


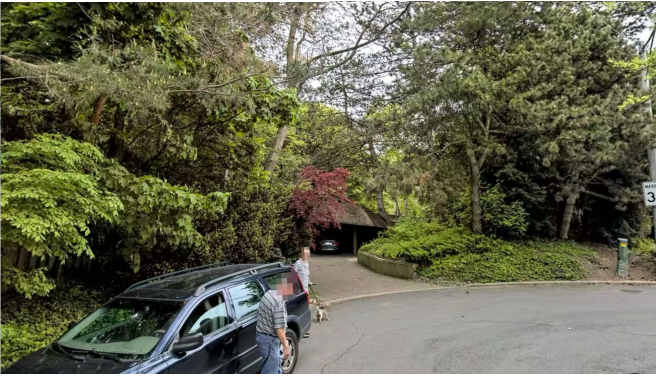


# 2 Old George Place

PB33.4.2  
June 30, 2025



# STREETSCAPE VIEW OF OLD GEORGE PLACE



#4



#3



#2



#1

“Old George Place, which is located within a cul-de-sac that has a tight, unified architectural character defined by its modest-scale, Modernist styles and low-profile homes. Old George Place maintains a unique and cohesive character, scale and form.”

- Heritage report

# A UNIQUE MODERN CUL-DE-SAC - Original Covenant

The Old George subdivision was developed by Douglas Crashley who created a covenant in 1957 that set the standard for what would uphold the Old George vision for decades to come and was valid for a period of 40 years, expiring in 1997. Since purchasing 1 Old George Place in 2001, it has been our goal to protect and maintain, support and uplift the values of the original covenant in a truly unique part of our neighbourhood.

5. No dwelling house shall be erected on any lot which shall have,

(d) its highest point higher than 25 feet above the level of the crown of the street upon which such lot abuts.

# PROPOSED REDEVELOPMENT OF #2



OVER 46 FEET  
FROM GARAGE  
FLOOR TO  
ROOF

# Guidelines For New Buildings, Alterations And Additions To Unrated buildings

***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.***

The proposed redevelopment of #2 Old George is in direct opposition to the original intention for the street. The proposal submitted has established grade at the existing landing in front of the front door which sits significantly higher than ANY of the neighbouring houses due to the fact that #2 has a below grade garage which has elevated the entry far above the level of any other home on the street.

***(4. Integral garages and below grade entrances are strongly discouraged.)***

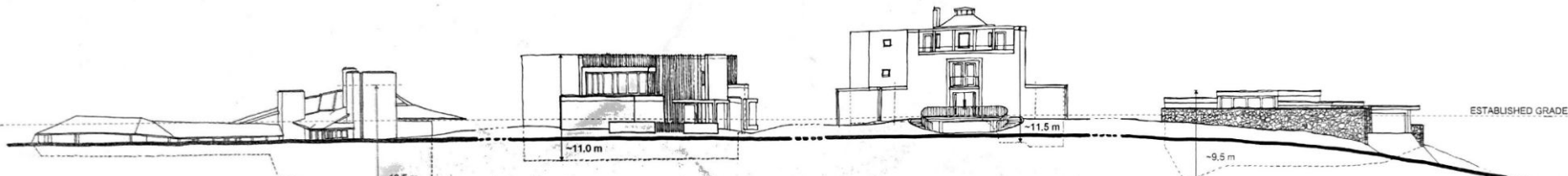
While the garage is existing, the redevelopment proposes pulling the facade of the garage to the front of the building making it even more prominent.

4 OLD GEORGE

3 OLD GEORGE

2 OLD GEORGE

1 OLD GEORGE





# PROPOSED ALTERED STREETSCAPE VIEW



*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.*

The proposal for #2 is incongruous with our established streetscape height and the form of the roof bears no resemblance to, or any compatibility with, mid-century architectural standards.

# A HISTORY OF PRESERVING HERITAGE

Precedent of City of Toronto Report on Refusal of application re: #3 Old George Place Alterations/Heritage 2008

## Streetscape Character

Old George Place was one of the last developed areas in North Rosedale. The George Estate was subdivided into five properties, four of which are located on Old George Place which is a cul-de-sac (Attachment No. 2). The street was developed in the 1960s and has a unique modernist heritage character and value in the NRHCD (Attachment No. 4).

Firstly the houses were all completed in a modern or post-modern architectural style (as defined in the NRHCD Plan). Secondly the houses are all designed with their primary façade facing the ravine. Conversely, the street façade reinforces the private character of this street, displaying garages, landscaping walls and largely blank walls to the local pedestrian (HIR Section 3.1).

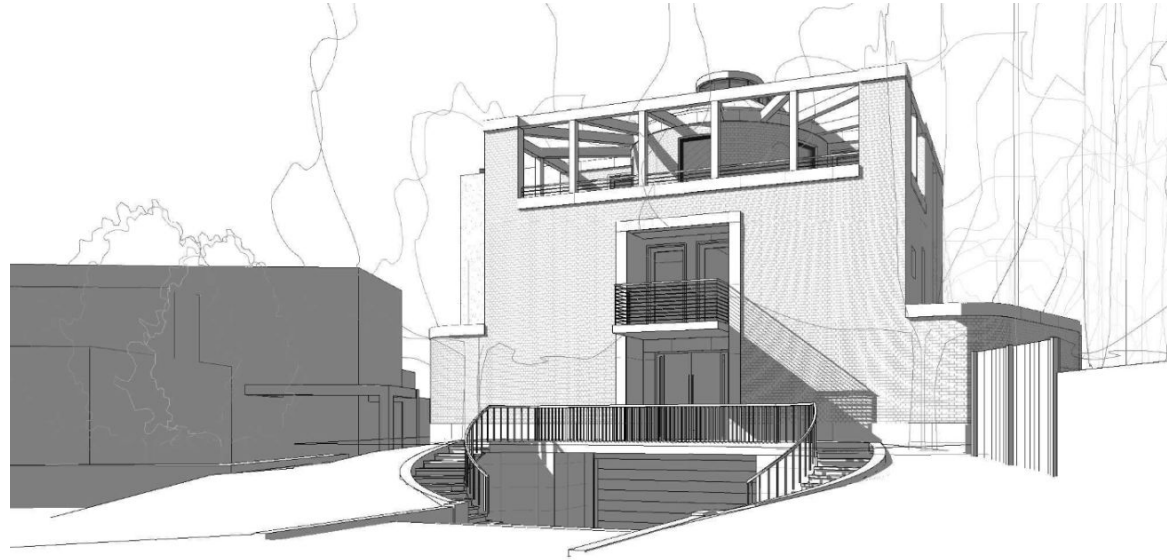
These two adjacent modernist houses reinforce each other's design with their private, understated character and architecture that recedes into the natural landscape.

# 2008 STAFF REPORT IN SUPPORT OF HERITAGE

A 2008 Staff Report refusing the application at #3 Old George clearly states that **proposed changes should not “visually overwhelm the building”**.

Every aspect of the proposal at #2 Old George is “visually overwhelming”.

The impacts to Heritage Streetscape from the 2008 Staff Report cites **the importance of “discrete volumes that are low, horizontal, partially hidden and receding into nature”**.





Relevant policy in the NRHCD Plan states " 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".



"The proposed 2-storey addition has not been designed to allow the apparent height and form of the roof to be compatible with the existing streetscape of Old George Place." - Heritage



# HOMEOWNER EXAMPLES OF RELEVANT STREETScape



63 & 65 Highland Avenue bear no resemblance to the Dominion Modern character and established streetscape of Old George Place.

# DIRECTLY IMPACTED NEIGHBOURS OPPOSED



97 ROXBOROUGH DRIVE  
1 OLD GEORGE PLACE  
3 OLD GEORGE PLACE

Toronto Preservation Board and City Council meeting June 30<sup>th</sup> 9:30am.

RE: 2 Old George Place, Toronto.

Item PB33.4

To Whom It May Concern:

As directly impacted residents of the proposed redevelopment of #2 Old George Place, we believe that the plans submitted to the City for approval are not aligned with the interests of preserving the heritage character of the significant and unique streetscape of the enclave of four modern homes on Old George Place which includes two A-designated heritage homes recognized by the City and the NRRRA. The inherent characteristics of privacy and anonymity on Old George Place which align with the "Dominion Modern" style are not aligned with the extensive alterations proposed in the redevelopment of #2 Old George Place. The redevelopment of this home with significant height and massing increases that will rise far above any structure on the street is not compatible with the architecture of our established streetscape defined by the low, horizontal, partially hidden character of the existing homes that recede into nature.

As direct neighbours, we are opposed to the proposed plan.

Signed,

**Richardson Younger Family, 1 Old George Place**

**Mammoliti Family, 3 Old George Place**

**Gilbert Family, 97 Roxborough Drive**