

## **Alterations to a Property Designated under Part V of the Ontario Heritage Act - 129 Bedford Road**

**Date:** March 5, 2020

**To:** Toronto Preservation Board  
Toronto and East York Community Council

**From:** Senior Manager, Heritage Planning, Urban Design, City Planning

**Wards:** Ward 11 - University - Rosedale

### **SUMMARY**

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This report recommends that City Council approve the proposed alterations at the existing two-and-a-half-storey house at 129 Bedford Road. This property is designated under Part V of the Ontario Heritage Act as part of the East Annex Heritage Conservation District (EAHCD). It includes a house that was constructed in the 1890s and is a Category "C" property within the EAHCD. Category "C" buildings are noted as those which "retain much of their original character and are vital reminders of a community's past." The guidelines for this Heritage Conservation District seek to discourage alterations or additions to the street façade of buildings, "except where such alterations are intended to restore the original appearance of the building."

The subject property is located at the corner of Bedford Road and Bernard Avenue and therefore has two street facing facades. The proposals seeks to alter one of the window openings along the secondary Bernard Avenue frontage to create a doorway. These alterations are considered to be minor and are not anticipated to have a significant impact on the appearance of the building as viewed from the public realm.

### **RECOMMENDATIONS**

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

1. City Council approve the alterations to the heritage building at 129 Bedford Road, in accordance with Section 42 of the Ontario Heritage Act, to allow for alterations in connection with the installation of a new entrance door on lands known municipally as 129 Bedford Road, with such alterations substantially in accordance with the plans and drawings prepared by Sixteen Degrees Studio Inc., dated February 21, 2020 and filed with the Senior Manager, Heritage Planning subject to the following:

a. That prior to the issuance of any heritage permit for the property at 129 Bedford Road, 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 Planning, the applicant provide the following to the satisfaction of the Senior Manager, Heritage Planning:

1. Final building permit drawings for the proposed alterations consistent with the plans and elevations submitted by the applicant and prepared by Sixteen Degrees Studio Inc., dated February 21, 2020.
2. A detailed landscape plan for the subject property, satisfactory to the Senior Manager, Heritage Planning.

## **FINANCIAL IMPACT**

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There are no financial implications resulting from the adoption of this report.

## **DECISION HISTORY**

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City Council on July 26, 1994, passed municipal by-law 1994-0520, effectively creating the East Annex Heritage Conservation District:

<https://www.toronto.ca/legdocs/pre1998bylaws/toronto%20-20former%20city%20of/1994-0520.pdf>

There have been no previous reports to Council regarding the property at 129 Bedford Road.

## **BACKGROUND**

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The property at 129 Bedford Road is located at the intersection of Bedford Road and Bernard Avenue. It includes a two-and-a-half storey red brick semi-detached house. The secondary frontage along Bernard Avenue includes a three storey projecting wing and a rear detached garage.

### **Policy Framework**

The City of Toronto's Official Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.5.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.5.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's

cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.5.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.5.27: "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged."

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."

### **East Annex Heritage Conservation District (EAHCD) Study**

The EAHCD Study General Guidelines aim to "ensure that physical changes in the area contribute to and strengthen the character of the East Annex" (Section 0.3). The property at 129 Bedford Road is noted as a Category "C" building within the Study. Such buildings "retain much of their original character and are vital reminders of a community's past." The Study goes on to say that "the buildings on Bedford are noteworthy for their fine detail and exuberant use of stone, terracotta, and brick to produce richly textured façades. Additions and new buildings should provide a similar level of detail on their façades." (Section 3.7.3).

The EAHCD Study, in section 3.B Guidelines for Additions and Alterations states that the "intent of these guidelines is to encourage the preservation of existing heritage buildings, and when necessary, to aid sensitive and contextual design for new work." It includes the following guidelines:

1. Generally do not make alterations or additions to the street façade of the building, except where such alterations are intended to restore the original appearance of the building; an addition should not visually overpower the existing building.
2. Use neighbouring buildings and existing building on the site as a guide, employing similar scale, proportion and level of details. Use of clay brick as the predominant exterior material on publically visible facades. Paint exterior woodwork.

### **The Standards and Guidelines**

The Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9), the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

## COMMENTS

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The owner of the property at 129 Bedford Road wishes to enlarge one of the side window openings along the Bernard Avenue frontage in order to install a new entrance door that would provide improved access to the rear garage. In connection with this a small concrete porch and railing would be installed on the rear side of the projecting side wing. These alterations are not restoring original features and would be on one of the street facing facades of this property. This is, however, not the primary façade and the opening in question does not include an original window. The window sill and bricks below the existing window opening would be removed so that the opening could be lengthened (not widened) to accommodate a new door. This change is reversible. The proposed new door would match the existing non-original front entrance door to this house.

The proposed alterations are not considered to harm the original character of this Category "C" building as the alteration is along a secondary frontage that faces the rear and as the original opening width is not being changed. It is recommended that a landscape plan for the Bernard Avenue side of the property be submitted that would be designed to minimise the visual impact of the proposed changes. For these reasons, staff support the proposed minor alterations.

## CONTACT

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## SIGNATURE

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Mary MacDonald, MA, CAHP  
Senior Manager, Heritage Planning  
Urban Design, City Planning

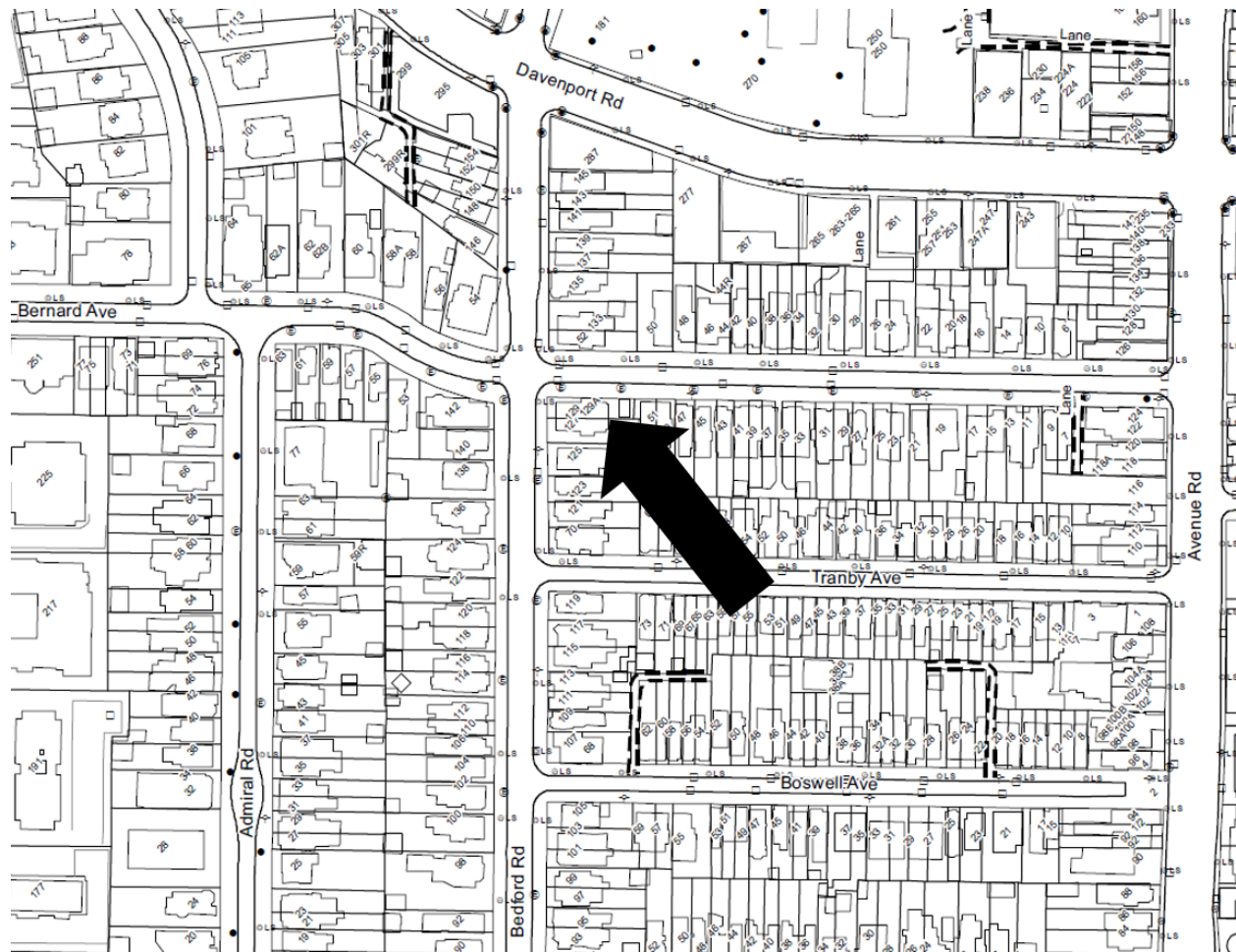
## **ATTACHMENTS**

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Attachment 1: Location Map

Attachment 2: Photographs of existing house

Attachment 3: Drawings of proposed alteration



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.



View (facing east) of the existing house at 129 Bedford Road, showing the façade facing Bedford Road

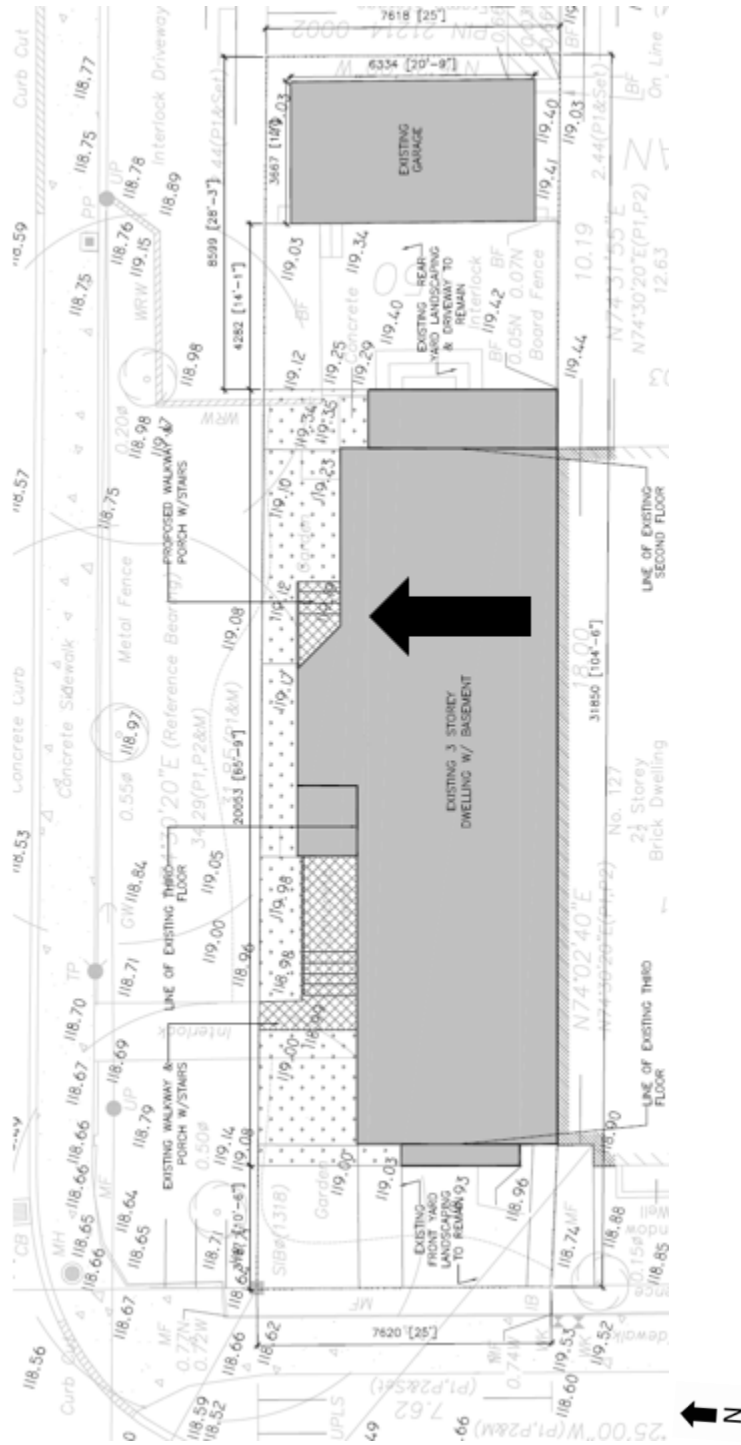


View (facing south) of the existing house at 129 Bedford Road, showing the façade facing Bernard Avenue. The black arrow in this image is indicating the window proposed to be converted to a door

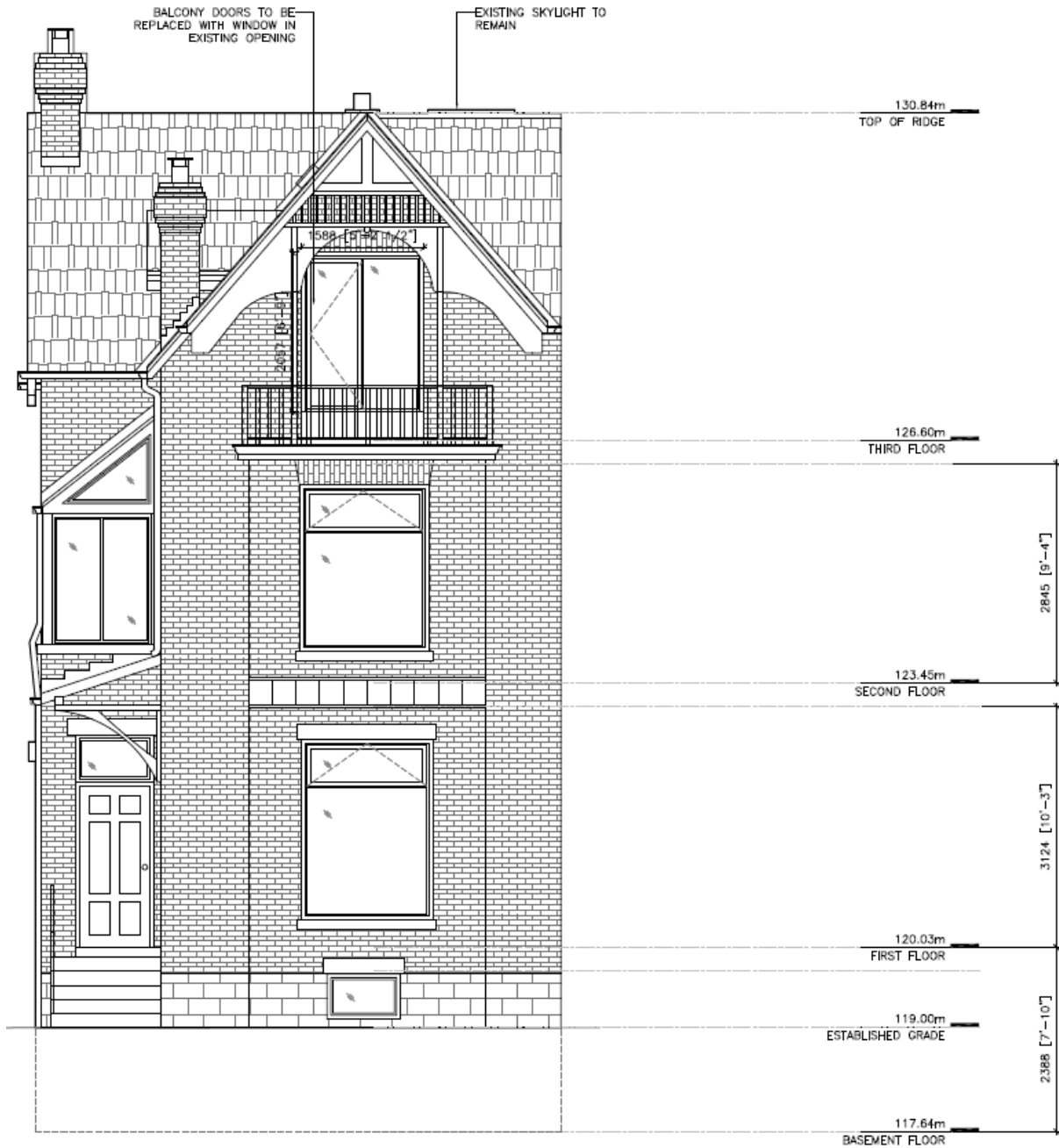




View of existing (non-original) entrance door to 129 Bedford Road that is proposed to be replicated.



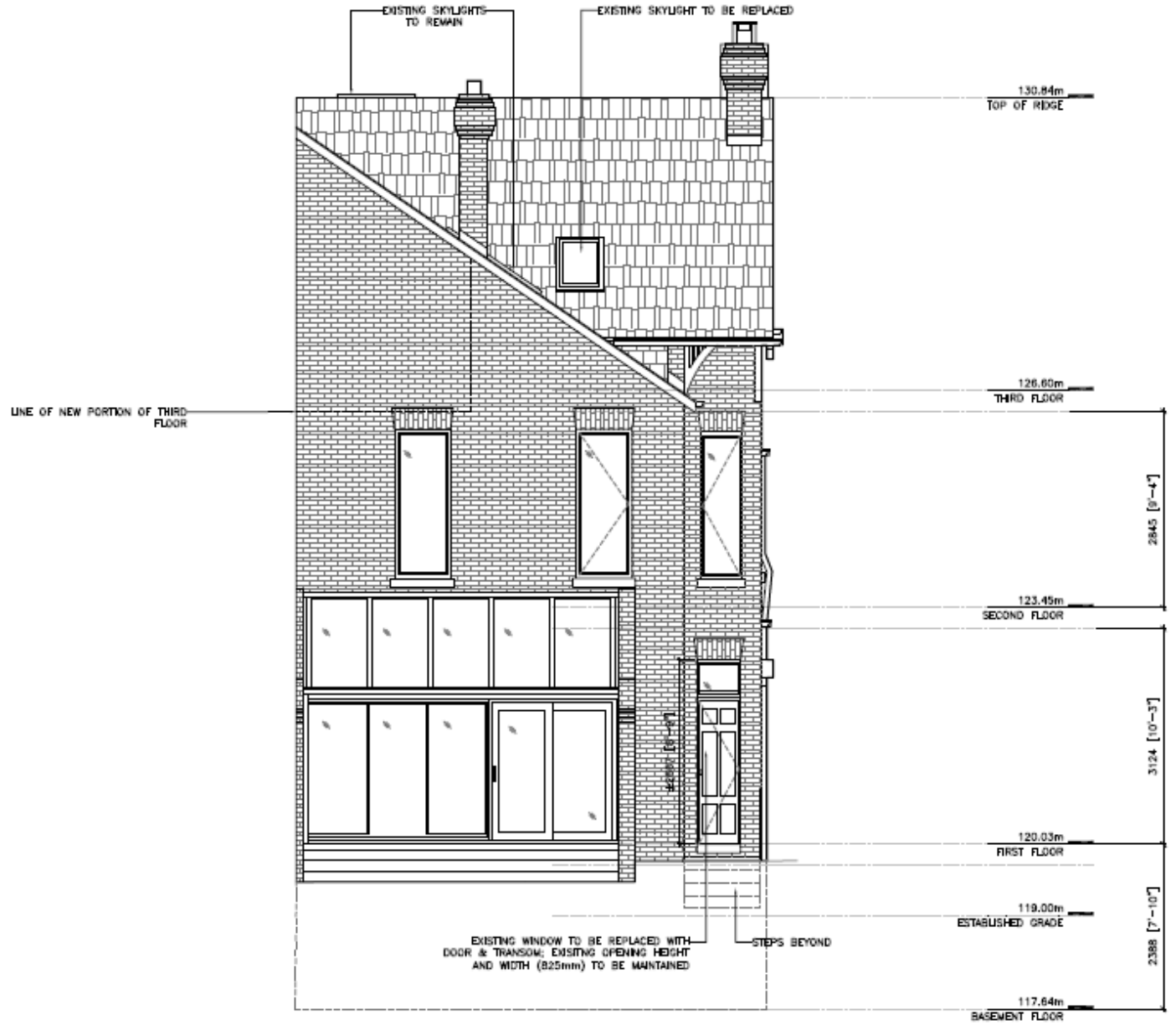
Proposed site plan, showing the location of the porch leading to the proposed new entrance along the north elevation of the building at 129 Bedford Road



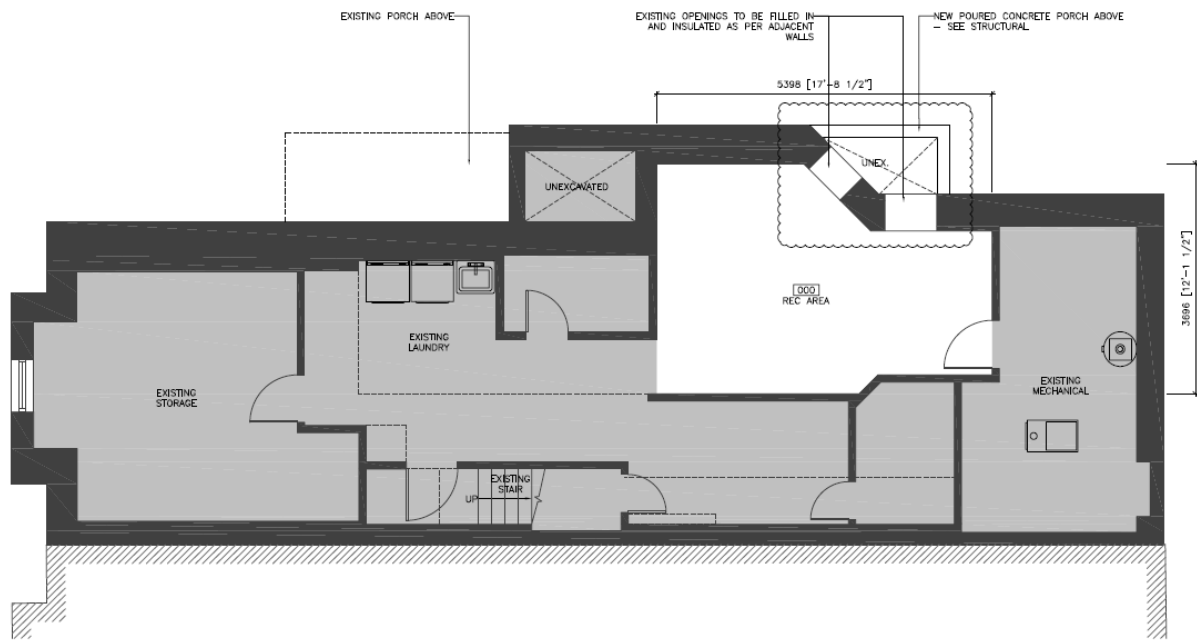
West elevation drawing showing the location of the existing recessed main front entrance facing Bedford Road.



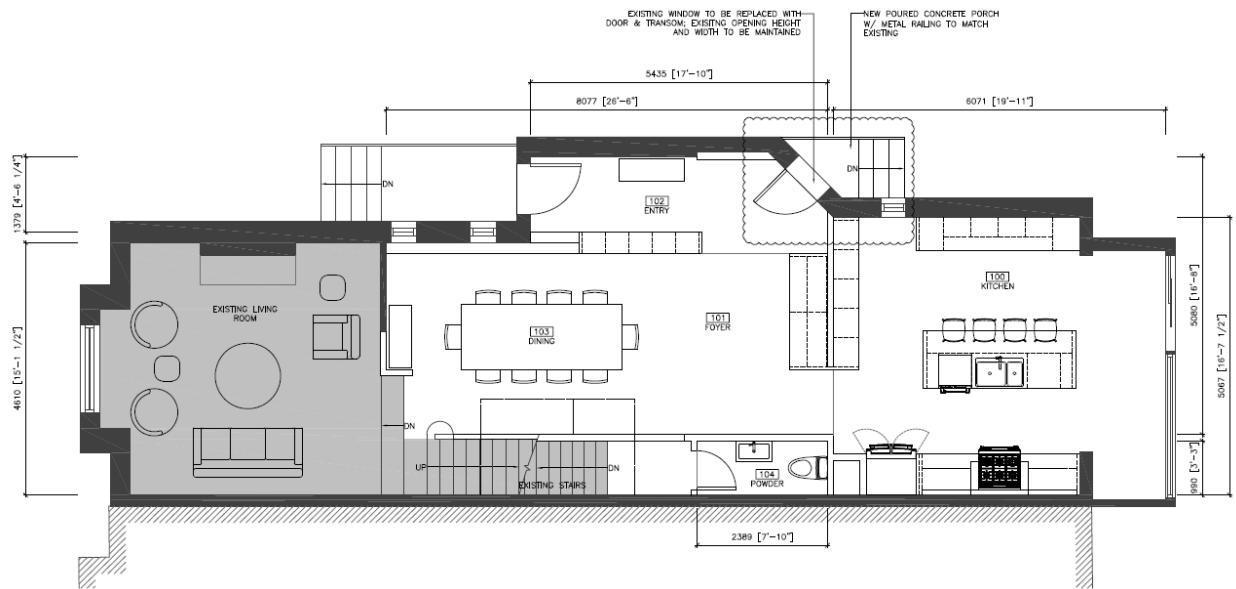
North elevation drawing showing the location of the proposed secondary north entrance and new porch.



Proposed east elevation showing the location of the new door and steps



Proposed basement floor plan, showing the existing basement window to be closed and covered by a new porch at the north side of the building at 129 Bedford Road



Proposed ground floor plan, showing the existing window to be converted to a door leading to a new porch at the north side of the building at 129 Bedford Road