

Alterations a Designated Heritage Property and Authority to Enter into a Heritage Easement Agreement at 33 Avenue Road (York Square)

Date: January 8, 2019

To: Toronto Preservation Board
Toronto and East York Community Council

From: Senior Manager, Urban Design/Heritage, City Planning Division

Wards: Ward 11, University - Rosedale

SUMMARY

This report recommends that City Council approve the conservation strategy generally described for the heritage properties at 33 Avenue Road in connection with the proposed redevelopment of 33-45 Avenue Road and 140-148 Yorkville Avenue. The applicant has applied for a Site Plan Application for the Site Specific Zoning By-law Amendment approved in principle by the LPAT in the decision issued on June 12, 2018 to allow for a 29 storey mixed use development consisting of two levels of commercial space within a three-storey podium and a condominium tower including approximately 100 units.

As part of the project scope, the existing heritage house form properties at the northeast corner of Avenue Road and Yorkville Avenue, known as 33 Avenue Road, will be conserved and incorporated into the redevelopment.

The alteration also includes the development of a 410 square metre privately owned public space (POPS) to replace the existing York Square at the Yorkville Avenue frontage.

Should the alterations to the subject property be approved, staff recommend that the property owner be required to enter into a Heritage Easement Agreement to ensure long-term protection of the heritage property.

RECOMMENDATIONS

The Senior Manager, Urban Design/Heritage, City Planning Division, recommends that:

1. City Council approve the alterations to the heritage property at 33 Avenue Road in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a mixed use development on the lands municipally known as 33 - 45 Avenue Road and 140 - 148 Yorkville Avenue, with such alterations substantially in accordance with plans and drawings dated January 9, 2017, prepared by Richmond Architects and Zeidler Partnership Architects, and on file with the Senior Manager, Heritage Preservation Services; and the Heritage Impact Assessment, final revision issued on June 27, 2018, and the Conservation Plan, issued on August 16, 2017, prepared by ERA Architects Inc. and on file with the Senior Manager, Heritage Preservation Services, subject to the following additional conditions:

a. Related Site Specific Zoning By-Law Amendment giving rise to the proposed alterations shall be in full force and effect, in a form and with content acceptable to City Council, as determined by the Chief Planner and Executive Director, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services;

b. Prior to any Local Planning Appeal Tribunal Order issuing in connection with the appeal of the Zoning By-law Amendment Application (Case No. PL150988) that the applicant:

1. Enter into a Heritage Easement Agreement with the City for the property at 33 Avenue Road substantially in accordance with plans and drawings prepared by Richmond Architects and Zeidler Partnership Architects, submitted with the Heritage Impact Assessment prepared by ERA Architects, Inc., dated June 27, 2018 or otherwise revised in accordance with a settlement offer or LPAT Order, subject to and in accordance with the approved Conservation Plan required in Recommendation 1.b.2, all to the satisfaction of the Senior Manager, Heritage Preservation Services including execution of such agreement to the satisfaction of the City Solicitor.

2. Provide a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for 33 Avenue Road, dated June 27, 2018 and the Conservation Plan, issued on August 16, 2017, prepared by ERA Architects, Inc., or otherwise a conservation strategy revised in accordance with a settlement offer or LPAT Order, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

3. Enter into and register on the property at 33 Avenue Road one or more agreements with the City pursuant to Section 37 of the Planning Act, all to the satisfaction of the City Solicitor, the Chief Planner and Executive

Director, City Planning Division, and the Senior Manager, Heritage Preservation Services with such facilities, services and matters to be set forth in the related site specific Zoning By-law Amendment giving rise to the proposed alterations, including amongst other matters, securing the preparation and thereafter the implementation of a Heritage Lighting Plan, a Signage Plan, an Interpretation Plan and requiring a letter of credit to secure all work included in the approved Conservation Plan and approved Interpretation Plan, including provision for upwards indexing, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

c. Prior to Final Site Plan approval in connection with the Zoning By-law Amendment appeal for the property at 33 Avenue Road, the owner shall:

1. Provide final site plan drawings including drawings related to the approved Conservation Plan required in Recommendation 1.b.2 in the report of December 20, 2018 from the Director, Urban Design, City Planning Division to the satisfaction of the Senior Manager, Heritage Preservation Services.
2. Provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Preservation Services.
3. Provide a Heritage Lighting Plan that describes how the heritage property will be sensitively illuminated to enhance its heritage character to the satisfaction of the Senior Manager, Heritage Preservation Services and thereafter shall implement such Plan to the satisfaction of the Senior Manager Heritage Preservation Services.
4. Provide a detailed Landscape Plan for the subject property satisfactory to the Senior Manager, Heritage Preservation Services.
5. Submit a Signage Plan for the proposed development to the satisfaction of the Senior Manager, Heritage Preservation Services.

d. That prior to the issuance of any permit for all or any part of the property at 33 Avenue Road, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage buildings as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Obtain final approval for the necessary by-law amendments required for the alterations to the property at 33 Avenue Road, such amendments to have been enacted by City Council in connection with a LPAT Order and to have come into effect in a form and with content acceptable to City Council as determined by the Director, Urban Design, City Planning Division, in consultation with the Senior Manager, Heritage Preservation Services.

2. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.b.2 above including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services.

3. Provide a Letter of Credit, including provision for upwards indexing in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Preservation Services to secure all work included in the approved Conservation Plan, Heritage Lighting Plan, Landscape Plan, and Interpretation Plan.

4. Provide full documentation of the existing heritage property at 33 Avenue Road, including two (2) printed sets of archival quality 8" x 10" colour photographs with borders in a glossy or semi-gloss finish and one (1) digital set on a CD in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Preservation Services.

e. That prior to the release of the Letter of Credit required in Recommendation 1.d.3. above the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work, required heritage lighting work, and the required interpretive work has been completed in accordance with the Conservation Plan, Lighting Plan, Landscape Plan, and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Preservation Services.

2. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 33 Avenue Road for the property at 33 Avenue Road in a form and with content satisfactory to the City Solicitor and Chief Planner and Executive Director, City Planning Division.

3. City Council authorizes the City Solicitor to introduce the necessary bill in Council authorizing the entering into of a Heritage Easement Agreement for the property at 33 Avenue Road.

FINANCIAL IMPACT

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

DECISION HISTORY

The initial Zoning Amendment Application submittal 12 113502 STE 27 OZ proposed to construct a 38 storey tower atop a U-shaped podium that did not incorporate any elements of the York Square complex at 33 Avenue Road. At that time, the site was not included on the City of Toronto's Inventory of Heritage properties and no Heritage Impact Assessment was required nor requested.

On April 17, 2012, Toronto and East York Community Council considered the (March 19, 2012) Preliminary Report from the Director, Community Planning, Toronto and East York District and directed staff to hold a community meeting.

Link to Preliminary Report:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE15.23>

On July 8, 9, 10, and 11, 2014, City Council stated its intention to designate (By-law 52-5015) the property at 33 Avenue Road (York Square) under Part IV, Section 29 of the Ontario Heritage Act in accordance with the Statement of Significance: 33 Avenue Road (Reasons for Designation) attached as Attachment 3 to the report (January 6, 2014) from the Acting Director, Urban Design, City Planning Division.

Link to By-law 52-2015: <http://www.toronto.ca/legdocs/bylaws/2015/law0052.pdf>

At the above July 8, 9, 10, 11, 2014 meeting, City Council also directed the Chief Planner and Executive Director, City Planning to establish a Working Group Process in consultation with the Ward Councillor, composed of community stakeholders, specifically to reach a consensus on a preferred development option which respects the heritage attributes and values of the site in accordance with the Statement of Significance contained in the report (January 6, 2014) from the Acting Director, Urban Design and report back on the findings and outcomes to the Toronto and East York Community Council in the first half of 2015.

The January 2015 submission of a revised Heritage Impact Assessment (HIA) presented several development options to be considered in tandem with a working group led by the local City Councillor. These options would have had a range of heritage conservation outcomes. The working group in conjunction with Heritage Preservation Services staff ultimately generated support for a general scheme that would retain the house-form buildings at the southwest corner of the site as well as a significant publicly-accessible open space.

On October 20, 2015, the owner of the property at 33-45 Avenue Road and 140-148 Yorkville Avenue appealed its application for Zoning By-law Amendment (File No. 12

113502 STE 27 OZ) to the Ontario Municipal Board due to Council's failure to enact the requested amendment within the time allotted by the Planning Act.

On August 4, 2016 the owner filed a referral of its Site Plan Control application (File No. 16 126210 STE 27 SA) to the Ontario Municipal Board.

On December 7, 2016, the Toronto Preservation Board considered a report with regard to an application that proposed demolition of all the heritage structures on the property at 33 Avenue Road.

Prior to the January 2017 OMB hearing, in December, 2016, Heritage staff considered the conservation strategies developed in conjunction with the working group. This general concept was further refined with the applicant resulting in the agreement of the conservation strategy that will be further described as follows. Therefore, Heritage Preservation Services staff did not participate in the OMB hearing. The applicant, as a condition of the above agreement, retracted the permit proposing demolition of the heritage properties at 33 Avenue Road. Therefore, the demolition report did not proceed onward to City Council.

The final form of the proposal advanced for the January, 2017 OMB hearing and subsequently approved in principle by the LPAT on June 12, 2018, corresponds closely to "Option C" (described in Section 7.2 of the final version of the HIA), which was supported by the working group and by Heritage Preservation staff. This current, revised proposal includes rehabilitation of the existing Victorian house-form buildings at 33-41 Avenue Road and creation of a new publicly accessible courtyard fronting Yorkville Avenue, while removing the remainder of the existing buildings and replacing them with a new multi-storey tower and podium.

COMMENTS

Context

The development site includes the property at 33 Avenue Road, known as York Square and was added to the City of Toronto's Heritage Register in December 2013. The property was designated under Part IV of the Ontario Heritage Act on December 11, 2014 through By-law 52-2015. The heritage property will be integrated into the development and is discussed in more detail below.

The property at 33 Avenue Road was designated under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values.

York Square (1968-9) is located at 33 Avenue Road. Situated at the north east corner of Avenue Road and Yorkville Avenue, the site contains the building historically known as York Square (1968-9). The complex includes 7 semi-detached and row houses dating from c.1900 on Avenue Road and a new 1960s two-story infill building which extends

from Yorkville Avenue into the site behind the historic houses to enclose an open air square with a tree.

The Development Site is east of and across Avenue Road from the adjacent East Annex HCD. The Yorkville-Hazelton Heritage Conservation Districts does not abutt the development site, but is located approximately one block to the northeast of the property.

Development Proposal

The project consists of a 29 storey mixed use development consisting of two levels of commercial space within a three-storey podium and a condominium tower including approximately 100 units. The total height of the tower, including the mechanical penthouse, is 120.8 metres.

Part of the three storey podium includes the two semi-detached heritage buildings known as 33 Avenue Road that will be altered as described below. The approval also includes the development of a 410 square metre privately owned public space (POPS) at the Yorkville Avenue frontage to replace the existing mid-block York Square.

The building's tower extends from the fourth floor to the 29th floor, with four dwellings per floor. A series of complex step backs are incorporated at the tower from the base of the building, which in part consists of the heritage properties. A series of step backs are utilized from the fourth to the ninth floor, and again from the 25th to the 29th floor, serving to narrow the tower as it rises.

The proposal includes the conservation and adaptive reuse of the heritage properties located at the northeast corner of Avenue Road and Yorkville Avenue (33-41 Avenue Road) and also entails the partial removal of York Square, including the 1960s buildings along the north and east edges of the site (45-49 Avenue Road and 140-148 Yorkville Avenue), and complete removal of the existing central courtyard.

The street facing west and south frontages of the rehabilitated heritage property will be retained in situ, while the north and east walls will be dismantled and reconstructed, with modifications. The volume and form of the heritage properties beyond the heritage facades will also be reconstructed. The development will maintain the perception of the retained heritage property as a standalone building, physically detached from the remainder of the new development, except for the second-floor bridge connection on the north side. The tower design will incorporate step backs and a cantilevered form to maintain the visual prominence of the heritage building as viewed from grade level. Abutting the heritage structures at the Yorkville Avenue frontage, the proposed public open space further enhances the heritage properties three dimensional aspect.

A public square would be located to the east of the heritage structures in the middle of the site fronting Yorkville Avenue. The building base component of the project envelopes (including the heritage property east wall) the square at its west, north and east edges. To the north of the square is an indoor amenity space that can be opened up to the square. To the east of the public square, a base building component would

rise to three storeys along the Yorkville Avenue frontage, with the first two storeys designed for commercial uses and the third for additional indoor amenity space.

Provincial Framework

Provincial Policy Statement and Planning Act

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Section 2(d) specifically refers to "the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest."

Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act 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. Key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. The Planning Act requires that City Council's decisions affecting land use planning matters "be consistent with" the Provincial Policy Statement.

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act."

Policy 2.6.3 of the PPS directs that "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."

Growth Plan

The Growth Plan for the Greater Golden Horseshoe (2017) (Growth Plan) provides a strategic framework for managing growth in the Greater Golden Horseshoe region including:

Policy 4.2.7(1) of the Growth Plan states that cultural heritage resources, which includes built heritage resources, will be conserved in order to foster a sense of place and benefit communities. Both the PPS and the Growth Plan outline that built heritage resources are generally located on a property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

City of Toronto Official Plan

On May 12, 2015 the Ontario Municipal Board approved Official Plan Amendment 199 to the City of Toronto Official Plan Heritage Policies. This Amendment includes 53

heritage policies. Many of these policies are directly relevant to the proposed development. Relevant policies include:

3.1.5.3 Heritage properties of cultural heritage value or interest, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

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 as 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. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

3.1.5.6 The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

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.

3.1.5.27 Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged.

3.1.5.28 The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.

Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is 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) and the Standards for Rehabilitation (10-12) apply to this project.

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

Conservation Strategy

The proposed conservation approach for the structure is rehabilitation. The intent is to maintain the properties heritage value as an amalgamation of modern and historic while retaining important aspects such as mid-block pedestrian connections and site specific public open spaces. The project would provide continuity with the property's identified heritage value and attributes while rehabilitating it for continued commercial/use within the redeveloped site.

General Scope

- In situ retention of the west and south front portions of 33-41 Avenue Road;
- Reconstruction of north and heavily modified east sides of 33-41 Avenue Road;
- Connection of the set of semi-detached buildings at 33-41 Avenue Road to form one contiguous building envelope;
- Repairs and restoration to deteriorated building features at the south and west facades of the heritage house form properties; and removal of existing buildings at 142-148 Yorkville Avenue;
- Retention of mid-block connections and public open spaces in the form of pedestrian connections between Avenue Road and the reimagined new public square fronting onto Yorkville Avenue.

Façade Retention Strategy:

At the west elevation at the Avenue Road frontage, approximately 2.9 metres of existing structure behind the facade (about 23.5 metres long) is to be retained. On the south elevation, approximately 17.5 metres of the facade will be retained. The east and north elevation in conjunction with the property's interior would be demolished (see comments). During construction activities, a structural vertical frame using a support structure would be employed. A 4-storey parking garage will be excavated below. Once the parking levels are in place, the steel support elements grillage will be removed, and the heritage walls will rest on the new ground floor slab, connected to the new structure.

West Elevation:

The west frontage of the property, up to a depth of about 2.9 metres (including the 1960s ground-floor brick addition and the front walls of the semi-detached heritage buildings) will be retained in situ. There will be no alterations to door and window openings and the rehabilitated building will appear largely identical to its current condition.

The two detached heritage buildings at the Avenue Road frontage will be conjoined, sealing an existing gap of about 1 metre between them. A new wall will be constructed to fill the gap. The interior side walls will be demolished up to the retention line and new

floor levels/roofs constructed to facilitate a contiguous building envelope and interior space. The roof and dormers will be reconstructed, to match existing. To facilitate the retention phase, the roof will be cut at the retention line of 2.9 metres, or approximately halfway up the roof. The roof will be rebuilt to the same ridge height, with a steel structure to meet contemporary building code requirements.

South Elevation:

The length of the existing building will be shortened, resulting in 17.4 metres retained in situ as measured from the Avenue Road facade. The portion of the building removed is a significantly modified and non-original rear addition, appearing as the easternmost bay at the Yorkville Avenue frontage.

One second-floor window and a third-storey single dormer will be relocated slightly westward to facilitate the shortening of the south wall. The areas from which these features will be relocated will be infilled with salvaged brick. The small original second-storey square and circle-shaped windows, as well as one arched window under the large third-storey dormer, will be restored

Three existing ground floor windows will be lowered to grade within the 1960s ground level. The current doorway will continue to function as the entrance to the retail unit.

North and East Side Elevations:

The north and east sides of the building will be reconstructed using as much salvaged material as possible from the removal of the existing building fabric. The salvaged brick will be concentrated at the pedestrian level and then gradually transition to new materials above.

As the east building wall has been significantly altered, with the south portion of this wall being non-existent, the façade is being recreated to be design sympathetic with the heritage property. This new elevation would be setback 1.3 metres relative to the historic location of the east wall at this southern portion of the elevation nearest the street frontage. At the north portion of this east building wall, a notch is proposed to create an approximately 5 meter setback at the northeast portion of the structure. At the newly created east facade, there will be three new ground floor double-door openings created as well as three second-storey windows. On the third floor, two double dormers will be rebuilt.

On the north a link way will be constructed to provide a connection to the new tower component. There will be two ground floor double-door openings, one small square second-floor window and two single third floor dormers

Public Realm

The existing mid-block or central site courtyard would be removed. However, a new, enlarged public open space would be provided east of the heritage properties fronting on the Yorkville Avenue frontage. The project would also maintain the pedestrian connection through the site while providing landscape improvements and enhanced

porosity. In this respect, the proposal conserves the identified heritage attributes related to the open air square, and two entrances of the square from Avenue Road and Yorkville Avenue. The working group articulated that the replacement of publicly-accessible space was of significant value to the community. This identified value was a key factor in the revised development scheme.

Massing and Scale of the New Tower

The development maintains the retained heritage structure as a standalone building physically detached from the remainder of the new development except for the second-floor bridge connection on the north elevation. The tower design incorporates step backs and a cantilevered form to maintain the visual prominence of the heritage building at grade as well as a triple-height courtyard space. Vehicular and site servicing functions are confined to the northern edge of the site, thus kept physically separate from the pedestrian realm.

COMMENTS

A principal value of York Square is exemplified by the concept of “adaptive reuse” by which York Square was an early Toronto example. This value would be continued under the new development proposal, which will layer and fuse new and old construction.

While the built form fabric of the heritage properties anchoring the northeast corner of Avenue Road and Yorkville Avenue would be altered significantly by the project, it must be noted that the architectural design integrity of the heritage houses have been modified to a significant degree with the most notable alteration being the replacement of existing ground floor façades with a single continuous brick storefront featuring large round display windows on both the Avenue Road west elevation and Yorkville Avenue south elevation of the property. Above the ground floor, the original façades have been maintained. At the existing window openings above the first floor level, HPS staff will request that the Conservation Plan for the property include wood windows that would be typical for this house form typology.

The buildings to be removed were constructed in the 1960s and though innovative in their time as a component of adaptive reuse, lack the design value applicable to their period of construction.

The proposal visually retains the existing mix of turn of the century and 1960s façade design of the properties as viewed from both the Avenue Road and Yorkville Avenue frontages. The project would additionally layer into the mix contemporary buildings at the site.

The east side of the retained heritage building has been partially obscured by the rest of York Square since its construction in the late 1960s. The part of the east wall, at the north portion of the elevation that was exposed to the central courtyard lacks architectural integrity due to significant modifications including removal of the rear wing, modifications of window openings and introduction of storefronts and a network of stairs and fire escapes. The recreated and rehabilitated east facade will provide an enhanced

interface between the retail space within the retained heritage building and the new courtyard area, while maintaining a consistent appearance with the other elevations of the heritage building.

The proposal would conserve the identified heritage attributes related to the open air square, and two entrances of the square from Avenue Road and Yorkville Avenue. Through the recreated square oriented towards the Yorkville Avenue frontage, the publicly accessible private open space would maintain the value and spirit of the original York Square development.

The tower design will mitigate physical and visual impacts relative to the retained heritage properties. The retained heritage buildings will appear to be a standalone building. The new tower addition is set back from the heritage building to afford it space and prominence and then begins to cantilever outward above its fourth floor (while still maintaining substantive step backs from the west and south property lines. At the fourth level, the step back of the terrace floor slab would be approximately 13.5 metres at the west elevation and approximately 4.5 metres at the south elevation, thereby removing the tower component from most of the heritage property airspace.

Landscape Plan

Staff is recommending that the applicant be required to provide a final Landscape Plan that enhances the heritage character of the property to the satisfaction of the Senior Manager, Heritage Preservation Services as a condition of Site Plan approval.

Heritage Lighting Plan

Prior to the issuance of Site Plan approval for the proposed development, staff is recommending that the applicant be required to submit a Lighting Plan to the satisfaction of the Senior Manager, Heritage Preservation Services. This plan will provide details of how the heritage property will be lit to enhance its heritage character as viewed from the public realm at night.

Heritage Interpretation Plan

Heritage interpretation enhances personal experiences, increases respect and understanding, and communicates the importance of our cultural heritage properties.

Prior to the issuance of any permit for the proposed development at 33-45 Avenue Road and 140-148 Yorkville Avenue, staff is recommending that the applicant be required to provide a detailed Interpretation Plan to the satisfaction of the Senior Manager, Heritage Preservation Services that fully describes how the cultural heritage value of the property at 33 Avenue Road will be interpreted.

CONCLUSION

Heritage Preservation Services staff has reviewed the proposed development for the heritage property at 33 Avenue Road and is satisfied that the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan and the City of Toronto's Official Plan heritage policies. Overall, staff supports the proposed development and the associated scope of conservation work in that it will conserve the overall integrity of the identified cultural heritage value and attributes of the site, as articulated through the designation by-law.

The retention of the heritage building at 33-41 Avenue Road, anchoring the southeast corner of the site, will maintain the legibility of the site's layered history, including the Victorian house-form dwellings and the 1960s Diamond & Myers alterations. The retained heritage building will function largely as a standalone building, and design measures have been incorporated so that the proposed tower steps back so as to achieve an appropriate relationship between the new and old building fabric.

The proposed development provides continuity with the evolving history of this site over time, including adaptive re-use, the provision of a mid-block pedestrian connection and the inclusion of a substantial courtyard space.

CONTACT

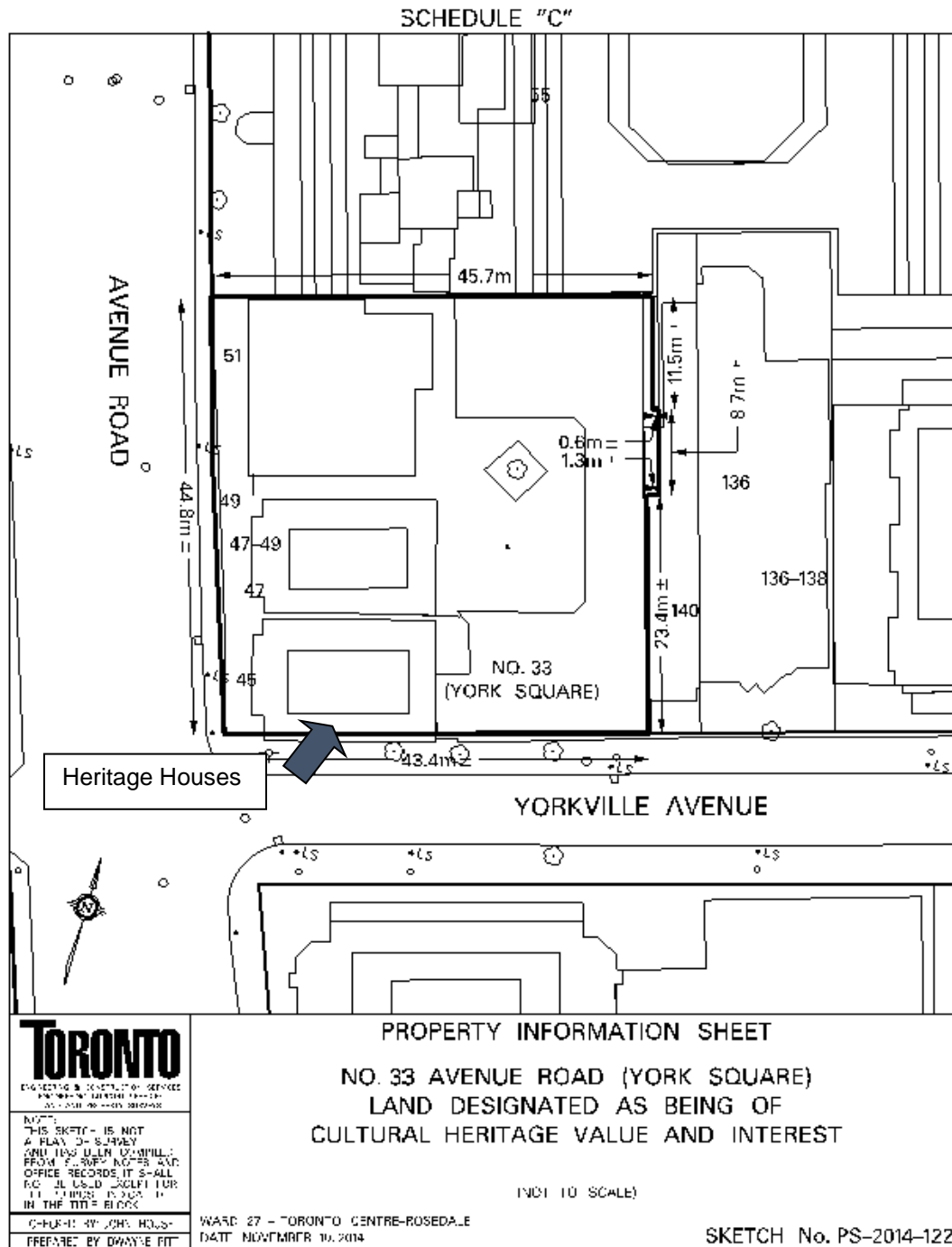
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SIGNATURE

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City Planning Division

ATTACHMENTS

Attachment 1 – Location Plan
Attachment 2 – Photographs
Attachment 3 – Proposal Drawings
Attachment 4 - Designation Report(s) - Statements of Significance



Location Map showing the development site at 33 Avenue Road at the northeast corner of Avenue Road and Yorkville Avenue. The two Victorian house form properties are immediately at the corner



33 Avenue Road - West Facades of Victorian House form buildings. Note 1960s ground level interventions

PHOTOS
33 Avenue Road



33 Avenue Road - South Facade of Victorian House form building at Yorkville Avenue frontage. Note 1960s ground level interventions

PHOTOS
33 Avenue Road



At Avenue Road frontage,
1960s buildings to be
demolished.

PHOTOS
33 Avenue Road

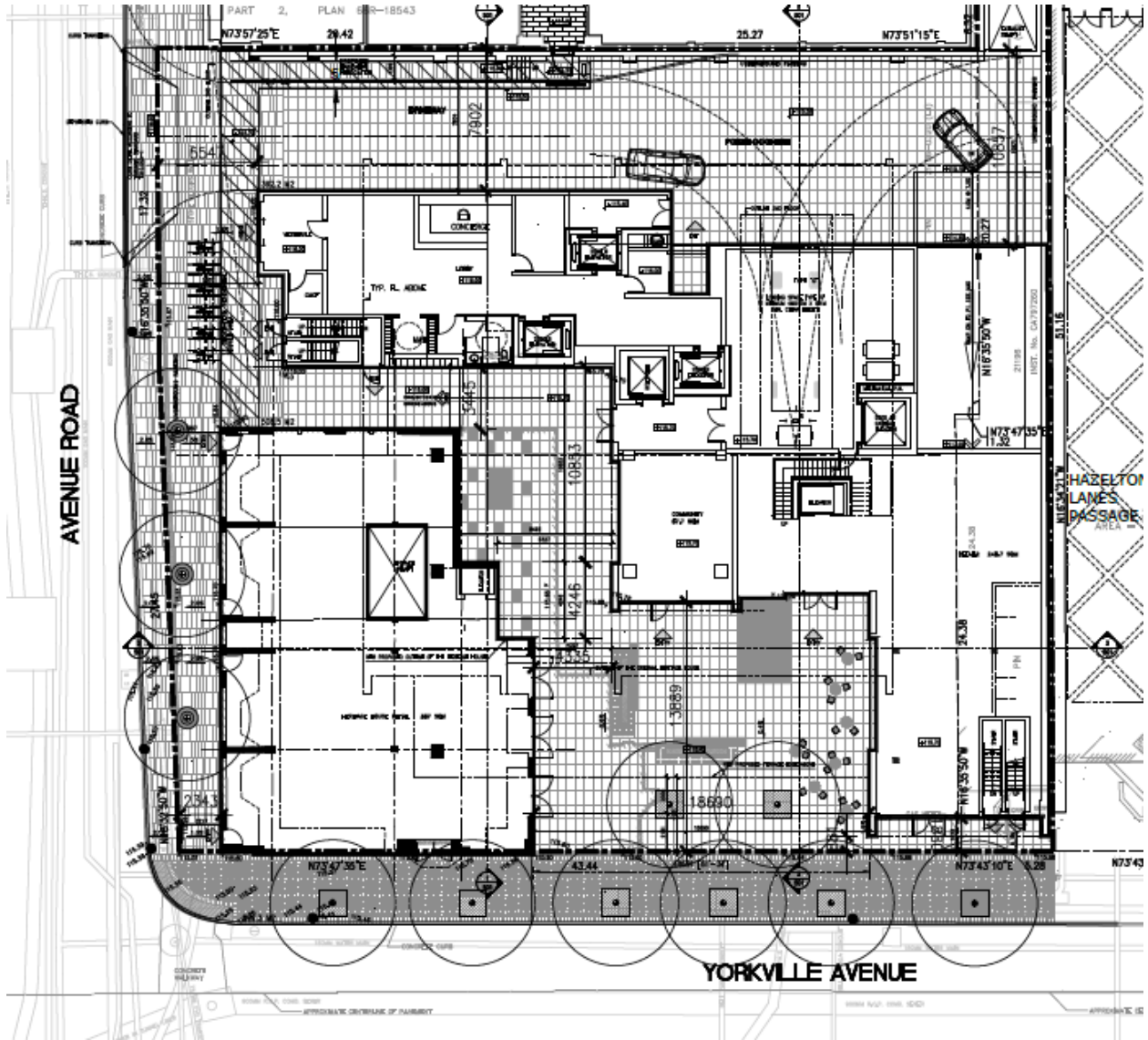


South Façade at Yorkville Avenue. 1960s buildings and its interface with the heritage house form. Note interface at left (this portion of heritage house form has been substantially altered.). The 1960s structures will be demolished and the heritage house east elevation will be recreated and reconstructed.

PHOTOS
33 Avenue Road

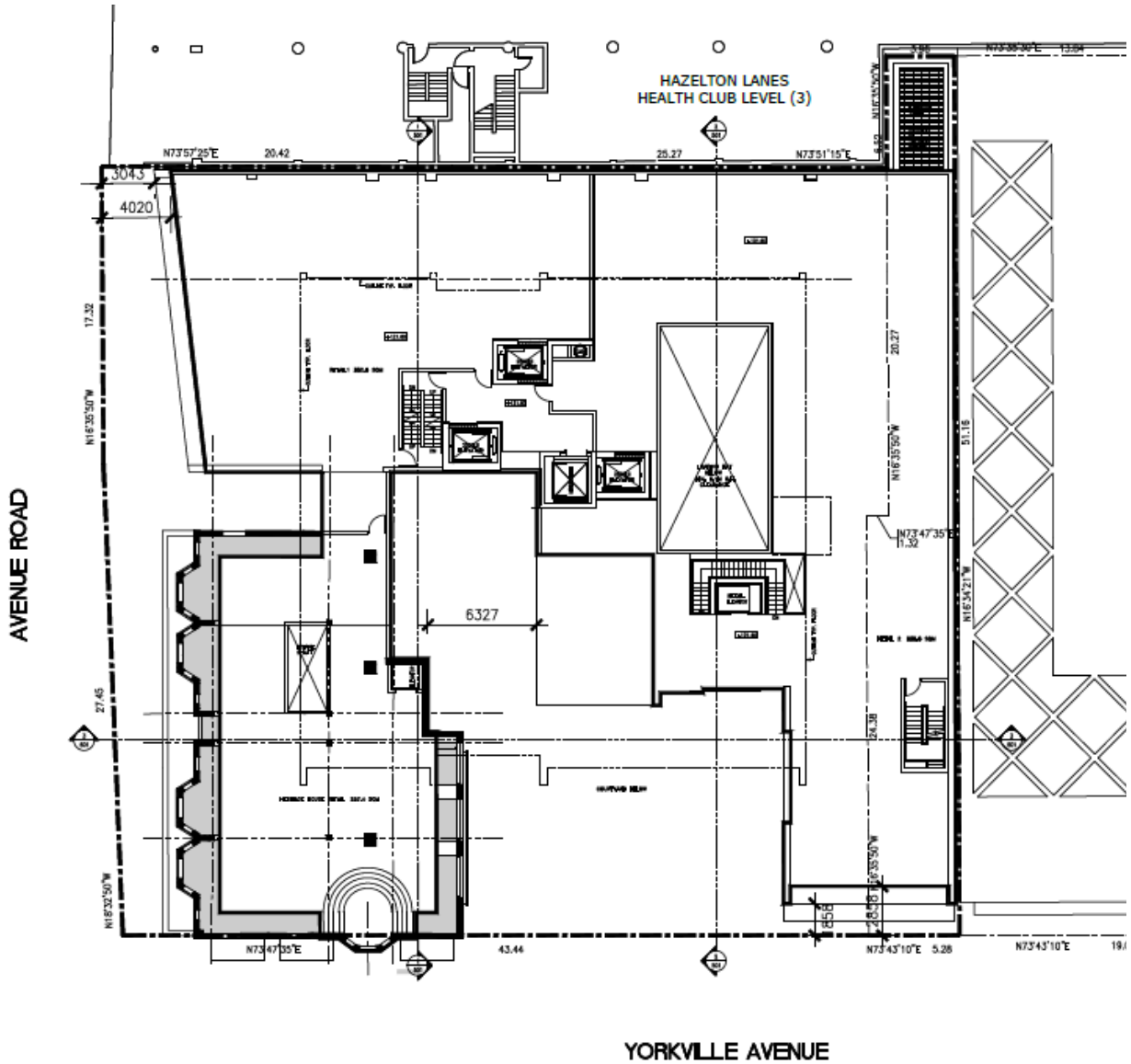


Internal Site - Existing York Square with surrounding 1960s structures



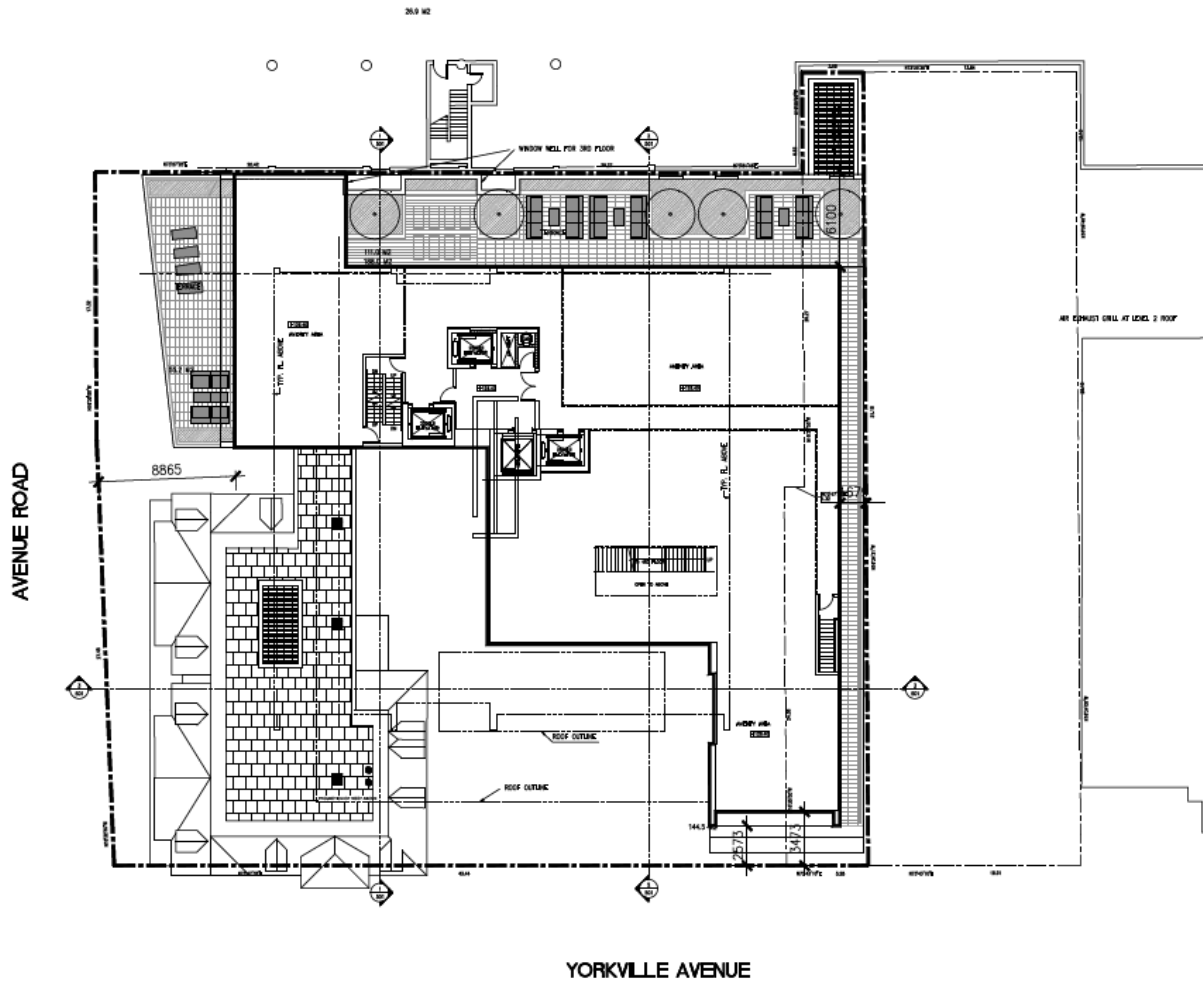
Ground Floor Plan

PROPOSAL DRAWINGS
33 Avenue Road



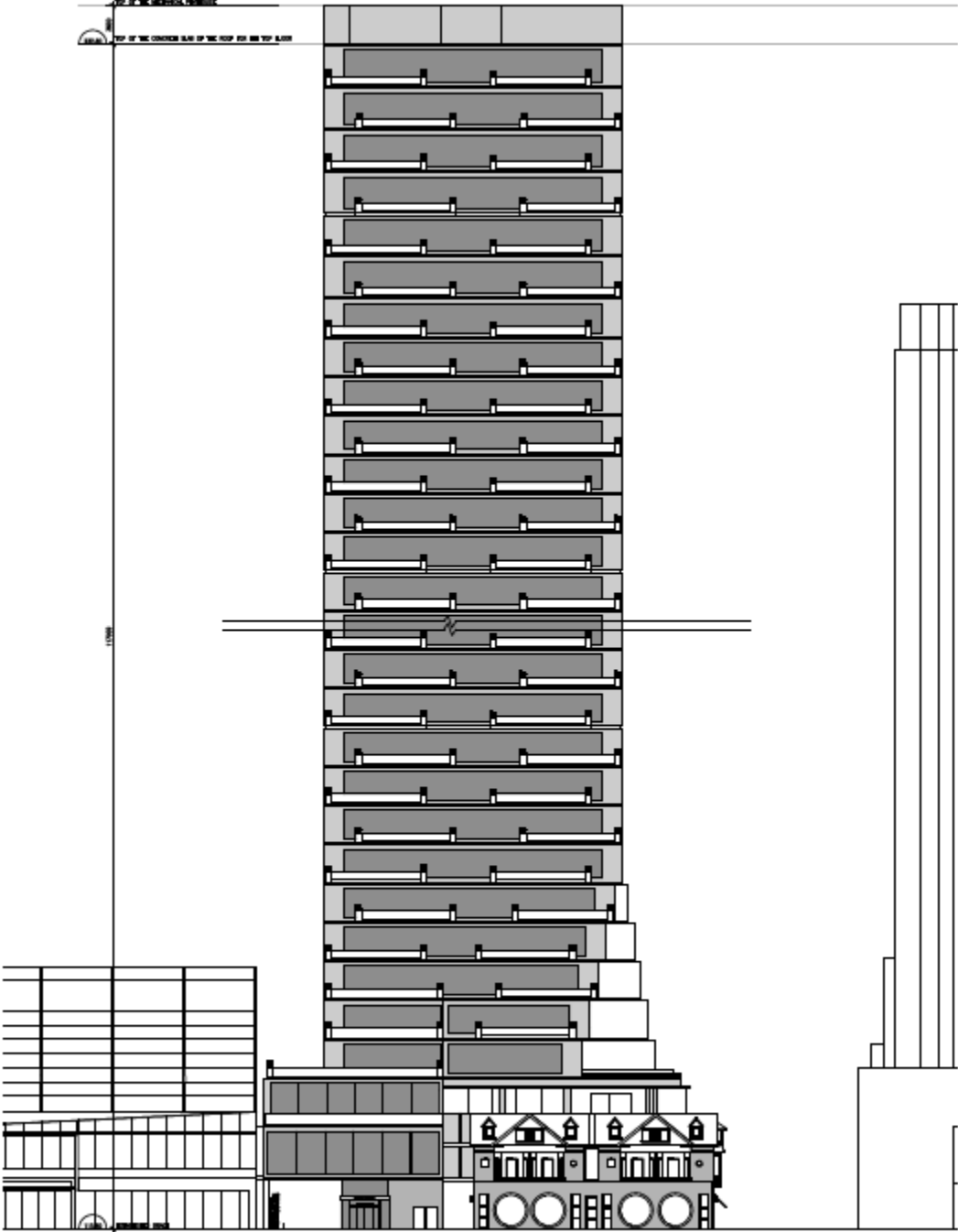
Second Floor Plan

PROPOSAL DRAWINGS
33 Avenue Road



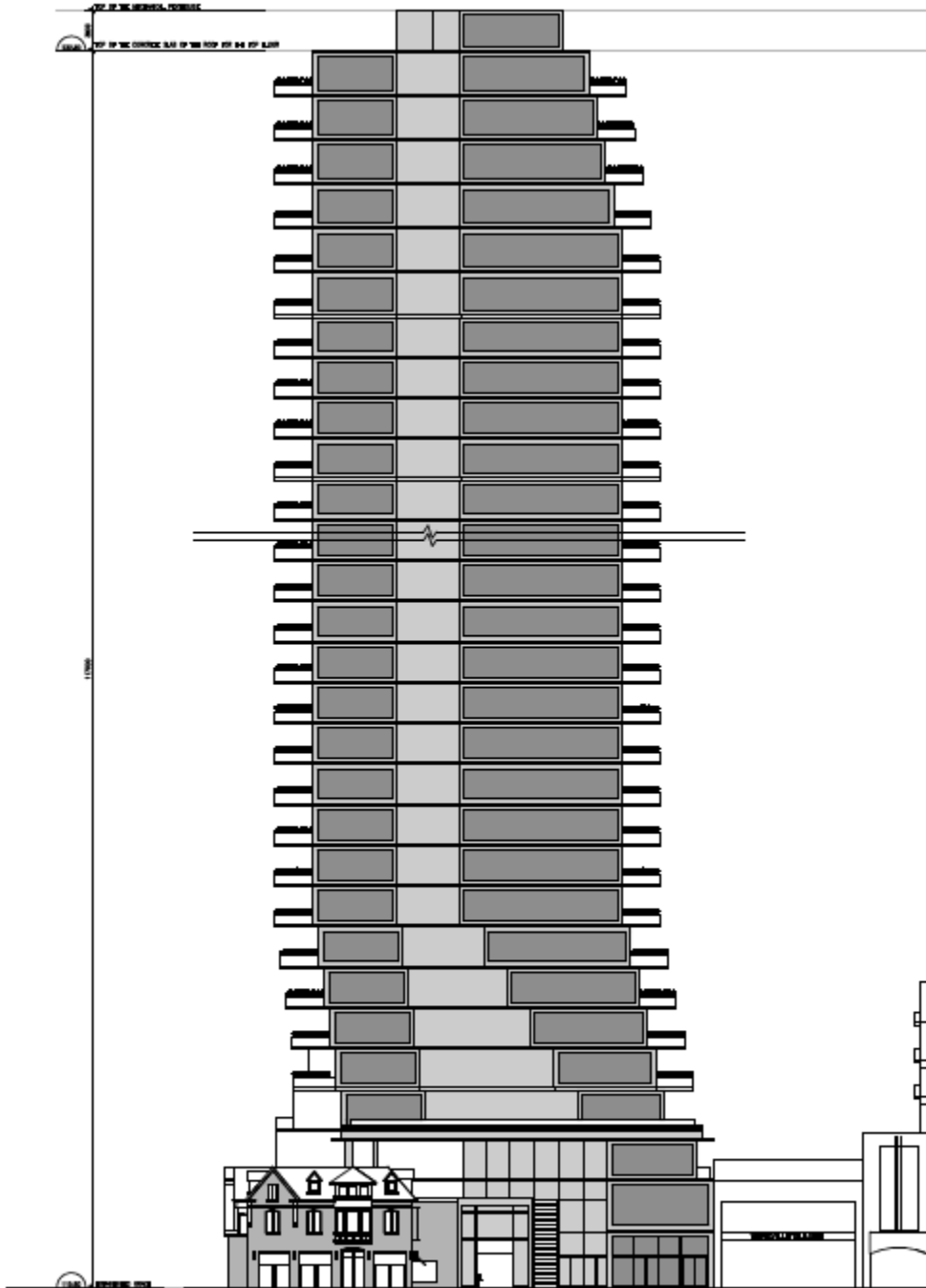
Proposed Third Storey

PROPOSAL DRAWINGS
33 Avenue Road



West Elevation at the Avenue Road frontage

PROPOSAL DRAWINGS
33 Avenue Road



Proposed South Elevation at Yorkville Avenue frontage

PROPOSAL DRAWINGS
33 Avenue Road



Rendering looking northwest towards corner of Avenue Road and Yorkville Avenue

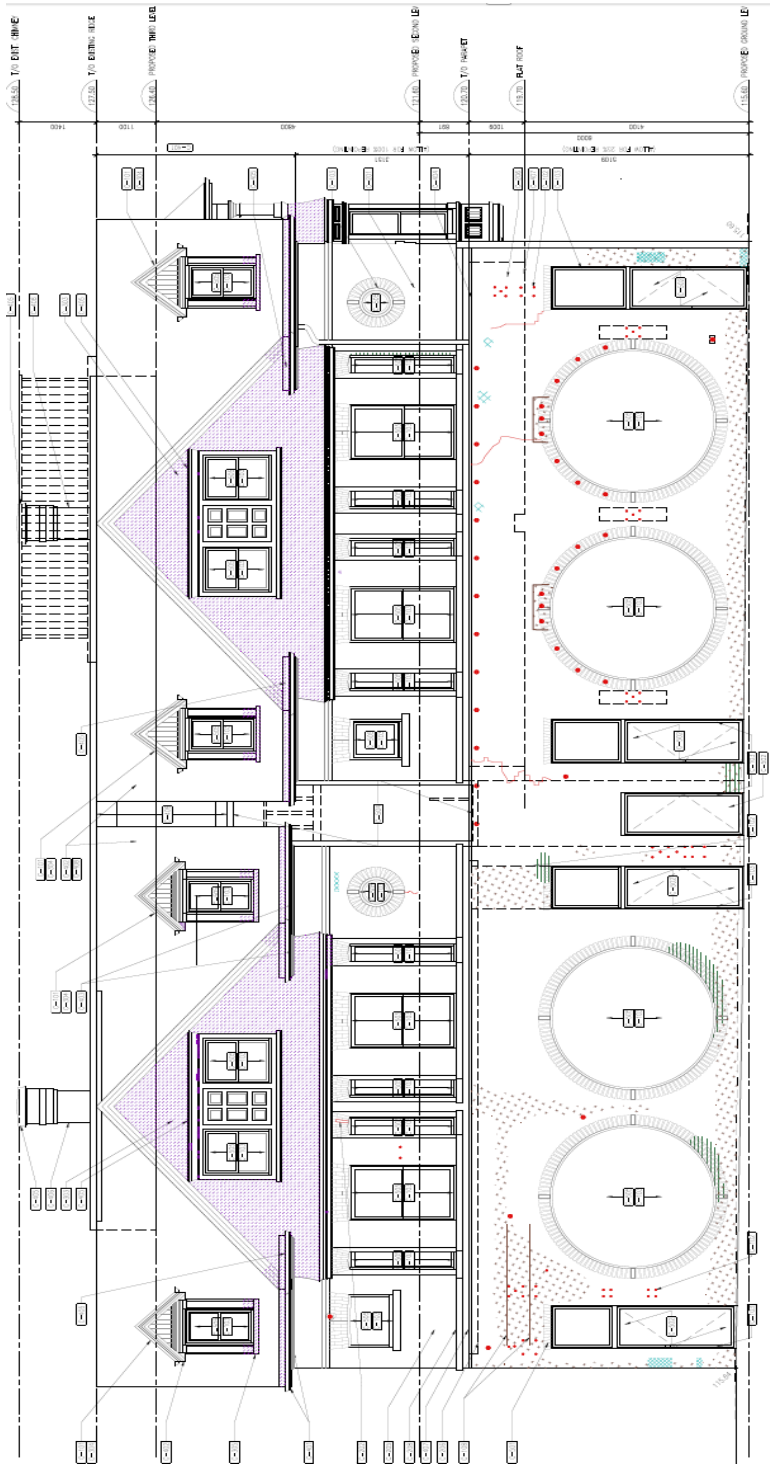
PROPOSAL DRAWINGS
33 Avenue Road



East Elevation recreated to sympathize with heritage character.

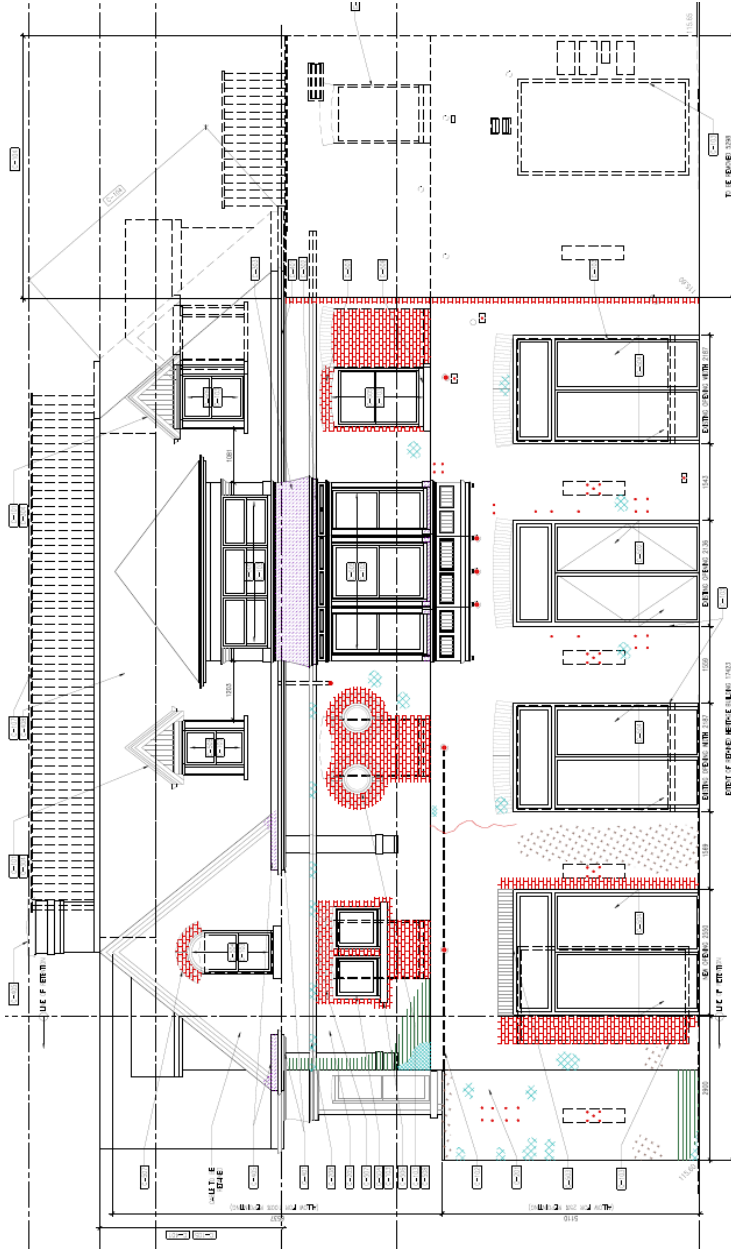
Rendering of South Elevation at Yorkville Avenue frontage. Note proposed public plaza abutting and east of heritage houses.

PROPOSAL DRAWINGS
33 Avenue Road



Conservation Strategy - Avenue Road Elevation

PROPOSAL DRAWINGS
33 Avenue Road



REASONS FOR DESIGNATION:
33 Avenue Road

ATTACHMENT 4

REASONS FOR DESIGNATION

(STATEMENT OF SIGNIFICANCE)

Description

The property at 33 Avenue Road is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets the criteria for municipal designation prescribed by the Province of Ontario under the three categories of design, associative and contextual values. York Square (1968-9) is located at 33 Avenue Road. Situated at the north east corner of Avenue Road and Yorkville Avenue, the site contains the building historically known as York Square (1968-9). The complex includes 7 semi-detached and row houses dating from c 1900 on Avenue Road and a new 1960s two-story infill building which extends from Yorkville Avenue into the site behind the historic houses to enclose an open air square with a tree.

Statement of Cultural Heritage Value

York Square (1968-9) has associative value for its significant innovative approach to urban regeneration. It is one of the first examples in Toronto of rehabilitating and integrating historic buildings into a new project which transformed the original buildings with a contemporary use and a new outdoor space which contributed significantly to the revitalisation of the historic Yorkville neighbourhood. York Square set an important precedent for heritage preservation before Ontario's heritage legislation existed, adaptive re-use, and for maintaining existing neighbourhood scale and character in opposition to the then standard practice of demolition.

The building is historically associated with the careers of the influential and nationally and internationally acclaimed architects A J Diamond (b 1932) and Barton Myers (b 1934). It is one of the earliest projects by this Toronto-based partnership of Diamond and Myers. Graduates of the University of Pennsylvania where they were students of both Louis Kahn and Robert Venturi, the South African and American architects immigrated to Toronto and set up an architectural partnership in 1968. York Square introduced principles which would underpin other projects by the firm: urban revitalization through the rehabilitation of existing buildings, appropriate infill, low-rise/high density and the creation of humanly-scaled, well-designed urban space. The work also endorsed an outspoken Modernist sensibility in form and material which combined their principles in future projects such as Eclipse Whitewear (1970), 19 Berryman Street (1970), Innis College (1975), Sherbourne Lanes (1975).

After the dissolution of the practice in 1975 Diamond and Myers have continued to practice independently. Jack Diamond has received numerous awards including being made an Officer of the Order of Canada as well as Canadian Governor General's Awards for Architecture for work done in partnership with Donald Schmitt. Barton Myers has received Gold Medals from the Royal Architectural Institute of Canada and the American Institute of Architects.

REASONS FOR DESIGNATION:

33 Avenue Road

York Square is innovative in creating a new type and style and reinvented the quality of the site on which it is located. The building complex displays a high degree of craftsmanship in its architectural resolution and collage of forms and elements from different periods. Combining Modernist architectural elements while preserving the Victorian-style features of the original early 20th century houses on the site, York Square continues to be a celebrated local landmark in Yorkville as well as an important invention of a new urban prototype in Toronto. The project received an Ontario Association of Architects Award for its design in (1970) and was recognized in both national and international publications for its innovative thinking on urban renewal and for the integration of heritage buildings into a complex that embodied the socially radical and upbeat culture of its time.

Apart from its historical importance for its influential attitudes towards preservation and urban design, York Square maintains the associations with the 19th houses and the historic village of Yorkville. Further it is a significant connecting link to the 1960s when Yorkville was in its heyday as a cultural and commercial destination for youthful social transformation.

Contextually, York Square is a significant local landmark. Its relationship to Avenue Road and Yorkville Avenue are important in maintaining the scale and character of the neighbourhood. The open square at its heart continues to provide an urban oasis with trees and planting a few steps from these busy commercial thoroughfares. The complex is a landmark of historical importance in Yorkville as through its preservation of the historic houses it became an integral part of the neighbourhood's revitalization into a cultural and commercial destination that continues to flourish today.

Heritage Attributes

- The scale, form and massing of the building complex
- The two to two-and-a-half-storey structure combining early 1900s and 1960s buildings with an open courtyard and access from Avenue Road and Yorkville Avenue
- The materials including red brick, painted brick, shingles, wood and metal elements
- The gable roofs and dormer windows of the Victorian buildings and flat roofs of the 1960s buildings,

- On the principal (west and south) façades on Avenue Road and Yorkville Avenue, the combination of the Victorian bay windows, dormer windows and circular headed windows behind a red brick screen of 1960s circular windows and rectangular windows (originally entrances)
- REASONS FOR DESIGNATION:
- 33 Avenue Road
- The open air square
- The 1968-9 red brick two story modern buildings enclosing the square
- The rear facades of the historic buildings and modern buildings facing the square
- The two entrances to the square, one from Avenue Road which passes through adjacent buildings and one from Yorkville Avenue which provides access through an enclosed lobby
- The staircases and access levels providing entrances to the properties facing the square
- The placement of the structure on the north east corner of Avenue Road and Yorkville Avenue