

September 5, 2013

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: Demolition of a Designated Heritage Property within the Yorkville – Hazelton Heritage Conservation District and Construction of a Replacement Structure – 129 Hazelton Avenue

**Recommendations:**

**The Toronto Preservation Board recommends to the Toronto and East York Community Council that:**

- 1. City Council consent to the demolition of the designated property at 129 Hazelton Avenue subject to the following terms and conditions, all to the satisfaction of the Manager, Heritage Preservation Services:**
  - a. Prior to the issuance of any heritage permit related to the demolition of the existing designated structure, the owner shall:**
    - i. Provide a record of the as-found condition of 129 Hazelton Avenue including architectural drawings and photographs keyed to plans and elevations of all visible interiors and exteriors.**
    - ii. Receive a heritage permit for the replacement structure that complies with the Yorkville-Hazelton District Plan under Section 42 of the Ontario Heritage Act.**
    - iii. Receive a building permit for the replacement structure pursuant to the Ontario Building Code and subject to approval under the City of Toronto's Residential Demolition Control By-Law.**

**Background:**

The Toronto Preservation Board on September 4, 2013, considered the following:

1. Report (August 14, 2013) from the Acting Director, Urban Design, City Planning Division, respecting Demolition of a Designated Heritage Property within the Yorkville – Hazelton Heritage Conservation District and Construction of a Replacement Structure – 129 Hazelton Avenue.
2. Communications:  
(March 12, 2013) Letter from Christine Fard (PB.Supp.PB24.9.1)

(March 14, 2013) E-mail from Barbara and Joost Captijn (PB.Supp.PB24.9.2)  
(March 14, 2013) Letter from Linda Chu and John Donald (PB.Supp.PB24.9.3)  
(August 27, 2013) Letter from ABC Residents Association (PB.Supp.PB24.9.4)  
(July 30, 2013) Letter from Ian Wookey, President, Seniority Investments Limited  
(PB.Supp.PB24.9.5)  
(April 24, 2013) Letter from Winnie Pan (PB.Supp.PB24.9.6)  
(September 3, 2013) E-mail from Brian Robertson (PB.Supp.PB24.9.7)

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

For City Clerk

J. Gerrard

c. Intersted Persons

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PB24.9>