

Alterations to a Property Designated Under Part V of the Ontario Heritage Act - 1067 Yonge Street

Date: October 9, 2020

To: Toronto Preservation Board

Toronto & East York Community Council

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

Wards: Ward 11 - University - Rosedale

SUMMARY

This report recommends that City Council approve the proposed alterations to the heritage building at 1067 Yonge Street under Section 42 of the Ontario Heritage Act. The subject property contains a 2½-storey detached house-form brick masonry building that dates to 1913-14. It is located within the South Rosedale Heritage Conservation District (SRHCD) and is noted within this study as a Category "B" building. Category "B" buildings "are noteworthy for their overall quality and have citywide significance".

The proposal involves the demolition of an existing three-storey rear addition that was constructed in the early 1950s, a two-storey wing to the south-east of the house-form building (date of construction unknown) and a small part of the rear of the original house. A new four-storey rear addition is proposed which would be set behind the existing hipped roof of the heritage building. A new one-storey side addition is also proposed which would provide access to the below grade parking garage. The additions although large and contemporary in design are considered appropriate from a heritage point of view given the context of this property along Yonge Street.

As part of the scheme a comprehensive conservation strategy for the heritage building is proposed. This would involve replacing the existing (altered) roof with one that matches the original and includes the use of slate, the reinstatement of the original flared edge to the roof and new chimneys to match the originals. In addition the modern windows and doors would be replaced by with new wood units that would be designed to match the originals. The existing office use of the property would continue.

Heritage Planning has worked with the applicant to ensure that the proposed alterations meet the general intent of the South Rosedale HCD Study's guidelines and would not have a negative impact on the existing heritage building and existing context within the South Rosedale HCD. The applicant still needs approval under the Planning Act (minor

variance and site plan approval) and therefore this application relates solely to the approval that is required under the provisions of the Ontario Heritage Act.

RECOMMENDATIONS

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

1. City Council approve the alterations to the heritage property at 1067 Yonge Street, in accordance with Section 42 of the Ontario Heritage Act, with such alterations substantially in accordance with plans and drawings prepared by Dewson Architects, dated September 16, 2020 and filed with the Senior Manager, Heritage Planning and the Heritage Impact Assessment (HIA), dated May 14, 2020 and revised on September 17, 2020, prepared by ERA Architects Inc., and on file with the Senior Manager, Heritage Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning, and subject to the following additional conditions:

a. That prior to the final Site Plan Approval for the property at 1067 Yonge Street, the owner shall:

1. Provide a detailed Conservation Plan prepared by a qualified heritage consultant that is consistent with the conservation strategy set out in the Heritage Impact Assessment dated May 14, 2019 and revised on September 17, 2020, prepared by ERA Architects Inc., to the satisfaction of the Senior Manager, Heritage Planning.

2. Provide final site drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.a.1 to the satisfaction of the Senior Manager, Heritage Planning.

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 Planning to secure all work included in the approved Conservation Plan.

b. That prior to the issuance of any permit for all or any part of the property at 1067 Yonge Street, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.1. 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 Planning.

c. That prior to the release of the Letter of Credit, as required in recommendation 1.a.3 the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work has been completed in accordance with the Conservation Plan standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.

FINANCIAL IMPACT

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

DECISION HISTORY

On February 4, 5 and 6, 2003 Toronto City Council adopted the South Rosedale Heritage Conservation District under Part V, Section 42 of the Ontario Heritage Act, enacted by Council on February 7, 2003 under By-Law 115-2003.

<http://www.toronto.ca/legdocs/bylaws/2003/law0115.pdf>

BACKGROUND

Heritage Policy 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 Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans

The 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;

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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

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform to the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform to the Growth Plan.

Policy 4.2.7.1 of the Growth Plan states that "Cultural Heritage Resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas."

City of Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

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 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.

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.

3.1.5.7. Prior to undertaking an approved alteration to a property on the Heritage Register, the property will be recorded and documented by the owner, to the satisfaction of the City.

3.1.5.22. Heritage Impact Assessment will address all applicable heritage conservation policies of the Official Plan and the assessment will demonstrate conservation options and mitigation measures consistent with those policies. A Heritage Impact Assessment shall be considered when determining how a heritage property is to be conserved.

3.1.5.23. Heritage Impact Assessment will evaluate the impact of a proposed alteration to a property on the Heritage Register, and/or to properties adjacent to a property on the Heritage Register, to the satisfaction of the City.

3.1.5.25. In addition to a Heritage Impact Assessment, the City may request a Heritage Property Conservation Plan to address in detail the conservation treatments for the subject heritage property. The City may also request a Heritage Interpretation Plan to promote a heritage property or area, to the public.

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.

3.1.5.32. Impacts of site alterations, developments, municipal improvements, and/or public works within or adjacent to Heritage Conservation Districts will be assessed to ensure that the integrity of the districts' heritage values, attributes, and character are conserved. This assessment will be achieved through a Heritage Impact Assessment, consistent with Schedule 3 of the Official Plan, to the satisfaction of the City

3.1.5.33. Heritage Conservation Districts should be managed and conserved by approving only those alterations, additions, new development, demolitions, removals and public works in accordance with respective Heritage Conservation District plans.

South Rosedale Heritage Conservation District (SRHCD)

The SRHCD section 5.3.2. Guidelines for Alterations and Additions at Heritage Buildings, include the following direction:

A. Alterations and additions to heritage buildings should maintain or enhance rather than detract from the existing architectural style and character of the building and those surrounding it. To this end:

- Reasonable effort should be taken to repair rather than replace significant architectural elements.
- The building should be examined carefully, together with buildings of similar architectural style, to determine what changes have already occurred before commencing an alteration or addition. If architectural elements have been removed from the building, it may be attractive and feasible, although not necessary, to re-introduce these missing elements as part of a proposed alteration. Porches, original doors and window sashes are examples of these elements.
- Using heritage buildings in the district and the building concerned as a guide, alterations and additions should be consistent with their size, scale, proportion and level of detail.
- No alteration or addition should visually overwhelm the building in question or neighbouring buildings.
- Alterations and additions should, to the extent reasonable, maximize the use of materials that predominate in the building concerned or in buildings of similar architectural style in the area.
- Existing wall to window ratio and proportion should, in general, not be materially altered
- Windows, doors and details should relate in scale and proportion to those of the existing building.
- The height of an addition generally should not exceed the height of the ridge of an existing sloping roof or the height of the existing roof or parapet.

B. The principles and guidelines in paragraph A need not apply to alterations and additions that do not have a significant visual impact when viewed from the street.

The SRHCD section 4.2.2. Streetscape Heritage Character notes that some properties have "legalized front-yard parking and/or extensive hard surfacing that tends to detract from the beauty of the architecture" and that "the tall and understory trees and shrubs create the park-like quality that helps blend South Rosedale's varied architectural styles and landscape treatments. On the other hand, hedges, shrubberies, foundation plantings, front gardens, lawns, and plant-filled containers increase the visual interest of each street and each property. Whether traditional or contemporary in design, the majority of the private landscapes throughout the area are either completely open to the street or only partially screened from it... In general, those private landscapes that appear to blend with or complement the streetscape as a whole make the greatest contribution to the serenity and park-like quality of the neighbourhood."

The Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9), the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

Area Context

The property at 1067 Yonge Street is located at the east side of Yonge Street, south of Rowanwood Avenue and north of Roxborough Street East, on a predominantly commercial/mixed-use street within an area designated as Mixed Use Area as per Toronto's Official Plan. The property is used as an office and includes parking within its front yard.

The subject property, which is located within the South Rosedale Heritage Conservation District (SRHCD), contains a 2½-storey detached house-form brick masonry building that dates to 1913-14 with a circa 1951 3-storey rear addition. The building is set back over 13m from Yonge Street. The resultant large front yard is covered by pavers with small landscaped beds at the periphery. A non original brick wall with metal railing above runs along the front property line facing Yonge Street.

The heritage building on this property is an elegant example of the Georgian Revival style house that was originally built for Jennie Elizabeth Jarvis (widow of Lieutenant-Colonel Salter Mountain Jarvis). The house remained in the Jarvis family until 1928. It is the only remaining house-form building featured on the stretch of Yonge Street between Rowanwood Avenue and Roxborough Street East; and it is one of the few remaining house-form buildings fronting on Yonge Street between Bloor Street and St Clair Avenue. It is also one of the few properties located along Yonge Street to be included within the SRHCD where it is noted as a Category "B" building. Category "B" buildings "are noteworthy for their overall quality and have citywide significance'.

Adjacent Heritage Properties

The property at 1067 Yonge Street is located within the South Rosedale HCD but is separated from nearby heritage buildings within the HCD by the adjacent Yonge TTC corridor to the east. None of the adjacent buildings along Yonge Street are heritage building or within the South Rosedale HCD.

COMMENTS

The proposal involves the demolition of a large circa 1951 three-storey rear addition, a small two-storey wing to the south-east of the house-form building for which the date of construction is unknown and a small part of the rear of the original house. A new four-storey rear addition is proposed which would be set behind the existing hipped roof of the house-form building. A new one-storey addition is also proposed on the north side that would serve as the access to a below-grade parking garage. The existing office use would continue. Permission is still required under the Planning Act for the proposed works and this report relates solely to the approval required under Section 42 of the Ontario Heritage Act for the proposed physical alterations to the property.

Heritage Planning does not object to the proposed demolition of the existing three-storey rear addition as this is a later addition that is not considered to be of any heritage

value. The two-storey side wing that is also proposed to be demolished is not also not original and is not visible from the public realm. The small part of the rear of the house that is also proposed to be removed has been altered and is largely hidden from view from the street.

The proposals involve the replacement of the existing roof in order to provide more useable floor space. The existing roof, although retaining some original roof framing material has been greatly altered. It is now covered in asphalt shingles instead of the original slate. The rear slope and framing have been altered and the roof is in a poor condition. The chimneys are not original and the original profile which included a slight flare above the eaves has been altered. The provision of a new roof has allowed for the restoration of the original flare and slate and the rebuilding of chimneys to match the originals. The new roof would include dormers to match the originals. Skylights are proposed along the sides of the roof but they would be largely hidden from view from the public realm. The restoration of the roof profile, chimneys and slate is welcome. Full details of the roof restoration will be included as part of the required Conservation Plan and will be based on documentary evidence or the age and character of the existing building in line with good conservation practise.

The proposals include a comprehensive conservation strategy for the heritage building. This would include replacing the non-original windows and doors with wood units that would match the originals based on documentary evidence or the age and character of the existing building in line with good conservation practise. The repair of the existing portico and shutters is proposed where possible and this would based on good conservation practise. Full details of the repairs and restoration will be included as part of a subsequent Conservation Plan.

The guidelines within the SRHCD Study state that additions should "generally not exceed the height of the existing roof slope..." Although the proposed 4-storey rear addition would be higher than the heritage building on this property it is set back over 20 metres from the sidewalk and its height reflects that other nearby buildings within this part of Yonge Street. The proposed addition would have a contemporary design with a matte, textured metal cladding and a distinctive triangular window separating the heritage house from the proposed new parking entrance. These features do not reflect the character of the HCD but are considered acceptable from a heritage point of view in this isolated pocket of the HCD where this modern addition would contribute to its context along Yonge Street. The addition is clearly distinguishable from the heritage building. It has been designed to act as a "backdrop" to the heritage building and is considered compatible within this part of the HCD given its context along Yonge Street.

The proposed side addition would provide access to an underground garage and has been designed to appear as a domestic garage when viewed from the public realm. This is considered support the heritage character and appearance of this heritage property along Yonge Street.

Heritage Planning supports the provision of an accessibility ramp at the front of this property. The final design of the ramp and the details of its integration with the existing portico will be finalised as part of the required Conservation Plan. The details of the landscaping within the front yard has not yet been finalised. The rebuilding of the non-

original front wall is considered acceptable, although the detailed design of a new wall has not been finalised. Two additional trees are currently proposed within the front yard, however Staff are seeking additional soft landscaping where possible. Further landscaping details will be included as part of required Conservation Plan and through the Site Plan approval process.

CONCLUSION

Heritage Planning staff have reviewed the proposed alterations at the heritage property at 1067 Yonge Street and is satisfied that they maintain rather than detract from its architectural style and character. The proposals include a comprehensive conservation strategy for this heritage building that would enhance its character and appearance. The proposed additions, although contemporary are considered appropriate within this context along Yonge Street. A Conservation Plan will be required as part of Site Plan Approval, to the satisfaction of the Senior Manager, Heritage Planning.

CONTACT

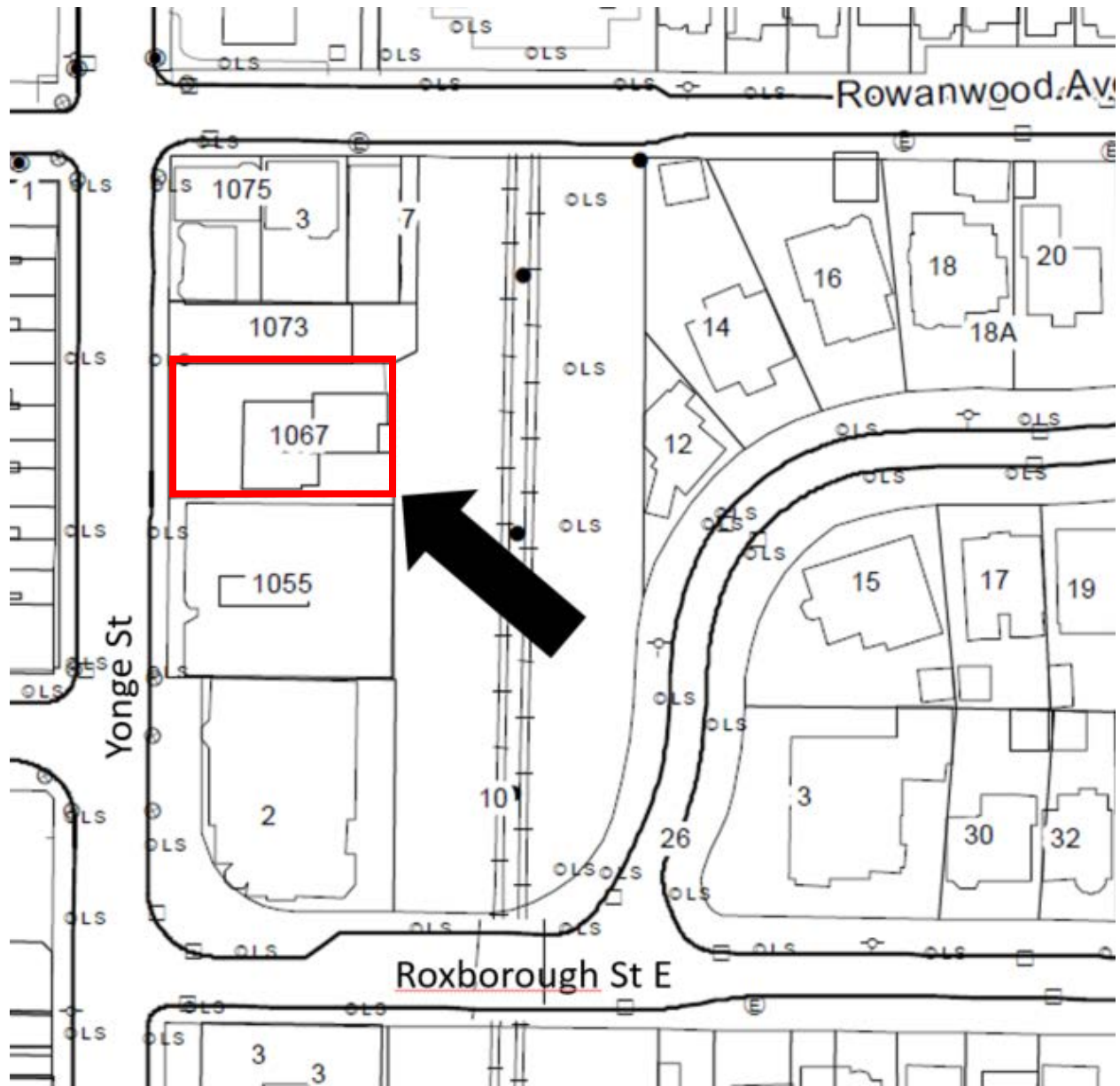
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SIGNATURE

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ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Photographs of existing house
Attachment 3: Drawings of proposed alterations



This location map is for information purposes only and is oriented with North at the top. The exact boundaries of the property are not shown.



1968 Toronto Archives photograph of the property at 1067 Yonge Street



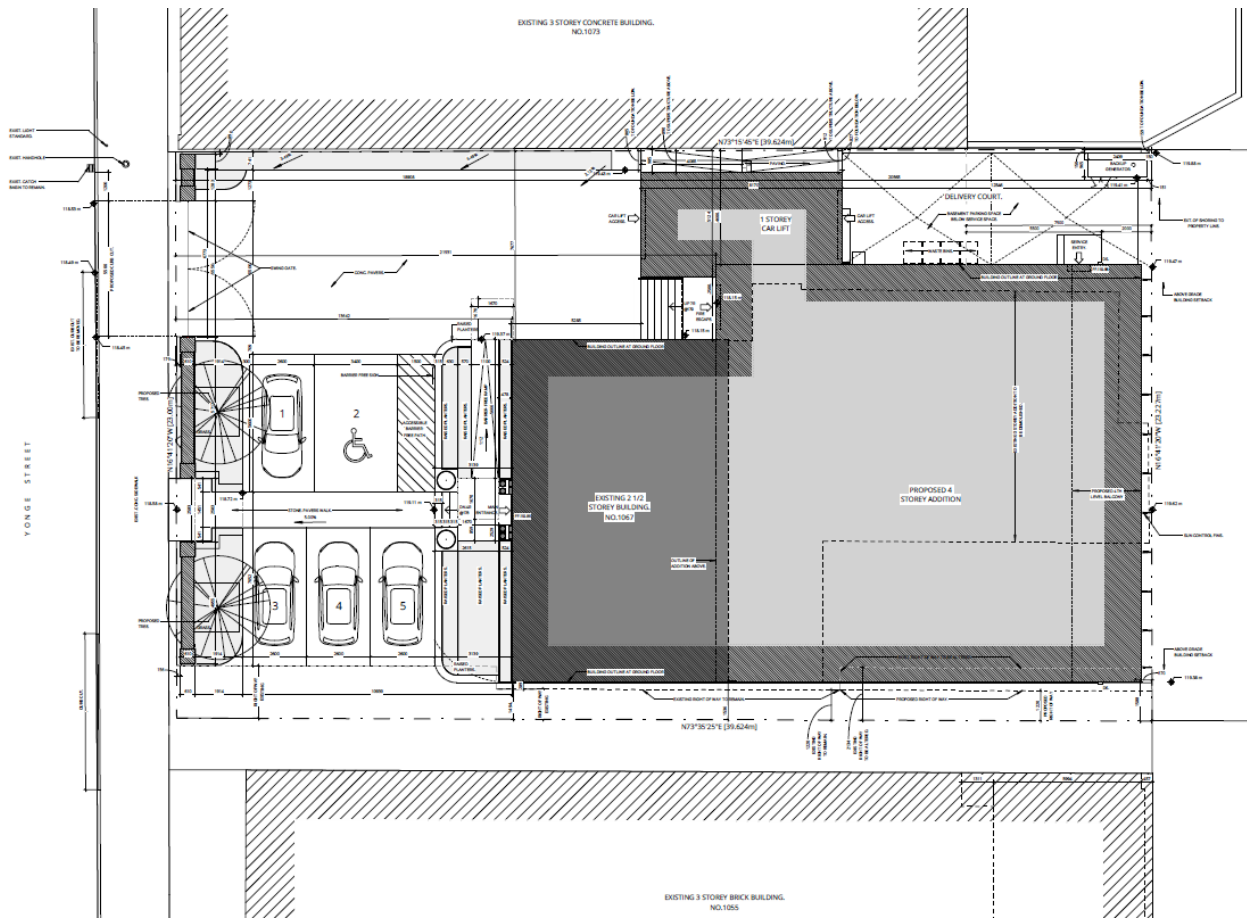
2019 photograph of the property at 1067 Yonge Street (Google Street View), now within a largely commercial context with larger buildings on either side.



- Original building c. 1914.
- Rear extension c. 1951-2.
- South-east extension (potential later addition based on visual assessment, d.o.c. unknown).

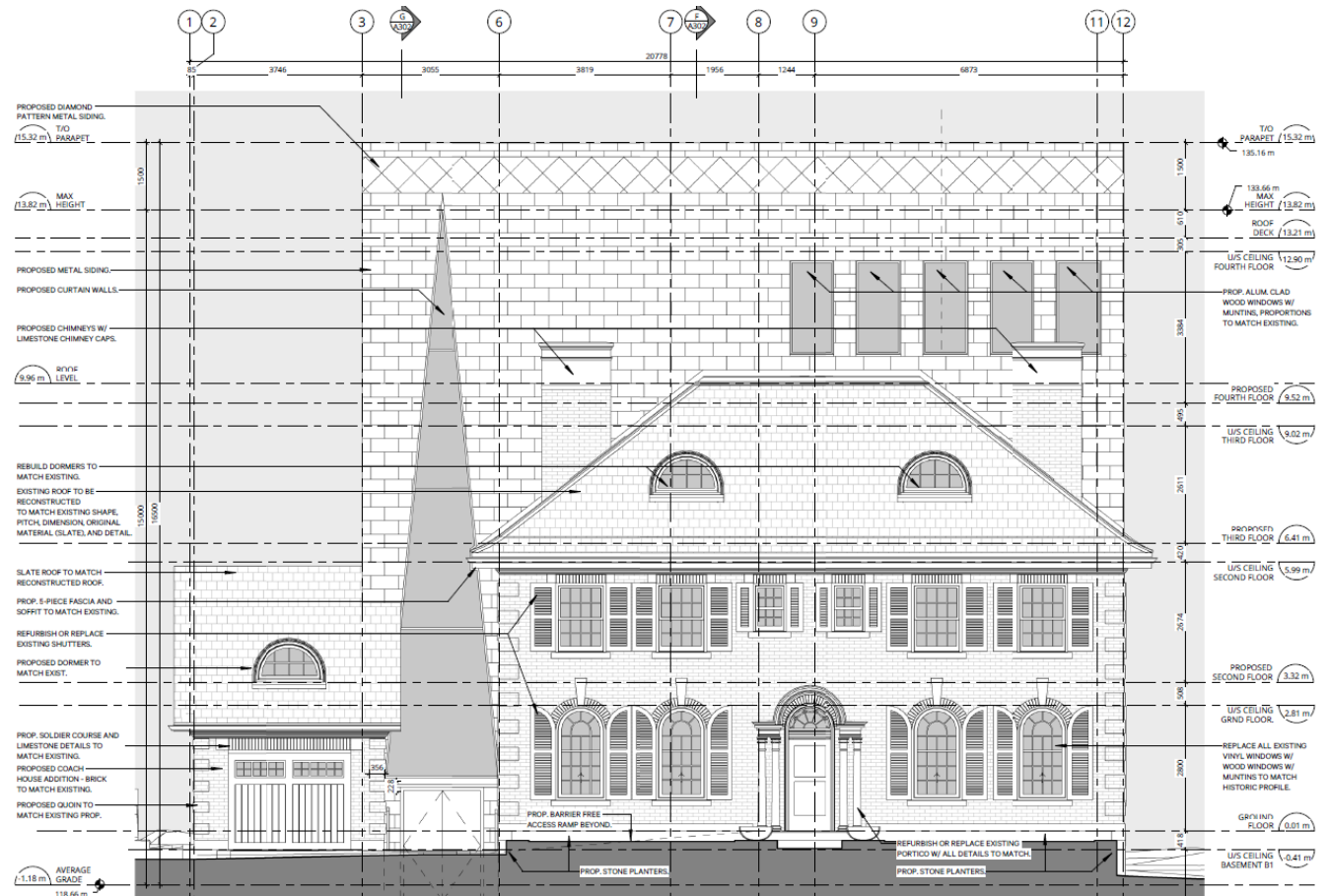


Rendered view from pedestrian level along Yonge Street facing the property at 1067 Yonge Street with restored condition of the existing heritage house-form building and proposed rear addition (Dewson Architects)



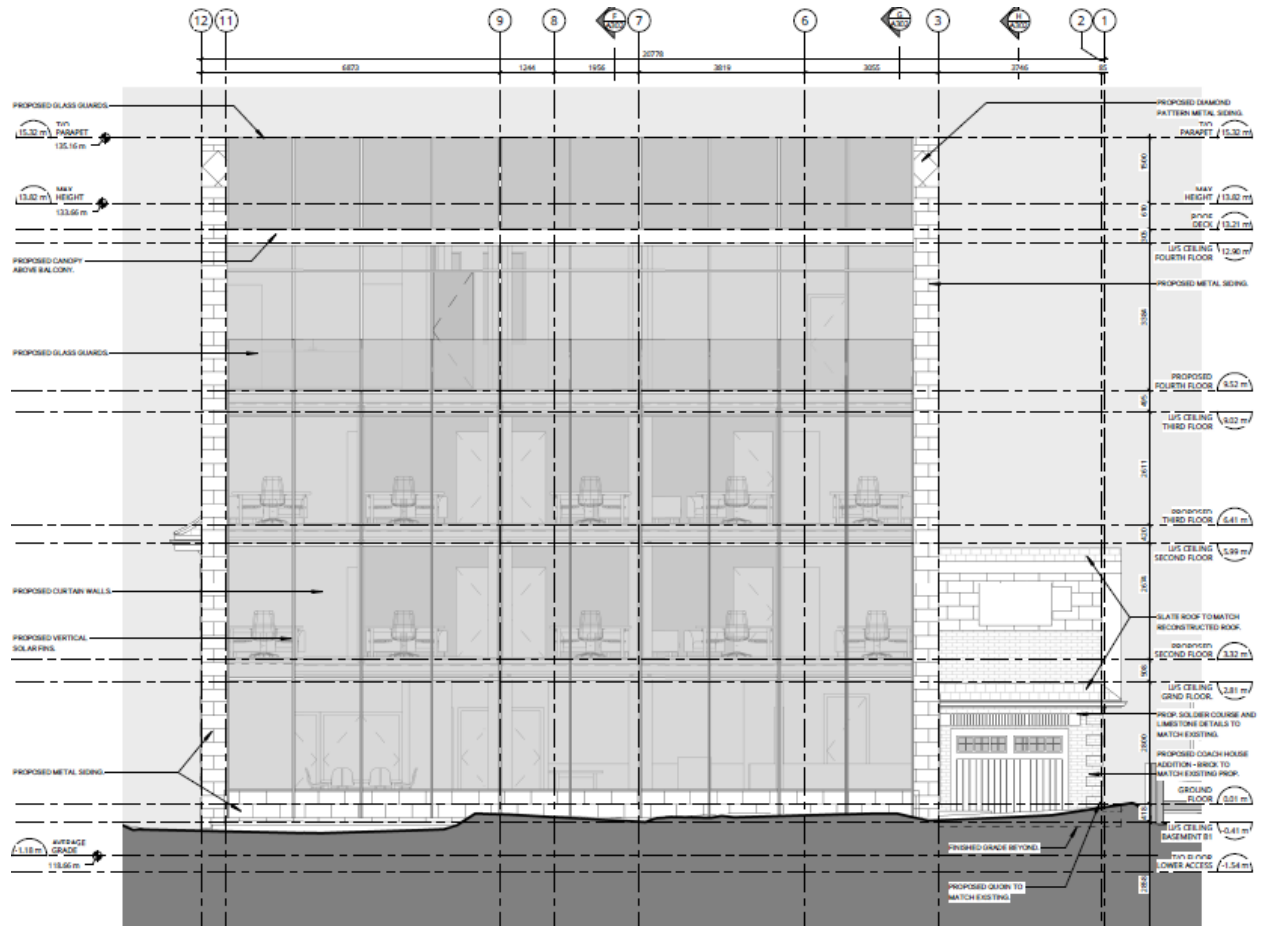
Proposed site plan for the property at 1067 Yonge Street, showing the existing house-form building to be retained and the rear addition to be constructed (Dewson Architects)

PROPOSED ALTERATION - 1067 YONGE STREET



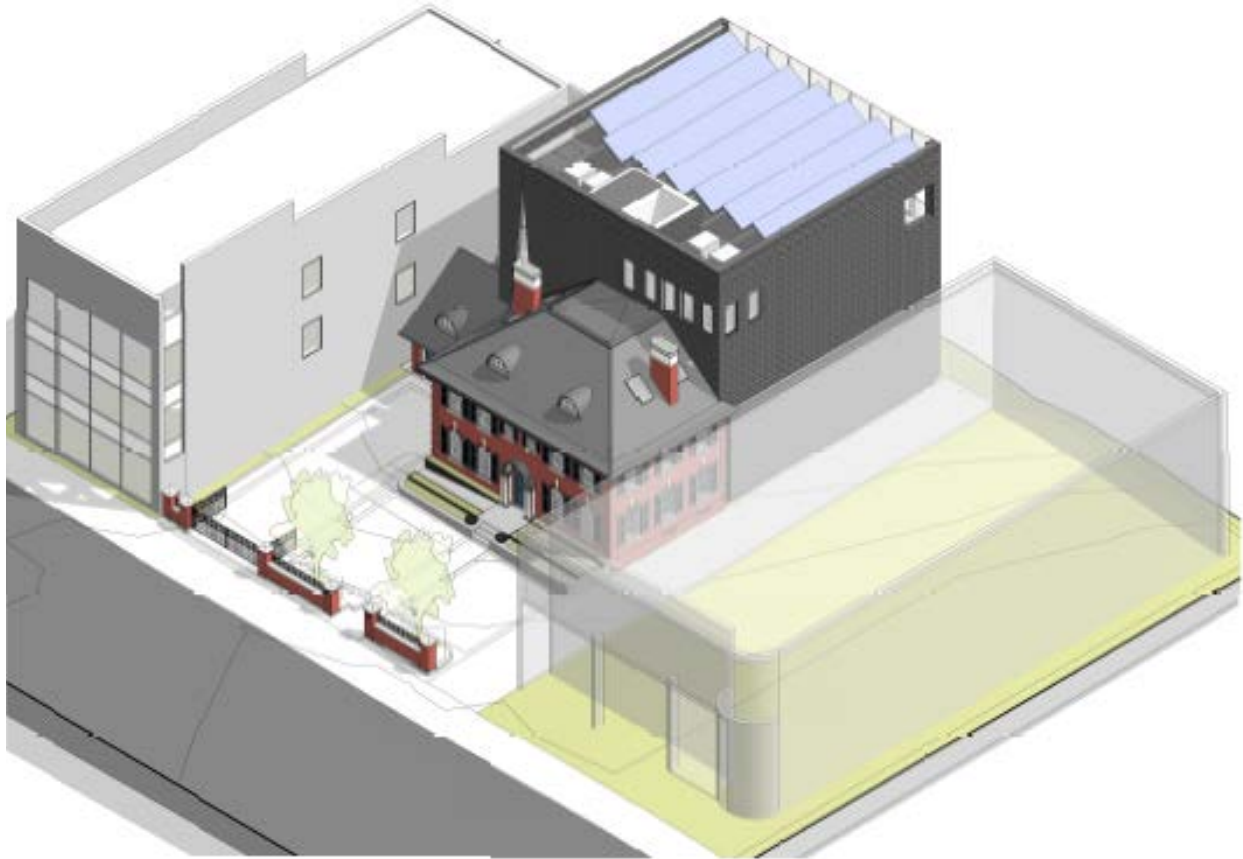
Proposed west (front) elevation of the building at 1067 Yonge Street, showing the heritage house-form building set in front of the proposed rear and side addition (Dewson Architects)

PROPOSED ALTERATION - 1067 YONGE STREET



Proposed east (rear) elevation of the building at 1067 Yonge Street, which is anticipated only be visible from the public realm within the TTC subway corridor to the east (Dewson Architects)

PROPOSED ALTERATION - 1067 YONGE STREET



Axonometric view of the existing house-form heritage building and proposed rear addition as seen from above to the southwest in relation to adjacent buildings (Dewson Architects)