



STAFF REPORT ACTION REQUIRED

Alteration to Designated Heritage Property within the North Rosedale Heritage Conservation District – 117 Glen Road

Date:	November 20, 2012
To:	Toronto Preservation Board
From:	Director, Urban Design, City Planning Division
Wards:	Ward 27, Toronto Centre – Rosedale
Reference Number:	P:\2012\Cluster B\PLN\HPS\CC\November 27 2012\ccHPS55

SUMMARY

This report recommends that City Council refuse the proposed alterations to the property at 117 Glen Road which is located in the North Rosedale Heritage Conservation District. This property is designated under Part V, Section 42 of the Ontario Heritage Act.

The proposed alterations include modifying all windows on the first and second floors of the primary elevation of the existing house facing Glen Road. The main entry of the existing house is to be removed with the construction of a major addition along the south and east elevation. An existing below-grade garage and associated driveway will be removed. The driveway will be relocated to the south side of the house leading to the new addition with garage at grade.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council refuse the proposed alterations to 117 Glen Road in the North Rosedale Heritage Conservation District under Section 42 of the Ontario Heritage Act as per architectural drawings submitted by Drawing Room Architect Inc. dated September 19, 2012.
2. If the owner appeals City Council's decision to refuse the application for alteration under Section 42 of the Ontario Heritage Act, City Council authorize

the City Solicitor and appropriate City staff to attend any hearing held by the Ontario Municipal Board in opposition to the appeal.

Financial Impact

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

DECISION HISTORY

Council adopted the North Rosedale Heritage Conservation District (NRHCD) on September 30, 2004 (by-law 749-2004).

<http://www.toronto.ca/legdocs/bylaws/2004/law0749.pdf>

There have been no previous reports to Council for alterations to the property located at 117 Glen Road under the Ontario Heritage Act.

ISSUE BACKGROUND

Policy Framework

Provincial Policy Statement 2005 (PPS)

PPS Section 2.6.1 indicates that “Significant built heritage resources and cultural heritage landscapes shall be conserved”. In the PPS “conserved” means “the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained”.

PPS Section 2.6.3 states that "Development and site alteration may be permitted on adjacent lands to protected heritage property where the proposed development and site alterations has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved".

Official Plan

Section 3.1.5 of the City of Toronto Official Plan directs that significant heritage resources will be conserved. One means of conservation is designating areas with a concentration of heritage resources as heritage conservation districts. The Plan directs the adoption of guidelines to maintain and improve the character of such districts.

Ontario Heritage Act

Under Section 42 of the OHA, an owner must obtain a permit from the municipality to alter a designated property in a HCD. If Council fails to give a decision to the owner within 90 days from the receipt of a complete application for demolition, the permit is deemed to be granted. If Council refuses the application the owner may appeal the decision to the Ontario Municipal Board.

North Rosedale Heritage Conservation District Plan (NRHCD Plan)

The NRHCD Plan was adopted by Council to be used as a guide to manage property alteration and development with a view to the preservation of the existing architectural character of the district and its streetscapes.

Standards and Guidelines for the Conservation of Historic Places in Canada

On March 3, 4 and 5, 2008, City Council adopted Parks Canada's "Standards and Guidelines for the Conservation of Historic Places in Canada" as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City.

COMMENTS

Background

The property known as 117 Glen Road is located within the NRHCD. According to the NRHCD Plan, the subject property is located in zone 1-The Ravine Lands. This zone includes the first North Rosedale lands to be developed. It is bounded by ravines to the southwest and east. The northern boundary of the Ravine Lands is the rear property line of the houses on the south side of Douglas Drive, Chorley Park and ravine properties up to Governor's bridge (Attachment Nos.1 and 2).

The NRHCD includes 919 buildings: 467 are heritage buildings or approximately 51% of all buildings in the district. At the time the NRHCD Plan was adopted by Council, less than 1% were A rated, 5% were B rated and the majority (45%) were C rated buildings. The house located at 117 Glen Road is a C rated property. These are described as buildings that contribute to the heritage character and context of the neighbourhood. "A building that is C rated must meet one or more of the following criteria: it meets B rated criteria but has undergone alterations; it exhibits no current evidence of design by a prominent architect; and/or, it contributes to the heritage character of the HCD."

The house at 117 Glen Road was first occupied in 1908 by Herbert Jarvis, President of the Empire Wallpaper Company and was constructed in the period identified in the district plan as 1900-1916 Edwardian to mid-Great War. In North Rosedale, the dominant style of architecture is Edwardian classicism.

The house at 117 Glen Road is a good example of the Edwardian Style which is eclectic combining Queen Anne as well as Classical and Tudor elements. The continuation of the late 19th century Queen Anne style is evident in the picturesque composition of massing and window elements which are asymmetrical and irregular. The existing house features both gable and hipped roofs; a projecting roof extending from the bay windows on both the west and south facades at the first floor supported on brackets; red brick and white trim, bay windows; double hung windows with small upper panes over large single panes; and decorative brick patterning and shingles in the south-facing gable. The Classical elements which typify the Edwardian style's emergence after the death of Queen

Victoria are evident in the door case with its pilasters, curved canopy with modillion brackets, the Palladian window above in the south gable, again with brackets, and the brackets in the gable on the west elevation which also features Tudor half-timbering. Tudor elements are also evident in the diamond motifs on the pilasters framing the Palladian window and in the leaded glass in the bay window at the eastern end of the south elevation and the projecting bay window on the north elevation which also features heraldic crests (Attachment No. 3).

Pre-application Discussion

In January, 2012 discussions were held between the previous owner of the property and Heritage Preservation Services (HPS) staff regarding a proposed demolition of the existing house. HPS staff advised that they could not support demolition as the property is C rated within the NRHCD but staff could support a small addition on the south side or at the east (rear) side of the property. The owner at the time did not proceed with an application to alter the property and it was subsequently sold.

HPS was then contacted by the new owner's architect and subsequently met with Drawing Room Architects in June, 2012. At that time, there was a discussion of proposed alterations including removal of an existing below grade garage. In addition, the architect intended to hollow out the house behind the front façade in order to increase floor-to-ceiling heights of all three floors of the existing house. HPS advised that the proposed alterations to the windows and door on the street facing elevation were not consistent with the NRHCD Plan and would require Council approval. The architect also proposed construction of a two storey addition as a 'glass box' on the south side of the house. HPS provided the architect with the guidelines for alterations/additions to heritage buildings in the NRHCD.

Current Proposal

On October 2, 2012 HPS staff met with Drawing Room Architects to review and discuss revised architectural drawings dated September 19, 2012 (Attachment No. 4). The architect also provided at that meeting a letter prepared by heritage consultants E.R.A. Architects Inc. dated October 2, 2012 in support of the current proposal (Attachment No.5).

There are a number of alterations and additions in the current proposal that affect the west (primary) elevation facing Glen Road. The first is the removal of an existing driveway and a below grade garage, followed by the infill of this area to bring the landscaped grade up to street level.

The second is the proposed lowering of window sills on the first and second floors of the west elevation facing Glen Road to accommodate the proposed increase in floor-to-ceiling heights for these floors of the existing house, relocation of the window on the second floor, and widening and lowering the existing doorway leading to a stone terrace.

The third is the proposed construction of a new addition. The applicant explained that the rear (east side) of the property was along TRCA lands and the amount of buildable area

was therefore limited at the rear of the property. As a result, the addition is to be located along the south (side) elevation wrapping to the east (rear) elevation. A new driveway will be constructed leading from Glen Road to the addition that includes a garage at grade. A new pedestrian pathway will lead to the addition and the main entry of the house will no longer be located at the side of the house, but moved to the west side of the addition facing Glen Road.

Issues / Concerns

HPS staff are supportive of the removal of the existing driveway and below grade garage, as the garage is seen as a later addition that is not in keeping with the district character. The district guidelines strongly discourage integral garages and below grade entrances and the proposed removal of the below grade garage that faces Glen Road will be a positive alteration to the most visible elevation of this property. The infill of this area will be landscaped as part of the front yard of the property.

HPS staff raised two primary concerns with the proposed alterations: the amount of alteration proposed to the windows on the Glen Road elevation and the removal and relocation of the primary entrance to the residence. These are important character defining features of the original Edwardian architecture of this house.

With regard to the windows on the west (front) elevation, the applicant is proposing to lower the ground floor window heads by approximately 14 inches and drop the sills approximately 32 inches. On the second floor the applicant is proposing to lower the window sills by approximately 12 inches. These window modifications respond to the proposed increase in floor-to-ceiling heights of the existing house. The existing door on this elevation will also be enlarged and the second floor window above will be relocated to centre it over the new enlarged door. HPS cannot support this aspect of the proposal as it will result in a significant change to the design of the primary elevation of the existing house that will be highly visible from the street and is considered by staff to be contrary to the following guidelines for Alterations and Additions to Heritage Buildings in the NRHCD Plan (p. 20):

"Existing wall to window ratio and proportion should, in general, not be materially altered", and

"No alteration (or addition) should visually overwhelm the building in question or neighbouring buildings..."

HPS staff requested the applicant to not lower the floors in the original house so as to minimize the alterations to the primary elevation.

The second major intervention that staff cannot support in the context of the district plan is the removal of the original front door of 117 Glen Road. A pathway leading to the main entry along the south side of the house is proposed to be removed. Additionally, the stairs, porch, main entry door and architectural surround are all to be removed and the original entrance blocked in. The new addition is not set back behind the existing entry,

but will connect to the south elevation where the original door is currently located. Also, existing landscaping along Glen Road will need to be removed to permit construction of both the proposed new pathway and new driveway which will improve views of the existing side entry of the house. HPS asked the applicant to consider re-locating the new addition slightly further east on the existing south elevation to retain the original door. This is in accordance with the following guideline for Alterations and Additions to Heritage Buildings in the NRHCD Plan:

"reasonable efforts should be taken to repair rather than replace significant architectural elements."

Additionally, the Standards and Guidelines for the Conservation of Heritage Places in Canada as endorsed by City Council, provide the following direction:

"Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element."

The following Standards and Guidelines for the Conservation of Heritage Places provide further direction to the City regarding the proposed alterations for this application:

"Conserve heritage value by adopting an approach calling for minimal intervention."

"Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention."

"Conserve the heritage value and character-defining elements when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place."

"Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future."

Following discussions held on October 2, 2012 HPS staff had hoped the application would be further refined to address the above stated concerns. However, the applicant subsequently informed HPS that the owner did not wish to consider further refinement to the design and a heritage application was submitted on October 15, 2012. A Council decision must be rendered prior to January 13, 2013 or the 90 day time limit mandated by the Ontario Heritage Act will expire.

CONTACT

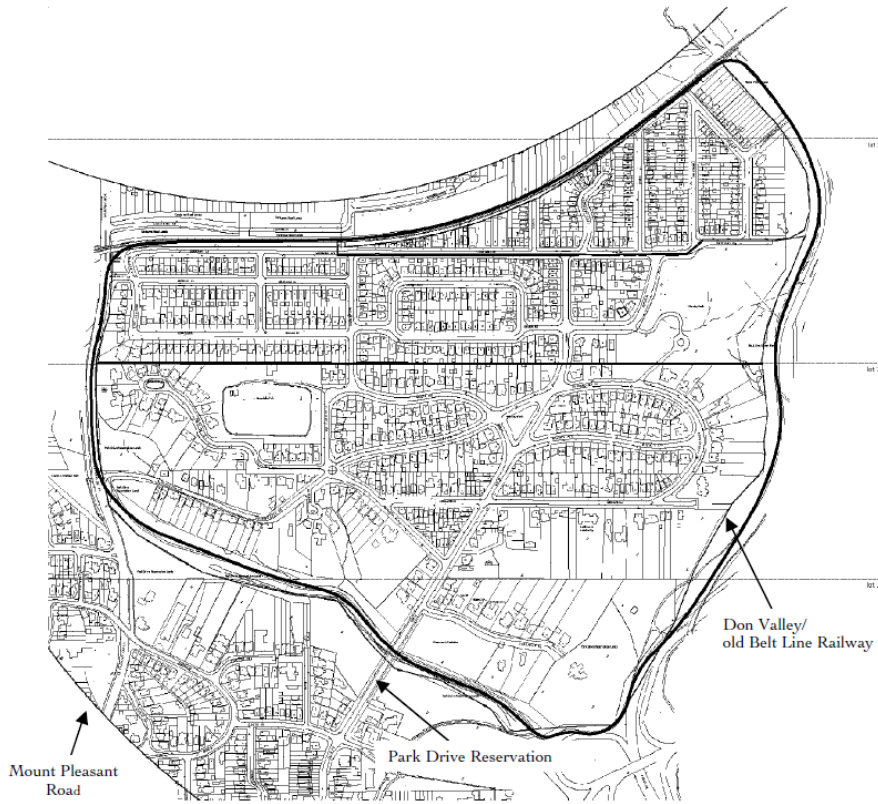
Mary L. MacDonald, Acting Manager
Heritage Preservation Services
Tel: 416-338-1079; Fax: 416-392-1973
E-mail: mmacdon7@toronto.ca

SIGNATURE

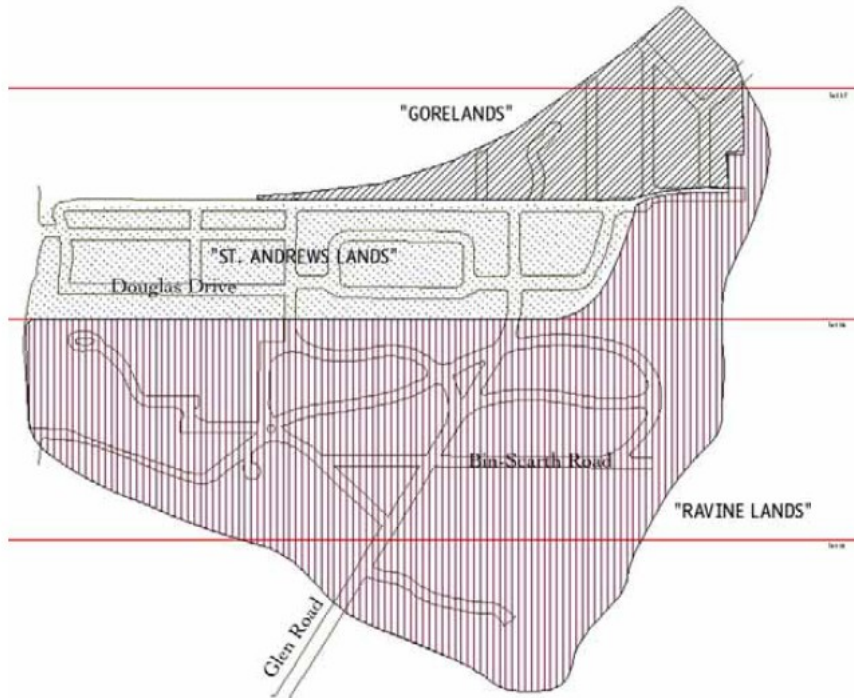
Robert Freedman, Director
Urban Design
City Planning Division

ATTACHMENTS

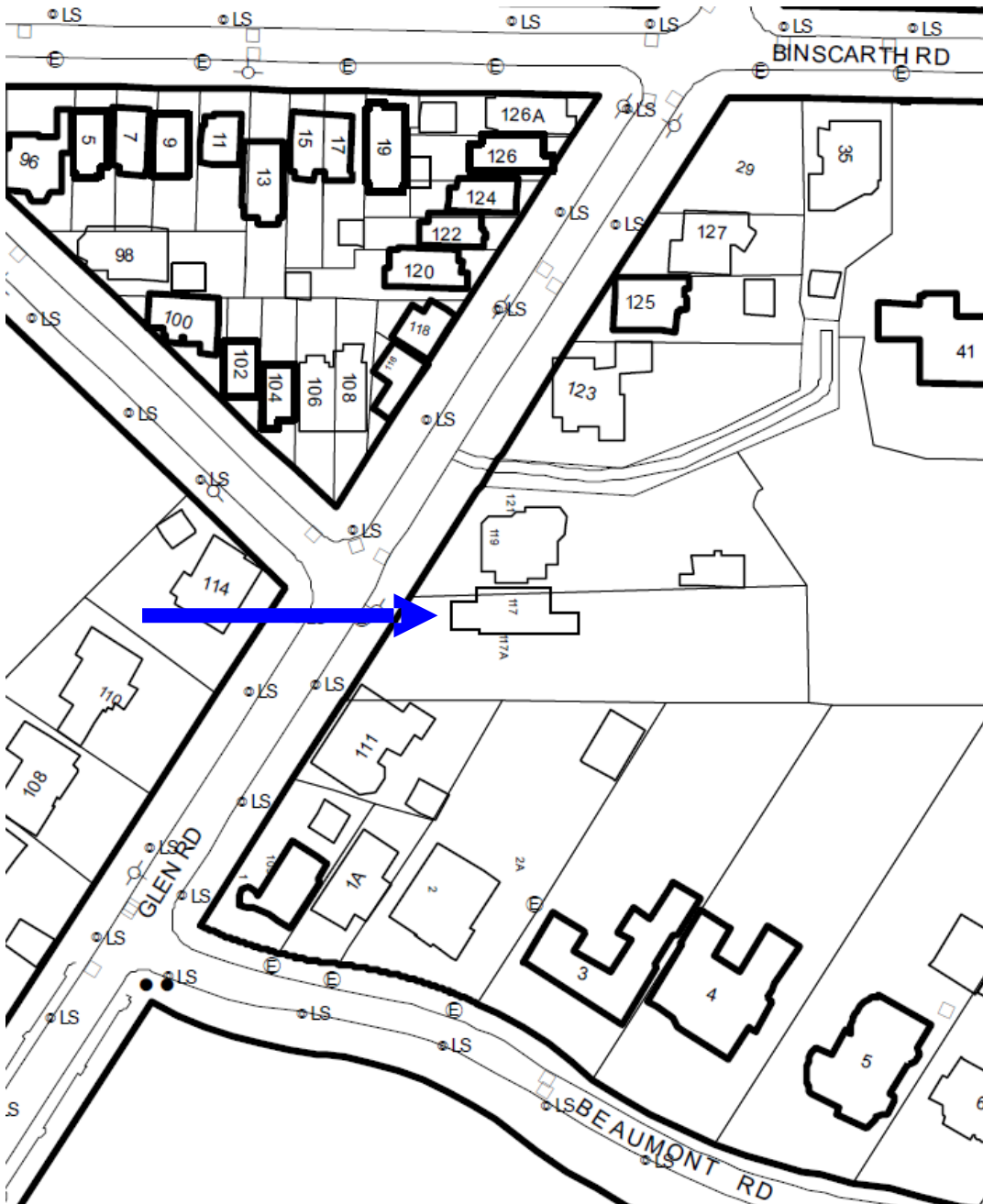
Attachment No. 1 – North Rosedale sub-zones of historical development
Attachment No. 2 – Location Plan
Attachment No. 3 – Photographs
Attachment No. 4 – Proposed Alterations
Attachment No. 5 – Letter from E.R.A.
Attachment No. 6 – Standards and Guidelines for the Conservation of Historic Places in
Canada



Map 1: North Rosedale Heritage Conservation District Plan (North Rosedale Heritage Conservation District Plan)



Map 2: North Rosedale sub-zones of historical development



The **arrow** marks the location of 117 Glen Road

This location map is for information purposes only;
the exact boundaries of the property are not shown.



View of 117 Glen Road from the street (west elevation)



View of 117 Glen Road from the street (west elevation) showing below grade garage



View of west elevation and proximity of the main entry along the south elevation

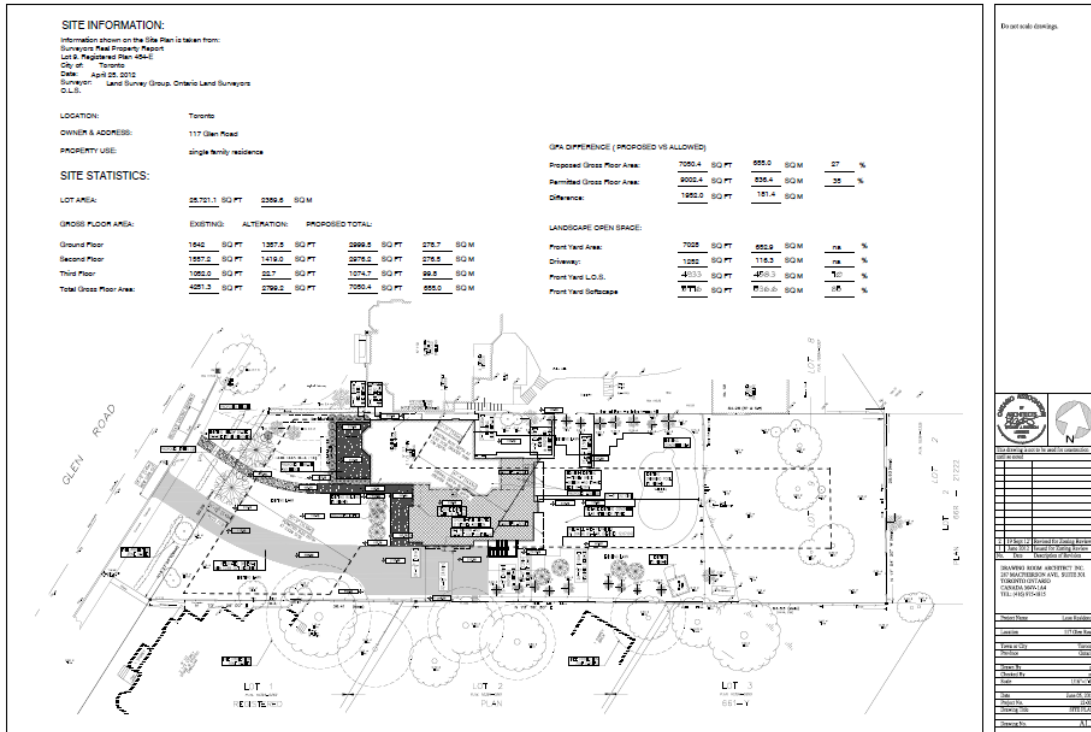


View of south elevation of 117 Glen Road including stairs, porch and main entry

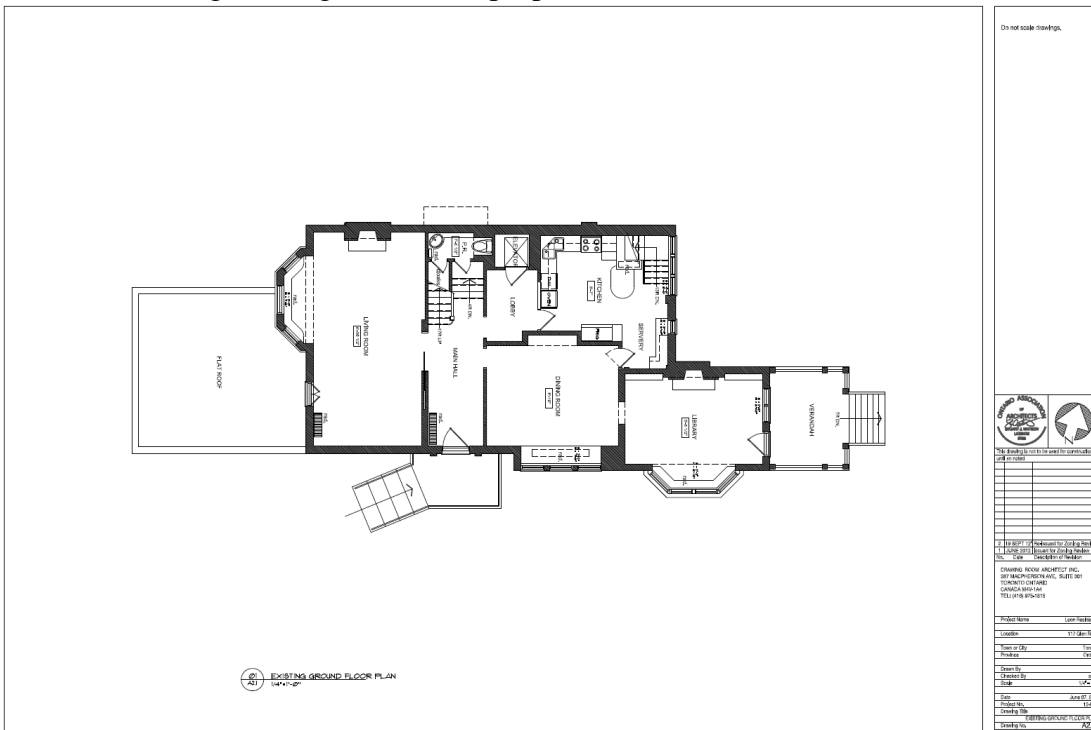
PROPOSED ALTERATIONS: 117 GLEN ROAD

ATTACHMENT NO. 4

Drawings in this attachment are provided by the Drawing Room Architect Inc.



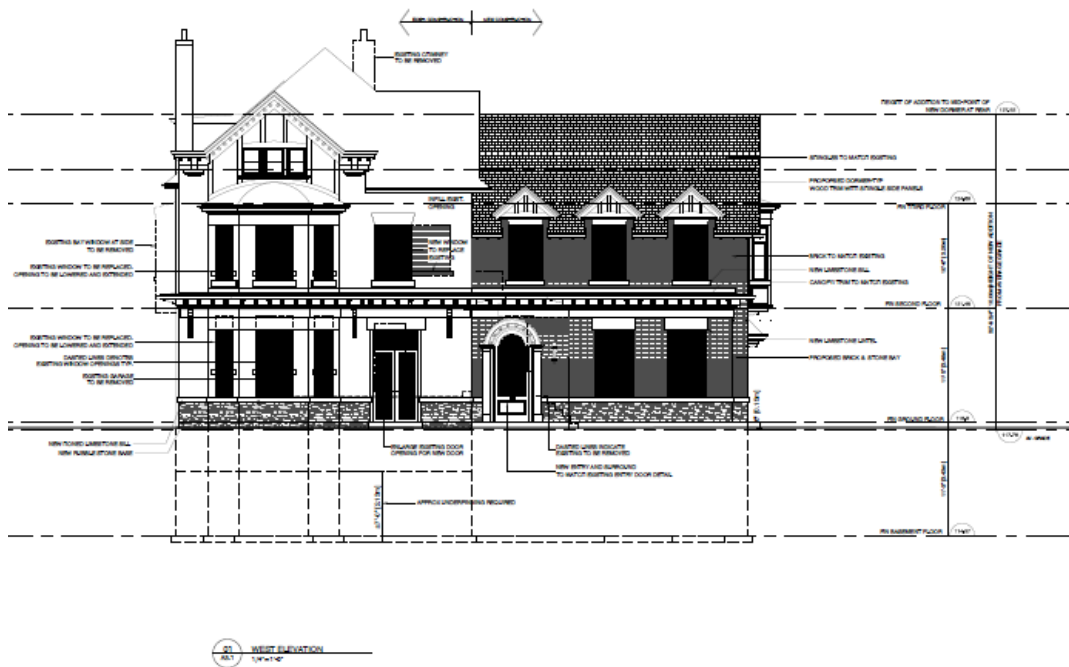
Site Plan showing existing house with proposed addition (shaded area)



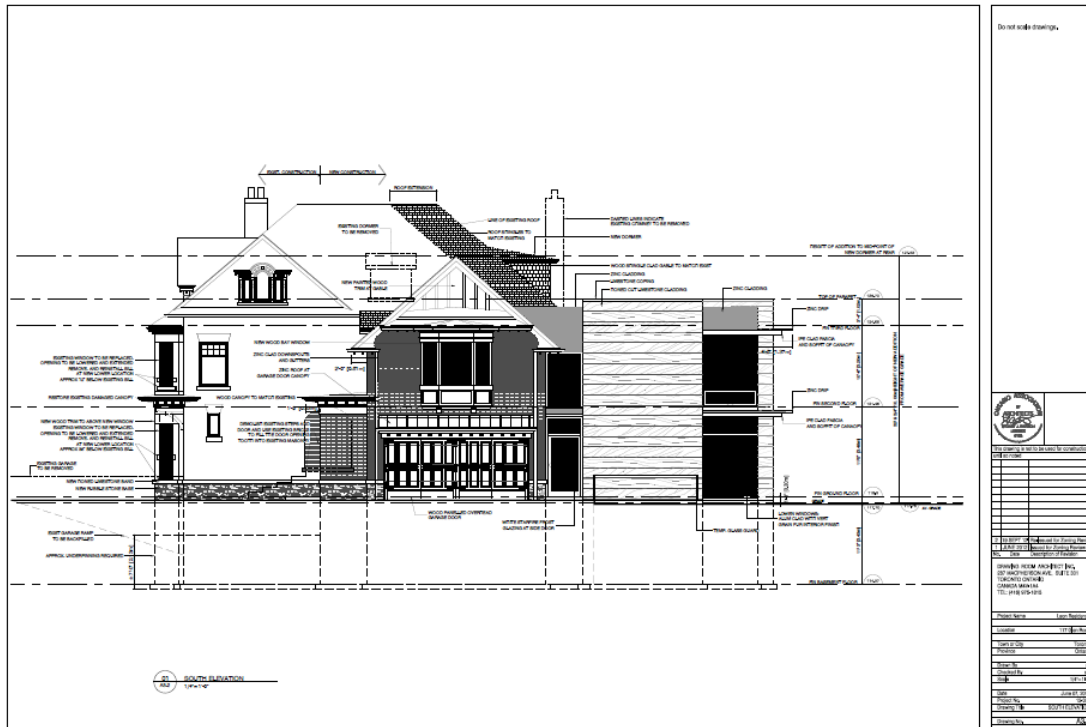
ATTACHMENT NO. 4



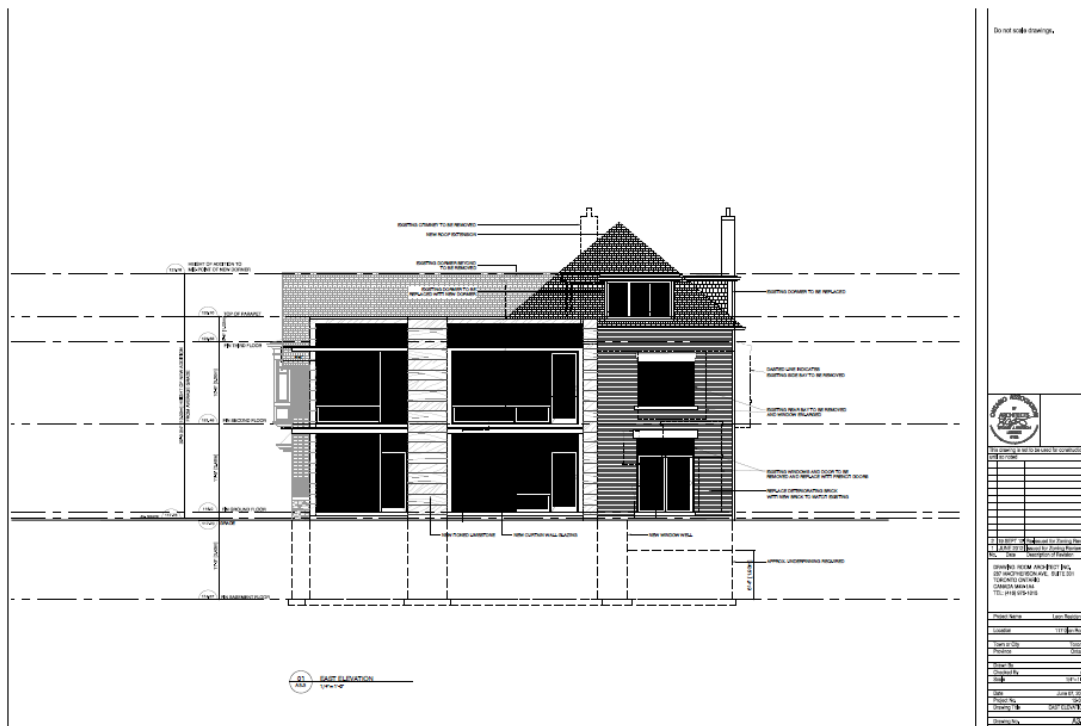
Existing West Elevation including outline of the upper portion of the below grade garage and main entry area at the right of the image.



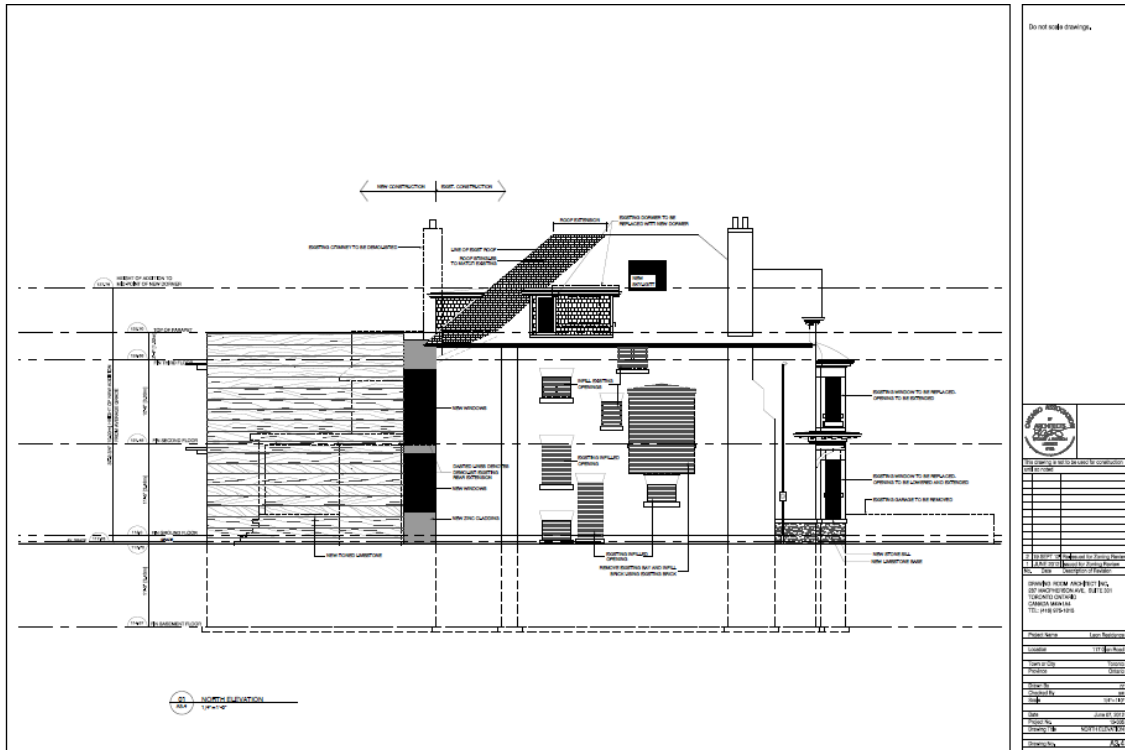
Proposed West Elevation including altered windows and door of the existing house with addition along the south side of the existing house



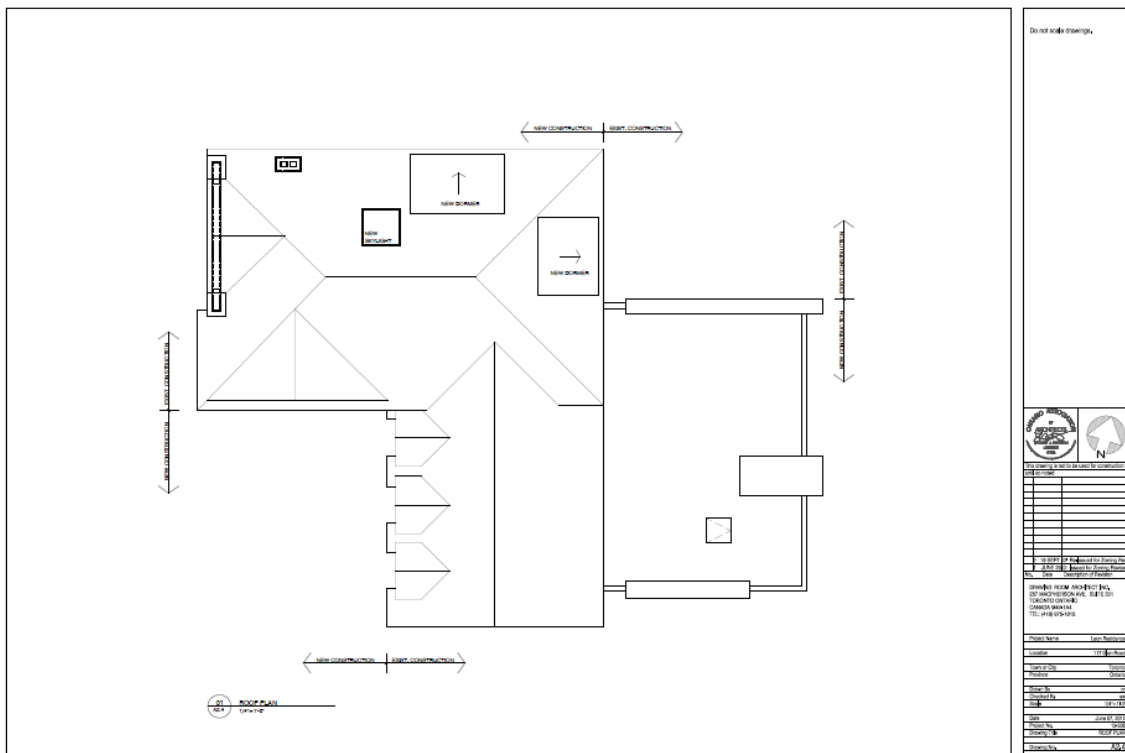
South elevation showing the existing main entry removed, the retained portion of the existing house and new addition.



East elevation of new rear addition.



North elevation showing rear addition and retained portion of the existing house.



Roof Plan of new proposal

received HPS
T. Oct 2, 2012 mtg with
Stuart White

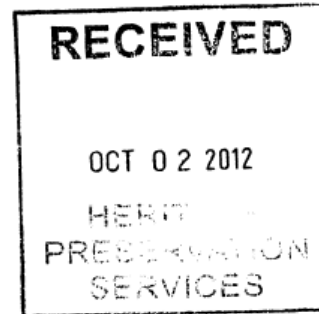
10 St. Mary St., Suite 801
Toronto, Canada, M4Y 1P9
416 963.4497 T
416 963.8761 F

E.R.A.
Architects Inc.

October 2, 2012

Mary Macdonald
Heritage Preservation Services
100 Queen Street West
Second Floor, Suite A18
Toronto, Ontario
M5H 2N2

Dear Ms. Macdonald,



RE: PROPOSED ALTERATION OF 117 GLEN ROAD

This letter is support of the alterations proposed for 117 Glen Road. The property is located in the North Rosedale Conservation District (HCD) and is designated under Part V of the *Ontario Heritage Act*.

Proposed Alterations

The owner is proposing alterations to the property that will include the removal of the existing below grade garage and construction of a new three-storey expansion to the south of the existing house. The design of the new building features red brick, three bays, and a pitched roof.

The proposed alterations are defined by of the following features:

- Removal of the existing below grade garage and driveway;
- Construction of a new addition, set back behind an existing entry door along the south elevation;
- Relocation of the driveway to south side of house leading to new addition with an at grade garage;
- New west and south elevations to match the height of the front elevation of the existing house with a similar architectural style;
- An increase of floor-to-ceiling heights for all floors; and
- Lowering of the existing door and window openings on the ground floor of the west and south elevation to match to the proposed lowering of the existing floor.

Renderings prepared by Drawing Room Architect Inc. show that the existing heritage character of the property will be maintained. Further, due to the existing retaining wall and vegetation at the front of the property, the proposed three-storey addition will only be partially visible from the street.

North Rosedale Heritage Conservation District

The proposed alterations are in keeping with the District Design Guidelines found in Section 7.0 of the North Rosedale HCD Plan, which states:

These guidelines neither preclude modernist interventions nor prescribe traditional house styles or detailing provided that the proposed alteration or new construction conforms to the guidelines and heritage character of the District. (p. 39)

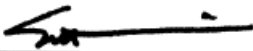
The guidelines also strongly discourage integral garages and below grade entrances. As such, the proposed removal of the below grade garage which currently fronts on to the street is a great improvement that we strongly support. Finally, the North Rosedale Ratepayers Association, who were responsible for initiating the North Rosedale HCD study in 2004, are also in support of this project.

The major alteration being proposed is the removal of the garage. This alteration is in keeping with the Heritage Conservation District guidelines and will contribute significantly to the park like setting of the district. In contrast, the lowering and altering of the windows and doors should be viewed as minor alterations consistent with the design of the house. The design, style and materials of the proposed addition are also consistent with the heritage character of North Rosedale. Further, the existing retaining wall and vegetation will partially hide the addition from the street.

Therefore, the design of the proposed alterations and addition are appropriate, and will be a positive addition to the streetscape character of North Rosedale. ERA Architects is in support of this proposal. It is consistent with other projects in the area and we believe that any required approvals can be issued without the project going before the Toronto Preservation Board.

If you have any questions please feel free to contact me directly.

Sincerely,



Scott Weir, Principal
E.R.A. Architects Inc.

Cc:

Beth Leon, Owner
Stuart Watson, Drawing Room Architect, Inc.
David Bronskill, Goodmans LLP

Standards and Guidelines for the Conservation of Historic Places in Canada

General Standards for Preservation, Rehabilitation and Restoration:

1. Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of an historic place if its current location is a character-defining element.
2. Conserve changes to an historic place that, over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.
5. Find a use for an historic place that requires minimal or no change to its character-defining elements.
6. Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.

Additional Standards Relating to Rehabilitation:

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.

Additional Standards Relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence