



STAFF REPORT ACTION REQUIRED

19 Whitehall Road, Demolition of a Structure Within the North Rosedale Heritage Conservation District and Approval of a Replacement Structure

Date:	November 13, 2007
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	Toronto Centre – Rosedale - Ward 27
Reference Number:	

SUMMARY

This report recommends that Council approve the demolition of an “unrated” structure in the North Rosedale Heritage Conservation District, (NRHCD) and approve the design of the replacement structure, with a condition that the owner obtain approval from the Manager Heritage Preservation Services for the final building permit plans.

The existing structure does not contribute to the heritage character of the NRHCD and the replacement structure is substantially in accordance with the NRHCD Study Guidelines.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Council approve the request to demolish 19 Whitehall Road, an “unrated” structure in the North Rosedale Heritage Conservation District, in accordance with Section 42 (1) of the Ontario Heritage Act; and
2. The plans for the replacement building as shown in the plans submitted by the applicant, Don Mulholland, Bosley Real Estate, prepared by InterArch Incorporated, including; Survey Plan, L-1, A-1, and A-5 to A-10, dated received by Heritage Preservation Services November 13, 2007, on file with the Manger Heritage Preservation Services, be approved, and that the replacement structure

be constructed substantially in accordance with the submitted plans, subject to the owner;

- a. Prior to the issuance of any building permit for the replacement building located at 19 Whitehall Road, including a permit for the demolition, excavation, and/or shoring of the subject property, providing building permit drawings satisfactory to the Manager Heritage Preservation Services.

Financial Impact

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

DECISION HISTORY

The owner was initially consulting with Heritage Preservation Services regarding renovating this “unrated” property in the NRHCD. Recently, the decision was made to demolish the existing house and revise the plans for the replacement building, placing the garage at the back of the property. A complete application for demolition was received by HPS on November 13, 2007. The applicant has not yet applied for a building permit.

ISSUE BACKGROUND

The subject property is located at 19 Whitehall Road (Attachment No. 1) and is within the 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 existing structure (Attachment No. 2) is classified as “unrated” in the NRHCD. Buildings considered “unrated” are not of national, provincial, citywide, or contextual heritage significance and do not contribute to the heritage character of the district or are too recent to be accurately evaluated for their heritage value. The guidelines permit the demolition of “unrated” buildings provided that the replacement building, as shown in the building permit application, conforms to the guidelines and the zoning by-law.

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 to demolish a building within a heritage conservation district.

COMMENTS

The owner is proposing to demolish the existing one storey “unrated” residence and construct a new two storey residence (Attachment No. 2). The existing residence was constructed in 1948. The NRHCD study did not rate the structure as contributing to the character of the Heritage Conservation District.

The proposed replacement building consists of a two storey 3370.88 square foot residence, with a carport pass-through on the ground floor surmounted by an addition on the second floor. Parking is provided at the rear of the property within a detached garage and will be accessed by a driveway on the east side of the property.

Section 7.3 of the NRHCD study sets out the guidelines for new buildings. New buildings should (1) contribute to the heritage character of the district, (2) be compatible in terms of scale, massing, height, setback, entry level, materials, and fenestration, (3) exhibit a roof profile that is compatible with the streetscape, and (4) not include integral garages. It is staff's opinion that the proposed replacement building complies with the guidelines for new buildings contained within section 7.3 of the NRHCD study (Attachments Nos. 3,4,5). However there are some design details that still require HPS review at the building permit stage, including the over-all height of the house and the front porch roof.

CONTACT

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SIGNATURE

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ATTACHMENTS

- Attachment 1 – Location Map
- Attachment 2 – Photograph & Perspective Drawing
- Attachment 3 – Site Plan, Front and Rear Elevations
- Attachment 4 – Side Elevations
- Attachment 5 - 1st and 2nd Floor Plans