



STAFF REPORT ACTION REQUIRED

106 Wychwood Park - Demolition and Replacement with Two New Structures within the Wychwood Park Heritage Conservation District

Date:	January 29, 2009
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	Trinity-Spadina – Ward 20
Reference Number:	

SUMMARY

This report recommends approval of the demolition of the two storey single family residential structure at 106 Wychwood Park (Attachment No.1) on the east side of the Park.

In conjunction with the demolition request, the project would construct two new residential structures on the site at 106 Wychwood Park (one structure at the “lot of record” adjacent to 106 Wychwood).

The property at 106 Wychwood Park is within the Wychwood Park Heritage Conservation District and the proposal meets the intent of the District Plan.

Although the Wychwood Park District Plan recommends that no demolitions should be permitted in the Park, the existing structure does not contribute to the character and importance of the district. In general, the period of greatest significance is defined within the guidelines as between the years 1905 and 1917, which represent the period in which development in the district was based upon the Canadian interpretation of the English Arts and Crafts movement. Houses constructed in the 1920s and 1930s are considered to be less important, but also may contribute to the district. The subject property has been identified as constructed between 1950 and 1962 and therefore is non-contributing within the district in terms of built form. It is also identified as being incompatible with its neighbours.

RECOMMENDATIONS

This City Planning Division recommends that

1. City Council approve the issuance of a demolition permit for the structure at 106 Wychwood Park.
2. City Council approve two new structures on the property at 106 Wychwood Park, substantially in accordance with the plans and drawings prepared by Phillip H. Carter Architect, dated January 28th, 2009, subject to the owner:
 - a. prior to the issuance of any building permit for 106 Wychwood Park, including a permit for demolition, excavation and /or shoring of the subject property; the owner shall:

provide building permit drawings with elevations that secure materials and detailing to the satisfaction of the Manager, Heritage Preservation Services;

provide a grading and excavation plan to the satisfaction of the Manager, Heritage Preservation Services;

provide a detailed landscape plan with revised arborist report and tree protection plan. Plans shall be accompanied with itemized cost estimates. Information shall be to the satisfaction of the Supervisor, Tree Protection and Plan Review, Urban Forestry and Manager, Heritage Preservation Services;

provide a Letter of Credit in a form and an amount satisfactory to the Chief Planner and Executive Director, City Planning Division, to secure the work identified in the above item (3) to the satisfaction of Supervisor, Tree Protection and Plan Review, Urban Forestry and Manager, Heritage Preservation Services.
 - b. prior to the release of the Letter of Credit;

complete the work as described in item (3) above, which includes the implementation of the tree protection plan, to the satisfaction of Supervisor, Tree Protection and Plan Review, Urban Forestry and Manager, Heritage Preservation Services.

Financial Impact

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

DECISION HISTORY

The Wychwood Park Heritage Conservation District was approved by City Council in 1985 under By-law #421-85.

A previous proposal was refused by the Committee of Adjustment. The owner has appealed this decision to the OMB.

ISSUE BACKGROUND/COMMENTS

HCD District Value:

Wychwood Park has unique and outstanding features which give it heritage significance. It is a residential area of approximately sixty homes located near the centre of the city, and laid out essentially according to a plan registered in 1891. Although many homes are of considerable architectural significance, it is the park like ambiance of the district as a whole that justifies its designation as a Heritage Conservation District. The theme is most emphatically stated in the central area where the landscape features include a pond, tennis courts and a picturesque undulating landscape of mature trees and vegetation. It is these features that the District Plan is intended to preserve.

In general, because the district value is greater than the sum of its buildings, it is important that land-use controls be interpreted in a manner that reinforces the rationale for its designation. Heritage District designation is directed at conservation and necessary renewal, rather than redevelopment and change.

New Structures:

Section B “Guidelines for New Houses” of the Wychwood Park HCD Plan sets out the principles for new buildings. These principles include the following: (1) should not impinge on those elements and features which make up the Park’s historic character; (2) should respect the trees and topographic characteristics; and, (3) should be consistent with the character of existing landscaping and architecture.

It is staff’s opinion that the proposed new structures, comply with the following HCD guidelines which apply to new construction within the district:

- New houses should be designed in character with neighbouring houses which may be perceived as being part of a related group in the park.

The new structures will be consistent in height, scale and massing with nearby houses. Additionally, the new homes will utilize a contemporary Arts and Crafts inspired design for character consistency with the HCD.

- New houses should be sited and designed so as to retain the existing topography.

The new structures are being built within the developable area as established by the average front setback of the two adjacent neighbouring structures at abutting lots. Therefore, the structures will not project into the front landscaped area.

- The siting of new houses should take into account significant trees on the property.

The project would retain existing trees and plant new trees at the front setback open area.

- Primary exterior materials should be brick, stucco, and wood. Colours and finishes should be selected to blend with other buildings and features which form the park environment;

The facade cladding and details and roof materials, as seen from the public rights of way, will utilize the above listed materials for district consistency.

- Garages and parking stations should be located away from and out of view of the road as much as possible. Ramps to below grade garages are not acceptable.

The project incorporates integral garages and would not construct new detached garage structures in the front setback area where they would adversely impact the setting of the district. The driveway would be constructed at grade and cannot be construed as a below grade rampway.

- Landscaping should be in keeping with the historically established character of the Park.

The project incorporates a substantial front setback established by the average front setback of abutting properties; retains existing mature trees; and, plants new trees to enhance existing landscape visible from the public right of way.

COMMENTS

Since the initial refusal by the Committee of Adjustment, the applicant has worked with the local advisory committee (WPHAC) and City staff during the course of 2008 to explore various design solutions and mitigate any impacts associated with the introduction of additional built form on this site.

Heritage Preservation Services staff has reviewed the proposal, visited the site on numerous occasions and evaluated the options through the creation of three-dimensional computer modeling.

HPS staff believes that the current proposal forms a reasonable approach regarding the demolition of the existing structure and construction of the two proposed replacement buildings in that it does not adversely impact the salient features in the district as described.

CONTACT

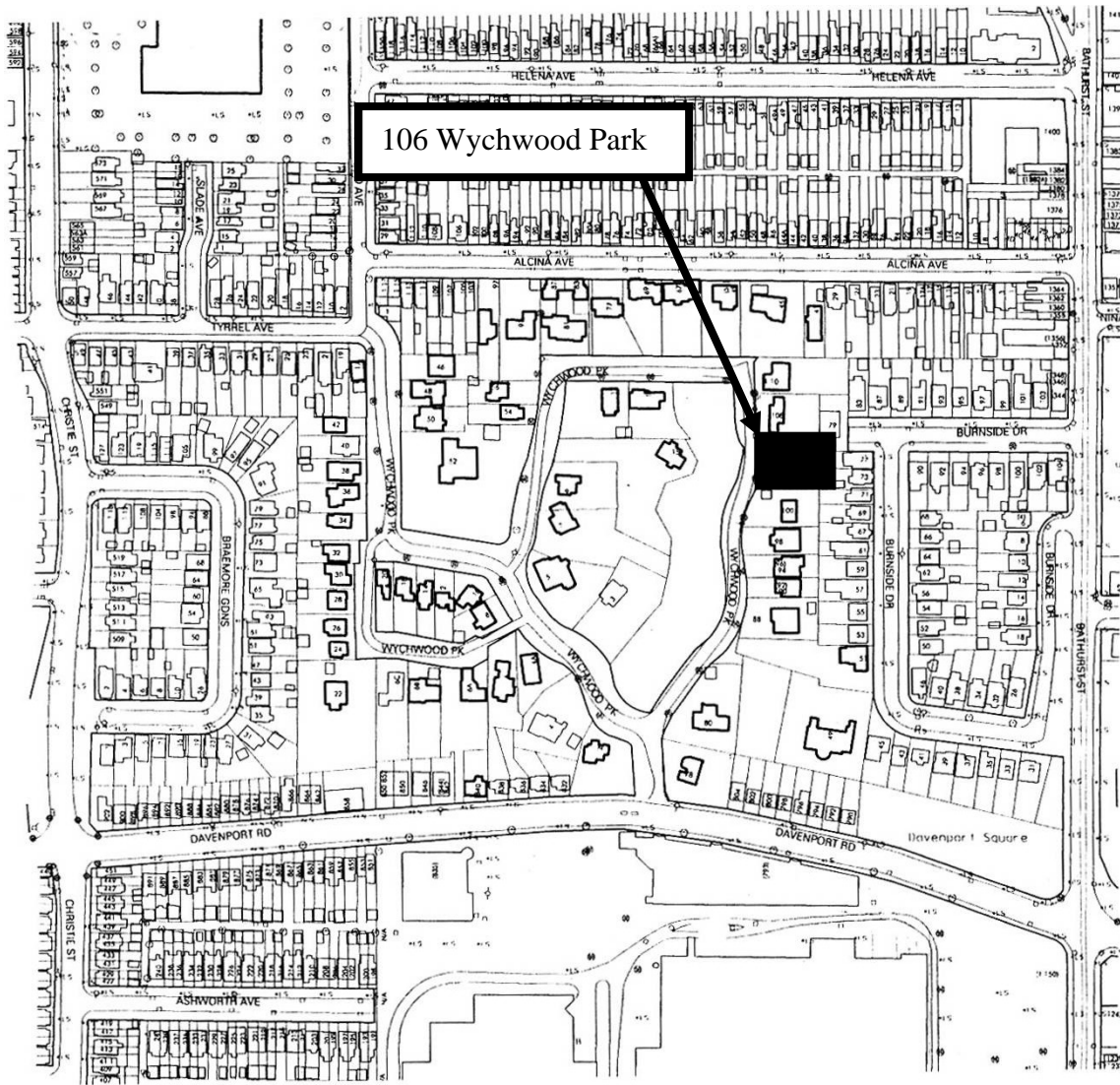
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SIGNATURE

Barbara Leonhardt
Director, Policy and Research
City Planning Division

ATTACHMENTS

Attachment No.1 – Location Map
Attachment No.2 – Photographs
Attachment No.3 – Proposed Project: Site Plan
Attachment No.4 – Proposed Project: Elevations
Attachment No.5 – Proposed Project: Additional Elevations
Attachment No.6 – Proposed Project: Computer Models
Attachment No.7 – Proposed Project: Computer Models

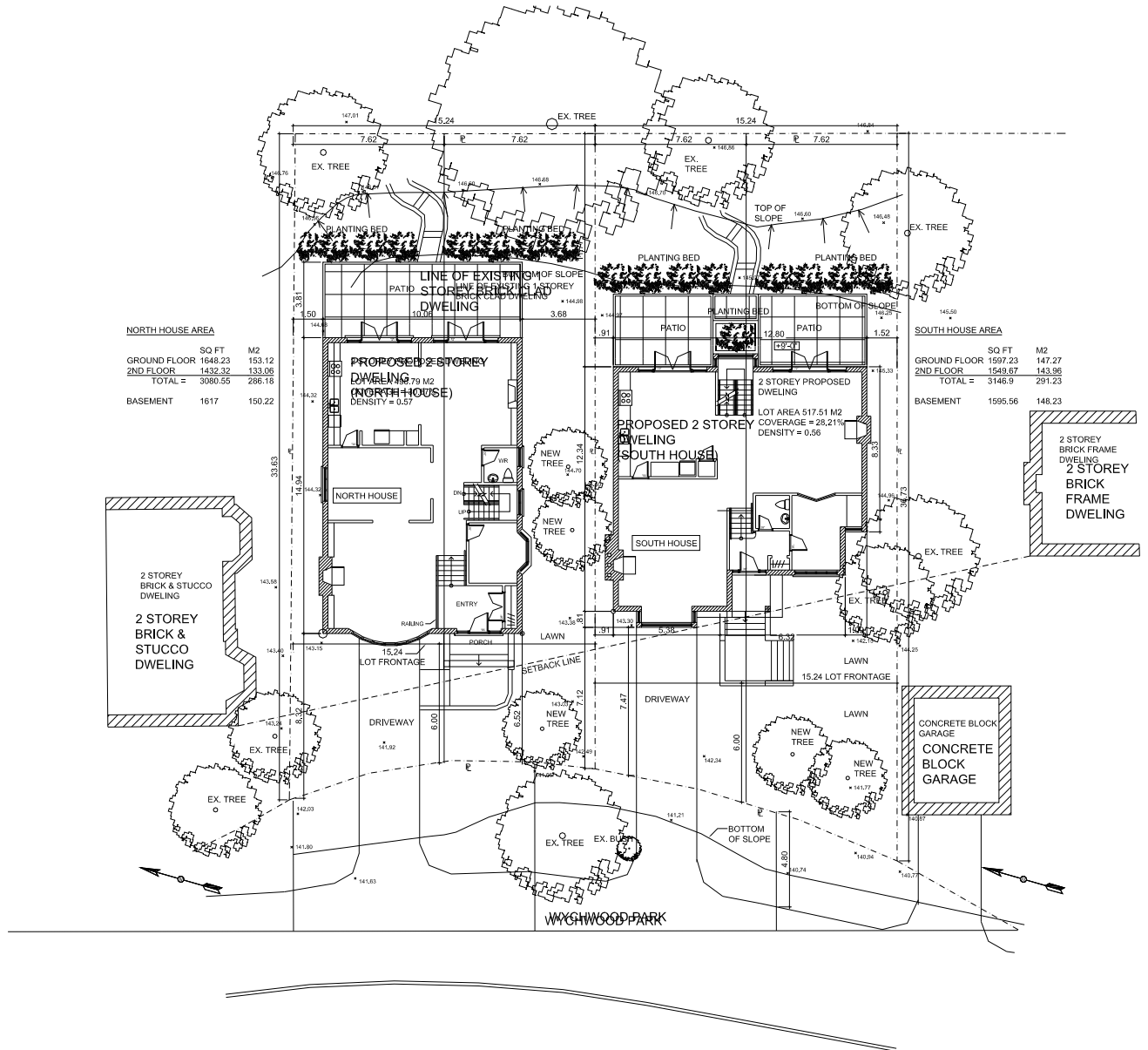


This location map is for information purposes only.
The exact boundaries of the property are not shown.



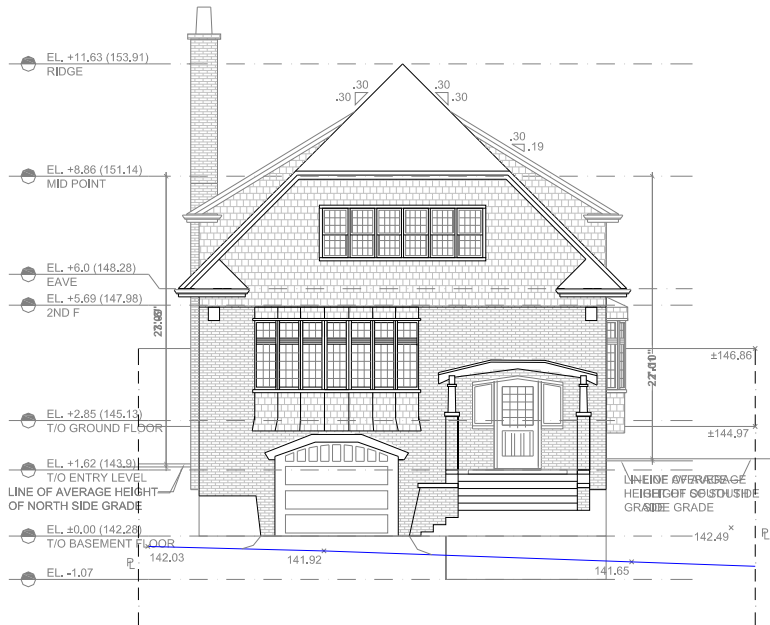
SITE PLAN: 106 WYCHWOOD PARK

ATTACHMENT NO. 3

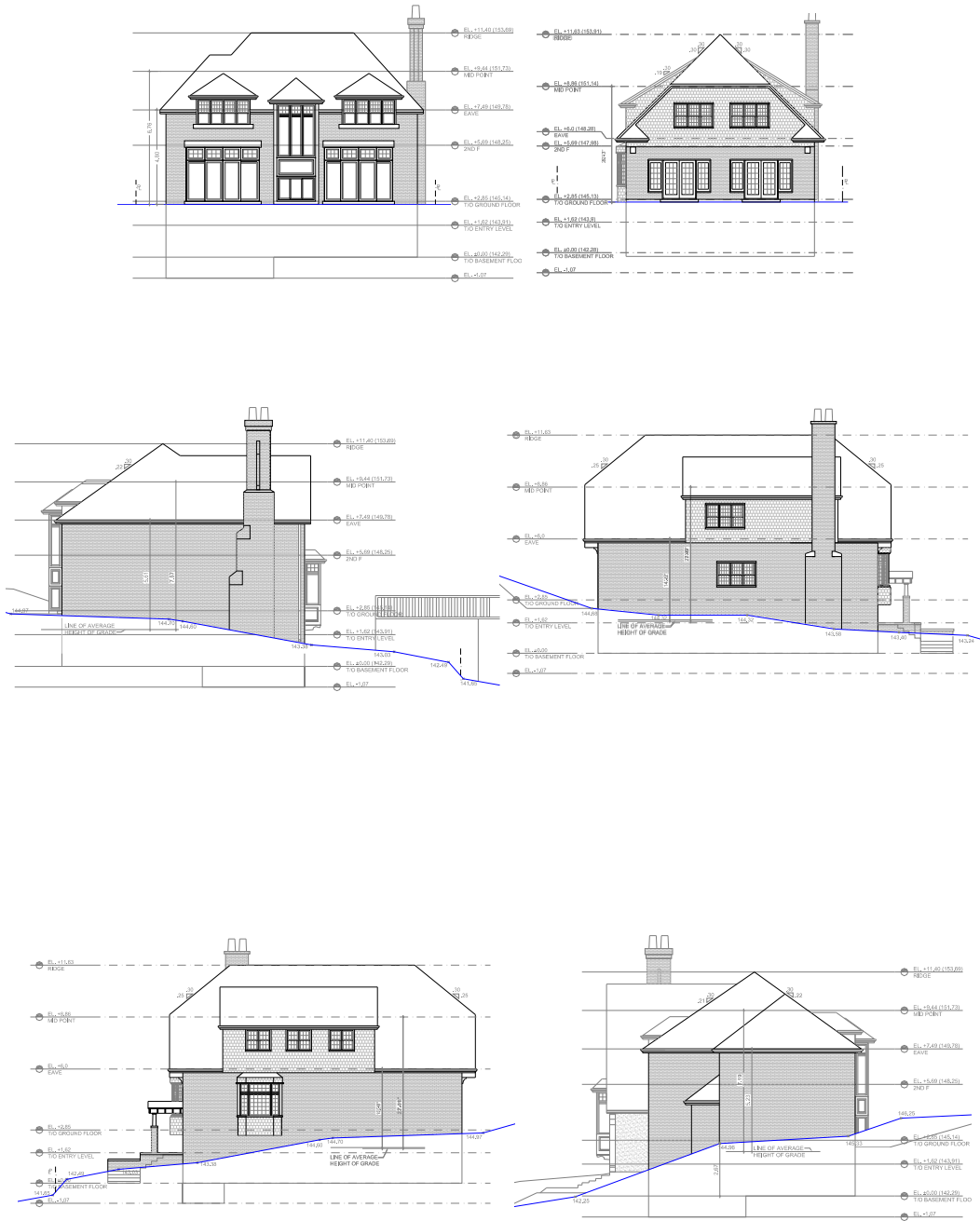


WEST ELEVATIONS: 106 WYCHWOOD PARK

ATTACHMENT NO. 4



ADDITIONAL ELEVATIONS: 106 WYCHWOOD PARK ATTACHMENT NO. 5



ATTACHMENT NO. 6

STREET ELEVATION & COMPUTER MODELS: 106 WYCHWOOD PARK

