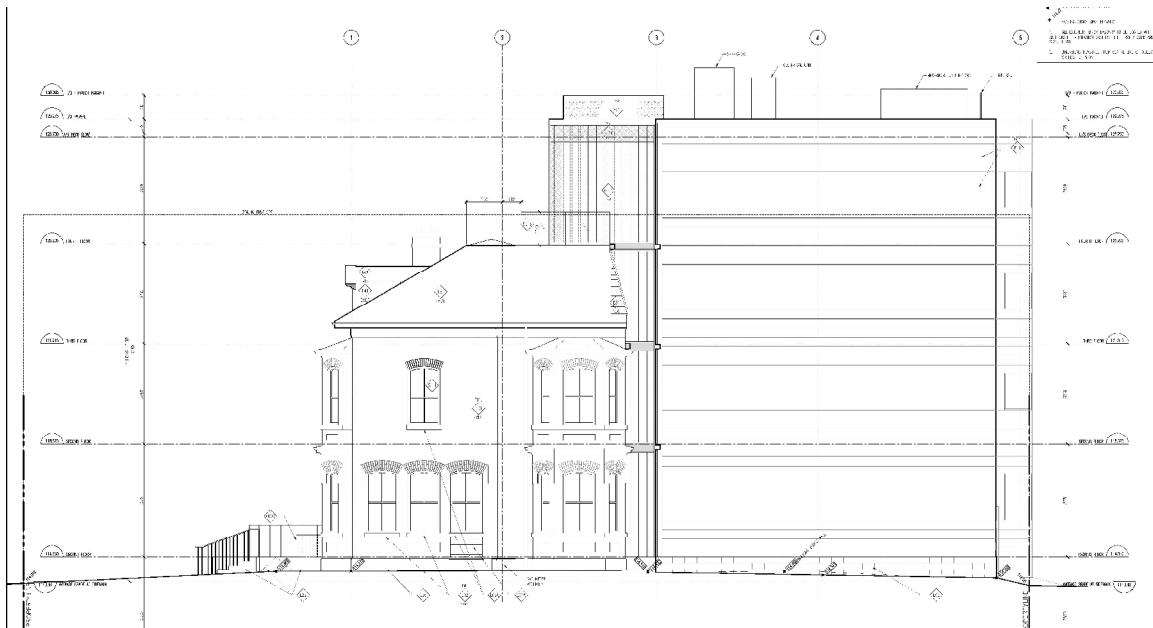




APPROVED ELEVATIONS - 17 PRINCE ARTHUR AVE.



East Elevation



West Elevation

DORMER PROPOSAL - 17 PRINCE ARTHUR AVE



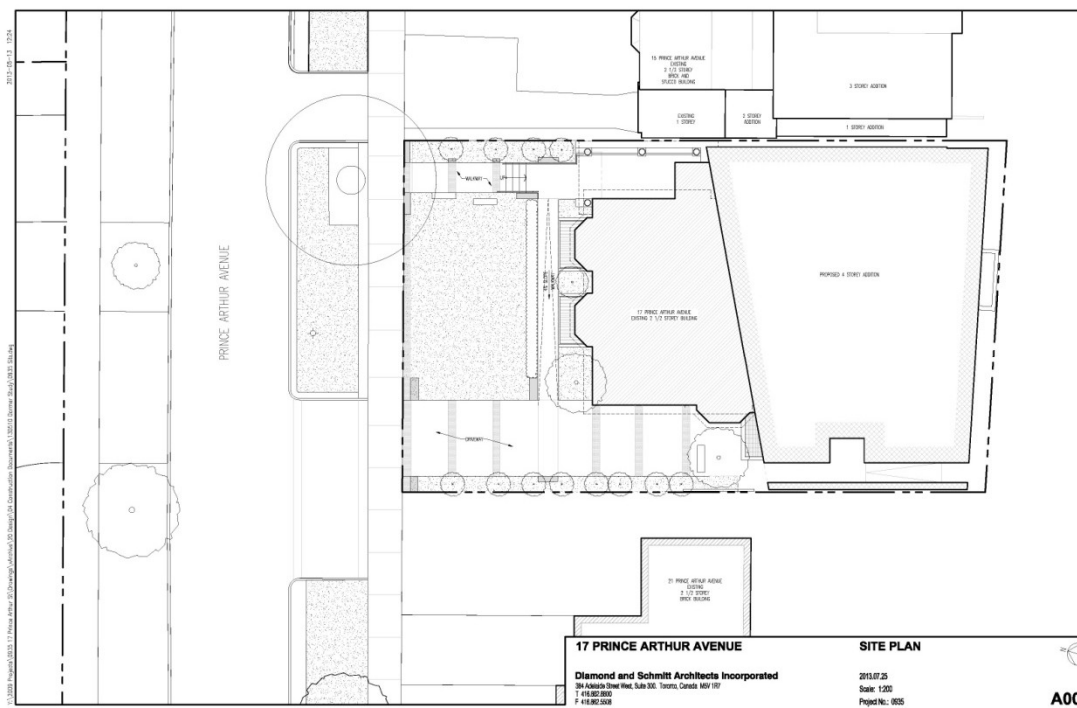
Perspective with Dormer Option



Perspective without Dormers

ATTACHMENT NO.7

DORMER PROPOSAL - 17 PRINCE ARTHUR AVE

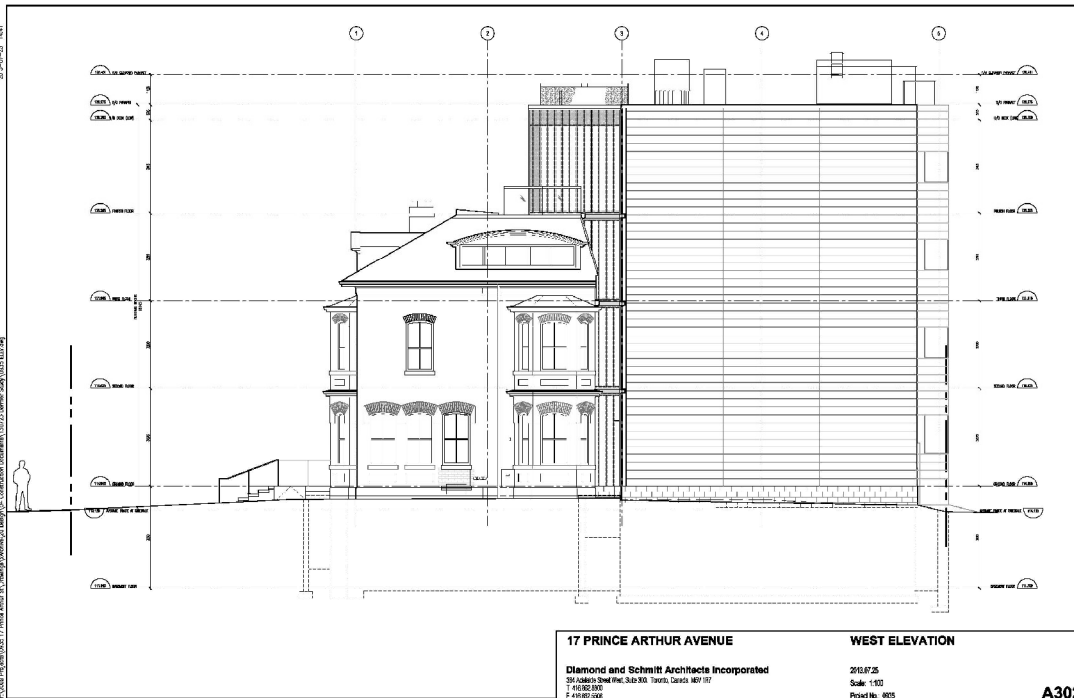


Site Plan

PROPOSAL DRAWINGS - 17 PRINCE ARTHUR AVE

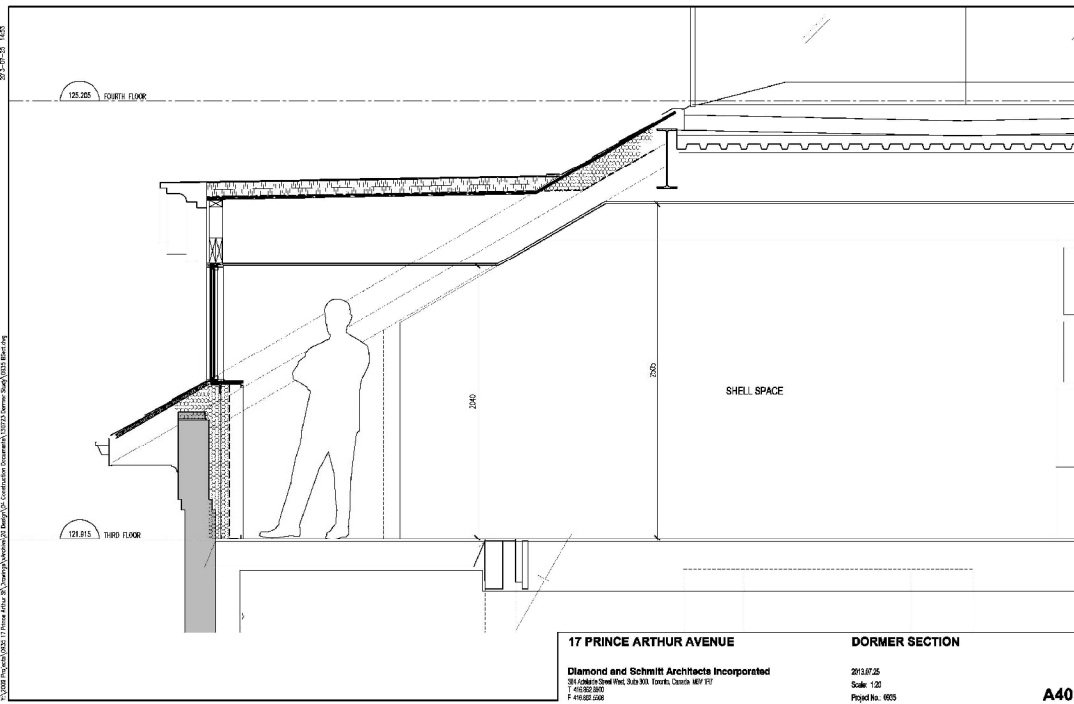
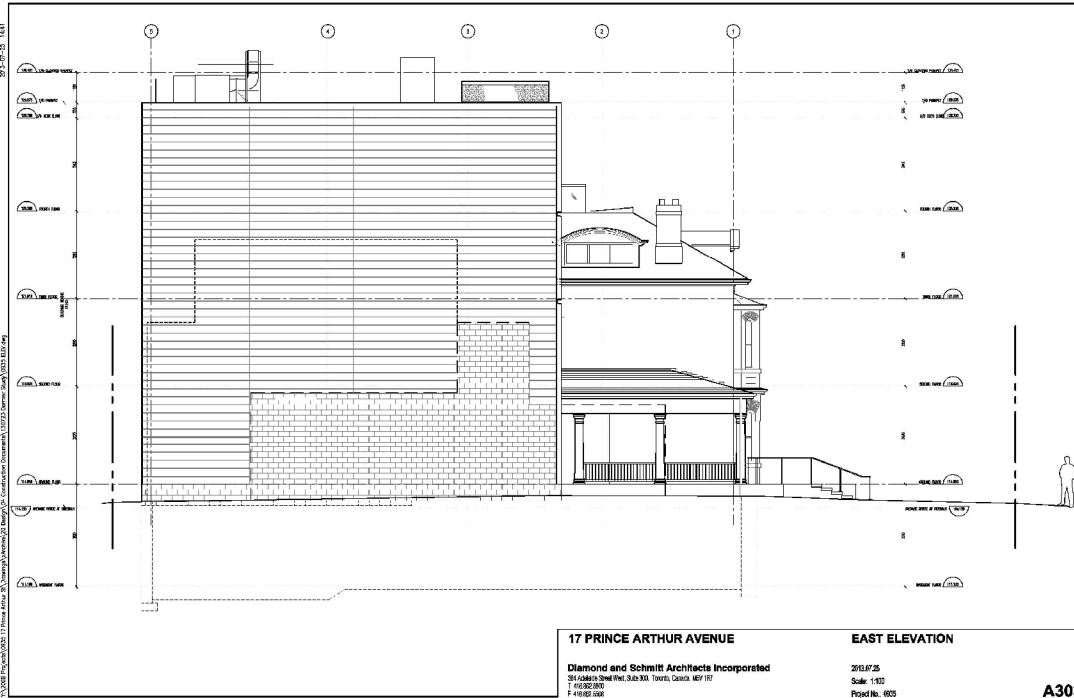


North Elevation



West Elevation

PROPOSAL DRAWINGS - 17 PRINCE ARTHUR AVE



PROPOSAL DRAWINGS - 17 PRINCE ARTHUR AVE

