



## STAFF REPORT ACTION REQUIRED

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

<b>Date:</b>	March 31, 2009
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Director, Policy and Research, City Planning Division
<b>Wards:</b>	Toronto Centre – Rosedale – Ward 27
<b>Reference Number:</b>	

#### SUMMARY

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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, with a condition that the owner obtain approval from the Manager, Heritage Preservation Services (HPS) for the final building permit drawings.

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

The consent under the Ontario Heritage Act is in addition to a demolition permit required under the Building Code Act and the approval of any variances to the existing zoning by-law.

#### RECOMMENDATIONS

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**The City Planning Division recommends that:**

1. City Council approve the request to demolish 100 Glen Road, an “unrated” building in the South Rosedale Heritage Conservation District, in accordance with Section 42 (1) of the Ontario Heritage Act; and

2. City Council approve the plans for the replacement building as shown in the drawings prepared by Wayne Swadron Architect including: A-1.0 Site Plan, A-3.1 East (street) and West Elevations, and A-3.2 North and South Elevations all dated February 24, 2009; A-2.1 Basement Floor Plan, A-2.2 Ground Floor Plan, and A-2.3 Second Floor Plan all dated February 25, 2009; and L-1.0 Landscape Concept Plan, and HP-1.0 98, 100 & 102 Streetscape all dated February 26, 2009, all stamped received by Heritage Preservation Services February 26, 2009, on file with the Manager, Heritage Preservation Services, 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 100 Glen Road, including a permit for the demolition, excavation and/or shoring of the subject property, provide building permit drawings satisfactory to the Manager, Heritage Preservation Services.

### **Financial Impact**

There is no financial impact resulting from the approval of this report.

### **DECISION HISTORY**

The SRHCD was approved under Part V of the *Ontario Heritage Act* by Council on February 7, 2003 (By-Law # 115-2003) and upheld by the Ontario Municipal Board on December 17, 2003.

### **ISSUE BACKGROUND**

The subject property is located at 100 Glen Road (Attachment No. 1) and is within the SRHCD. In designating the SRHCD, Council adopted an evaluation of all buildings within the district and endorsed guidelines for managing change. The heritage evaluation categorized buildings in the district as “A”, “B”, “C” or “unrated”.

The existing building (Attachment No. 2) is categorized as “unrated” in the SRHCD Plan. Buildings categorized as “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 subject property, 98 and 102 Glen Road, are also unrated buildings, and further the property at 98 Glen Road has been the subject of a recent demolition application (Attachment No. 3). The property on the opposite side of the street, 105 Glen Road, has a B rating (Attachment No. 3). Heritage buildings within the direct vicinity include B rated buildings along South Drive on either side of Glen Road and C rated buildings further south on Glen Road. The three heritage buildings on South Drive are red brick Georgian Revival houses; of note is 144 Glen Road constructed in 1934 and designed by the notable Toronto architecture firm Mathers and Haldenby (Attachment No. 4). Category B buildings are noteworthy for their overall quality and have citywide significance while 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 building is acceptable under these 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 a demolition permit required under the Building Code Act and the approval of variances to the existing zoning by-law.

The applicant's architect initially met on site with Heritage Preservation Services on February 18, 2009 to discuss preliminary plans regarding demolition and replacement of an "unrated" structure at 100 Glen Road in the SRHCD. Subsequent correspondence refined the drawings for the replacement structure. A complete application for the demolition was received by HPS on February 26, 2009. Concurrent to this demolition application the applicant submitted a Committee of Adjustment application for the following variances: front and side lot setbacks, gross floor area (43.63 square metres over limit of 466.8 square metres), width of front yard walkway and driveway, and integral garage below grade. The applicant has not yet applied for a building permit.

## **COMMENTS**

The owner is proposing to demolish the existing 1½ storey single family residence with an integrated garage below grade (Attachments No. 2) and construct a new 2 storey single family residence with an integrated garage below grade. Prior to 1933, this lot formed part of the "Norcastle" estate constructed by Edgar Jarvis circa 1878. It was subsequently occupied by Henry W. Darling and Sir Albert Gooderham. In 1933 the estate house was demolished and the property subdivided. The existing residence was constructed in 1948 and the SRHCD Plan did not rate the building as contributing to the heritage character of South Rosedale.

The proposed replacement structure will be a 2 storey, 510.43 square metre residence. The proposed height is 9.77 metres from average grade to the top of the roof parapet; this is compatible with the neighbouring buildings and is allowed in the current zoning. Due to the rise in topography from the front of the property to the rear, the proposed garage will be sub-grade and will be integral to the main structure. The width of the proposed driveway is 3.6 metres at the curb and widening to 6.5 metres at the new structure (Attachment No. 5). The design of the new residence is influenced by the Georgian Revival architectural style and the cladding will be buff coloured brick with Indiana limestone banding, window surrounds and portico entry (Attachment No. 8 & 9). There will be no reduction of landscaped area within the front yard (Attachment No. 6).

Of note, the main entry to the building is located on the north elevation facing the nearby ravine; this emulates the existing house's orientation and in effect creates two primary building facades. The visibility of the 'front door' from the street is reinforced by a direct walkway from the street and a projecting portico.

Section 5.5.3 of the SRHCD Plan sets out the guidelines for new buildings. New buildings should: contribute to the heritage character of the district; be compatible in terms of scale, height, setback and entry level; and exhibit a roof profile and eaves lines or roof parapet 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 (Attachment Nos. 5-11);

- The design, style and selected material are consistent with the heritage character of the SRHCD.
- The north-most projecting bay and setback entrance portico provide relief and depth to the street façade, while the overall organization of the facade provides a cohesive Georgian Revival inspired street façade.
- The scale (overall size, size of openings, window to wall ratio) is similar to the “B” rated heritage buildings located on the South Drive frontage on either side of Glen Road. (Note: The north elevation includes for blind windows in order to respect the symmetry of the Georgian Revival style).
- Typical of a Georgian Revival house, the roof profile is flat and is similar to the nearby “B” rated heritage buildings.
- The roof height is compatible with the neighbouring buildings and complies with the zoning for the area, and further, the height and massing of the building relates contextually to the nearby “B” rated heritage buildings.
- The front setback is in line with the main wall plane of the proposed structure to the south (No. 98) and the property to the north is significantly setback from the street (No. 102).
- Per submitted landscape plan, the front yard garden will reinforce the park-like quality that helps blend South Rosedale's varied architectural styles.

## **CONTACT**

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## **SIGNATURE**

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Barbara Leonhardt  
Director, Policy & Research  
City Planning Division

## **ATTACHMENTS**

- Attachment No. 1 – Location Map
- Attachment No. 2 - Existing Structure
- Attachment No. 3 – Adjacent Properties
- Attachment No. 4 - Neighbouring Heritage Buildings
- Attachment No. 5 – Site Plan
- Attachment No. 6 – Landscape Plan
- Attachment No. 7 – Ground Floor Plan
- Attachment No. 8 – North & South Elevations
- Attachment No. 9 – East & West Elevations
- Attachment No. 10 – Streetscape Elevation
- Attachment No. 11 - Renderings

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East (street) Elevation



North Elevation





Proposed New Structure at 98 Glen Road



102 Glen Road



105 Glen Road



NEIGHBOURING HERITAGE PROPERTIES: 100 GLEN RD ATTACHMENT NO. 4



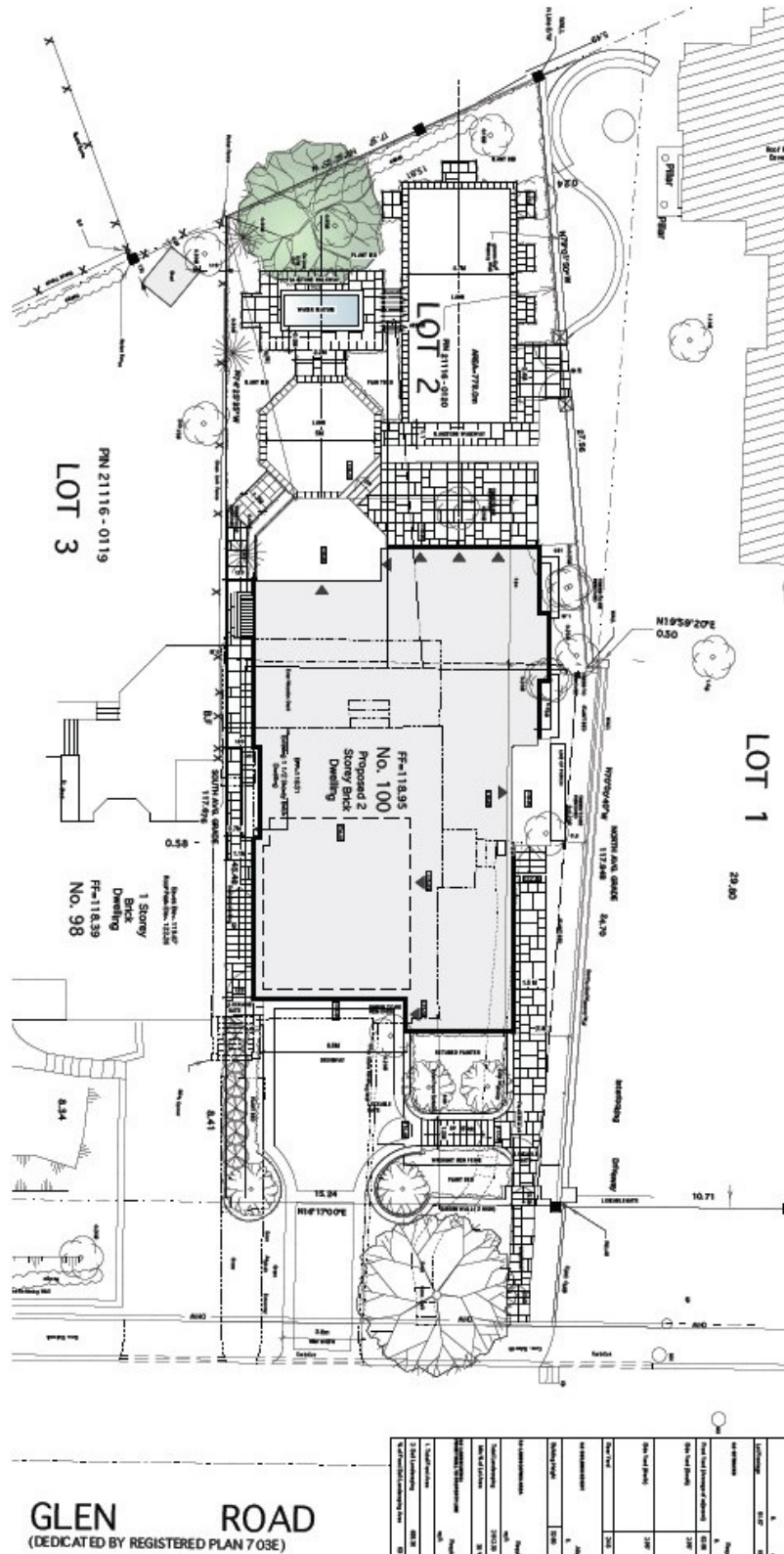
132 South Drive



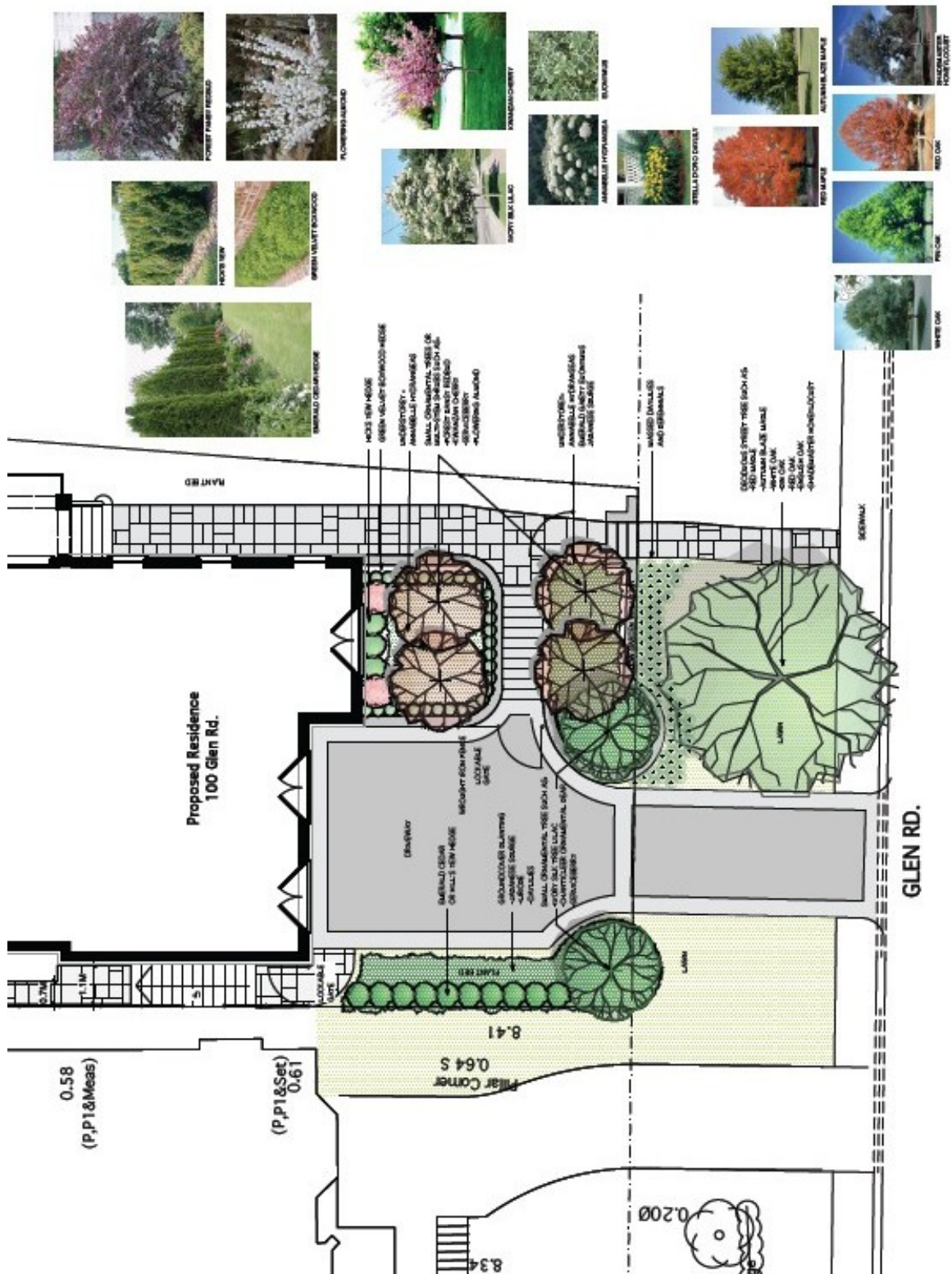
134 South Drive

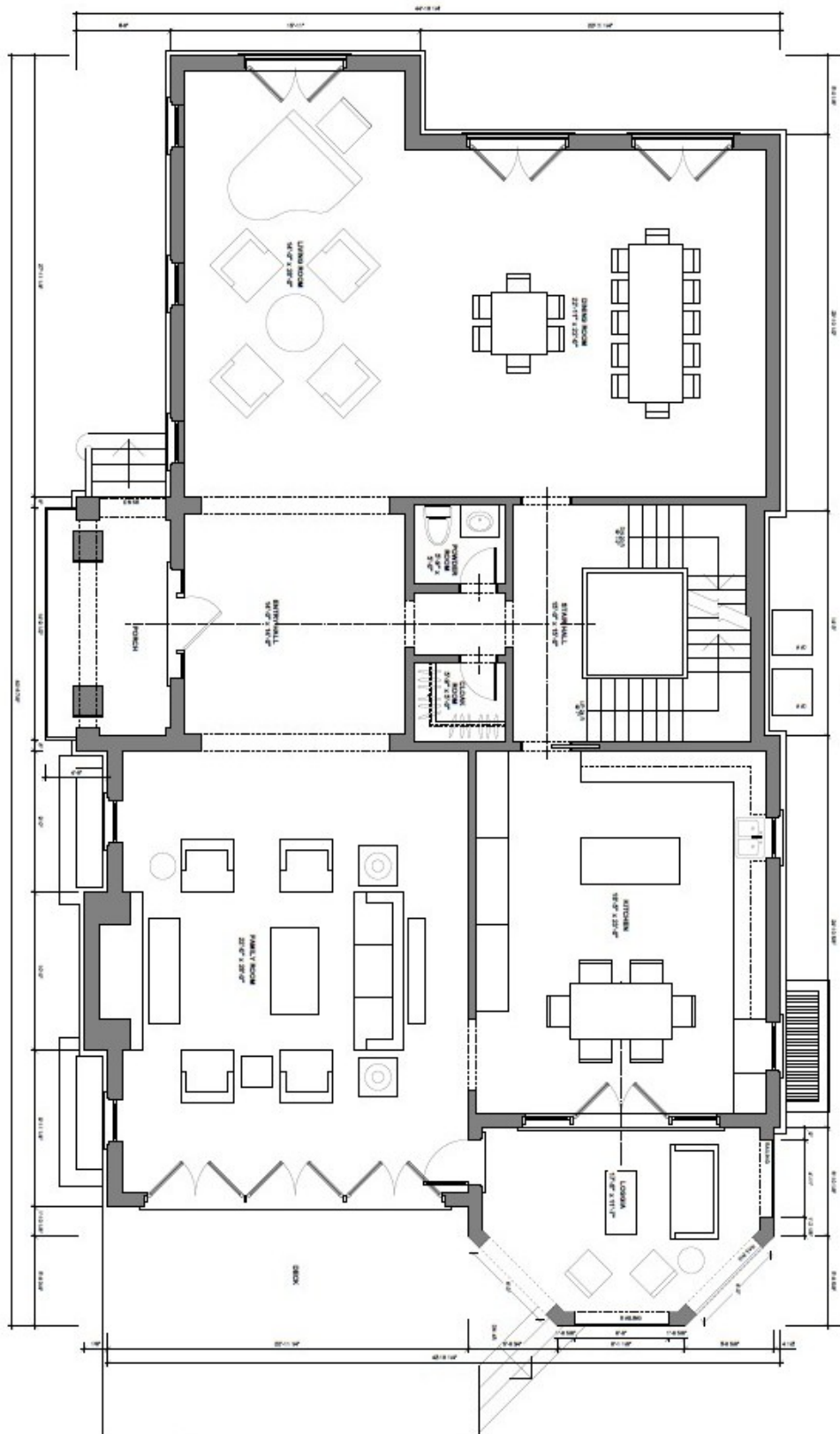


144 South Drive (Mathers & Haldenby)











# NORTH & SOUTH ELEVATIONS: 100 GLEN ROAD ATTACHMENT NO. 8



