

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

Date: August 8, 2024

To: Toronto Preservation Board

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

Wards: Ward 11 - University Rosedale

SUMMARY

This report recommends that City Council approve the demolition of an "Unrated" building within the South Rosedale Heritage Conservation District (SRHCD), and approve the design of a replacement house located at 14 McKenzie 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 an "Unrated" 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 2-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 Acting Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council approve the demolition of the heritage building at 14 McKenzie Avenue, an "Unrated" 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 14 McKenzie Avenue as shown in the plans and elevations submitted by the applicant and prepared by Contempo Studio dated May 2024 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 14 McKenzie Avenue including a demolition permit, but excluding permits for interior work, repairs and maintenance and usual and minor works for the existing "Unrated" 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 14 McKenzie 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 Contempo Studio dated May 2024 and the SRHCD Plan

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

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 14 McKenzie Avenue.

BACKGROUND

Proposal

The property at 14 McKenzie Avenue is located within the South Rosedale Heritage Conservation District (SRHCD). The existing three storey detached house-form building on this property is "Unrated" within the SRHCD Plan. The proposal is to demolish the existing house and construct a new two 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 Ontario Heritage 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.

South Rosedale Heritage Conservation District 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 114-2003.

The subject property at 14 McKenzie Avenue is located within the South Rosedale Heritage Conservation District. At the time the SRHCD Study was undertaken, this property was determined to be an "Unrated" property within the District. This rating is given to buildings "not included in category 'A', 'B', or 'C', which are not of national, provincial, citywide or contextual heritage significance, do not contribute to the heritage character of South Rosedale or are too recent to be accurately evaluated" (Section 5.3.1).

The SRHCD Plan's section 5.3.4 Demolition Guidelines states:

"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."

Section 5.3.4.C goes on to say:

"Demolition of an "Unrated" building will generally be permissible if the replacement building, as shown in the building permit application, is acceptable under these guidelines and the zoning by-law."

Section 5.3.3 states that new buildings with the SRHCD states:

A "New buildings...should contribute to and not detract from the variety and heritage character of the district".

B "New buildings...should be designed to be compatible with the heritage buildings in terms of scale, massing, height, setback and entry level."

C "The roof profile and location of the eaves lines or the roof parapet should be designed so that the apparent height is compatible with that of its neighbours and is not visually overwhelming to neighbouring buildings".

Area Context

The subject site contains a three storey residential building. Situated in the southeastern corner of the City of Toronto's South Rosedale neighbourhood, 14 McKenzie Avenue is located midblock on the north side of the street between Castle Frank Road and Dale Avenue.

McKenzie Avenue is characterized by a collection of late-19th to early-20th century residential buildings. Most of the buildings along McKenzie Avenue were constructed between 1901 and 1920, featuring an eclectic mix of architectural styles.

Both directly adjacent properties at 12 McKenzie to the west and 16 McKenzie to the East have a "C" rating in the SRHCD plan. The homes along McKenzie Avenue vary in setback, massing and height, lending to the variety of the character of the street.

The existing three storey building was first constructed in the early 20th century. The house was designed in a simple Edwardian style with minimal detail. Since construction, various alterations have eroded its original character and a large three storey front addition with a mansard roof was completed in the 1980's. These changes resulted in the subject property having an "Unrated" status within the HCD plan.

Proposed Development

The proposal seeks permission under the Ontario Heritage Act to demolish an existing "Unrated" building within the South Rosedale Heritage Conservation District and to construct a new building.

Heritage Planning staff worked with the owner to reduce the height and front yard setback of the proposed new house. It now has similar front and side yard setbacks to that of the adjacent houses. The proposed front yard set back is also less than that of the existing house. The height of the proposed house has also been reduced to 10.31m. This is slightly less than that of the existing house and it is also less than the height of the adjacent houses at 12 and 16 McKenzie Avenue. As such its scale, massing, height, setback and entry level are considered compatible with that of the adjacent heritage buildings. The roof profile and the location of the eaves line is also considered to be compatible with that of the neighbouring houses. As such the proposed new house does not breach the SRHCD Plan guidelines.

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.

COMMENTS

Heritage Planning staff are of the opinion that the proposed demolition of the existing "Unrated" building at 14 McKenzie 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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Urban Design, City Planning

ATTACHMENTS

Attachment 1: Location Map

Attachment 2: Photographs

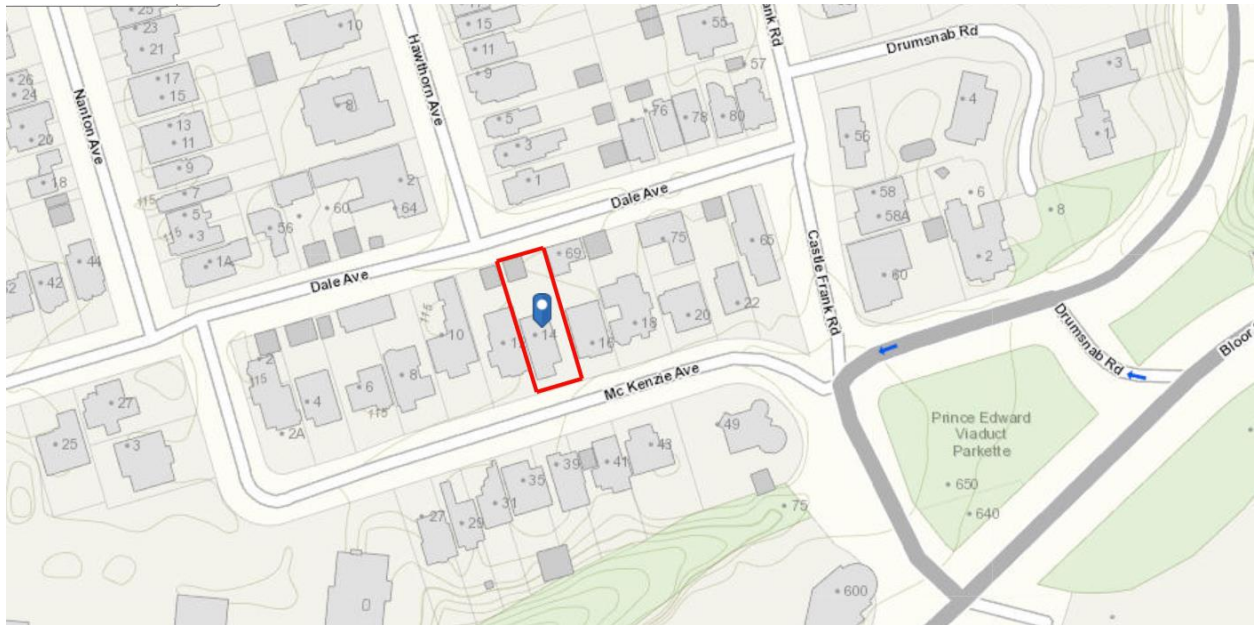
Attachment 3: Drawings of proposed replacement dwelling

Attachment 4: Height and massing analysis

LOCATION MAP

ATTACHMENT 1

14 McKenzie Avenue



Location Map showing 14 McKenzie Avenue in regard to its surroundings. (Source - City of Toronto Data Map)

PHOTOGRAPHS

ATTACHMENT 2

14 McKenzie Avenue

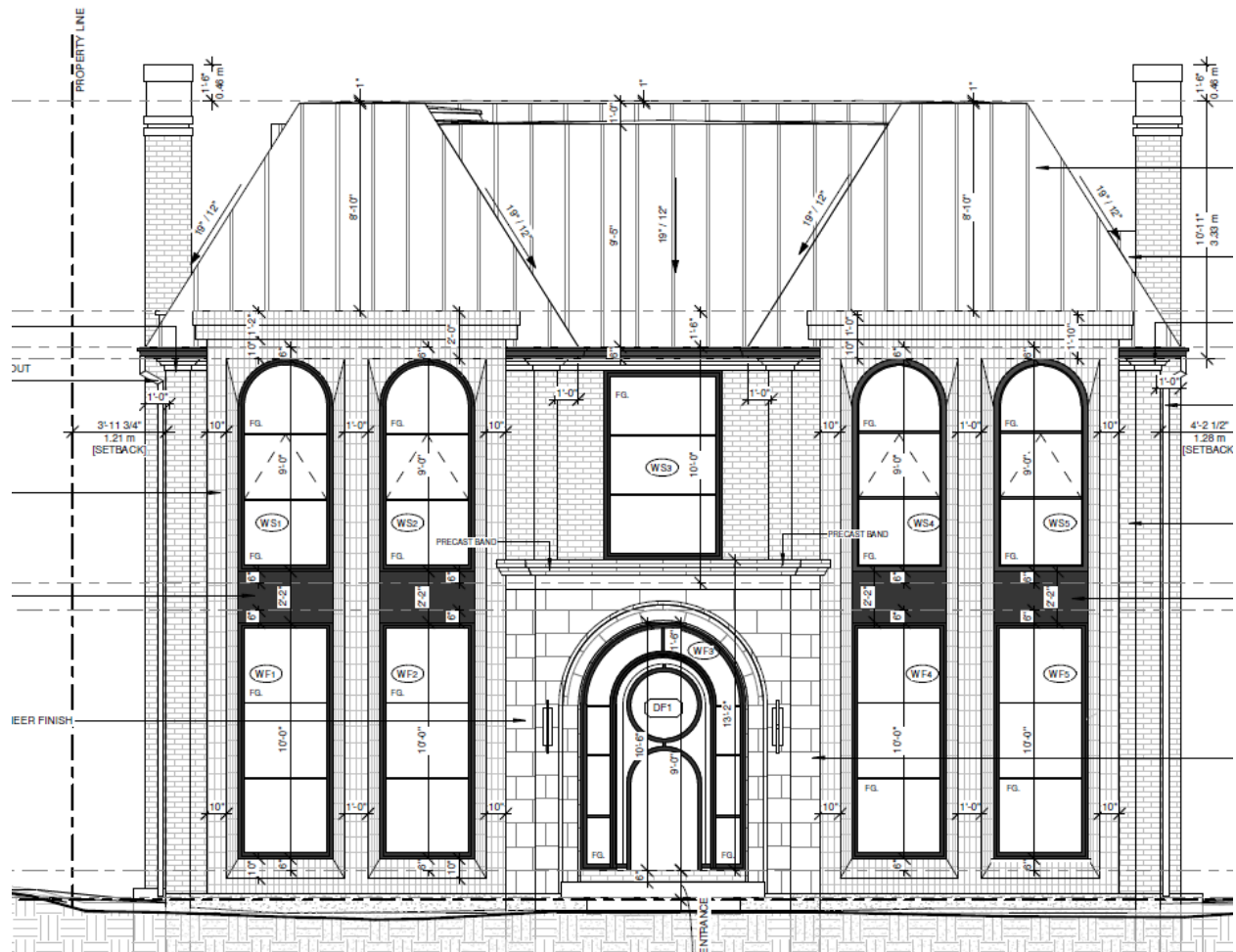


Photograph of the south elevation (front) of the existing house. (Source - Contempo Studio)

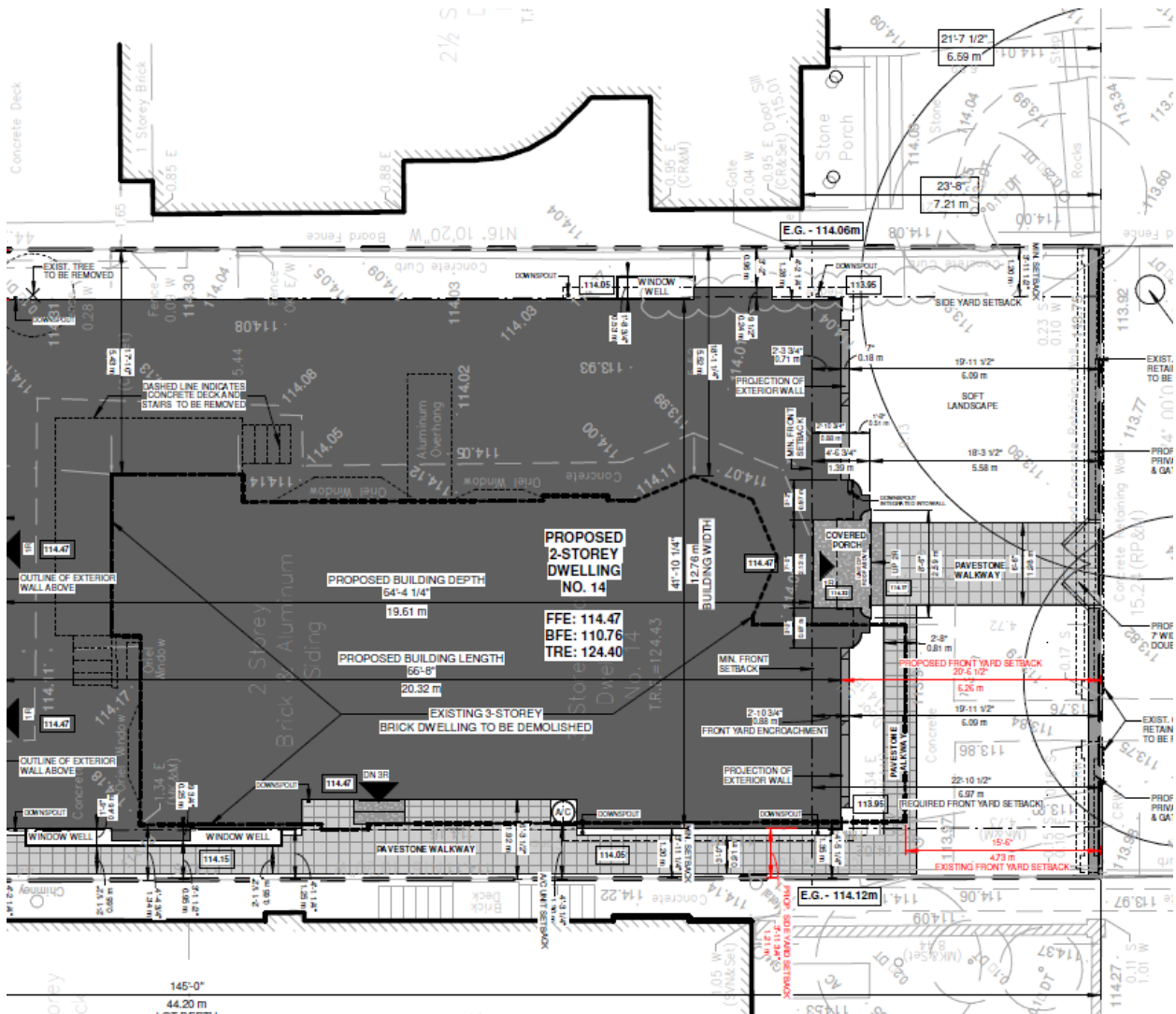
DRAWINGS

ATTACHMENT 3

14 McKenzie Avenue



South (principal) façade of proposed development. (Source - Contempo Studio)



Extract from Site Plan drawing showing a comparison of the proposed set backs with that of the adjacent buildings (Source - Contempo Studio)

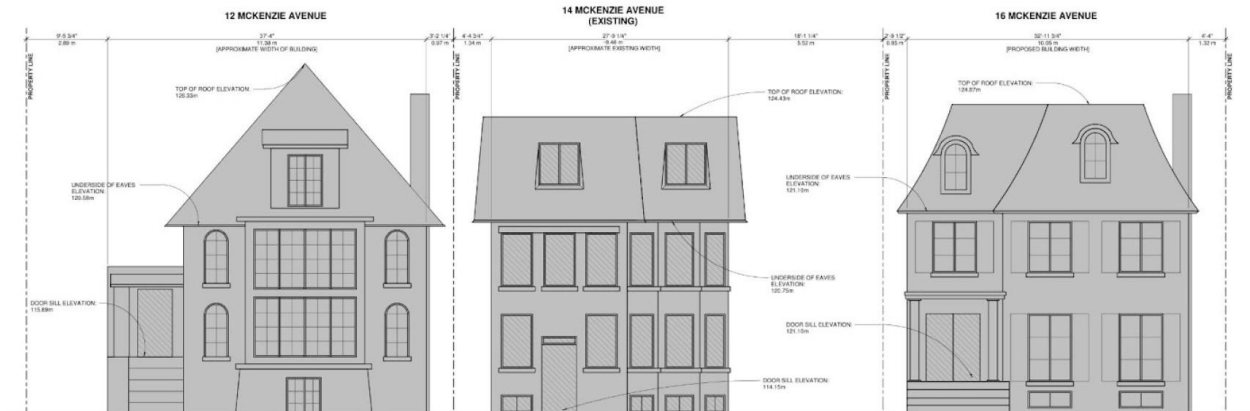


Rendering of south (principal) elevation of proposed development. (Source - Contempo Studio)

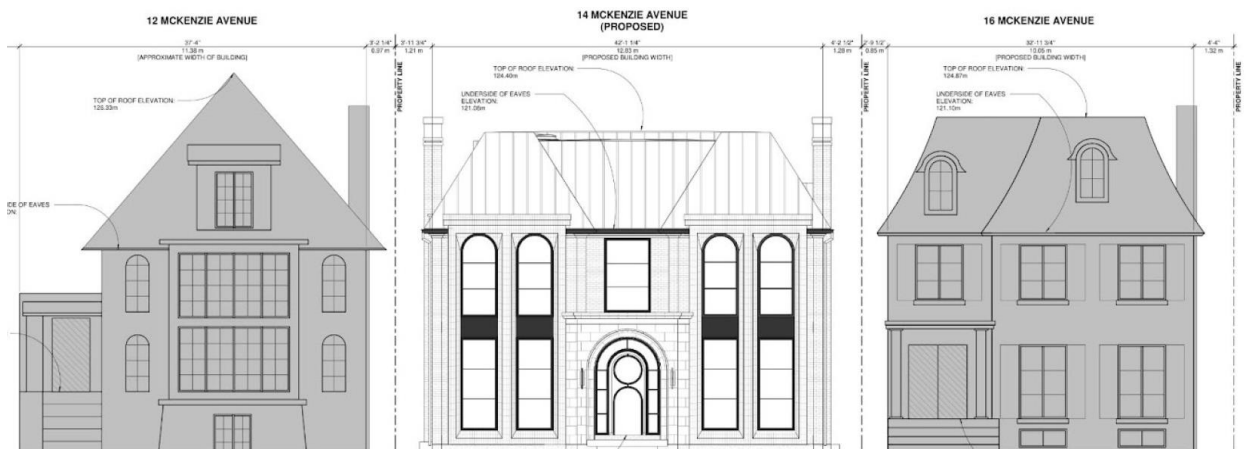
HEIGHT AND MASSING ANALYSIS

14 McKenzie Avenue

ATTACHMENT 4



Study of scale, massing, height and eave lines between existing building and neighbouring properties. (Source – Contempo Studio)



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