

APRIL 2002



# Yorkville-Hazelton Area

HERITAGE CONSERVATION DISTRICT PLAN

**IBI**  
GROUP

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## 1.0 INTRODUCTION

### 1.1. BACKGROUND

The Hazelton Avenue Heritage Conservation District Plan area is located in the Yorkville Neighbourhood within the City of Toronto. Defined as Areas of Special Identity in the Official Plan, the significant historical and architectural character of the Yorkville Triangle and Scollard Hazelton areas, make it an important part of the City's rich legacy of neighbourhoods.

The Hazelton Avenue area is primarily residential with some commercial activities at the north and south edges. Residents have expressed concern about the various applications for change to properties near the neighbourhood that could have a negative impact on the character of the area. The recent Yorkville Triangle Land Use Planning Study by the City's Urban Development Services Department changed to the zoning by-law to establish stronger provisions to control development within the area.

At the March 30, 1999 meeting of City Council, the former Heritage Toronto was asked to consider the merits of designation of the Hazelton Avenue Area under Part V of the *Ontario Heritage Act*. After a preliminary visual review the former Heritage Toronto staff advised City Council in May 1999 that the area did merit a heritage conservation district study, given sufficient funding. Under a development application and a Section 37 (Planning Act) Agreement, near the area, funds were subsequently allocated to engage a consultant team to complete a heritage conservation district plan for the area.

#### 1.1.1 Objectives

The objective of the Heritage Conservation District Plan process were to establish the rationale for the creation of a heritage district, using the Provincial Heritage Conservation District Guideline process. This plan process will form the basis for a designating by-law that will be submitted to City Council for approval, and subsequently, it will be submitted to the OMB, within fourteen days for their approval. The plan process consisted of the;

- determination of district boundaries,
- photographic and visual inventory of each building in the district,
- establishment of active public participation through 3 public meetings
- development of Heritage Character Statement,
- creation of a comprehensive set of heritage conservation and design guidelines and recommendations,
- statement concerning the implementation process, compilation of technical conservation notes

### 1.2 HERITAGE CONSERVATION DISTRICT

The *Ontario Heritage Act* enables municipalities to be responsible for the protection of heritage features within the community. Under Part V of the Act a municipality is able to designate the whole or any part of the municipality as a heritage conservation district. "Part V is concerned with the protection and enhancement of groups of properties that collectively give an area a special character. This character derives not only from individual properties which may be of architectural or historic interest but also from the overall historic and aesthetic values of buildings, streets and open spaces seen together." (*Ontario's Heritage Conservation District Guidelines*, Ministry of Culture and Communications, 1992).





Section 41 of the *Ontario Heritage Act* stipulates "where there is in effect in a municipality an official plan that contains provisions relating to the establishment of heritage conservation districts, the council of the municipality may by by-law designate the municipality or any defined area or areas thereof as a heritage conservation district." Section 5.5 of the Official Plan of the former City of Toronto contains provisions enabling Council to designate heritage conservation districts and "to take all necessary steps to encourage preservation and conservation of the heritage buildings, structures and site, including all areas in the public domain, within such districts." In addition, the Official Plan requires that, prior to designating a district, Council undertake a Heritage Conservation District study of the proposed district with the study forming the basis of the Heritage Conservation District Plan. Then Council may use its powers of review and regulation to implement the objectives of the Heritage Conservation District Plan.

"District designation under Part V of the Act provides a tool for protecting that character in the course of change and development within a municipality...designation... enables the council of a municipality to manage change in the character and quality of the built environment to enhance beneficial or to ameliorate adverse effects on the heritage value of the district." (*Ontario's Heritage Conservation District Guidelines*, Ministry of Culture and Communications, 1992).

This management is in the form of the guidelines that found in the District Plan encourage public and private property owners to care for and conserve the heritage resources within the district. The guidelines are based on the specific character and heritage elements that collectively contribute to the areas value. It is not the intent of the district designation to prohibit change but rather it is intended to manage change for today and for the future. The designation and permit process is described in Chapter 3, Implementation.

### 1.3 HISTORY

"Yorkville began because a post-Ice Age Indian trail was crossed by the line selected by Lieutenant-Governor Simcoe as his new road to Lake Simcoe. The trail, later named Davenport Road, was already well traveled when the settlement of the southern Ontario began, and its meeting with the future Yonge Street was the junction around which the old village of Yorkville began." (*Community History Project of Ward 5, 1991*).

When the Town of York was established in 1793, and the First Concession Line was laid out by John Graves Simcoe almost 200 years ago, the area north of the new community was set out in a series of Park Lots running north to the present Bloor Street, with Farm Lots surveyed to the north. The built origins of Yorkville date to 1808 when the Red Lion Hotel was established near Yonge and Bloor Streets. In 1836, Sheriff William Botsford Jarvis and brewer Joseph Bloor laid out village lots on five adjoining Farm Lots northeast and northwest of this intersection. The village was a rural community whose inhabitants served the wealthy landowners and great houses of the escarpment, or worked in the market gardens along the route of Davenport, or who traveled to work in York to the south, or who remained in the village to work in the breweries, brickyards, tannery or service industries. As early as the 1840's a regular omnibus service to and from the city and later a horse-drawn Toronto Street Railway ran cars every 20 minutes from Yorkville Town Hall to St. Lawrence Hall.

The Village of Yorkville, incorporated in 1853, erected a Town Hall in the High Victorian style in 1860 at the corner of Yonge and Yorkville and a Firehall in 1876 that stands today. Over the next few decades the village became what Patricia McHugh has called in her City Guide a "working class streetcar suburb". The attraction of low taxes, compared to Toronto's and a village atmosphere attracted labourers, shopkeeper and more substantial residents as well. The result was a mix of 19th century housing types, built close together and sharing a similar relationship with the street.



The portion of the Village of Yorkville west of Yonge Street was annexed to the City of Toronto in 1883 as part of Toronto's expansion. From annexation until the end of Second World War, Yorkville and Hazelton Avenue was stable with most of the original buildings intact and representing the history of 19th century architecture in Toronto. "The village was complete – a mixture of houses and human-sized commercial/industrial properties in a harmony of wood, stucco and brick. Albert Franck painted from his house at 90 Hazelton, Mazo de la Roche wrote the first part of *Jalna* in her upstairs flat at 86 Yorkville. Tom Thomson and the Group of Seven were meeting and working in the Studio Building on Severn Street after 1913. And in 1923 a group of professional women in the arts bought the old board-and-batten Olivet church on Hazelton and made a permanent home for the Toronto Heliconian Club. Lawren Harris, who lived farther north, came down to the oldest part of the village to paint, and one painting of the brick houses on the east side of Avenue Road gives a winter image of tree-lined streets." (*Community History Project of Ward 5, 1991*).

By the early 1950's artists and actors were relocating to the Yorkville area, attracted by low rents and a growing gallery, jazz and theatre culture. By the 1960's Yorkville was the heart of one of Toronto's finest and most creative arts communities. Change came rapidly as more and more people were attracted to the area and commercial redevelopment began. Projects such as "York Lane" altered the old village as the original buildings disappeared or were buried under contemporary renovations as building owners reconfigured their properties to capitalize on the areas popularity. Today the original houses along Hazelton Avenue and associated streets, north of Yorkville, remain to link the area with its past.

As one of Toronto's original Victorian, streetcar suburbs there is a wealth of heritage character found within the boundaries of the proposed heritage district. Of almost 200 properties, within the area, more than 65% were built before 1900, and there are 39 that are either listed or designated. There is a coherent sense of scale, material and rhythm of house fronts and bays.

#### 1.4 GENERAL CONSERVATION PRINCIPLES

The following conservation principles are the foundation of the District Plan and the basis for the guidelines in Chapter 2.

##### 1.4.1 Retain and Preserve

- Character defining features are to be preserved.
- Note that the cumulative effect of minor changes to such features will lead to the loss of character.

##### 1.4.2 Maintain

- Ensure ongoing maintenance of important features. For example, painting, caulking, weather proofing etc.

##### 1.4.3 Repair

- If the physical condition of a character-defining feature warrants repair, then the approach to be taken would be one that involves the least degree of intervention. Such methods include but are not restricted to: patching, piecing-in, and reinforcing.

##### 1.4.4 Replace

- Replacing a character-defining feature occurs only when it is badly deteriorated and cannot be reasonably repaired or preserved.



#### **1.4.5 Replacement of missing feature should be based on historical, pictorial and physical evidence**

- If no evidence exists a second option is to take into account size, scale and material of the building.

#### **1.4.6 Maintenance**

- Periodical inspection and seasonal upkeep is encouraged to control and prevent future damage.

#### **1.4.7 Alterations and Additions**

- Alterations should not radically change, obscure, or destroy character-defining features.
- Alterations may include: new entrances and window openings on the secondary elevations and selective removal from the building that does not detract from the historical character.
- Additions may occur at the rear of the building.

#### **1.4.8 Demolitions and New Buildings**

- Discourage demolition of buildings that contribute to the heritage character of the District
- New buildings should be compatible with the existing heritage properties and character of the district.

#### **1.4.9 Landscaping**

- Retain tree canopy along the street
- Encourage the addition of property fences and the planting of vegetation consistent with a heritage district and that does not obscure heritage buildings.

### **1.5 DISTRICT CHARACTER, HERITAGE ATTRIBUTES**

#### **1.5.1 Urban Form**

By the time of Mile's Atlas in 1878 (Figure 1) the surveying and lot layouts were basically complete though development of the lots extended into the 1890's (Figure 2, 3). Within the proposed heritage district there appears to have been three distinct waves or type of development, with each wave characterized by a similar lot size and building setback from the street. The difference in lot size reflects the size and cost of the housing type and to some extent the social and demographic make up of the original inhabitants of the area. From largest to smallest, they are;

1. The lots along the both sides of Hazelton Avenue are generally 150' deep and range in width from 15' or 30' to 25' or 50' (average lot area 3000 sf). The buildings are generally located between 20' and 30' from the street.
2. The second group of similar lots are found along the south side of Berryman Street, from house numbers 9 to 49, and are generally 118' deep and are between 12' and 20' wide. Included in this group are the Webster St. lots that are similar in area (average lot area 1800 sf). Although this street, first known as Avenue Place was not created until after 1884, these buildings are closer to the street, between 18' and 24' from the street.
3. The smallest lot types are found along the north side of Scollard from number 68 to 120, along the north side of Berryman, from number 20 to 48 and along both sides of Bishop, from number 4 to 34. These lots range in depth from 60' to 80' and width varies from 12' or 25' (average lot area 1000 sf). These buildings are generally between 12' and 18' from the street.



The extracts from Goad's Atlases (Figures 2, 3) illustrate an interesting pattern in the predominant building materials used in the District with dark coloured building footprints representing solid brick buildings and light coloured footprints representing frame buildings with various veneers. Buildings on Hazelton Avenue and Webster Street (Avenue Place) were predominantly solid brick structures, while buildings on Scollard, Berryman, Bishop and New Streets were predominantly frame structures.

Not only does this range in lot and house types within the study area illustrate many important aspects of life in Toronto between the 1860's and 1890's, it also, along with building setbacks and street widths has an important impact on the character of the area. The following attributes of urban form, architecture and streetscape contribute to the character of the area.

### 1.5.2 Victorian Residential Architecture

Victorian Architecture is the name given to revival and eclectic styles of building design and architectural decoration that were popular during the reign of Britain's Queen Victoria from 1837 to 1901. In the United States, Canada, and Great Britain, Gothic and Classical styles were the most popular historic revivals which reintroduced elements such as the pointed arch and classical columns to vernacular architecture. Other, less mainstream architectural references included Romanesque, Flemish or Dutch brickwork and gables, and Second Empire which popularized the "mansard roof" of Napoleon III's Second Empire in France.

- There is a high proportion of generally well maintained and consistent rows of brick detached, semi detached and row houses sharing a similar relationship to the street.
- There are consistent floor heights from 2 to 3 storeys throughout.
- A consistent rhythm and proportion of 3-sided bays, steep pitched gables, porches, front steps and window openings that vary from street to street and by their scale, reflect the relative affluence of the original owners.
- There is a wide range of Victorian architectural styles and elements, Gothic revival and high Victorian Gothic, demonstrating a preponderance of steep pitched gables, with finials, decorated barge or eave boards, vertical proportions, gothic or pointed windows, and elaborated chimneys. There are numerous examples of polychrome brick, red for walls, white (yellow) for detailing (or frequently the reverse), to emulate stone quoins, voussoirs, corbelling, sills, keystones, belt courses.
- Second Empire styling, with slate mansard roofs, bracketed, exaggerated eaves and porticos, elaborate entry doors, side and transom lights, stained glass, coursed stone base. Other styles include aspects of Renaissance, and hints of Flemish and Barvarian.
- There are some larger houses, whether detached or semi-detached or row houses found along Hazelton Ave. with the larger lots and greater street width. This suggests that the more affluent were attracted to this street. The smaller detached and row houses on Bishop, Berryman and Scollard, on the correspondingly smaller lots, on narrow streets and frame, rather than brick structures, suggests that the less affluent built on these streets. There are several reasons for this mix of house types. The smaller houses were the first to be built reflecting development of an unknown neighbourhood that was unserved by transit. Early industry in the area included Bloor's Brewery and would have attracted workers to live in the area. As the city grew up to Bloor Street and the area became more popular, the value of the land, and the cost of the houses increased. With the coming of regular streetcar service along Bloor and Avenue Road, the more affluent had chosen to live there and populated Hazelton Avenue at that time.



### 1.5.3 Streetscape

- Hazelton Avenue is lined with mature deciduous trees that form a vault above the street creating an intimacy and enclosure that is missing on the other streets in the district.
- Hazelton Ave. with an 80' building face-to-face width has a consistent 20' to 30' relationship between front doors and sidewalks on both sides of the street which develops the most spacious street character within the district.
- Bishop, Berryman and Scollard Streets, with 50'-60' building-face-to-building face and the 12' to 24' relationship between front doors and the sidewalk, are clearly less expansive.
- Some ornamental fences, walls and gardens serve to separate some buildings as far as possible from the street, with the front doors connecting the residential life behind those doors to the street experience.
- Due to the closeness of the buildings to the street there is very little front-yard parking. One result is that cars are relegated to the street and rarely get between pedestrian and house front.
- Street and pedestrian light levels vary from area to area and from street to street.
- The blue, Yorkville-style pedestrian streetlight has been located along both sides of Scollard and along on the south end of Hazelton up to #47.

### 1.5.4 New Construction (Infill)

- There is an unmistakable air of affluence today, especially along Hazelton. Careful repair and reconstruction, demonstrating various levels of commitment to preservation and restoration, is visible. High quality materials are visible in both the landscape and building additions and new buildings.
- The new infill buildings generally have a scale, massing setback and character that is supportive and even sympathetic in many instances with the older buildings. The use of masonry and stucco, the 3 storey height, gables and bays oriented to the street and pattern of windows all support the traditional character of the street.

In summary the heritage character of the Hazelton Avenue Heritage Conservation District consists of the following attributes;

1. **The well preserved and consistent house forms that reflect the unique mix of Victorian Toronto life.**
2. **The consistent relationship of house and front door to the sidewalk and the street.**
3. **Mature street trees and canopy forming an intimate street shed.**
4. **Few cars between house and street.**
5. **Supportive infill and additions.**
6. **Hazelton Avenue District is part of a neighbourhood bounded by Avenue Road, Davenport and Yorkville that is part of the Toronto tradition of neighbourhoods such as Cabbagetown, the Beach, Rosedale, etc.**





## 2.0 GUIDELINES

### 2.0.1 Heritage District Characteristic

The character of the District should reflect and reinforce the Hazelton "village" neighbourhood. The coherence of the district is dependent on the co-operative efforts of both owners and the city to maintain and enhance this character.



- The similar architectural style and overall proportions of the residential buildings balance and compliment one another.
- The amount of Victorian details, rhythm of pitched roofs, windows and doors, establish a distinct visual atmosphere.
- The well maintained buildings and landscapes contribute to the unique character of the neighbourhood.



- Sidewalks have a canopy of mature trees and are complimented by small, intensely planted front yard gardens.
- Parking is allocated primarily to the street with very few cars between building face and the street.

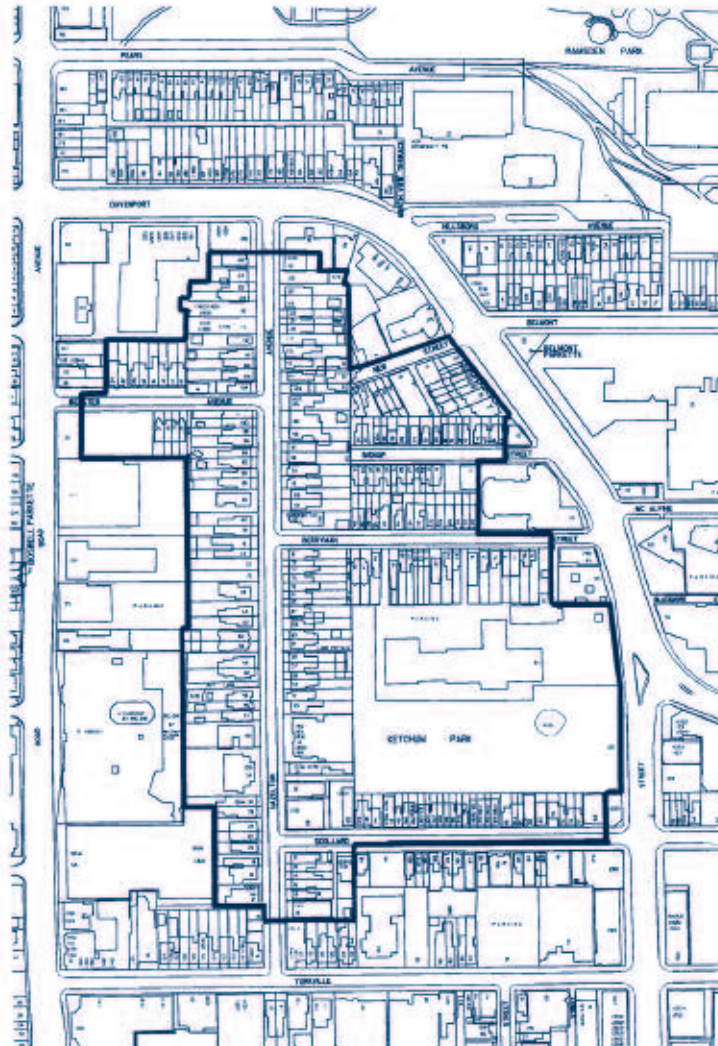


- The stable built form character of 2 to 3 storey house form buildings in the district is in contrast to the areas around which have changed and continue to substantially change.
- The original residential buildings on the periphery of the district are in transition to retail/commercial use generally within the house form envelopes.





## 2.0.2 Proposed District Plan and Boundaries



## 2.0.3 Character Related Areas

The following areas relate to the District character; Avenue, Yorkville, Scollard south side, Hillsboro, Belmont, Yorkville and Davenport (north side). These supporting areas are related for several reasons: Cumberland, Avenue Road and Davenport have traditionally defined the former Town of Yorkville. There is still a strong relationship in built form within this larger area, though the transition to retail/commercial has significantly altered the appearance of many parts of the supporting areas. Many of these streets and section of streets are continuations of and have a physical link with, the streets and blocks of the District. And many of the heritage characteristics of the District are not exclusive to the District but are also found in the supporting neighbourhood areas. These supporting areas by sharing aspects of heritage character, emphasize the concentration of character found within the district and connect the district to the other parts of the City. The supporting areas also add to the aggregate mass of similar building types, which buffers and contributes to the protection of the District.



FIGURE NO.1  
Yorkville-Hazelton 1878, Lot Layout



Source: Miles & Co., Historical Atlas of York County, 1878





FIGURE NO.2  
Yorkville-Hazelton 1884, Lot Layout

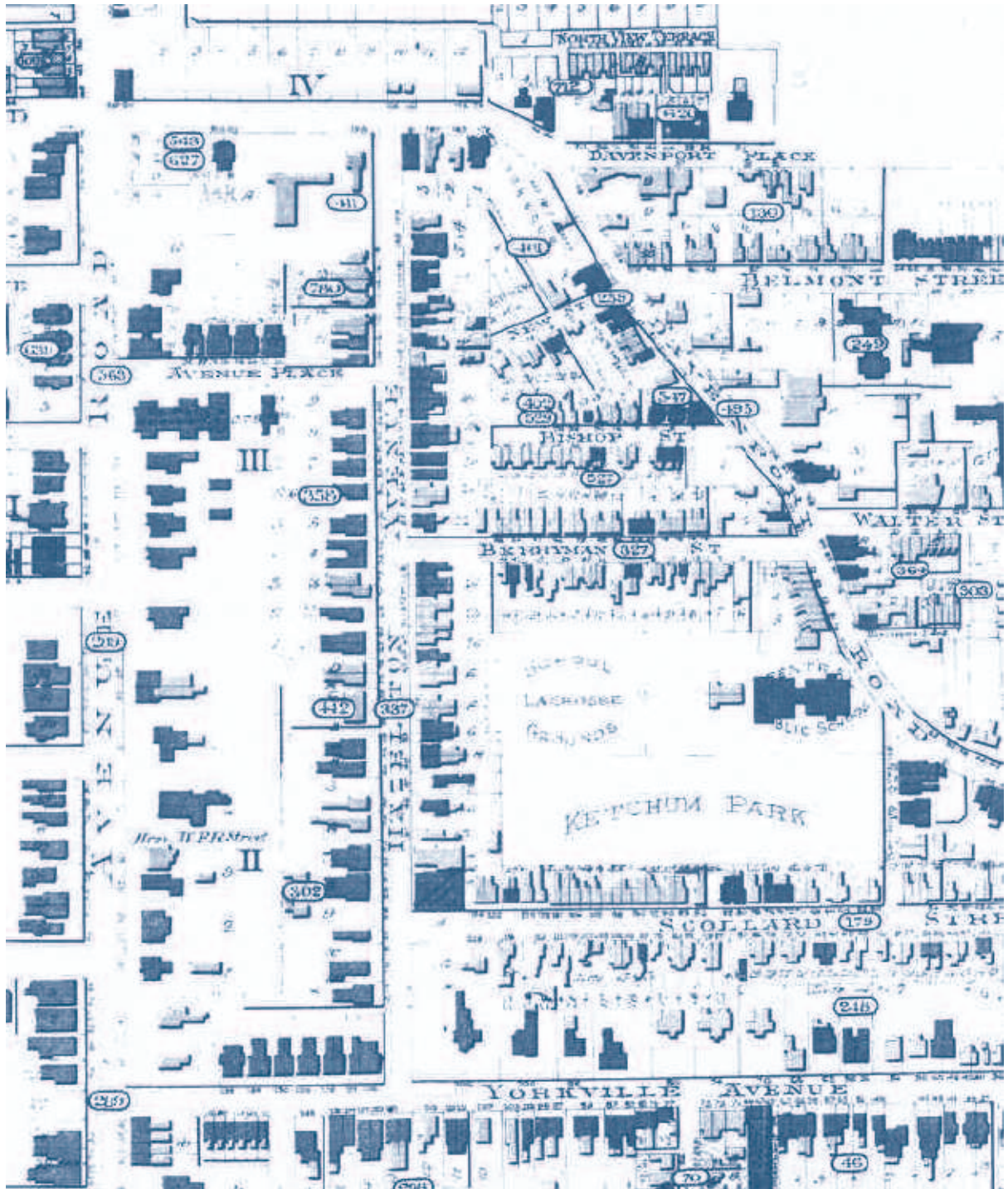


Source: Charles Edward Goad, Atlas of Toronto, 1884





FIGURE NO.3  
Yorkville-Hazelton 1890, Lot Layout



Source: Charles Edward Goad, Atlas of Toronto, 1890





## 2.1 ALTERATIONS TO EXISTING BUILDINGS

The following guidelines are intended to apply to the alteration of existing buildings. Additions and new construction are dealt with in Section 2.3.

### 2.1.1 Alterations of Elements Within the Principal Elevation

The principal elevation is generally considered to be that portion of the building that addresses or faces the street. (1) In the case of a corner property, there are two principal elevations (2)(3). Alteration to the original features of the principal elevations should be avoided or minimized. If alterations are required, they should be sympathetic to the style, era, scale and craftsmanship of the original.



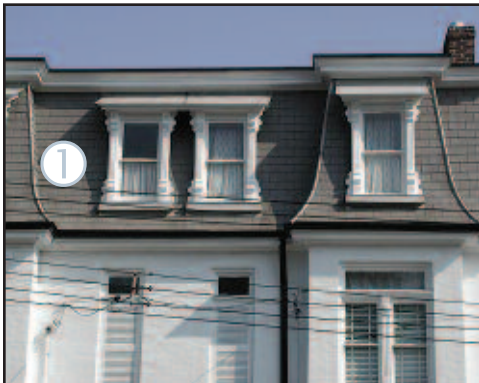


### 2.1.2 Roof Form, Shape, Pitch and Features

The form, mass, rhythm, proportions and texture of the roofs and roof features support the heritage character of the individual building and the area.



- Dormers and gables address the street. Skylights, modern chimneys, and roof vents should not be visible from the street. (1)
- Electronic and communication apparatus such as a satellite dish are to be located to the rear of the dwelling.



- Repairs and alterations are to consider using steep-pitched, gable or mansard roof designs. (1)



- Original decorative features and original materials should be maintained or restored using the same materials where possible. (1)
- Slate and wood were commonly used materials in the district. When rehabilitating their roofs, owners are encouraged to use original materials based upon documentary proof.
- Colour and pattern of replacement materials are to compliment the existing overall look of the roof.



### 2.1.3 Windows

Windows on the principal elevation are essential to the overall architectural character of the building and shall not be substantially altered.



- Retain existing windows where possible through repair and maintenance. (1)
- Replacement windows are to fit into existing openings with minimal if any alteration of the proportions.
- Window jamb, frame and sashes of replacement windows shall reflect the original character and era of the building
- Existing materials in and around a window, such as a bay window assembly, must be protected with suitable treatment and frequent maintenance. (2)



- Storm windows were often used to conserve heat and contribute to the character of the window treatment. Efforts should be made to maintain existing storm windows.
- Stained glass is an essential element used as accents in buildings of this period, and should be maintained or repaired by a specialized craftsman. (1)



- Blocking of any existing window openings is to be avoided. Installation of new windows, in the principal elevation where none exists should be avoided, except to open up a previously blocked window opening.





### 2.1.4 Doors

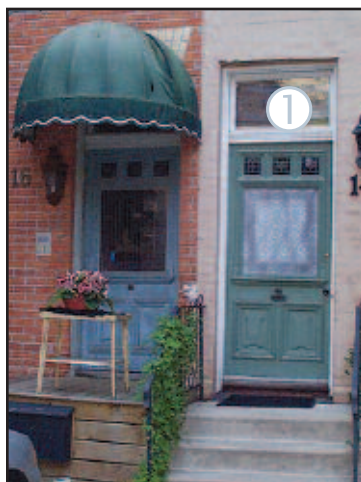
Doors located on the principal elevations are an important expression of the character and architectural style of the building and maintain the linkage between public and private realms. Substantial alterations are not recommended.



- Maintain original doors wherever possible. (1)
- Alterations to existing opening proportions must be avoided.
- Style and type of doors are to reflect the character and the architectural style of the building.
- Many of the doors within the District are partially glazed or solid wood and new doors should reflect the original or existing condition.
- Metal storm doors are discouraged as a replacement option.



- Front doors must face the street, with clear sight lines to the sidewalk



- Transoms should remain unobstructed. (1)
- Original moulding and detailing are to be preserved on both doors and frames.





### 2.1.5 Cladding and Trim

Alteration to the original cladding and trim on principal elevations should be avoided. Replacement materials are to be the same or similar to the materials being replaced.



- Brick coursing over windows and doors should be preserved. (1)
- Masonry replacement or repairs are best applied by a skilled craftsman. Masonry should reiterate the existing colour and texture of the principal elevation.
- Alteration to original cladding and trim are to be avoided. Repair and maintenance of these elements are essential. (2)



- Brick is the predominant cladding material in the District. Repair and alteration should use brick and mortar to match the original. In the case where alteration involves a large exterior surface area, and suitable, matching brick is unavailable, stucco may be an acceptable alternative.
- Pigment with stucco is best applied during the application phase, afterwards as a finish. (1)



- Ornamental and decorative eaves and fascia moulding, gable finials, porch columns and brackets all contribute to the architectural character of the District and should be preserved. (1)
- Polychrome brick was a favourite technique used by Victorian builders to suggest stone detailing to enrich the texture of the buildings elevation and ought to be maintained. (2)



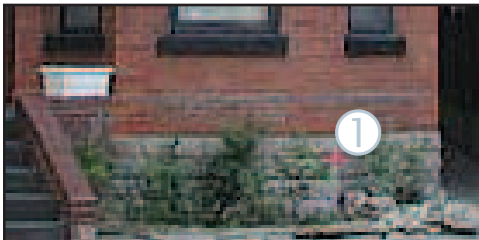
- Where possible, avoid using unfinished or painted synthetic trim on windows and doors.
- Use similar materials such as wood cladding, brick and stucco to replace existing.
- Additions of design elements not in character with the original architecture are to be avoided.
- Owners are encouraged to replace existing decorative elements where adequate documentation exists to guide the replacement.

### Ornamental Metals

- Architectural metal features like metal cornices, roof, roof cresting, fencing should be retained and if missing, replicated based on historical pictorial and physical documentation.
- Cleaning metals when necessary to remove corrosion before repainting is advised.
- Use the gentlest cleaning method for that particular metal.
- Do not use a cleaning method that will change the colour or texture of the metal.

### 2.1.6 Foundations

Visible foundations, expressed by a change of material, often from stone to brick, are an important component of the Victorian residential character in the District.



- Foundations are expressed as a base to the building. (1)
- Substantial alterations to the visible foundation shall be avoided such as the addition of new door and window openings.



- Repair existing masonry with similar materials and techniques.
- Original foundation material should be protected from harmful cleaning methods, alterations and covering by other building materials.



- Consultation with professionals is encouraged when repair work is required to ensure structural stability.
- Proper drainage away from the dwelling such as drainage tiles and sloping of the grade away from the dwelling to minimize future damage.

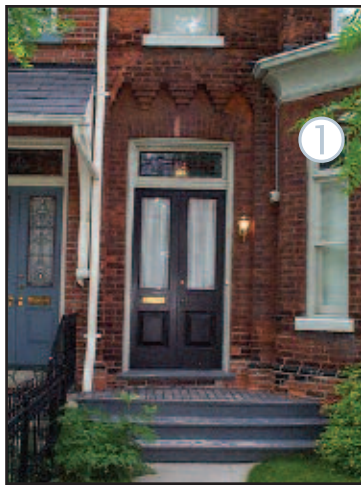


### 2.1.7 Porches, Porticos and Exterior Stairs

Porches, porticos, and exterior stairs are integral to the principal elevation and should have a similar proportion and an open appearance similar to traditional porches in the District.



- Maintain porches and porticos that traditionally were used to protect entry doors and glazing, provide sheltered outdoor space and serve as a transition between the public outdoor and private interior space. (1)



- Substantial alterations or removal of the original porch and stair elements alters the principal elevation and shall be avoided where possible. (1)
- Handrails and balusters were commonly used to enclose and define a porch and were made of wood or cast iron. These are important secondary character elements and should be preserved or restored where missing.



- The overall mass, material, run and rise of the exterior stairs reflect the character and style of the principle elevation.
- Ramps will comply with the building code, meeting the specific needs of the resident and be easily removed in the future.
- Stairs usually run at right angles to the street and allow for a landing at the sidewalk grade before meeting the sidewalk.
- Avoiding using open riser stairs.





- Porch and stair style, finish, colour and detailing should reflect the original character of the building and compliment the principal elevation. (1)
- Enclosing a porch that was originally open can detract from the architectural style and character of the principal elevation and should be avoided.



- Retain original porches wherever possible. (1)

### 2.1.8 Trim, Windows and Door Colour



- Regular painting of previously painted architectural elements is recommended. Paint colour should rely on historic and District precedence for inspiration and guidance. Historic precedence can be determined by simple testing of the building surface.
- Painting over existing, unpainted brick is not advised. Where brick is currently painted, period colours that are complimentary to the whole building are encouraged.
- Cleaning brick with only non-abrasive methods is recommended. Sandblasting and/or high pressure water wash is not recommended.





## 2.2 ADDITIONS TO EXISTING BUILDINGS

Additions must be compatible with the character, scale and form of the existing building, while being clearly distinguishable from the original heritage building. The additions must not detract from or obscure the heritage features of the existing building.



Additions should generally be located at the rear or in an inconspicuous elevation of the building to reduce their visibility from the street and must not overwhelm the existing building.

### 2.2.1 Location

If located at the rear of an existing building, additions should extend the form and mass of the original and be clearly distinguishable. If located on a corner property, the addition must be carefully considered because of its visibility. A continuation of massing, clear indication of new and old, door and window rhythm and floor lines are important elements as well.

### 2.2.2 Design, Form and Massing

The style of the addition should be compatible with the mass, height, window and door openings, material and colour of the existing building. The point where new is joined to old should help to distinguish the addition from the original.

### 2.2.3 Entrances

New entries in additions should be located on secondary elevations and not detract from the principle entry.

### 2.2.4 Foundations and Walls

New foundations and wall surfaces should, where possible, step back from the original to avoid an incompatible relationship of materials.

### 2.2.5 Windows

Windows and other openings in the visible elevation of the additions shall repeat the proportions, head and sill height, location and rhythm of windows in the existing building.



### 2.2.6 Roofs

Compatible roof slopes are to be used either to match existing or create historically appropriate slopes. Roof elements such as, vents, skylights and hatches are to be located out of view. Roof materials should be compatible with existing materials wherever possible. If new materials are used, there shall be a clearly articulated point of change where the new meets the old.

## 2.3 DEMOLITION

Demolition is discouraged but to be considered for demolition a building in the district may be demolished if it meets all of the following criteria;

1. Poor condition, and
2. Minimal heritage value, and
3. Not essential to the heritage character of the area, and
4. The replacement building complies with the Guidelines and Zoning By-law.

## 2.4 NEW BUILDINGS

**New buildings within the district must be compatible in character, form, massing and location on the site. It is important that new buildings are distinguishable, but in harmony with, their neighbours.**

### 2.4.1 Location

For Hazelton Avenue and other streets within the District, the setback for new construction will be the average of the setbacks for buildings on both sides.



- Maintain predominant or average setback along the street
- New construction shall not project beyond the adjacent dwellings units' façade and encroach on existing setbacks.
- Corner lots should maintain the existing setback or follow the profile determined by neighbouring property.

### 2.4.2 Design, Form, and Massing

The massing of buildings within each character area varies from 1-1/2 storey to 3 storey. New buildings are to be compatible with the building height of the adjacent buildings. The new building should be compatible to the vertical proportions and widths that predominate on either side of the building site.



### 2.4.3 Entrances



Entrances are important elements on the principal elevation and should address the street and be clearly visible. (1) The relationship of the ground floor to grade should be consistent with the building on either side and the street in general. The architectural treatment of the entry, porch, and portico should express the style of the new building and be compatible in form and detail with the similar elements on the street.

### 2.4.4 Foundations

Victorian houses generally expressed a visible change from foundation to above grade wall. This definition of foundation was often expressed by a change of material from stone to brick, or by a decorative brick or stone string-course treatment. New buildings should reference this expression and locate a change of material or element at a height above grade that is similar to the top of the foundation wall of the buildings on both sides.

### 2.4.5 Windows



The window proportions in the District are generally vertical and rectangular. New windows should maintain these proportions and location in relation to the adjacent buildings.





### 2.4.6 Exterior Walls

Brick with stone trim and detailing or stucco are the predominant wall cladding materials in the District. New buildings should utilize these materials for principal elevations in a compatible range of colours and proportions. Wood clapboard and shingles are acceptable wall cladding for secondary elevations or rear additions. Aluminium or vinyl siding are discouraged.



### 2.4.7 Roofs

Roof pitch and type should match or be compatible to the style and form of adjacent roofs. Slade, wood or asphalt shingles are appropriate cladding. Roof elements such as vents, skylights, etc. should be located to the rear to avoid visibility.





## 2.4 PARKING

Parking between the building face and streets should be minimized or avoided.



- Avoid front yard parking.



- Where existing driveways and front yard parking occurs, hedges can be used to reduce and soften the visual interruption of the cars and to continue the 'feel' of front yard landscaping.



- On street parking should primarily be for residents with permits.



## 2.5 LANDSCAPE

### 2.5.1 Front Yards

The private landscape should mediate between the public street and the private house, framing the entrance and highlighting architectural features.



- Landscaping between the house and the sidewalk should not obscure or hide the front doors and principal façade.
- New trees and shrubs are to be selected from species traditionally found in the area which include Freeman Maple Autumn Blaze, Red Oak and White Ash.
- Hard surface treatment for front yards is discouraged.
- Private walkways are clearly defined through the use of decorative paving material (brick, stone) along with vegetation.



- Use of archival photos and publications may be used in conjunction with existing styles found in the neighbourhood environment to contribute to the understanding of period design principles.

### 2.5.2 Fences

Fences and planting clearly defines private and public areas and should reflect the character of the District.



- Fences should be no higher than 1.5m (4'9") and be transparent to allow an open view from the sidewalk to the building face.
- Existing hedges should be preserved on their own or along with decorative iron or wood fencing combination.





### 2.5.3 Other Exterior Elements

Other 20 and 21st century exterior elements, such as air conditioning units, barbecues, satellite dishes, Fedex, or other courier drop boxes, and solar panels are incompatible in appearance with the 19th century principal elevations of most District buildings. These elements should be located at the rear or sides of the building, or in inconspicuous or screened locations at the front.

## 2.6 STREETScape

The experience of the district is partially determined by the views created by the canopy of mature street trees, boulevards and sidewalks. Maintenance of these elements is essential to the character within the neighbourhood.

### 2.6.1 Streetscape Community



- Each street within the district has its characteristic streetscape that reflects the size of lots, street width and house/building type.
- Removal of deciduous trees and other plantings due to road repairs, public works and driveway/walkway creation should be avoided where possible and replaced wherever possible with an appropriate species.



- Planting beds and grass treatment along the boulevards should be maintained.
- Proper drainage on sidewalks and roads are necessary to protect existing landscaping.
- A program to care for existing and replanting is important to the preservation of the distinct streetscape character and amenity.



- Public spaces and courtyards should incorporate similar landscaping principles as found along the residential street.
- Historic surface paving material such as brick, granite cobbles, slate and stone pavers are encouraged both on private and public areas.



## 2.6.2 Sidewalks, Street Furniture



- Concrete sidewalks are a consistent feature of the district. They should be maintained.
- Signage, bollards and other street furniture elements are to be carefully considered to minimize visual clutter and to avoid incompatible colour, form and texture.
- The blue Yorkville area standard pedestrian streetlight should be considered for installation throughout the district, with appropriate lighting adjustment. (1) The colour could be changed to distinguish the District street light from the light in adjoining and supporting areas. This would help to visually link the whole District neighbourhood with the Yorkville area.

## 2.6.3 District Entry Features

The city should look at the possibility of erecting compatible district entry features that will define the entry point to the neighbourhood and resemble some of the heritage character of the district. Compatible features could include brick or stone gateposts, bronze plaques at each entry point, a special tree type or other horticultural treatment.



### 3.0 IMPLEMENTATION - PERMIT APPLICATION PROCESS

#### 3.1 INTRODUCTION

Although the Heritage Act requires City Council's permission for exterior building alterations in a Heritage Conservation District, Council has adopted a streamlined approval process.

**IMPLEMENTATION**

**Streamlined Approval Process**

- For some alterations, Council deems a permit to have been issued - NO PERMIT WILL BE REQUIRED.
- For some alterations, a building permit will be used - NO ADDITIONAL PERMIT REQUIRED.
- For a few alterations, staff will approve on Council's behalf
- For non-compliance with guidelines or demolitions, Council retains approval.

This process depends, in part, upon property owners and residents abiding by the spirit of the District guidelines when no Heritage Permit is required. These instances are described in Section 3.3. The approval process also involves City staff, who may issue Heritage Permits on Council's behalf for alterations conforming to the District guidelines. This is described in Section 3.4. When a building permit is required, the building permit serves as the Heritage Permit. When the proposal does not conform to the District guidelines or involves demolition of a building, Council's approval is required. This is described in Section 3.5.

City staff is available to review proposals and advise on conformity with the District guidelines.

#### 3.2 HERITAGE ACT REQUIREMENTS

Section 42 of the *Ontario Heritage Act* states that "no person, shall in the area defined by the by-law {which designates the Heritage Conservation District} erect, demolish or remove any building or structure, or alter the external portions therefor, without a permit." Council of the City of Toronto has adopted By-law No. 1005-2001 that provides a process to streamline the issuance of permits in Heritage Conservation Districts.

#### 3.3 WHEN NO HERITAGE PERMIT IS REQUIRED

The *Ontario Heritage Act* specifies that permits are only required for the exterior portions of buildings or structures. Therefore, under the Act, **no permit is required for:**

- Interior alterations, and
- Landscaping, which includes plantings, walkways and driveways.

In addition, City Council has deemed that, a permit will have been issued for certain alterations to the external portions of a building or structure. **No permit is required for:**





- An alteration that is not visible from a street,
- Exterior painting of wood, stucco or metal finishes,
- Repair, using the same materials, of existing exterior features, including roofs, wall cladding, dormers, cresting, cupolas, cornices, brackets, columns, balustrades, porches and steps, entrances, windows, foundations and decorative wood, metal, stone or terra cotta,
- Installations of eavestroughs,
- Weatherproofing, including installations of removable storm windows and doors, caulking and weatherstripping, and
- Installations or exterior lights.

### 3.4 WHEN A HERITAGE PERMIT CAN BE ISSUED BY CITY STAFF

In Heritage Conservation Districts, City Council has authorized City staff to issue Heritage Permits on behalf of Council when the work is compatible with the guidelines for the Heritage Conservation District. The work can involve construction of a building or structure or alteration to the exterior of a building or structure, excluding those matters set out in Section 3.2.3 above.

For any work requiring the issuance of a building permit, the building permit is deemed to be the Heritage Permit; no additional permit will be required.

**IMPLEMENTATION**

**Building Permit Application**

- Heritage issues reviewed in tandem with the Building permit Review process, for example:
  - new construction;
  - new balcony or deck;
  - excavate a basement;
  - construct a foundation.

When a building permit is not required, City staff may issue a Heritage Permit for work specified in the shaded box, provided that the proposed work complies with the District guidelines.

**IMPLEMENTATION**

**Heritage Permits Issued by Staff**

- Work that complies with the guidelines and is visible from the street:
  - new aerials, antennas and skylights;
  - new vents on the roof or from the basement;
  - air conditioning units;
  - replace existing architectural features.
- Masonry painting or cleaning



The Heritage Permit or Building Permit will be issued subject to:

- no material changes to plans, specifications, documents or other information that forms the basis for issuing the permit, and
- carrying out the work in accordance with the plans, specifications, documents or other information.

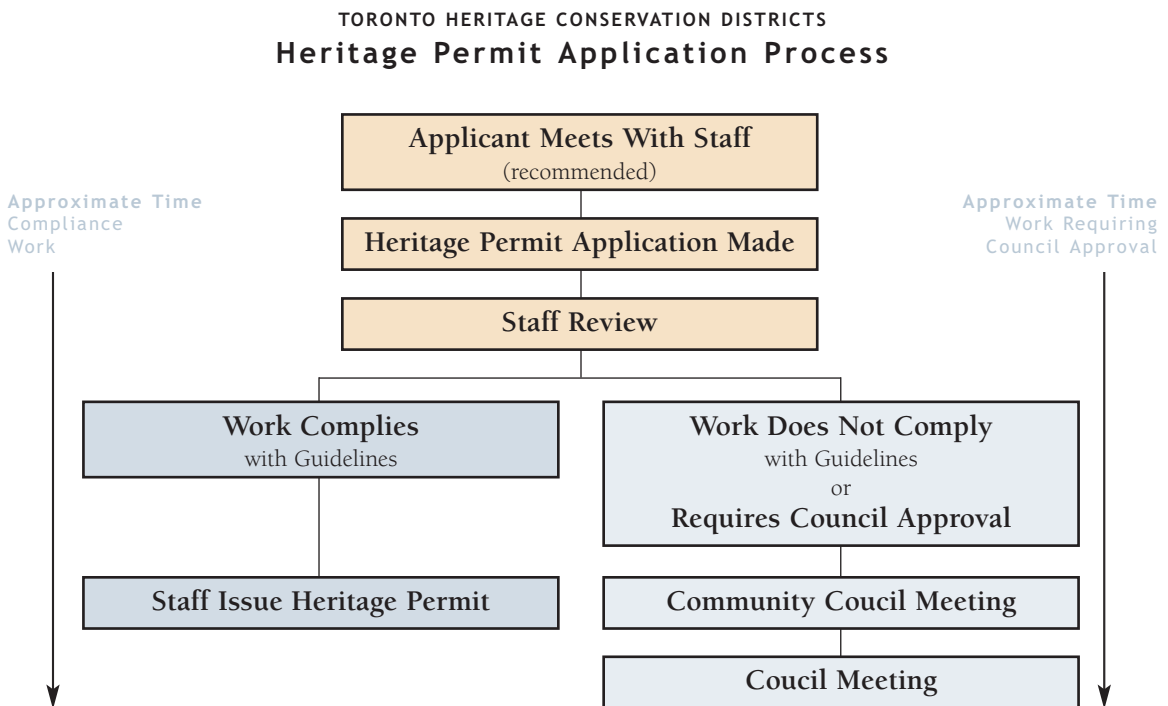
In delegating authority to staff, City Council may decide that it, rather than staff, will make a decision on a permit application. At any time prior to the issuance of a Heritage Permit, City Council, at the request of the Ward Councillor may consider a Heritage Permit application.

### 3.5 WHEN CITY COUNCIL ISSUES HERITAGE PERMITS

When a Heritage Permit application does not comply with the District guidelines or when it involves the demolition of a structure in the Heritage Conservation District, City Council will decide on the application. In making its decision, Council will be provided with the advice of City staff and information provided by the applicant.

### 3.6 AN OVERVIEW OF THE PROCESS

As indicated in the flow chart below, applicants are encouraged to meet with the staff of Heritage Preservation Services in the Department of Economic Development, Culture and Tourism before submitting a formal permit application.



This meeting will help City staff understand the proposal and determine whether it complies with the guidelines. The meeting also affords the opportunity to discuss possible changes to a non-conforming application so that it might be amended to comply with the District guidelines.



### 3.7 APPEALING CITY COUNCIL'S DECISION

Section 44 of the Ontario Heritage Act provides an appeal process. A Heritage Permit applicant may appeal Council's decision on alterations to the exterior of buildings and structures to the Ontario Municipal Board.

### 3.8 HERITAGE PERMIT APPLICATION CONTENT

An application for a permit for work in the District must contain the following information:

- Address of the property;
- Name and address of the property owner;
- Description of the proposed work, including any of the following:
  - A site plan/sketch showing the location on the building of the proposed work;
  - drawings of the proposed work showing materials, dimensions and extent of the work to be undertaken;
  - any written specifications or documentation for the proposed work;
  - photographs showing the existing building condition where the work is to take place;
  - any research or documentation in support of the proposal including archival photographs of the property, pictures or plans of similarly styled buildings in the community; and
- Signed statement by the owner authorizing the application.

## 4.0 APPENDIX

### 4.1 INVENTORY

### 4.2 TECHNICAL NOTES

### 4.3 HERITAGE DISTRICT INFORMATION





## **1.0 INTRODUCTION**

### **1.1 BACKGROUND**

#### **1.1.1 Objectives**

### **1.2 HERITAGE CONSERVATION DISTRICT**

### **1.3 HISTORY**

### **1.4 GENERAL CONSERVATION PRINCIPLES**

### **1.5 DISTRICT CHARACTER, HERITAGE ATTRIBUTES**

#### **1.5.1 Urban Form**

#### **1.5.2 Victorian Residential Architecture**

#### **1.5.3 Streetscape**

#### **1.5.4 New Construction (Infill)**

## **2.0 GUIDELINES**

### **2.0.1 Heritage District Characteristics**

### **2.0.2 Proposed District Plan and Boundaries**

### **2.0.3 Related and Supporting Area**

### **2.1 ALTERATIONS TO EXISTING BUILDINGS**

#### **2.1.1 Alteration of Principal Façade Elements**

#### **2.1.2 Roof Form, Shape, Pitch and Features**

#### **2.1.3 Windows**

#### **2.1.4 Doors**

#### **2.1.5 Cladding and Trim**

#### **2.1.6 Foundations**

#### **2.1.7 Porches and Porticos**

#### **2.1.8 Building Colour**

### **2.2 ADDITIONS TO EXISTING BUILDINGS**

#### **2.2.1 Location**

#### **2.2.2 Design, Form and Massing**

#### **2.2.3 Entrances**

#### **2.2.4 Foundation and Walls**

#### **2.2.5 Windows**

#### **2.2.6 Roofs**

### **2.3 DEMOLITION**



## 2.4 NEW BUILDINGS

- 2.4.1 Location
- 2.4.2 Design, Form, and Massing
- 2.4.3 Entrances
- 2.4.4 Foundations
- 2.4.5 Windows
- 2.4.6 Exterior Walls
- 2.4.7 Roofs

## 2.4 PARKING

## 2.5 LANDSCAPE

- 2.5.1 Front Yards
- 2.5.2 Fences
- 2.5.3 Other Exterior Elements

## 2.6 STREETScape

- 2.6.1 Streetscape Community
- 2.6.2 Street Trees and Lights
- 2.6.3 District Entry Features

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### 3.1 INTRODUCTION

### 3.2 HERITAGE ACT REQUIREMENTS

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### 3.4 WHEN A HERITAGE PERMIT CAN BE ISSUED BY CITY STAFF

### 3.5 WHEN CITY COUNCIL ISSUES HERITAGE PERMITS

### 3.6 AN OVERVIEW OF THE PROCESS

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