

From: "jane wilton" <jane.wilton@sympatico.ca>
To: Kirstens@era.on.ca; mmiller2@toronto.ca
Date: 04/25/2008 9:29:09 AM
Subject: 3 Old George Place

North Rosedale RAC response on 3 Old George Place

The North Rosedale RAC has toured the site at 3 Old George Place, which is one of only 7 A-Rated houses in North Rosedale and deserves especially thoughtful consideration. We have also talked with neighbours, met with the (new) architects and their consultants (E.R.A. Architects Inc.), and reviewed current construction plans for the property. In general, the RAC continues to work to preserve the nature and character of the streetscape in reviewing proposals for change to a North Rosedale property, which is subject to the neighbourhood Heritage Conservation District designation.

Our conclusions on the current plans for 3 Old George Place are as follows:

- The current, stand alone single story garage should be maintained to support the original intent of the John Parkin design of a low profile front of this property and entrance to the house. The single story will also maintain the symmetry with the adjacent houses and preserve the Old George Place cul de sac streetscape. A second story will materially alter the original design of this A-rated house and provide for potentially objectionable increase in activity at the front of the property and vastly increased lighting on the cul de sac.
- Similarly, the two story addition on the west side of the current house should not be included in the final plans for the property.
- These alterations and additions are not consistent with the size, scale and proportion of the original front and entrance way of the original design.
- The proposed single story addition on the east of the current house poses no significant threat to the design of the entrance, the nature of the cul de sac and character of the unusual streetscape of Old George Place.
- The neighbours are concerned about the impact of the proposed second story additions for the reasons cited above. The RAC feels these neighbour concerns are reasonable and, in addition to the RAC concerns, are cause for the owners to rethink their development plans.

Jane Wilton (Chair), Bill Kidd, Vicki Lazier, Jan Ruby

April 24, 2008