

Demolition of an Unrated Building in the North Rosedale Heritage Conservation District and Construction of a Replacement House - 210 Douglas Drive

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 210 Douglas Drive, which is located within the North Rosedale Heritage Conservation District (NRHCD).

The proposal is to demolish an existing 2-storey house-form building and to construct a new 2 1/2-storey residence. The existing 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 unrated house-form building at 210 Douglas Drive, within 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 210 Douglas Drive as shown in the plans and elevations submitted by the applicant and prepared by Richard Wengle Architect Inc., dated March 6 and March 29, 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 210 Douglas Drive 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 210 Douglas Drive; and
2. Final building permit drawings for the replacement structure and landscape plan consistent with the plans and elevations submitted by the applicant and prepared by Richard Wengle Architect Inc. dated March 6 and March 29, 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).

<https://www.toronto.ca/legdocs/bylaws/2004/law0749.pdf>

There have been no previous reports to Council regarding the property at 210 Douglas Drive.

BACKGROUND

Proposal

The property at 210 Douglas Drive 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 brick masonry building and to construct a new 2 1/2-storey brick and stone 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 the proposal for the demolition of the existing house and for a proposed new house at 210 Douglas Drive against the guidelines of the NRHCD Plan.

The property at 210 Douglas Drive is located within the St. Andrew's College Lands character area as described within the NRHCD Plan. East of MacLennan Avenue, the NRHCD Plan mentions that houses within this character area reflect a variety of architectural styles, most notably Edwardian Classicism. Significant architectural elements within this area include regular front and side setbacks that are consistent with adjoining dwellings; consistent eaves lines; generous front porches; the use of "earthen" red bricks; varied gables and "picturesque" rooflines with medium to steep roof pitches and deep soffits, and "well-detailed" dormers, bay windows and articulated gables. The proposed replacement house will retain the existing house's long east-west orientation and front entrance facing Douglas Drive. It also has a similar scale, form, massing and set back to the existing house and adjacent heritage buildings along Douglas Drive.

Staff raised concerns upon the initial design to the replacement building and suggested revisions to the roof and fenestration to complement the character of adjacent heritage properties on Douglas Drive, and to better address the site's corner lot condition. HPS

received updated plans and drawings which featured a rounded roof and dormer at the front entrance and third floor level, respectively. HPS raised no concerns with the proposed variances at Committee of Adjustment, and reported that further work on the design with the applicant would be done should the requested variances be granted. The proposal was accepted at Committee of Adjustment on October 29, 2018.

The design was further updated to reference the designs of front entrances and dormers of other houses (mostly Georgian-style examples) within the District. Three dormers were introduced at the third floor level which are smaller in size than those originally proposed. Moreover, in order to reflect the character of the surrounding neighbourhood, the proposed new house includes some of the architectural elements that are notable characteristics of houses in the St. Andrew's Lands character area.

The NRHCD plan states that integral garages are "strongly discouraged"; however, in this case, the limited size of the lot and its narrow depth makes it difficult to provide a detached garage. The applicant has therefore designed the new integral garage so that it is set further back from the rest of the house in order to lessen its visual prominence. In addition, it is not as tall as the main house and as such it will appear subordinate as a side wing.

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 Douglas Drive.

CONTACT

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SIGNATURE

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Urban Design, City Planning

ATTACHMENTS

Attachment 1: Location Map

Demolition of a Designated Heritage Property - 210 Douglas Drive

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

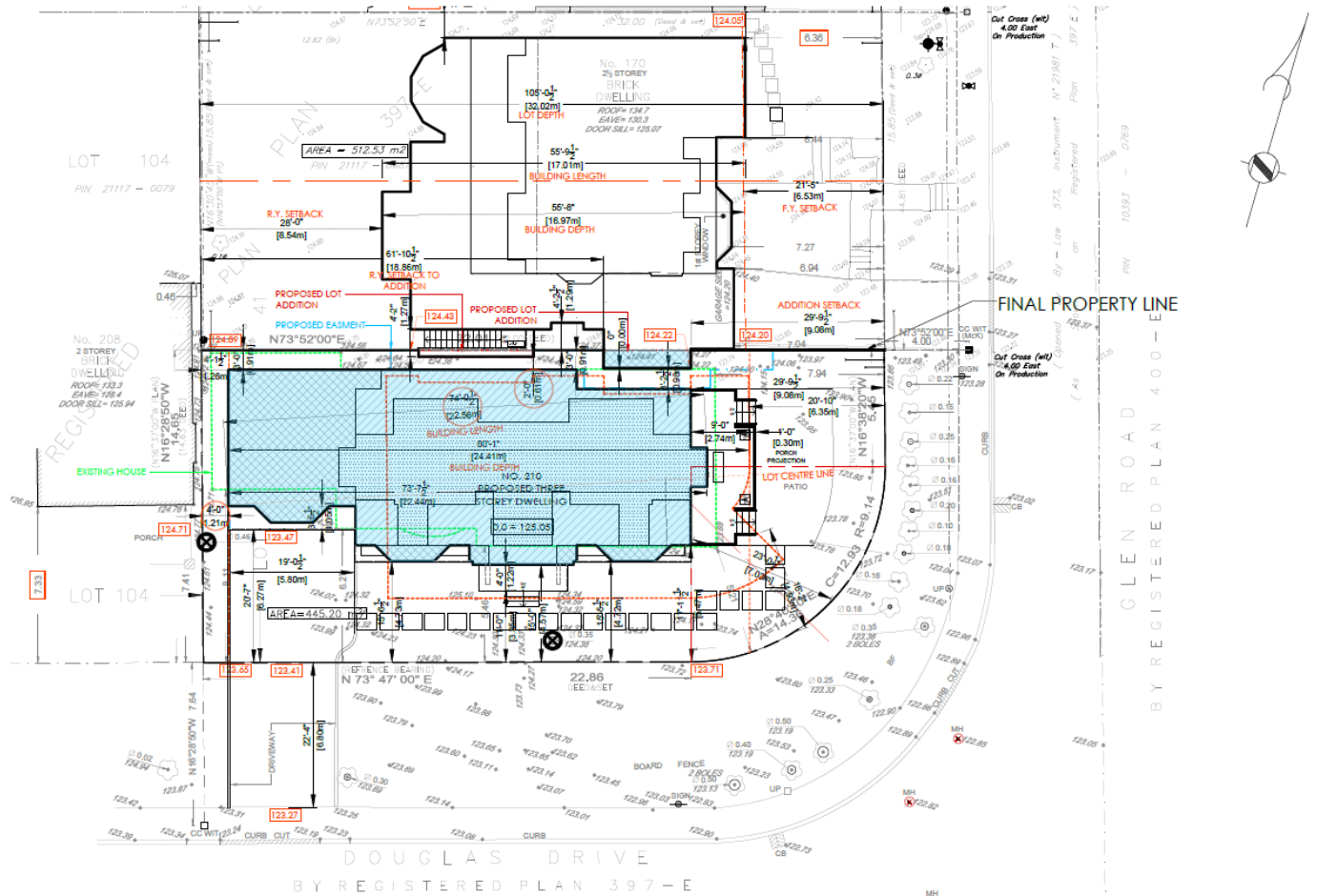


Contextual view (looking north) of the existing house to be demolished at 210 Douglas Drive



Contextual view (looking west) of the existing house to be demolished at 210 Douglas Drive

ATTACHMENT 3: DRAWINGS OF PROPOSED REPLACEMENT BUILDING



Proposed site plan for the replacement building at 210 Douglas Drive, which is at the corner of Douglas Drive and Glen Road.



Proposed east elevation of the replacement house at 210 Douglas Drive



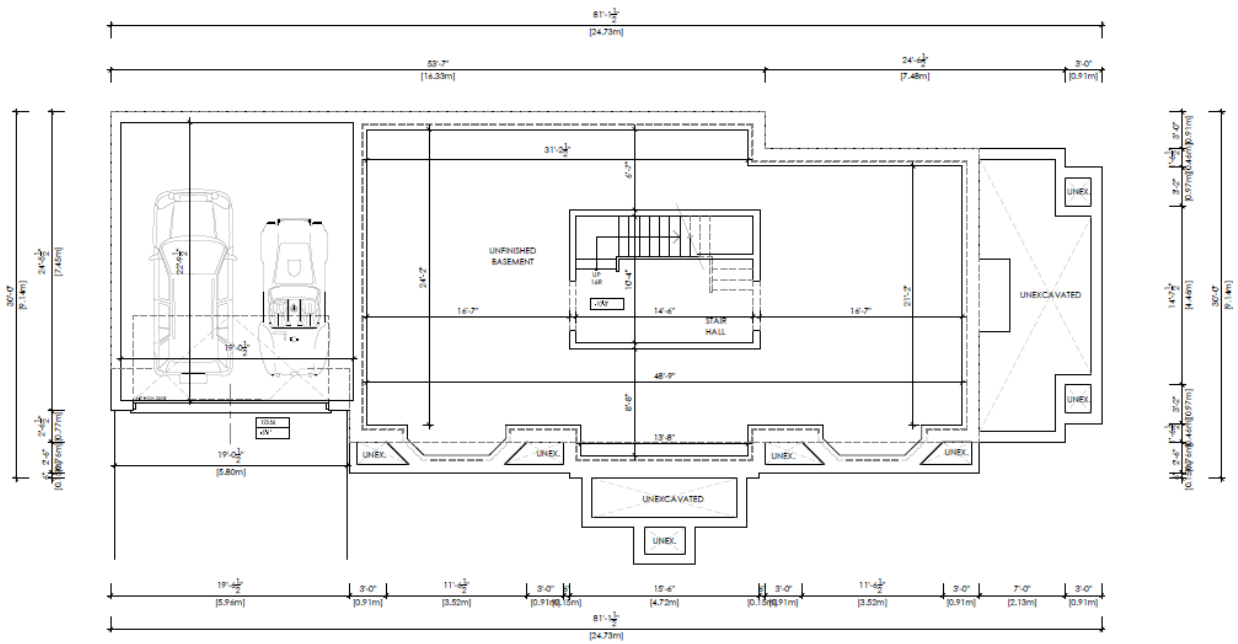
Proposed west elevation of the replacement house at 210 Douglas Drive



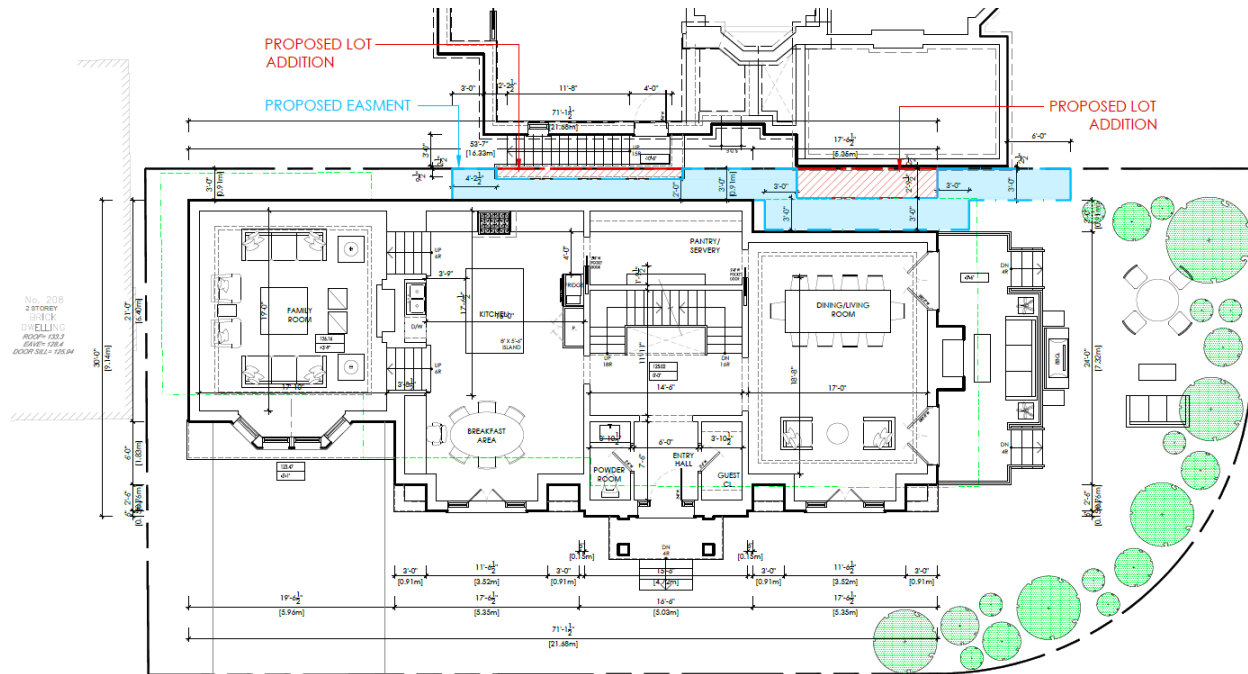
Proposed south (front) elevation of the replacement house at 210 Douglas Drive



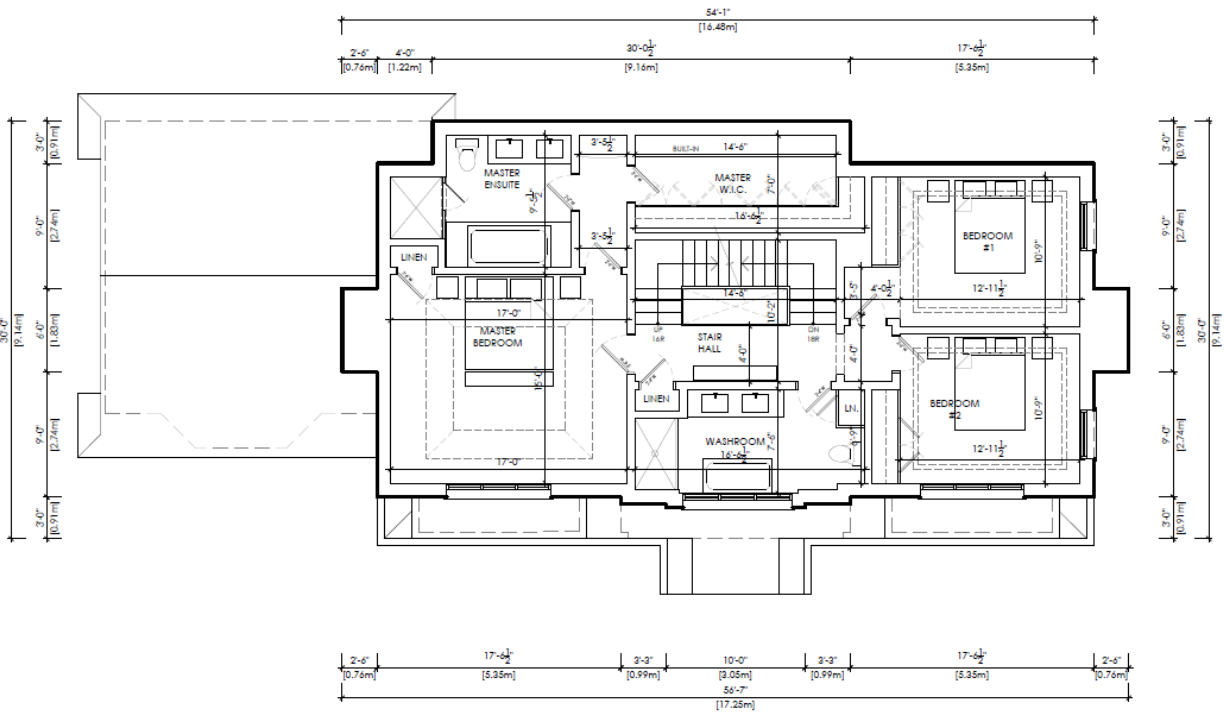
Proposed north elevation of the replacement house at 210 Douglas Drive



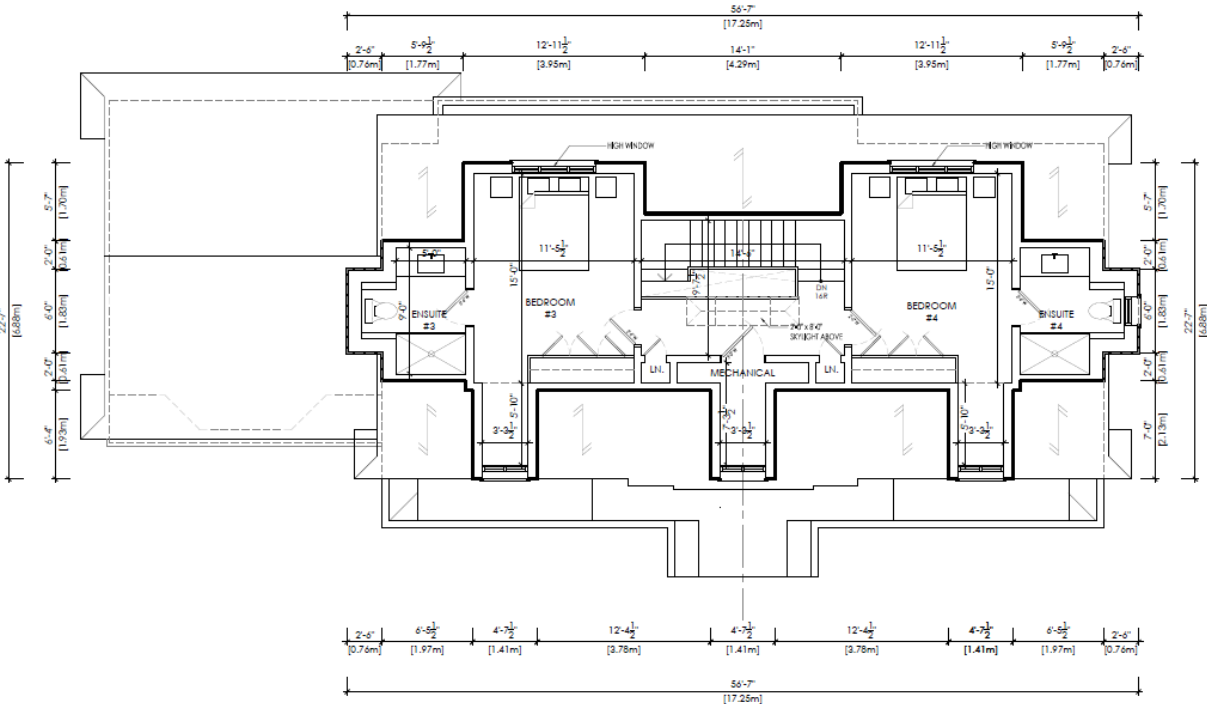
Proposed basement floor plan of the replacement building at 210 Douglas Drive



Proposed ground floor plan of the replacement house at 210 Douglas Drive



Proposed second floor plan of the replacement house at 210 Douglas Drive



Proposed third floor plan of the replacement house at 210 Douglas Drive