



Toronto & East York Community Preservation Panel

Thursday, July 19, 2018

100 Queen Street West
Toronto, ON M5H 2N2

Attention: Marilyn Toft
email: clerk@toronto.ca

RE: TE34.44 and TE34.45: Concerning 5, 7, and 9 Dale Avenue — Application for Demolition of Three Heritage Properties in the South Rosedale Heritage Conservation District (Ward 27)

Dear Mayor Tory and Members of City Council,

The Toronto & East York Community Preservation Panel (TEYCPP) requests that you **approve the recommendation of the Toronto Preservation Board that City Council refuse demolition permits for the three subject properties in the South Rosedale Heritage Conservation District (HCD).**

The report from the Director, Urban Design, dated June 13, 2018, concludes that the proposal to demolish the properties at 5, 7, and 9 Dale Avenue and replace them with a four-storey building is not consistent with the South Rosedale HCD Guidelines and should therefore not receive the approval of Council as required by Section 42 of the *Ontario Heritage Act*. Note that each of the three properties within the Part V–designated District is heritage rated (and the Staff Report recommends elevating the rating for 7 Dale Avenue, which was designed by architect Gordon Sinclair Adamson, and the landscape design was prepared by the eminent landscape firm, Dunington-Grubb).

To quote the Staff Report: “...the proposed building...is not of equal or better heritage character than the existing properties...and will negatively affect the HCD's park-like setting, a fundamental component of the streetscape heritage character.” In addition, staff found that the proposal “...does not have regard for the matters of provincial interest under the *Planning Act*, is not consistent with the PPS and does not conform with the Growth Plan with respect to matters of heritage conservation.”

A Zoning By-law Amendment would also be required, as this proposal does not comply with the current Zoning By-laws in the following ways:

- it proposes an apartment building in a zone that only permits detached houses;
- it exceeds the maximum height permitted by the Zoning By-laws;
- it exceeds the floor space index permitted by the Zoning By-laws;
- it provides reduced building setbacks;
- it provides no outdoor amenity space; and
- it reduces parking space dimensions under Zoning By-law 438-86.

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Most concerning of all, approving the demolition of these properties would set a potentially disastrous precedent for all HCDs in Toronto. Therefore, the TEYCPP supports the local residents and the two Residents' Associations who wish to maintain the integrity of the South Rosedale Heritage Conservation District, and requests that City Council refuse demolition permit applications for these properties.

Respectfully,

Paul Farrelly
Chair, Toronto & East York Community Preservation Panel
p.farrelly@teycpp.ca

cc: Councillor Kristyn Wong-Tam
Don Hogarth, President, South Rosedale Residents' Association
Lewis Reford, President, North Rosedale Residents' Association
Geoff Kettel & Cathie Macdonald, Co-Chairs, FoNTRA
Mary MacDonald, Senior Manager, Heritage Preservation Services
Lorna Day, Director, Urban Design