

Toronto Preservation Board

Meeting No.	4	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Thursday, March 23, 2023	Phone	416-392-7033
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB4.9	ACTION	Adopted		Ward: 12
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63 Old Forest Hill Road - Alterations and Demolition of Heritage Attributes to a Designated Heritage Property

Board Decision

The Toronto Preservation Board recommends to the Toronto and East York Community Council that:

1. City Council approve:

- a. The alterations to the designated property at 63 Old Forest Hill Road, in accordance with Section 33 of the Ontario Heritage Act to allow for the construction of a new 3-storey rear addition with such alterations being substantially in accordance with the plans and drawings dated February 9, 2023, prepared by Hariri Pontarini Architects Inc. and the Heritage Impact Assessment prepared by ERA Architects Inc., February 17, 2023 all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning, Heritage Planning and subject to conditions as set out below.
- b. The demolition of some of the heritage attributes of the designated heritage property at 63 Old Forest Hill Road, in accordance with Section 34(1)1 of the Ontario Heritage Act to allow for the construction of a new 3-storey rear addition substantially in accordance with the plans and drawings dated February 9, 2023, prepared by Hariri Pontarini Architects Inc. and the Heritage Impact Assessment prepared by ERA Architects Inc., February 17, 2023 all subject to and in accordance with a Conservation Plan satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning, Heritage Planning and subject to conditions as set out below.

2. City Council direct that its consent to the application to alter the designated property at 63 Old Forest Hill Road under Part IV, Section 33 of the Ontario Heritage Act and its consent to the demolition of some of the heritage attributes of the designated heritage property at 63 Old Forest Hill Road, under Part IV, Section 34(1)1 of the Ontario Heritage Act are also subject to the following conditions:

a. The Owner shall:

1. Provide a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for 63 Old Forest Hill Road dated February 17, 2022 prepared by ERA Architects Inc., to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning, Heritage Planning.

2. Provide a detailed Landscape Plan for the property at 63 Old Forest Hill Road, satisfactory to the Senior Manager, Heritage Planning, Urban Design, City Planning, Heritage Planning.

b. That prior to the issuance of any permit for all or any part of the property at 63 Old Forest Hill Road, 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, Heritage 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 2.a.1 above 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, Heritage Planning.

2. Provide building permit drawings, including notes and specifications that are keyed to the approved Landscape Plan required in Recommendation 2.a.2 above to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning, Heritage Planning.

Decision Advice and Other Information

Ragini Dayal, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 63 Old Forest Hill Road - Alterations and Demolition of Heritage Attributes to a Designated Heritage Property.

Origin

(March 2, 2023) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on March 23, 2023, the Toronto Preservation Board considered Item [PB4.9](#) and made recommendations to City Council.

Summary from the report (March 2, 2023) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the alterations proposed for the designated heritage property at 63 Old Forest Hill Road under Section 33 of the Ontario Heritage Act. This report also recommends approval of the demolition of some of the property's heritage attributes under Section 34(1)1 of the Ontario Heritage Act. This is in order to construct a contemporary three-storey rear addition.

The property at 63 Old Forest Hill Road, known as the Dorothy (McLaughlin) Tait House contains a 2-storey residential building that was designed by architect Douglas E. Kertland and constructed in 1934. It is considered to be an excellent example of the Arts and Crafts architectural style with Tudor Revival details and is designated under Part IV, Section 29 of the Ontario Heritage Act.

The heritage application proposal will include in situ retention of the primary (west) elevation and parts of the north and south side walls but most of the rear wing would be demolished to allow for the construction of the new addition. The heritage attributes proposed to be demolished include the rear three-car garage, a copper canopy over a side wall, some decorative brick infills, a chimney, some windows and flat headed openings, an original exterior light fitting and the stone knee wall by the south terrace. The heritage value of the Dorothy (McLaughlin) Tait House as an excellent representative of a grand Tudor Revival style dwelling would be lessened by the proposed removal of over half of the original building. In addition the demolition of the original three-car garage would remove the only heritage attribute that demonstrates a direct association of the original owner with the then-burgeoning automotive industry in Canada. Nevertheless most of the heritage attributes that are visible from the public realm would remain and the proposed addition has been carefully designed to create a high quality addition that is both distinguishable from and compatible with the retained heritage fabric of the existing building.

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.

Background Information

(March 2, 2023) Report and Attachments 1 - 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 63 Old Forest Hill Road - Alterations and Demolition of Heritage Attributes to a Designated Heritage Property

(<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-234858.pdf>)

Staff Presentation - 63 Old Forest Hill Road - Alterations and Demolition of Heritage Attributes to a Designated Heritage Property

(<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-235155.pdf>)

Speakers

Michael McClelland, ERA Architects Inc.

