



2 Old George Place
Toronto Preservation Board Meeting - June 30, 2025

Drone Aerial Photograph

View of 4, 3, 2 and 1 Old George Place (View Facing South)



Drone Aerial Photograph

View of 3, 2 and 1 Old George Place & 63-65 Highland Avenue (View Facing North)



Drone Aerial Photograph

View of 1, 2, 3 and 4 Old George Place



Drone Aerial Photograph

View of 1, 2, 3 and 4 Old George Place



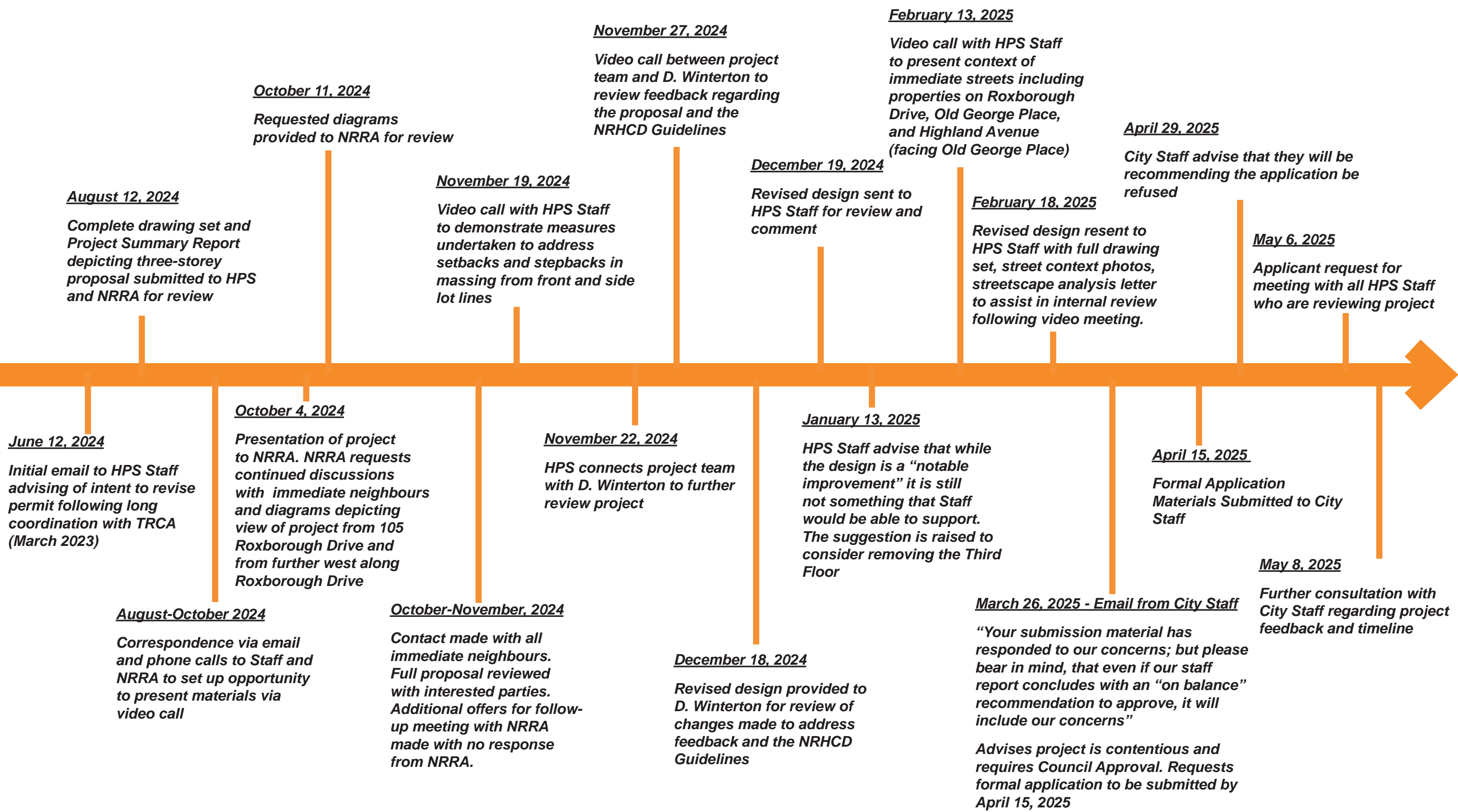
Drone Aerial Photograph

View of 1, 2, 3 and 4 Old George Place (View Facing South)



Project Timeline & Consultation

Program of Consultation & Engagement with Heritage Staff, the NRRA, and Adjacent Neighbours



North Rosedale Heritage Conservation District

Ravine Lands Streetscape Character Statements

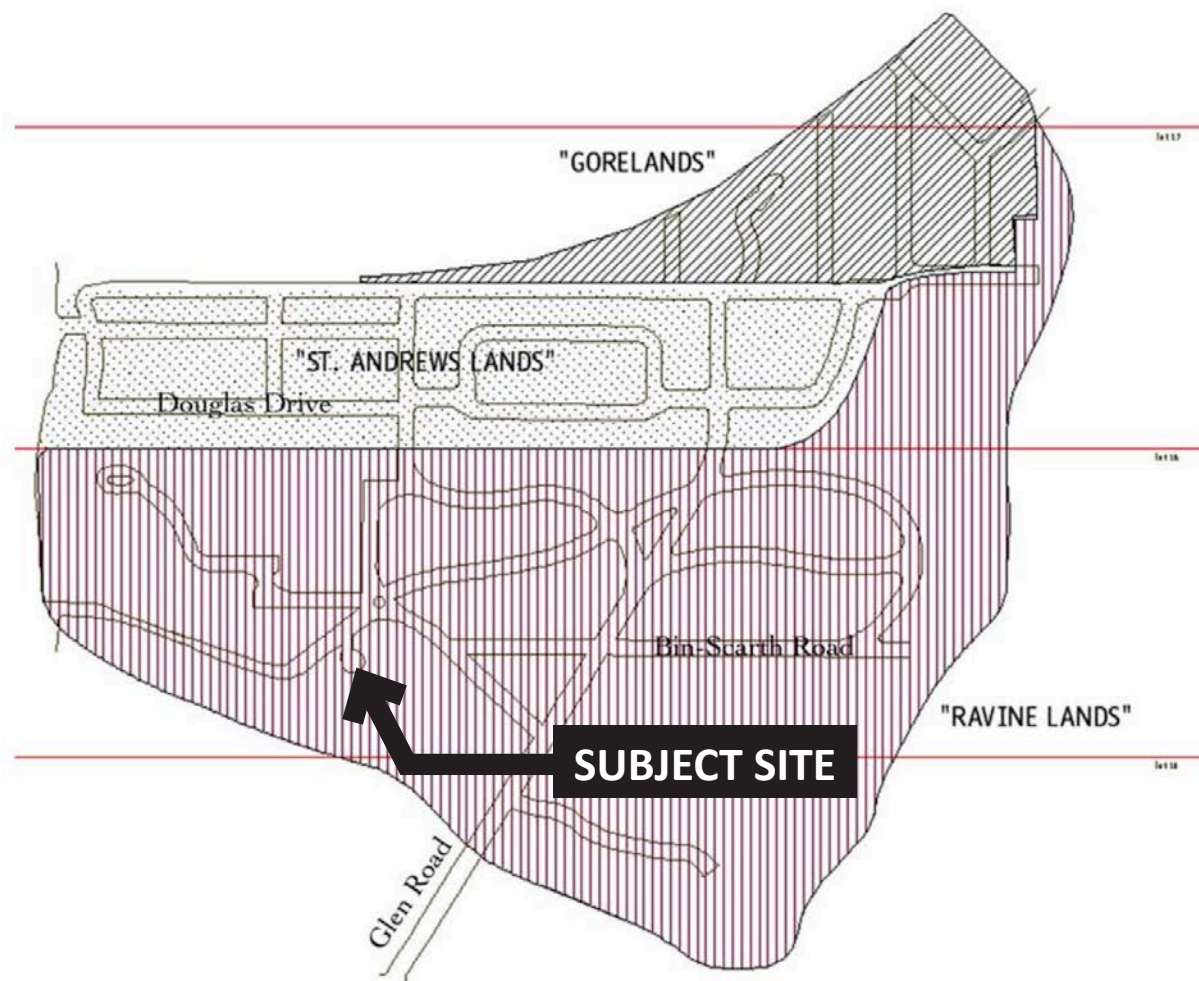


Figure 19: North Rosedale sub-zones of historical Development

Architecture

- “The Victorian and Edwardian architecture within this zone indicates the age of many of the houses. **The majority of the architecture is of above average scale, size and architectural articulation** and generally is balanced between the asymmetrical and varied elevations of the (revived) English vernacular and symmetrical, but not strictly formal, English classical and colonial models (often simply referred to as Georgian). Some fine Arts and Crafts style houses dot the zone”

Materials/Details

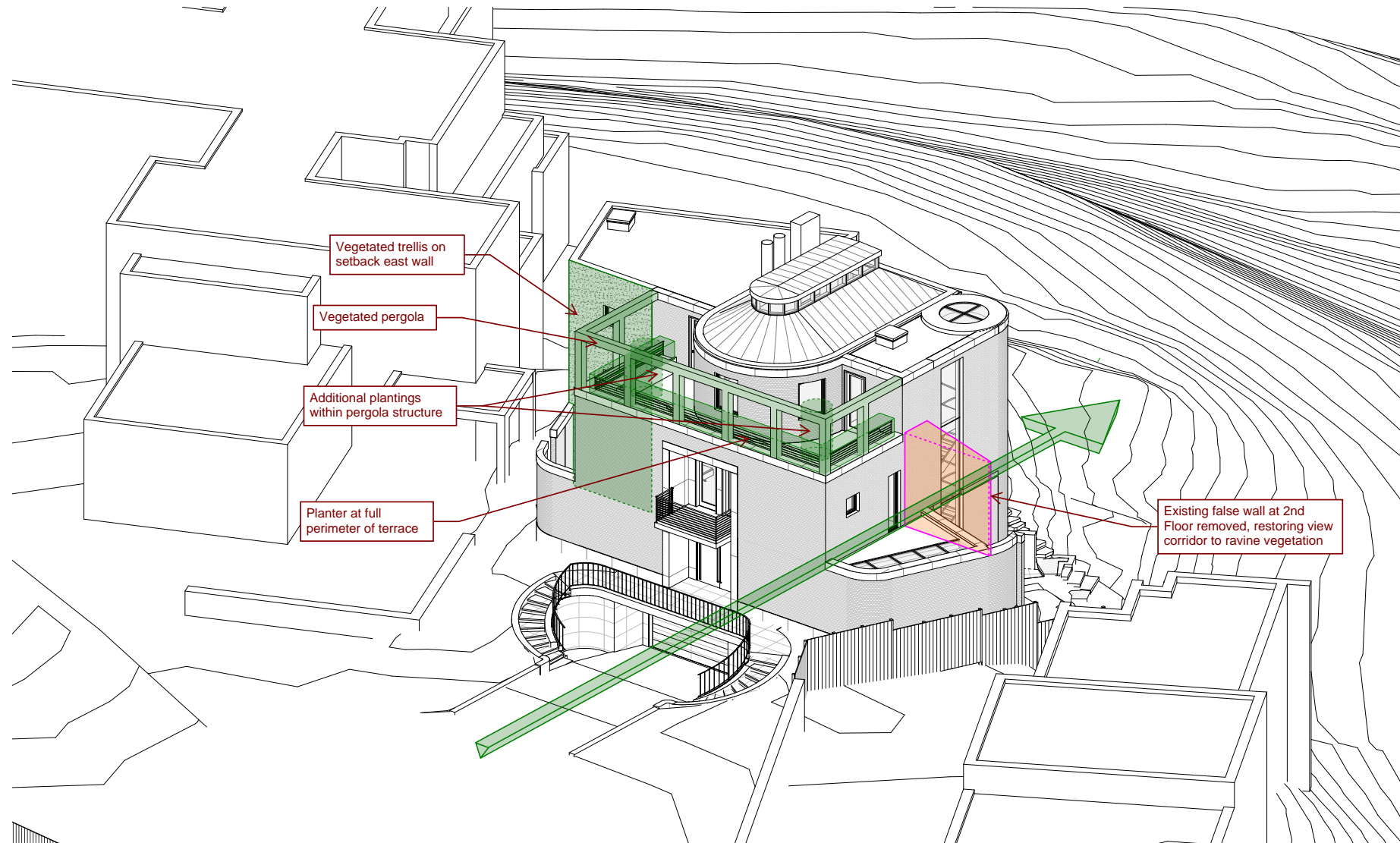
- “**In terms of an architectural mood, qualities of heaviness and stolid permanence predominate, due to the abundance of thick brick or stone masonry** (red brick predominated) and punctuated windows. This is somewhat balanced with the lightness of wood detailing in the Queen Anne style, especially in gable half timbering. Many well-detailed dormers and high pitched roofs are noted. **Soffits vary widely and eaves are of inconsistent heights. Roof lines are varied, gabled and often highly dramatic or picturesque**”

Lots

- “**Lot sizes in this zone vary by street but generally they are neighbourhood-average to very large (93 Highland Avenue). As mentioned, many of these lots have striking aspects on the ravines, and are designed to maximize the ravine topography (modern houses on the south side of Beaumont and the extreme eastern curve of Roxborough are good examples of this). This topography presented an opportunity for architectural drama that the modernist architects of the 1960’s and after pursued with aplomb**”

North Rosedale Heritage Conservation District

Ravine Lands Streetscape Character Elements



Elements of the Ravine Lands Character Include:

- ***Ravine edge topography;***
- ***Olmstead (curvilinear) subdivision pattern with larger than average lot sizes;***
- ***Good examples of Victorian, Edwardian and Arts and Crafts architecture;***
- ***Varied and asymmetrical elevations balanced with English classicism;***
- ***Complementary mix of inter-war and modern styles in ravines;***
- ***Dwelling height & scale of large proportions, grander than average scale;***
- ***Front, side and rear dwelling setbacks vary, but larger than average;***
- ***Front yards characterized by a variety of large trees and leafy canopy;***
- ***Quality stonework and brick masonry with simple classicized detailing***

North Rosedale Heritage Conservation District

Heritage Evaluation of 2 Old George Place



“Unrated”

- “***Buildings which are not of national, provincial, citywide or contextual heritage significance and **do not contribute to the heritage character of the HCD** or buildings which are too recent to be accurately evaluated for their heritage value***”
- “***There are some very fine modernist homes designed by prominent architects. **These have been rated*****”

North Rosedale Heritage Conservation District

Section 7.3 - Guidelines for New Buildings, Alterations and Additions to Unrated Buildings



1. New buildings and alterations to unrated buildings **should contribute to and not detract from the heritage character of the district.**
2. New buildings and alterations and **additions to unrated buildings** should be **designed to be compatible with the heritage buildings, in terms of scale, massing height, setback, entry level, materials and fenestration.**
3. The roof profile and the location of the eaves lines or the roof parapet should be designed so that the **apparent height and form of the roof is compatible with that of the streetscape.**
4. Integral garages and below grade entrances are strongly discouraged.

Heritage Buildings: “Buildings in the District in “A”, “B” and “C” categories”

Heritage Character: “As defined by the Heritage Character Statement in this Plan”

Elements of the Ravine Lands character include:

- Ravine edge topography;
- Olmsted (curvilinear) subdivision pattern with larger than average lot sizes;
- Good examples of Victorian, Edwardian and Arts and Crafts architecture; varied and asymmetrical elevations balanced with English classicism;
- Complementary mix of inter-war and modern styles in ravines;
- Dwelling height & scale of large proportions – grander than average scale;
- Front, side and rear dwelling setbacks vary, but larger than average;
- Front yards characterized by a variety of large trees and leafy canopy;
- Quality stonework and brick masonry with robust and simple classicized detailing;

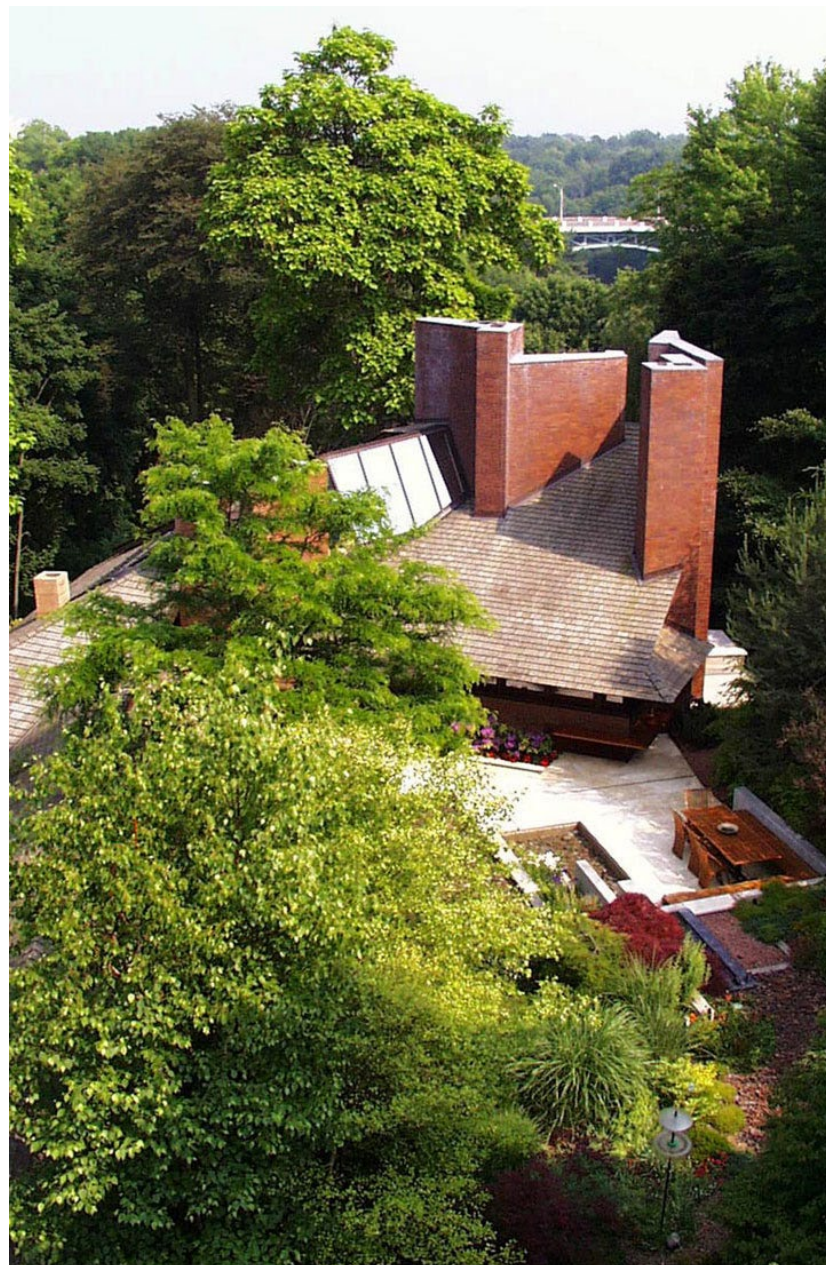
4 Old George Place (“Fraser House”)

Adjacent Built Context (“A” Rated)

- *Front entrance view, 4 Old George Place (Altius Architecture)*



- *Front elevation view, 4 Old George Place (Architectural Conservancy of Ontario)*



- *Bird-eye view of massing and roof eaves, 4 Old George Place (Altius Architecture)*



3 Old George Place (“Parkin House”)

Adjacent Built Context (“A” Rated)



- *Front entrance view facing south, 3 Old George Place (Giannone Petricone Associates)*

- *Rear elevation view facing north, 3 Old George Place (Giannone Petricone Associates)*



- *Artist rendering of now-constructed additions to 3 Old George Place (Giannone Petricone Associates)*



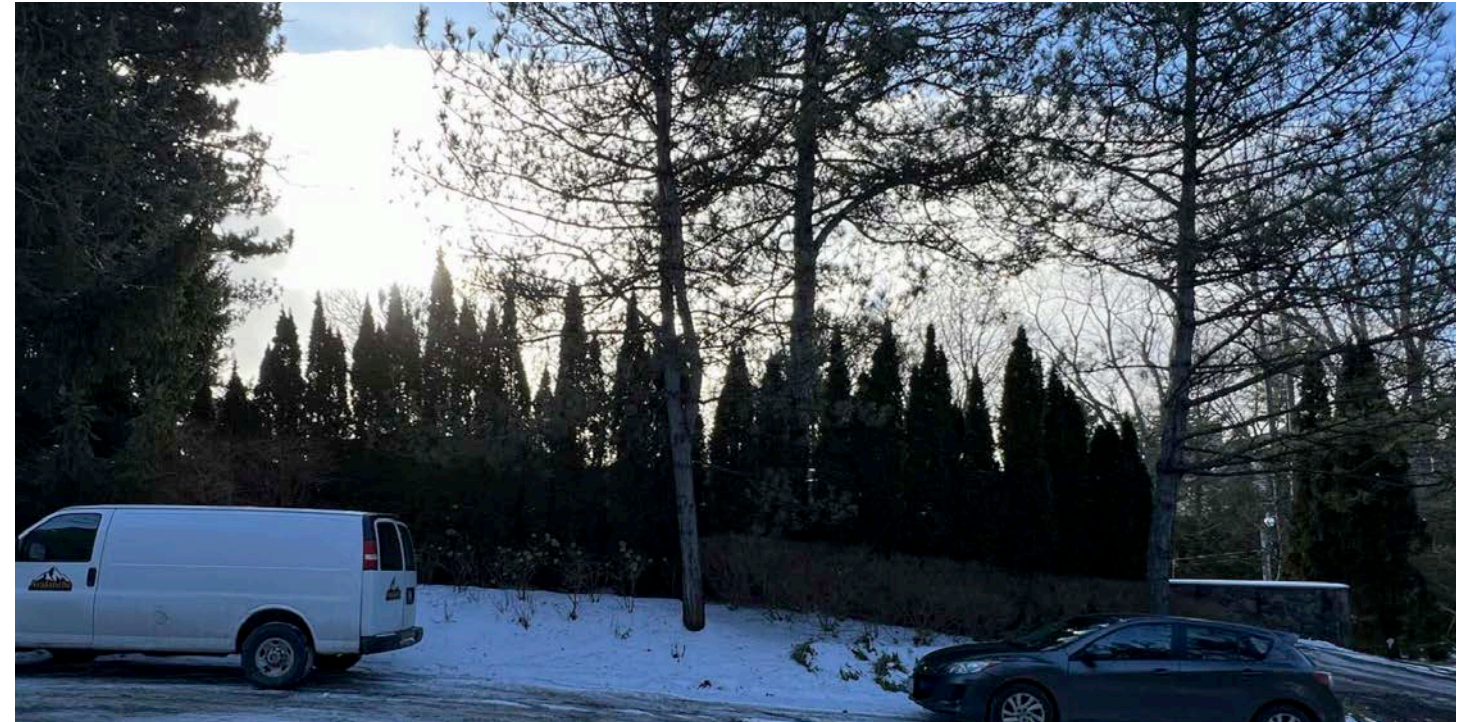
1 Old George Place

Adjacent Built Context (“Unrated”)



- *View facing south towards 1 Old George Place frontage along Roxborough Drive frontage of 1 Old George Place (Michael Bootsma)*

- *View along 1 Old George Place frontage along Old George Place (Michael Bootsma)*



- *Rear elevation view facing south from Roxborough Drive, 1 Old George Place (Michael Bootsma)*



63 & 65 Highland Avenue

Adjacent Built Context (“C” Rated and “Unrated” Respectively)



- *View facing north towards 63 Highland Avenue, as viewed from the intersection of Roxborough Drive and Old George Place (Michael Bootsma)*



- *View facing north towards 65 Highland Avenue, as viewed from Roxborough Drive and Old George Place (Michael Bootsma)*

67 Roxborough Drive (“MacKenzie Waters House”)

Nearby Built Context (“B” Rated)



- *View facing south towards 67 Roxborough Drive, illustrating tiered massing form with strong masonry and stone elements within the “Ravine Lands” character area (Michael Bootsma)*

Proposed Development

Summer Rendered View

