

## **DECISION HISTORY**

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On February 4, 5 and 6, 2003 Toronto City Council adopted the South Rosedale Heritage Conservation District under Part V, Section 42 of the Ontario Heritage Act, enacted by Council on February 7, 2003 under By-law 115-2003.

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

## **ISSUE BACKGROUND**

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### **Development Proposal**

The Official Plan Amendment and Rezoning application is for the construction of a 4-storey residential building with 26 residential units on a development site in the South Rosedale Heritage Conservation District. The development site is located on the south side of Dale Avenue on three assembled and contiguous properties at 5, 7, and 9 Dale Avenue, each with an existing single family home. The three houses will be demolished and replaced with a new building that will have 7,923 square metres (85,286 square feet) of residential gross floor area. A Heritage Impact Assessment (HIA) prepared by Phil Goldsmith Architect, dated August 23, 2017 and revised January 24, 2018 was submitted as part of the application to the City.

On November 10, 2017 the owner of the subject properties appealed the Official Plan Amendment and Rezoning application to the Ontario Municipal Board.

### **Description of the Properties**

According to the Heritage Impact Assessment, the original houses at 5 and 9 Dale Avenue were demolished in the 1940s with 7 Dale Avenue constructed in 1944-45 and with the construction of new houses at 5 Dale Avenue (1953) and 9 Dale Avenue (1954) approximately a decade later. Overall, 5, 7, and 9 Dale Avenue represent three mid-20th century single-storey bungalow style houses located in the South Rosedale Heritage Conservation District within the Rosedale Ravine.

5 Dale Avenue includes a brick bungalow constructed in 1953 for Ralph Carrette Day, a former mayor of Toronto. This house incorporated design elements typical of mid-century bungalows including a prominent garage facing Dale Avenue.

7 Dale Avenue includes a custom designed bungalow constructed in 1944-45 that incorporates contemporary architectural design details. The 3300 square foot L-shaped house was designed by award winning Toronto architect Gordon Sinclair Adamson for Clare F. Woods, President of Crystal Glass and Plastics. The house features many modern design elements including an asymmetrical front façade incorporating a unique orientation, open floor plan, low-pitch roof with deep overhanging eaves and multiple large windows including numerous floor to ceiling windows. There is a gazebo structure in the rear yard of similar architectural design.