

Alteration to Heritage Properties and Authority to Enter into a Heritage Easement Agreement - 1974-1978 Weston Road, 1984-1986 Weston Road and 3-5 Little Avenue

Date: May 24, 2022

To: Toronto Preservation Board

Etobicoke York Community Council

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

Wards: Ward: 5 - York South-Weston

SUMMARY

This report recommends that City Council approve the proposed alterations for the heritage properties at 1974-1978 Weston Road, 1984-1986 Weston Road and 3-5 Little Avenue, 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 these properties.

The subject site is located on the south side of Weston Road with frontage also on Little Avenue. The site is irregularly shaped and is comprised of the consolidation of nine properties. The west portion of the development site (1974-1978, 1980, 1984-1986 Weston Road, 1, 3 and 5 Little Avenue) is located within the Weston Phase 1 Heritage Conservation District (HCD), designated under Part V of the Heritage Conservation Act.

This application proposes to amend the Official Plan, the former City of York Zoning By-law No. 1-83 and City-Wide Zoning By-law No. 569-2013 to permit a mixed-use development including two tall buildings with heights of 35 and 29-storeys that are connected by a 8-storey podium that has a 2-3 storey base element. The proposed 8-storey podium would incorporate three of the identified heritage structures (1974-1978 Weston Road, 1984-1986 Weston Road and 3 Little Avenue) on the site, retaining the properties within the base of the podium. The buildings at 1980 Weston Road and 5 Little Avenue (which are also in the Weston Phase 1 HCD) are proposed to be demolished.

RECOMMENDATIONS

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

1. City Council approve the alterations to the heritage properties at 1974-1978 Weston Road, 1984-1986 Weston Road and 3-5 Little Avenue, in accordance with Section 42 of the Ontario Heritage Act, to allow for the construction of a mixed-use development including two tall buildings with heights of 35 and 29-storeys, including the mechanical penthouses connected by an 8-storey podium with alterations substantially in accordance with plans and drawings dated February 28, 2022, prepared by Graziani Corazza Architects, and on file with the Senior Manager, Heritage Planning; and the Heritage Impact Assessment (HIA), prepared by Goldsmith Borgal Ltd. Architects, dated April 20, 2022 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 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.

b. That the owner:

1. Enter into a Heritage Easement Agreement with the City for the properties at 1974-1978 Weston Road, 1984-1986 Weston Road and 3-5 Little Avenue substantially in accordance with the plans and drawings dated February 28, 2022, prepared by Graziani Corazza Architects, and on file with the Senior Manager, Heritage Planning, and the Heritage Impact Assessment prepared by Goldsmith Borgal Ltd. Architects, dated April 20, 2022, and in accordance with the Conservation Plan required in Recommendation 1.b.2, to the satisfaction of the Senior Manager, Heritage 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 substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for 1974-1978 Weston Road, 1984-1986 Weston Road and 3-5 Little Avenue, prepared by Goldsmith Borgal Ltd. Architects, dated April 20, 2022, to the satisfaction of the Senior Manager, Heritage Planning.

3. Recommendation b.1. and 2. above are required to be satisfied prior to the introduction of the bill for any Zoning By-law Amendment related to the property, unless other legal mechanisms are utilized so as to satisfy the

City Solicitor that no Building Permit will be issued until such time as the Owner has entered into the Heritage Easement Agreement and registered the agreement on title. In any case, the Conservation Plan must be accepted and the Heritage Easement Agreement must be entered into and registered no later than December 9, 2022, or such later date as may be agreed by the owner and the Senior Manager, Heritage Planning in writing, failing which this condition will be determined to be unfulfilled.

c. That prior to final Site Plan approval for the proposal, for the property located at 1974-1978 Weston Road, 1984-1986 Weston Road and 3-5 Little Avenue, 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.
2. Provide a Heritage Lighting Plan that describes how the exterior of the heritage properties will be sensitively illuminated to enhance their heritage character to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.
3. Submit a Signage Plan to the satisfaction of the Senior Manager, Heritage Planning.
4. Provide an Interpretation Plan for the subject properties, to the satisfaction of the Senior Manager, Heritage Planning and thereafter shall implement such Plan to the satisfaction of the Senior Manager, Heritage Planning.

d. That prior to the issuance of any permit for all or any part of the properties at 1974-1978 Weston Road, 1984-1986 Weston Road and 3-5 Little Avenue, 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(s) as are acceptable to the Senior Manager, Heritage 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.
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, to secure all work included in the approved Conservation Plan, 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 existing interior floor plans and original drawings as may be available, to the satisfaction of the Senior Manager, Heritage 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 and Interpretation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.

2. Provide replacement Heritage Easement Agreement photographs to the satisfaction of the Senior Manager, Heritage 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 1974-1978 Weston Road, 1984-1986 Weston Road and 3-5 Little Avenue 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 properties at 1974-1978 Weston Road, 1984-1986 Weston Road and 3 Little Avenue.

FINANCIAL IMPACT

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

DECISION HISTORY

Weston Phase 1 Heritage Conservation District

The west portion of the site (1974 to 1986 Weston Road and 1-5 Little Avenue) is located within the Weston Phase 1 Heritage Conservation District (HCD). In 2004, Toronto West Community Council authorized the Weston Area as an area to be examined for future designation as a heritage conservation district. Subsequently, a heritage study of the area was conducted and in 2006 City Council designated the lands

under Part V of the Heritage Conservation Act and adopted the Heritage District Conservation Plan for the Weston Heritage Conservation District.

https://www.toronto.ca/wp-content/uploads/2018/01/962c-CityPlanning_Weston-HCD.pdf

BACKGROUND

Area Context

The subject property is located on the west side of Weston Road, south of Little Avenue. The property contains the following buildings, which are all included in the Weston Heritage Conservation District:

1974-1978 Weston Road, a 2.5-storey building, erected c.1900 that is currently occupied by Squibb's Commercial Stationers (which is noted in the Heritage Impact Assessment (HIA) as being the City's oldest bookstore in continuous operation). It was built as the office and residence of Dr. E. Frank Irwin, a prominent medical practitioner. The building is described in the HIA as a late Victorian residential design that has a "fairly restrained" design. It is a frame construction that is clad with red brick and sits on a stone foundation. The building's main façade (facing onto Weston Road) was originally symmetrically organized with two front entrance doors. One door likely accessed the house and the other provided access to the doctor's office. The front doors were positioned below an oriel window that projected slightly from the second floor, and was supported on three columns. Originally the window sills and lintels (on the front façade ground floor) were of cut stone, while other windows were detailed with segmental arches with brick coursing.

In the 1920s significant alterations were made when the ground floor was converted to commercial use. The glazed storefronts with recessed entries were added at this time.

1980 Weston Road, a 2-storey building, erected c.1920 that is a typical example of early-to-mid-twentieth century main street commercial design. It has a rectangular plan with flat roof and three second floor windows serving the upper residential units and a large glazed shop window with a separate entrance door at ground floor level. Although originally constructed of brick, the building has had man-made stone applied over the main façade (likely from the 1950s).

1984-1986 Weston Road, a 2-storey building erected c.1851 or earlier and extended around 1910. It was constructed as the home of James Gardhouse (who was the undertaker for the Village of Weston) and was later the original location of the Squibb Stationary store. This is a rare surviving example of Pre-Confederation building and of early nineteenth century Georgian architecture in this part of Toronto. It is a wood-frame building with a stone foundation, red brick chimneys and a low-pitched, side-gable roof that continues into a saltbox configuration. The front façade has evenly spaced, double-hung windows on the second floor with glazed storefronts at ground floor level. This balanced, symmetrical façade is characteristic of Georgian architecture. The southern bay of this building was added in 1910 when the ground floor was converted into a retail store and the shop fronts were introduced.

1 Little Avenue, is the entrance address of the single-storey side gable, frame building which forms the rear of property at 1984-1986 Weston Road. Its date of construction is unclear but is noted in the HIA as likely to be before 1910.

3 Little Avenue, a 2-storey building, erected c.1913 as an automobile repair shop for Charles Calhoun with residences at second floor level. The property is a good example of early-twentieth century industrial architecture. It is a red brick building with a shed roof that has four bays separated by brick pilasters. Each bay has a pair of rectangular windows on the second floor with the ground floor openings varying to meet the functional needs of the ground floor uses. Its simple ornamentation reflects its industrial heritage and comprises of decorative brickwork along the roof cornice, raised brick panels between the first and second stories and stone window sills and lintels.

5 Little Avenue, a 2.5-storey residential building, erected c.1923. As noted in the HIA it is a representative example of early 20th century vernacular residential architecture of Edwardian influence. It is a brick building with stone detailing, a large front gable and a front porch with a pedimented roof and brick piers. The bay window may not be original.

The six buildings included in the HCD date between 1851 and 1920 and are all considered as contributing to the HCD as they were built prior to 1960. The heritage consultant conducted an evaluation under Ontario Regulation 9/06 and as part of this HIA found that four of the six structures meet the criteria for individual cultural heritage value. Staff has concurred with this conclusion.

Nearby Heritage Register Properties

The Weston HCD (Phase 1) is divided into two distinct areas. The portion of the HCD associated with the project site is a small precinct and its character is predominantly associated with residential streets (Little Avenue and King Street Crescent) rather than the commercial buildings along Weston Road. Approximately 28% of the subject site is located in the HCD area and approximately 5% of the HCD area is comprised of the development site. All properties predating 1960 are considered as contributing in this HCD. Therefore, most properties in the district are classified as contributing (see map in Attachment 1) to the area's cultural heritage value.

Development Proposal

This application proposes to amend the Official Plan, the former City of York Zoning By-law No. 1-83 and City-Wide Zoning By-law No. 569-2013 to permit a mixed-use development including two tall buildings with heights of 35 and 29-storeys (including the mechanical penthouses) connected by a 8-storey podium that has a 2-3 storey base element. The proposed 8-storey podium would incorporate three of the identified heritage structures (1974-1978 Weston Road, 1984-1986 Weston Road and 3 Little Avenue) on the site, retaining the properties within the base of the podium. Three buildings, considered as contributing within the HCD, would be demolished (1980 Weston Road, 1 Little Avenue and 5 Little Avenue). The portion of the podium fronting Weston Road and Little Avenue would be articulated through varied setbacks and step backs above the third, fifth and eighth storeys. The proposed development intensifies the use of the site with the addition of new retail and residential uses.

The following buildings are proposed to be partially conserved:

- 1974-1978 Weston Road (A.T. Squibb's building)
- 1984-1986 Weston Road (James Gardhouse building)
- 3 Little Avenue (Charles Calhoun's Automotive Repair Shop)

The proposal will considerably change the physical form of these heritage buildings as significant alterations will be required to facilitate their conservation and integration into the two new mixed use buildings. All other buildings on the site will be demolished.

1974-1978 Weston Road

The building's conservation includes the Weston Road frontage, the front portion of the gable (up to the ridge line) and the associated side walls and the chimney, located at the ridge line. The back portions will be removed. The building rear of the roof ridge will be reconstructed with the new massing set back 2m behind the ridgeline. This represents a full 8 metre step back as measured from the front façade to the project podium.

No underground excavation is proposed underneath the building portion to be retained on site as a means to further mitigate any physical impact on the building due to the excavation and subsequent vibrations. The retained portion will remain on existing *ground* and its foundations will be undisturbed, save for necessary repairs for conservation purposes.

Elements of the Conservation Strategy include;

- Conservation insitu of the front building portion up to the ridgeline on the Weston Road (north) front facade
- Conservation insitu of the west and east side walls, up to the roof ridge line
- Conservation of the front portion of gable roof
- Partly reconstruct portions of rear which will be visible in front of the new podium in new materials to complement but still distinguish between the existing and new construction
- Repair bricks where damaged and repoint mortar joints, where required
- Remove paint from bricks and clean all brick surfaces
- Remove all windows and replace with new sympathetic wood units.
- Restore original bay window appearance on second storey (four window units)
- Restore bargeboard at central gable
- Rehabilitate storefront with a sympathetic historic appearance
- Replace asphalt shingles with new high quality asphalt shingles

The storefronts' current appearances has been heavily altered over the course of the buildings' evolution and the HIA proposes to rehabilitate them with a sympathetic historic appearance to maintain the commercial value of its evolution. The proposed appearance and colours will be informed by any original traces of fabric that may be found behind the current storefront materials. If no original heritage fabric is found, the

appearance will be modern in design, with modern materials, while respecting principles and proportions of historic storefront designs.

1984-1986 Weston Road

The building is located at the intersection of Weston Road and Little Avenue and will therefore be highly visible in the streetscape. Similar to its neighbour at 1974-1978 Weston Road, it will be partially conserved in situ up to the front portion of the roof to the ridge line. Associated side walls and the chimney, located at the ridge line, will also be retained in place. The proposed setback of the new podium is approx. 8m from the property line and approx. 4 metres from the ridge line of 1984-1986 Weston Road.

No underground excavation is proposed underneath the building portion to be retained on site as a means to further mitigate any physical impact on the building due to the excavation and subsequent vibrations. The retained portion will remain on existing ground and its foundations will be undisturbed, save for necessary repairs for conservation purposes.

Elements of the Conservation Strategy include:

- Conserve insitu the Weston Road (north) and Little Avenue (west) facades
- Conserve insitu half of the east facade
- Conserve the gable roof, including the two chimneys (the roof may require substantial repairs)
- Partly reconstruct portions of rear which will be visible in front of the new podium in new materials to complement but still distinguish between the existing and new construction
- Remove paint from wood cladding and wood casings. Repair wood elements, where damaged and replace severely damaged wood elements to match the originals.
- Repair bricks on the chimney where damaged and repoint mortar joints, where required
- Remove all windows and replace with new sympathetic wood units.
- Rehabilitate storefront with a sympathetic historic appearance based upon archival documents.
- Replace asphalt shingles with new high quality asphalt shingles.

The storefronts have been heavily altered over the course of the buildings' evolution and the HIA proposes to rehabilitate them with a sympathetic historic appearance to maintain the commercial value of its evolution. The proposed appearance and colours will be informed by any original traces of fabric that may be found behind the current storefront materials. If no original heritage fabric is found, the appearance will be modern in design, and sensitive to the historic character of the buildings.

3 Little Avenue

The building's Little Avenue facade as well as approximately 3.35 metres of each of the side walls are proposed to be conserved in-situ. All floors and the roof will be removed and a new internal structure will be built with non-combustible materials. The step backs will be 3.35 metres to the main podium level.

To mitigate the massing relative to the heritage property, the walls will be partly reconstructed (internally), with new materials, beyond the 3.35m retention, to align with the original configuration and coordinate with the new interior space. The podium notch to either side of the heritage property (setback 3.35 metres) will contain a horizontal glazed element to allow the interior partly reconstructed side walls to be visible and complete the building form.

Additionally, the ground floor of 3A Little Avenue is proposed to be restored with a larger opening to relate more closely to its original appearance as an automotive repair shop.

Original wood double hung windows are still present on the building, albeit altered with aluminium exterior storm sashes (which can be removed). The windows are proposed to be retained and restored.

Podium design

The new massing at the base consists of two portions: a lower portion at the level of the heritage buildings and an upper level above the heritage buildings. Above the heritage buildings, the massing of the podium was revised from the original August 2019 submission which proposed an overhang above the heritage buildings. This overhang was eliminated. The materials proposed for the podium are meant to contrast with the existing heritage buildings, by the use of glass and aluminum frames at the upper podium level with modern sympathetic brick construction at the lower podium level where it is adjacent to heritage resources. Podium materiality will be further explored during the Site Plan Control stage.

Heritage Planning Policy Framework

The Planning Act

The Planning Act guides development in the Province of Ontario. It 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" and 2(r) "to a built form that is well designed and provides for a sense of place."

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure
- ensuring the sufficient provision of housing to meet changing needs including affordable housing
- ensuring opportunities for job creation
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards
- conservation of cultural heritage and archaeology

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the Planning Act and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

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, management and use 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 states 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."

Provincial Plans

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 to 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 to Provincial Plans.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on May 16, 2019 and was amended through an Order in Council that came into effect on August 28, 2020. This plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2017. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part.

The Growth Plan (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."

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."

3.1.5.16: "Properties on the Heritage Register and publicly known archaeological sites and artifacts will be promoted through educational programs, museums, local celebrations and other programming opportunities."

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 façades alone is discouraged."

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "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.

The Standards and Guidelines can be accessed here:
<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

Weston Heritage Conservation District

This Plan includes guidelines that inform permitted changes to the HCD, with the intent to identify and protect cultural heritage value. As the HCD Plan was created in 2006, prior to Toronto's current development pressures, the Plan did not anticipate change to include high-rise construction and was intended mainly to identify the area's cultural heritage value and for providing guidelines for low scale building renovations or additions. As such, it is challenging to assess the development proposal with respect to the guidelines of the Weston HCD Plan. Nevertheless, Section 5.8 of the Weston Heritage Conservation District Plan contains provisions to guide development for properties fronting onto Weston Road, including the following:

- Building height will be governed by the Zoning By-law and will not exceed the heights permitted
- New and renovated buildings must be designed to be sympathetic to the attributes of the buildings which make up the historic Weston Village through massing, rhythm of solids and voids, significant design features and quality materials
- New and renovated buildings must maintain and enhance the continuity of the street edge by building out to the front property line
- New and renovated buildings should extend the full extent of the property width. Exceptions may be permitted where it is desirable to maintain view corridors

- New and renovated buildings that contain a street-related commercial component must be characterized by one storey commercial facades with non-commercial facades above
- The facades of new and renovated buildings must be sympathetic to the heritage character of the existing built form by respecting the rhythm of the store widths in Weston Village. This is particularly crucial to large developments which may contain considerably larger interior spaces on the ground floor

COMMENTS

Heritage Planning staff has reviewed the Heritage Impact Assessment submitted in support of the proposal prepared by Goldsmith Borgal Ltd. Architects, for conformity with the Planning Act, the Provincial Policy Statement, the Growth Plan, the City's Official Plan heritage policies, the Standards and Guidelines for Conservation of Historic Places in Canada and the guidelines within the Weston Phase 1 HCD Plan.

In general, staff note that the Weston Phase 1 HCD Plan does not envision the scale of development proposed in this application. Community Planning, with input from the Councillor's office and the community, have determined that the height and massing is appropriate for the site and therefore the height and massing will be recommended for approval through the Planning review process.

Conservation Strategy

The original proposal sought to demolish the two heritage properties (1974-78 and 1980 Weston Road) at the Weston Road frontage and just conserve the façade of the corner property at 1984-86 Weston Road. The front façade of the property at 1974 -76 Weston Road was proposed to be removed, panelized and reconstructed and the property at 3 Little Road originally had a step back of only 2 metres. Heritage Planning staff worked with the applicant to considerably improve the conservation strategy for the heritage properties on the application site.

The revised strategy now retains substantive portions of the Weston Road properties, particularly as the excavation was moved back from the property lines to a cut line located under the roof ridges. A storefront and façade rehabilitation and restoration scheme was also improved and are now based upon archival information (see Storefront Concept drawings in Attachment 3). The podium was also redesigned in a manner that reduces the overwhelming massing impact that the previously proposed cantilever provided. Materials were changed to relate more sympathetically to the heritage properties. Staff will work with the applicant at the site plan control stage to try to include additional internal demising walls within the retained heritage buildings and to include internal floors to ensure the integrity of these historic buildings.

At 3 Little Avenue the step back was increased somewhat from 2 metres to 3.35 metres and external sidewalls are now retained to this setback line. Although a greater step back would be preferred, staff worked with the applicant to mitigate the impact of proposed 3.35 metres step back by further delineating the footprint of the heritage

property by having the side walls reconstructed internally so that they will appear extruded and aligned with the external side walls. The base notch to either side of the heritage property (setback 3.35 metres) will contain a horizontal glazed element to allow the partly reconstructed interior side walls to be visible and to complete the building form. Staff also worked with the architect to design cladding surrounds so that the heritage property appears as integral to the development and not a framed object (see Attachment 3).

Revisions to the project concept have resulted in increased stepping back of the podium base to the rear of the heritage properties fronting on Weston Road in order to conserve the sense of their discrete three dimensional form, scale and depth. Additionally, the previously proposed cantilevered massing above the heritage properties has been eliminated at Weston Road and Little Avenue. The changes to the base massing lessens the dominance of the new massing relative to the heritage properties and provides a sense of the original Weston village character as perceived from the street frontage. The materials proposed for the base are meant to contrast with the existing heritage buildings at the upper level. This accords with the HCD Plan's intention that new construction should appear to be new and not pretend to be historical or simply old by copying historic details that are inappropriate in contemporary construction..."

The setback between the two heritage structures along Weston Road was a requirement from Transportation Services to provide the Right Of Way width in compliance with the Official Plan. Although this setback will not maintain the continuity of the street edge as sought by the HCD guidelines it will ensure the visual prominence of the heritage buildings within the street and help to ensure they are not overwhelmed by the height and massing of the proposed new podium. The impact of the staggered front yard setbacks is mitigated by designing the new street wall along Weston Road to have a similar height to the heritage building at 1974-1978 Weston Road. Staff will continue to work with the applicant and other City Agencies at the site plan control stage regarding the detailed design of the base.

Staff has worked with the applicant to ensure that a high quality rehabilitation and restoration strategy is included for the windows, doors and storefronts of all of the conserved properties. Special attention was focussed upon the Weston Road properties, especially the highly visible Pre-Confederation corner property at 1984-1986 Weston Road (c. 1851).

Removal of buildings on the site

A total of five buildings on the site are proposed to be removed. Two of these buildings are located outside of the HCD boundary and are not heritage resources; 1956-1966 Weston Road, the supermarket and 1970-1972 Weston Road, a two-storey stucco-faced building. The removal of these buildings will not impact the heritage value of the HCD.

The buildings at 1980 Weston Road, 1 Little Avenue and 5 Little Avenue are included in the HCD boundary and, due to their age as pre-1960 houses are identified as contributing heritage properties. Despite their classification, staff are of the opinion that

the demolition of 1980 Weston Road and 1 Little Avenue will not negatively impact the heritage values found in the HCD.

In contrast, staff are of the opinion that the demolition of the property at 5 Little Avenue will affect the character of the Weston Phase 1 HCD. Staff acknowledge, however, that the existing building cannot be feasibly integrated given the site conditions and the required vehicular entry to the site, which cannot occur via Weston Road. While this house supports and maintains the residential character of the Weston area, it is similar to other residences in the vicinity and, from a policy perspective, staff note that the HCD plan's guidelines only discourage demolition, resulting in the consideration of demolition on a case by case basis. Given the location of 5 Little Avenue at the edge of the application site and its proximity to the commercial collection of buildings along Weston Road (including the originally commercial building at 3 Little Avenue), staff consider that the overall conservation strategy that includes considerable restoration and rehabilitation of three remaining contributing buildings is acceptable.

Heritage Easement Agreement and Additional Plans

Conservation Plan

Should Council approve the proposed conservation strategy, the owner will be required to submit a Conservation Plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning.

Interpretation, Signage and Lighting Plans

Should Council approve the proposed conservation strategy, prior to final Site Plan approval for the proposed development, the applicant should be required to submit a heritage lighting plan, a signage plan and a heritage interpretation plan to the satisfaction of the Senior Manager, Heritage Planning. The lighting plan should provide details of how the heritage properties will be lit so that their unique heritage character is highlighted. The signage plan should provide parameters for new commercial signage to ensure that the heritage values, attributes and character of the heritage buildings are conserved. The interpretation plan should serve to communicate the cultural heritage values of the retained heritage buildings and this part of the village of Weston to users and visitors to these buildings.

Heritage Easement Agreement

Staff is recommending that the owner enter into a Heritage Easement Agreement to secure the long-term protection of the properties.

CONCLUSION

Staff are supportive of the proposal to alter the properties at 1974-1978 Weston Road, 1984-1986 Weston Road and 3-5 Little Avenue and, within the context of a related planning application, are prepared to support the demolition of the properties at 1980 Weston Road, 1 Little Avenue and 5 Little Avenue to allow for the proposed mixed use development. The overall conservation strategy is supported conditionally upon the applicant undertaking the conservation and mitigation strategies proposed for the site and in that context staff are of the opinion that the proposal has been designed to conserve the cultural heritage values, attributes and character of the HCD and the individual heritage properties. Staff will continue to work with the applicant at the site plan control stage regarding the detailed design of the base and the details of the conservation strategy.

As such, heritage planning has concluded that the proposal meets the intent of the Planning Act, the Provincial Policy Statement, the Growth Plan (2020), the City of Toronto's Official Plan heritage policies in conjunction with the Standards and Guidelines for the Conservation of Historic Places in Canada, and the Weston Phase 1 HCD Plan.

CONTACT

Dan DiBartolo
Senior Heritage Planner, Heritage Planning
Urban Design, City Planning
Fax: 416-392-1973
Email: dan.dibartolo@toronto.ca

SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

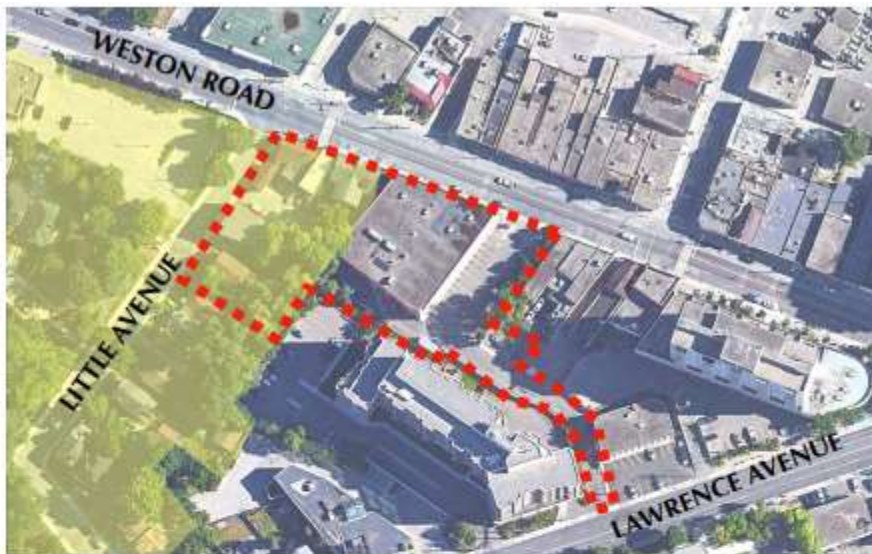
ATTACHMENTS

Attachment 1 - Location Maps
Attachment 2 - Photographs
Attachment 3 - Selected Drawings and Renderings

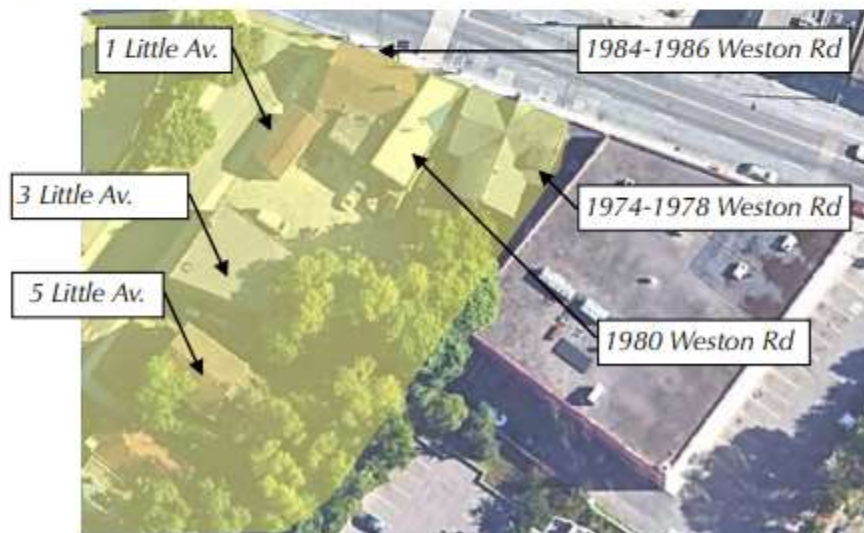
LOCATION MAP

ATTACHMENT 1

1974-78 Weston Road, 1984-86 Weston Road and 3 Little Avenue



Google aerial view of the subject site (in a red dashed boundary). The extent of the Weston Heritage Conservation District is approximately indicated in a yellow hatch.



Location Map, showing the site above, delineated by red dashed line. Properties within Weston HCD indicated below with arrow.
(Source: GBCA Architects)

PHOTOGRAPHS

ATTACHMENT 2

1974-78 Weston Road, 1984-86 Weston Road and 3 Little Avenue



1974-1978 Weston Road. This property is proposed for conservation. (Source: GBCA Architects)



1980 Weston Road. This property is proposed for demolition (Source: GBCA Architects)



Corner Property at 1984-86 Weston Road. This property is proposed for conservation.
(Source: ERA Architects Inc.)



1 Little Avenue. This property is proposed for demolition (Source: GBCA Architects)



3 Little Avenue. This property is proposed for Conservation (Source: GBCA Architects)



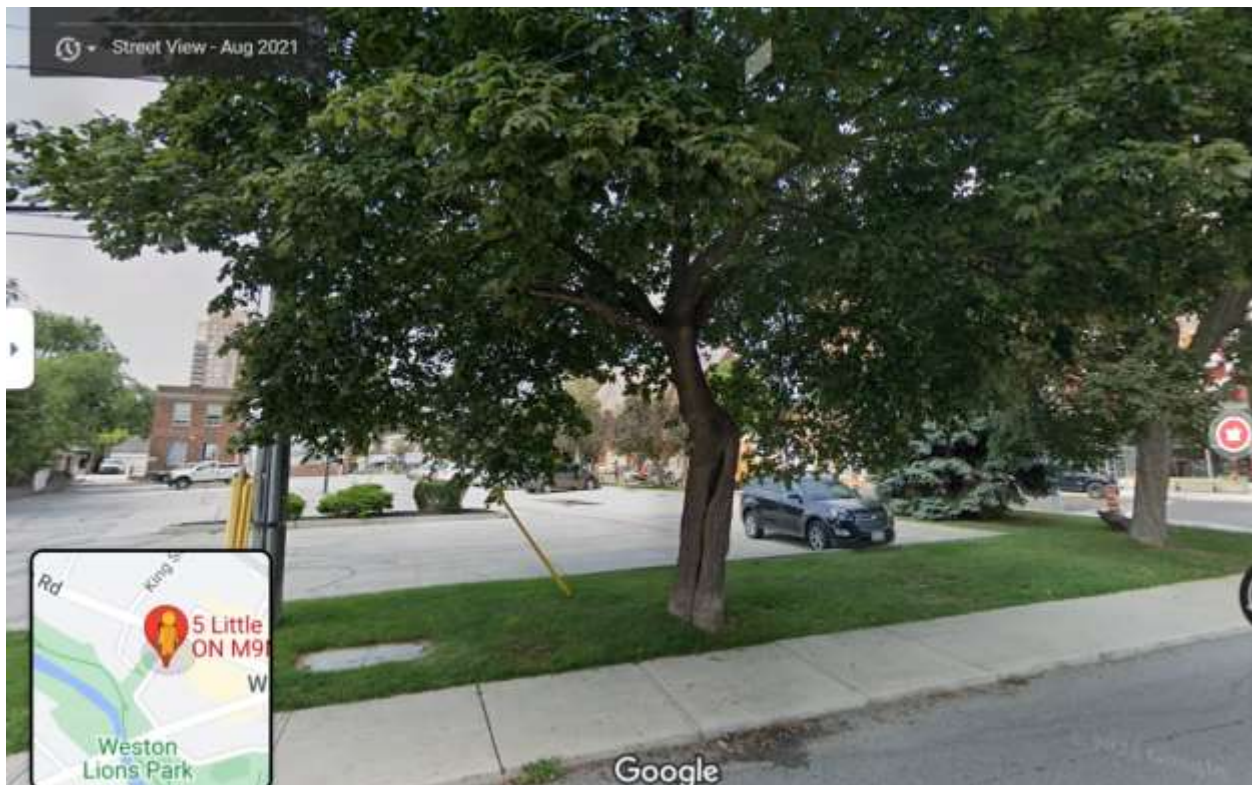
5 Little Avenue. This property is proposed for demolition (Source: GBCA Architects)



1974-78 Weston Road. 1907 Photo. Note second floor bay window with four window units will be restored. (Source: GBCA Architects)



1984-86 Weston Road. 1933 photo. Note, Old Town Hall across Little Avenue at right. Since demolished. Currently, surface parking area. (Source: GBCA Architects)



HCD Photos in context to site. Little Avenue. Across the street from the project site. Note, much of the Weston Road frontage in this portion of the HCD is bounded by surface parking lot, comprising most of the Weston Road total frontage in the District. (Source: Google Maps)



Little Avenue, within the HCD, looking towards the subject site. (Source: Google Maps)

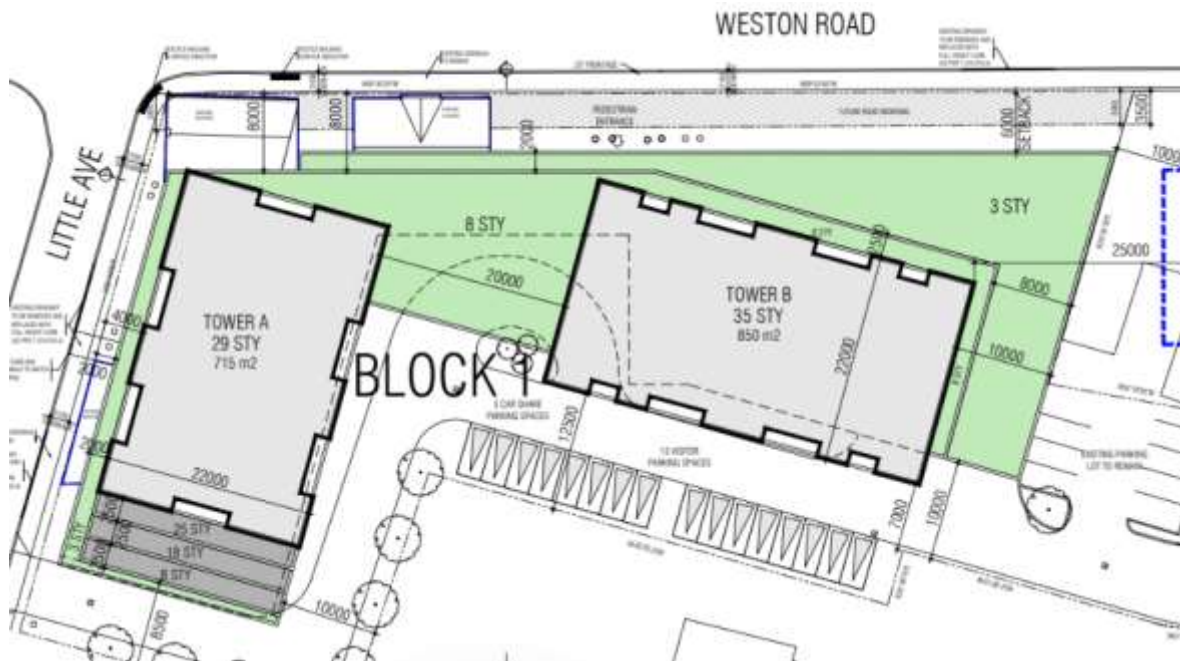


Weston Road. Opposite side of the street from subject properties (Not in HCD) (Source: Google Maps)

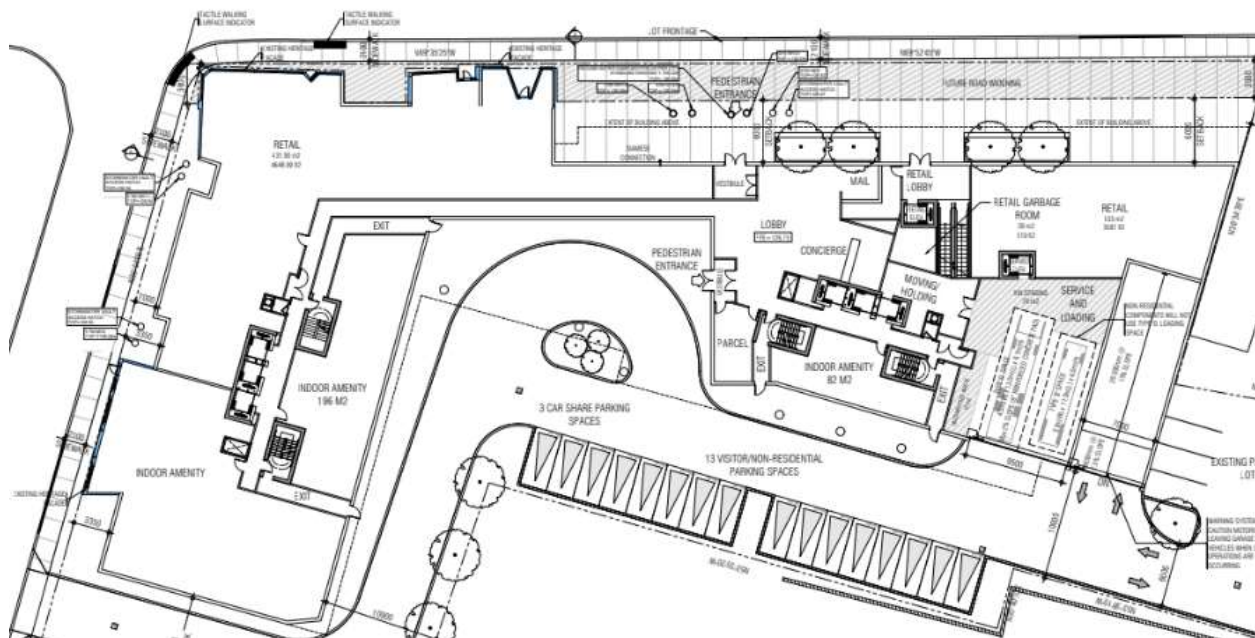
SELECTED DRAWINGS

ATTACHMENT 3

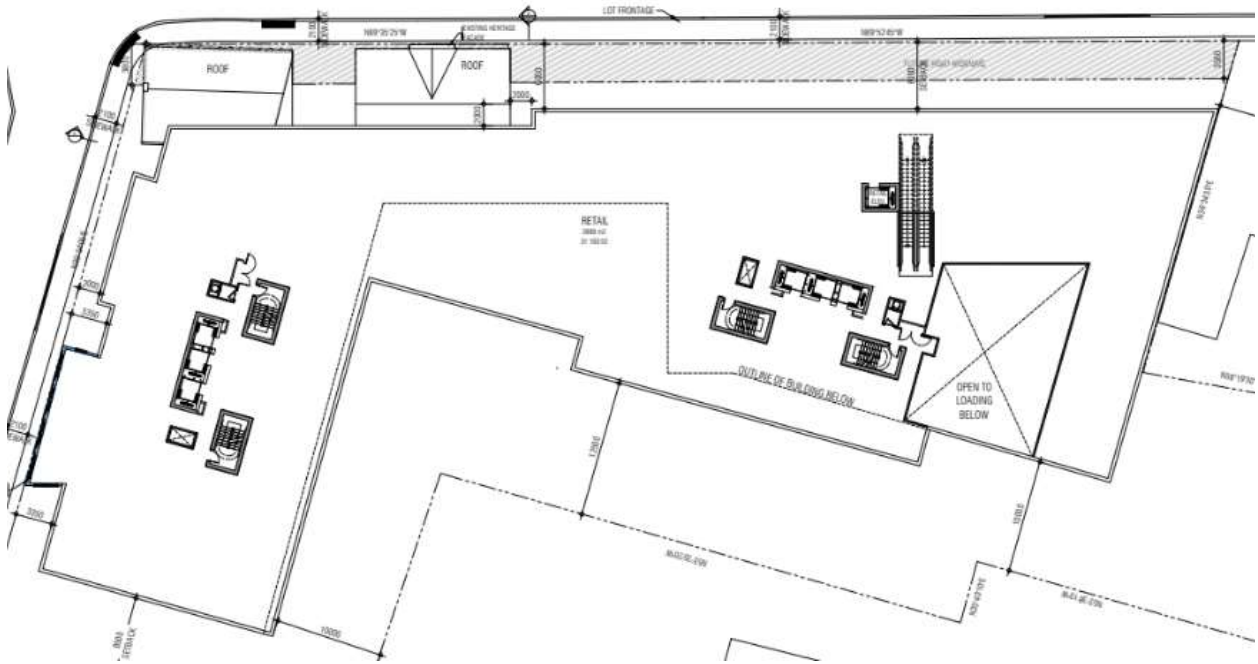
1974-78 Weston Road, 1984-86 Weston Road and 3 Little Avenue



Site plan included for illustration purposes. For the complete and clear drawing set, please visit the [Application Information Centre](#).



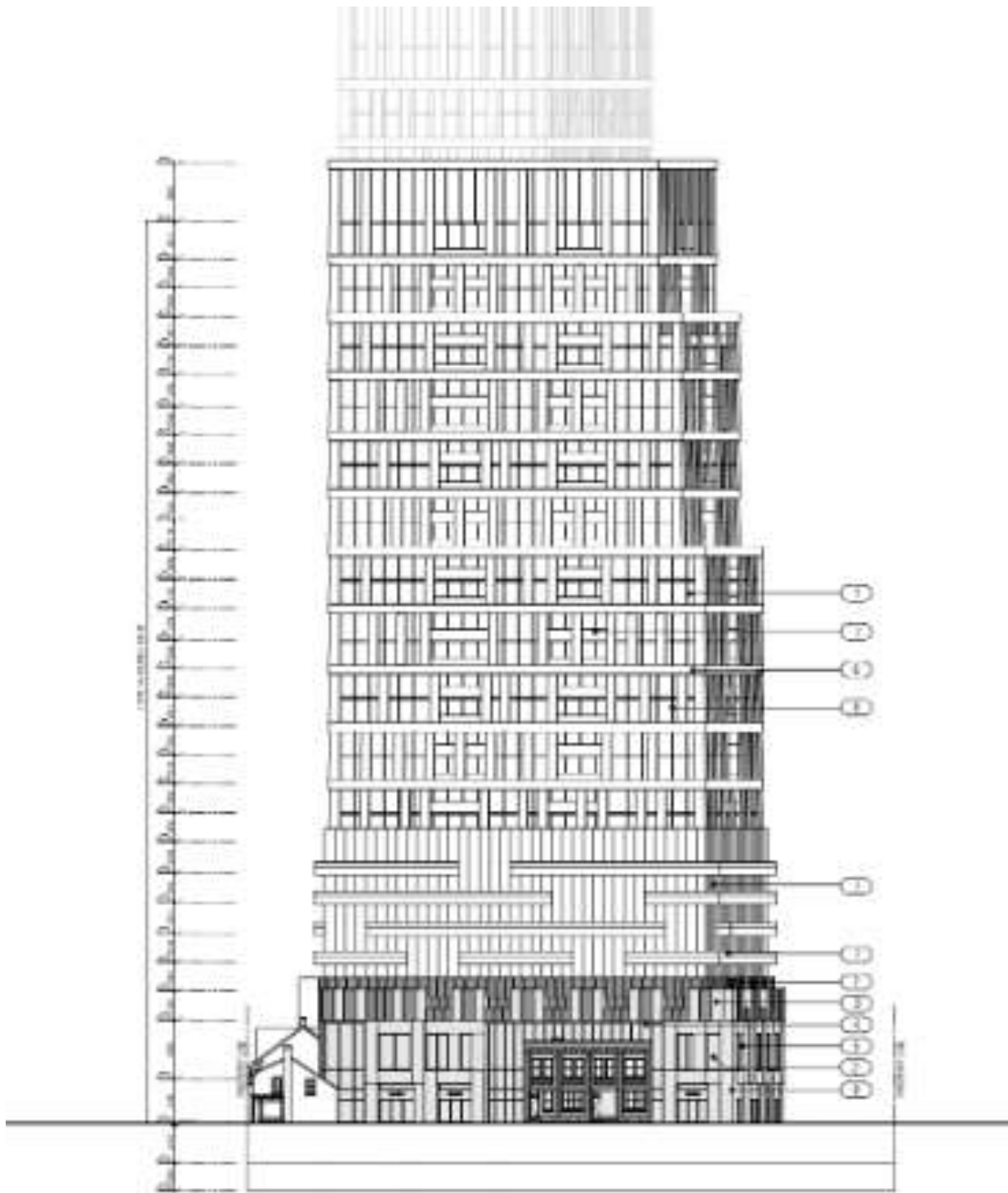
First Floor Level. For the complete and clear drawing set, please visit the [Application Information Centre](#).



Second Floor Level. For the complete and clear drawing set, please visit the [Application Information Centre](#).



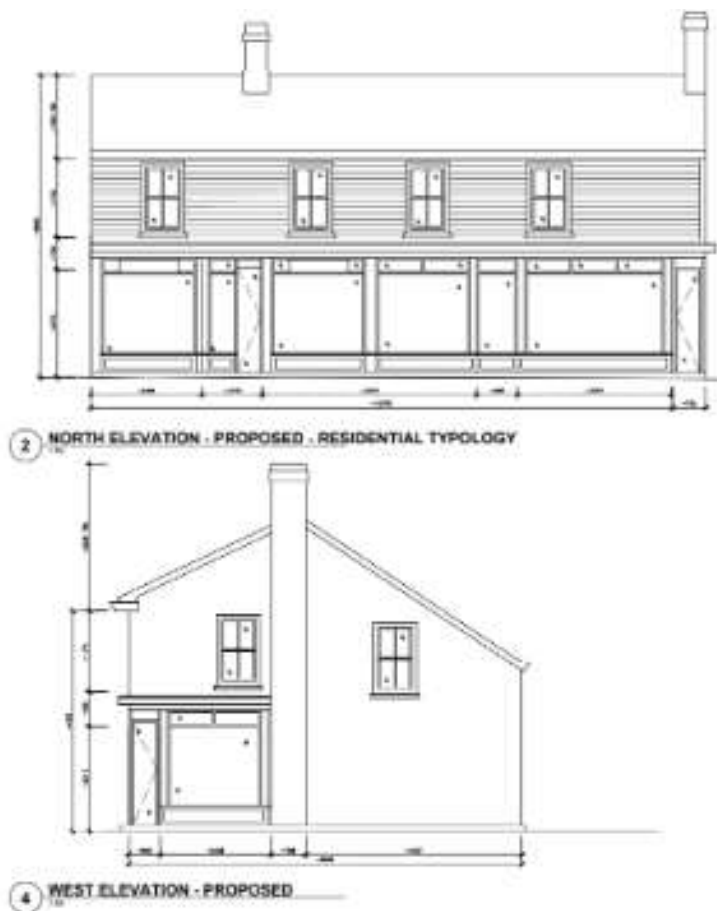
Elevation along Weston Road. Heritage properties back to podium which is has an 8 metre step back. For the complete and clear drawing set, please visit the [Application Information Centre](#).



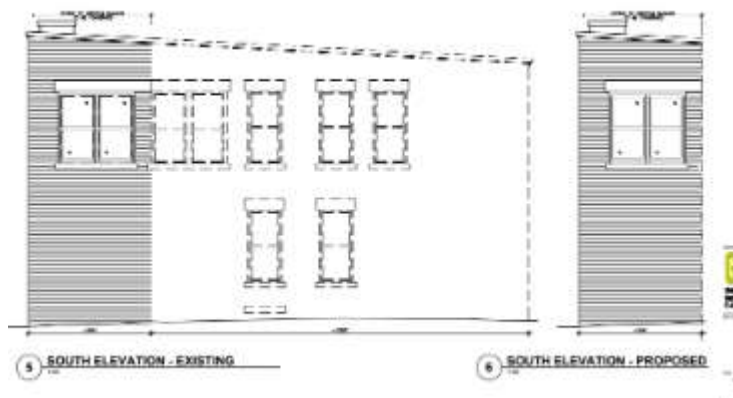
Elevation at Little Avenue. For the complete and clear drawing set, please visit the [Application Information Centre](#).



1974- 1976 Weston Road Proposed Façade Rehabilitation and Restoration



1984- 1986 Weston Road Proposed Façade Rehabilitation and Restoration



3 Little Avenue Proposed Façade Rehabilitation and Restoration



Rendering looking at two heritage properties on Weston Road and 3 Little Avenue



Rendering looking up Weston Road



Rendering looking along Little Avenue