



**STAFF REPORT
ACTION REQUIRED**

Demolition of a Designated Heritage Property in the South Rosedale Heritage Conservation District and Construction of a Replacement Structure – 27 Cluny Drive

Date:	February 27, 2015
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:\2015\Cluster B\PLN\TEYCC\TE15041

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) under Section 42 of the Ontario Heritage Act and the construction of a replacement structure.

The proposal is to demolish an existing 2-storey brick building and to construct a new contemporary 3-storey residence with Arts and Crafts influences designed by Harari Pontarini Architects. 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 27 Cluny Drive, 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 27 Cluny Drive to the satisfaction of the Manager, Heritage Preservation Services.
2. City Council approve the replacement building at 27 Cluny Drive as shown in the plans and elevations submitted by the applicant and prepared by Harari Pontarini Architects that are included in a Heritage Impact Assessment prepared by ERA Architects Inc. dated February 27, 2015, along with revised elevations and renderings prepared by Harari Pontarini Architects, dated March 4, 2015, all date stamped received by Heritage Preservation Services March 5, 2015, and 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 27 Cluny Drive, 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).

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

There have been no previous reports to Council regarding the property at 27 Cluny Drive under the Ontario Heritage Act.

ISSUE BACKGROUND

The property known as 27 Cluny Drive is located within the South Rosedale Heritage Conservation District (SRHCD) and at the time the heritage conservation district study was undertaken, was evaluated as an "unrated" property (Attachment Nos. 1 and 2).

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", and they "should be designed to be compatible with the heritage buildings" in the district "in terms of scale, massing, height, setback, and entry level" .

COMMENTS

Heritage Preservation Services (HPS) staff have reviewed a proposal for a new house against the guidelines of the South Rosedale Heritage Conservation District (SRHCD) study and have worked with the applicant on the overall design of a new 3- storey house within this district.

The contemporary style of the new house designed by Harari Pontarini Architects references the Arts and Crafts style that exists in the SRHCD with a dormer window, a projecting covered entrance and an asymmetrical sloped roof while maximizing views and exposure to sunlight from the south-west corner of the property. The massing of the proposed building is broken down to reflect existing houses in the district such that the scale and height of the proposed building is similar to other houses in the heritage conservation district and along Cluny Drive. The height of the new house is similar to that of adjacent properties. Proposed materials for the new house include rough stone, bronze and cedar shingles (Attachment Nos. 3 and 4).

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 Cluny Drive in the SRHCD.

CONTACT

Sherry Pedersen, Preservation Coordinator
Heritage Preservation Services
Tel: 416-338-1089; Fax: 416-392-1973
E-mail: speders@toronto.ca

SIGNATURE

Harold Madi
Director, Urban Design
City Planning Division

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Photograph of existing house
Attachment 3: Renderings of proposed replacement building
Attachment 4: Plan and Elevations of proposed replacement building