

Toronto Preservation Board

Meeting No. 36**Contact** Ellen Devin, Committee Administrator**Meeting Date** Monday, July 11, 2022**Phone** 416-392-7033**Start Time** 9:30 AM**E-mail** hertpb@toronto.ca**Location** Video Conference**Chair** Sandra Shaul

PB36.6	ACTION	Adopted		Ward: 11
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Alterations to Heritage Properties and Authority to Enter into a Heritage Easement Agreement - 110-116 Avenue Road

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the alterations to the heritage properties at 110-112 Avenue Road and the erection of a new building at 114-116 Avenue Road, in accordance with Section 42 of the Ontario Heritage Act, to allow for the construction of a 9-storey building, with such alterations to be substantially in accordance with architectural drawings dated April 29, 2022, prepared by Richard Wengle Architects and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning and the Heritage Impact Assessment (HIA), prepared by ERA Architects Ltd dated May 2, 2022 and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning and subject to the following conditions:

a. That the related site-specific Zoning By-law Amendment permitting the proposed alterations has been enacted by City Council and has come into 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, in consultation with the Senior Manager, Heritage Planning, Urban Design, City Planning.

b. That prior to the introduction of the bills for such Zoning By-law Amendment by City Council, the owner:

1. Enter into a Heritage Easement Agreement with the City for the properties at 110-112 Avenue Road in accordance with the plans and drawings dated April 29, 2022 prepared by Richard Wengle Architect and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, the Heritage Impact Assessment for 110-116 Avenue Road prepared by ERA Architects Ltd., dated May 2, 2022 and in accordance with the Conservation Plan required in Recommendation 1.b.2, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning including registration of such agreement to the satisfaction of the City Solicitor.

2. 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 for 110-116 Avenue Road prepared by ERA Architects Ltd., dated May 2, 2022, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

c. That prior to final Site Plan approval for the proposed Zoning By-law Amendment for the properties located 110-116 Avenue Road the owner shall:

1. Provide final Site Plan drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.b.2 to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. Have obtained final approval for the necessary Zoning By-law Amendment required for the subject property, such Amendment to have come into full force and effect;

3. Provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance their heritage features to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

4. Provide a detailed Landscape Plan for the subject property, satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning.

5. Provide an Interpretation Plan for the subject property, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

6. Submit a Signage Plan for the subject property to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

d. That prior to the issuance of any permit for all or any part of the properties at 110-116 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 Planning, Urban Design, City Planning, the owner shall:

1. Have entered into a Heritage Easement Agreement with the City required in Recommendation 1.b.1.

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, 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, Urban Design, City Planning.

3. Provide a Letter of Credit, including provision for upward indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning, to secure all work included in the approved Conservation Plan, Heritage Lighting Plan and Interpretation Plan.

4. Provide full documentation of the existing heritage properties, 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 USB flash drive in tiff format and 600 dpi resolution keyed to a location map, elevations and measured drawings, and copies of all original drawings as may be available, to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

e. That prior to the release of the Letter of Credit required in Recommendation 1.d.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 and the required interpretive work has been completed in accordance with the Conservation Plan, Heritage Lighting Plan and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. City Council authorize the entering into of a Heritage Easement Agreement under Section 37 of the Ontario Heritage Act with the owner of 110-112 Avenue Road in a form and content satisfactory to the City Solicitor and the Chief Planner and Executive Director, City Planning.

3. City Council authorize the City Solicitor to introduce the necessary Bill in Council authorizing the entering into of a Heritage Easement Agreement for the property 110-112 Avenue Road.

Decision Advice and Other Information

Ragini Dayal, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on Alterations to Heritage Properties and Authority to Enter into a Heritage Easement Agreement - 110-116 Avenue Road.

Origin

(June 17, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on July 11, 2022, the Toronto Preservation Board considered Item [PB36.6](#) and made recommendations to City Council.

Summary from the report (June 17, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the alterations proposed for the properties at 110-116 Avenue Road under Section 42 of the Ontario Heritage Act in connection with the proposed redevelopment of the site. This report also recommends that City Council grant authority to enter into a Heritage Easement Agreement for heritage properties at 110-112 Avenue Road.

Located on the west side of Avenue Road at the intersection with Tranby Avenue, south of Davenport Road the properties at 110-112 Avenue Road form a pair of semi-detached houses constructed in 1891 reflecting both Queen Anne Revival and Richardsonian Romanesque architectural styles. The properties at 114-116 Avenue Road are vacant lots. The subject lands are part of the East Annex Heritage Conservation District (By-law 1994- 0520).

In conjunction with a Zoning Bylaw Amendment application, the development proposal is for a 9-storey mixed-use building at 110-116 Avenue Road. The proposed alterations retain and incorporate the heritage buildings at 110-112 Avenue Road and are consistent with the existing heritage policy framework. The proposals are considered acceptable within the broader conservation strategy and the heritage impacts will be appropriately mitigated.

Background Information

(June 17, 2022) Report and Attachments 1-4 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Alterations to Heritage Properties and Authority to Enter into a Heritage Easement Agreement - 110-116 Avenue Road

(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-227959.pdf>)

(July 8, 2022) Staff Presentation - Alterations to Heritage Properties and Authority to Enter into a Heritage Easement Agreement - 110-116 Avenue Road

(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-228557.pdf>)

Communications

(July 8, 2022) Letter from Henry Wiercenski, Co-Chair, Planning and Development Committee, Annex Residents' Association (PB.Supp)

(<https://www.toronto.ca/legdocs/mmis/2022/pb/comm/communicationfile-154797.pdf>)

Speakers

Emily Collins, ERA Architects

Henry Wiercenski, Annex Residents' Association

