

From: [Sean McGaffey](#)
To: [Toronto East York Community Council](#)
Subject: [External Sender] Item 2025.TE24.22 - Presentation Material
Date: July 7, 2025 7:12:09 PM
Attachments: [image002.png](#)
[250707_2 Old George TEYCC Deck \(Reduced\).pdf](#)

Good evening,

Please find attached presentation materials for reference during my deputation on the above noted item.

Best,

Sean McGaffey, BES
Senior Associate





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)



North Rosedale Heritage Conservation District

Ravine Lands Streetscape Character Statements

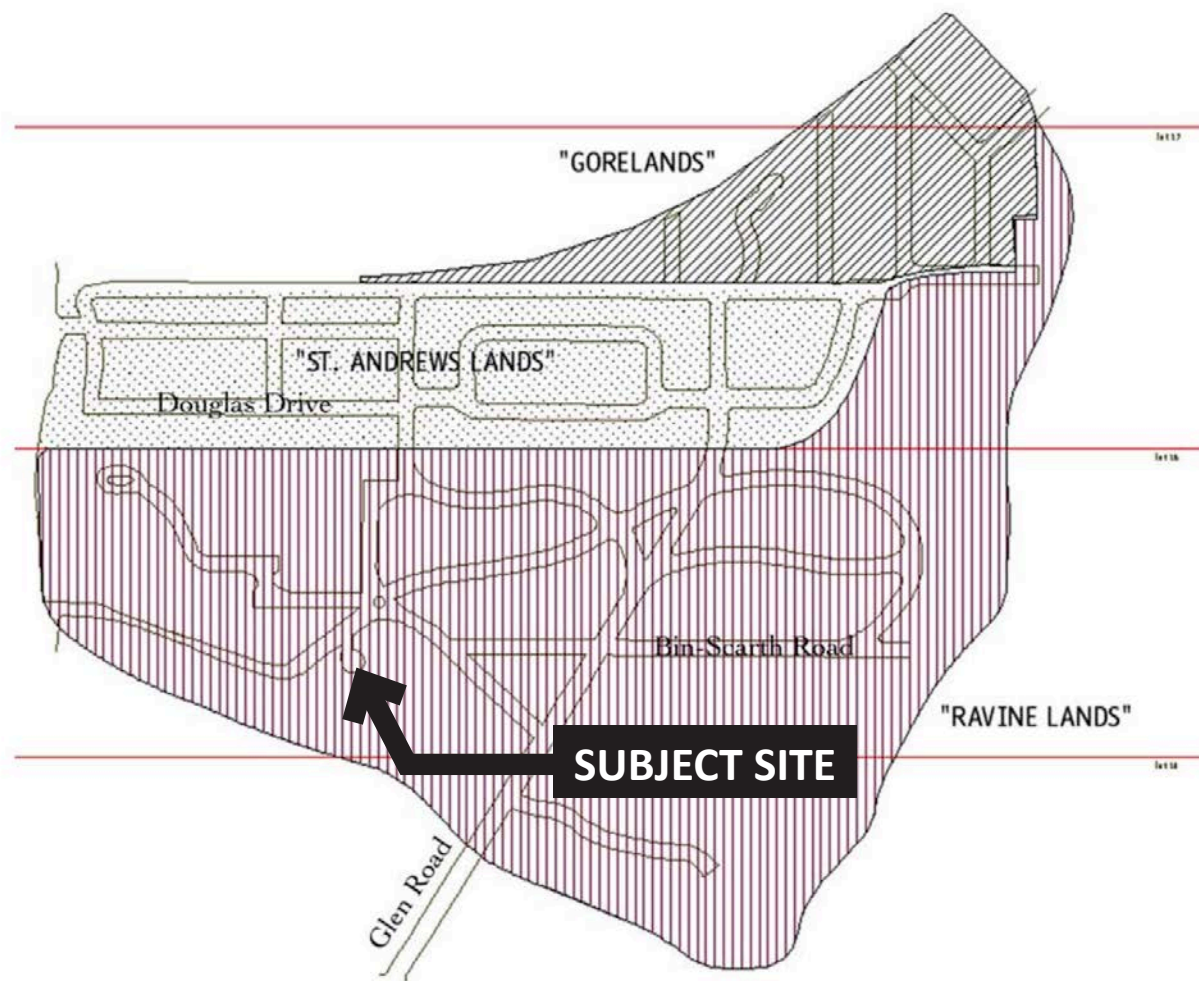


Figure 19: North Rosedale sub-zones of historical Development

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

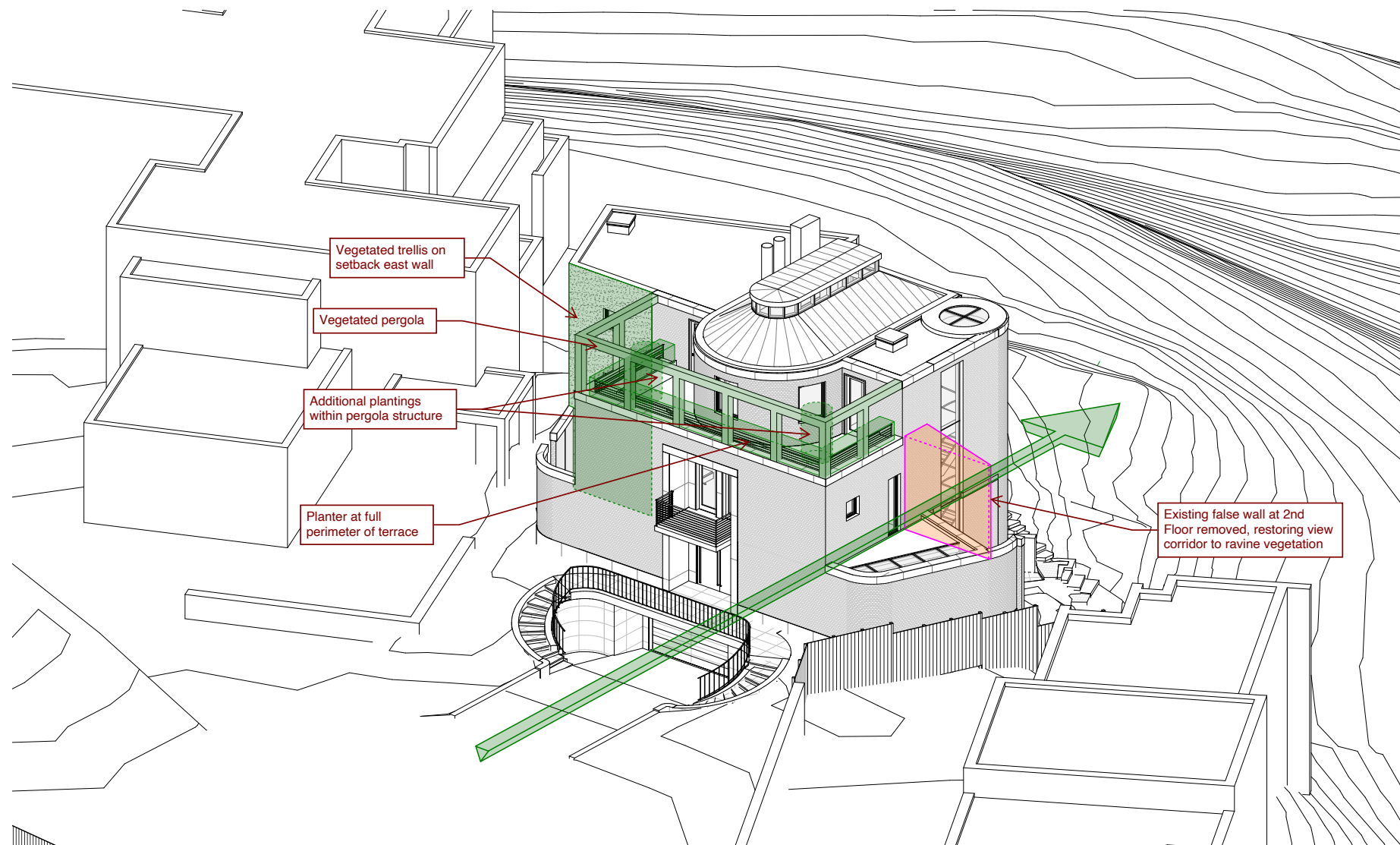
- “**In terms of an architectural mood, qualities of heaviness and stolid permanence predominate, due to the abundance of thick brick or stone masonry** (red brick predominated) and punctuated windows. This is somewhat balanced with the lightness of wood detailing in the Queen Anne style, especially 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;