



# Decision Letter

## Toronto Preservation Board

<b>Meeting No.</b>	17	<b>Contact</b>	Ellen Devlin, Committee Administrator
<b>Meeting Date</b>	Tuesday, September 29, 2020	<b>Phone</b>	416-392-7033
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	teycc@toronto.ca
<b>Location</b>	Committee Room 3, City Hall	<b>Chair</b>	Sandra Shaul

PB17.1	ACTION	Adopted		Ward: 11
--------	--------	---------	--	----------

### Alterations to a Property Designated Under Part V of the Ontario Heritage Act - 32 Rowanwood 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 property at 32 Rowanwood Avenue, in accordance with Section 42 of the Ontario Heritage Act, with such alterations substantially in accordance with plans and drawings prepared by Cusimano Architect, dated August 11, 2020 and filed with the Senior Manager, Heritage Planning, Urban Design, City Planning and the Heritage Impact Assessment (HIA), dated May 3, 2019 and revised on August 14, 2020, prepared by ERA Architects Inc., and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning, and subject to the following additional conditions:

a. That prior to the final Site Plan Approval for the property at 32 Rowanwood Avenue, the owner shall:

1. Provide a detailed Conservation Plan prepared by a qualified heritage consultant, that is consistent with the conservation strategy set out in the Heritage Impact Assessment dated May 3, 2019 and revised on August 14, 2020, prepared by ERA Architects Inc., to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

2. Provide final site drawings substantially in accordance with the approved Conservation Plan required in Recommendation 1.a.1 to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

3. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning to secure all work included in the approved Conservation Plan.

b. That prior to the issuance of any permit for all or any part of the property at 32 Rowanwood Avenue, including a heritage permit or a building permit, but excluding

permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, Urban Design, City Planning, the owner shall:

1. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.1. including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

c. That prior to the release of the Letter of Credit, as required in recommendation 1.a.3 the owner shall:

1. Provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work has been completed in accordance with the Conservation Plan standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

## **Decision Advice and Other Information**

Nathan Bortolin, Assistant Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on Alterations to a Property Designated Under Part V of the Ontario Heritage Act - 32 Rowanwood Avenue.

## **Origin**

(September 4, 2020) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

## **Summary**

This report recommends that City Council approve the proposed alterations to the heritage building, known as the Rosecourt Apartments, at 32 Rowanwood Avenue under Section 42 of the Ontario Heritage Act. This building was constructed in 1912-1913 and is designated under Part V of the Ontario Heritage Act as part of the South Rosedale Heritage Conservation District (SRHCD). It is noted as a Category "C" building within SRHCD Study. Category "C" buildings have "contextual significance, which contribute to the heritage character of South Rosedale..." Prior to refurbishment works commencing on site this building contained nine rental apartment units.

The proposal involves extensive alterations and a roof addition to increase the usable floor space within the building and add five new rental residential units. The alterations include: a fourth-storey addition; replacement of windows to match original windows; alterations to some original openings; introduction of new openings facing Rowanwood Avenue and the replacement of existing balconies and railings facing Rowanwood Avenue.

Heritage Planning has worked with the applicant to ensure that the proposed alterations meet the general intent of the SRHCD Study's guidelines and will not have a negative impact on the existing heritage building and existing context within the SRHCD. The applicant still needs to apply for approval under the Planning Act (minor variance and site plan approval) and therefore this application relates solely to the approval that is required under the provisions of the Ontario Heritage Act. Future planning applications will be assessed against approvals under the Act and conditions will be secured as appropriate.

## **Background Information**

(September 4, 2020) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Alterations to a Property Designated Under Part V of the Ontario Heritage Act - 32 Rowanwood Avenue

<http://www.toronto.ca/legdocs/mmis/2020/pb/bgrd/backgroundfile-156579.pdf>

(September 28, 2020) Presentation from the Heritage Planner, Heritage Preservation, Urban Design, City Planning - Alterations to a Property Designated Under Part V of the Ontario Heritage Act -32 Rowanwood Avenue

<http://www.toronto.ca/legdocs/mmis/2020/pb/bgrd/backgroundfile-157063.pdf>

## **Communications**

(September 25, 2020) Submission from Philip Evans, ERA Architects (PB.Supp.PB17.1.1)

<http://www.toronto.ca/legdocs/mmis/2020/pb/comm/communicationfile-119467.pdf>

## **Speakers**

Philip Evans, ERA Architects

Daniel Cusimano, Cusimano Architect Incorporated

Matthew Ruggieri