



**STAFF REPORT  
ACTION REQUIRED**

**Alterations to a Designated Heritage Property in the  
North Rosedale Heritage Conservation District – 106  
Glen Road**

<b>Date:</b>	November 23, 2015
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Chief Planner & Executive Director, City Planning Division
<b>Wards:</b>	Ward 27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	P:\2015\Cluster B\PLN\TEYCC\TE15139

**SUMMARY**

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This report recommends that City Council approve the alterations to a designated rated heritage property in the North Rosedale Heritage Conservation District (NRHCD) under Section 42 of the Ontario Heritage Act.

The proposal is to alter an existing 2-storey brick, wood and glass building. The existing ravine property has been evaluated as a Category "C" structure in the NRHCD, and as per the District Plan contributes to the heritage character of the heritage conservation district.

**RECOMMENDATIONS**

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**The City Planning Division recommends that:**

1. City Council approve the alterations to the heritage property at 106 Glen Road in accordance with Section 42 of the Ontario Heritage Act, substantially in accordance with plans and drawings dated November 17, 2015 prepared by Gervais Design-Build and the Heritage Impact Assessment (HIA) dated October 2015 prepared by William Greer, date-stamped received by the City Planning Division November 18, 2015 and on file with the Senior Manager, Heritage Preservation Services all subject to the following condition:

- a. Prior to the issuance of any heritage permit for the alterations of the property located at 106 Glen Road, the applicant will provide final building permit drawings and a landscape plan to the satisfaction of the Senior Manager, Heritage Preservation Services.

### **Financial Impact**

There are no financial implications resulting from the adoption of 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 at 106 Glen Road under the Ontario Heritage Act.

### **ISSUE BACKGROUND**

The property known as 106 Glen Road is located on the west side of the street on a ravine site below the Glen Road Bridge in the North Rosedale Heritage Conservation District (NRHCD). (Attachment Nos. 1 and 2).

At the time the North Rosedale Heritage District study was undertaken, the property was evaluated as Category "C" which are buildings that "... contribute to the heritage character of the neighbourhood". As per the district design guidelines, "alterations should maintain or enhance rather than detract from the existing architectural style and character of the building and those surrounding it".

The first owner of the property, Dr. William A. Oille, commissioned the firm of Fleury & Arthur Architects to design his house in 1956, regarded as one of the earliest Modernist houses in Rosedale. The second owner of the house constructed a two-storey addition at the southeast corner of the building in the 1980s and a second two-storey addition on the south elevation in the 1990s.

The property includes a two level brick, wood frame and concrete block Modernist dwelling set in the ravine. Along the front of the house there is a courtyard adjacent to the main entry that steps down into the ravine and a driveway at the northeast corner of the site leading to an integral garage.

### **Proposal**

The proposal is to alter the existing house within its existing footprint, by adding a one-storey addition above the main roof of the existing two-storey house that will be viewed from the street along with alterations to existing south and west elevations that will not be viewed from the street.

## **Policy Framework**

### **Official Plan**

Official Plan Amendment No. 199 was approved in May, 2015 and provides the City's policy framework for heritage conservation in the city. Policy 4 states that "properties on the heritage register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada... as adopted by Council".

### **The Standards and Guidelines for the Conservation of Historic Places in Canada**

In 2008, Toronto City Council adopted the Standards and Guidelines as the official document guiding planning stewardship and conservation approaches for all listed and designated heritage resources within the City of Toronto.

### **North Rosedale Heritage Conservation District (NRHCD) Plan**

As per the NRHCD plan, Category "C" buildings "... contribute to the heritage character of the neighbourhood". Alterations and additions to heritage buildings should "...maintain or enhance rather than detract from the existing architectural style and character of the building and those surrounding it".

HPS considered the proposal within the context of these policies.

## **COMMENTS**

Heritage Preservation Services (HPS) staff have reviewed a proposal for alterations to the existing property located at 106 Glen Road against the City's heritage policies including the North Rosedale Heritage Conservation District (NRHCD) Plan.

While the owner wished to provide additional floor area to the house, the low profile of the existing Modernist dwelling and the location of a house in a sensitive natural environment presented a number of challenges.

As per the District plan, the preferred location of any addition is to the rear of the dwelling to minimally impact views of the main house from the street. However, as the property at 106 Glen Road is located entirely within a ravine, the City of Toronto's Ravine By-Law does not allow additions to extend beyond the footprint of the existing dwelling on the west (rear), south and north elevations. In this case, the only way to provide additional floor area is above the main roof.

Given that the house was designed by well-known architects Fleury and Arthur in a ravine setting, HPS staff advised the owner to engage a heritage architect to provide a heritage assessment and to advise on the impacts of any proposed alterations.

Heritage Preservation Services primary concern with the proposed alterations was in regards to a new roof addition, its set back from the primary (east) elevation, massing, and material selection as seen from the public view along Glen Road.

The owner has agreed to set back the proposed new roof addition behind the existing 1980s addition at the southeast corner of the house and to use an exterior brick cladding with wood trim of a darker colour so that it appears further recessed into the site. The primary elevation and entry court will be retained with minor alterations. The proposal includes alterations to the south and west elevations that will not be seen from the street.

For these reasons, HPS supports the proposed alterations to the Category "C" property at 106 Glen Road as they minimally impact the heritage features of the house and meet the intent of the guidelines of the North Rosedale Heritage Conservation District.

## **CONTACT**

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## **SIGNATURE**

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City Planning Division

## **ATTACHMENTS**

Attachment 1: Location Map  
Attachment 2: Photographs of existing house  
Attachment 3: Drawings of existing and proposed