



STAFF REPORT ACTION REQUIRED

Demolition of a Designated Heritage Property in the South Rosedale Heritage Conservation District and Construction of a Replacement Structure- 1 Cluny Avenue

Date:	December 17, 2012
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Director, Urban Design, City Planning Division
Wards:	Ward 27, Toronto - Centre Rosedale
Reference Number:	P:\2013\Cluster B\PLN\HPS\TEYCC\January 22 2013\teHPS02

SUMMARY

This report recommends that Council approve the demolition of a designated property in the South Rosedale Heritage Conservation District and construction of a replacement structure under Section 42 of the Ontario Heritage Act.

The proposal is to demolish an existing 3-storey house and to construct a new 2 ½ - storey house designed in the Georgian architectural style constructed of stone and brick with a slate mansard roof. The existing property has been evaluated as an "unrated" structure in the South Rosedale Heritage Conservation District and, as per the district plan, is not considered to be of national, provincial, citywide or contextual heritage significance and does not contribute to the heritage character of the heritage conservation district.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council approve the request to demolish 1 Cluny Avenue, an "unrated" structure in the South Rosedale Heritage Conservation District in accordance with Section 42 of the Ontario Heritage Act subject to the owner, prior to the issuance of a demolition permit, submitting photo-documentation of the existing structure at 1 Cluny Avenue to the satisfaction of the Manager, Heritage Preservation Services.
2. City Council approve the plans for the replacement building as shown in the plans submitted by the applicant, including plans and elevations prepared by JGD Inc. dated December 13, 2012, all date stamped received by Heritage Preservation Services December 17, 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 condition:
 - a. prior to the issuance of any heritage permit for the replacement structure located at 1 Cluny Avenue, the applicant will provide building plans and a landscape plan to the satisfaction of the Manager, Heritage Preservation Services.

Financial Impact

There are no financial impacts from this report.

DECISION HISTORY

Council adopted the South Rosedale Heritage Conservation District (SRHCD) on February 9, 2003 (By-law 115-2003).

<http://www.toronto.ca/legdocs/bylaws/2003/law0115.pdf>

There have been no previous reports to Council regarding the property located at 1 Cluny Avenue under the Ontario Heritage Act.

ISSUE BACKGROUND

The property known as 1 Cluny Avenue is located in the South Rosedale Heritage Conservation District and is a corner property fronting Cluny Avenue and facing Rosedale Road (Attachment No. 1). The proposal includes demolition of an existing 3-storey house and detached garage located on an "unrated" property and the construction of a new 2 ½- storey Georgian style house facing Cluny Avenue to the south, with an attached breezeway at the rear of the house which is attached to a garage facing Rosedale Road to the east (Attachment Nos. 2 and 3). The new garage will replace an existing structure in the same location.

As per the South Rosedale Heritage Conservation District guidelines unrated properties are "buildings which are not of national, provincial, citywide or contextual heritage significance and do not contribute to the heritage character of South Rosedale or they are buildings which are too recent to be accurately evaluated for their heritage value". Additionally, "demolition of an *unrated building* will generally be permissible if the replacement building, as shown in the building permit application, is acceptable under these guidelines and the zoning by-law".

COMMENTS

Heritage Preservation Services staff have reviewed the proposal against the South Rosedale Heritage Conservation District guidelines and worked with the applicant on the design of a new 2 ½ -storey house with attached breezeway and garage within this district.

The main house will be constructed with a stone base with brick up to a slate mansard roof. The street facing elevations will have large, double-hung sash windows with panes of 6/6 and 6/8 that will be symmetrically arranged. The symmetry will continue to the Rosedale Road facing elevation.

The applicant has provided examples of "unrated" properties on Cluny Avenue along with others in the neighbourhood that were demolished since the SRHCD was established, with replacement buildings that are similar in architectural style and massing.

For these reasons, Heritage Preservation Services supports the application to demolish the existing property along with the proposed replacement structure as it will be an acceptable addition to the existing streetscape of Cluny Avenue in the SRHCD.

CONTACT

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SIGNATURE

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City Planning Division

ATTACHMENTS

Attachment No. 1- Location Plan
Attachment No. 2- Photos of existing site
Attachment No. 3- Architectural Drawings provided by JDG Inc.



The arrow marks the properties at 1 Cluny Avenue.
This location map is for information purposes only; the exact
boundaries of the property are not shown.



View of existing 1 Cluny Avenue from the street (primary south elevation).



View of existing 1 Cluny Avenue looking northwest from Rosedale Road.

Staff report for action on 1 Cluny Avenue, South Rosedale Heritage Conservation District



ARCHITECTURAL DRAWINGS: 1 CLUNY AVENUE ATTACHMENT NO. 3

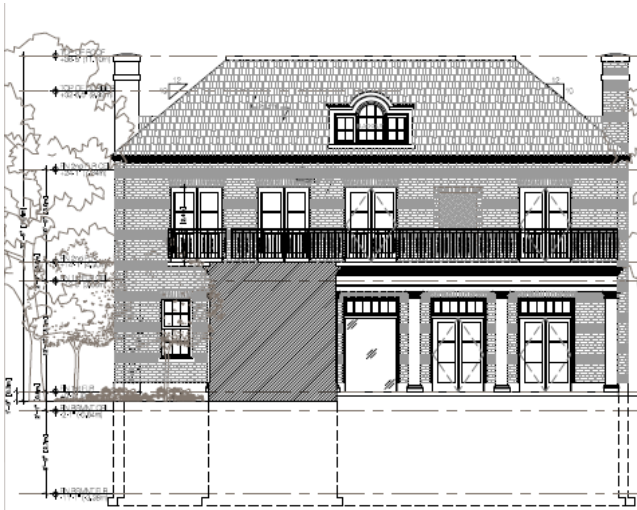


Proposed South Elevation- view from Cluny Avenue



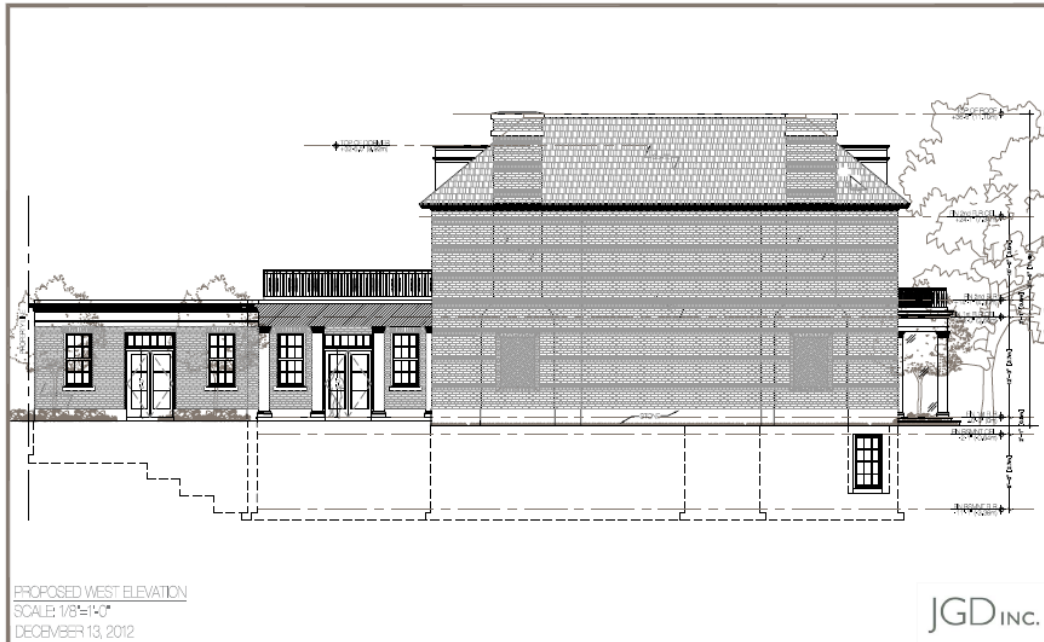
Proposed East Elevation – view from Rosedale Road

ARCHITECTURAL DRAWINGS: 1 CLUNY AVENUE ATTACHMENT NO. 3



PROPOSED NORTH ELEVATION
SCALE: 1/8"=1'-0"
DECEMBER 13, 2012

Proposed North Elevation (rear of main house)



PROPOSED WEST ELEVATION
SCALE: 1/8"=1'-0"
DECEMBER 13, 2012

JGD INC.

Proposed West Elevation (side)

ARCHITECTURAL DRAWINGS: 1 CLUNY AVENUE ATTACHMENT NO. 3



Proposed rendering of 1 Cluny Avenue



Proposed rendering of 1 Cluny Avenue showing elevation along Rosedale Road with attached breezeway and garage