

98 Glen Road, Demolition and Replacement of a Structure in the South Rosedale Heritage Conservation District

Date:	March 2, 2009
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 City Council approve the demolition of an “unrated” house in the South Rosedale Heritage Conservation District (SRHCD) and approve the design of the replacement structure in accordance with Section 42 (1) of the Ontario Heritage Act.

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

This consent under the Ontario Heritage Act is in addition to demolition permits required under the Building Code Act and the Planning Act and the approval of variances to the existing zoning by-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the request to demolish 98 Glen Road, an “unrated” structure in the South Rosedale Heritage Conservation District, in accordance with Section 42 (1) of the Ontario Heritage Act;

2. City Council approve the plans for the proposed replacement building for the property at 98 Glen Road, substantially in accordance with plans and drawings submitted by the applicant, Andrew Deane, prepared by Richard Wengle Architect Inc, dated February 27, 2009, on file with the Manager, Heritage Preservation Services, subject to the owner:
 - a. Prior to the issuance of any building permit for the replacement structure located at 98 Glen 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 applicant's architect initially met with and submitted plans to Heritage Preservation Services staff on October 1, 2008 to discuss preliminary plans regarding demolition and replacement of an "unrated" structure at 98 Glen Road in the SRHCD. Subsequent discussion ensued in order to refine the plans for the replacement structure. A complete application for demolition was received by HPS on November 3, 2008. The applicant has already requested and received conditioned approval from the Committee of Adjustments on December 3, 2008 for variances including below grade integral garage to accommodate off-street parking. The applicant has not yet applied for a building permit.

ISSUE BACKGROUND

The subject property is located at 98 Glen Road and is within the SRHCD which was approved by City Council on February 7, 2003 and upheld by the Ontario Municipal Board December 17, 2003. In designating the SRHCD, Council adopted an evaluation of all buildings within the district and endorsed guidelines for managing change. The heritage evaluation classifies buildings in the district as "A", "B", "C", or "unrated."

The existing structure is classified as "unrated" in the SRHCD Plan. Buildings considered "unrated" are not considered to contribute to the heritage character of the district or are too recent to be accurately evaluated for their heritage value. The properties on either side of the site at 100 Glen Road and 138 South Drive are also graded as "unrated" buildings. At the Glen Road frontage, the closest rated buildings are an assemblage of "C" rated structures located to the south of South Drive. Category C buildings contribute to the heritage character and context of the neighbourhood. The SRHCD Plan Guidelines permit the demolition of "unrated" buildings provided that the replacement structure 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. This consent under the Ontario Heritage Act is in addition to demolition permits required under the Building Code Act and the Planning Act and the approval of variances to the existing zoning by-law.

COMMENTS

The owner is proposing to demolish the existing one storey over garage level single family residence. The existing residence was constructed in 1948 and the SRHCD Plan did not rate the structure as contributing to the character of the Heritage Conservation District. Staff concurs that the unrated structure does not contribute to the character of the district.

The proposed replacement structure will be a two-storey over garage single family residence. The design of the structure will utilize a mix of faux-historic styles with variable roof forms utilized such as a primary gable element at the central bay and dormer gable elements to either side. Though the roof ridge is proposed at 29 feet high, the measured height of the building is 22 feet (the average roof height between the eave and the roof ridge). The roof material used will be slate. Classical architectural features and surrounds will be utilized at the residential primary entry and window openings. Due to the rise in topography from the front of the property towards the rear, the proposed garage will be sub-grade and will be integral to the main structure. There will be no reduction of landscaped area within the front yard setback space.

Most of the surrounding residences, and particularly the heritage “C” rated structures closest to the site, utilize red brick cladding material. Use of red brick as exterior cladding is a salient character defining feature of heritage structures in this area of the HCD. So that the new construction complies with the HCD guidelines that provide for new project compatibility with district heritage character, the proposed structure will use red brick cladding material at the front elevation above the basement/garage level as demarcated by the floor height of the main entry (118.95 metres above sea level) approximately 1.64 metres above grade level.

CONCLUSION

Section 5.5.3 of the SRHCD Plan 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, height, setback and entry level, and (3) exhibit a roof profile and eave lines of a height compatible with that of its neighbours. It is staff’s opinion that the proposed replacement building complies with the guidelines for new buildings contained within section 5.5.3 of the SRHCD Plan:

- The design, style and exterior materials are consistent with the heritage character of the SRHCD.
- The projecting centre bay with gable roof form provides relief and depth to the front façade, in keeping with other heritage houses near the site.

- The scale (overall size, size of openings, window to wall ratio) is similar to the closest rated heritage “C” structures that are located on the Glen Road frontage south of South Drive. (Note: Only unrated structures exist on this portion of the Glen Road frontage north of South Drive.)
- The height to the peak of the roof will be one floor level higher than the adjacent unrated existing structures. However, the height and massing of the building relate contextually to the closest heritage buildings to the site.
- The front setback is in line with the wall planes of the adjacent properties.
- Per submitted landscape plan, the garden quality setting of the front open area will be retained. Hardscaped area will not be increased relative to existing conditions.
- The roof profile is varied with a central bay gable element and two dormer gables. The roofline would be similar to nearby heritage “C” structures.

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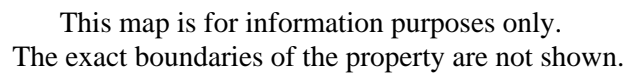
SIGNATURE

Barbara Leonhardt
 Director, Policy and Research
 City Planning Division

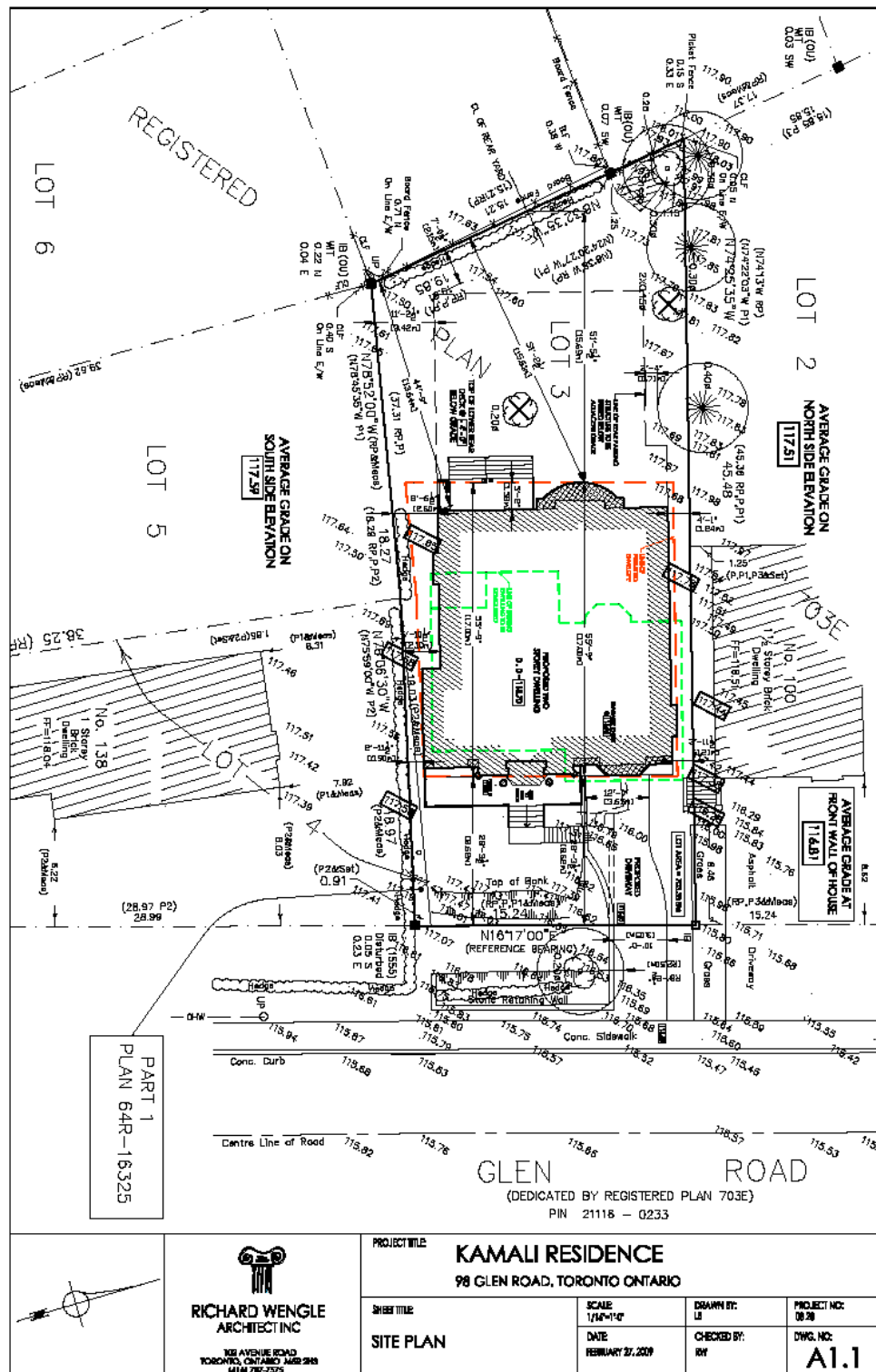
ATTACHMENTS

Attachment No.1 - Location Map
 Attachment No. 2 – Existing Structure Photos
 Attachment No. 3 – Site Plan
 Attachment No. 4 – Landscape Plan
 Attachment No. 5 – Elevations

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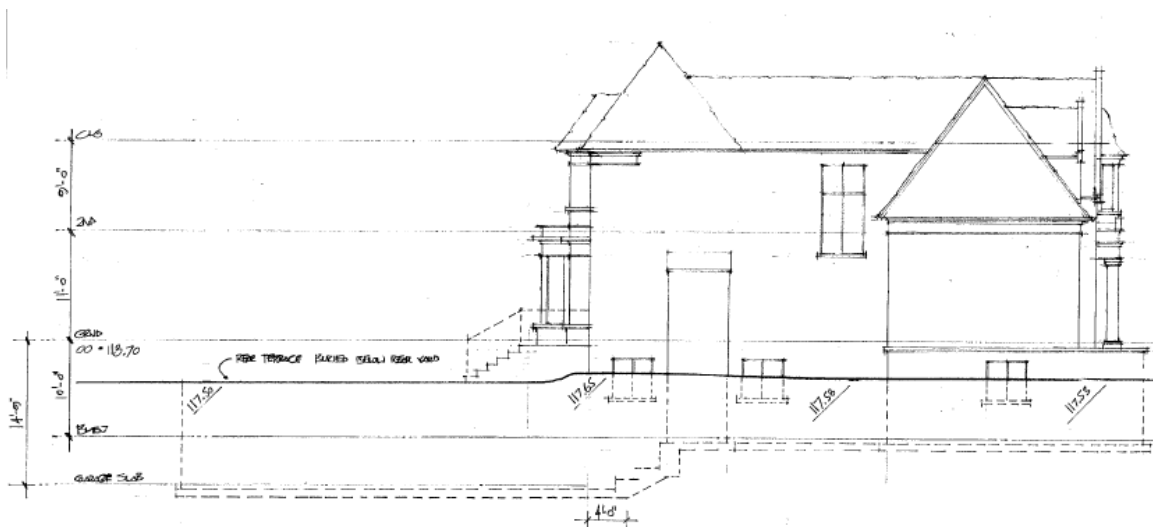








FRONT ELEVATION



SIDE ELEVATION (SOUTH)