

THE GREATER YORKVILLE RESIDENTS' ASSOCIATION

ROM South 90 Queen's Park (McLaughlin Planetarium)

As at January 2009, ROM has yet to call a second meeting with local residents' associations.

In November 2005, as a result of ferocious opposition from GYRA and some 400 people from other community organizations and U of T students who attended a public meeting, ROM withdrew its plan to build a 46-storey condominium tower.

In October 2007 ROM announced it is working with property developer and Windsor Arms Hotel owner George Friedman to explore development options. ROM press release states "William Thorsell, ROM director and CEO, is taking a from-the-ground-up approach to the development of 90 Queen's Park. Consultations with all interested parties will shape the project with the goal of producing a successful mix of public and private uses." The press release adds "The design process begins with stakeholder consultations and will be developed to achieve a consensus. The Museum plans to issue more information to the public after the consultations are completed, later this fall."

St Basil's Schoolhouse 34-38 Hazelton Avenue

In 2002 under Part V of the Ontario Heritage Act, the City of Toronto designated the Hazelton Avenue area as a "heritage conservation district." *"Ontario's Heritage Conservation District Guidelines" Ministry of Culture and Communications, 1992* states "Part V is concerned with the protection and enhancement of groups of properties that collectively give an area a special character. This character drives 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." And, "District designation under Part V of the Act provides a tool for protecting the 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."

In 2005, the owner was granted permission to construct a three-storey and basement addition to the rear of the vacant school. The Bloor-Yorkville Community was informed the façade will remain unaltered. At the end of 2005, the Community learned the owner had requested and received permission to demolish a portion of the façade containing the north door to provide access to underground parking.

At a community consultation meeting held in October 2, 2008, it was learned the owner had made an application to the City to construct an 8-storey mixed-use building and incorporate the façade of the existing 2-storey schoolhouse. Many Hazelton Avenue residents were outraged at learning the 8-storey proposal had been determined in "context" with the 9-storey Hazelton Hotel on Yorkville Avenue, the 8-storey 100 Yorkville (formerly Mount Sinai Hospital), and the two 8-storey Hazelton Lanes condominiums, instead of the predominant 2-3 storey Victorian Architecture on Hazelton Avenue. Councillor Rae stated 5-storeys is an appropriate height.

On November 10, 2008 a position statement was sent to Councillor Rae:-

Councillor Kyle Rae
Toronto City Hall
2nd Floor East Tower
100 Queen Street West

Toronto ON
M5H 2N2

Dear Councillor Rae:

Re: 34 Hazelton Avenue "St Basil's Schoolhouse" Development Proposal

We find the eight-storey proposal to be incompatible with the historical context of Hazelton Avenue. This five-storey increment to the 2005 approval of a three-storey addition, if approved, would compromise the integrity of the Yorkville-Hazelton Heritage Conservation District, would indirectly affect other Heritage Conservation Districts and, in particular, would likely affect the outcome, in face of stiff opposition by area residents, to the 10-14 Prince Arthur Avenue development proposal, situated in the East Annex Heritage Conservation District.

We feel a four to five-storey building would be appropriate for this site, and with adherence to the Yorkville-Hazelton Heritage Conservation District guidelines, would result in an edifice consistent with the scale of the physical and heritage characteristics of Hazelton Avenue.

Yours sincerely,
Gee Chung
President

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University of Toronto Law School Queen's Park south of Planetarium

As at January 2009, no further details available.

In October 2007 the Faculty of Law announced a \$60 million expansion for a 100,000 sq.ft. expansion that would incorporate the school's main building and its library. The short list includes architects Hariri Pontarini, Kuwabara Payne McKenna Blumberg and Saucier & Perrotte. Preliminary drawing by Hariri Pontarini published in the Toronto Star showed a three-storey building expansion.

10-14 Prince Arthur Avenue

As at January 2009, no further details available.

Situated in a Heritage Conservation District, which provides specific guidelines that new buildings are no higher than the roof line of residential buildings and have similar characteristics to the buildings in the HCD, the proposal would demolish a three storey commercial building, and preserve the south, east and west walls of the adjacent heritage building.

The proposal is for a 64.45 metre, 19-storey condominium building, with 2-3 floors of commercial units on Prince Arthur Avenue. The north side of the development on Lowther Avenue would feature town houses and step-down terracing from the 10th floor. At the 10th floor the floor-plate will be reduced to 640 square metres.

Residents who attended the four information meetings are of one voice that the proposed development should not exceed the HCD guidelines.

Approved Developments:

Milan Condominiums 815 Church Street

37-storey mainly glass building with 322 units. One-bedroom 577-682 sq ft, Two-bedroom 777-907 sq ft, Two-bedroom + Den ranging from 802-1,319 sq ft and 3-Bedroom 1,192 sq ft. \$389,000 for 577 sq ft to \$724,900 for 998 sq ft. The Milan