



**STAFF REPORT  
ACTION REQUIRED**

**Demolition of a Structure Within the South Rosedale Heritage Conservation District and Approval of Replacement Structure - 6 Elm Avenue**

<b>Date:</b>	May 9, 2012
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Director, Urban Design, City Planning Division
<b>Wards:</b>	Ward 27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	P:\2012\Cluster B\PLN\HPS\TEYCC\June 13 2012\teHPS26

**SUMMARY**

---

This report recommends that City Council approve the demolition of an "unrated" structure 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 conditions. The existing structure is a gymnasium/dining hall/residence for Branksome Hall, a private school in South Rosedale. The replacement structure is a larger athletic centre with gymnasium, swimming pools and dining hall.

The existing structure is "unrated" and is not considered to contribute to the heritage character of the SRHCD and the replacement structure is consistent 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, the approval of variances to the existing zoning by-law and to site plan approval.

## RECOMMENDATIONS

---

### The City Planning Division recommends that:

1. City Council approve the request to demolish 6 Elm Avenue, an “unrated” structure in the South Rosedale Heritage Conservation District, in accordance with Section 42 (1) of the Ontario Heritage Act subject to the owner providing the following to the satisfaction of the Manager Heritage Preservation Services:
  - a. Prior to the issuance of a demolition permit, submit:
    - i. plans and photo-documentation of the existing structure at 6 Elm Avenue and the 1940s brick garage to be demolished.
2. City Council approve the plans for the replacement building as shown in the plans submitted by the applicant, Branksome Hall, including Plans A001, A100 to A104, A300, A301, prepared by MacLennan Jaunkalns Miller Architects dated April 20, 2012, and L-1, L2, LD-2 and TP prepared by PMA Landscape Architects Ltd. dated April 23, 2012, all date stamped received by Heritage Preservation Services April 26, 2012, 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 following conditions:
  - a. Prior to final site plan approval the owner shall provide the following to the satisfaction of the Manager, Heritage Preservation Services:
    - i. final site plan, building plans and landscape plan to the approval of the Manager, Heritage Preservation Services;
    - ii. detailed Conservation Plan, for conservation work described in the Heritage Impact Assessment, prepared by a qualified heritage consultant; and
    - iii. a Letter of Credit in a form and amount satisfactory to the Manager, Heritage Preservation Services, for all conservation work described in the Heritage Impact Assessment, "6 Elm Avenue – MacNeil House, Heritage Impact Assessment," revised 20 April 2012, prepared by ERA Architects Inc.
  - b. Prior to the issuance of any building permit for the replacement structure located at 6 Elm Avenue, the applicant will provide the following to the satisfaction of the Manager, Heritage Preservation Services:
    - i. building permit drawings for 6 Elm Avenue; and

- ii. plans and specifications for the conservation work described in the Conservation Plan.
- c. Prior to the release of the Letter of Credit, the owner shall;
  - i. complete the heritage conservation work to the satisfaction of the Manager, Heritage Preservation Services; and
  - ii. provide a Letter of Completion for the heritage conservation work signed by the Project Architect and Heritage Consultant to the satisfaction of the Manager, Heritage Preservation Services.

### **Financial Impact**

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

### **DECISION HISTORY**

The applicant met with City Planning staff in June and August 2011 to discuss the proposal to demolish the existing "unrated" building and build a new gymnasium, swimming pool and dining hall building on Branksome Hall's West Campus. The applicant submitted a Site Plan Application on November 20, 2011 and the application is still under review. The applicant applied to the Committee of Adjustment for a minor variance for the building height on March 29 2010, and the hearing is scheduled for May 16, 2012.

### **ISSUE BACKGROUND**

#### **Heritage Character**

Branksome Hall is a private school located in the SRHCD on Elm Avenue with its East and West Campuses located on either side of Mount Pleasant Road (Attachment No. 1). The school was founded in 1903 and moved into a purchased house at 10 Elm Avenue in 1912. Over the next 100 years the school has expanded to include properties along Elm Avenue, including contributing heritage buildings at 10, 14 and 16 Elm Avenue in the East Campus and 1,2,3,4, and 5 Elm Avenue in the West Campus. The East and West Campuses are linked by an overhead pedestrian bridge spanning Mount Pleasant Road. Recently the school has acquired a contributing heritage building at 120 Mount Pleasant Road. The built form of the school campus is a mix of repurposed, well maintained dwellings (some restored) and out-buildings and larger gymnasium, class room and residence buildings (Attachment Nos. 2-4). The heritage character of the original residential neighbourhood is still quite legible.

#### **Proposed Development**

The proposal is to demolish a large gymnasium/dining room/residence building at 6 Elm Avenue and replace it with an athletic centre and dining hall (Attachment Nos. 5-6). The existing building is "unrated" in the SRHCD Plan as a building that does not contribute to the heritage character of the district. This 2.5 storey L-shaped building was constructed in 1964 in red Flemish Bond brick. It is located at the northwest corner of Elm Avenue and

Mount Pleasant and forms part of the Mount Pleasant streetscape along with the Collegiate Gothic style red/brown brick additions to 10 Elm Avenue across the street. On Elm Avenue the new building will be located to the east of the heritage rated Georgian Revival house at 4 Elm Avenue. A new landscaped courtyard will open up views to the front entrance of 4 Elm Avenue and will link the entrances of the two buildings at 6 and 4 Elm Avenue.

The one storey dining hall area of the new building on the west side is partially set behind the house at 4 Elm Avenue, and will have a green roof. To the rear a small brick garage built in the 1940s will be demolished to make room for the new dining hall. Beside the new dining hall a Tudor Revival style coach house at 2a Elm Ave will be conserved. The new athletic centre is two stories high, 13.78 metres at the tallest portion of the building, which is set back from the front edge. The visible front elevation will have a roof edge with an 11 metre height. The structure will be clad in warm grey toned concrete and glass panels with vertical fins to provide shading.

The existing pedestrian bridge will be refurbished with replacement windows and will be clad with panels of frosted glass.

## **COMMENTS**

The SRHCD plan has a set of guidelines for new buildings in the district as follows:

"A. New Buildings ...should contribute to and not detract from the variety and heritage character of the district.

B. New buildings ...should be designed to be compatible with the heritage buildings, in terms of scale, massing, height, setback, and entry level.

C. The roof profile and the location of the eaves lines or the roof parapet should be designed so that the apparent height of the building is compatible with that of its neighbours and is not visually overwhelming to neighbouring buildings."

The new athletic centre should be consistent with the heritage character of the district. The scale of the new building, while larger than the heritage dwellings, is in keeping with the other larger school buildings on the campus. The narrower portion of the new two storey building faces into the Elm Avenue streetscape, addressing the smaller scale house form buildings on that street. The entry level is at grade. The longer section of the new building is located along Mount Pleasant Road and is similar in scale and massing to the long two storey Collegiate Gothic building across the street. The vertical fins on the windows of this elevation reference the vertical windows of the collegiate building.

The heritage dwelling at 4 Elm Avenue has been carefully considered. The new building will be close in height to its neighbour at 13.78 metres compared to 13.55 at 4 Elm Avenue and the additional height is set back from the front edge of the building ( at 11 metres) and should not be visible from the ground. The new building is set back further than 4 Elm Avenue which will still be visually prominent. The two buildings will be linked by a landscaped courtyard with paving, seating and trees. Views to the front

entrance of 4 Elm Avenue will be opened up as several tall pine trees will be removed that are currently blocking views to the front door and are too close to the foundation.

Removal of the brick garage will improve views to the coach house (2a Elm Avenue) to the rear of 4 Elm Avenue. Some repair and renewal of 4 Elm Avenue and the restoration of the coach house will be undertaken as part of the project, and will be detailed in a Conservation Plan.

HPS staff review of the plans for the new building noted that the design of the new pedestrian bridge would be improved by retaining the vertical and horizontal elements that currently break up the façade and keep it at a human scale. Covering the exterior with frosted glass could make the element look larger and more monolithic in the street view. The colour of the new building should be carefully reviewed to ensure it is complementary to the warm buff and red brick of the existing heritage buildings. The final landscape plans should enhance the character of the district as much as possible by providing a green edge to the property, particularly along Mount Pleasant Road.

## **CONTACT**

Mary L. MacDonald, Acting Manager  
Heritage Preservation Services  
Tel: 416-338-1079  
Fax: 416-392-1973  
E-mail: [mmacdon7@toronto.ca](mailto:mmacdon7@toronto.ca)

## **SIGNATURE**

---

Robert Freedman  
Director, Urban Design  
City Planning Division

## **ATTACHMENTS**

Attachment 1 – Location Plan  
Attachment 2 – Photos Of Existing Building  
Attachment 3 – Photos Of West Campus Buildings  
Attachment 4 – Existing and Proposed Building  
Attachment 5 – Elevation Plans  
Attachment 6 – Site Plan



The **arrow** marks the location of the site.  
This location map is for information purposes only;  
the exact boundaries of the property are not shown.



North West



South



4 Elm Avenue



2a Elm Avenue Coach House and garage

Demolition of a Structure within South Rosedale HCD and Replacement Structure –  
6 Elm Avenue



2 Elm Avenue West Facade



3 Elm and 1 Elm Avenue

Demolition of a Structure within South Rosedale HCD and Replacement Structure –  
6 Elm Avenue

6 ELM AVENUE, EXISTING & PROPOSED BUILDING ATTACHMENT NO. 4



South elevation, existing building on right next to 4 Elm Ave.



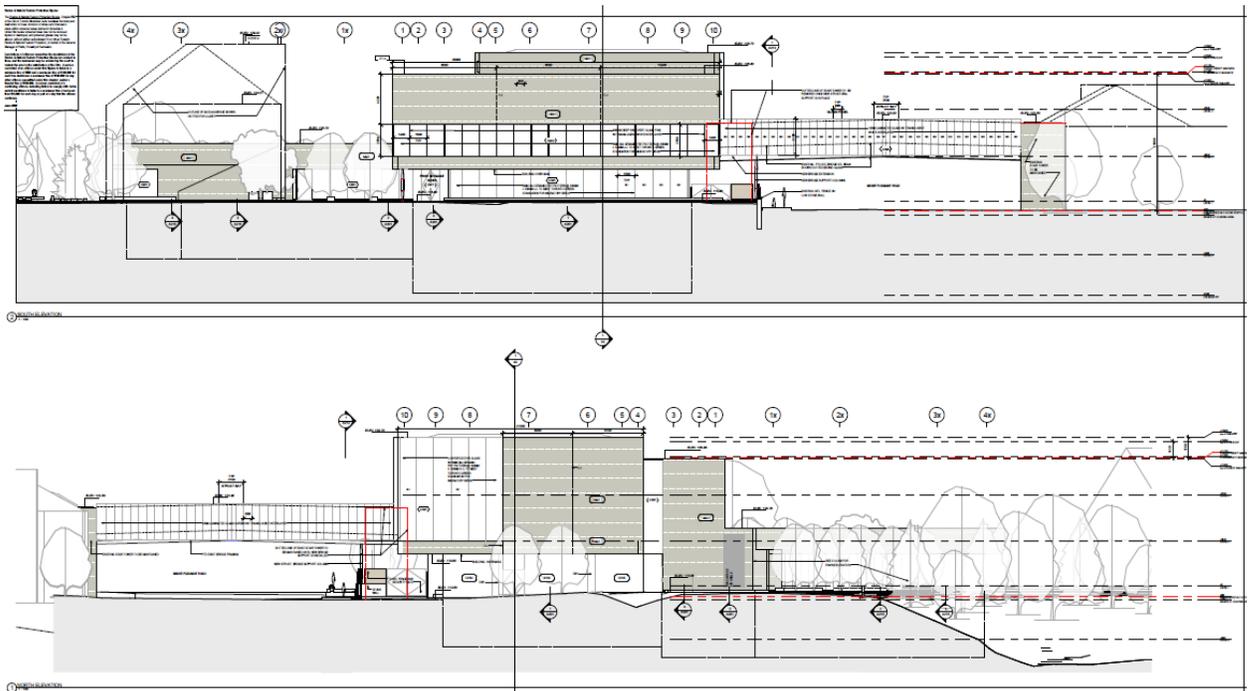
Proposed new building on right



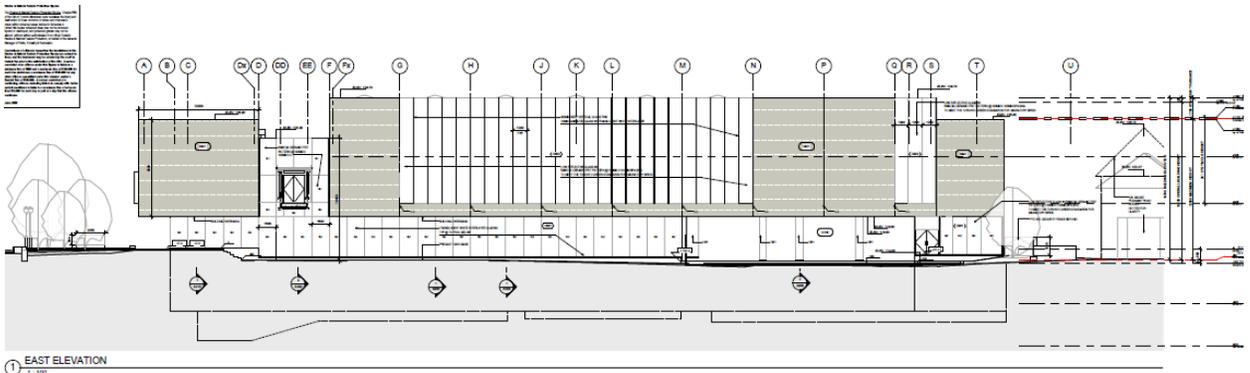
Existing view south on Mount Pleasant Road, 6 Elm Avenue on the right



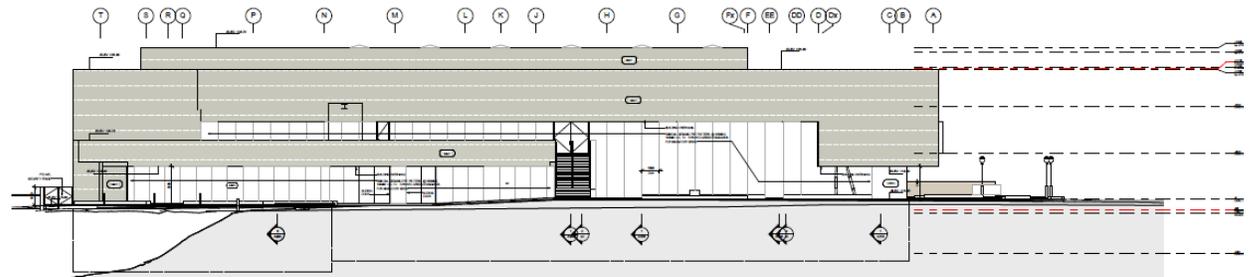
View south on Mount Pleasant Road with proposed building



South and North Elevations



1 EAST ELEVATION  
1:100



East and West Elevations

