

**STAFF REPORT****100 Willcocks Street, Committee of Adjustment  
Application No. A1193/18TEY, August 28, 2019**

<b>Date:</b>	August 21, 2019
<b>To:</b>	<b>Chair and Committee Members, Toronto and East York District</b>
<b>From:</b>	Anne Fisher, Program Manager, Heritage Preservation Services, Urban Design, City Planning
<b>Wards:</b>	Ward 11
<b>Reference:</b>	A1193/18TEY

**RECOMMENDATION**

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Should the Committee of Adjustment approve the requested variances, Urban Design, Heritage Preservation Services, City Planning respectfully requests that approval be subject to the following condition(s):

Prior to the issuance of a building permit, building permit drawings, including plans, elevations, details and a landscape plan shall be submitted to the satisfaction of the Senior Manager, Urban Design/Heritage, City Planning Division and a heritage permit shall be obtained under the provision of Section 42 of the Ontario Heritage Act.

**APPLICATION**

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To alter the existing two-storey townhouse with two dwelling units by constructing a rear basement walkout, a west side oriel window on the ground floor, a rear two-storey addition with a second storey balcony, and reconstructing the rear one-storey detached garage.

**COMMENTS**

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Heritage Preservation Services (HPS) has reviewed plans and drawings prepared by Rockside Campbell Design Inc., dated April 25, 2019 and date-stamped received by Committee of Adjustment June 4, 2019. Revised drawings

that include changes to the design of the oriel window and rear detached garage prepared by Rockside Campbell Design Inc. were received by HPS on August 21, 2019.

### **Site and Context**

This property is located at the northeast corner of Willcocks Street and Robert Street within the Harbord Village Heritage Conservation District Phase I, designated under Part V of the Ontario Heritage Act with the passing of municipal by-law 137-2005. The existing house at 100 Willcocks Street is a semi-detached row house that was constructed circa 1886 and is at the end of one of the two groups of three-conjoined houses located close to Robert Street. A detached one-storey rear garage is also onsite, fronting onto the flanking Robert Street.

This property is on the boundary between the Harbord Village Heritage Conservation District Phase I and Phase II. The proposed encroachments onto the public boulevard are located within the Harbord Village Heritage Conservation District Phase II.

### **Analysis and Rationale**

HPS has worked with the applicant, who has provided a Heritage Impact Assessment prepared by ERA Architects and planning rationale from SvN Architects to explain the alterations she wishes to make to her property. The alterations are extensive, including paint removal and restoration of original brickwork, partial demolition of an existing 1950s rear addition and construction of a new rear addition, reorientation of the entrance to the existing basement apartment to the side yard (encroaching within the public boulevard), construction of a new large oriel window (also to encroach into the public boulevard), relocation of the front porch railings and steps, demolition and replacement of the existing one-storey two-car garage with a new one-storey two-car garage.

Some of the proposed variances to the zoning by-law, such as the size of parking spaces do not affect the heritage attributes of this property or of this part of the Harbord Village Heritage Conservation Districts. The following variances are of heritage interest:

#### **Projecting Bay/Oriel Window**

The subject property already includes a bay window. HPS staff raised concerns about the size of the proposed new large oriel window with the applicant who has submitted revised plans showing a reduction in the size of this window. The revised scheme shows the window at 4m long and projecting out by 0.82m. This is less than the 4.72m. long and 0.95m deep projection that was originally proposed. HPS do not object to the size of the projecting bay/oriel window as shown in the revised scheme. It is noted that that the detailed design of this

window will be considered as part of the subsequent approval under S.42 of the Ontario Heritage Act.

#### Height of Garage

HPS staff raised concerns with the applicant regarding the size and design of the proposed new garage. As a consequence the garage design has been amended to reduce its height to 4m. HPS raise no objections to the principle of having a garage that is 4m. high within this part of the Harbord Village HCD. The detailed design of the garage will be considered as part of the subsequent approval under S.42 of the Ontario Heritage Act.

#### Size of Rear Addition/Building Depth

The HCD Plan says that additions that are visible from the street or public sidewalk should be compatible in material, window and door openings and general proportion with the main building. HPS have no comment regarding the depth of the proposed rear addition but note that its design will be considered as part of the subsequent approval under S.42 of the Ontario Heritage Act.

HPS will continue to work with the applicant as part of the required approval under the Ontario Heritage Act to ensure that the proposed paint removal methods will not damage the existing brick and to ensure that the other alterations comply with the policies within the HCD Plan.

Should the Committee grant the requested variances, HPS respectfully requests that the approval be made subject to a condition requiring final building permit drawings to be to the satisfaction of the Senior Manager, Heritage Preservation Services. This condition would give staff the opportunity to review the final building permit drawings to ensure that they are consistent with, and conform to, the applicable heritage policy framework.

### **CONTACT**

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### **SIGNATURE**



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