

Demolition of a Designated Heritage Property in the North Rosedale Heritage Conservation District and Construction of a Replacement Structure – 6 Astley 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\teHPS01

SUMMARY

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

The proposal is to demolish an existing post-war bungalow and to construct a new 3-storey home designed in the Beaux Arts style with both French and Modernist influences constructed of stone and brick with a mansard roof. The existing property has been evaluated as an "unrated" structure in the North 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 6 Astley Avenue, an "unrated" structure in the North 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 6 Astley 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 Richard Wengle Architect Inc. dated December 12 and 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 6 Astley 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 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 regarding the property located at 6 Astley Avenue under the Ontario Heritage Act.

ISSUE BACKGROUND

The property known as 6 Astley is located within the North Rosedale Heritage Conservation District (Attachment No. 1). The proposal includes demolition of an existing post war bungalow located on an 'unrated' property in this district with the construction of a new 3-storey residential building (Attachment Nos. 2 and 3).

As per the North Rosedale Heritage Conservation District guidelines, unrated buildings are "... not of national, provincial, citywide or contextual heritage significance, do not contribute to the heritage character of the HCD or are too recent to be accurately evaluated". Additionally, "demolition of an *unrated building* will generally be

permissible if the replacement building, as shown in the building permit application, contributes to the heritage character of the district and is acceptable under these guidelines and the zoning by-law".

COMMENT

Heritage Preservation Services staff have reviewed the proposal against the North Rosedale Heritage Conservation District guidelines and worked with the applicant on the overall design of a new 3-storey house within this district. Construction materials include stone on the primary façade along with brick and a mansard style roof.

Of the 51 properties on Astley Avenue evaluated at the time the district plan was undertaken, 40 were evaluated as "unrated" and several properties have been demolished and rebuilt since the NRHCD was established. The architectural styles on this street vary from post war to modern houses from 1 ½ storeys to 3 storey structures.

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 Astley Avenue in the NRHCD.

CONTACT

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SIGNATURE

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ATTACHMENTS

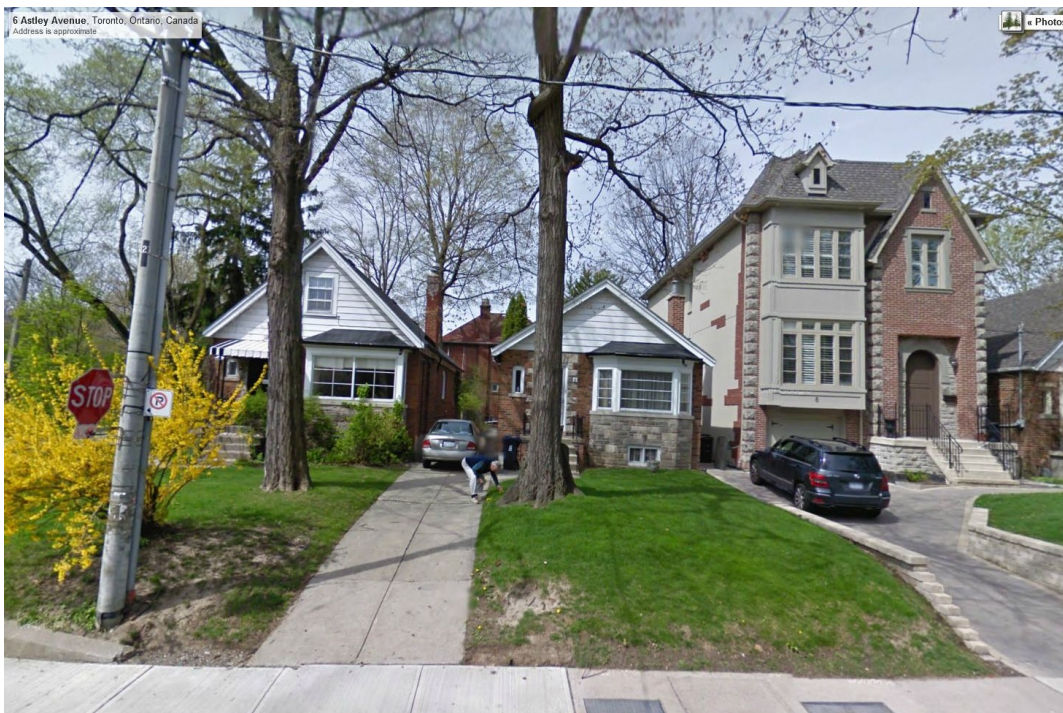
Attachment 1: Location Map
Attachment 2: photos of 6 Astley Avenue- existing property and context
Attachment 3: architectural drawings of new residential building for 6 Astley Avenue



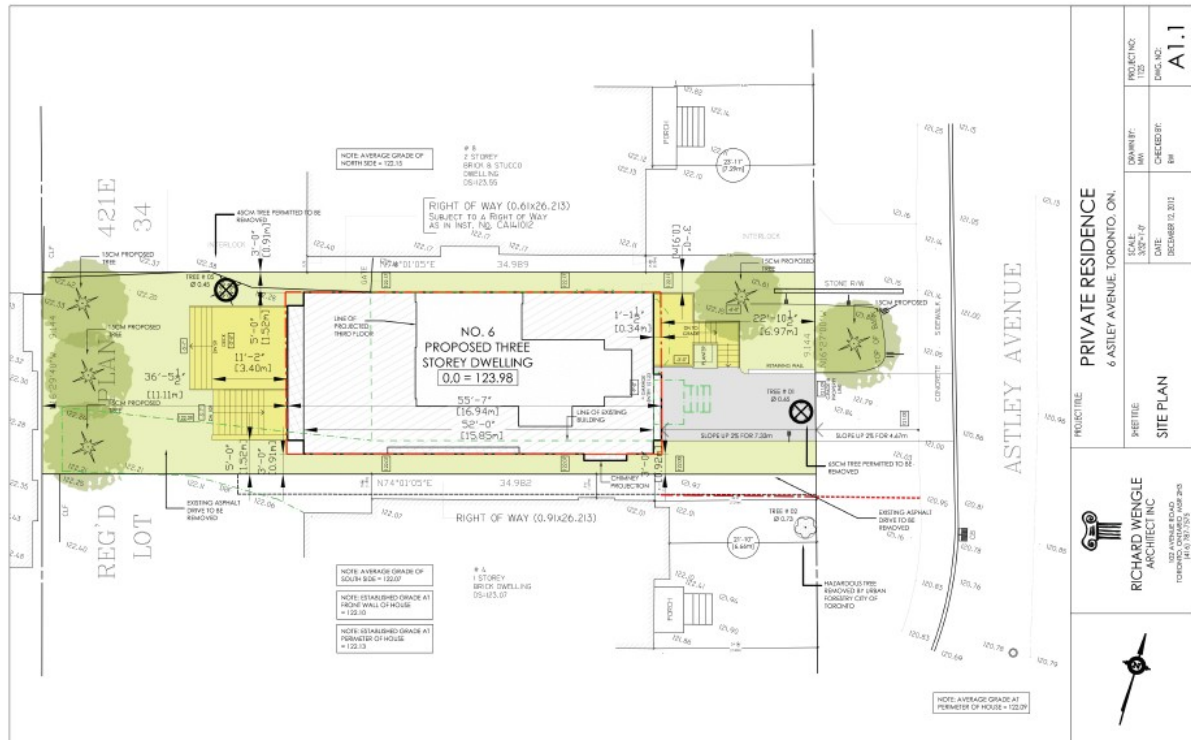
The arrow marks the properties at 6 Astley Avenue.
 This location map is for information purposes only; the exact
 boundaries of the property are not shown.



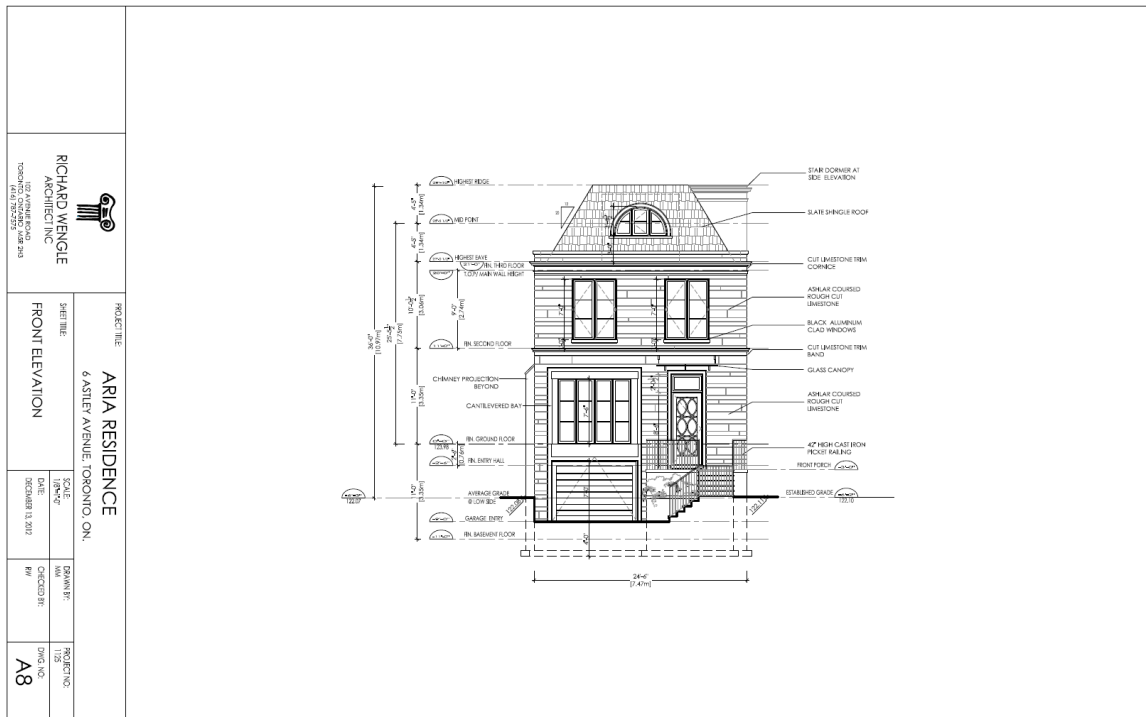
4, 6 and 8 Astley –view of existing houses looking southwest

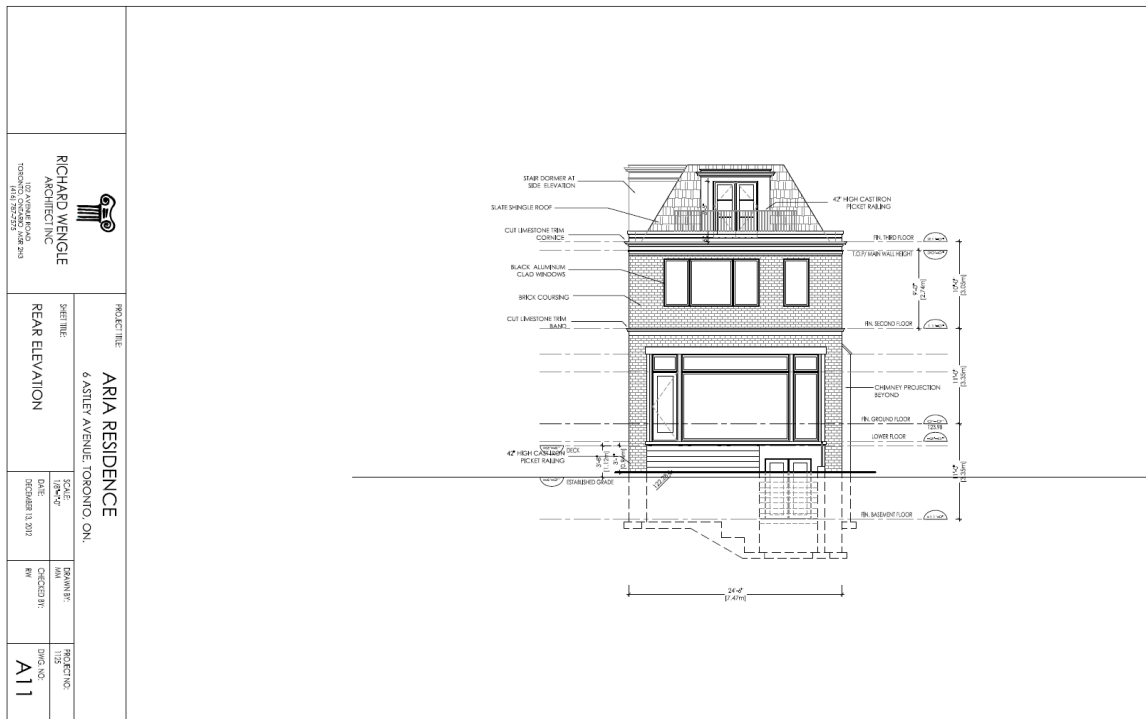


6 Astley (centre of photo) -view looking west

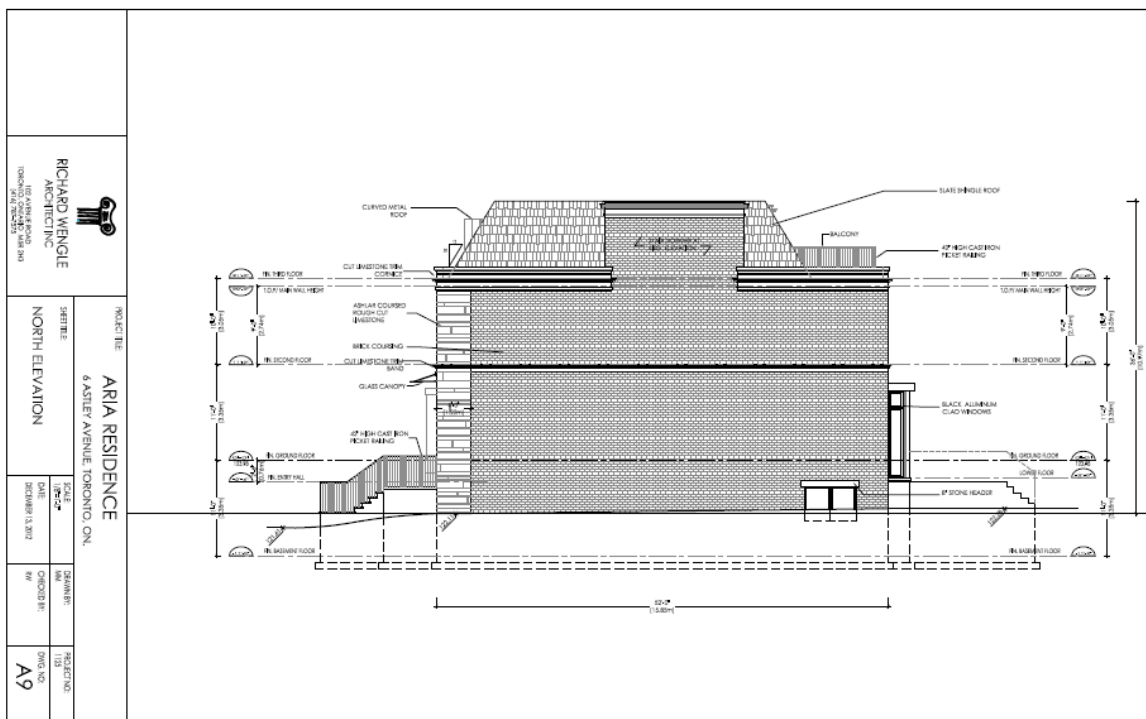


Proposed Site Plan for new residential building at 6 Astley Avenue.





Proposed West Elevation (rear)



Proposed North Elevation (side)



Proposed rendering for 6 Astley Ave., adjacent to existing house at 8 Astley Ave.



Proposed rendering for 6 Astley Ave., adjacent to existing house at 4 Astley Ave.