

Demolition of an Unrated Building in the North Rosedale Heritage Conservation District and Construction of a Replacement House - 65 Binscarth Road

Date: April 8, 2019

To: Toronto Preservation Board

Toronto and East York Community Council

From: Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Wards: Ward 11 - University-Rosedale

SUMMARY

This report recommends that City Council approve the demolition of an "unrated" building and the construction of a replacement house located at 65 Binscarth Road, which is located within the North Rosedale Heritage Conservation District (NRHCD), designated under Ontario Heritage Act.

The proposal is to demolish an existing 2-storey house-form building and to construct a new 2-storey residence. The existing building at this property, as per the NRHCD Plan, is not considered to be of national, provincial, citywide or contextual heritage significance and does not contribute to the heritage character of the heritage conservation district. The proposed new house would contribute towards the heritage character of the District and as such would comply with the NRHCD guidelines.

RECOMMENDATIONS

The Senior Manager, Heritage Preservation Services, Urban Design City Planning recommends that:

1. City Council approve the demolition of the heritage building at 65 Binscarth Road, 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 65 Binscarth Road as shown in the plans and elevations submitted by the applicant and prepared by Richard Wengle Architect Inc., dated November 10, 2018, January 3, 2019, February 14, 2019 and March 27, 2019 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 65 Binscarth Road 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:

1. Photo documentation of the existing structure at 65 Binscarth Road; and
2. 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 Richard Wengle Architect Inc. dated November 10, 2018, January 3, 2019, February 14, 2019 and March 27, 2019 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 65 Binscarth Road.

BACKGROUND

Proposal

The property at 65 Binscarth Road is located within the North Rosedale Heritage Conservation District (NRHCD). The house on this property is "unrated" by the HRHCD Plan. The proposal is to demolish the existing 2-storey detached house-form building and to construct a new 2-storey stone masonry residence.

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

The NRHCD Plan states that "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.

The NRHCD Plan's design guidelines say that the "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 65 Binscarth Road against the guidelines of the NRHCD Plan.

The property at 65 Binscarth Road is located within the "Ravine Lands" character area within the NRHCD Plan. The NRHCD Plan notes that this area is characterised by houses with "above average scale, size and architectural articulation" that are balanced by having asymmetrical and varied details. The detailing includes wood detailing, varied soffits and eaves heights with a variety of rooflines some of which are "highly dramatic or picturesque". The area also has "qualities of heaviness and stolid permanence predominate, due to the abundance of thick brick or stone masonry (red brick predominates) and punctuated windows".

The property at 65 Binscarth Road is located on a well-vegetated stretch of Binscarth Road and is adjacent to a Category "A" ("buildings of national, provincial significance") property at 61 Binscarth Road and a Category "C" ("buildings of contextual significance, which contribute to the heritage character of the HCD") property at 67 Binscarth Road. The replacement building for 65 Binscarth Road features an Art Deco-influenced design with stone masonry and a mansard roof. Toronto and Region Conservation Authority's ravine setback requirement placed some constraints on the buildable area for the replacement building footprint, but the proposed new house has a front yard setback

that is consistent with other houses situated on the south side of Binscarth Road. This will also allow space for a variety of shrubs and trees to develop in the front yard and supplement the site's existing "leafy canopy" as recommended by the NRHCD Plan for this character area. The proposed house has a similar scale, form and massing to many of the other houses in this part of Binscarth Road.

The NRHCD plan states that integral garages are "strongly discouraged", however in this case it is noted that the existing house includes an integral garage. Moreover the proposed new garage, although situated in a front wing, is accessed from the side. As such the garage entrance is largely hidden from view from the public realm. The proposed replacement building is therefore considered "to contribute to and not detract from the variety and heritage character of the district".

For these reasons, Staff supports the application to demolish the existing unrated building and recommends approval of the proposed replacement structure as it is consistent with the guidelines of the NRHCD Plan and will be an appropriate addition to the existing streetscape of Binscarth Road.

CONTACT

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SIGNATURE

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Urban Design, City Planning

ATTACHMENTS

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

ATTACHMENT 1: LOCATION MAP



This location map is for information purposes only and is oriented with North at the top. The exact boundaries of the property are not shown.

ATTACHMENT 2: PHOTOGRAPHS OF EXISTING HOUSE

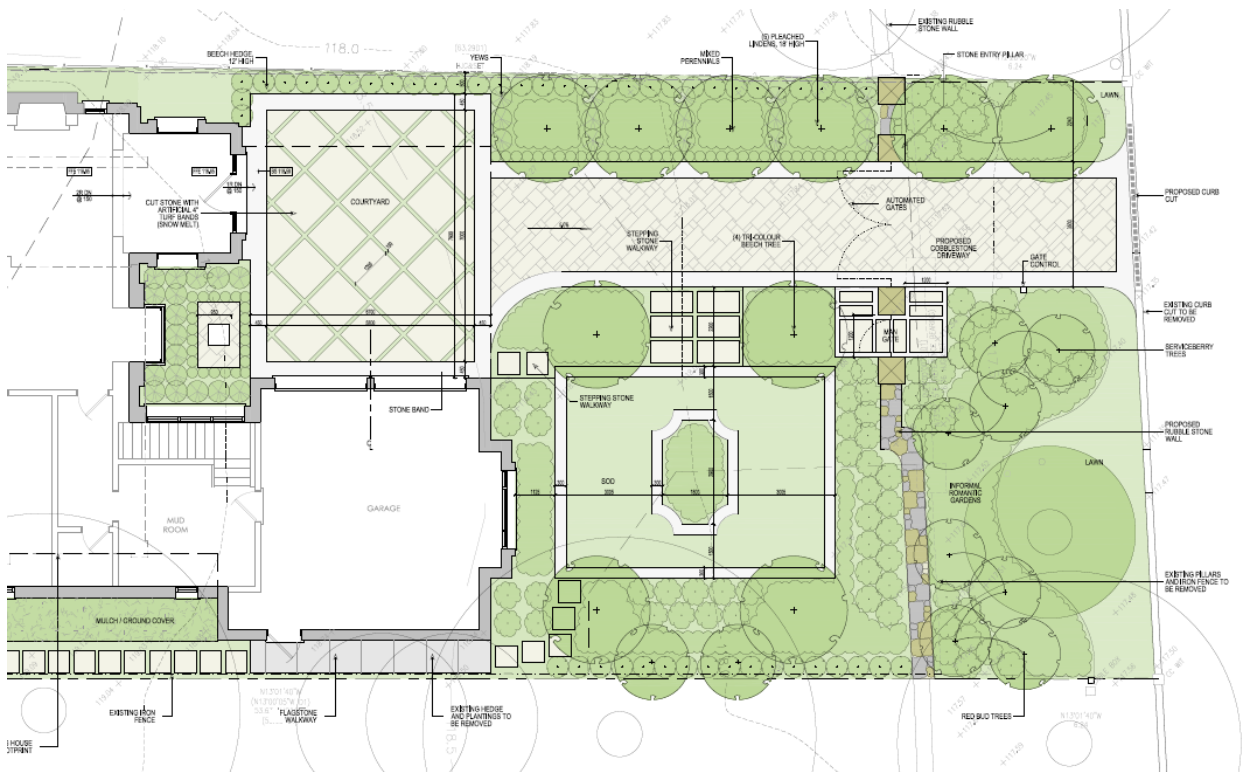


Contextual view (looking south) of the existing house to be demolished at 65 Binscarth Road

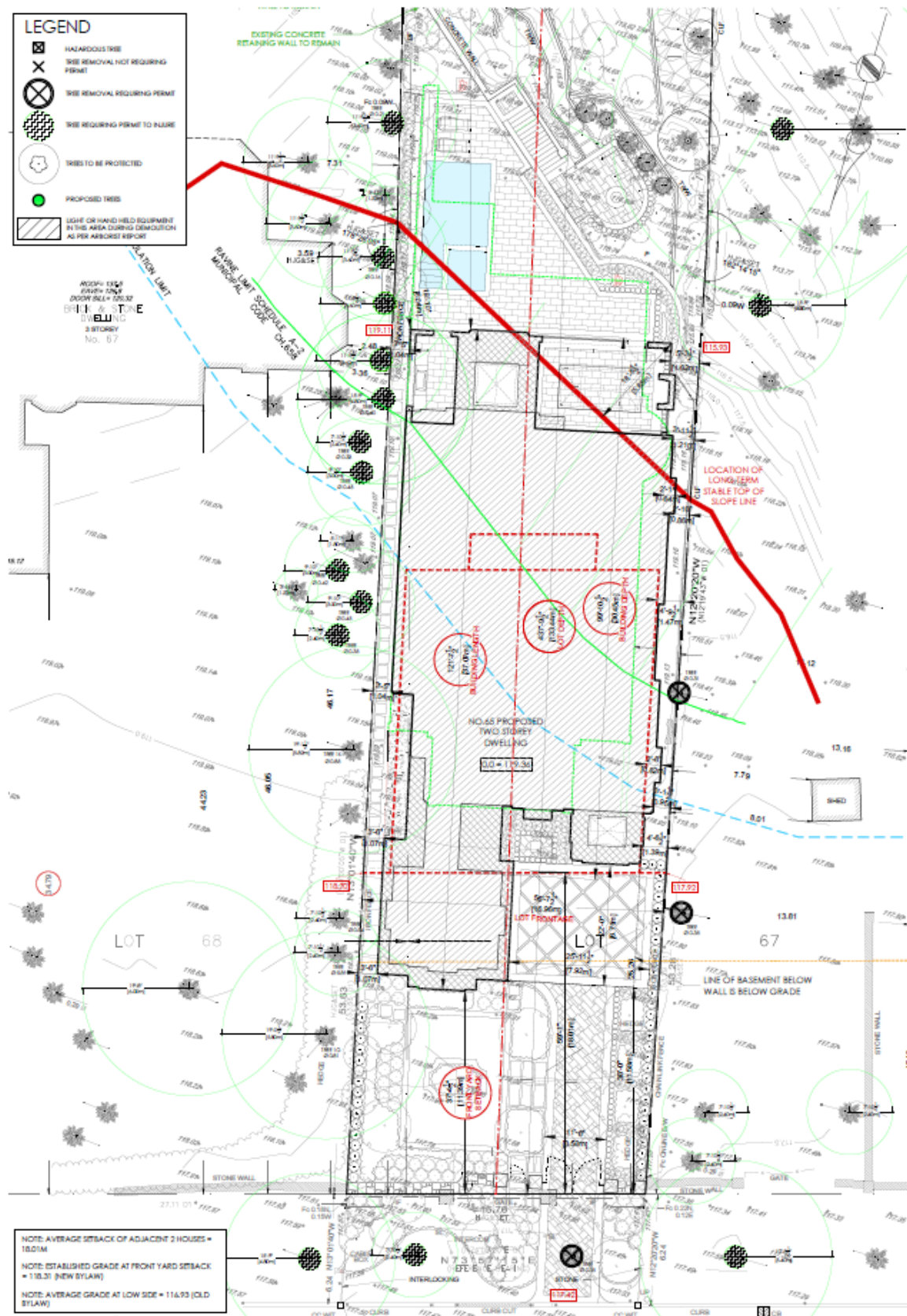
ATTACHMENT 3: DRAWINGS OF PROPOSED REPLACEMENT BUILDING



3D rendering (looking south) of the proposed replacement building at 65 Binscarth Road



Proposed front yard landscaping plan for the proposed replacement building at 65 Binscarth Road.



Proposed site plan for the replacement building at 65 Binscarth Road

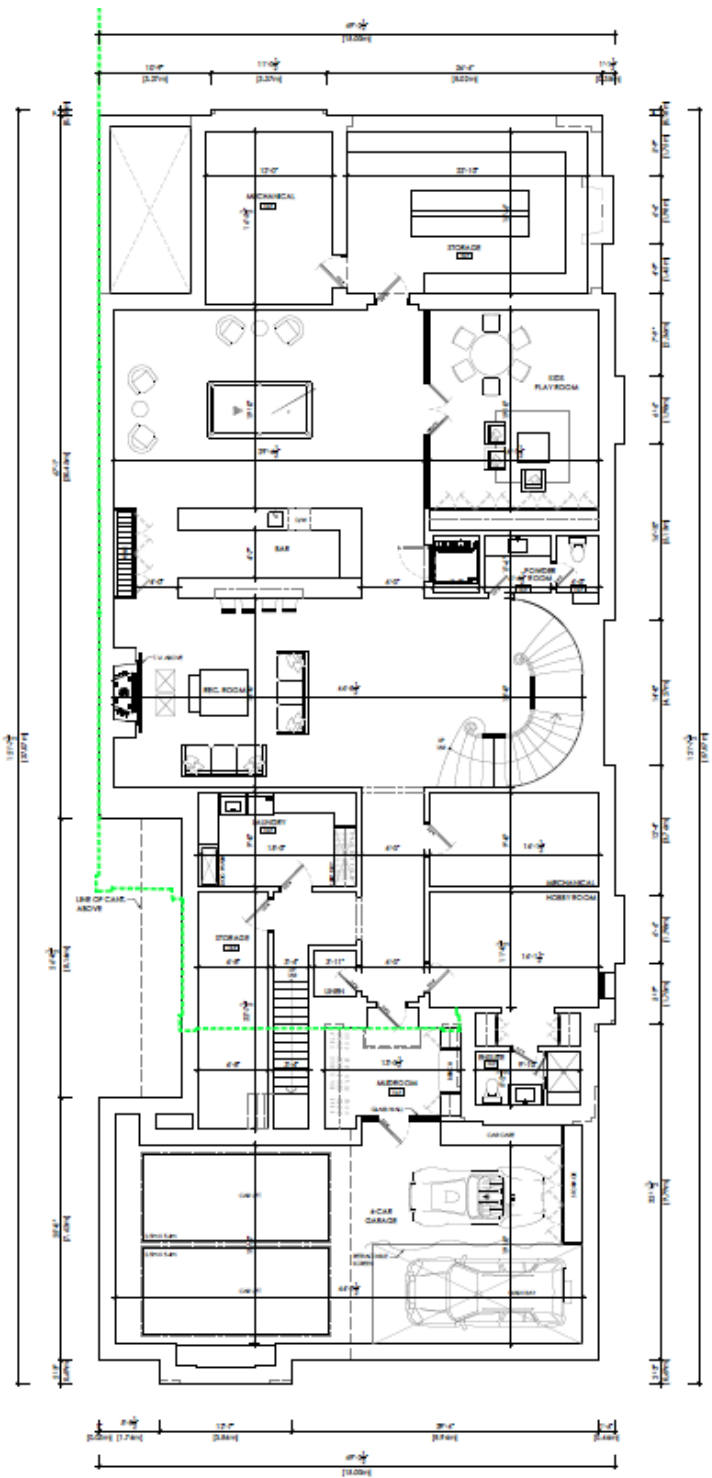




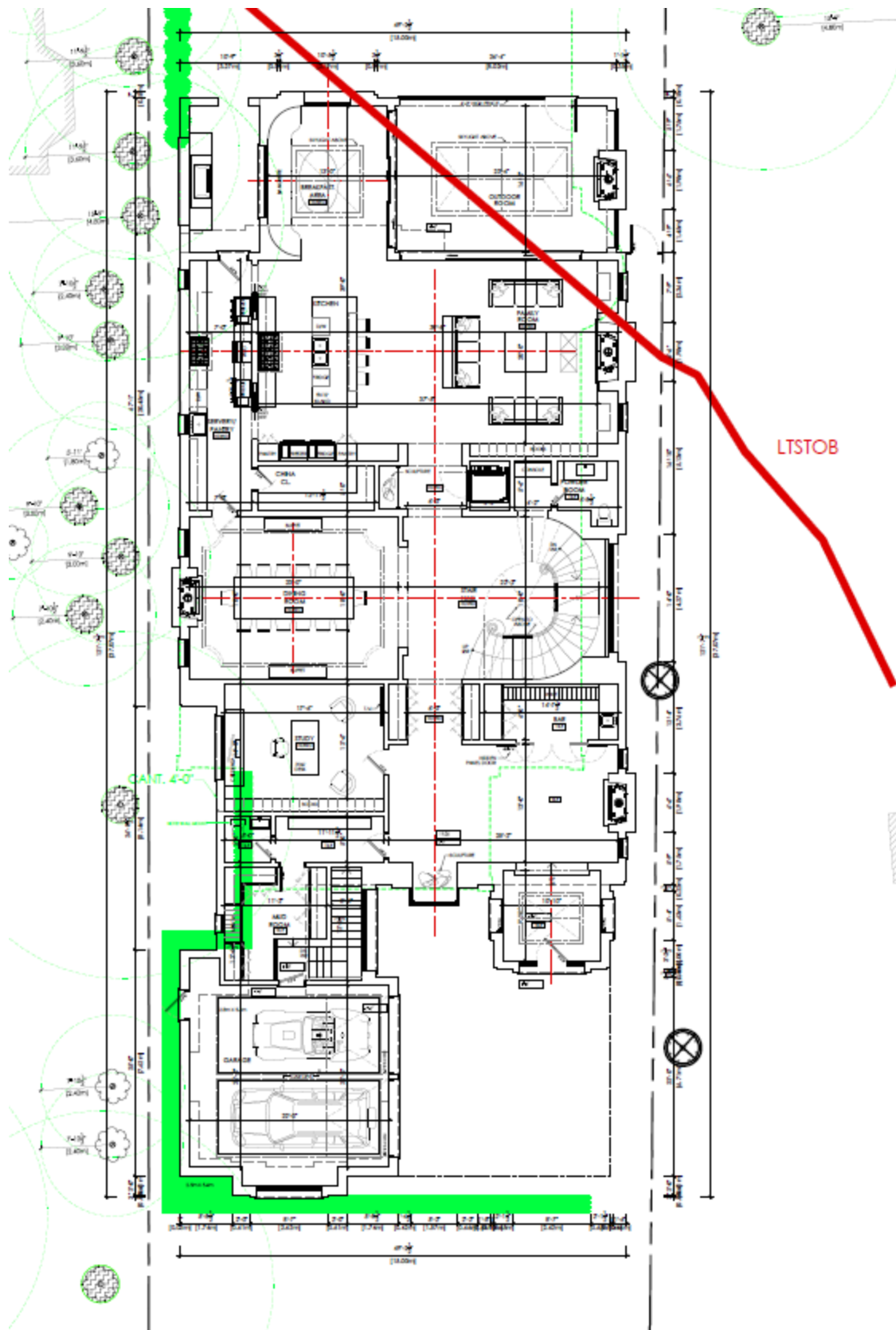
Proposed east elevation for the replacement building at 65 Binscarth Road



Proposed north (rear) elevation for the replacement building at 65 Binscarth Road



Proposed basement plan for the replacement building at 65 Binscarth Road



Proposed ground floor plan for the replacement building at 65 Binscarth Road

