

Demolition of a Structure within the South Rosedale Heritage Conservation District and Approval of a Replacement Structure - 12 Cluny Drive

Date: January 4, 2022

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: University-Rosedale - Ward 11

SUMMARY

This report recommends that City Council approve the demolition of a "C" rated building within the South Rosedale Heritage Conservation District (SRHCD), and approve the design of a replacement house located at 12 Cluny Drive in accordance with Section 42(1) 2 and 42 (1) 4 of the Ontario Heritage Act. This property is designated under Part V of the Ontario Heritage Act.

The SRHCD Plan allows for the demolition of a "C" rated building provided that the replacement building design complies with the SRHCD Plan guidelines for new buildings and the applicable zoning by-laws. The proposed new three-storey house meets the general intent of the SRHCD Plan's guidelines and would not detract from nearby rated heritage buildings in the immediate context.

The subject application also requires approval under the Planning Act (Minor Variance). The recommendations contained within this report relate solely to approvals required under the provisions of the Ontario Heritage Act.

RECOMMENDATIONS

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

1. City Council approve the demolition of the heritage building at 12 Cluny Drive, a "C" rated structure in the South Rosedale Heritage Conservation District, in accordance with Section 42 (1) 4 of the Ontario Heritage Act and the erection of a building in accordance with Section 42 (1) 2 of the Ontario Heritage Act subject to the following:

a. City Council approve the replacement structure for 12 Cluny Drive as shown in the plans and elevations submitted by the applicant and prepared by Harari Pontarini Architects, dated May 14, 2021 and on file with the Senior Manager, Heritage Planning, 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 12 Cluny Drive including a demolition permit, but excluding permits for interior work, repairs and maintenance and usual and minor works for the existing "C" rated 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. Photo documentation of the existing structure at 12 Cluny Drive.
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 Harari Pontarini Architect, dated May 14, 2021 and the SRHCD Plan.

FINANCIAL IMPACT

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

DECISION HISTORY

Council adopted the South Rosedale Heritage Conservation District (SRHCD) on February 4, 5 and 6, 2003 (By-law 115-2003), enacted on February 7, 2003:

<https://www.toronto.ca/legdocs/bylaws/2003/law0115.pdf>

There have been no previous reports to Council regarding the property at 12 Cluny Drive.

BACKGROUND

Proposal

The property at 12 Cluny Drive is located within the South Rosedale Heritage Conservation District (SRHCD). The existing two and a half storey detached house-form building on this property is "C" rated within the SRHCD Plan. The proposal is to demolish the existing house and construct a new three storey single family house. Permission is required under Section 42 (1) 4 of the Ontario Heritage Act to demolish a building on a property within a heritage conservation district and under Section 42 (1) 2

of the said Act to erect a building or structure on a property in a heritage conservation district.

Heritage Policy Framework

The City of Toronto Official Plan provides 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.

Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada

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

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

South Rosedale Heritage Conservation District (SRHCD) Plan

On February 4, 5 and 6, 2003 Toronto City Council adopted the SRHCD under Part V, Section 42 of the Ontario Heritage Act, enacted by Council on February 7, 2003 under By-Law 115-2003.

The subject property at 12 Cluny Drive is located within the South Rosedale Heritage Conservation District (SRHCD) Plan. At the time the SRHCD Study was undertaken, this property was assigned a "C" rating meaning that the building has "...contextual significance, which contribute to the heritage character of South Rosedale as identified in the Heritage Evaluation or determined by further review and evaluation (Section 5.3.2).

The SRHCD Plan's section 5.3.4 Demolition Guidelines states:

5.3.4 Guidelines for Demolition Guidelines in this section are for all buildings in the district. In general demolition is to be discouraged but it is acknowledged that the impact of demolition may vary depending upon the heritage evaluation category of the building in question:

Demolition of buildings in the "C" category is generally considered appropriate only if the proposed replacement building, as shown in the issued building permit, is equally able or more able to contribute to the heritage character of the district and is acceptable under these guidelines and the zoning by-law.

Section 5.3.3 says that new buildings "should contribute to and not detract from the variety and heritage character of the district." It also says they "should be designed to be compatible with the heritage buildings in terms of scale, massing, height, setback and entry level" and that the roof should be designed "so that the apparent height is compatible with that of its neighbours and is not visually overwhelming to neighbouring buildings."

The SRHCD Plan notes that the trees and shrubs give South Rosedale a "park-like quality" but it does not include any policies or guidelines with respect to landscaping.

Area Context

Contextually, Cluny Drive is a relatively short street aligning north/south, located between Cluny Avenue to the north and Rosedale Road to the south.

The subject property at 12 Cluny Drive is situated on the west side of Cluny Drive and is the third house south of Cluny Avenue, with a rear yard facing onto Severn Creek Park to the west. It contains a "C" rated building as per the SRHCD Plan. Adjacent properties on the same side of the street at 18 Cluny Drive to the north and 10 Cluny Drive to the south have "unrated" and "C" ratings respectively. Across the street, adjacent properties include an "unrated" property at 15 Cluny Drive and "C" rated properties at 7 and 9 Cluny Drive.

The buildings along Cluny Drive vary in design and height. A height comparison that was submitted by the applicant is included in Attachment 3.

According to the Heritage Impact Assessment prepared by ERA Architects Inc., the existing two and a half storey house at 12 Cluny Drive was constructed in 1921 with unrelieved stucco, brick, asphalt shingles and concrete lintels that do not display a high degree of craftsmanship. The house was designed by the firm of Wickson & Gregg and is considered by ERA Architects Inc. to "not figure prominently in their portfolio of work" or be a "representative example or reflection of their work."

The house is designed with Georgian Revival and Arts and Crafts elements including a hipped roof with dormers and bellcast balcony on the west elevation, however, the building's detailing is limited to wood window sills and storm shutters with decorative elements. The primary elevation includes a garage with a pitched roof as a predominant feature and this blocks much of the view of the main house from the public realm. In addition the house is set back over 15m and is surrounded by mature landscaping which further limits its visibility from the street.

Alterations were undertaken to the house including the removal and replacement of an original bay along the south elevation with a single-storey greenhouse, the removal of an original front ground floor window to create a new entrance and the replacement of three small dormers along the south elevation with a single larger dormer. The interior of the building was also modified to create three apartment units.

Proposed Development

The proposal seeks permission under the Ontario Heritage Act to demolish an existing "C" rated building within the SRHCD and to construct a new building.

The proposed new three storey house is set closer to the road than the existing building but its front yard setback has been designed to transition between the setbacks of the two adjacent properties. It is considerably wider than the existing house and instead of a garage at grade the proposal includes a driveway along the north side of the building sloping down to below grade parking. A reflecting pool is proposed in its front and side yards and although some of the trees closest to the house will be removed the existing mature trees within the road allowance at the front of the property will remain. The proposed house would be clad in French limestone with ashlar limestone chimneys and would include large clear glazed bays with windows set in bronze frames and vertical bronze fins and grey/green roof slates.

As this property backs on to the Severn Creek Park, Toronto and Region Conservation Authority approval was required and has been granted for this proposed new building.

Minor variances to the applicable zoning by-law is required under the Planning Act.

COMMENTS

The SRHCD Plan says that the "demolition of a "C" rated building will generally be permissible if the proposed replacement building is "equally able or more able to contribute to the heritage character of the district and is acceptable under these guidelines and the zoning by-law." When considering the contribution the existing "C" rated building makes to the "heritage character" of this part of South Rosedale Heritage Planning staff have to take into account the fact that the existing house is largely hidden from view from the street (because of its orientation, the mature landscaping in the road allowance and deep front yard setback) and that its original character has been altered.

The design of the proposed new three storey house is by Harari Pontarini Architects. The existing front yard of the subject property is deeper than most of the properties along this side of Cluny Drive and although the proposed new building will be positioned closer to the street its front yard setback has been designed to transition between those of the two adjacent properties. In this way its setback is considered compatible within this part of Cluny Drive.

The proposal would remove some trees and vegetation from close to the existing house and include a large reflective pool within the front and side yards, however the pool will be positioned behind the existing landscaped road allowance. As such the visual impact from the public realm would be lessened and the "park-like" quality of this part of South Rosedale will be respected.

The roof form of the proposed new house is considered compatible with that of the streetscape of Cluny Drive and the pitched roof sloping down to the street lessens the

visual impact of the third storey. Following discussions with Heritage Planning staff, the applicant reduced the visual impact of the building by modulating the massing along the primary elevation and stepping back the third storey by approximately 5m above the second storey.

The overall height and massing of the proposed house is similar to that of other houses in this part of South Rosedale and the contemporary design includes high quality materials. As such it is considered to comply with the SRHCD Plan guidelines for new buildings and to be "equally able or more able to contribute to the heritage character" of South Rosedale.

CONCLUSION

Heritage Planning has no concerns with the demolition of the existing "C" rated building at 12 Cluny Drive and staff recommend approval of the proposed replacement structure as it is consistent with the guidelines of the SRHCD Plan and will be an appropriate addition to the existing streetscape within this part of South Rosedale and Cluny Drive.

The proposal also requires approval under the Planning Act (Minor Variance) and therefore the recommendations in this report relate solely to approvals required under the provisions of the Ontario Heritage Act.

CONTACT

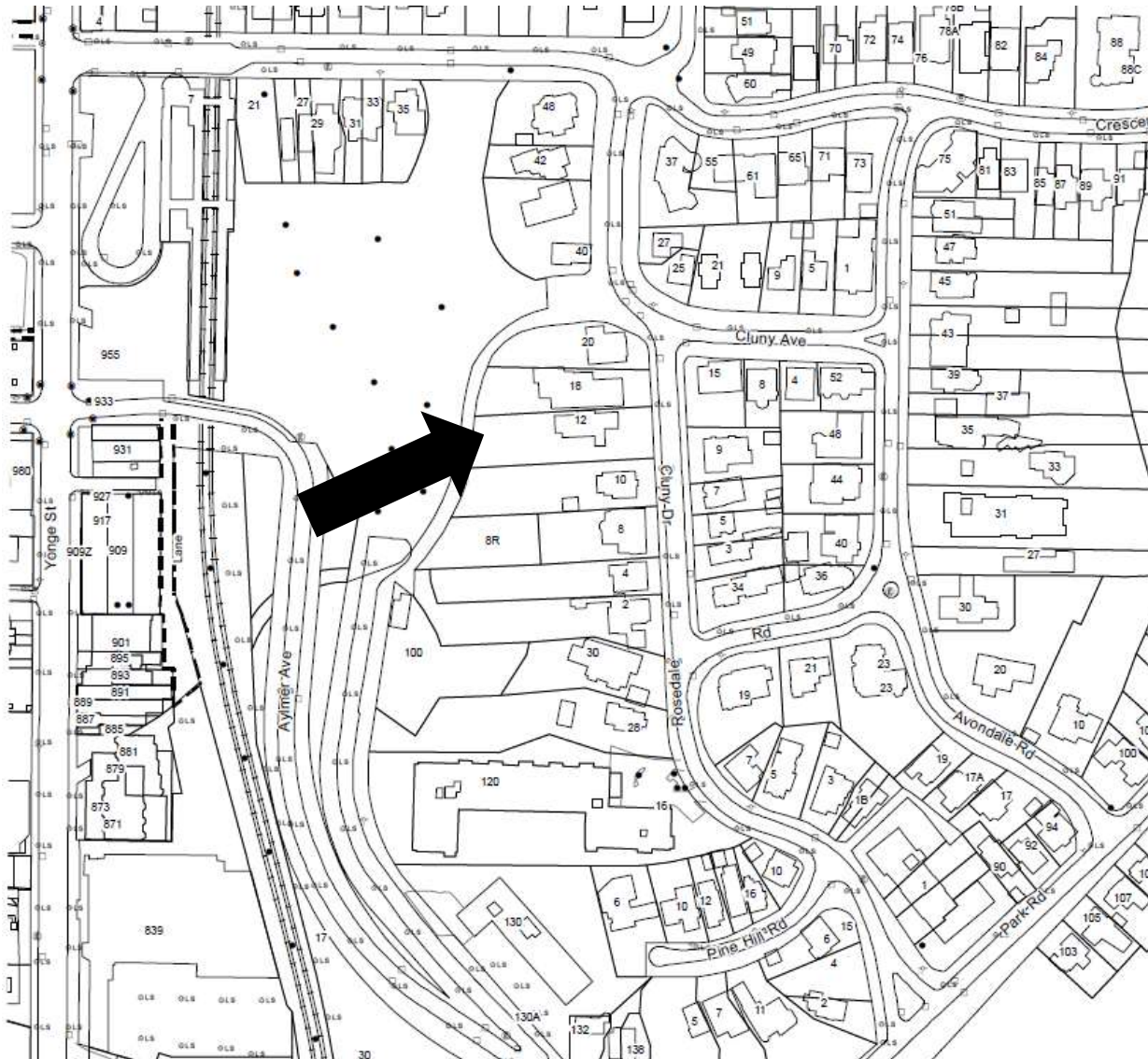
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SIGNATURE

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ATTACHMENTS

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



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.

(Source: ERA Architects Inc.)



Photograph of the east elevation (front) of the existing house as seen from the street



Photograph of the south side elevation including views of the greenhouse and portion of east elevation (front) of the existing house with attached garage.



View of the south elevation showing original primary entry with modified canopy (1968)



View of North (side) elevation.

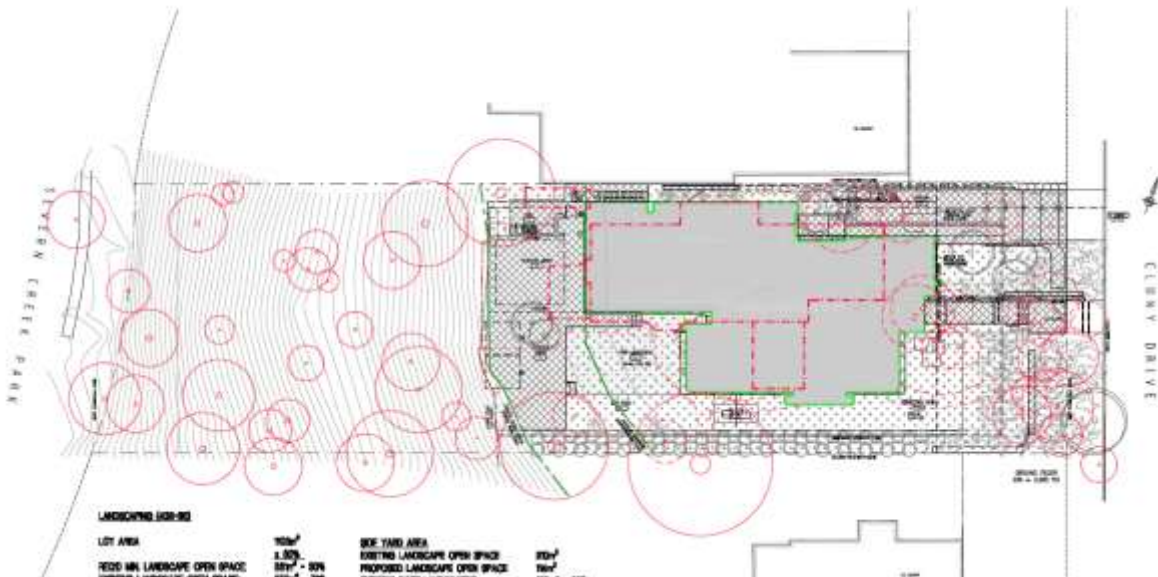
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Architectural section drawing of a building. The drawing shows a cross-section of the structure, including a steep gabled roof and a sloped cap wall. Key features and annotations include:

- WALL WITH 5:12 SLOPED CAP**: Located at the top of the main structure.
- GLASS-COLORED WALL RESINING ON SLOPED CAP WALL**: Located below the main sloped cap wall.
- 13:12 SLOPE**: Indicated on the left side of the roof structure.
- FACE OF EMENTMENT GARAGE DOOR**: Located at the bottom center of the drawing.
- Elevation Markers (Right Side)**: A series of horizontal lines with numerical values indicating elevations: 150', 145', 140', 135', 130', 125', 120', 115', 110', 105', 100', 95', 90', 85', 80', 75', 70', 65', 60', 55', 50', 45', 40', 35', 30', 25', 20', 15', 10', 5', 0'.
- Structural Elements**: The drawing shows various structural components, including walls, floors, and a staircase.

Architectural section drawing of a building. The drawing shows a cross-section of the structure, including a sloped roof with a 5:12 slope, a vertical wall, and a section with a 16:12 slope. A label 'ANCHOR COLUMN' points to a structural element. The drawing also shows a foundation and a section with a 12:12 slope. The building is surrounded by trees and a landscape.

DRAWINGS OF PROPOSAL - 12 CLUNY DRIVE

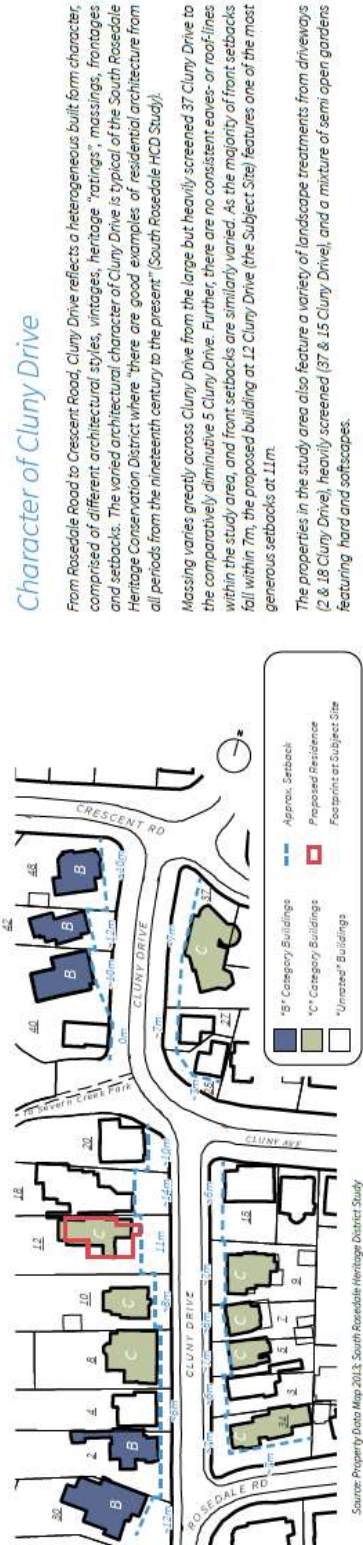


Proposed landscape plan of the property at 12 Cluny Drive, with the footprint of the existing house outlined in a dashed red line along with that of the proposed new house shaded grey. Partial footprints of adjacent houses are shown to compare front yard setbacks.



Coloured rendering showing relationship of proposed new house at 12 Cluny Drive in the centre with 10 Cluny Drive to the south (left) and 18 Cluny Drive to the north (right)

DRAWINGS OF PROPOSAL - 12 CLUNY DRIVE



Comparable photos and figure ground illustrating primary elevations, front yard setbacks, footprint of houses and rating of 12 Cluny Drive with other properties on the street. (Source: ERA Architects Inc.)