

deHaas & Pasquale Residence



Heritage Impact Study

Heritage & Preservation Services

Location: 58 Roxborough Drive, Toronto Ontario

District: North Rosedale Heritage Conservation District

Prepared for: Paul deHaas & Norma Pasquale

Prepared by: Eduardo A. Ortiz. Dipl. Arch., OAA, LEED AP
architecture unfolded inc.

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Introduction

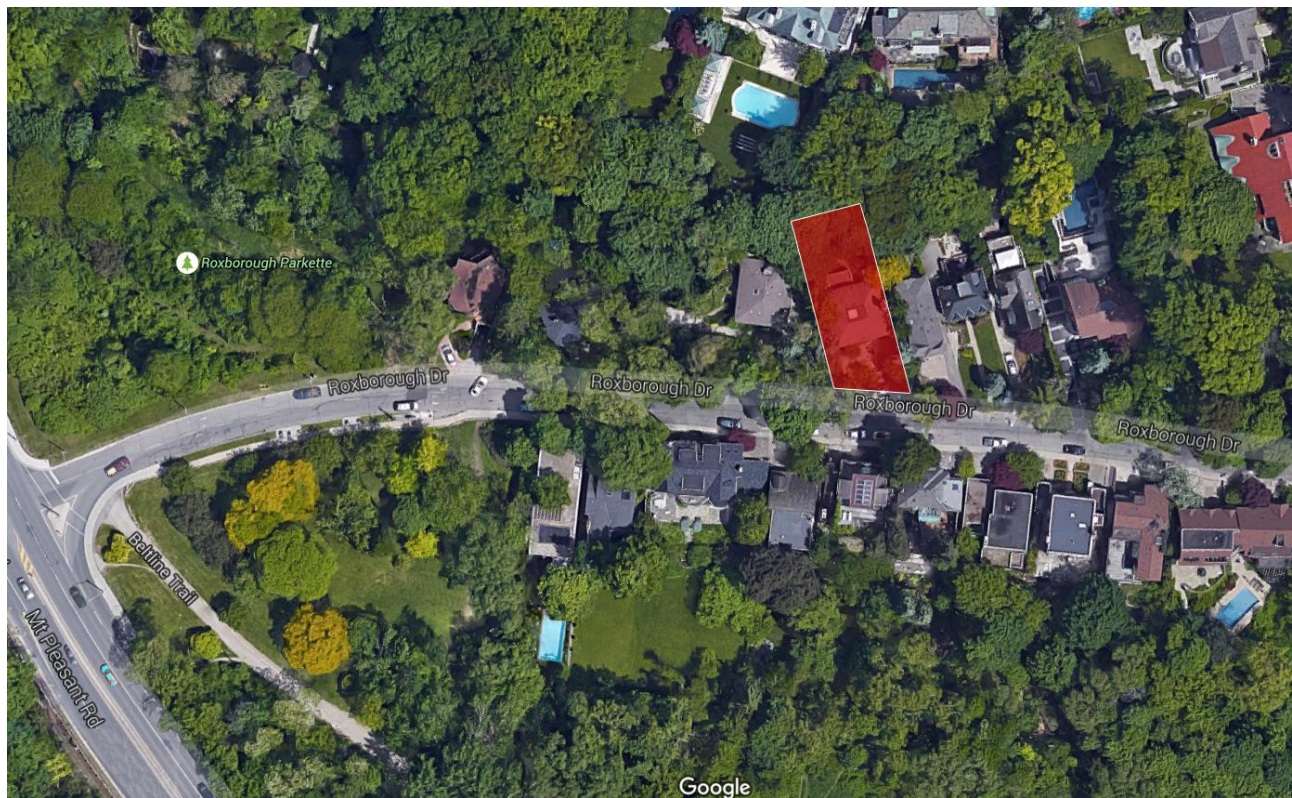
The proposal consists of the demolition of an existing unrated residential dwelling with the purpose of replacing it with a new residential dwelling.

The existing unrated home does not have the intended architectural quality and functionality the owners desire.

The Property is located at 58 Roxborough Drive, within the North Rosedale Heritage District.

The Proposal is subject to design considerations outlined in sections 7.3 – 7.5 of the North Rosedale Heritage conservation District Plan.

The Demolition of the Existing unrated building is subject to council approval as regulated by the Ontario Heritage Act.



58 Roxborough Drive, within the North Rosedale Heritage District.

Image: Google Maps



The existing unrated home does not have desirable architectural quality.



The existing interior spaces do not have the desired functionality.

District Plan Section 7.3.1

7.3.1. “New buildings and alterations and additions to unrated buildings should contribute to and not detract from the heritage character of the District.”

The character of the district is very eclectic and unique according to specific streets.

The character on Roxborough Drive is predominantly contemporary.

51 Roxborough, 65 Roxborough, 194 Roxborough and 108 Crescent are listed heritage precedents of contemporary architectural character steps away from the proposal at 58 Roxborough Drive.



51 Roxborough Drive

Image: Blog TO



194 Roxborough Drive

Image: Blog TO



108 Crescent.

Image: Blog TO

District Plan Section 7.3.1 (Continued)



The district is very eclectic and unique according to specific streets.

Image:Google Maps



In context, the proposal for 58 Roxborough does not detract from the heritage character of the district.

District Plan Section 7.3.2

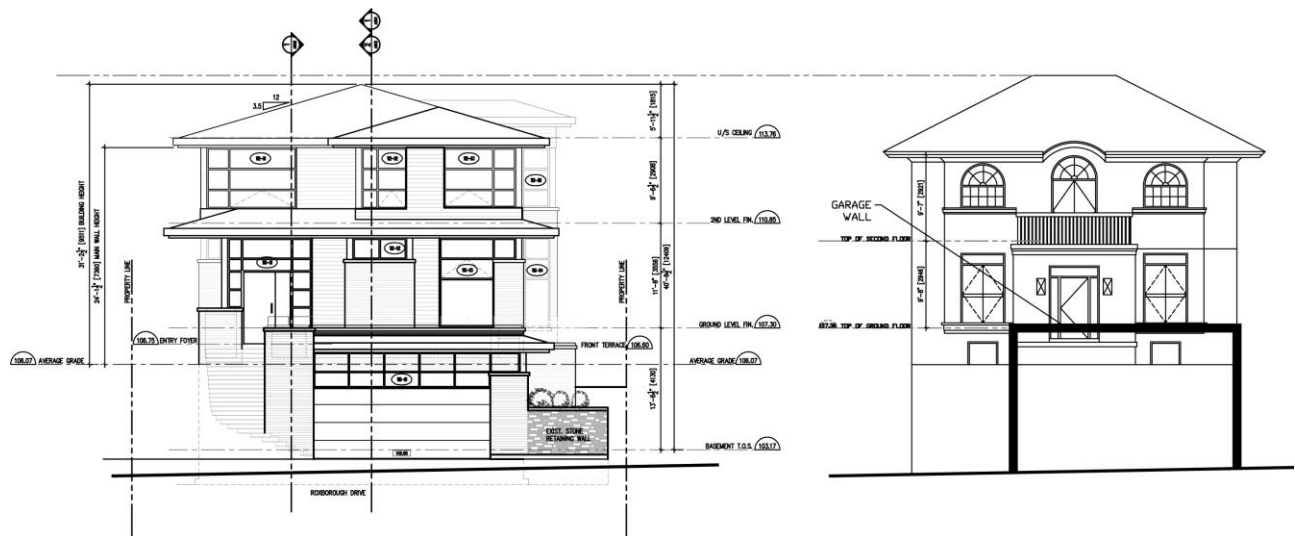
7.3.2 “New buildings and alterations and additions to unrated buildings should be designed to be compatible with the heritage buildings, in terms of scale, massing height, setback, entry level, materials and fenestration.”

The proposal is shaped in substantial compatibility to the massing of the existing dwelling.

The proposed height is 0.2 metres lower than that of the existing dwelling.

Except for a box window projection on the west lot line, the setbacks are relative to those of the existing dwelling.

The entry level and main floor elevation are the same as those of the existing dwelling.



Massing comparison between existing and new proposal.



The cladding materials proposed are stained cedar, glass and natural stone.

District Plan Section 7.3.3

“The roof profile and the location of the eaves lines or the roof parapet should be designed so that the apparent height and form of the roof is compatible with that of the streetscape.”

The proposed roof profile features a shallow “Wrightian” slope to compliment the overall organic design approach.

The roof profile features “Wrightian” deep overhangs to provide passive shading and daylighting.

The proposed flat roof parapet of the garage does not exceed the height of the existing garage and has an integral sloped roof so that the apparent height and form of the roof is compatible with that of the streetscape.



Deep overhangs and shallow roof profiles typical of “Wrightian” design.

Image:FCR Foundation

District Plan Section 7.3.4

“Integral garages and below grade entrances are strongly discouraged.”

Given the existing topography of the property, street level is below grade.

The new private garage will be constructed at the same floor elevation and height of the existing garage.



The existing garage is below grade and classified as legal non-conforming.

District Plan Section 7.4

“Guidelines for Demolition”

All of the guidelines for demolition under section 7.4 will be adhered to as part of the approval process.



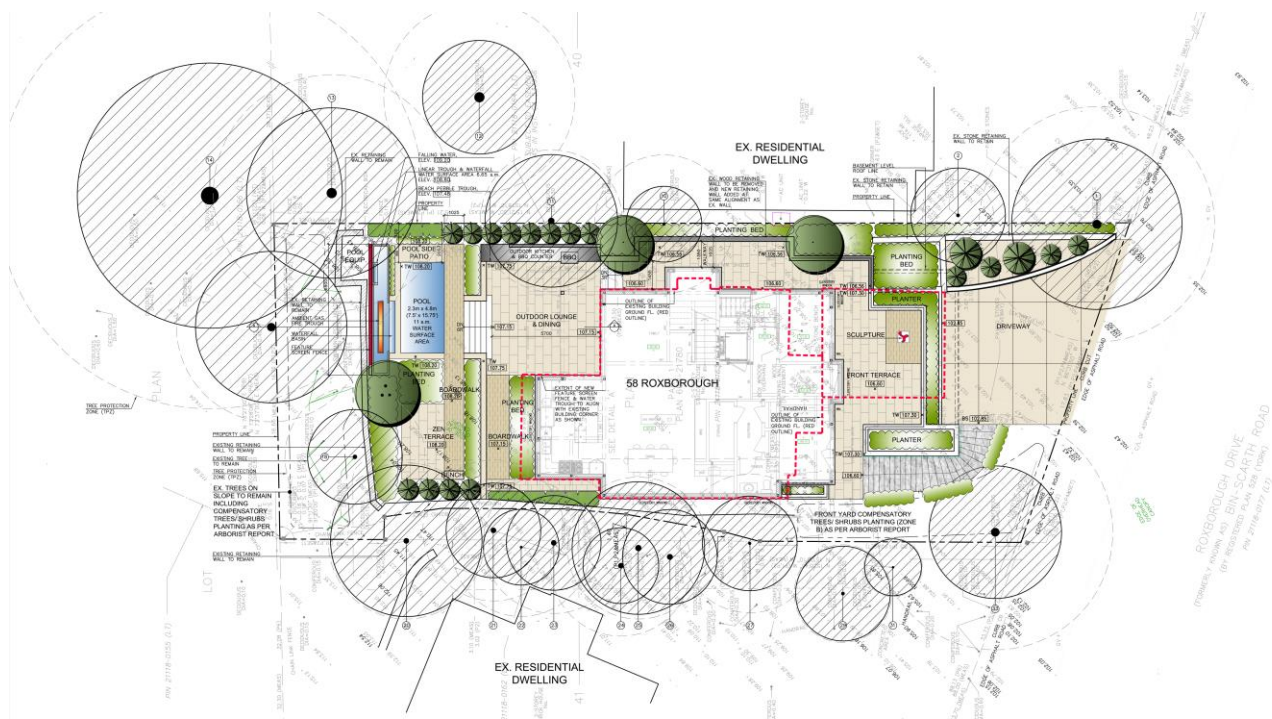
Current construction on Roxborough Drive after demolition of unrated home.

District Plan Section 7.5

“Guidelines for Landscape/Streetscape”

All of the guidelines for landscape and streetscape design under section 7.5 will be adhered to as part of the approval process.

Proposed hardscaped areas are relatively the same as those of the existing house denoted by the red dotted line.



Landscape plan sensitive to TRCA and Ravine Protection Authority.

Conclusion

The new proposal has been designed with sensitivity to the guidelines of the heritage district plan sections 7.3 to 7.5.

The proposed contemporary architectural vocabulary has been applied to be compatible with the massing, height and scale of other heritage buildings in the district.

The new proposal will enhance the existing built form and streetscape quality of the property.

The new proposal will be built in accordance to TRCA, Forestry and Ravine protection regulations.

The new proposal will be constructed with sensitivity to its context in terms of environmental impact and construction management.