



**STAFF REPORT
ACTION REQUIRED**

Demolition of a Designated Heritage Property in the North Rosedale Heritage Conservation District and Construction of a Replacement Structure- 127 Glen Road

Date:	May 2, 2013
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\June 18 2013\teHPS15

SUMMARY

This report recommends that Council approve the demolition of a designated 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 2-storey stucco house at 127 Glen Road and to construct an underground parking garage with a green roof that will become part of the landscaping plan for the property. This property will become a side yard extension of the adjacent property at 35 Binscarth Road. The subject property has been evaluated as being "unrated" 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 the structure on the designated heritage property at 127 Glen Road, an "unrated" property 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 127 Glen Road to the satisfaction of the Manager, Heritage Preservation Services.
2. City Council approve the replacement structure at 127 Glen Road of an underground parking structure with a green roof as shown in the plans submitted by the applicant, including plans, section and elevation prepared by The Ventin Group Ltd. Architects and Sparling Landscape Architect all date stamped received by Heritage Preservation Services April 10, 2013 and May 2-3, 2013, on file with the Manager, Heritage Preservation Services, and that the replacement structure and associated landscaping be constructed in accordance with the submitted plans, subject to the following condition:
 - a. prior to the issuance of any heritage permit for the proposed replacement structure at 127 Glen Road, the applicant will provide architectural drawings 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 127 Glen Road under the Ontario Heritage Act.

ISSUE BACKGROUND

The property known as 127 Glen Road is located in the North Rosedale Heritage Conservation District and is a property fronting onto Glen Road (Attachment No. 1).

Recently, the property at 127 Glen Road was purchased by the owners of the neighbouring property at 35 Binscarth Road and a Committee of Adjustment application was submitted and approved by the City of Toronto to amalgamate the two properties into one. The proposal includes the demolition of an existing 2-storey stucco house at 127 Glen Road that was constructed in 1983 (Attachment 2).

At the time the District Plan was undertaken, 127 Glen Road was evaluated as "unrated" and, 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 NRHCD 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".

Heritage Preservation Services reviewed a Building Condition Assessment Report dated February 8, 2013 prepared by The Ventin Group Ltd. Architects that includes a history of the site, reasons for the demolition of 127 Glen Road, drawings and photographs of the existing building, a demolition plan along with drawings of the proposed underground parking structure and connecting walkway to 35 Binscarth Road.

The structure at 127 Glen Road will not be replaced with another house. Instead, the property will become a continuation of the landscaping associated with 35 Binscarth Road. The subject property will be completely landscaped and will include a new underground parking structure with a green roof to be constructed at the rear (east portion) of the property that cannot be seen from the street. The parking structure will be accessed from a rear lane and will connect to the "C-rated" property located at 35 Binscarth Road (Attachment No. 4).

A portion of the application is to enhance the landscaping in the public right-of-way in front of 127 Glen Road. As shown in the landscape drawings provided by Sparling Landscape Architects, the existing driveway will be removed and the portion that is located within the public right-of-way (ROW) will be replaced with landscaping similar to what exists along Glen Road (Attachment No. 3). Additionally, a walkway will lead from an existing sidewalk on Glen Road and to a gate with a trellis.

Heritage Preservation Services recommended that the applicant contact ROW Management, Transportation Services to review the new landscaping proposal and to discuss their approval process. ROW Management has reviewed the proposal and provided the applicant with a directive indicating that a standard condition will apply and advised that it is the responsibility of the abutting owner to maintain the proposed landscaping.

Heritage Preservation Services has considered this proposal within the context of other properties along Glen Road and Binscarth Road as well as the larger context of the NRHCD. While the west side of Glen Road has a continuous pattern of houses fronting the street with similar setbacks, the east side of Glen Road and the south side of Binscarth Road consist of irregular setbacks of houses and properties of various sized lots.

Within the context of the existing street pattern, HPS staff has carefully considered the proposal to extend the property at 35 Binscarth Road by demolishing an existing house at 127 Glen Road and replacing it with the construction of a below-grade parking structure

with substantial landscaping. Additional consideration was given to the proposed landscaping that will extend existing planting already in the right-of-way and screen a new fence proposed along Glen Road. For these reasons, it is the opinion of HPS staff that the proposal is in accordance with the NRHCD.

COMMENTS

Heritage Preservation Services staff have reviewed the proposal against the NRHCD guidelines and worked with the applicant on the design of a new landscape plan with an underground parking garage for the property at 127 Glen Road. Additionally, HPS has considered the feedback and information provided by Right-of-Way Management, Transportation Services.

Heritage Preservation Services supports the application to demolish the existing house and to replace the house with landscaping and an underground garage structure which will become a continuation and extension of the landscaping for the property at 35 Binscarth Road and an acceptable addition to the existing streetscape of Glen Road in the North Rosedale Heritage Conservation District.

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- Location Plan: 127 Glen Road
Attachment No. 2- Photos: 127 Glen Road
Attachment No. 3- Landscape Drawings: 127 Glen Road
Attachment No. 4- Architectural Drawings: 127 Glen Road



The arrow indicates the footprint of the building to be demolished at 127 Glen Road.
The outlined area shows the limits of the heritage property at 35 Binscarth Road.
The hatched area indicates the property at 127 Glen Road.

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

These photos show the house that is proposed to be demolished at 127 Glen Road:



View of property from Glen Road



View from rear lane

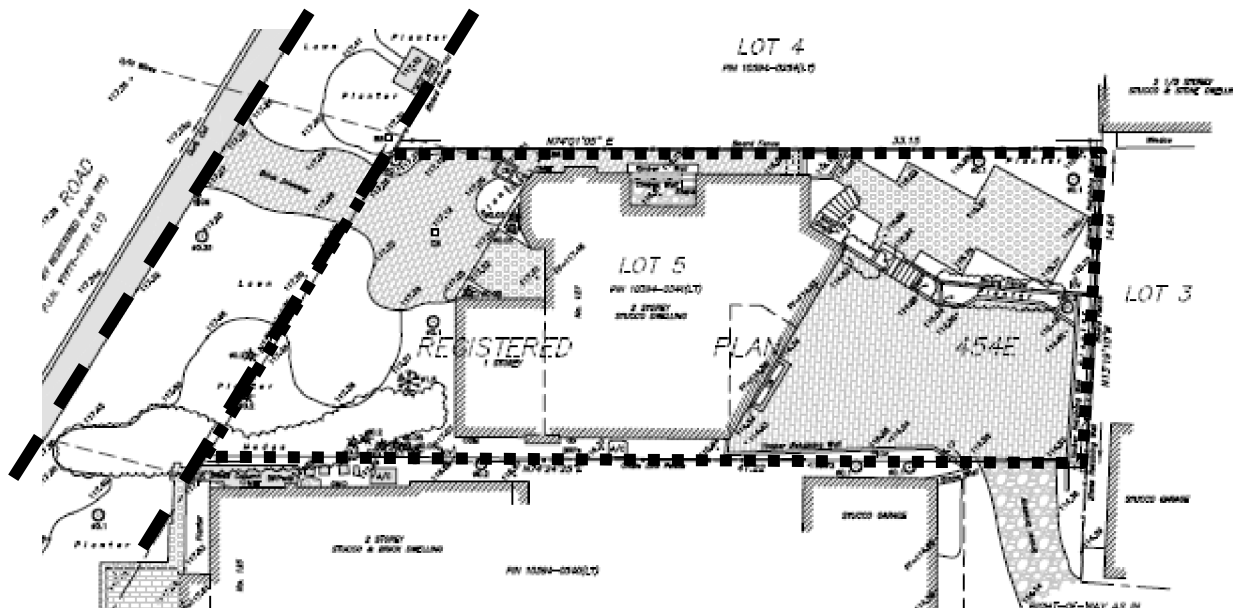
These photos show the existing landscaping in the right-of way:



View along 35 Binscarth Road looking west to Glen Road

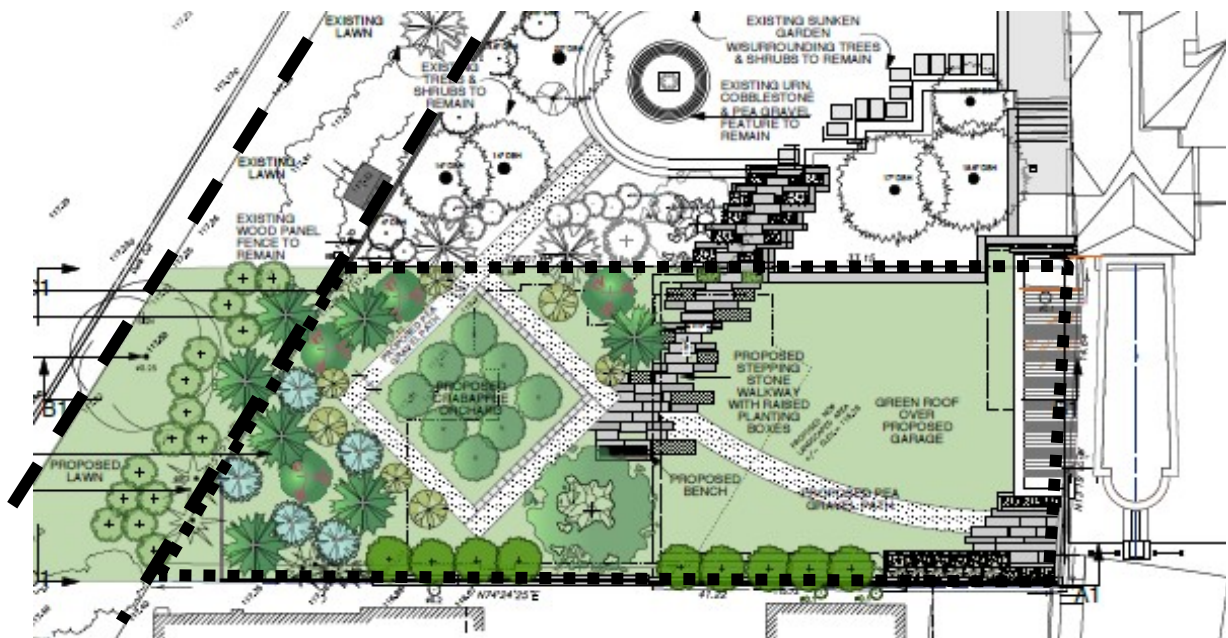


View from 127 Glen Road looking north



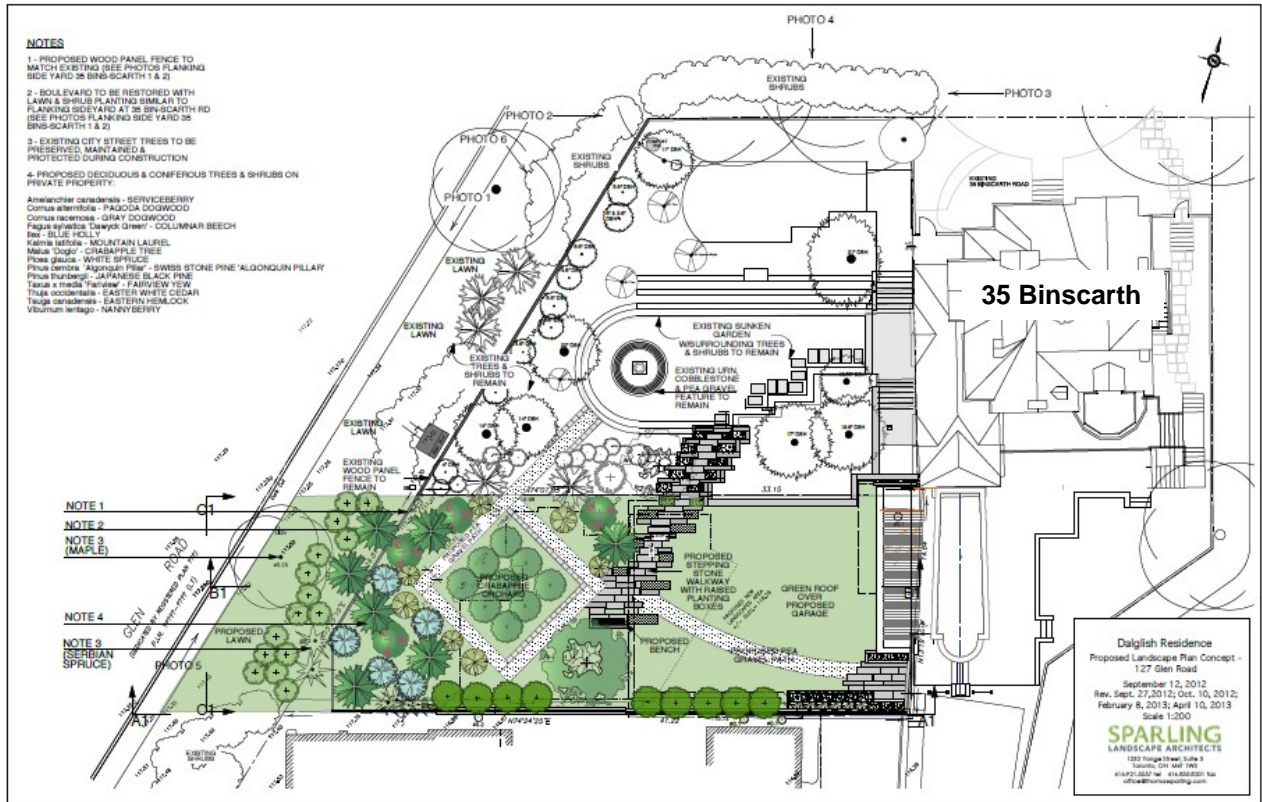
Existing Condition

The area between the dashed lines is the public Right-of-Way (ROW) shows part of a driveway and landscaping beds in front of 127 Glen Road. The dotted line outlines the property of 127 Glen Road.



Proposed landscape plan for 127 Glen Road

This plan shows that the existing driveway will be replaced with landscaping in the ROW and that a green roof will be provided over the underground garage structure at the rear of the property (provided by Sparling Landscape Architects).



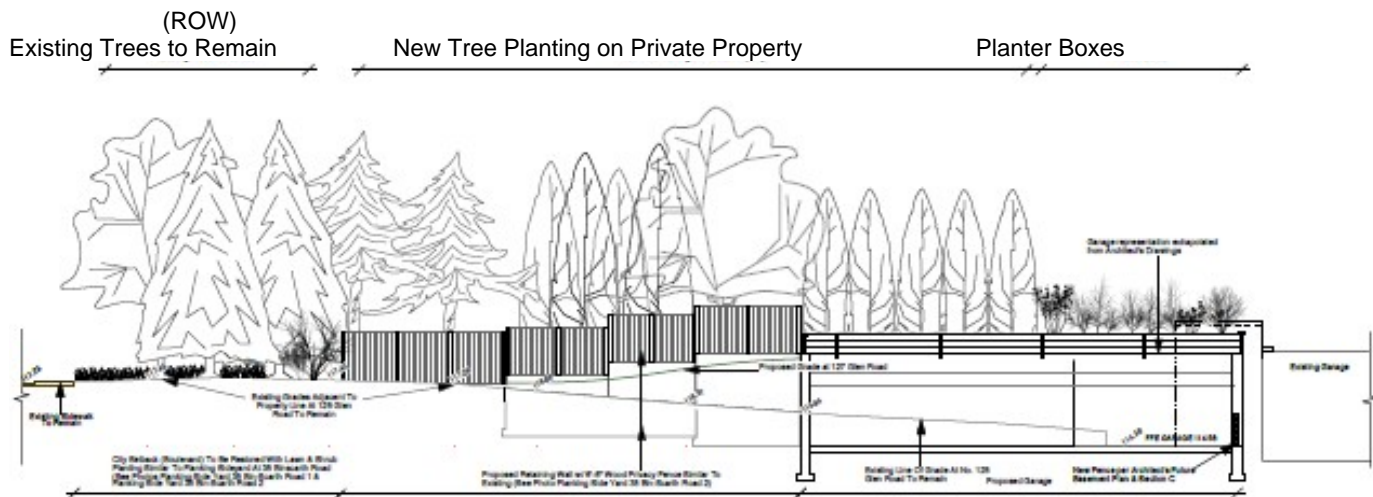
Proposed landscape plan for 127 Glen Rd. to become an extension of the existing property at 35 Binscarth Rd (provided by Sparling Landscape Architects).



Concept elevation of proposed landscape plan as viewed from Glen Road showing proposed fence with gate and trellis (provided by Sparling Landscape Architects).

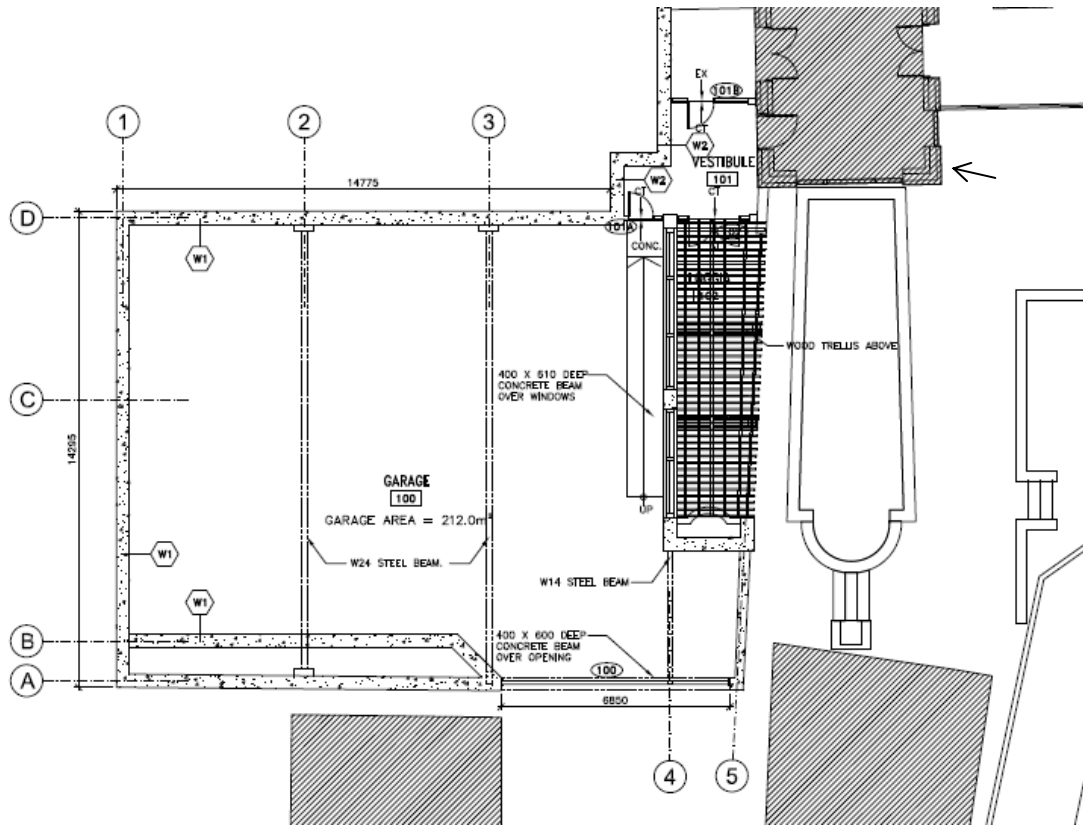


Elevation B1-B1 (reference Landscape Plan)
 West-East view through mid-point of property including proposed orchard and green roof over parking structure

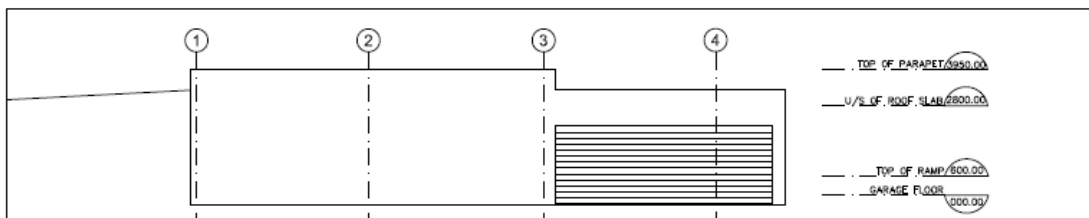


Elevation A1-A1 (reference Landscape Plan)
 West-East view at south side of 127 Glen Road Property line (adjacent to 125 Glen Road)

Architectural drawings provided by The Ventin Group Architects



Plan of new underground parking garage to be connected to 35 Binscarth Road with a trellised walkway



Elevation view of underground parking garage from rear lane