

Toronto Preservation Board

Meeting No. 8
Meeting Date Monday, August 26, 2019
Start Time 9:30 AM
Location Committee Room 2, City Hall

Contact Ellen Devlin, Committee Administrator
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Chair Sandra Shaul

PB8.3	ACTION	Adopted		Ward: 11
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Alterations to a Property Designated under Part V of the Ontario Heritage Act - 52 Boswell Avenue

Board Decision

The Toronto Preservation Board recommends to the Toronto and East York Community Council that:

1. City Council approve the alterations to the heritage building at 52 Boswell Avenue, in accordance with Section 42 of the Ontario Heritage Act, with such alterations substantially in accordance with the plans prepared by Farrow Partners Inc., dated March 5, 2019 (TLAB drawings regarding roof terrace); June 6, 2019 (Preliminary Project Review application drawings) and July 4, 2019 (Landscape plan), and on file with the Senior Manager, Heritage Preservation Services, and subject to the following conditions:

a. That prior to the issuance of any heritage permit for the property at 52 Boswell Avenue, 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;

b. The landscape plan hereby approved shall be implemented within one year of the substantial completion of the development hereby approved or such longer period as is acceptable to the Senior Manager, Heritage Preservation Services. Any trees removed, dying, being severely damaged or becoming diseased within two years of planting shall be replaced with trees of similar size and species to those originally required to be planted;

c. The car lift shall remain in its below-grade location at all times apart from when in use for moving a vehicle to the below grade garage and when needed above ground for maintenance purposes.

Origin

(August 5, 2019) Report from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Summary

This report recommends that City Council approve the proposed alterations at the existing three-storey detached house-form building at 52 Boswell Avenue. This property is designated

under Part V of the Ontario Heritage Act as part of the East Annex Heritage Conservation District Study (EAHCD Study). It is a category "X" property, meaning it is "too recent to be given an accurate heritage evaluation" and therefore "...is not of heritage significance at this time." The East Annex Heritage Conservation District Study discourages additions to the front of buildings and says that front yard parking should be avoided.

Constructed circa 1962, this house is currently set approximately 6.6 metres back from the front property line along Boswell Avenue. The applicant is proposing additions to the front, rear and roof. The front addition would be 3.05 metres deep and would mean the house would now be set 3.6 metres back from the front property line. The adjacent houses at 54 Boswell Avenue and 50 Boswell Avenue are set back 1.57 metres and 4.42 metres respectively; as a consequence the proposed front addition would be closer to the average front yard setback and would therefore be more in keeping with the existing character and appearance of this part of Boswell Street. The design of the proposed front addition has also been revised to more closely reflect the design of the adjacent houses.

The existing house currently has a sloped driveway to an integral garage. Such parking arrangements are discouraged in the East Annex Heritage Conservation District Study because of the impact they have on the front yard gardens and tree coverage. The proposal, which was subject to a minor variance application and approved by the Local Planning Appeal Tribunal, involves replacing the sloped driveway with a below-grade vehicle lift and to include some additional front yard planting. This is more in keeping with the design guidelines of the East Annex Heritage Conservation District Study.

A roof terrace with frosted glass railings and an elevator machine room are proposed to be set more than 6.6 metres and 5.2 metres back, respectively, from the new front main wall of the house. Neither are anticipated to have a significant impact from the public realm.

Overall, the proposed alterations would have a minimal impact on the heritage character of this stretch of the north side of Boswell Avenue.

Background Information

(August 5, 2019) Report and Attachments 1-3 from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning - Alterations to a Property Designated under Part V of the Ontario Heritage Act - 52 Boswell Avenue
(<http://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-136511.pdf>)

Speakers

David Neligan, Aird & Berlis
Emma Cohlmeier, ERA Architects