

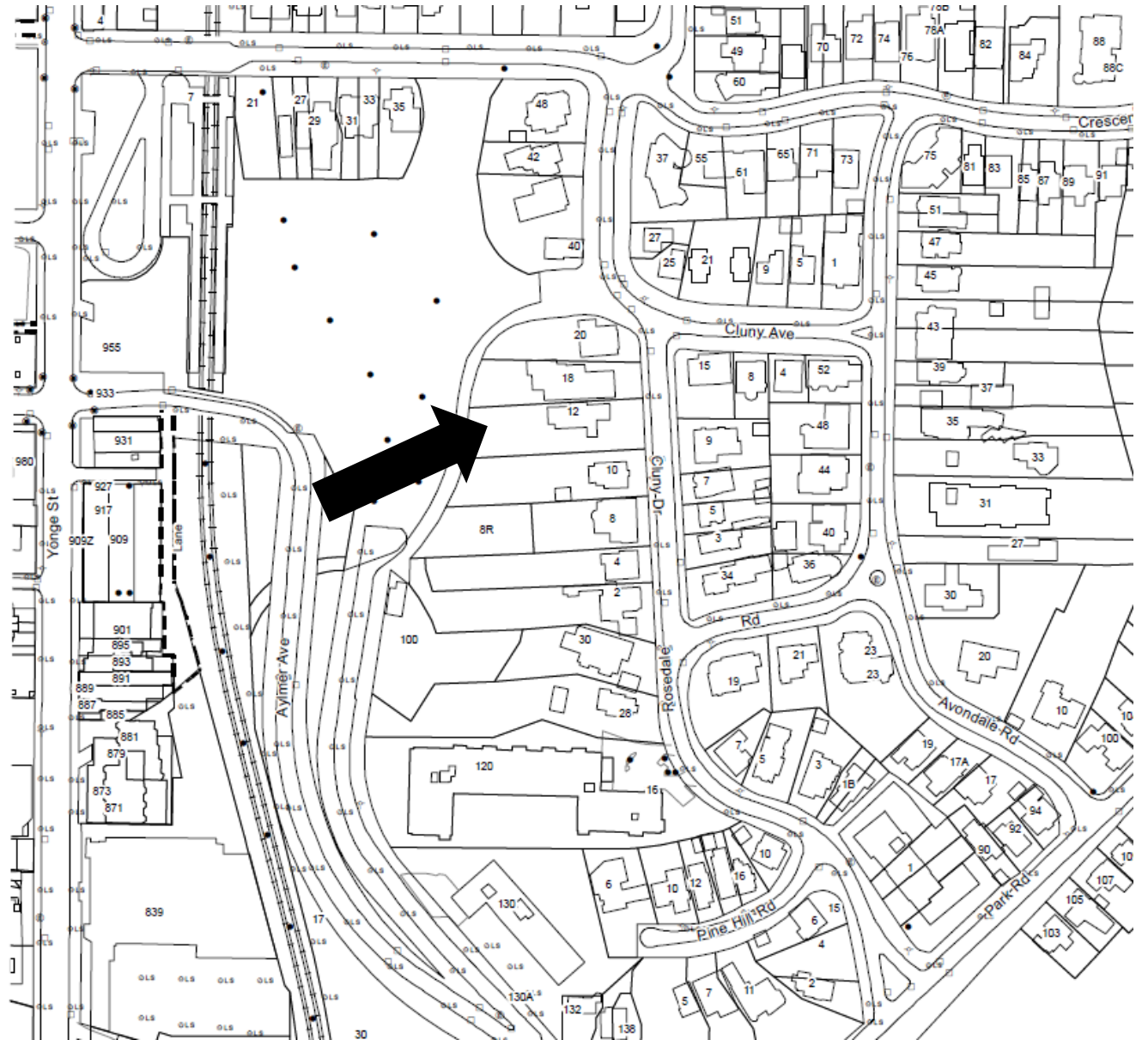


PB30.6

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

PB30.6 12 Cluny Drive

This location map is for information purposes only; the exact boundaries of the property are not show. The arrow marks the location of the site.



PB30.6
12 Cluny Drive

Existing House

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.



PB30.6
12 Cluny Drive

Existing House

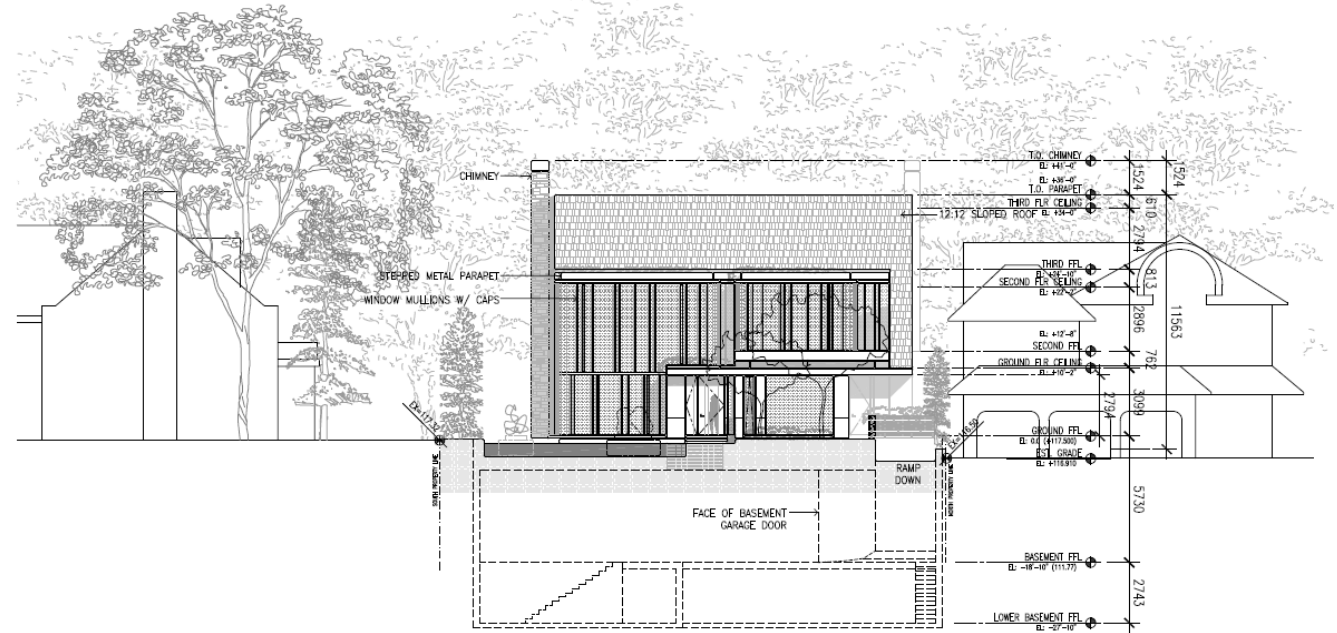


View of the south elevation showing
original primary entry with modified
canopy (1968)

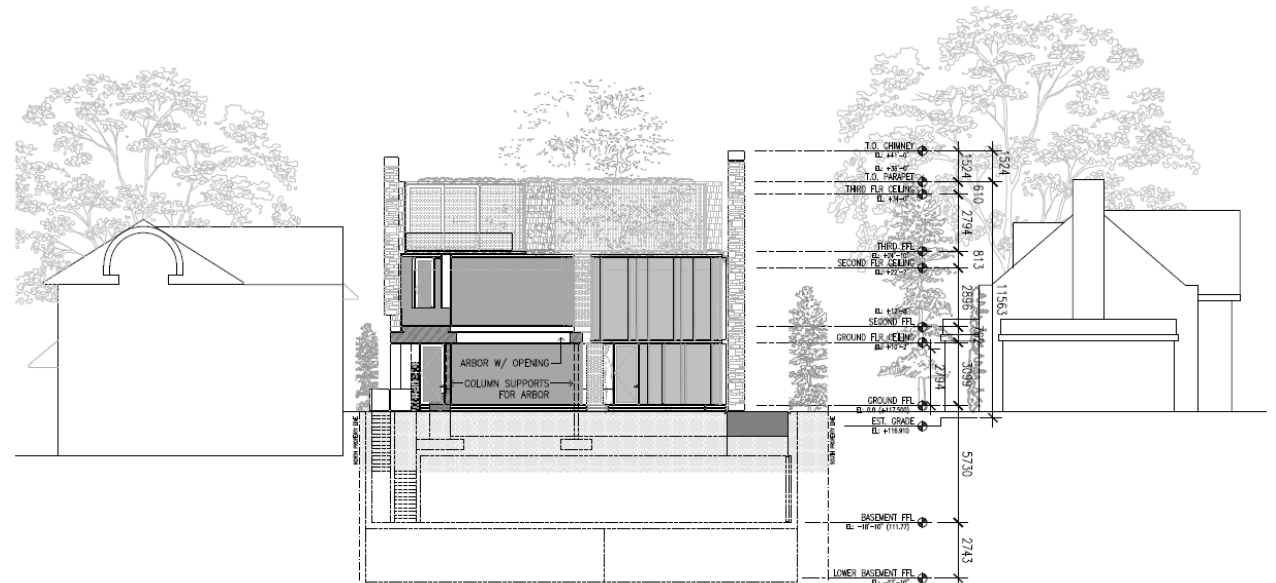
PB30.6 12 Cluny Drive

Proposed New House

Proposed East (primary) Elevation of
the new house facing Cluny Drive



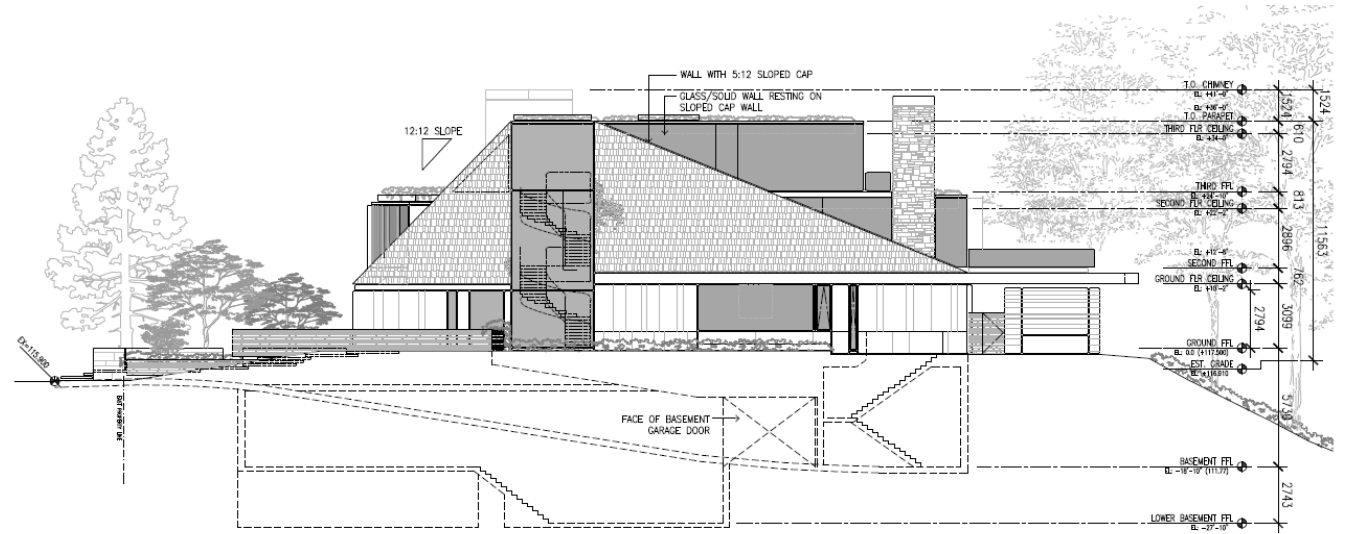
Proposed West (rear) Elevation
facing Severn Creek Park



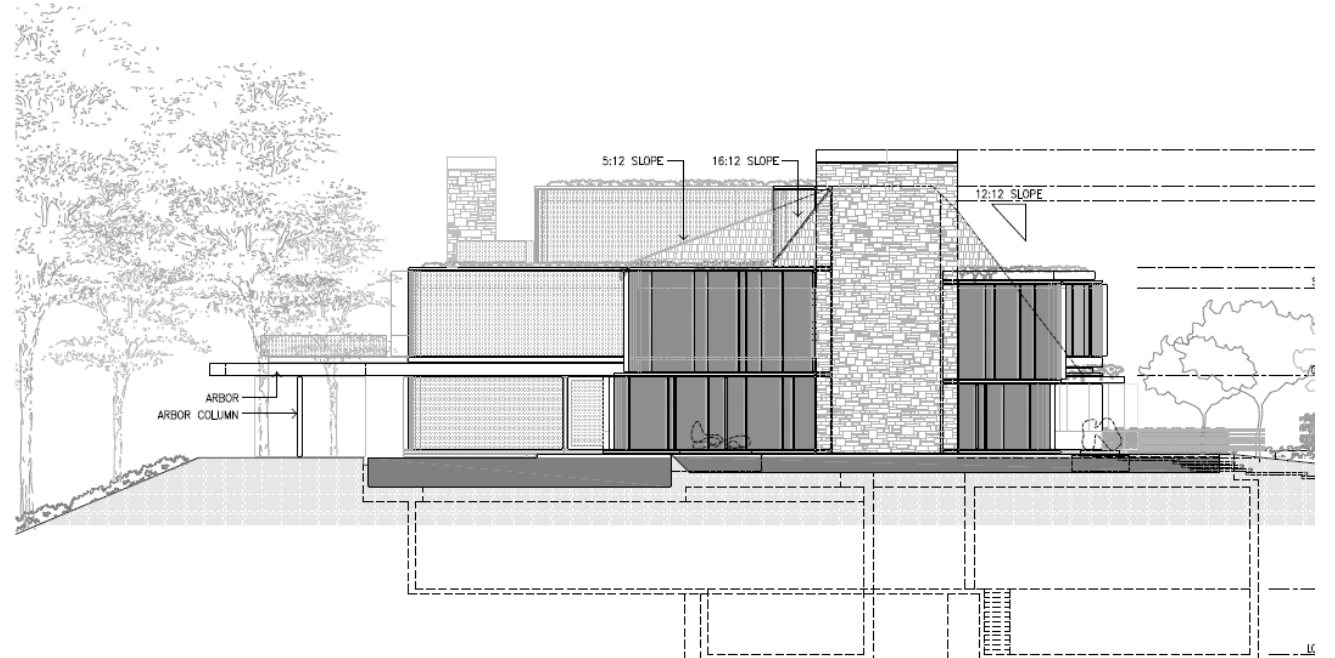
PB30.6 12 Cluny Drive

Proposed New House

Proposed North (side) Elevation



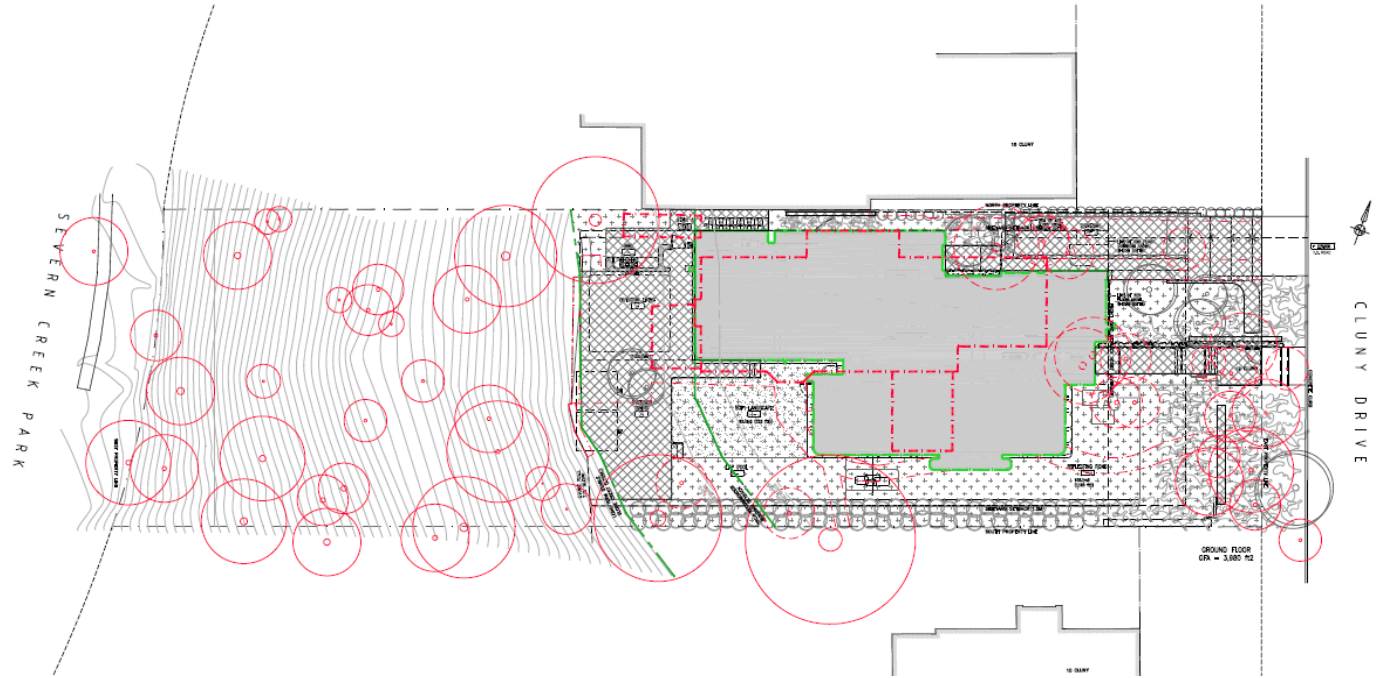
Proposed South (side) Elevation



PB30.6 12 Cluny Drive

Proposed New House

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.

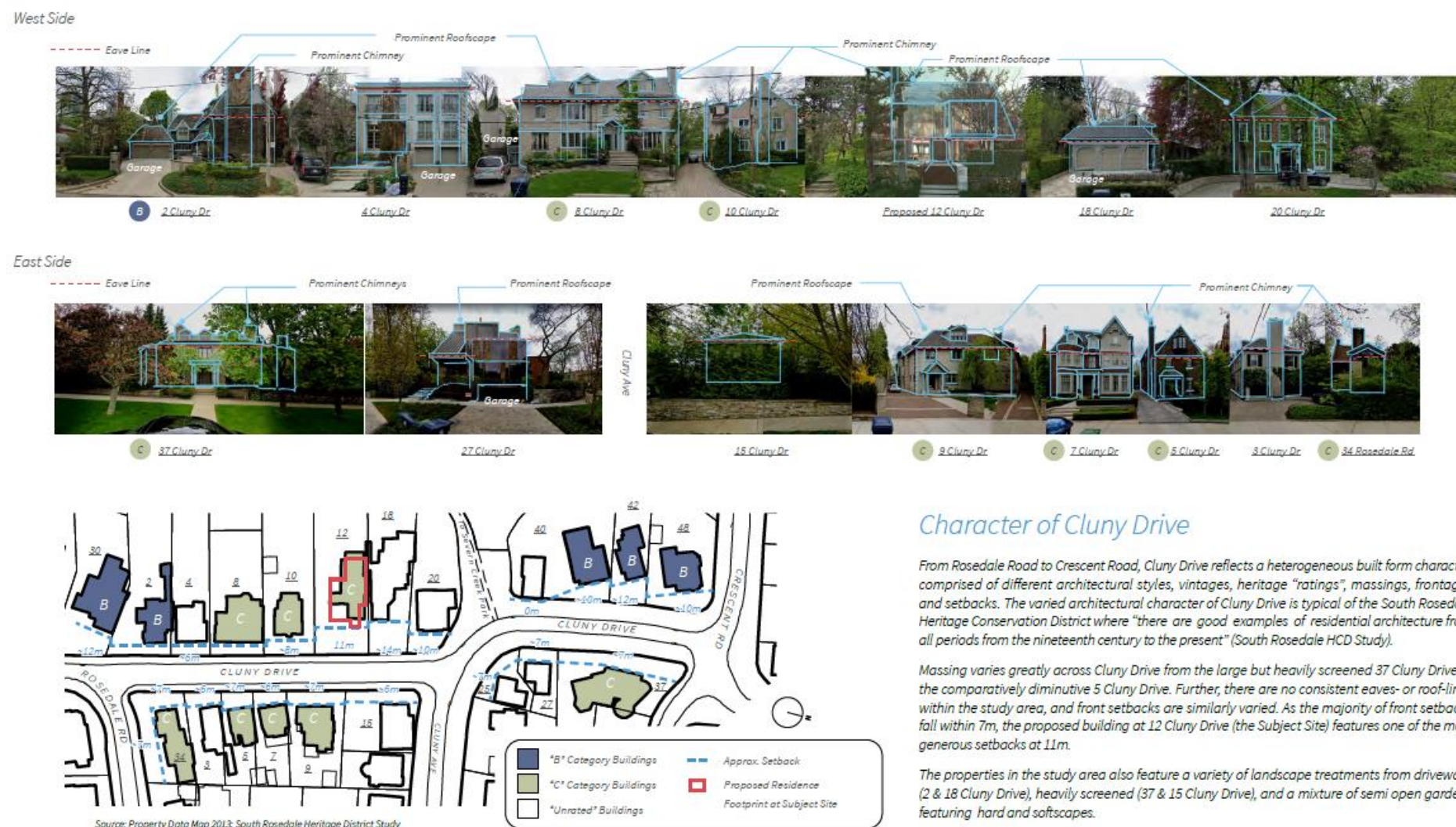


Coloured rendering showing relationship of proposed new house at 12 Cluny Drive in the centre with 10 Cluny Drive to the south (left) and 18 Cluny Drive to the north (right)



PB30.6 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



Character of Cluny Drive

From Rosedale Road to Crescent Road, Cluny Drive reflects a heterogeneous built form character, comprised of different architectural styles, vintages, heritage "ratings", massings, frontages and setbacks. The varied architectural character of Cluny Drive is typical of the South Rosedale Heritage Conservation District where "there are good examples of residential architecture from all periods from the nineteenth century to the present" (South Rosedale HCD Study).

Massing varies greatly across Cluny Drive from the large but heavily screened 37 Cluny Drive to the comparatively diminutive 5 Cluny Drive. Further, there are no consistent eaves- or roof-lines within the study area, and front setbacks are similarly varied. As the majority of front setbacks fall within 7m, the proposed building at 12 Cluny Drive (the Subject Site) features one of the most generous setbacks at 11m.

The properties in the study area also feature a variety of landscape treatments from driveways (2 & 18 Cluny Drive), heavily screened (37 & 15 Cluny Drive), and a mixture of semi open gardens featuring hard and softscapes.