

Demolition of a Structure within the South Rosedale Heritage Conservation District and Approval of a Replacement Structure - 31 Nanton Avenue

Date: June 17, 2022

To: Toronto Preservation Board

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 31 Nanton Avenue 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 detached 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 31 Nanton Avenue, 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 31 Nanton Avenue as shown in the plans and elevations submitted by the applicant and prepared by ERA Architects on April 25th, 2022 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 31 Nanton Avenue 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 31 Nanton Avenue.
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 ERA Architects on April 25th, 2022 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 31 Nanton Avenue.

BACKGROUND

Proposal

The property at 31 Nanton Avenue 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 31 Nanton Avenue 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 states that new buildings "should contribute to and not detract from the variety and heritage character of the district." It also states 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

The subject site contains a two-and-a-half storey residential building. Located in the southeastern corner of the City of Toronto's South Rosedale neighbourhood, 31 Nanton is situated on the east side of Nanton Avenue between Elm Avenue and Dale Avenue.

Contextually, 31 Nanton Avenue is a short and straight residential street that is characterized by a collection of late-19th to early-20th century residential buildings, interspersed with contemporary single-family residential buildings. Most of the buildings along Nanton Avenue were constructed between 1905 and 1913, they feature an eclectic mix of architectural styles, including Edwardian, Arts and Crafts, "Annex Style", Tudor Revival, and Neo-Georgian. The various architectural styles on Nanton Avenue consistently feature lively and complex roofscapes and a variety of materials that include brick, stone, wood siding and stucco.

Adjacent properties on the same side of the street at 33 Nanton Avenue to the north and 25-27 Nanton Avenue to the south have "B" and "C" ratings respectively. Across the street, adjacent properties include two "B" rated properties at 30 and 32 Nanton Avenue. The buildings along Nanton Avenue vary in setback, massing and height. A visual reference and comparison to neighbouring properties that was submitted by the applicant is included in Attachment 4.

According to the Heritage Impact Assessment prepared by ERA Architects Inc., the existing two and a half storey house at 31 Nanton Avenue was designed in 1904 by draftsman John Michael at the firm of E.J. Lennox. The house was designed in a simple English Art & Crafts vernacular mode but with minimal detailing. The original design employed a wide asymmetrical flared eave porch which partially engaged the angled bay. The entrance porch has since been removed and replaced with a narrow flat roof portico, greatly changing the appearance of the building from the public street. In the early-21st century, a one-storey garage with a hipped roof was added to the south elevation of the house set back from the street.

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.

In accordance with SRHCD Plan guidelines:

1. 5.3.3 (B) – The proposed development is designed to be compatible with adjacent heritage properties in scale, massing, height, and setback. The proposed development's entry level is lower than neighbouring properties to accommodate accessible barrier free access.

2. 5.3.3 (C) – The roof profile of the proposed development is designed to meet the eaves lines and parapet of adjacent properties. The scale, massing, height and roofscape does not visually overwhelm neighbouring buildings.

The proposed new house retains a similar front yard setback to the existing house and this transitions between the setbacks of the two adjacent properties. It is two-and-a-half storeys high with a prominent front gable set above a two-storey bay window. Its height is similar to that of the adjacent Category "B" building at 33 Nanton Avenue and it is proposed to be clad in red brick and sandstone with copper details and a slate roof.

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 the loss of its original porch undermined its Arts and Crafts architectural style and its shallow hipped roof and lack of roof ornamentation makes it appear smaller and more modest than the neighbouring buildings when viewed from the public realm.

The design of the proposed new house includes compatible materiality, height, scale, setback, eaves lines and architectural features such as a prominent front gable and bay window that relate to the adjacent heritage properties. Moreover the roof profile relates to the eaves lines of the houses on either side and the ridge height relates to that of the adjacent "B" rated building at 33 Nanton Avenue.

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

The proposal would retain areas of hard paving in the front yard but it is noted that the amount of paving within the road allowance is being reduced. The mature tree that is within the road allowance at the front of the subject property is being retained and hedges are proposed along the sides of the property. As such, when viewed from the public realm the proposal will make a positive contribution to the landscape character of the subject property and will support and maintain the "park-like" quality of this part of South Rosedale.

Heritage Planning staff are therefore of the opinion that the proposed demolition of the existing "C" rated building at 31 Nanton Avenue, and the proposed replacement structure, are consistent with the guidelines of the SRHCD Plan and other applicable policies and guidelines. It is recommended that City Council approve the application under Section 42 of the Ontario Heritage Act.

The proposal also requires approval under the Planning Act (Minor Variance) and the recommendations in this report relate solely to approvals required under the provisions of the Ontario Heritage Act. Staff will continue to provide comment within the planning process, including citing heritage conditions as necessary.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Photographs
Attachment 3: Drawings of proposed replacement dwelling
Attachment 4: Scale, massing and setback analysis

LOCATION MAP

ATTACHMENT 1

31 Nanton Avenue



Location Map showing 31 Nanton Avenue in regards to its surrounding context. 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 – City of Toronto Data Map)

PHOTOGRAPHS

ATTACHMENT 2

31 Nanton Avenue



Photograph of the west elevation (front) of the existing house (Source – ERA Architects)



Photographs of context of 31 Nanton Avenue (Source – ERA Architects)



West (principal) facade elevation of proposed development. (Source – ERA Architects)



North (side) facade elevation of proposed development.



South (side) elevation of the proposed development.



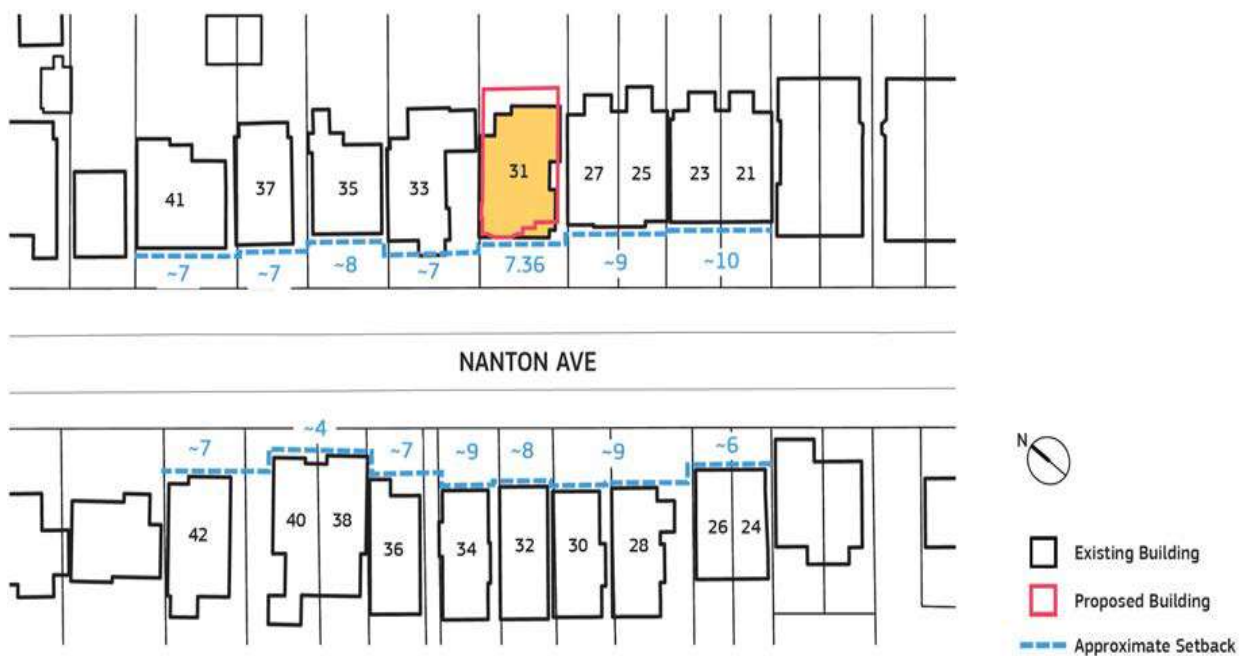
Rendering of west (principal) elevation (Brandon Bergem, 2022).



Rendering of north and west elevations (Brandon Bergem, 2022).



Study of scale, massing, height and eave lines between proposed development and neighbouring properties. (Source – ERA Architects)



Study of setback of proposed development and neighbouring properties. (Source – ERA Architects)