



**STAFF REPORT
ACTION REQUIRED**

Demolition of a Designated Heritage Property in the North Rosedale Heritage Conservation District and Construction of a Replacement Structure – 58 Roxborough Drive

Date:	March 24, 2016
To:	Toronto Preservation Board Toronto and East York Community Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	P:\2016\Cluster B\PLN\TEYCC\TE16053

SUMMARY

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

The proposal is to demolish an existing 2-storey building and to construct a new 2-storey residence. The existing property has been evaluated as an "unrated" structure in the NRHCD, 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 issuance of a permit to demolish the heritage building at 58 Roxborough Drive, an "unrated" structure in the North Rosedale Heritage Conservation District, in accordance with Section 42 of the Ontario Heritage Act subject to the following:
 - a. City Council approve the replacement structure for 58 Roxborough Drive as shown in the plans and elevations along with the Heritage Impact Statement submitted by the applicant and prepared by Architecture Unfolded Inc., all date stamped received by Heritage Preservation Services on March 2, 2016 and on file with the Senior Manager, Heritage Preservation Services, and that the replacement structure be constructed substantially in accordance with the submitted plans;
 - b. That prior to the issuance of any heritage permit for the property at 58 Roxborough Drive including a demolition permit, but excluding permits for interior work, repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the applicant provide the following to the satisfaction of the Senior Manager, Heritage Preservation Services:
 - i. photo documentation of the existing structure at 58 Roxborough Drive; and
 - ii. final building permit drawings for the replacement structure and a landscape plan consistent with the plans and elevations submitted by the applicant and prepared by Architecture Unfolded Inc. date stamped received by Heritage Preservation Services on March 2, 2016, and with the North Rosedale Heritage Conservation District Plan.

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 58 Roxborough Drive under the Ontario Heritage Act.

BACKGROUND

Proposal

The property known as 58 Roxborough Drive is located within the North Rosedale Heritage Conservation District (NRHCD) and at the time the heritage conservation district study was undertaken, was evaluated as an "unrated" property (Attachment Nos. 1 and 2). The proposal is to demolish an existing 2-storey stucco building and to construct a new 2-storey residence.

An application has been made to the Committee of Adjustment in relation to this proposal. HPS has reviewed the application and associated variances and advised the Committee of Adjustment and the applicant that Council approval for the proposed demolition of the existing structure at 58 Roxborough Drive will be required under Section 42 of the Ontario Heritage Act.

Policy Framework

OPA 199

The revised heritage policies in the City of Toronto's Official Plan provide the policy framework for heritage conservation in the City. The following Official Plan policy applies to heritage conservation districts and proposed new construction:

3.1.5.33: "Heritage Conservation Districts should be managed and conserved by approving only those alterations, additions, new development, demolitions, removals and public works in accordance with respective Heritage Conservation District plans."

North Rosedale Heritage Conservation District (NRHCD) plan

As per the NRHCD plan, "unrated" buildings are "... not of national, provincial, citywide or contextual heritage significance and do not contribute to the heritage character of North Rosedale or they are buildings which are too recent to be accurately evaluated for their heritage value". As per the district design guidelines, "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 NRHCD 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 the demolition of the existing house and for a proposed new house at 58 Roxborough Drive against the guidelines of the North Rosedale Heritage Conservation District (NRHCD) Plan. The subject property is located entirely within a ravine setting and existing parking is in the front.

While the footprint of the new house is similar to that of the existing house, HPS staff raised concerns about the visual impact of the garage from the street, material selection and amount of soft landscaping in the front yard. The owner has agreed to use stone for the garage, steps and entry area and to increase the amount of soft landscaping in the front yard.

The scale and massing of the proposed residential building is similar to other houses along Roxborough Drive. The proposed setback and height of the new house is similar to that of the existing house and adjacent properties. Proposed materials include stone and wood, typical of materials used in the District (Attachments 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 is consistent with the guidelines of the North Rosedale Heritage Conservation District (NRHCD) Plan and will be an appropriate addition to the existing streetscape of Roxborough Drive.

CONTACT

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SIGNATURE

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ATTACHMENTS

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