TORONTO

STAFF REPORT
ACTION REQUIRED

Supplementary Report: Alterations to a Designated Heritage Property within the Riverdale Heritage Conservation District – 198 First Avenue

Date:	October 31, 2012
To:	Toronto City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 30, Toronto-Danforth
Reference Number:	P:\2012\Cluster B\PLN\City Council\cc12084

SUMMARY

This report recommends that City Council approve the proposed alterations to the property at 198 First Avenue, subject to the central window on the first storey of the front elevation being replaced with a window that satisfies requirements of the Riverdale Heritage Conservation District Plan.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the proposed alterations to the designated heritage property at 198 First Avenue under Section 42 of the Ontario Heritage Act, subject to the following conditions:

    a. The owner replace the front window on the first storey of the front elevation of the building located at 198 First Avenue in accordance with the front elevation drawing dated October 26, 2012, on file with the Acting Manager, Heritage Preservation Services;

    b. The replacement window will match the size, proportion, division and location of the original window that existed on the building prior to its removal on June 26, 2012, including the reinstatement of the original stained glass in the upper transom. The window will be of aluminum-clad

wood construction to match the material and colour of the windows that were installed on the front elevation on June 26, 2012;

c. The replacement window will be installed by October 31, 2013.

2. City Council request the Director, Urban Design to report back to the Toronto Preservation Board and Toronto and East York Community Council on the issues raised by aspects of the project's review and to make recommendations as may be appropriate.

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

DECISION HISTORY
The property at 198 First Avenue is part of the Riverdale Heritage Conservation District designated by City Council under By-law No. 951-2008 on July 16, 2008.

The Riverdale Heritage Conservation District Plan ("District Plan") is available at http://www.toronto.ca/heritage-preservation/pdf/heritageconplan.pdf.

ISSUE BACKGROUND
This item was originally before the Toronto Preservation Board (TPB) meeting of September 20, 2012 at which the Board recommended that City Council approve the proposed alterations to the property located at 198 First Avenue (the original staff report recommended refusal). The staff report went to Community Council on October 10, 2012 and the Toronto and East York Community Council referred the report back to the TPB for further consideration following concerns expressed by the Chair of the Toronto and East York Community Preservation Panel that aspects of the application had not been understood by the TPB and that this misunderstanding might affect their advice to Council.

At their meeting of October 23, 2012, the TPB recommended that City Council refuse the proposed alterations to the subject property. Subsequent to the meeting, heritage staff met with the owner who agreed to amend his application to bring it in conformity with the District Plan.

COMMENTS
In the original application dated July 30, 2012, the windows on the front elevation did not meet the guidelines of the District Plan as they did not match the proportion, division or materials of the original windows.

The applicant has agreed to amend his original heritage permit application as follows and as is shown in Attachment No. 1:

The replacement window on the first storey of the front elevation of the building located at 198 First Avenue will match the size, proportion, division and location

of the original window. The window will be of aluminum-clad wood construction to match the material and colour of the existing windows on the front elevation that were replaced on June 26, 2012. The window will be installed by October 31, 2013.

The revised proposal brings the application into conformity with the Riverdale Heritage Conservation Plan. Therefore, staff recommend that the revised plan be approved.

CONTACT

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SIGNATURE

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Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment No. 1 Rendering: 198 First Avenue, Proposed Replacement Window
October 26, 2012

October 26, 2012



198 First Avenue: Rendering of Proposed Replacement Window on Front Elevation