

PRELIMINARY HERITAGE IMPACT ASSESSMENT FOR WORKING GROUP DISCUSSION

33-45 Avenue Road and 136-138 & 140-148 Yorkville Avenue

Issued: August 27, 2014



York Square

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Cover image: York Square, looking north-east from the corner of Yorkville Avenue and Avenue Road (Source: ERA Architects Inc.)

EXECUTIVE SUMMARY

This report has been prepared for Empire Communities (Yorkville) Ltd. for the properties municipally known as 33-45 Avenue Road and 136-138 and 140-148 Yorkville Avenue (the “Consolidated Development Site”).

The Consolidated Development Site includes a commercial complex known as York Square, which was included on the Inventory of Heritage Properties in December 2013. On July 8, 2014, Toronto City Council (“Council”) stated its intent to designate the York Square property under Part IV the Ontario Heritage Act. The Consolidated Development Site is adjacent to the East Annex and Yorkville-Hazelton Area Heritage Conservation Districts.

Designed by Barton Myers and Jack Diamond in the late 1960s, York Square was, at the time, a new response to a downtown neighbourhood in need of revitalization. The project rehabilitated a number of early 1900s Victorian-style houses and replaced others with a new two storey building framing an internal open-air courtyard.

A previous proposal submitted in 2012 contemplated a multi-storey tower that did not incorporate any elements of the York Square complex. At that time, the Consolidated Development Site was not included on the City of Toronto Inventory of Heritage Properties and no HIA was requested by City staff.

A revised proposal that includes additional properties on Yorkville Avenue is currently in the design development stage, and will be discussed as part of a future Working Group. The final design has not yet been determined.

Three options are presented in this HIA:

1. Full retention of the existing York Square complex (no redevelopment).
2. Retain the existing rehabilitated Victorian house-form buildings at 33-41 Avenue Road and create a new publicly accessible courtyard fronting Yorkville Avenue. Demolish the remainder of the existing buildings and replace with a to-be designed multi-storey tower and podium.
3. Construct a multi-storey tower atop a U-shaped podium that integrates a new publicly accessible courtyard fronting Yorkville Avenue and retains a portion of York Square’s iconic red brick Avenue Road storefront. Demolish the remainder of York Square.

To be effective, the emerging design must strike a balance between heritage conservation and urban planning goals and should consider the needs of owners, users, and community interests. Each option will be evaluated in conjunction with the Council-adopted Reasons for Designation contained in the City of Toronto staff report dated January 6, 2014.

Council has directed that a Working Group be established in consultation with the Ward Councillor, to reach a consensus on a preferred development option. Findings and outcomes are anticipated in the first half of 2015. This document may be used by the Working Group to guide discussion and inform decisions relating to heritage conservation on the Consolidated Development Site.

1 INTRODUCTION

1.1 Scope of the Report

This Preliminary Heritage Impact Assessment (“HIA”) has been prepared by ERA Architects Inc., for the purposes of the Council-directed Working Group established to discuss the potential redevelopment of York Square. A future HIA will be required following the conclusion of the Working Group process, anticipated in the first half of 2015.

Purpose and Scope

The purpose of an HIA, according to the Heritage Impact Assessment Terms of Reference for the City of Toronto is to evaluate the proposed development in relation to cultural heritage resources and recommend an overall approach to the conservation of the heritage value of these resources. This HIA presents three options to the Working Group. Recommendations and conservation strategy will follow in a second HIA anticipated in the first half of 2015.

1.2 Present Owner Contact

*Armstrong Planning & Project Management c/o Stephen Armstrong
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1.3 Site Location

The site is located on the north east corner of Avenue Road and Yorkville Avenue and is municipally known as 33-45 Avenue Road and 136-148 Yorkville Avenue (the “Consolidated Development Site”).

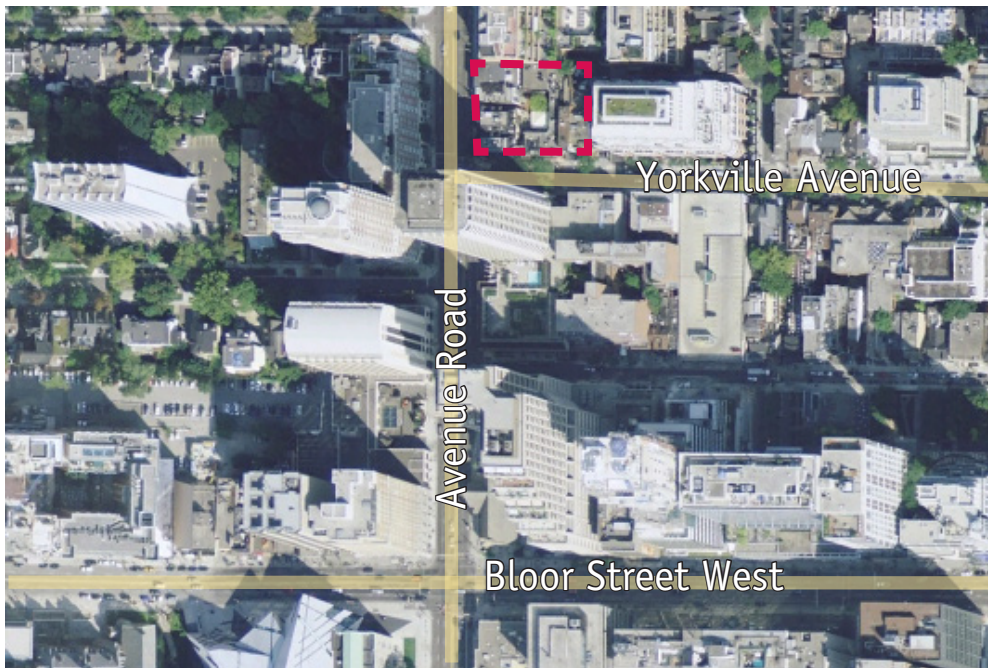
North of the Development Site is the eight storey mixed-use Hazelton Lanes complex, which includes retail at the lower, ground, and second floor levels with residential units above.

The nine storey Hazelton Hotel and Residences are located to the east.

South of the Development Site is Yorkville Avenue and the former Four Seasons Hotel tower, currently being converted to a condominium.

On the west side of Avenue Road across from the Development Site is the Prince Arthur condominium complex and the Park Hyatt hotel north tower further south.

For photographic documentation of the Consolidated Development Site, see Appendix 4 of this report.



1. Location of 33-45 Avenue Road and 136-138 & 140-148 Yorkville Avenue (Google Earth, annotated by ERA Architects Inc.)

1.4 Heritage Recognition

The property at 33 Avenue Road, known as York Square, was included on the Inventory of Heritage Properties in December 2013, and Toronto City Council stated its intention to designate the property under Part IV of the Ontario Heritage Act on July 8, 2014. At the time of the original 2012 zoning by-law amendment application, City staff did not require an HIA.

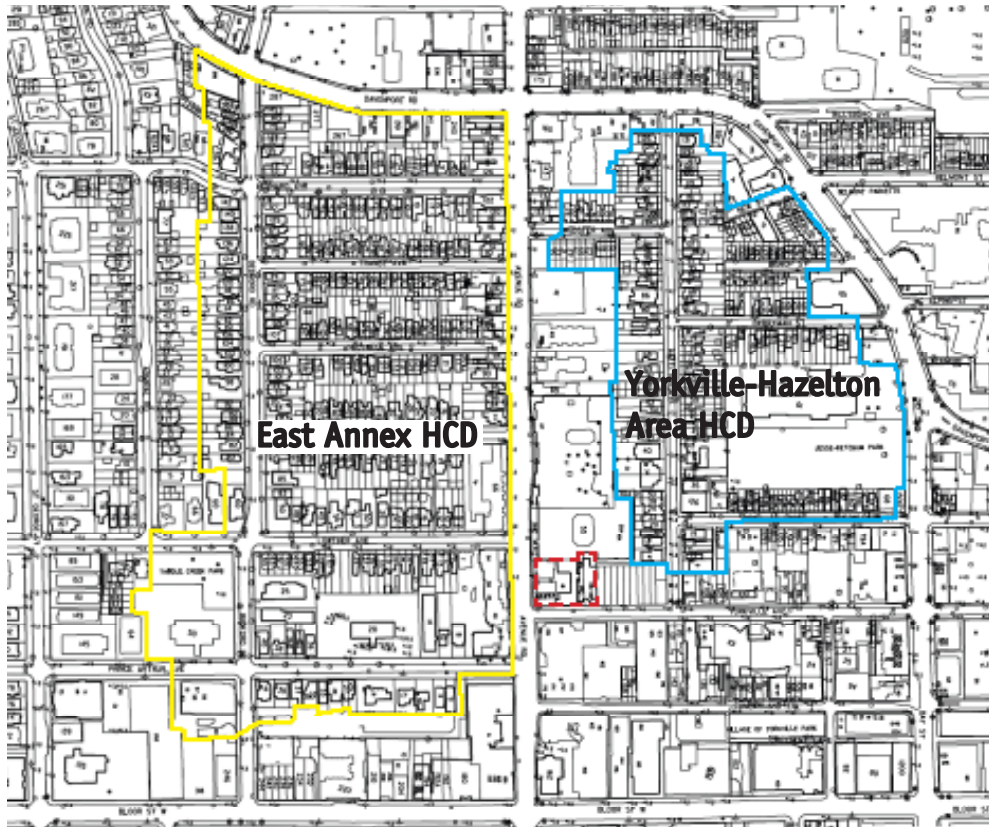
The Consolidated Development Site is nearby the East Annex and Yorkville-Hazelton Heritage Conservation Districts.

Provincial Policy Statement, 2014

Adjacent: for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

City of Toronto Official Plan, Chapter 3.1.5 (City of Toronto By-law No. 468-2013):

Adjacent: shall refer to those lands adjoining a property on the Heritage Register and lands that are separated from a property on the Heritage Register by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these; or, as otherwise defined in a heritage Conservation District Plan adopted by by-law.



2. Property Data Map showing adjacent Heritage Conservation District boundaries with Development Site outlined in red dashed line (Source: City of Toronto, annotated by ERA Architects Inc.)

2 BACKGROUND RESEARCH AND ANALYSIS

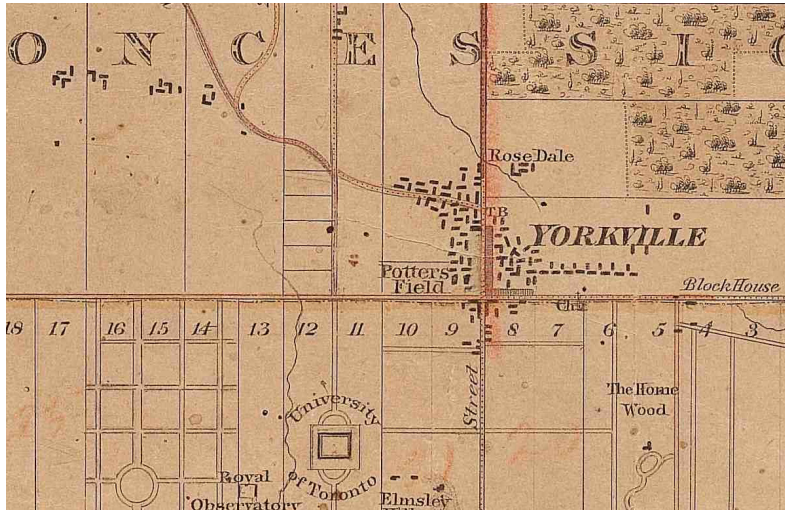
2.1 Site History

A comprehensive site history has been prepared by Heritage Preservation Services staff and included as Attachment 4 of the Council-adopted Intention to Designate Staff Report for 33 Avenue Road. An excerpt of the research and evaluation summary, included in Appendix 3 of this report, has been reproduced below:

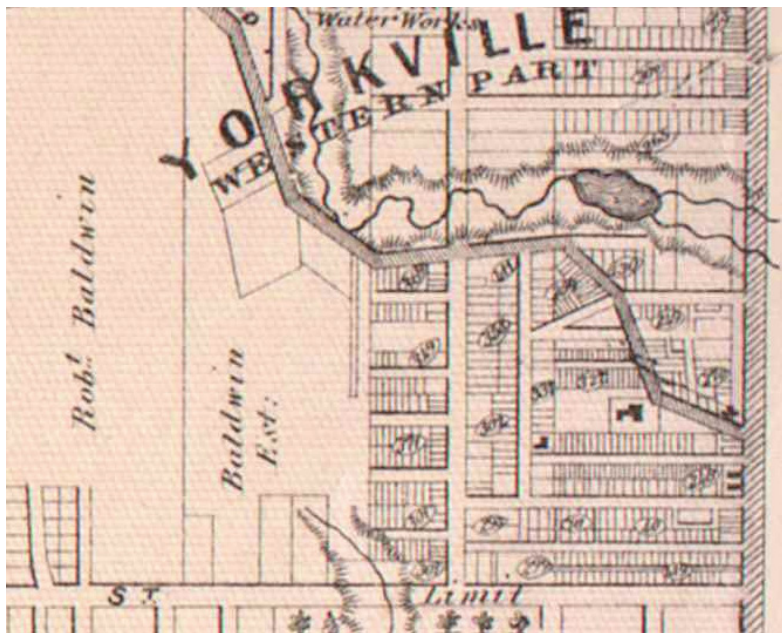
Avenue Road had originated by 1851 the year in which it is first recorded by J. O. Browne on his Plan of the Township of York bisecting Lot 22. (Image 3) This property had been granted c.1800 as one of the Park Lot Estates to the "Chief Justice" but no development on the property is indicated and in 1851 it was still undeveloped except that the west side of Avenue Road had been sub-divided into lots whose boundaries are now Prince Arthur, Lowther and Elgin Avenues. To the east, the village of Yorkville had been laid out in 1830 by Sherriff William Jarvis and Joseph Bloor on the west side of Yonge Street. By 1878 the York County Historical Atlas shows Cumberland and Yorkville Avenues had extended west as far as Avenue Road. (Image 4) The property at the northeast corner of Avenue Road and Yorkville Avenue (now 33 Avenue Road) had been subdivided into two long narrow lots parallel to Yorkville Avenue.

By 1884 Goad's Atlas records a wood house on each lot and these lots are two of five on the north side of Yorkville Avenue belonging to the White Estate, a distinct set of properties which are not part of the adjacent subdivisions. (Image 5) The two houses remained until 1903; the next edition of Goad's, but somewhere between this date and 1913 there is an increase in the density of building on the lots and those adjacent. (Image 6) The two houses are replaced with a pair of brick semi-detached houses on each lot with the addresses of 39-41 and 43-45 Avenue Road. To the north three row houses have replaced an earlier single dwelling at 47-51 Avenue Road. At 140-142 Yorkville Avenue a pair of semi-detached houses have been built in what had been the back yard of 39-45 Avenue Road. The increased density was matched by all houses being set closer to the street line.

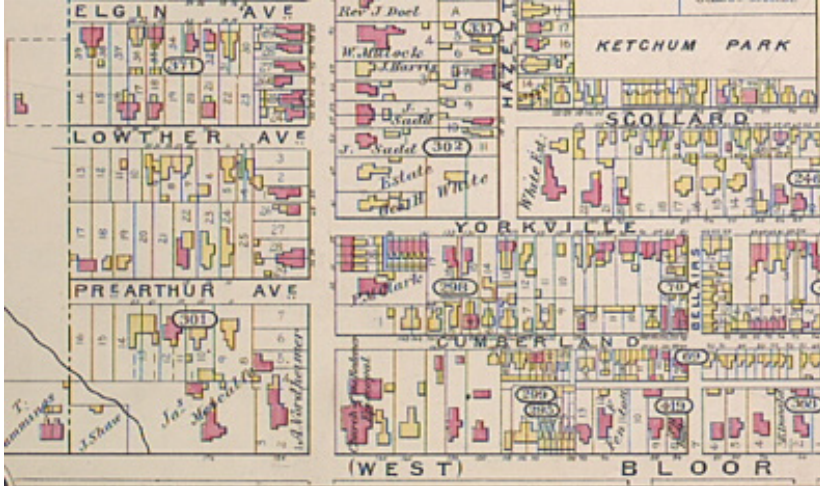
By 1924 an additional building has been constructed in the space that had remained between 45 and 47 Avenue Road (Image 7).



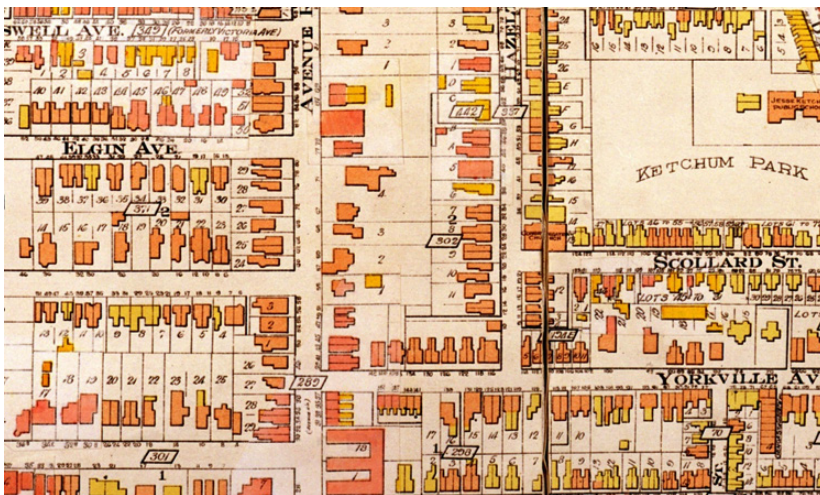
3. 1851 Plan of the Township of York, J.O. Browne (Source: Toronto Reference Library)



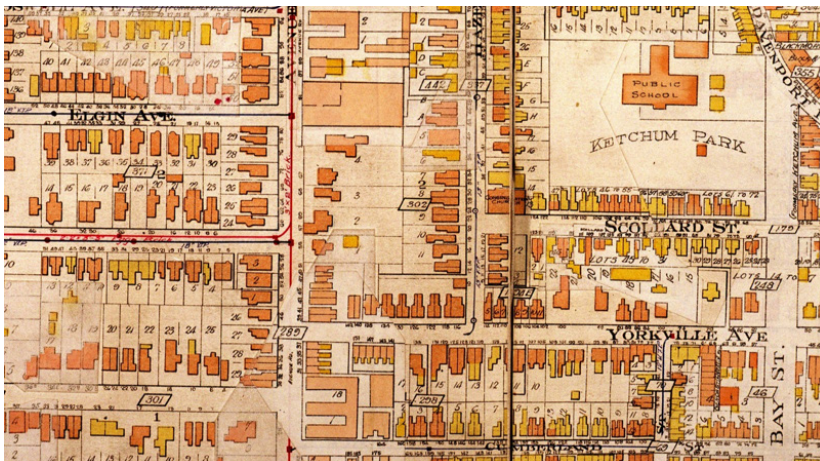
4. 1878 Illustrated Historical Atlas of the County of York (Source: Toronto Reference Library)



5. 1884 Fire Insurance Plan (Source: Toronto Reference Library)



6. 1913 Fire Insurance Plan (Source: Toronto Reference Library)



7. 1924 Fire Insurance Plan (Source: Toronto Reference Library)



8. 33-41 Avenue Road, pre-1968
(Source: Urban Toronto http://i200.photobucket.com/albums/aa112/thecharioteer/Buildings/brook3_img_assist_custom.jpg)



9. York Square, late 1960s (Source: BlogTo <http://www.blogto.com/upload/2014/02/20140218-YorkSquare-1960s-Alt.jpg>)

2.2 Design

York Square was designed by A J Diamond (b 1932) and Barton Myers (b 1934) in collaboration with graphic artist Barrie Briscoe. All three studied architecture at the University of Pennsylvania under Louis Kahn and Robert Venturi.

Planned around an open air courtyard, the complex is anchored by an abutting pair of semi-detached Victorian-style houses at the north east corner of Avenue Road and Yorkville Avenue. The houses have been modified, and the most notable alteration is the replacement of existing ground floor façades with a single continuous brick storefront featuring large round display windows on the Avenue Road frontage. Above the ground floor, the original façades have been maintained. The supergraphic designed by Barrie Briscoe has been removed. Additionally, the south elevation of 33 Avenue Road has been significantly modified, with alterations to window openings and the introduction of a modern brick plinth to mimic the design of the Avenue Road façade.

York Square continues to the north of the houses, separated by a pedestrian lane. The façades of the existing two and a half storey brick buildings were modified to accommodate new openings (including large round display windows) and re-clad with red brick to match the adjacent buildings to the south.

The open air courtyard is framed by a U-shaped block that extends across the east end of the site from the Hazelton Lanes complex to Yorkville Avenue.

The courtyard is accessed by pedestrian walkways on both Avenue Road and Yorkville Avenue. Access to the buildings is from Avenue Road, with secondary entrances along Yorkville Avenue and from the courtyard.

Barrie Briscoe's Supergraphic

Although now removed, the original design integrated a 'supergraphic' by artist Barrie Briscoe. The Briscoe work extended across the Avenue Road and Yorkville Avenue façades. The graphic was comprised of a green stripe and circles that encompassed the new and retained architectural features, with lettering spelling 'Yorkville' combined with a geometric shape. The graphic terminated at the east side of the Yorkville Avenue elevation, where the stripes split and joined a grey geometric shape.



10. Yorkville Avenue at Avenue Road looking north east towards York Square (Source: ERA Architects)

11. Bottom left: Detail of circular storefront window, Avenue Road frontage (Source: ERA Architects)

12. Bottom right: York Square courtyard, looking north east to Hazelton Lanes (Source: ERA Architects)



The Briscoe work was removed in 1976 with the construction of neighbouring Hazelton Lanes complex. Lyndia Ferrabee, writing in *Design Journal*, 1970, noted Briscoe “does not consider graphics as permanent works of art, to be preserved and revered...[rather]they are transient and expendable”.

Recognition

York Square was awarded an Ontario Association of Architects Award for its design in 1970 and was published in a number of national and international journals as a result of its innovation and creativity in responding to built-up urban areas in need of revitalization.



13. Yorkville Avenue at Avenue Road looking north east towards York Square, ca. 1970 (Source: <http://www.uniteditions.com/blog/supergraphics-barrie-briscoe/>)



14. Bottom left: Detail of Barrie Briscoe Supergraphic, Yorkville Avenue, ca. 1970 (Source: <http://www.uniteditions.com/blog/supergraphics-barrie-briscoe/>)

2.3 Architects

Excerpt taken from the City of Toronto “Intention to Designate” Staff Report - 33 Avenue Road, dated January 6, 2014 (refer to Appendix 3):

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 was one of the earliest projects of the firm and its principles of urban revitalization through the rehabilitation of existing buildings, appropriate infill, low-rise/high density and the creation of humanly scaled, well-designed urban space which endorsed an outspoken Modernist sensibility in form and material became the fundamentals for future projects. After the dissolution of practice in 1975 Diamond and Myers continued to practice independently producing work that has been consistently recognized for its high quality and influence. Jack Diamond has received numerous awards including being made an Officer of the Order of Canada as well as the 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.

2.4 Context

The Consolidated Development Site is located in the former Village of Yorkville. From the late 1800s to the 1950s, Yorkville evolved from a small village outside the City of Toronto limits to become a centre of Toronto’s arts and youth culture. As the area became more renowned, older buildings were renovated and new building forms were incorporated into the village fabric. This process allowed architects to creatively combine contemporary architecture with traditional building forms.

Architectural innovation occurring in Yorkville during the 1970s coincided and supported renewed interest in village-like urban landscapes; what urban historian Edward Relph termed “*quaintspace*”. Yorkville was well suited to this approach in accommodating small-scale retail shops, sidewalk patios and cafes, and pedestrian oriented lanes and open spaces.

3 STATEMENT OF SIGNIFICANCE

As of the date of this report, 33 Avenue Road was included on the City of Toronto Inventory of Heritage Properties. At the recommendation of City of Toronto Heritage Preservation Services (“HPS”) staff, Toronto City Council stated its intention to designate the property under Part IV of the Ontario Heritage Act on July 8, 2014. As part of the designation process, a statement of significance was prepared and included in the staff report prepared by HPS and considered by Council. The statement of significance adopted by Council is found in Appendix 3 of this report and reproduced below:

York Square (1968-9)

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.

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 heritage attributes of the property at 33 Avenue Road are:

- » 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)
- » The open air square
- » The 1968-9 red brick two story modern buildings enclosing the square
- » The rear façades 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

4 ASSESSMENT OF EXISTING CONDITION

The building components were graded using the following assessment system:

Good: Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.

Fair: Functioning as intended; Normal deterioration and minor distress observed; maintenance will be required within the next five years to maintain functionality.

Poor: Not functioning as intended; significant deterioration and distress observed; maintenance and some repair required within the next year to restore functionality.

Defective: Not functioning as intended; significant deterioration and major distress observed, possible damage to support structure; may present a risk; must be dealt with immediately.

The new masonry components of the ground floor veneer and the courtyard addition to the east show some impact damage and spalling at corners and where signage has been removed. There is also some step cracking in the mortar above openings and steel lintels that suggest concealed corrosion that is causing some rust jacking. It is important to note that along the south façade of 33 Avenue Road, the brick veneer on the ground floor was added at a later date and is not contemporary with the York Square redevelopment. The brick used is similar to the redevelopment brick but masonry details differ. Many new openings were introduced on the south elevation, and many original openings were modified. The spire on the east end of the addition is badly deteriorated at the top due to water infiltration. It requires repair and flashing. The new masonry is generally in fair condition with local areas of poor performance.

The existing building brick has been painted to mask the alterations and patching and repair over time. The underlying brick is in fair condition and there are some unsightly repairs and some deterioration below delaminating paint.

The existing wood trim, shingle cladding and eave details show failure in the paint surfaces. The west facing soffits on 39 and 41 Avenue Road are defective and will need to be replaced. The decorative shingle cladding is in poor condition in exposed areas and will need replacement. The gutters are filled with debris and are deteriorated and will need replacement.

In all visible locations of the heritage façade the windows are not original, and have been modified or replaced since the York Square redevelopment. The windows appear to be in fair condition. In some cases sash have been removed and new direct glazing applied to existing wood frames. In other locations new aluminum frame windows have been installed.

The west and south facing sloped roofs were only viewed from street level. It appears that they are asphalt and in defective condition, with disintegrating roof tabs. There is water damage to soffits in some locations. The roofing in these areas requires replacement. We did not review the condition of the interior of the building.

Please refer to appendix 4 for photographs of the Consolidated Development Site.

5 POLICY REVIEW

The following were among documents reviewed in preparing this HIA.

- » Heritage Impact Assessment Terms of Reference, City of Toronto (see Appendix 1);
- » The Ontario Heritage Act;
- » Ontario Regulation 9/06, Criteria For Determining Cultural Heritage Value or Interest (see Appendix 2);
- » Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada;
- » The Province of Ontario's 2014 Provincial Policy Statement for the Regulation of Development and Use of Land.
- » Toronto Official Plan, consolidated December 2010
- » Official Plan Amendment No. 199, to adopt new Heritage and Public Realm policies, enacted by City of Toronto By-law No. 468-2013
- » Official Plan Site and Area Specific Policy Nos. 211 & 225
- » Official Plan Amendment No. 203, to protect views of the Ontario Legislative Assembly, enacted by City of Toronto By-law No. 1321-2012
- » Yorkville-Hazelton Area Heritage Conservation District Plan, prepared by IBI Group, Area Architects Ltd. and Commonwealth Historic Resources for the City of Toronto
- » Bloor-Yorkville/North Midtown Urban Design Guidelines, City of Toronto
- » Tall Building Design Guidelines, adopted by Toronto City Council in May 2013

6 ASSESSMENT OF DEVELOPMENT OR SITE ALTERATION

6.1 Development Goals

- » Intensify the Consolidated Development Site through the addition of a multi-storey residential tower and increase commercial gross floor area
- » Include a publicly accessible private open space that maintains the spirit of the original York Square development
- » Create an appropriate gateway into the neighbourhood of Yorkville that meets the intent of applicable municipal guidelines and policies through architectural design and community consultation
- » Conserve the significant heritage attributes of York Square

6.2 2012 Proposal

The original application to amend the zoning by-law proposed a 38 storey tower above a four storey podium with varied stepbacks along the north, south, and west façades. The tower portion along the east façade steps up from ten to 16 storeys and then to 38 storeys. The podium along Avenue Road contained stepbacks above the second floor to be consistent with Hazelton Lanes to the north, while the podium along Yorkville Avenue was set back at the ground floor.

A pedestrian connection from Yorkville Avenue to Hazelton Lanes, secured through an easement, was proposed to be located mid-block adjacent to the residential lobby.



15. Rendering showing 2012 proposal (Source: Zeidler Partnership Architects & Richmond Architects Ltd.)

6.3 Conservation Options

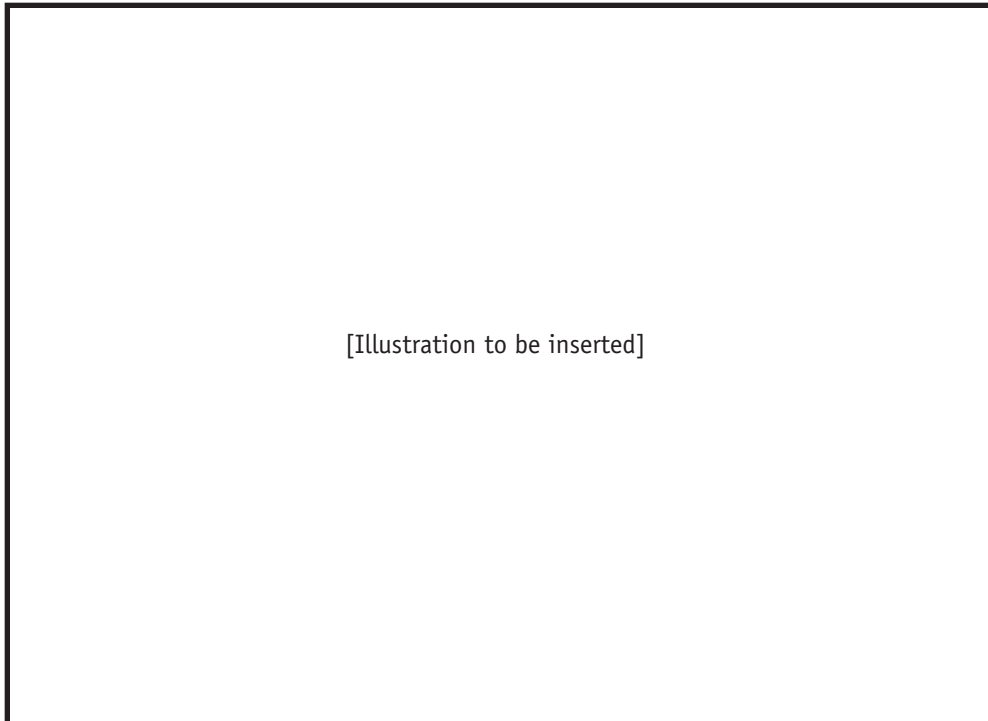
Three conservation options are presented and evaluated in this report. Option two is conceptual and has not yet been studied by the project architect to determine feasibility. Instead, the first two options have been included along with the third option proposed by Zeidler Partnership Architects and Richmond Architects Ltd. to foster discussion during the working group process and to assist in the decision-making process.

Option 1

The first option conserves the existing York Square complex in full. No redevelopment is proposed.

Option 2

Option two is conceptual and includes a multi-storey tower above a podium that wraps a new publicly accessible courtyard fronting Yorkville Avenue. The existing Victorian-style house-form buildings at 33-45 Avenue Road are conserved in full. The remaining existing buildings on the Consolidated Development Site are removed and replaced by the new tower and podium.

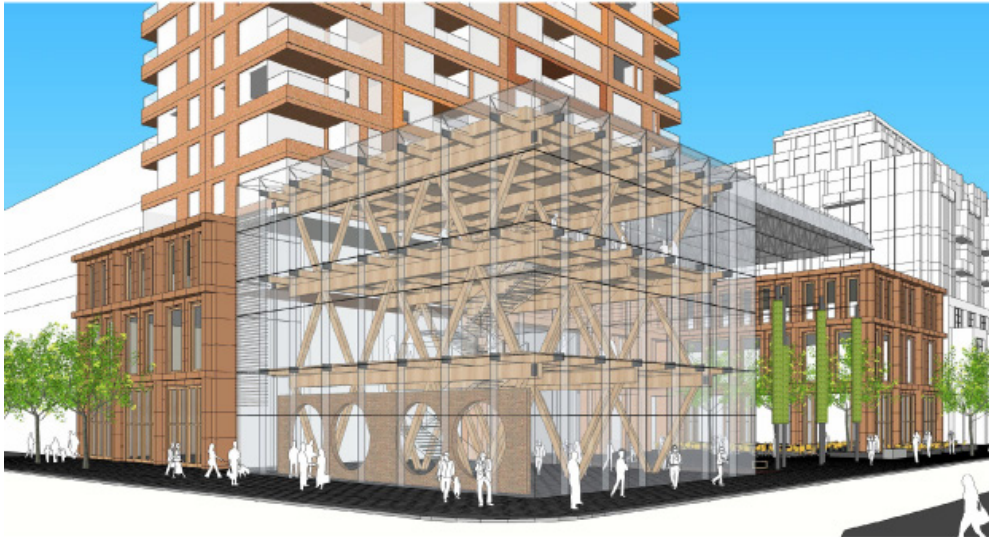


16. Illustration of option 2 to be provided prior to the first Working Group meeting.

Option 3 (Zeidler Partnership Architects and Richmond Architects Ltd.)

The third conservation option contemplates a multi-storey tower above a U-shaped masonry clad podium with a publicly accessible courtyard fronting Yorkville Avenue. The south west portion of the podium replaces the existing Victorian-style house-form buildings at 33-45 Avenue Road with a three storey glass structure that retains the single storey red brick storefront façade of a portion of the existing Avenue Road buildings (see figure 17). The remainder of the buildings on the Consolidated Development Site are proposed to be demolished.

Three levels of retail uses are proposed in the podium with residential uses contained in the tower above. Indoor amenity space is located on the fourth floor within the tower floorplate with contiguous outdoor amenity space on the north and east portions of the podium roof.



17. Rendering showing Option 3 (Source: Zeidler Partnership Architects & Richmond Architects Ltd.)

6.4 Assessment and Mitigation Approaches

The Standards and Guidelines for the Conservation of Heritage Places in Canada (the “Standards and Guidelines”) outlines the conservation process as a sequence of events beginning with the understanding of a historic place, to planning for its conservation, and finally intervening through projects or maintenance. This proposal is currently in the planning stage, which “should consider all factors affecting the future of an historic place, including the needs of the owners and users, community interests, the potential for environmental impacts, available resources and external constraints”.

The Standards and Guidelines continue by stating that the “most effective planning and design approach is an integrated one that combines heritage conservation with other planning and project goals, and engages all partners and stakeholders early in the process and throughout”. Each of the three options has been evaluated using the Standards and Guidelines in addition to other policies and guidelines listed in section 5 of this report.

The Working Group will inform the planning and design approach for the Consolidated Development Site.

Option 1

The option to fully retain the existing York Square complies with section 3.3 of the Bloor-Yorkville/North Midtown Urban Design Guidelines, where it is encouraged that the integrity of the entire original structure should be maintained and restored.

All of the heritage attributes identified in the Statement of Significance contained in section 3 of this report are conserved; however, this option does not integrate heritage conservation with other planning goals or consider the needs of the owners as encouraged by the Standards and Guidelines.

Option 2

This conceptual option continues the gradual evolution of York Square by retaining the rehabilitated buildings at 33-41 Avenue Road and creating a new public courtyard and pedestrian connections that evoke the spirit of the original Diamond and Myers design.

In this option, the flat-roofed late 1960s building is demolished and replaced with a new podium and the existing courtyard infilled to accommodate a new residential tower. The publicly accessible private open space provided by the existing courtyard is of value to the community, and as such is replaced by a new publicly accessible courtyard fronting Yorkville Avenue. Opportunities for spill-out retail or restaurant patio space may exist within the new publicly accessible private open space.

The retention of the existing rehabilitated Victorian-style house form buildings on Avenue Road are important in maintaining the landmark qualities of York Square. With appropriate tower setbacks, placement, and podium heights, this conceptual option is consistent with the intent of the Bloor-Yorkville/North Midtown Urban Design Guidelines and view corridor policies contained within OPA 199 that protect the silhouette of the Ontario Legislative Assembly Building.

Option two achieves a balance between intensification goals and heritage conservation.

Option 3

The proposed design is still under development and the final concept will be determined through a working group expected to commence in September 2014.

The current proposal option prepared by Zeidler Partnership Architects and Richmond Architects Ltd. includes the removal of the York Square complex. Mitigation measures have been integrated into the proposed design, and incorporate the spirit of the original York Square by introducing a new, larger publicly accessible courtyard that will be framed by the proposed new podium.

Existing pedestrian connections that are identified as heritage attributes in the Council-adopted Reasons for Designation (Appendix 3) are maintained and enhanced to connect with the new public courtyard.

The scale of the proposed U-shaped masonry-clad podium is similar to that of the existing York Square, and the new building will change the north east corner of the Yorkville Avenue and Avenue Road intersection by introducing a transparent three storey glazed structure that is intended to act as a gateway into the neighbourhood. Its visibility at the corner, made evident by the difference in

proposed podium materials and tower setback from Yorkville Avenue, will recreate the landmark quality of York Square. The proposed podium has been designed to match heights of the existing buildings being replaced by the new development.

This option is consistent with view corridor policies contained within OPA 199 that protect the silhouette of the Ontario Legislative Assembly Building.

The proposal makes reference to the 1960s Diamond and Myers design by retaining some of the iconic red brick Avenue Road storefronts with large circular windows. An interpretation plan may be created around this attribute to commemorate the important contribution that York Square made to the neighbourhood of Yorkville.

6.5 Working Group Process

The community, through a number of residents' associations and business improvement associations has indicated their support for the replacement of York Square with a new development that incorporates public realm and built form goals for the neighbourhood (refer to Appendix 6).

On July 8, 2014, Council adopted the following recommendation:

City Council direct 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.

Further discussion and refinement of the proposed options is expected to occur during the Working Group meetings to be coordinated with the local Councillor.

7 CONSERVATION STRATEGY

7.1 Conservation Strategy

A preliminary outline of conservation strategies has been prepared for each of the options described and assessed in section 6 of this report. A more complete conservation strategy will be developed in conjunction with the final proposal to be determined as part of the working group process.

Option 1

The first conservation option includes the *preservation* of York Square. According to the Standards and Guidelines, preservation involves “*protecting, maintaining and stabilizing the existing form, material and integrity of an historic place or individual component, while protecting its heritage value*”.

In the full retention of the existing York Square complex, all deficiencies to the buildings will be repaired and maintained to appropriate heritage building standards. No further work is required.

Option 2

The second conservation option includes the *rehabilitation* of York Square. *Rehabilitation*, per the Standards and Guidelines, involves “*the sensitive adaptation of an historic place or individual component for a continuing or compatible contemporary use, while protecting its heritage value*”.

The retained buildings at 33-41 Avenue Road will be repaired and rehabilitated to accommodate any proposed revisions to use as it relates to the new development. During demolition of the remainder of York Square, and excavation and construction of the new tower and podium, the retained Avenue Road buildings will be stabilized and protected.

Option 3

The third option contemplates the demolition of the existing York Square complex with the exception of a portion of the red brick storefront along Avenue Road. Conservation work includes the removal and off-site storage of the storefront wall in sections, to be reassembled upon completion of the podium.

8 CONCLUSION

This report presents three options ranging from full retention to full demolition to assist in discussions and inform decisions amongst participants in the upcoming working group.

Revisions to this report, including a more comprehensive conservation strategy, will be required at the conclusion of the Working Group process once the design for the development proposal is finalized.

Project Personnel

Michael McClelland

A registered architect and founding partner of ERA Architects, Michael McClelland has specialized in heritage conservation, heritage planning, and urban design for over 25 years. Having begun his career in municipal government, most notably for the Toronto Historical Board, Michael continues to work with a wide range of public and private stakeholders to build culture through thoughtful, values-based heritage planning and design.

Well known for his contribution to the discourse surrounding heritage architecture and landscape architecture in Canada, Michael speaks regularly in the media and at public and professional events, has published numerous articles and edited several books, and has received numerous awards and honours.

Andrew Pruss

Andrew Pruss is a graduate of the University of Waterloo with a Bachelor of Environmental Studies and a Bachelor of Architecture and is a Principal with ERA. He has been previously involved in all aspects of architectural projects ranging from single-family residences and condominiums to institutional, commercial, and hotel projects. At ERA, Andrew has been a leading team member working on the adaptive reuse of The Distillery District, a winner of numerous awards.

Julie Tyndorf

As a development planner, Julie Tyndorf, MCIP RPP possesses valuable insight into the municipal approvals process and specializes in the interpretation and preparation of complex policy and assessment documents.

Beyond these technical abilities, Julie embraces a collaborative approach to planning that values diversity, vibrancy, and sustainability of both culture and built form. Her specific interest lies in how we manage density, particularly with regard to the interaction of pedestrians, cyclists, transit, and landscape.

As an active member of Ryerson University's Planning Alumni Association and a mentor with the Ryerson Career Mentorship Program, Julie regularly volunteers her time to help student planners obtain professional experience. Julie is a registered planner in the Province of Ontario and a member of the Canadian Institute of Planners.

George Martin

George Martin is a planner with ERA Architects. He received his Masters of Science in Conservation from the University of Hong Kong after completing a Bachelor of Urban and Regional Planning at Ryerson University.

9 APPENDICES

Appendix 1: Heritage Impact Assessment Terms of Reference, City of Toronto (2010)

**HERITAGE IMPACT ASSESSMENT
TERMS OF REFERENCE**

Study	<p style="text-align: center;"><i>Heritage Impact Assessment</i></p> <p style="text-align: right;">Updated: March 2010</p>
Description	<p>A Heritage Impact Assessment (HIA) is a study to evaluate the impact the proposed development or site alteration will have on the cultural heritage resource(s) and to recommend an overall approach to the conservation of the resource(s). This analysis, which must be prepared by a qualified heritage conservation professional, will address properties identified in the City of Toronto's <i>Inventory of Heritage Properties</i> (which includes both listed and designated properties) as well as any yet unidentified cultural heritage resource(s) found as part of the site assessment.</p> <p>This study will be based on a thorough understanding of the significance and heritage attributes of the cultural heritage resource(s), identify any impact the proposed development or site alteration will have on the resource(s), consider mitigation options, and recommend a conservation strategy that best conserves the resource(s) within the context of the proposed development or site alteration.</p> <p>The conservation strategy will apply conservation principles, describe the conservation work, and recommend methods to avoid or mitigate negative impacts to the cultural heritage resource(s). Minimal intervention should be the guiding principle for all work. Further, the conservation strategy recommendations will be in sufficient detail to inform decisions and direct the Conservation Plan.</p> <p>Where there is the potential of impacting archaeological resources an <i>Archaeological Assessment</i> will be undertaken as an additional study.</p>
When Required	<p>A HIA <u>is required</u> for the following application types if the property is on the City of Toronto's <i>Inventory of Heritage Properties</i>:</p> <ul style="list-style-type: none"> • Official Plan Amendment • Zoning By-law Amendment • Plans of Subdivision • Site Plan Control <p>A HIA <u>may be required by staff</u> for the following additional application types:</p> <ul style="list-style-type: none"> • Consent and/or Minor Variance and Building Permit applications for any property included on the City of Toronto's <i>Inventory of Heritage Properties</i> • Where properties adjacent to a cultural heritage resource are subject to Official Plan Amendment, Zoning By-law Amendment, Plans of Subdivision, Site Plan Control and/or Consent and/or Minor Variance applications • Heritage Permit applications for any property designated under Part IV (individual) or Part V (Heritage Conservation District) of the Ontario Heritage Act
Rationale	<p>The HIA will inform the review of an application involving a cultural heritage resource(s) included on the City of Toronto's <i>Inventory of Heritage Properties</i>. The rationale for the requirement to provide an HIA arises from: the Ontario Heritage Act; Section 2(d) of the Planning Act; Section 2.6.3 of the Provincial Policy Statement (2005); Chapter 103: Heritage, City of Toronto Municipal Code; and Section 3.1.5, Policies 1-13 of the City of Toronto's Official Plan.</p> <p>Format The HIA will be broad in scope but provide sufficient detail to communicate the site issues and</p>

<p>Study</p>	<p style="text-align: center;"><i>Heritage Impact Assessment</i></p> <p style="text-align: right;">Updated: March 2010</p>
	<p>inform the evaluation of the recommended conservation approach for the cultural heritage resource(s). The study will be submitted in hard copy and PDF format.</p> <p>Principles The HIA will apply appropriate conservation principles such as:</p> <ul style="list-style-type: none"> • The Parks Canada <i>Standards and Guidelines for the Conservation of Historic Places in Canada</i> (2003); • Ontario Ministry of Culture's <i>Eight Guiding Principles in the Conservation of Historic Properties</i> (1997); • Ontario Ministry of Culture's <i>Heritage Conservation Principle's for Land Use Planning</i> (2007); and • <i>Well Preserved: the Ontario Heritage Foundation's Manual of Principles and Practice for Architectural Conservation</i> (1988).
<p>Required Contents / Format</p>	<p>The HIA will include, but is not limited to, the following information:</p> <p>(a) Introduction to Development Site</p> <ul style="list-style-type: none"> • A location plan indicating subject property (Property Data Map and aerial photo). • A concise written and visual description of the site identifying significant features, buildings, landscape and vistas. • A concise written and visual description of the cultural heritage resource(s) contained within the development site identifying significant features, buildings, landscape, vistas and including any heritage recognition of the property (City of Toronto's <i>Inventory of Heritage Properties</i>, <i>Ontario Heritage Properties Database</i>, <i>Parks Canada National Historic Sites of Canada</i>, and/or <i>Canadian Register of Historic Places</i>) with existing heritage descriptions as available. • A concise written and visual description of the context including adjacent heritage properties and their recognition (as above), and any yet unidentified potential cultural heritage resource(s). • Present owner contact information. <p>(b) Background Research and Analysis</p> <ul style="list-style-type: none"> • Comprehensive written and visual research and analysis related to the cultural heritage value or interest of the site (both identified and unidentified): physical or design, historical or associative, and contextual. • A development history of the site including original construction, additions and alterations with substantiated dates of construction. • Research material to include relevant historic maps and atlases, drawings, photographs, sketches/renderings, permit records, land records, assessment rolls, City of Toronto directories, etc. <p>(c) Statement of Significance</p> <ul style="list-style-type: none"> • A statement of significance identifying the cultural heritage value and heritage attributes of the cultural heritage resource(s). This statement will be informed by current research and analysis of the site as well as pre-existing heritage descriptions. This statement is to follow the provincial guidelines set out in the <i>Ontario Heritage Tool Kit</i>. • The statement of significance will be written in a way that does not respond to or anticipate any current or proposed interventions. The City may, at its discretion and upon review, reject or use the statement of significance, in whole or in part, in crafting its own statement of significance (Reasons for Listing or Designation) for the subject property.

Study	<p style="text-align: center;">Heritage Impact Assessment</p> <p style="text-align: right;">Updated: March 2010</p>
	<ul style="list-style-type: none"> • Professional quality <i>record photographs</i> of the cultural heritage resource in its present state. <p>(d) Assessment of Existing Condition</p> <ul style="list-style-type: none"> • A comprehensive written description and high quality color photographic documentation of the cultural heritage resource(s) in its current condition. <p>(e) Description of the Proposed Development or Site Alteration</p> <ul style="list-style-type: none"> • A written and visual description of the proposed development or site alteration. <p>(f) Impact of Development or Site Alteration</p> <ul style="list-style-type: none"> • An assessment identifying any impact the proposed development or site alteration may have on the cultural heritage resource(s). Negative impacts on a cultural heritage resource(s) as stated in the <i>Ontario Heritage Tool Kit</i> include, but are not limited to: <ul style="list-style-type: none"> – Destruction of any, or part of any, significant heritage attributes or features – Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance – Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden – Isolation of a heritage attribute from its surrounding environment, context or a significant relationship – Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features – A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value – Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources <p>(g) Considered Alternatives and Mitigation Strategies</p> <ul style="list-style-type: none"> • An assessment of alternative options, mitigation measures, and conservation methods that may be considered in order to avoid or limit the negative impact on the cultural heritage resource(s). Methods of minimizing or avoiding a negative impact on a cultural heritage resource(s) as stated in the <i>Ontario Heritage Tool Kit</i> include, but are not limited to: <ul style="list-style-type: none"> – Alternative development approaches – Isolating development and site alteration from significant built and natural features and vistas – Design guidelines that harmonize mass, setback, setting, and materials – Limiting height and density – Allowing only compatible infill and additions – Reversible alterations <p>(h) Conservation Strategy</p> <ul style="list-style-type: none"> • The preferred strategy recommended to best protect and enhance the cultural heritage value and heritage attributes of the cultural heritage resource(s) including, but not limited to: <ul style="list-style-type: none"> – A mitigation strategy including the proposed methods; – A conservation scope of work including the proposed methods; and – An implementation and monitoring plan. • Recommendations for additional studies/plans related to, but not limited to: conservation;

Study	<p>Heritage Impact Assessment</p> <p style="text-align: right;">Updated: March 2010</p>
	<p>site specific design guidelines; interpretation/commemoration; lighting; signage; landscape; stabilization; additional record and documentation prior to demolition; and long-term maintenance.</p> <ul style="list-style-type: none"> • Referenced conservation principles and precedents. <p>(i) Appendices</p> <ul style="list-style-type: none"> • A bibliography listing source materials used and institutions consulted in preparing the HIA.
Hyperlinks	<ul style="list-style-type: none"> • City of Toronto's <i>Inventory of Heritage Properties</i> - http://www.toronto.ca/heritage-preservation/heritage_properties_inventory.htm • <i>Ontario Heritage Properties Database</i> - http://www.culture.gov.on.ca/english/heritage/hpd.htm • Parks Canada <i>National Historic Sites of Canada</i> - http://www.pc.gc.ca/progs/lhn-nhs/index_e.asp • <i>Canadian Register of Historic Places</i> - http://www.historicplaces.ca/visit-visite/rep-reg_e.aspx • Parks Canada <i>Standards and Guidelines for the Conservation of Historic Places in Canada</i> - http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_E.asp • Ontario Ministry of Culture's <i>Eight Guiding Principles in the Conservation of Historic Properties</i> - http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm • Ontario Ministry of Culture's <i>Heritage Conservation Principle's for Land Use Planning</i> - http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_landuse_planning.htm • <i>Ontario Heritage Tool Kit</i> - http://www.culture.gov.on.ca/english/heritage/Toolkit/toolkit.htm

Appendix 2: Ontario Regulation 9/06



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ONTARIO REGULATION 9/06

made under the

ONTARIO HERITAGE ACT

Made: December 7, 2005

Filed: January 25, 2006

Published on e-Laws: January 26, 2006

Printed in *The Ontario Gazette*: February 11, 2006

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006.

Appendix 3: City of Toronto Staff Report: Intention to Designate Under Part IV, Section 29 of the Ontario Heritage Act - 33 Avenue Road, dated January 6, 2014



STAFF REPORT ACTION REQUIRED

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 33 Avenue Road

Date:	January 6, 2014
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Acting Director, Urban Design, City Planning Division
Wards:	Toronto Centre - Rosedale – Ward 27
Reference Number:	P:\2014\Cluster B\PLN\HPS\TEYCC\February 25 2014\teHPS02

SUMMARY

This report recommends that City Council state its intention to designate the property at 33 Avenue Road under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value. Located on the north east corner of Avenue Road and Yorkville Avenue, the property contains the building historically known as York Square (1968-9). An application has been made to redevelop the property which would result in the demolition of the building complex. To refuse demolition, City Council must state its intention to designate the property at 33 Avenue Road under Part IV, Section 29 of the Ontario Heritage Act.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council state its intention to designate 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 No. 3 to the report (January 6, 2014) from the Acting Director, Urban Design, City Planning Division.
2. If there are no objections to the designation in accordance with Section 29(6) of the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the bill in Council designating the property under Part IV, Section 29 of the Ontario Heritage Act.

3. If there are objections in accordance with Section 29(7) of the Ontario Heritage Act, City Council direct the City Clerk to refer the designation to the Conservation Review Board.
4. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision on the designation of the property.

Financial Impact

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

ISSUE BACKGROUND

At its meeting of December 6, 2013, Toronto Preservation Board amended Item PB27.7 recommending the inclusion of the property on the City of Toronto Inventory of Heritage Properties and additionally directed a report on the reasons for designation under Part IV, Section 29 of the Ontario Heritage Act be submitted to the Toronto and East York Community Council.

The inclusion of the site on the City's heritage inventory would enable staff to monitor any applications affecting the property and work with the property owner to enable the adaptive reuse of the building while respecting its heritage attributes and values.

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached.

Staff have completed the attached Research and Evaluation Summary (Attachment No. 4) for the property at 33 Avenue Road. As a result of this assessment, staff have determined that the property meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under the Ontario Heritage Act that is also applied by the City when evaluating sites for the City of Toronto Inventory of Heritage Properties.

Situated at the northeast corner of Avenue Road and Yorkville Avenue, the property at 33 Avenue Road, York Square (1968-9) contains seven c.1900 Victorian-style houses which were rehabilitated by the innovative Toronto architectural firm of Diamond and Myers and the developer I R Wookey to create a modern commercial complex with an open square and an additional two-story building which integrated the Victorian character, retained the low-rise scale of the street and contributed to the revitalization of Yorkville. It is one of the first examples in Toronto of rehabilitating and integrating historic buildings into a new project where transformation of the original building site into a contemporary use contributed significantly to the revitalisation of a dilapidated historic neighbourhood. The project stimulated other similarly-scaled developments contributing to the transformation of the area into a vibrant cultural and commercial hub in the city.

Combining Modernist architectural elements derived from the notable architects Louis Kahn and Robert Venturi and preserving the Victorian-style features of the original turn-of-the-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 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. It is one in a long list of Toronto projects by the architects A.J. Diamond and Barton Myers who were fore-runners in challenging the accepted practice of razing a site as a form of urban renewal and who advocated instead for the revitalization of run-down neighbourhoods through the rehabilitation of heritage and sensitive infill to maintain scale, social cohesion, local character, identity and history.

The Statement of Significance (Attachment No. 3) includes the Reasons for Designation, which is the Public Notice of Intention to Designate and will be advertised on the City of Toronto's web site in accordance with the City of Toronto Act provisions and served on the property owners and on the Ontario Heritage Trust according to the provisions of the Ontario Heritage Act.

CONTACT

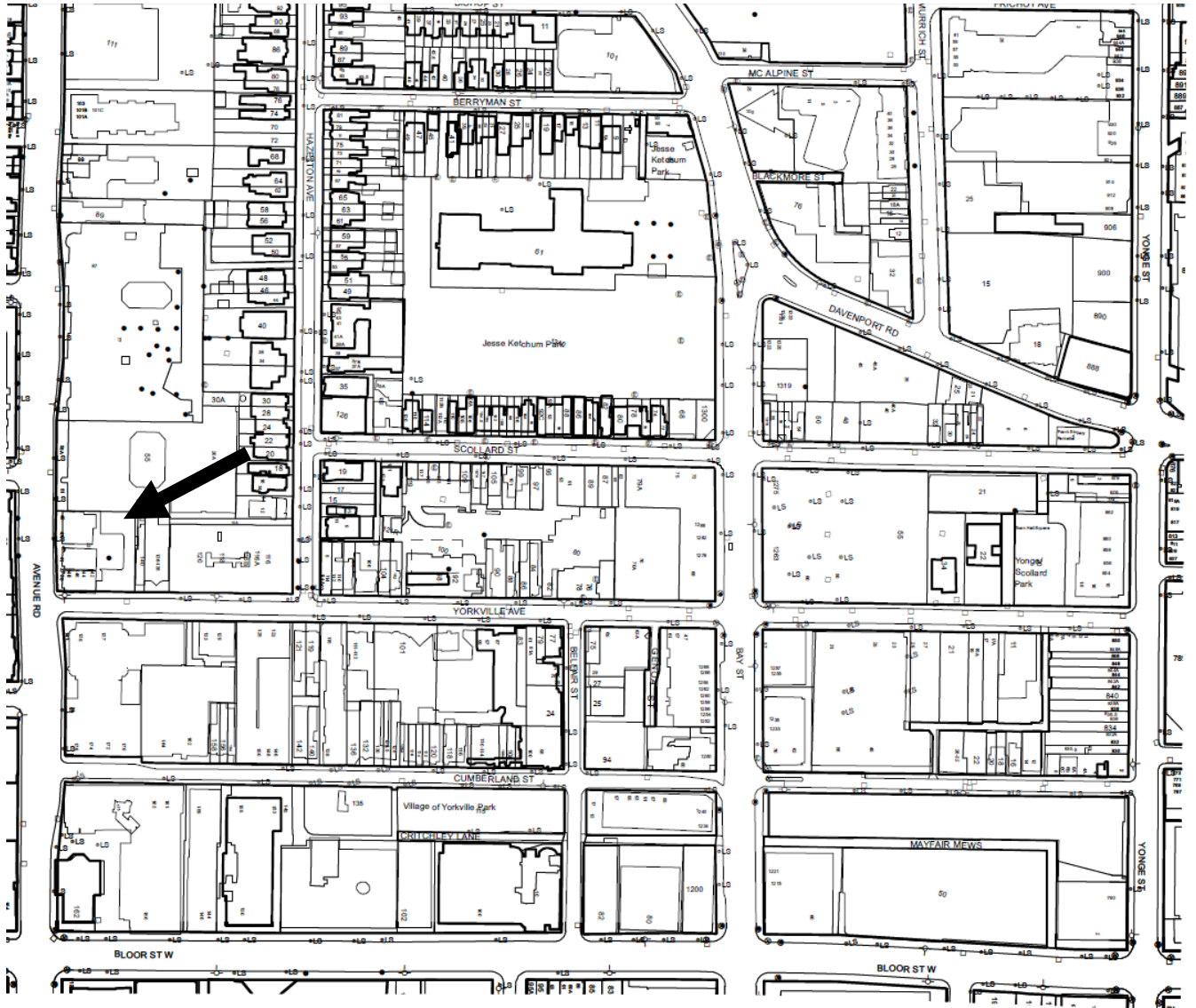
Mary L. MacDonald, Acting Manager
Heritage Preservation Services
Tel: 416-338-1079
Fax: 416-392-1973
E-mail: mmacdon7@toronto.ca

SIGNATURE

James Parakh
Acting Director, Urban Design
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Reasons for Listing (Statement of Significance)
Attachment No. 4 – Research and Evaluation Summary



This location map is for information purposes only;
the exact boundaries of the property are not shown.

The **arrow** marks the site.



Principal (west and south) façades at the corner of Avenue Road (left) and Yorkville Avenue (right) (Heritage Preservation Services, September 2013)



Contemporary photograph of York Square
(*Progressive Architecture*, September 1969, p 153)

York Square (1968-9)

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.

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 heritage attributes of the property at 33 Avenue Road are:

- 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)
- 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

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



YORK SQUARE
33 AVENUE ROAD, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

January 2014

1. DESCRIPTION



Above: York Square, West and South Facades at Avenue Road and Yorkville Avenue (HPS, 2013)
 Cover: York Square, South Façade on Yorkville Avenue, 1969
 (*Progressive Architecture*, September 1969, p 148)

Address and Name of Property	
ADDRESS	33 Avenue Road ¹
WARD	27
LEGAL DESCRIPTION	PL 289 PT LTS 1 & 2
NEIGHBOURHOOD/COMMUNITY	Yorkville
HISTORICAL NAME	Yorkville Square
CONSTRUCTION DATE	1968-9
ORIGINAL OWNER	I R Wookey, Laver Investments (1963) Ltd.
ORIGINAL USE	Retail
CURRENT USE*	Retail and Institutional
ARCHITECT/BUILDER/DESIGNER	Diamond and Myers (architects)
DESIGN/CONSTRUCTION	Brick Cladding, Wood, Wood Shingles, Metal
ARCHITECTURAL STYLE	Victorian and Modernist
ADDITIONS/ALTERATIONS	n/a
CRITERIA	Design/Physical, Associative and Contextual
HERITAGE STATUS	Cultural Heritage Evaluation ²
RECORDER	Marybeth McTeague
REPORT DATE	6 January 2014

¹ This is the primary address for this property, as referenced on the City of Toronto's Property Data Map. Entrance addresses associated with this property include 35, 37, 41, 45, 47 and 49 Avenue Road, 142, 144, 146, and 148 Yorkville Avenue.

² A Research and Evaluation Summary (October 2013) was prepared for the property at 33 Avenue Road and attached to the staff report dated October 15, 2013 that was directed to the Toronto Preservation Board (November 5, 2013). The evaluation determined that the site merited inclusion on the City of Toronto Inventory of Heritage Properties. The report was deferred from the Toronto and East York Community Council on November 19, 2013 and is due for consideration on January 15, 2014.

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 33 Avenue Road, and applies evaluation criteria to determine whether it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary).

i. HISTORICAL TIMELINE

Key Date	Historical Event
1796	First Toll gate appears on Yonge Street at the Second Concession (Bloor Street)
1800	Lot 22 of the Park Estate Lots, first lot north of the Second Concession (Bloor Street) and the second lot west of Yonge Street is granted to the Chief Justice
1830	Sherriff William Jarvis and Joseph Bloor lay out the Village of Yorkville north of Bloor and west of Yonge
1851	Lot 22 north of Con 2 (Bloor Street) is bisected by Avenue Road. East side remains undeveloped. West side is subdivided with the current boundaries of Prince Arthur, Lowther and Elgin Avenues
1852	Petition for village status which is granted. The Village of Yorkville extends as far west as Avenue Road
1878	Cumberland Avenue and Yorkville Avenue are extended to Avenue Road and Hazelton Lane is also laid out with subdivided properties
1883	Yorkville is annexed to the City of Toronto
1884	Goad's Atlas indicates two properties facing Avenue Road (later known as 39-41 and 43-45) at the north east corner of Avenue Road and Yorkville Avenue. Each property contains a single house identified as built of wood and part of the White Estate
1901	The assessment rolls indicate that the two pairs of semi-detached houses at 39-41 and 43-45 Avenue Road were completed in this year
1909	The assessment rolls indicate that three small row houses at 47, 49 and 51 Avenue Road were completed in this year
1912	The assessment rolls indicate that a pair of semi-detached houses at 140-142 Yorkville Avenue were completed in this year
1913	Goad's Atlas shows that each of the same two properties are now occupied by a pair of large brick semi-detached houses (39-45 Avenue Rd) with three smaller row houses at 47-51 and two smaller semi-detached houses at 140-142 Yorkville Avenue in what was previously the backyard of 39-45 Avenue Road
1924	Goads Atlas indicates an additional brick building has been added between 45 and 47 Avenue Road on what was previously identified as a vacant lot
1930s	Yorkville begins to acquire it Bohemian character attracting artists and musicians
1960s	Yorkville's houses begin to accommodate art galleries, restaurants, antique stores and coffee houses
1968-9	33 Avenue Road, at the northeast corner of Avenue Road and Yorkville Avenue York Square by Diamond and Myers Architects is designed and completed. It integrates the four Victorian-style semi-detached houses adding a new two story building around an open square in the rear of the property
1976	Hazelton Lanes by Webb, Zerafa, Menkes, Housden is constructed; causes the

	removal of the supergraphics at York Square; ³
2002	To the east of 33 Avenue Road Yorkville-Hazelton is designated as a Heritage Conservation District under Part V of the Ontario Heritage Act

ii. HISTORICAL BACKGROUND

The location of the property at 33 Avenue Road is shown on the property data map below (Image 1) where it anchors the northeast corner of Avenue Road and Yorkville Avenue, two blocks north of Bloor Street at the western edge of Yorkville. Avenue Road had originated by 1851 the year in which it is first recorded by J O Browne on his Plan of the Township of York bisecting Lot 22. (Image 3) This property had been granted c.1800 as one of the Park Lot Estates to the "Chief Justice" (Image 2) but no development on the property is indicated and in 1851 it was still undeveloped except that the west side of Avenue Road had been sub-divided into lots whose boundaries are now Prince Arthur, Lowther and Elgin Avenues. To the east, the village of Yorkville had been laid out in 1830 by Sherriff William Jarvis and Joseph Bloor on the west side of Yonge Street. By 1878 the York County Historical Atlas shows Cumberland and Yorkville Avenues had extended west as far as Avenue Road. (Image 4) The property at the northeast corner of Avenue Road and Yorkville Avenue (now 33 Avenue Road) had been subdivided into two long narrow lots parallel to Yorkville Avenue.

By 1884 Goad's Atlas records a wood house on each lot and these lots are two of five on the north side of Yorkville Avenue belonging to the White Estate, a distinct set of properties which are not part of the adjacent subdivisions. (Image 5) Assessment Rolls indicate that these two single houses were replaced with a pair of brick semi-detached houses on each lot with the addresses of 39-41 and 43-45 Avenue Road in 1901. By 1909, the assessment rolls indicate that to the north three row houses have replaced an earlier single dwelling at 47-51 Avenue Road. In 1912 at 140-142 Yorkville Avenue a pair of semi-detached houses have been built in what had been the back yard of 39-45 Avenue Road. The new construction is reflected in the 1913 edition of Goad's. (Image 6) By 1924 an additional building has been constructed in the vacant lot that had remained between 45 and 47 Avenue Road. (Image 7)

The village of Yorkville itself was to undergo a series of transformations. Initially development remained slow after its founding in 1830 but the provision of a tram line in 1849, followed by its achieving village status in 1852 and subsequently being annexed in 1883 to the City of Toronto provided greater services including sidewalks, paved streets and an electric street car which accelerated development. By the 1930s Yorkville began to acquire a "vaguely artistic and Bohemian reputation"⁴ and establishments such as the House of Hambourg which featured jazz played by the likes of Louis Armstrong and Miles Davis. The cultural commercial focus increased after the war in the late 1950s and 1960s with nineteenth century houses being transformed to accommodate art galleries, antique stores and restaurants. Coffee houses such as the Purple Onion, the Mynah Bird

³ Dendy and Kilborne, p 298.

⁴ Ibid.

and the Riverboat provided venues for such renowned singer-songwriters as Arlo Guthrie, Joni Mitchell, Neil Young and Gordon Lightfoot while an underground literary culture flourished with writers like Margaret Atwood, Michael Ondaatje and Gwendolyn MacEwen. Yorkville has been called Toronto's equivalent of San Francisco's Haight-Ashbury, becoming "the symbol of the sharp edge of youth culture" ... and by 1967 "Canada's hippie capital."⁵ Protests featured sit-ins to free the streets for pedestrians and informal markets proliferated along the sidewalks often run by draft dodgers selling tie-dyed fabrics and hand-tooled leather goods.

It was within this social context that York Square was designed and built in 1968-9 by the influential Toronto-based partnership of A J Diamond (b 1932) and Barton Myers (b 1934) whose work has been nationally and internationally acclaimed. 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 was one of the earliest projects of the firm which demonstrated principles of urban revitalization through the rehabilitation of existing buildings, appropriate infill, low-rise/high density and the creation of humanly-scaled, well-designed urban space while endorsing an outspoken Modernist sensibility in form and material.

These two aspects of York Square would become fundamental elements in future projects. While Diamond and Myers demonstrated their cutting edge Modernism in projects like the steel houses at 19 Berryman Street (1970) and the Wolf House (1975) they also showed a commitment to preserving and enhancing urban scale and character while revealing the potential of heritage buildings to contribute positively to an entire scheme. In subsequent Toronto projects of varied building types such as the rehabilitation of Eclipse Whitewear, 322 King Street West (1970), the insertion of Innis College, (1975) into a row of Victorian Houses, the preservation of 12 Victorian Houses on Sherbourne Street with low rise infill housing at Sherbourne Lanes (1975) this innovative and influential approach received wide acclaim and demonstrated an important alternative to bulldozing and demolition as a form of profitable, new-use and density-increasing revitalization.

After the dissolution of the practice in 1975 Diamond and Myers continued to practice independently producing work that has been consistently recognized for its high quality and influence. 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.

⁵ Lemon., p 179.

iii. ARCHITECTURAL DESCRIPTION

York Square was completed at the height of the hippie period of Yorkville in 1968-9. (Image 8) Its innovative collage of two periods (the Victorian and Late Modernist/Pop Art) whose dramatic juxtaposition reflected the social ruptures and revolution of the time which nonetheless were resolved into a cohesive whole and a prototype for a new urbanity born through an integration of existing form, with new use wrapped in a skin that proclaimed transformation.

The project included the two pairs of Victorian semi-detached houses and three row houses that had first appeared on Goad's Atlas in 1913. By 1968 they had already been converted with new shop fronts inserted into their facades facing Avenue Road. (Image 9) Diamond and Myers' scheme preserved these four semi-detached houses and included but completely refaced the three others to the north. (Image 10) Two semi-detached houses on Yorkville were replaced by a two story building which stretched around the south, east and north perimeter of the site enclosing a large open courtyard with two trees at the heart. On one side the backs of the Victorian-style houses faced the yard and on the other the modern red brick and metal-framed glass walls looked back. (Image 11 and 12) Access to the courtyard is through an open passageway between the houses from Avenue Road as well as an additional covered route from Yorkville Avenue. The courtyard was and is still occupied by a restaurant but it also provided a location for performance by the Toronto Dance Theatre in the summer and carolers in the winter, leading to it being called in the contemporary press "Toronto's mini-centre for the performing arts"⁶

One of the most striking features of the project was the façade treatment. As was often typical in the 1960s in an attempt at rejuvenating old buildings, the original historic buildings were painted white. A ground floor redbrick skin which provided a few additional feet of storefront accommodation on Avenue Road wrapped around the entire projecting unifying old and new into a single whole. On the three northern buildings this skin extended to the second floor completely concealing the original facades. (Images 13 and 14) The brick wall had a series of distinctively 1960s punctures – giant circular openings for the windows and tall vertical slots. The brick and the large geometric openings with exposed concrete slabs may reflect the influence of their teacher Louis Kahn with whom they had studied and worked (Myers) while at the University of Pennsylvania. The plan of the project which resolves itself into a square with diagonal axial entries in the north-east and south-east corners is another element which would indicate Kahn's influence.

Added to this were the painted supergraphics by the artist Barrie Briscoe which ran along the Avenue Road façade in green and white racing stripes and then turned the corner on to Yorkville Avenue to expand as a giant graphic representing the plan of the complex in ochre with the words York Square in giant green letters on the side. (Image 15) While supergraphics were a popular form related to 1960s Pop Art they are also likely the

⁶ *Progressive Architecture*, p 150.

influence of the Pritzker Prize winning architect Robert Venturi on the work. Venturi was Kahn's teaching assistant at the University of Pennsylvania during the time Diamond and Myers studied there. Contemporary works of Venturi such as the Bosco Showroom (1976) Philadelphia or the Best Products Catalogue Showroom (1978) reduced the building to a signboard reflecting the theory of his publication *Learning from Las Vegas* (1972, revised 1977).

In the hands of Diamond and Myers at York Square the lessons of Kahn and Venturi acquired another layer which was particularly instructive for future architecture in Toronto and that was the frank inclusion of the heritage buildings with the supergraphics and the dramatic contrast of the old, historic, textured, varied and finely scaled monochromatic surfaces with the new flat giant-scaled and dramatically painted modern skin. Apart from the innovative juxtaposition of new and old what was perhaps more important was that their collision and integration created a greater whole from the sum of the disparate parts. Not only did the project maintain the much appreciated scale of Yorkville, and its 19th century residential origins, while providing new commercial and cultural uses it added an additional urban form with the courtyard which in contrast to the commercial shop fronts lining Avenue Road and Yorkville Avenue provided an oasis and of contrast and respite which continued the theme of integrating heritage buildings and modern architecture for an inspired backdrop to the social and cultural events which occurred in the square.

iv. CONTEXT

It is important to see the project within the architectural development context of its time to truly appreciate the revolutionary aspect of its approach. From the 1940s most of the residential buildings in Yorkville were simply adapted for their new cultural and commercial uses. York Square provided a new model as the architects deliberately integrated new and old and celebrated the contrast between the two. It is important to remember that in 1968 there was no Ontario Heritage Act, no provision for the listing and designation of properties to encourage their preservation. There was a growing heritage movement in the province, inspired partly by architects like Eric Arthur, a professor at the University of Toronto whom Jack Diamond would have met as a teacher in the graduate program. A 1969 article in the American journal *Progressive Architecture* celebrated York Square with the title "Urban Supertoy Subdues Renewal Bulldozer"⁷ In 1970 the Ontario Association of Architects gave 6 design awards one of which went to York Square. The jury commended the project as "an outstanding example of infusing new life into an old neighbourhood."⁸ In the spring of 2013 John Bentley Mays wrote in the *Globe and Mail*, "The complex is also an expression of patient, careful urbanism that needs to be kept intact, just so young architects and the architecturally interested public can learn from its good example."⁹

⁷ *Progressive Architecture*, p 144.

⁸ *Architecture Canada*, p 535.

⁹ John Bentley Mays

3. EVALUATION CHECKLIST

EVALUATION: Regulation 9/06, the criteria prescribed by the Province of Ontario for municipal designation under Part IV, Section 29 of the Ontario Heritage Act

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	N/A

York Square set an important precedent for heritage preservation, adaptive re-use, and for maintaining existing neighbourhood scale and character in opposition to the then standard practice of demolition.

Its design is innovative in its transformation of Victorian style houses with the Late Modernist sensibility inspired by Pop Art and the work of Louis Kahn and Robert Venturi. By integrating this collection of Victorian houses into a new commercial whole which transformed rear unused space into a courtyard which functions as an urban oasis this project displays a high degree of artistic merit.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	X
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	X

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.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	X

Contextually, York Square is a significant local landmark. Situated at the north-east corner, 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. It provides a link with the vibrant times of the 1960s which was a colourful point in the neighbourhood's social and architectural evolution as well as integrating the elements of the Victorian period. 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.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the award-winning property at 33 Avenue Road has design, associative and contextual values as an important example of early integration of historic buildings in an adaptive re-use scheme which contributed to the revitalization of a neighbourhood designed by the influential and important Toronto-based architects Diamond and Myers.

SOURCES

Archival Sources

Assessment Rolls, City of Toronto Ward 3, Division 3 1900-1913 (City of Toronto Archives)

Goad's Atlases, 1880-1924

Plan of the Township of York, 1851

The Toronto City Directory 1899-1913 (City of Toronto Archives)

York County Historical Atlas, 1878

Secondary Sources

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Anon. "Renovation urbaine: Renovation de York Square, Toronto, Canada," *L'Architecture d' Aujourd'hui*, Vol.169, October, 1973, pg .47-53.

Anon. "York Square in Toronto," *Baumeister* 69. October, 1972.

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'CRS,' "Urban Supertoy Subdues Renewal Bulldozer," *Progressive Architecture* 50, 1969, pg. 144-153.

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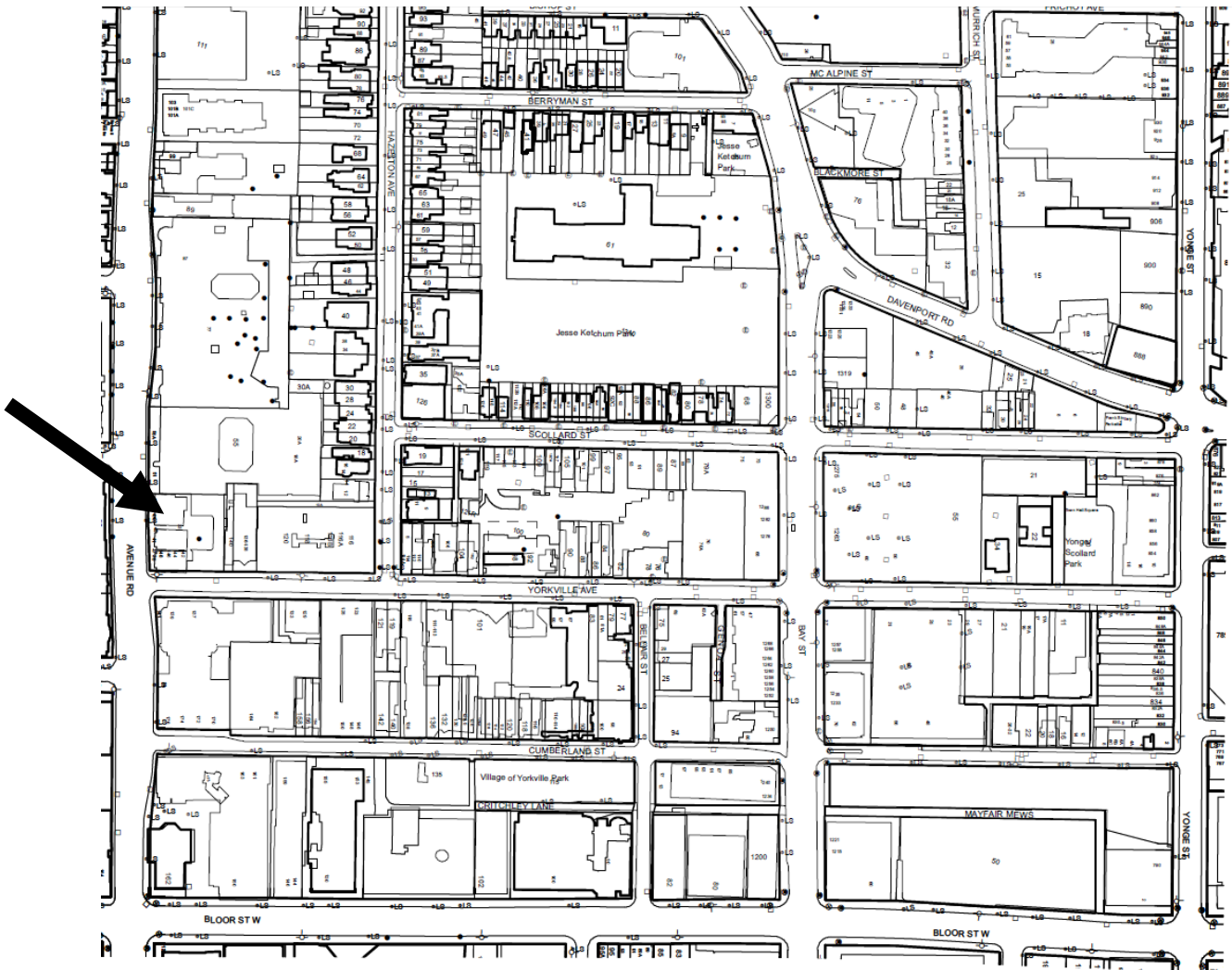
<http://urbantoronto.ca/forum/showthread.php/6947-Miscellany-Toronto-Photographs-Then-and-Now/page238>

(accessed 15 October 2013) photos of York Square – pre -1968

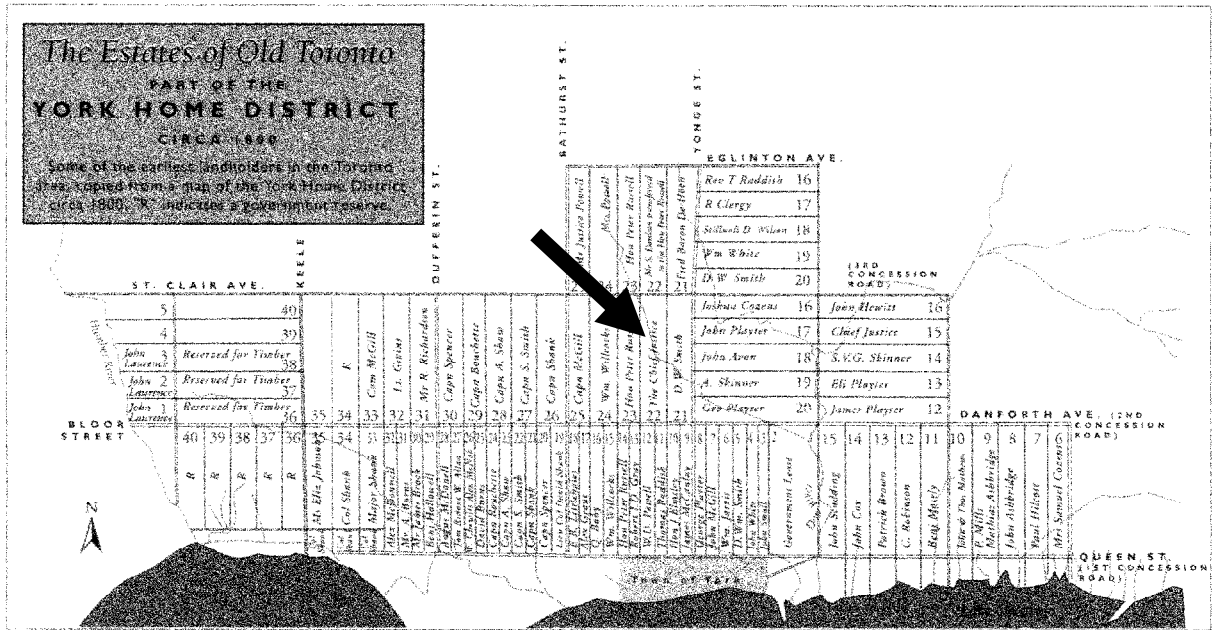
http://www.tobuilt.ca/php/tobuildings_more.php?search_fd3=3725

(accessed 15 October 2013) Lothian Mews)

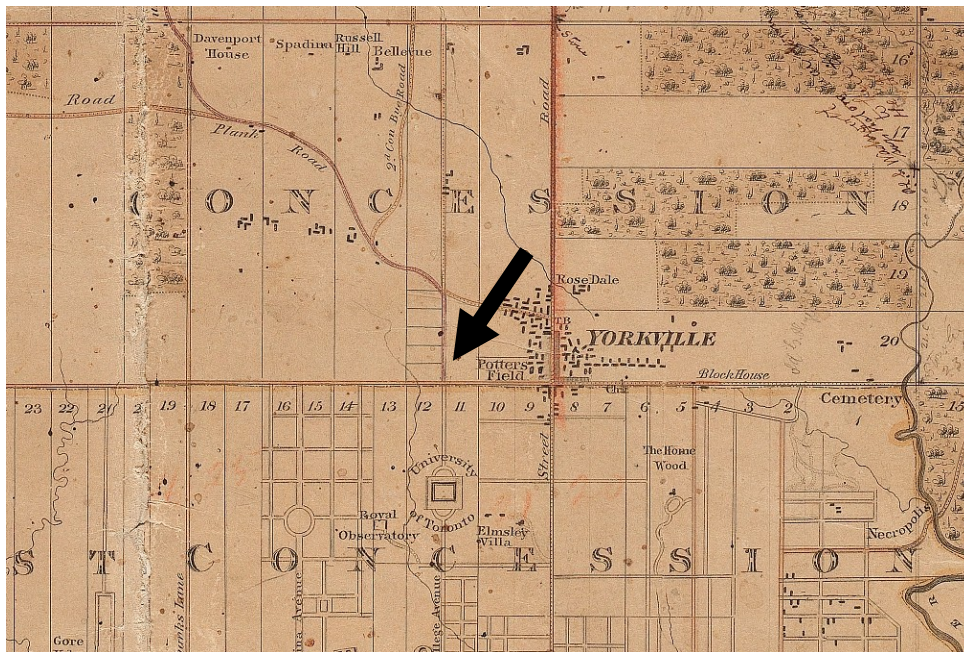
IMAGES – **arrows** mark the location of the property at 33 Avenue Road.



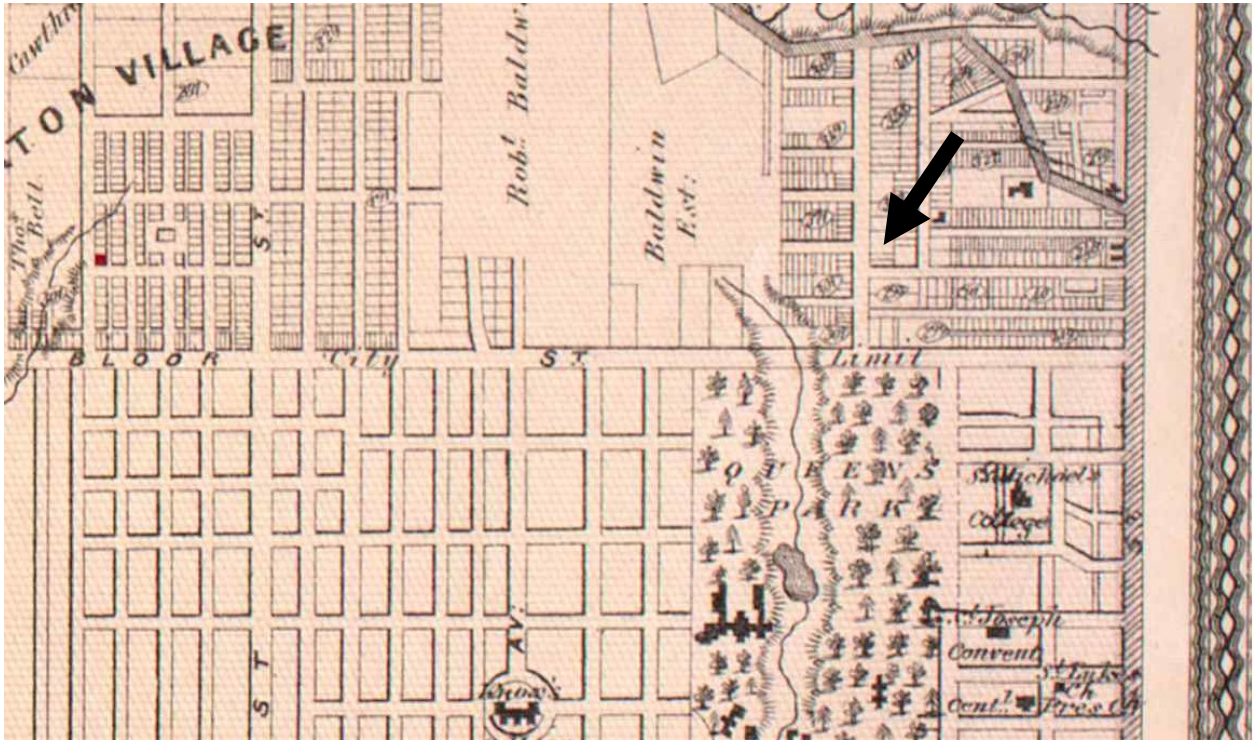
1. City of Toronto Property Data Map: showing the location of the property at 33 Avenue Road on the northeast corner of Avenue Road and Yorkville Avenue.



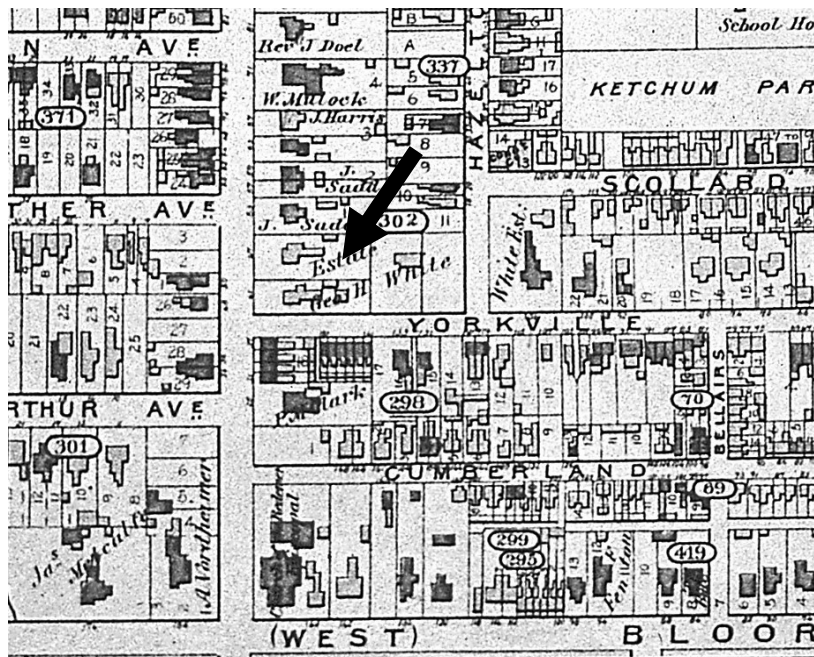
2. The Estates of Old Toronto, c 1800, map indicates the landholders in the Town of York, c 1800. Lot 22, west of Yonge and north of the Second Concession (Bloor Street) was a 200-acre parcel allocated to "the Chief Justice." (Lundell, p 10)



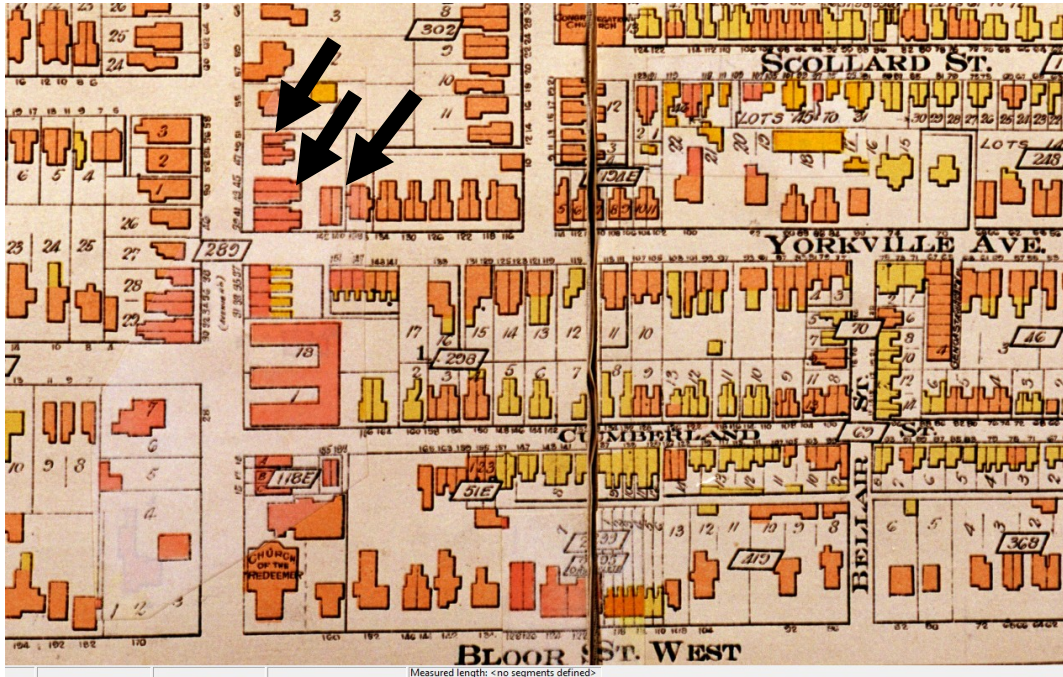
3. Plan of the Township of York, 1851: the map shows the vertical division of Lot 22 by current day Avenue Road and the development of the Town of Yorkville to the east. The line above the Potters Field marks the approximate location of Yorkville Avenue which eventually extended to Avenue Road. 33 Avenue Road is on the eastern half of Lot 22.



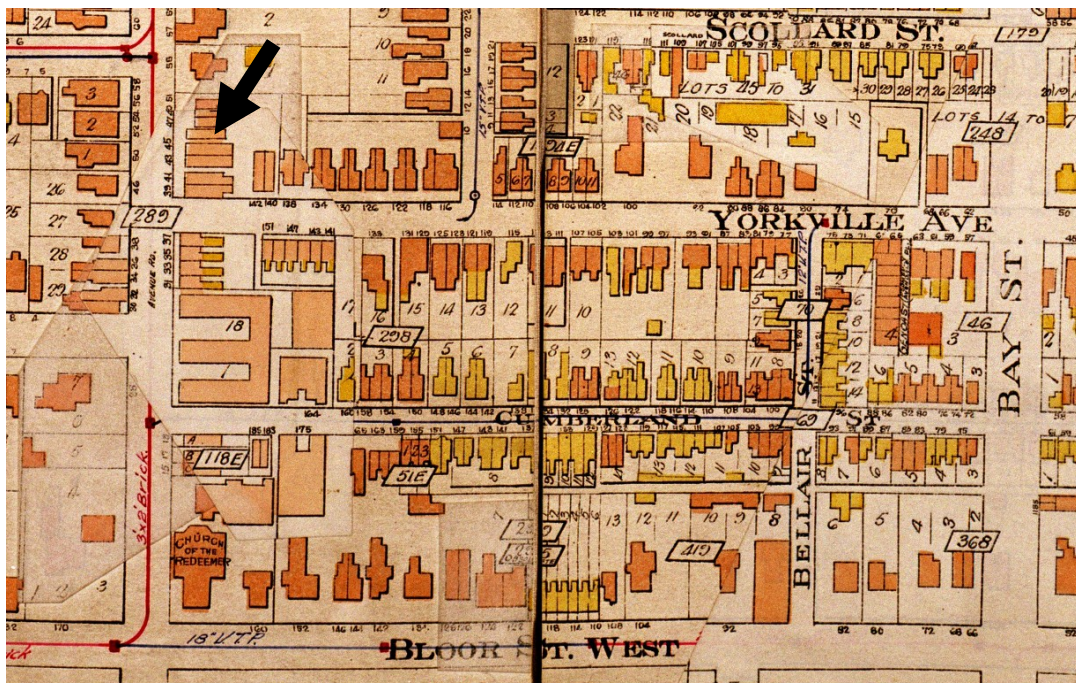
4. York County Historical Atlas (1878): showing two lots facing Avenue Road at the corner of Yorkville Avenue.



5. Goad's Atlas (1884): showing the two lots each with a single house at the north east corner of Avenue Road and Yorkville Avenue, identified as part of the White Estate.



6. Goad's Atlas (1913): Two semi-detached houses replace the single houses and new addresses are created at 39-41 and 43-45 Avenue Road. Further row houses are added at 47-51 Avenue Road and a pair of semis is inserted into the former back yard with new addresses at 140-142 Yorkville Avenue.



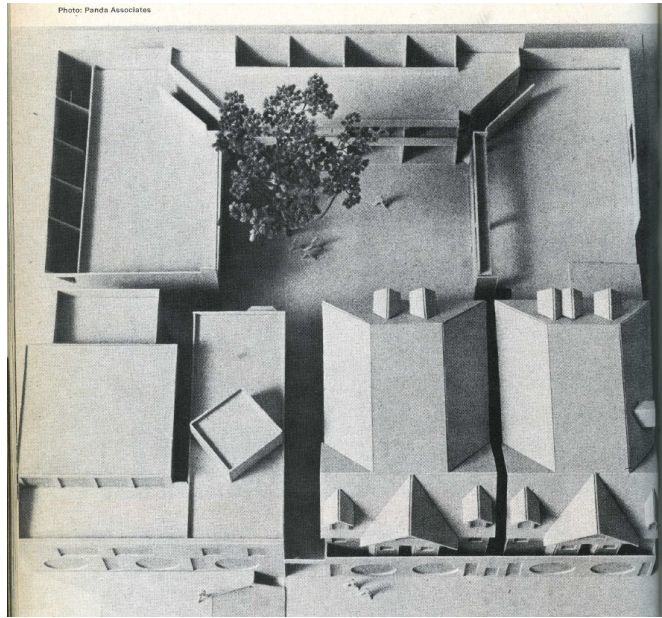
7. Goad's Atlas (1924): Showing the infill building between 45 and 47 Avenue Road.



8. Contemporary Photograph: showing the principal façades at the northeast corner of Avenue Road and Yorkville Avenue. (*Progressive Architecture*, p 153.)



9. 35 Avenue Road prior to renovation: pre-1968 photograph showing the original building and a portion of 37 Avenue Road with their later store front additions. (<http://urbantoronto.ca/forum/showthread.php/6947-Miscellany-Toronto-Photographs-Then-and-Now/page238>, accessed 15 October 2013.)



10. York Square, model: The model shows the 4 existing semi-detached houses at the bottom right corner, the 3 existing buildings which were completely re-clad with new upper floors at the bottom left and the new buildings wrapping in a u-shape at the top of the photo. (*Progressive Architecture*, p 146.)



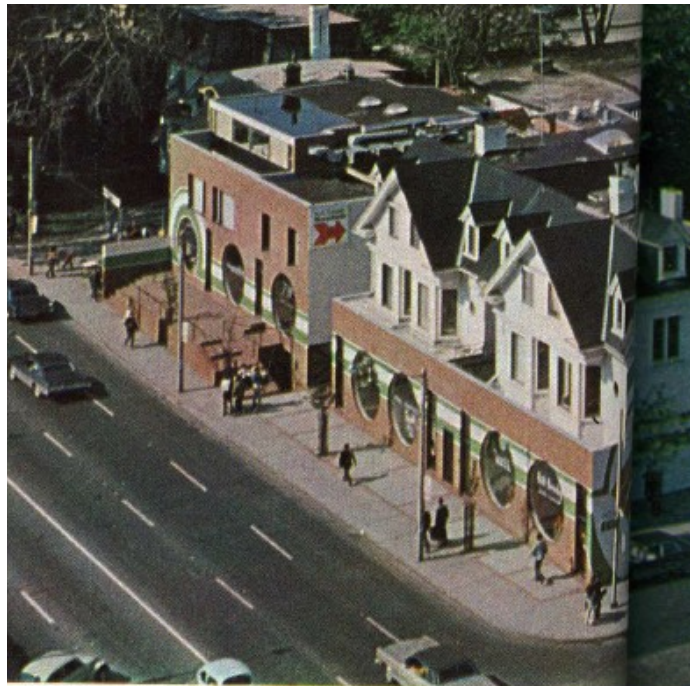
11. York Square Courtyard: showing the new building with its brick walls with circular windows and exposed concrete slabs alternating with metal framed curtain wall. (*Heritage Preservation Services*, October 2013)



12. York Square Courtyard: Original c1900 buildings are painted and integrated into the new courtyard with new staircases and planting. (*Heritage Preservation Services, October 2013*)



13. York Square, Three North Buildings on Avenue Road: the original buildings were completely refaced and a new third story added to two at the northern edge of the site. (*Heritage Preservation Services, October 2013*)



14. York Square, contemporary view of Avenue Road Facades: showing the original supergraphics, the complete re-facings of the three buildings to the north and the exposed historic facades of the four semi-detached houses to the south. (*Progressive Architecture*, p 144.)



15. Supergraphics, Barrie Briscoe artist: The painting incorporates a graphic representing the plan of the complex and the letters for York Square. (*Progressive Architecture*, p 148.)

Appendix 4: Site Photographs



136-140 Yorkville Avenue (Source: ERA Architects Inc.)



142-146 Yorkville Avenue (Source: ERA Architects Inc.)



148 Yorkville Avenue (Source: ERA Architects Inc.)



33-41 Avenue Road (Source: ERA Architects Inc.)



45 Avenue Road
(Source: ERA
Architects Inc.)



York Square courtyard looking north east towards Hazelton Lanes (Source: ERA Architects Inc.)



York Square courtyard looking south west (Source: ERA Architects Inc.)



Context photo of Yorkville Avenue looking east to Avenue Road (Source: ERA Architects Inc.)



Context photo of Avenue Road looking south towards Yorkville Avenue (Source: ERA Architects Inc.)



View of York Square looking north east from Yorkville Avenue and Avenue Road (Source: ERA Architects Inc.)

Appendix 5: Review of Key Heritage Policy

The following, prepared by ERA, reviews policy relating to the Terms of Reference for this Heritage Impact Assessment. The purpose of the review is to acknowledge policy relating to the site and adjacent heritage properties. In identifying and discussing key policies, it does not represent the full extent of ERA's consideration of policies, guidelines and related materials, relevant to this project.

1. Parks Canada's Standards and Guidelines

Purpose

The purposes of the Standards and Guidelines are to "achieve good conservation practice" and to establish "a pan-Canadian set of Standards and Guidelines.. [for] conserving Canada's historic places" (Parks Canada's Standards and Guidelines for the Conservation of Heritage Places in Canada, 2nd ed.).

Principles

The Standards and Guidelines are based on a sequence of steps: understanding, planning, and intervening. This approach allows for informed decision making, heritage conservation planned with regard to other planning objectives, and interventions to realize long term, viable uses of heritage sites.

Understanding:

Understanding of a historic place is an essential first step to good conservation practice, which is normally achieved through documentary and oral research and physical investigation[...] The information collected in this phase will be used throughout the conservation decision making process and should remain accessible.

Planning:

Planning is the mechanism that links a comprehensive understanding of an historic place with interventions that respect its heritage value. Planning should consider all factors affecting the future of an historic place, including the needs of the owners and users, community interests and the potential environmental impacts, available resources and external constraints. The most effective planning and design approach is an integrated one that combines heritage conservation with other planning and project goals and engages all partners and stakeholders early in the process and throughout.

Intervening:

If the use of a historic place is part of its heritage value, then that use should be retained. Otherwise, a use compatible with its heritage value should be found. A viable use — economic, social or symbolic — will better ensure the long-term survival of a historic place and lessen or prevent deterioration caused by environmental and human activities.

Source: Standards and Guidelines (2nd Ed, Chapter 1, The Conservation Decision Making Process)

Primary Treatment

The Standards and Guidelines described three approaches to treating a heritage site: (Source: *Standards and Guidelines, 2nd Ed, Glossary*)

Preservation: The action or process of protecting, maintaining, and /or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

Restoration: The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value.

2. Provincial Policy Statement, 2014

The 2014 Ontario Provincial Policy Statement provides policy direction on matters of Provincial interest related to land use planning and development. The Statement “is intended to be read in its entirety and the relevant policies are to be applied to each situation” (PPS Part III).

Section 2.6 of the PPS titled “Cultural Heritage and Archaeology” provides particular direction concerning heritage sites. Policy 2.6.1 of the PPS states that “*significant built heritage resources and significant cultural heritage landscapes shall be conserved*”.

Policy 2.6.1 attaches two terms in association with the term “significant”, namely “built heritage resources” and “cultural heritage landscapes”.

Policy 2.6.3 of the PPS makes the following statement about development and site alterations in relation to built heritage resources:

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 Policy Statement (2005), Policy 2.6.3)

This Heritage Impact Assessment has been prepared according to the PPS’s definition of ‘conserved’ as a means of addressing the retention of heritage values, attributes and integrity of the abutting Heritage Conservation District.

Definition of Select Terms of the PPS

Significant:

e) in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

Adjacent lands:

[d] for the purposes of 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.

Built heritage resources:

[M]eans a building, structure, monument, installation or any manufactured remnant that contributes to a property’s cultural heritage value or interest or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

Conserved:

[M]eans the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

3. *Ontario Heritage Act*

Section 33.(1) of the Act states that:

No owner of property designated under section 29 shall alter the property or permit the alteration of the property if the alteration is likely to affect the property's heritage attributes, as set out in the description of the property's heritage attributes that was required to be served and registered under subsection 29 (6) or (14), as the case may be, unless the owner applies to the council of the municipality in which the property is situate and receives consent in writing to the alteration.

Section 33.(1) of the Act states that:

An application under subsection (1) shall be accompanied by a detailed plan and shall set out such information as the council may require. R.S.O. 1990, c. 0.18, s. 33 (2).

The site is not a heritage site identified under the Act and is not adjacent to a heritage property.

4. *City of Toronto*

In 2008, Toronto City Council adopted *Standards and Guidelines for the Conservation of Historic Places in Canada* (Standards and Guidelines) as the official document guiding planning, stewardship and conservation of heritage sites in the city.

The City of Toronto Official Plan states that heritage resources will be conserved by listing properties on the Inventory of Heritage Properties, designating them and entering into conservation agreements or designating areas as heritage conservation districts. It also states that development adjacent to properties included in the City's Inventory of Heritage Properties will respect the scale, character and form of the heritage buildings and landscapes (3.1.5, Policies 1 a), b) and 2).

**Appendix 6: Deputation Letters submitted to the Toronto East
York Community Council re: 33 Avenue Road**

Amanda Kosloski

From: Gee Chung / GYRA [gcmbm@sympatico.ca]
Sent: June-16-14 1:45 PM
To: Councillor Kristyn Wong-Tam
Cc: Ron Palmer BYBIA; Charlotte Janssen YBBA; John Caliendo ABC; Stephen Armstrong; Amanda Kosloski; Oren Tamir; Briar de Lange BYBIA
Subject: 33 Avenue Road (Empire Communities & First Capital) Working Group Meetings
Attachments: LTR_toGYRA_Designation-Deferral-Request_Jun17-TEYCC_Jun13-14.pdf

GYRA THE GREATER YORKVILLE RESIDENTS' ASSOCIATION

Councillor:

We look forward to the opportunity of participating in working group meetings, convened by yourself, to resolve GYRA concerns, and we agree to further deferment of heritage designation to facilitate the meetings.

In the interests of brevity, we would request no more than two members from each stakeholder's organization (Bloor-Yorkville BIA, YBBA, ABC and GYRA) attend, together with representatives from Empire Communities and First Capital, and City Preservation Services, Planning and Urban Design staff.

We thank Empire Communities and First Capital for their commitment to working with the Bloor-Yorkville Community on further refinements to their proposal.

Sincerely,
Gee Chung
President
THE GREATER YORKVILLE RESIDENTS' ASSOCIATION
www.GYRA.ca info@gyra.ca

From: Amanda Kosloski [<mailto:amanda@armstrongplan.ca>]
Sent: June-16-14 9:59 AM
To: 'Gee Chung'
Cc: rpalmer@planpart.ca; cmj@janssen-law.com; jcaliendo@rogers.com; otamir@toronto.ca;
Councillor_Wongtam@toronto.ca; teycc@toronto.ca; briar@bloor-yorkville.com; 'Maren Walker'; 'Daniel Guizzetti'
Subject: RE: 33 Avenue Road (Empire Communities)

Good morning,

I wanted to follow up on my email sent on Friday.
I apologize as I had incorrectly addressed this letter. My sincere apologies.

Attached is a revised letter for your review and files.

Regards,
Amanda Kosloski, M.Pl.
ARMSTRONG
Planning & Project Management
416-444-3300 x3008

From: Amanda Kosloski [<mailto:amanda@armstrongplan.ca>]

Sent: June-13-14 12:02 PM

To: 'Gee Chung'

Cc: 'rpalmer@planpart.ca'; 'cmj@janssen-law.com'; 'jcaliendo@rogers.com'; 'otamir@toronto.ca';

'Councillor_Wongtam@toronto.ca'; 'teycc@toronto.ca'; 'briar@bloor-yorkville.com'; 'Maren Walker'; 'Daniel Guizzetti'

Subject: 33 Avenue Road (Empire Communities)

Good afternoon,

Attached please find a copy of a letter in response to GYRA's email regarding Empire's on-going discussions/working group related to the redevelopment of 33-45 Avenue Road and 140-148 Yorkville Avenue.

Please feel free to contact myself or Stephen Armstrong if you have any questions or would like to discuss further.

Regards,

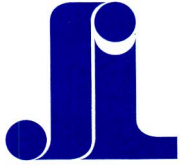
Amanda Kosloski, M.Pl.

ARMSTRONG

Planning & Project Management

156 Duncan Mill Road, Suite 6A, Toronto, ON M3B 3N2

p. 416-444-3300 x3008 | f. 416-444-3315



Seniority Investments Limited

37a Hazelton Avenue, Toronto Ontario, M5R 2E3 Telephone (416) 920-1301
Fax (416) 920-4134

11 June, 2014

Kristyn Wong-Tam
Ward 27, Toronto Centre-Rosedale
Toronto City Hall
100 Queen Street West, Suite A5
Toronto, ON M5H 2N2

Dear Kristyn,

I am writing to you to express my regret at your apparent position to not defer the decision to designate 33 Avenue Road.

There has been an enormous amount of effort on the part of our community to work with the developer and each other to develop a project that would enhance this neighbourhood.

We all attended a meeting with you at city hall a couple of weeks ago. What I heard was almost unanimous support for the building being replaced with a vastly improved Square and new structures that can meet modern retail needs.

I noted the following comments;

Ken Greenberg said this was the most exciting project he has seen in Toronto. Totally supported the new direction.

ABC concurred with Linda Chu commenting that it was the square that was important to save. ABC's John Caliendo has worked tirelessly with the Architect, developer and the community to get a consensus on a way forward.

Sanderson from the BIA said he agreed that the building and the round windows had to go but disagreed with the design of the glass cube.

Guida from the BIA also said the building should be replaced with a new concept.

GYRA seems to have split opinions within their ranks some wanted to hold onto the past but from what I remember there was an acknowledgement that more work had to be done and the building could go with an effort to somehow acknowledge the past.

My position as a major landowner and rate payer as well as having 40 years of owning the building is that a new integrated building combined with Hazelton Lanes is extremely important for the future success of this area.

You concluded the meeting with the following comments.

1. You said that you were going to reach out to the developers Empire and First Cap and engage them both collectively or individually to discuss their intentions. I would hope that you have made that approach.
2. You suggested that you were considering forming a working group to explore, consult and advise you of our progress working with the developers to achieve a result that we all can live with.
3. You expressed reservations about getting in the middle of negotiations with the two developers. You quite rightly did not want to give one an advantage over the other.

I want to report to you a phone call that I received from Dori Segal the chairman of First Cap on Tuesday morning. He was distressed to hear that the matter of the designation was possibly not being deferred. He asked my opinion and I updated him on the status as outlined above. I said he should expect a call from the Councillor's office for a meeting. I further reached out to Mr Dan Guzzetti from Empire and informed him of the same.

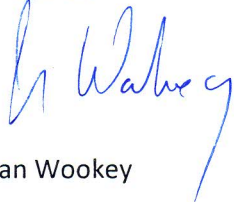
Mr Segal said he was going to contact Mr. Guzzetti to continue their discussions. Very positive about a combined entity. He said designation changes and damages the discussion.

In conclusion with matters at a very sensitive stage a Designation vote could irreparably harm the outcome for our community. I see absolutely no harm in further deferring a decision under the circumstances. The working group can be formed and you can have those meetings that you assured us you would be having with the developers.

So much work and good faith on a lot of people's part have been put over the last 60 days. Progress has been made! I am personally grateful for the good faith and unpaid efforts that have been contributed by members of our Community.

I hope that you will support another deferral to allow this complicated process to develop and conclude without a totally unnecessary action on your part.

Regards



Ian Wookey

Amanda Kosloski

From: Charlotte Janssen [cmj@janssen-law.com]
Sent: June-16-14 12:57 PM
To: Amanda Kosloski
Subject: FW: 33 Avenue Road - Development Proposal

fyi

Charlotte M. Janssen
Janssen Law Professional Corporation
89 Scollard Street
Toronto Ontario M5R 1G4
Telephone: 416-929-1103 Ext. 234
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Email: cmj@janssen-law.com

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From: Charlotte Janssen
Sent: June-16-14 12:56 PM
To: 'Briar de Lange'; (councillor_wongtam@toronto.ca)
Cc: Oren Tamir; John Caliendo (jcaliendo@rogers.com); Gee Chung (gcmbm@sympatico.ca); Ron Palmer; Derrick Major; YBBAdmin (info@ybba.org)
Subject: RE: 33 Avenue Road - Development Proposal

June 16, 2014

BY EMAIL

Councillor Kristyn Wong- Tam
Toronto City Hall
100 Queen Street West
Toronto, ON
M5H 2N2

Dear Councillor Wong- Tam

Re: 33 Avenue Road- Development Proposal

The Yonge Bloor Bay Business Association wishes to confirm our support for a further deferral of the designation of 33 Avenue Road to allow the community to continue to work with Empire Homes in good faith to secure commitments on behalf of the community regarding joint development between Frist Capital and Empire homes, open public space fronting on Yorkville Avenue and design details of the new development.

Thank you for your anticipated cooperation.

Charlotte M. Janssen

Janssen Law Professional Corporation
89 Scollard Street
Toronto Ontario M5R 1G4
Telephone: 416-929-1103 Ext. 234
Telefax: 416-929-9610
Email: cmj@janssen-law.com

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From: Briar de Lange [<mailto:briar@bloor-yorkville.com>]
Sent: June-11-14 9:39 AM
To: (councillor_wongtam@toronto.ca)
Cc: Oren Tamir; John Caliendo (jcaliendo@rogers.com); Gee Chung (gcmbrm@sympatico.ca); Charlotte Janssen; Ron Palmer; Derrick Major
Subject: 33 Avenue Road - Development Proposal

Please see our letter attached.

Thank you.

Briar de Lange
Executive Director
Bloor-Yorkville BIA
1200 Bay Street, Suite 310 Toronto, ON, M5R 2A5 (416) 928-3553 ext. 25 FAX: (416) 928-2034
www.bloor-yorkville.com



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FCHT HOLDINGS (ONTARIO) CORPORATION

85 HANNA AVENUE, SUITE 400, TORONTO, ON M6K 3S3 Tel: 416-504-4114

Toronto and East York Community Council
2nd Floor West, City Hall
100 Queen Street West
Toronto, ON
M5H 2N2

April 7, 2014

To Whom It May Concern:

Re: 33 Avenue Road – Intention to designate under Part IV, Section 29 of the Ontario Heritage Act

First Capital (Ontario) Holdings Corporation (First Capital) are the owners of Hazelton Lanes, municipally known as 55, 77 and 87 Avenue Road as well as 136, 138 Yorkville Avenue. The properties are immediately adjacent to 33 Avenue Road. First Capital has made a significant investment in the Yorkville area with Hazelton Lanes and the future of 33 Avenue Road is of importance to us.

We are in support of the request by the owner that the designation of 33 Avenue Road under the Ontario Heritage Act be deferred by 60 days. First Capital would like to be a part of the discussions with the other stakeholders as it relates to the redevelopment of 33 Avenue Road.

First Capital is committed to working with the community to ensure that Yorkville remains a vibrant community to live, work and play.

Sincerely,

A handwritten signature in black ink, appearing to read "Jodi Shpigel".

Jodi Shpigel, MCIP RPP
Vice President

Cc: Councillor Kristen Wong Tam
Oren Tamir, Planner
City Clerk

ABC Residents' Association

abc.abcra@gmail.com

P.O. Box 83519 87 Avenue Road
Toronto, Ontario M5R 3T6



4/2/14

Toronto East York Community Council
Toronto City Hall
100 Queen Street West
Toronto, ON
M5H 2N2

Dear Council Members:

RE: 33 Avenue Road – Defer – Heritage Designation

ABC Residents Association supports the request by Empire Communities the owners of 33 Avenue Road (York Square) to TEYCC to defer any decision on the heritage designation of York Square for 60 days.

There is a unique opportunity for a convergence of interests, but that requires further exploration including:

- o Creative options for addressing the heritage issue
- o Improving pedestrian circulation and creating a viable new 'York Square'
- o Consolidating vehicular circulation, servicing and loading
- o Implications for the development as a whole

There are a number of stakeholders that are involved and they all need to be brought to the table including:

- o Bloor-Yorkville BIA
- o Yonge Bay Bloor Business Association
- o ABC Residents Association
- o GYRA
- o Empire Communities
- o First Capital (owners of Hazelton Lanes)
- o Seniority Investments

Thank you.

Respectfully,

Linda Chu

Linda Chu on behalf of
ABC Resident's Association
ABCRA.ca

cc: Stephen Armstrong

Briar DeLange – BY BIA

Gee Chung – GYRA

Charlotte Janssen – YBB

Ian Wookey - Seniority

Councillor Kristyn Wong-Tam

Councillor Adam Vaughan

bloor-yorkville

BUSINESS IMPROVEMENT AREA

June 11, 2014

Councillor Kristyn Wong-Tam
Toronto City Hall
100 Queen Street West
Toronto, ON M5H 2N2

Dear Councillor Wong-Tam:

RE: 33 Avenue Road – Development Proposal

The PPUD Committee of the Bloor-Yorkville BIA is generally supportive of a redevelopment scheme that does not incorporate or protect the existing house, on the site, with the understanding that this support is contingent upon:

1. A formal agreement between First Capital and Empire Homes that will facilitate a joint development which includes improved access and operations of the overall development complex;
2. A commitment from both the developers that will ensure the provision of a substantial publicly accessible open space with frontage onto Yorkville Avenue; and,
3. A commitment from both developers to an ongoing dialogue with the BIA, YBB, GYRA and the ABC Resident's Association with respect to the design of the new development including the design details of the various building and landscape components and building height.

Thank you.

Yours truly,



Ron Palmer, BES, MCIP, RPP
PPUD Committee Chair
Bloor-Yorkville BIA



Amanda Kosloski

Subject: FW: 33-45 Avenue Road & 140-148 Yorkville Avenue Development Proposal

From: Stephen Armstrong [<mailto:sga@armstrongplan.ca>]
Sent: June-12-14 8:52 AM
To: 'Amanda Kosloski'
Subject: FW: 33-45 Avenue Road & 140-148 Yorkville Avenue Development Proposal

From: jcaliendo@rogers.com [<mailto:jcaliendo@rogers.com>]
Sent: Wednesday, June 11, 2014 10:13 PM
To: Steve Armstrong Contact
Subject: Fw: 33-45 Avenue Road & 140-148 Yorkville Avenue Development Proposal

Sent from my BlackBerry 10 smartphone on the Rogers network.

From: Gee Chung / GYRA <gcmbm@sympatico.ca>
Sent: Wednesday, June 11, 2014 9:56 PM
To: Councillor Kristyn Wong-Tam
Cc: Ron Palmer BYBIA; Charlotte Janssen YBBA; John Caliendo ABC; Oren Tamir
Subject: 33-45 Avenue Road & 140-148 Yorkville Avenue Development Proposal

GYRA - THE GREATER YORKVILLE RESIDENTS' ASSOCIATION

Dear Councillor:

The positive aspects of this proposal would be the integration of access through a joint development between Empire Homes and First Capital into the Hazelton Lanes complex, and the proposal to retain and enhance public space with Yorkville Avenue frontage.

However, "Heritage public space" is no panacea for the lack of recognition of the site's heritage built form elements. GYRA is a staunch supporter of Yorkville's history. The Yorkville Avenue & Avenue Road "gateway" structure, as presented, is not reflective of the prevailing heritage characteristics of Yorkville as set out in the *Bloor-Yorkville/North Midtown Urban Design Guidelines*. These very same guidelines appear in the new draft document *Bloor-Yorkville/North Midtown Planning Framework & Implementation Strategy* that will shortly be submitted to the City for "Secondary Plan" approval.

Yet to be addressed, inter alia, are the shadow impacts on the two HCD areas, the lack of dog amenities, and the tower built form, density and height.

We understand you will request Empire Homes, First Capital and their heritage consultant meet with you and City Preservation Services prior to the deferral expiry date, and should there be resistance to meeting within the deferral period, you will proceed with designation.

Sincerely,

Gee Chung GYRA President

www.GYRA.ca info@gyra.ca

Robert Archambault - Broker

Cell: 416-806-2002

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rarchambault@sothebysrealty.ca | www.sothebysrealty.ca

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