

9 Dale Avenue includes a modest mid-century brick bungalow constructed in 1954. The bungalow is set well back from Dale Avenue, with a detached garage located closer to the street.

Contextually, along Dale Avenue and the surrounding area, houses are 2, 2-1/2 or 3 stories in height, with architectural features typical of the late Victorian and Edwardian periods including, but not limited to, steeply pitched roofs with dormers and gables, brick walls with punched windows, bay windows and porches. Material selection of these houses includes brick and stone with decorative wood trim.

Apartment style buildings are also located within the HCD. According to the South Rosedale HCD Study, most apartment style buildings were constructed in District between 1951-1970 and there are a few close to the subject properties including 40 Glen Road at the west end of Dale Avenue, 1A Dale Avenue, and a large complex just east of the development site at 21 Dale Avenue along the south side of the street.

Policy Framework

Provincial Planning Act and Policy Statement

The Planning Act and the associated Provincial Policy Statement guide development in the Province. The Act states that municipalities must have regard for matters of provincial interest. Cultural heritage is identified in Section 2 (d) of the Act.

The Provincial Policy Statement (PPS) issued under the authority of Section 3 of the Planning Act provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land.

These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. Policy 4.7 indicates that the Official Plan is the most important vehicle for implementation of the PPS.

Policy 2.6.1 of the PPS directs that "Significant built heritage resources and significant cultural heritage landscapes shall be conserved." Properties included on the City's Heritage Register are considered to be significant in this context. "Conserved" is defined in the PPS as "the identification, protection, use and/or management of built heritage resources in a manner that ensures their cultural heritage value or interest is retained

The Growth Plan for the Greater Golden Horseshoe (2017) provides a strategic framework for managing growth in the Greater Golden Horseshoe region. Policy 4.2.7(1) of the Growth Plan states that cultural heritage resources, which includes built heritage resources, "will be conserved in order to foster a sense of place and benefit communities."