



STAFF REPORT ACTION REQUIRED

32 St Andrews Gardens, Alteration of a Structure in the North Rosedale Heritage Conservation District

Date:	September 1, 2009
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Policy and Research, City Planning Division
Wards:	Toronto Centre – Rosedale – Ward 26
Reference Number:	

SUMMARY

This report recommends that City Council approve the rehabilitation of a “C” rated house in the North Rosedale Heritage Conservation District (NRHCD) 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.

While the proposed additions and alterations will have an impact on the cultural heritage character of the NRHCD, the negative impact will not be significant and will be appropriately mitigated.

The consent under the *Ontario Heritage Act* is in addition to the approval of any variances required to the existing zoning by-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the request to alter the structure at 32 St Andrews Gardens, a “C” rated building in the North Rosedale Heritage Conservation District, in accordance with Section 42(1) of the *Ontario Heritage Act*; and
2. City Council approve the plans for the alteration of the structure at 32 St Andrews Gardens as shown in the drawings prepared by J. F. Brennan Design Build dated May 2009, and dated stamped received August 20, 2009, on file with the

Manager, Heritage Preservation Services, and that the alterations be completed substantially in accordance with the submitted plans, subject to the owner:

- a. Prior to the issuance of any building permit for the proposed alterations to the structure at 32 St Andrews Gardens, including a permit for the demolition, excavation and/or shoring of the subject property, provide building permit drawings with a front yard landscape plan and façade retention strategy satisfactory to the Manager, Heritage Preservation Services.

Financial Impact

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

DECISION HISTORY

The NRHCD was approved under Part V of the *Ontario Heritage Act* by Council on September 30, 2004 (By-Law #749-2004) and upheld by the Ontario Municipal Board on September 12, 2005.

ISSUE BACKGROUND

The subject property is located at 32 St. Andrews Gardens (Attachment No. 1) and is within the NRHCD. In designating the NRHCD, 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 subject building (Attachment No. 2) is categorized as a “C” in the NRHCD Plan. Buildings categorized as “C” were found to be of contextual significance and contributing to the heritage character of the district. The properties on either side of 32 St. Andrews Gardens also have a “C” rating.

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 alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property unless the owner obtains a permit from the municipality to do so. Although under Article IV of Section 103-22 of the Toronto Municipal Code Council permission is not required for alterations found to be compatible with the district guidelines, it was the opinion of Heritage Preservation Services (HPS) that the proposed alterations were significant enough to warrant Council’s consideration. This consent under the *Ontario Heritage Act* is in addition to a building permit required under the Building Code Act and the approval of variances to the existing zoning by-law.

The applicant’s architect initially met with HPS on February 26, 2009 to discuss preliminary plans regarding alterations to the “C” rated building at 32 St Andrews Gardens in the NRHCD. A complete application for the alteration was received by HPS on August 20, 2009. At staff’s request, the applicant has provided full documentation of the existing heritage building in both architectural drawings and photographs for record purposes. The applicant has also submitted a Committee of Adjustment application for

the following variances: gross floor area (68.55 square metres over limit of 314.51 square metres), west side lot setback, and an accessory structure on a lot adjoining two streets where the street adjoining the rear lot line is greater than 9.0 metres. The applicant has not yet applied for a building permit.

COMMENTS

The owner is proposing to rehabilitate the existing 2 ½ storey single family residence (Attachment No. 2). This building forms part of the St Andrews Gardens development (1911-1917) and was constructed in 1915. Its architectural style is Edwardian Classicism with Toronto Bay and Gable influences. The proposed work includes the retention of the existing front (south) elevation (including the front portion of the roof), and a large portion of the west elevation. The remainder of the building is to be removed and reconstructed with a new addition to the rear (north) and east elevations (Attachment Nos. 3, 4, 5 & 6). The work also includes demolishing the existing garage and providing a new two car garage; this will be visible from Summerhill Avenue at the property's rear (Attachment No. 7).

The proposed work includes the following alterations and additions to the front (south) elevation of the building which will be visible from St Andrews Gardens (Attachment Nos. 5 & 6), however these changes were not found to have a significant visual impact as viewed from Summerhill Avenue. The primary intent of these changes is to accommodate the increased floor to ceiling height on the ground floor and enlarged building envelope. These alterations are as follows:

- Replace existing front entrance stair with new to meet new ground floor level;
- Modify existing front entrance to suit new ground floor level including dropping the existing door and side light openings, and providing new transom lights above the existing door and side lights;
- Modify existing ground floor windows to suit new ground floor level including removal of basement window below, dropping the existing window sills and providing replacement wood windows to suit new opening size;
- Extend façade to east with new wall constructed with salvaged brick from site and roof to match existing;
- Replace all wood windows with new to match existing; and
- Replace asphalt shingles with cedar shingles.

Section 7.2 of the NRHCD Plan sets out guidelines for alterations and additions to heritage buildings. The intent of these guidelines is to preserve heritage buildings as viewed from the street by ensuring that any change maintains and enhances the architectural style and character of the building and contributes to the district as a whole. Alterations and/or additions should: repair rather than replace significant architectural elements; consider replacing missing architectural elements; be consistent in size, scale, proportion and level of detail of this and other heritage buildings in the district; not be visually overwhelming; maximize the use of in kind materials; maintain the existing wall to window ratio; and relate to the scale and proportion of the heritage building. Any new height should not exceed the existing roof line.

While the proposed rehabilitation alters the front façade of the heritage building by lowering and enlarging the ground floor window and door openings, the alterations were found to not have a significant enough negative impact on the heritage character of the streetscape to warrant refusal. The proposed work to the front (south) elevation includes the following mitigation strategies:

- The existing front (south) façade is to remain intact with significant architectural elements retained;
- The modified window and door openings are reasonably consistent in size, scale, proportion and level of detail of this building;
- New architectural elements are to be completed with in kind or salvaged material;
- The height and form of the roof of the new addition matches the existing roof; and
- The overall impact of the proposed work is not visually overwhelming.

In relation to the replacement garage, this proposal was found by staff to be acceptable. As many of the St Andrews Gardens properties are bound by Summerhill Avenue at the rear, it is not uncommon to have garages and rear yard fencing visible from the street here. Further, the new garage is replacing an existing garage and the design was found to comply with Section 7.2 of the NRHCD Plan guidelines for alterations and additions to heritage buildings.

CONTACT

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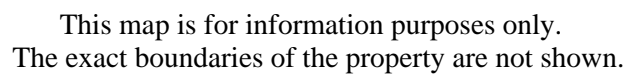
SIGNATURE

Barbara Leonhardt
Director, Policy and Research
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Existing Structure
Attachment No. 3 – Site and Landscape Plan
Attachment No. 4 – Floor Plans
Attachment No. 5 – Elevations
Attachment No. 6 – Rendering
Attachment No. 7 – Replacement Garage

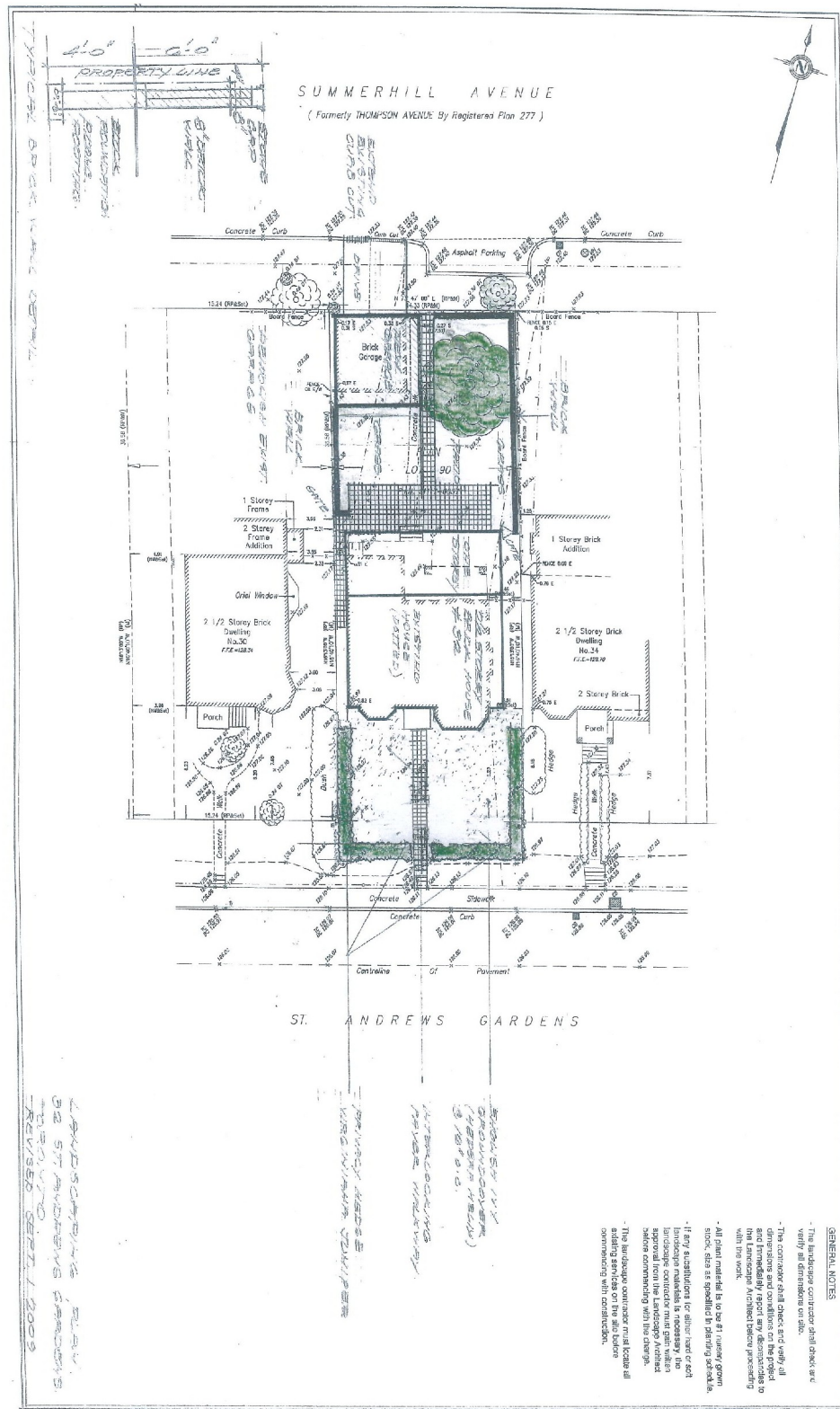
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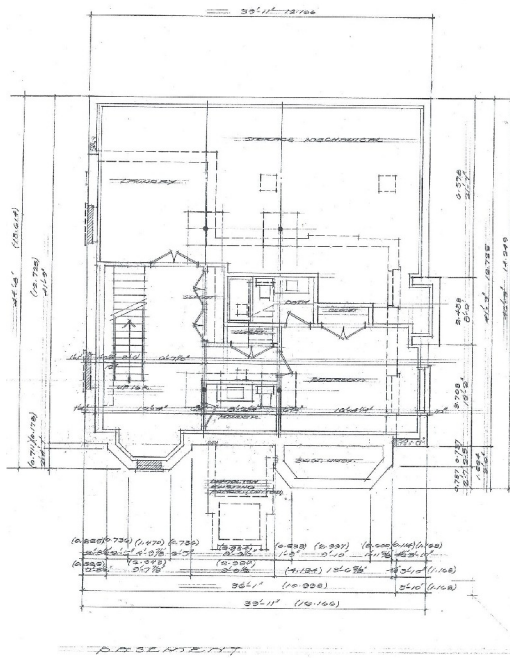




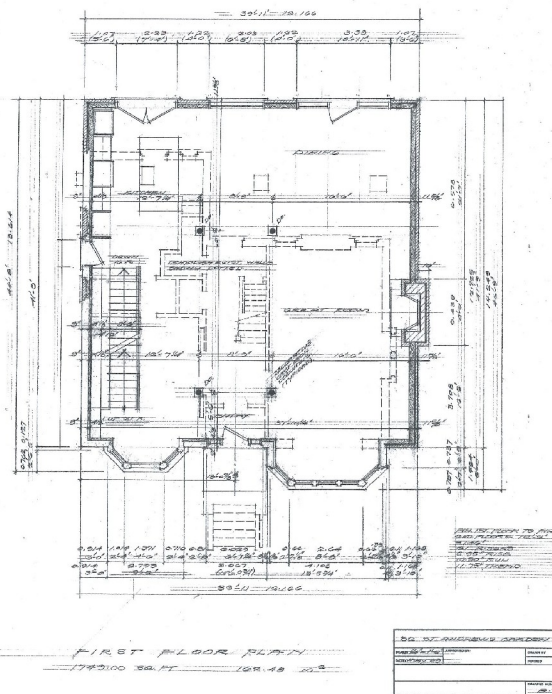
South (Front) Elevation

SITE AND LANDSCAPE PLAN: 32 ST ANDREWS GDNS ATTACHMENT NO. 3

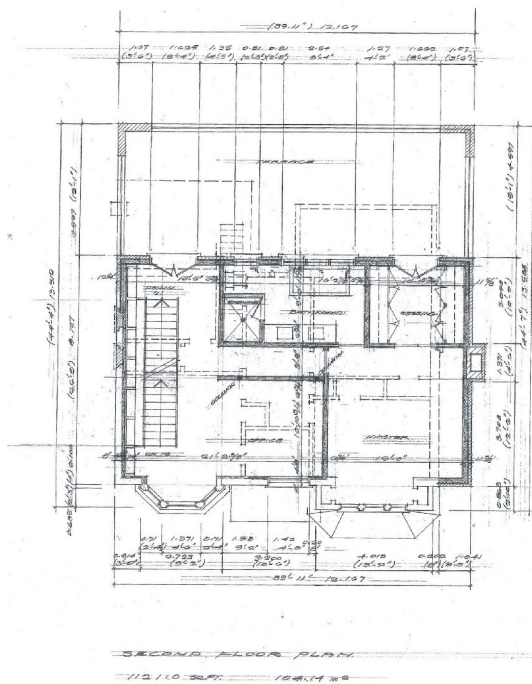




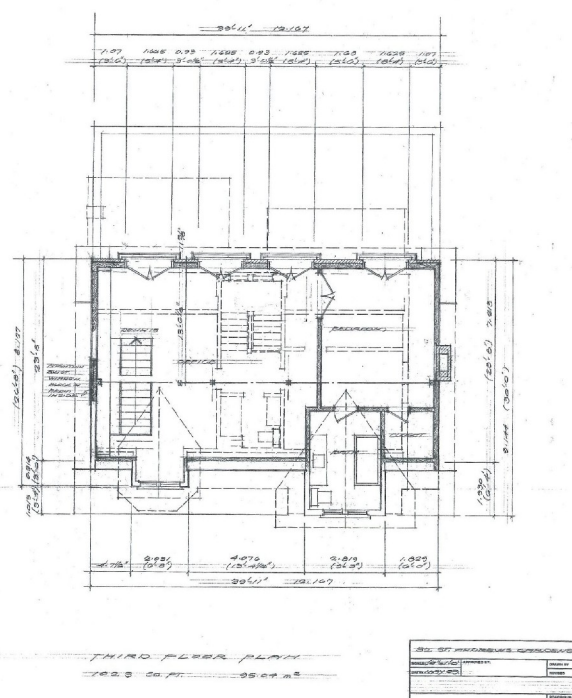
Basement



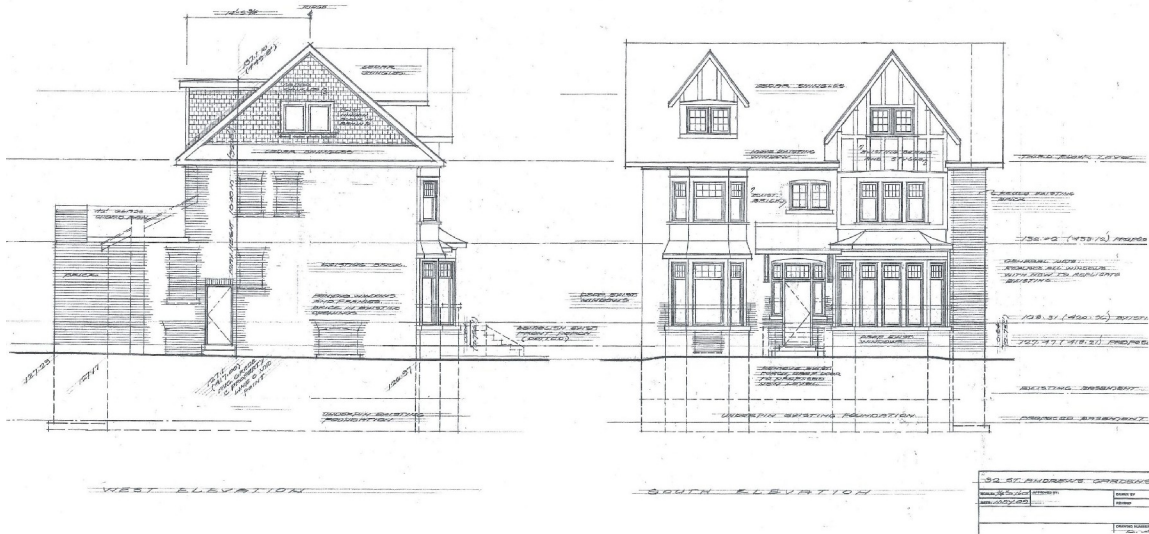
Ground Floor



Second Floor

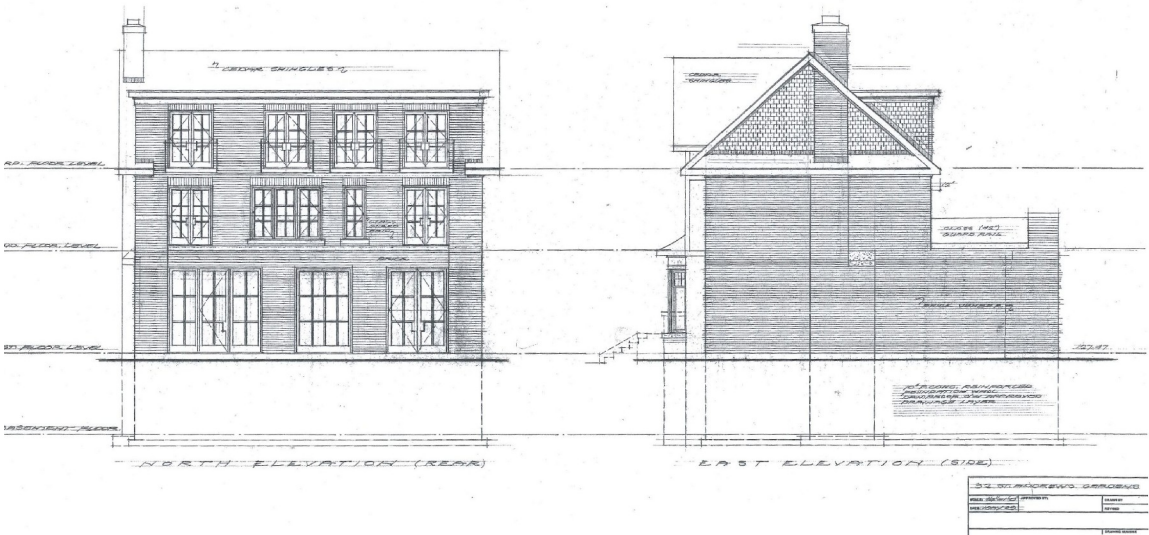


Third Floor



West Elevation

South (Front) Elevation



North Elevation

East Elevation



South (Front) Elevation

