TORONTO

STAFF REPORT
ACTION REQUIRED

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

Date:	September 6, 2012
To:	Toronto Preservation Board Toronto East York Community Council
From:	Acting Chief Planner and Executive Director, City Planning Division
Wards:	Ward 30, Toronto-Danforth
Reference Number:	P:\2012\Cluster B\PLN\HPS\TEYCC\October 10 2012\teHPS41

SUMMARY

This report recommends that City Council refuse the proposed alterations of the heritage building in accordance with the Riverdale Heritage Conservation District Plan.

This application proposes to alter the existing heritage property, 198 First Avenue, by replacing the windows on the front elevation.

City Council's consent is required for the alteration to the designated heritage property under Section 42 of the Ontario Heritage Act.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council refuse the proposed alteration of the heritage property at 198 First Avenue under Section 42 of the Ontario Heritage Act.

2. If the owner appeals City Council's decision to refuse the application for alterations under Section 42 of the Ontario Heritage Act, Council authorize the City Solicitor and the necessary staff to attend at 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
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.

ISSUE BACKGROUND
HPS was informed by the Riverdale Heritage Conservation District Advisory Council that alterations to the building located at 198 First Avenue were being undertaken without a heritage permit.

Staff met with the applicant on site to discuss the completed and proposed alterations to the building and the application process was outlined. At that time, the applicant indicated that he had scheduled the removal and replacement of the windows on the front elevation and staff advised that no further alterations to the building should be made without a heritage permit.

On June 26, 2012, staff were informed that the windows had been replaced on the front elevation of 198 First Avenue. Staff contacted the applicant on June 27, 2012 to confirm that the windows had been replaced and subsequently reiterated the requirements for an application for a heritage permit. An application was submitted by the applicant on July 30, 2012, during the summer recess.

POLICY FRAMEWORK

Official Plan
Section 3.1.5 of the City of Toronto Official Plan directs that significant heritage resources will be conserved by listing properties of architectural and/or historic interest on the City's Inventory of Heritage Properties; designating properties; entering into conservation agreements with owners of heritage properties; and 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 Ontario Heritage Act, an owner must obtain a permit from the municipality to demolish or erect a property within an HCD. If Council refuses the application the owner may appeal the decision to the Ontario Municipal Board.

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

Riverdale Heritage Conservation District Plan (RHCD)

The Riverdale Heritage Conservation District Plan ("District Plan") was adopted by City Council as a guide to maintain and enhance the unique character of the area by preserving significant buildings and steering future growth.

http://www.toronto.ca/heritage-preservation/pdf/heritageconplan.pdf

"Section 9.4.4: Windows" of the District Plan give the following guidelines for replacement windows within the District:

- If it is determined that the original windows cannot be restored, or if already lost, replacement windows should match the size, proportion, division and location of the originals, and wherever possible, materials.
- In cases where windows must be replaced, wood windows are preferred, allowing for restoration of an appropriate colour scheme to the building
- Every effort should be made to preserve stained or leaded glass features, using qualified craftsmen to execute work
- Avoid introduction of new windows on the front elevations
- Avoid vinyl and aluminum windows

Proposal

The proposal involves interior alterations, repairs to the front porch and the replacement of the existing windows on the front elevation of the heritage building.

COMMENTS

Staff found that the proposed interior alterations and repairs to the front porch at 198 First Avenue were in keeping with the District Plan. However, after reviewing the application for window replacement, staff found that it did not meet the guidelines set out in the District Plan and that this application must be reviewed by Toronto City Council.

The replacement windows at 198 First Avenue do not meet the guidelines of the District Plan for the following reasons:

1. The replacement windows do not match the proportion or division of the original windows: The original windows were one-over-one, double hung windows.

2. The replacement windows are aluminum-clad wood windows: The original windows were wooden windows.

CONCLUSION

This report recommends that City Council refuse the window replacement for the heritage building at 198 First Avenue as it does not meet the guidelines set out in the Riverdale Heritage Conservation District Plan. Should Council support the recommendations of staff, the owner will be required to remove the existing windows and propose an alternative design that satisfies the District Plan. The owner can appeal this decision to the Ontario Municipal Board.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment No. 1	Location Map
Attachment No. 2	Photograph: 198 First Avenue, Pre-Window Replacement
Attachment No. 3	Proposed Front Elevation showing Window Replacement
Attachment No. 4	Photograph: 198 First Avenue, Post-Window Replacement

LOCATION MAP: 198 FIRST AVENUE ATTACHMENT NO. 1



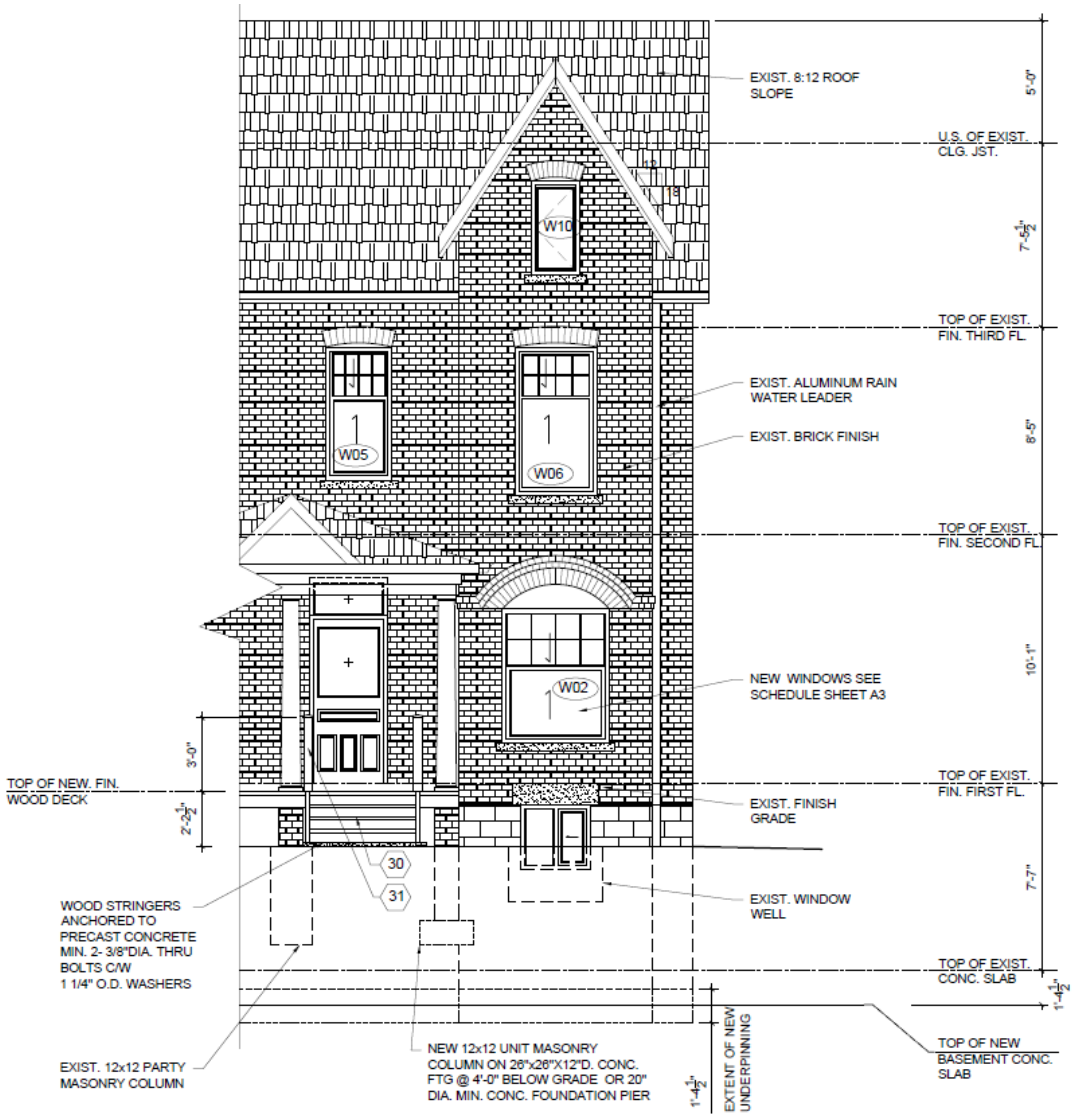
The arrow marks the property at 198 First Avenue.
This location map is for information purposes only; the exact boundaries of the property are not shown.

PHOTOGRAPH: 198 First Ave, Before Window Replacement ATTACHMENT NO. 2



ELEVATION: Proposed Front Elevation showing Window Replacement

ATTACHMENT NO.3



2 / A2 PROPOSED SOUTH (FRONT)ELEVATION

1/4"=1'-0"

PHOTOGRAPH: 198 First Ave: Post-Window Replacement ATTACHMENT NO.4

