Demolition of a Designated Heritage Property in the South Rosedale Heritage Conservation District and Construction of a Replacement Structure – 17 Pricefield Road

Date: June 23, 2014

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:\2014\Cluster B\PLN\TEYCC\TE14104

SUMMARY

This report recommends that City Council approve the demolition of a designated non-contributing heritage property in the South Rosedale Heritage Conservation District (SRHCD) and the construction of a replacement structure under Section 42 of the Ontario Heritage Act.

The proposal is to demolish an existing 2-storey brick building and to construct a new 2½ storey brick building with Georgian influences. The existing property has been evaluated as an "unrated" structure in the SRHCD, and as per the District Plan is not considered to be of national, provincial, citywide or contextual heritage significant 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 application to demolish 17 Pricefield Road, 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 17 Pricefield Road to the satisfaction of the Manager, Heritage Preservation Services.

2. City Council approve the replacement building as shown in the plans and elevations submitted by the applicant and prepared by Richard Wengle Architect Inc., dated May 20, 2014, all date stamped received by Heritage Preservation Services 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 17 Pricefield Road, the applicant will provide final building permit drawings and a landscape plan to the satisfaction of the Manager, Heritage Preservation Services.

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

DECISION HISTORY
City Council adopted the South Rosedale Heritage Conservation District (SRHCD) on February 7, 2003 (By-law 115-2003).


There have been no previous reports to Council regarding the property at 17 Pricefield Road under the Ontario Heritage Act.

ISSUE BACKGROUND
The property known as 17 Pricefield Road is located within the South Rosedale Heritage Conservation District (SRHCD). 17 Pricefield Road is an "unrated" property in the SRHCD.

As per the SRHCD guidelines, unrated buildings 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”. New buildings within the SRHCD should contribute to and not detract from the variety and heritage character of the district, they should be compatible with the heritage buildings in terms of scale, massing height, setback, and entry level, and the height of the building should be compatible with that of its neighbours.

COMMENTS
Heritage Preservation Services (HPS) staff have reviewed the proposal against the SRHCD guidelines and have worked with the applicant on the overall design of a new 2-storey house within this district.

The architectural style of the new house is "Georgian" with a mansard roof. The Georgian style of architecture is relatively common to South Rosedale HCD. Proposed materials for the new house include red brick and stone trim, slate for the roof and limestone columns associated with an entry portico of wood.

For these reasons, HPS supports the application to demolish the existing unrated property and recommends approval of the proposed replacement structure as it will be an appropriate addition to the existing streetscape of Pricefield Road in the SRHCD.

CONTACT
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SIGNATURE

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Director, Urban Design
City Planning Division

ATTACHMENTS
Attachment 1: Location Map – 17 Pricefield Road
Attachment 2: Photographs – 17 Pricefield Road
Attachment 3: Elevations – Proposed Replacement Building, 17 Pricefield Road
Attachment 4: 3D Views – Proposed Replacement Building, 17 Pricefield Road