



## STAFF REPORT ACTION REQUIRED

### 204 Douglas Drive - Demolition of a Structure within the North Rosedale Heritage Conservation District and Approval of a Replacement Structure

<b>Date:</b>	February 12, 2007
<b>To:</b>	Toronto Preservation Board and Toronto and East York Community Council
<b>From:</b>	Director, Policy and Research, City Planning Division
<b>Wards:</b>	Ward 27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	

#### **SUMMARY**

---

This report recommends that City Council approve an application to demolish the existing residence located at 204 Douglas Drive and approve the design of the replacement residence as shown on the submitted plans.

The subject property is located in the North Rosedale Heritage Conservation District and as such, any demolition application requires the approval of City Council under Section 42(1) of the *Ontario Heritage Act*. The owner submitted a complete application on February 12, 2007 and in accordance with Section 42(4) the *Ontario Heritage Act*, Council must make a decision on the application to demolish the existing building by May 13, 2007 (90 days from the issuance of a notice of receipt of the submission of a complete application.)

Staff has no objection to the approval of the demolition of the existing residence subject to the building permit plans for the replacement residence being substantially in accordance with the plans approved by City Council with minor modifications to the overall design.

## RECOMMENDATIONS

---

### The City Planning Division recommends that

1. in accordance with Section 42(1) of the *Ontario Heritage Act*, the request to demolish the “C” rated building located at 204 Douglas Drive be approved;
2. the plans for the replacement building as shown on the drawings submitted by AREA Architects Rasch Eckler Associates Ltd. dated February 6 2007, on file with the Manager of Heritage Preservation Services, be approved; and
3. final design plans that are substantially in accordance with the plans approved by City Council and address staff’s concerns be submitted for the review and approval of the Manager of Heritage Preservation Services prior to the issuance of a demolition permit for the existing building and/or a building permit for the replacement building; and
4. the appropriate City Officials be authorized and directed to take the necessary action to give effect thereto.

### Financial Impact

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

### ISSUE BACKGROUND

The subject property is located at 204 Douglas Drive (Attachment No. 1) and is within the North Rosedale Heritage Conservation District (NRHCD) which was approved by Council on September 30, 2004 and upheld by the Ontario Municipal Board. In designating the NRHCD, Council adopted an evaluation of all buildings within the district and endorsed guidelines for managing change. The heritage evaluation classified buildings in the district as “A”, “B”, “C”, or “unrated.” The guidelines state that the demolition of “C” rated buildings is discouraged and that it will only be considered appropriate if the proposed replacement buildings, as shown in the issued building permit, is equally able or more able to contribute to the heritage character of the District and is acceptable under the NRHCD guidelines and the zoning by-law.

The existing structure (Attachment No. 2) is classified as “C” in the NRHCD study. Buildings rated “C” are defined as buildings of contextual significance, which contribute to the heritage character of the North Rosedale HCD as identified in the Heritage Evaluation or determined by further review and evaluation.

Section 42(1) of the *Ontario Heritage Act* requires that no owner of a property situated in a heritage conservation district that has been designated by a municipality shall erect, demolish or remove any building or structure on the property or permit the erection,

demolition or removal of such a building or structure unless the owner obtains a permit from the municipality. Under Article IV of Section 103-22 of the Municipal Code, Council permission is required for any person wishing to demolish a building within a heritage conservation district.

On February 12, 2007, the owner submitted a complete application for demolition under the *Ontario Heritage Act*. Section 42(4) the *Ontario Heritage Act* states that Council must make a decision on the application to demolish within 90 days of the issuance of a notice of receipt of the submission of a complete application.

## **COMMENTS**

The owner is proposing to demolish the existing 2 storey residence and construct a new 2 two storey residence on the subject property. The new residence is similar in appearance to the existing residence and will be finished with cedar shingles, stucco on the second floor and a brick veneer on the first floor exterior walls. The front (south) elevation will continue the base finish materials and include a functional front porch and entry on the west side. The existing driveway will remain in its current configuration and will extend to a new rear yard garage and parking area. The replacement residence is generally consistent with the NRHCD guidelines as they relate to new construction within the district.

The owner submitted a heritage evaluation of the existing residence completed by AREA Architects Rasch Eckler Associates Ltd. dated February 7, 2007. The heritage evaluation reviewed the characteristics of Douglas Drive, the condition of the existing house, a description of the proposed development, measurement of the development impact, mitigation methods, and an implementation and monitoring strategy.

The existing residence was constructed in 1923 and can be classified within the period of Edwardian Classicism (1900-1930) defined as “somewhat square and simple with some classical elements like classicized posts as porch support.” Although the design of the residence incorporates some of the elements that are historically significant to residences constructed during this area, it does not stand out as an excellent example of this era.

Staff inspected the condition of the existing residence on January 25, 2007 and observed generally poor conditions throughout the structure. The basement has experienced considerable water penetration through the walls and floor and the abundance of moisture has allowed mould to grow throughout the basement. The main floor is in fair condition however most of the finishes have exceeded their expected lifespan and are in poor condition. The second floor is in a similar condition as the first floor but has considerable water damage from water penetrating the roof. The electrical system is outdated and consists of knob and tube wiring, the heating system is old and inefficient and the plumbing system may require total replacement. The two-storey addition at the rear of the residence is in very poor condition and appears to have structural deficiencies due to settlement.

The proposed residence is similar to the existing residence in form and design. Staff is satisfied with the overall concept of the replacement residence, however, the following concerns should be addressed prior to the issuance of a building permit:

- Front yard setback shall be studied further to be consistent with the setback of the two adjacent residences; and
- The location, size, and configuration of the windows on the front (south) elevation shall be studied further to ensure that the proportions and placement are consistent with proper architectural theory; and
- The fibreglass columns on the porch shall be deleted and replacement with natural materials; and
- The stone walkway on the landscape plan shall be better delineated from the driveway to ensure that it isn't used as a parking pad; and
- Details of all materials on the front (south) elevation shall be submitted to staff for review and approval.
- The rooflines shall be consistent with the adjacent residences.

Based on the condition of the existing residence and the consistency of the replacement residence with the North Rosedale Heritage Conservation District guidelines, staff has no objection to the issuance of a demolition approval subject to the conditions contained in this report.

## **CONTACT**

Denise Gendron  
Manager, Heritage Preservation Services  
Tel: 416-338-1075  
Fax: 416-392-1973

## **SIGNATURE**

---

Barbara Leonhardt  
Director, Policy and Research

## **ATTACHMENTS**

Attachment No. 1 – Location Map

Attachment No. 2 – Photographs

Attachment No. 3 – Proposed Replacement Residence