

6 Whitney Avenue - Application to Demolish a Structure and Erect a New Structure on a Designated Heritage Property in the North Rosedale Heritage Conservation District

Date: July 13, 2026

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: University - Rosedale - Ward 11

SUMMARY

This report recommends that City Council approve the demolition of a garage structure and construct a new carport on the property known as 6 Whitney Avenue under Section 42 of the Ontario Heritage Act.

6 Whitney Avenue is a "C-rated" property located in the North Rosedale Heritage Conservation District (HCD). The applicant is seeking approval for the demolition of a garage at the rear of the property, and the construction of a new carport, connected to the existing dwelling.

Heritage Planning staff are of the opinion that the proposal complies with the North Rosedale District Plan, the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (the official document guiding planning and conservation of heritage properties in the City of Toronto), and the Official Plan. As such, it is recommended that the application be approved.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council approve the demolition of the preexisting garage structure and the application to construct a new carport at 6 Whitney Avenue, a property within the North Rosedale Heritage Conservation District, in accordance with Section 42 of the Ontario Heritage Act, with such alterations substantially in accordance with plans and drawings prepared by bsq Landscape Architects, dated June 23, 2026, and on file with the Senior Manager, Heritage Planning, and to the satisfaction of the Senior Manager, Heritage Planning, subject to the following condition:

- a. That the applicant obtain approval for variances to the existing Zoning-Bylaw, should any such variances be required.

FINANCIAL IMPACT

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

On September 30, 2004, City Council adopted By-law 749-2004 to designate the North Rosedale Heritage Conservation District (NRHCD).

https://www.toronto.ca/wp-content/uploads/2018/01/9536-CityPlanning_North-Rosedale-HCD.pdf

BACKGROUND

The property at 6 Whitney Avenue is situated on the north side of Whitney Avenue, near the intersection of Glen Road and Whitney Avenue within the North Rosedale Heritage Conservation District (NRHCD).

6 Whitney Avenue was constructed in 1911 in the Georgian-Revival style, with English Cottage influence. The existing residence is defined by its balanced asymmetry, classical proportions, masonry cladding and a steeply pitched side gable roof with chimneys. The North Rosedale District Plan classifies 6 Whitney Avenue as a "C-rated" property, defining it as one which "contributes to the overall heritage character of the neighbourhood, district or area, and which merits preservation because of its contribution to and support of the neighbourhood character".

Permission is required under Section 42 (1) 2 to alter, or permit the alteration of, any part of the property, other than the interior of any structure or building on the property within a Heritage Conservation District. Further, permission is required under Section 42 (1) 4 of the Ontario Heritage Act to demolish or remove a building or structure on the property or permit the demolition or removal of a building or structure on the property within a Heritage Conservation District.

The applicant is seeking approvals for the demolition of a preexisting, stand-alone garage at the rear of the property and the construction of a new carport attached to the existing dwelling.

Application History

On June 23, 2026, the property owner provided a submission package seeking permission for the demolition of the preexisting garage and the construction of a new carport at 6 Whitney Avenue.

Heritage Policy Framework

Official Plan

The City of Toronto Official Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to heritage conservation districts and properties on the Heritage Register:

3.1.6.4: Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council.

3.1.6.5: Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City.

3.1.6.33. 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.

Standards and Guidelines for the Conservation of Historic Places in Canada

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) was adopted by City Council as the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The Standards and Guidelines state:

- Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element. (Standard 1)
- Conserve heritage value by adopting an approach calling for minimal intervention. (Standard 3)
- Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted. (Standard 4)
- Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods.

Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes. (Standard 8)

- Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference. (Standard 9)
- Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place. (Standard 10)
- Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place. (Standard 11)

<http://www.historicplaces.ca/en/pages/standards-normes.aspx>

North Rosedale Heritage Conservation District Plan

The Guidelines within the North Rosedale District Plan were established for managing property alteration and development in the Heritage Conservation District with a view to the preservation of the existing architectural character of the District and its streetscape as defined in the Heritage Character and Streetscape Character Statements. These guidelines are based on Heritage Character Statements found in Section 5 that define and describe the subtle qualities of the area and its buildings and identify the constituent elements that combine to create a sense of place. These descriptions serve to guide new development to understand and complement existing character. Exterior alterations, demolition and development visible from the street require prior permission under the Ontario Heritage Act.

Section 7.2 of the *District Plan* states that: " Most construction in the District will occur as alterations or additions to existing buildings. It is the intent of these guidelines to encourage the preservation of existing heritage buildings, to aid sensitive and contextual design for new work, and to strengthen and support the heritage character of the District."

1. Alterations and additions to heritage buildings should maintain or enhance rather than detract from the existing architectural style and character of the building and those surrounding it. To this end:

Reasonable effort should be taken to repair rather than replace significant architectural elements.

Using heritage buildings in the District and the building concerned as a guide, alterations and additions should be consistent with their size, scale, proportion and level of detail.

No alteration or addition should visually overwhelm the building in question or neighbouring buildings.

Alterations and additions should, to the extent reasonable, maximize the use of materials that predominate in the building concerned or in buildings of similar architectural style in the area.

Existing wall to window ratio and proportion should, in general, not be materially altered.

The height of an addition generally should not exceed the height of the ridge of an existing sloping roof or the height of the existing roof or parapet.

2. Integral garages and below grade entrances are strongly discouraged.

COMMENTS

Each property within the North Rosedale HCD is individually categorized to identify the extent to which it contributes to the District's heritage character. Regardless of the categorization, all properties within the North Rosedale HCD are legally designated and subject to approval requirements for alterations under the Ontario Heritage Act. However, when the North Rosedale HCD was adopted, the Plan did not recognize outbuildings as specifically contributing to the character of the District and were not included in the reasons for designation nor were they individually evaluated for their independent merits or in conjunction with their associated principal structures.

Notwithstanding this lack of evaluation, there are fine examples of original ancillary structures found throughout Rosedale that contribute to the architectural and streetscape character of the neighbourhood as outlined in Section 5 of the District Plan. Such buildings were typically designed as complementary structures to the principal dwelling, exhibiting a consistent architectural style, material palette, and detailing that reinforce the heritage character of the District.

While the now demolished garage at 6 Whitney Avenue was constructed of matching materials, it did not function as a stylistic extension of the principal residence. As such, the garage did not make a meaningful contribution to the heritage character of the District as defined by the District Plan. In addition, the original garage at 6 Whitney Ave was located at the rear of the property.

The applicant proposes to construct a new carport attached to the east elevation of the existing dwelling. The District Guidelines require that additions to rated properties be designed to maintain or enhance the existing architectural style and character of the subject property and surrounding area. To this end, it is encouraged that additions use

matching materials, conserve existing, in-situ architectural elements and be visually subordinate while contributing to the streetscape character of the District. The proposed carport addition has been designed to complement the existing character of the District with the use of compatible brick and stone for decorative features, and wood finishes for the carport roof. The structure's roof will terminate below the second storey brick soldier course and windowsills of the main residence, allowing the architectural elements on the east elevation of the house to maintain their visual prominence as seen from the public realm. Additionally, the existing window openings on the ground floor of the east elevation will be retained as part of the proposal.

The District Guidelines discourage integral garages, which are understood to be garages that are integrated within the volume of the main residence itself. North Rosedale's significant period of development in the late-19th and early 20th century predated and extended into the introduction of the automobile as a personal convenience. Thus, many residences were originally constructed without garages or garages were constructed on the property shortly thereafter. The result is a streetscape character prioritizing the principal building's form, style and placement within the existing landscape, with service structures generally sited to the rear of the property. A carport addition to a side elevation is not considered integral to the main residence in this respect.

Heritage Planning staff are of the opinion that the intent of the District guidelines is to ensure that the architectural and streetscape expression of the District is maintained when contemplating ancillary additions. Through discussions with the applicant, the proposal incorporates a 2-metre setback from the front wall of the primary building with a flat roof design that is proposed to sit below the second storey architectural elements. To further de-emphasize the appearance of the new work as a garage, there will be no garage door at the front of the structure or wall cladding on the side elevation, effectively making it an open carport. These modifications allow the addition to recede visually and maintain the prominence of the primary building's form, style when viewed from the public realm.

CONCLUSION

Heritage Planning staff are of the opinion that the demolition of the preexisting garage did not negatively impact the heritage character of the area, and the design of the new carport at 6 Whitney Avenue conforms with the North Rosedale District Plan, the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (the official document guiding planning and conservation of heritage properties in the City of Toronto), and the Official Plan. As such, it is recommended that permission be granted for these works under Section 42 of the Ontario Heritage Act, conditional upon approval be obtained for any related variances to the existing Zoning-Bylaw, should such variances be required.

CONTACT

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SIGNATURE

Jason Thorne
Chief Planner and Executive Director
City Planning

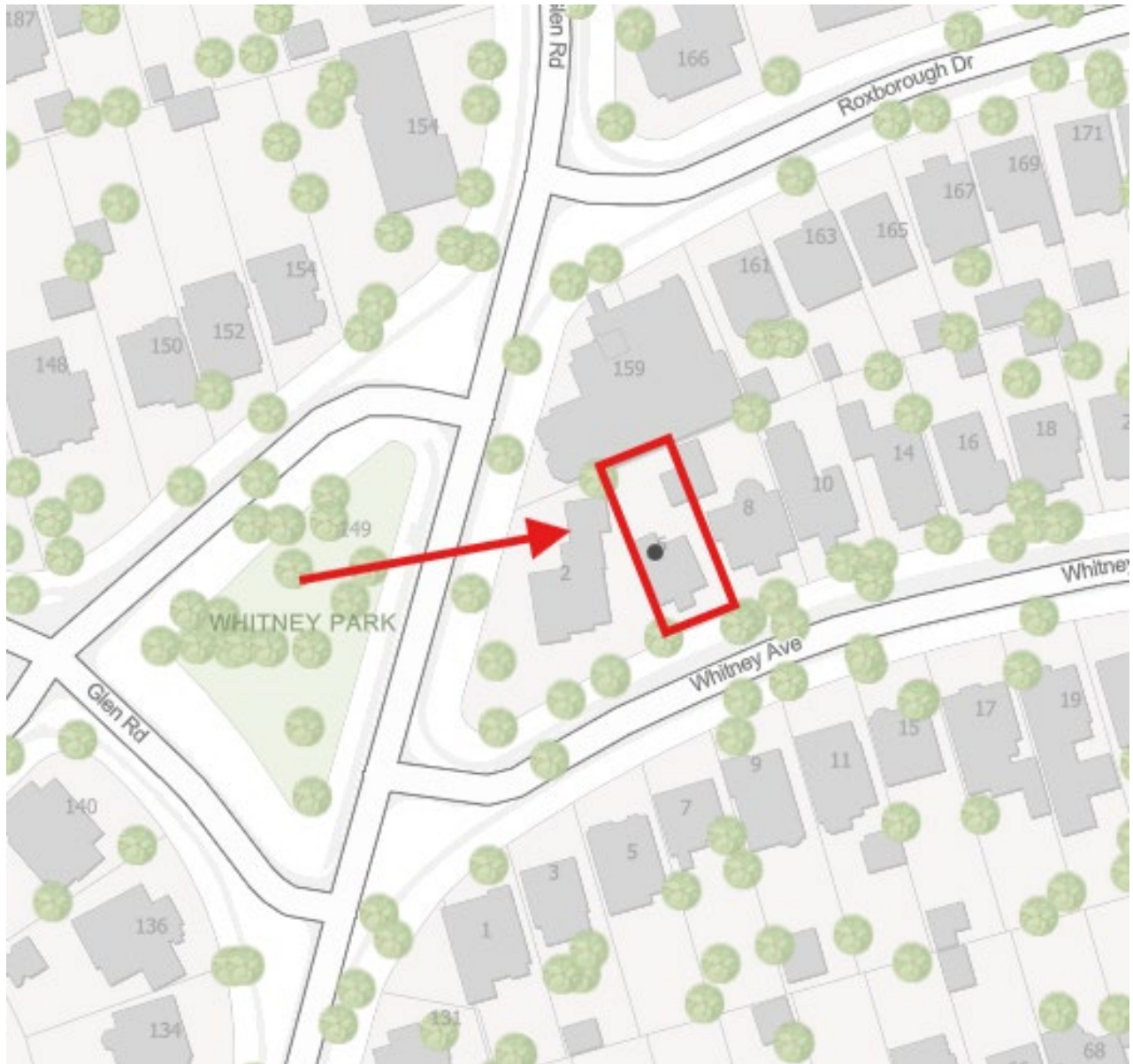
ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Photographs
Attachment 3 - Plans

LOCATION MAP

ATTACHMENT 1

6 Whitney Avenue



Map showing the subject property's location outlined in red at 6 Whitney Avenue on the north side of Whitney Avenue and east of Glen Road. This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).

PHOTOGRAPHS

ATTACHMENT 2

6 Whitney Avenue



View of the principal elevation at 6 Whitney Avenue, showing preexisting garage at the rear (Google Maps, 2016).



View of the principal elevation at 6 Whitney Avenue, showing existing context and preexisting garage demolished (bsq Landscape Architects, 2026).



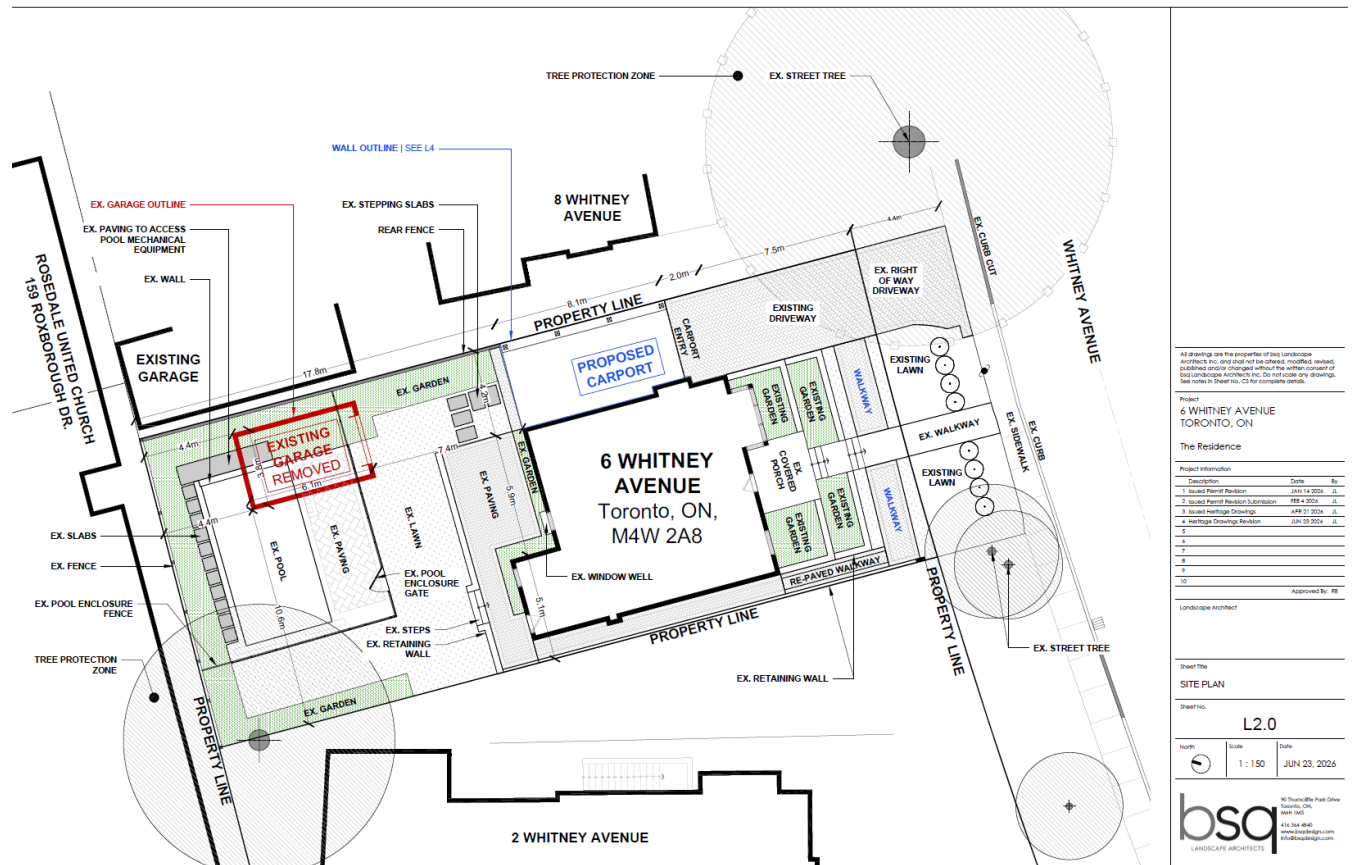
View of the west (side) elevation of the preexisting garage as seen from the rear yard at 6 Whitney Avenue (bsq Landscape Architects, 2026).



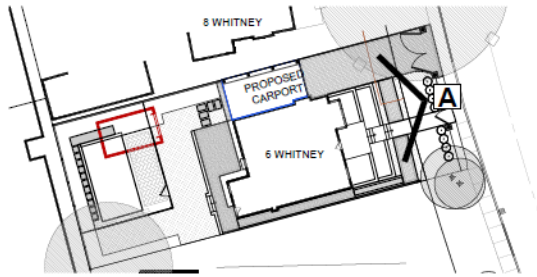
View of rear yard, showing the new pool in place of the demolished garage at 6 Whitney Avenue (bsq Landscape Architects, 2026).

6 Whitney Avenue

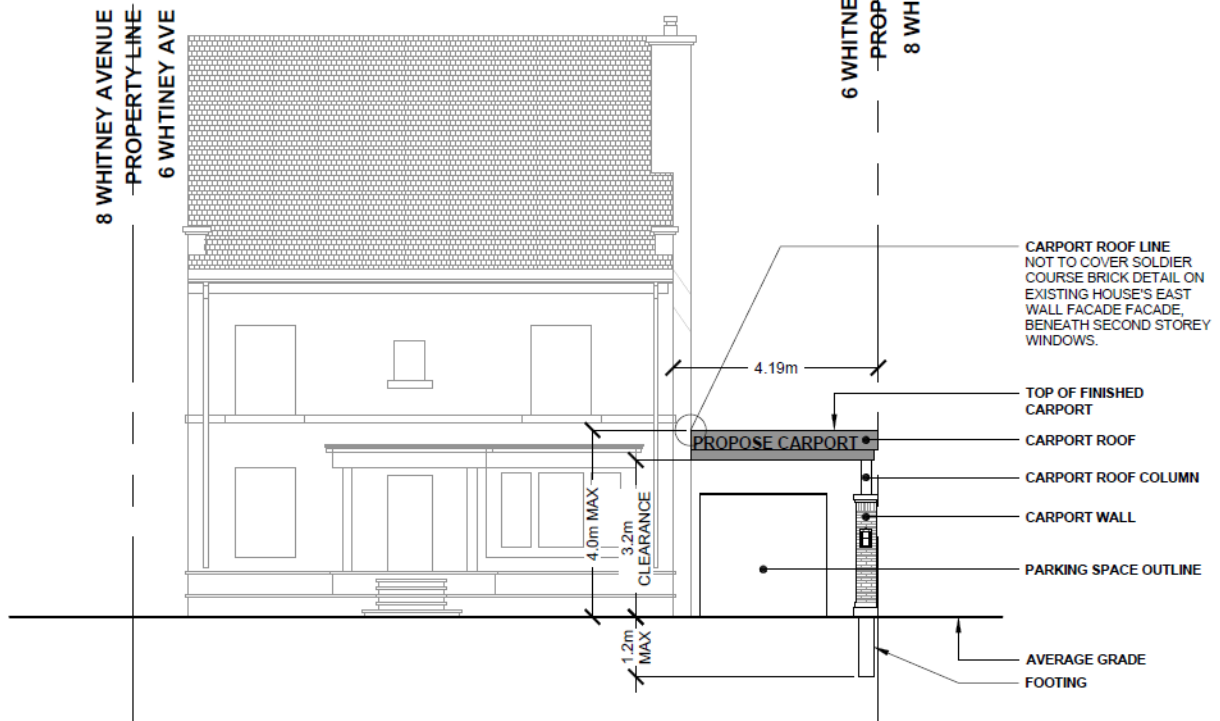
ATTACHMENT 3



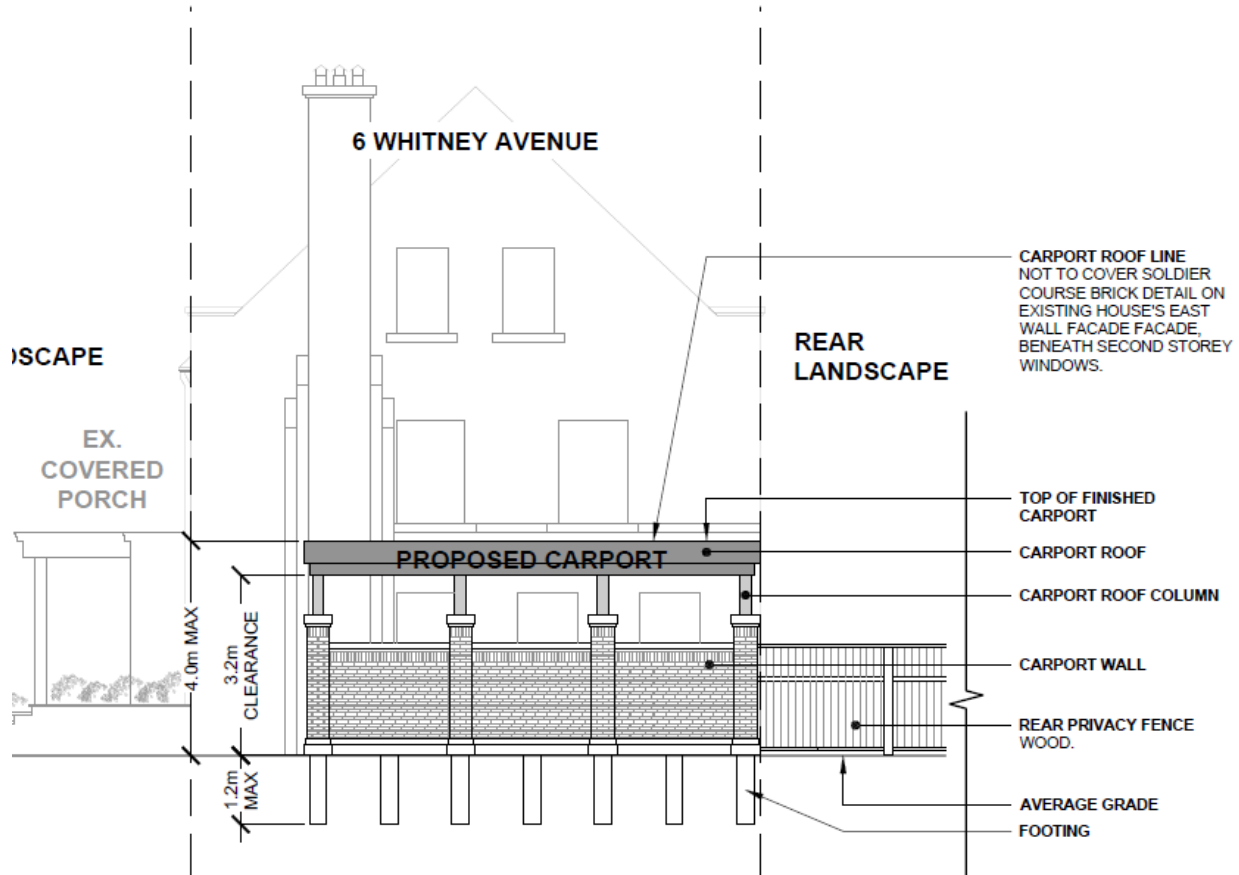
Proposed Site Plan (bsq Landscape Architects, June 2026).



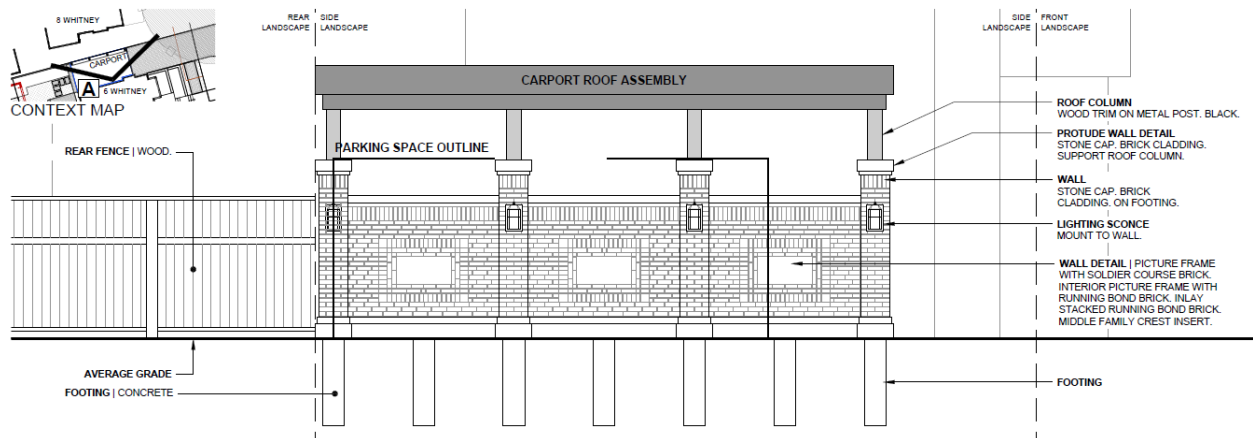
CONTEXT MAP



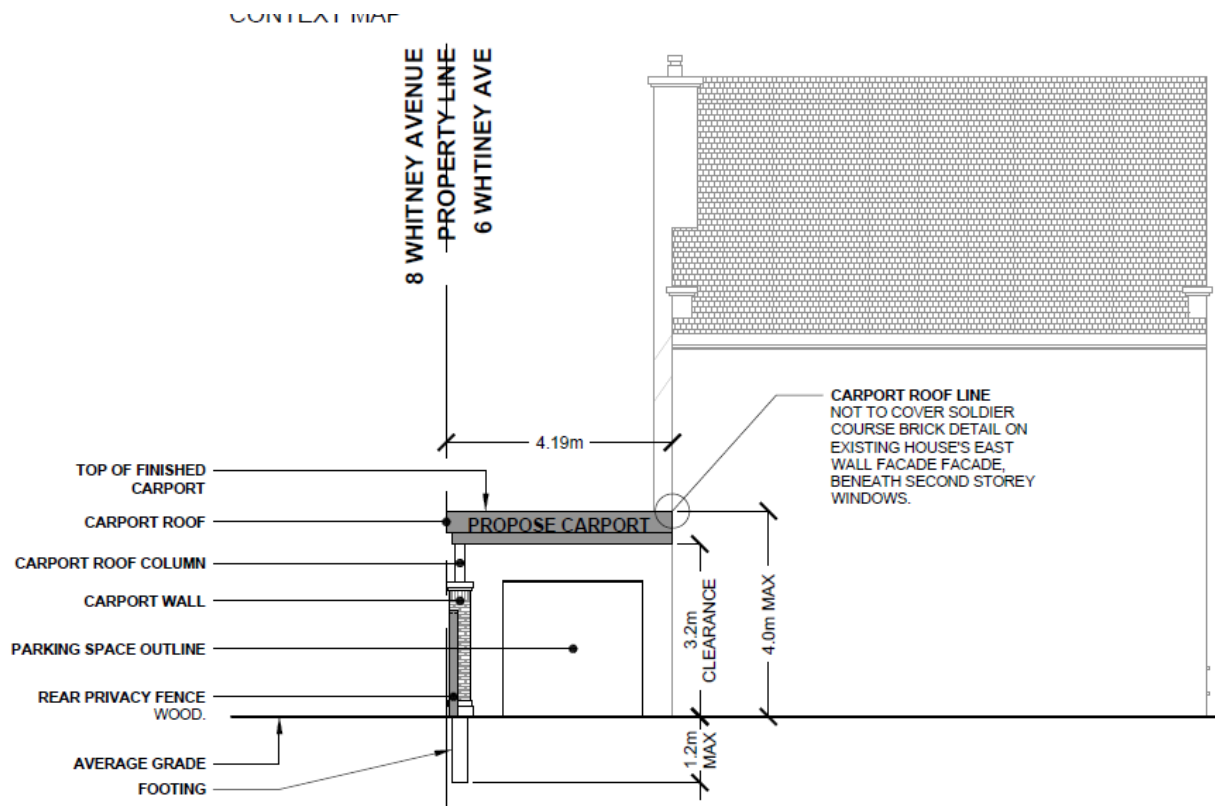
Proposed front elevation showing new carport (bsq Landscape Architects, June 2026).



Proposed side east elevation showing new carport (bsq Landscape Architects, June 2026).



Proposed side west elevation showing new carport (bsq Landscape Architects, June 2026).



Proposed rear elevation showing new carport (bsq Landscape Architects, June 2026).