

102 Glen Road - Demolition of a Structure within the South Rosedale Heritage Conservation District and Approval of a Replacement Structure

Date: January 2, 2026

To: Toronto Preservation Board

Toronto and East York Community Council

From: 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 building located at 102 Glen Road 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 three 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.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council approve the demolition of the heritage building at 102 Glen Road, 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 102 Glen Road as shown in the plans and elevations submitted by the applicant and prepared by FrankFranco Architects on October 9th, 2025 and on file with the Senior

Manager, Heritage Planning, and that the replacement structure be constructed substantially in accordance with the submitted plans; and

b. that prior to the issuance of any heritage permit for the property at 102 Glen Road 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. 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 FrankFranco Architects on October 9th, 2025 and the South Rosedale Heritage Conservation District 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 102 Glen Road.

BACKGROUND

Proposal

The property at 102 Glen Road 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 three storey single detached 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 provide 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 102 Glen Road is located within the South Rosedale Heritage Conservation District Plan. 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 refers to new buildings within the SRHCD:

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

Glen Road is characterized by a collection of early-20th century residential buildings, most of which were constructed between 1921 and 1950 and feature an eclectic mix of architectural styles.

The subject site is situated along the northern boundary of the City of Toronto's South Rosedale neighbourhood and contains the remnants of a one and a half storey residential building first constructed in 1948. Since construction, various alterations have taken place including additions, alterations to the roofline, and installation of exterior stucco. The former dwelling did not have significant heritage value and resulted in the subject property having an "Unrated" status within the HCD plan.

The property directly adjacent to the west of the subject site at 102 Glen Road is also "Unrated" in the SRHCD plan. The land east of the property falls steeply into the ravine which serves as the northern boundary of the Heritage Conservation District. The properties abutting the rear of the subject site along May Street are "Unrated" in the plan as well. The homes along Glen Road vary in setback, massing and height, lending to the variety of the character of the street.

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. Prior to the subject application, a building permit was issued for alterations to the existing dwelling on site. During construction, the need for additional demolition was discovered due to structural concerns. As a result, permission under Section 42(1) 4 is required.

COMMENTS

The proposed new building has similar front and side yard setbacks to that of the original dwelling. The new home is proposed to retain a portion of the first floor and foundation walls. The height of the proposed house is approximately 10 metres, which is 2 metres shorter than the adjacent home at 100 Glen Road. The proposed structure's 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 compatible with that of the neighbouring houses and, as such, heritage staff are of the opinion that the proposed new house meets the SRHCD Plan guidelines.

CONCLUSION

Heritage Planning staff are of the opinion that the proposed demolition of the existing "Unrated" building at 102 Glen Road, 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 recommending heritage conditions as necessary.

CONTACT

Will Thomas
Assistant Heritage Planner, Heritage Planning
Urban Design, City Planning
Tel: 416-392-6434; fax: 416-392-1973
E-mail: Will.Thomas@toronto.ca

SIGNATURE

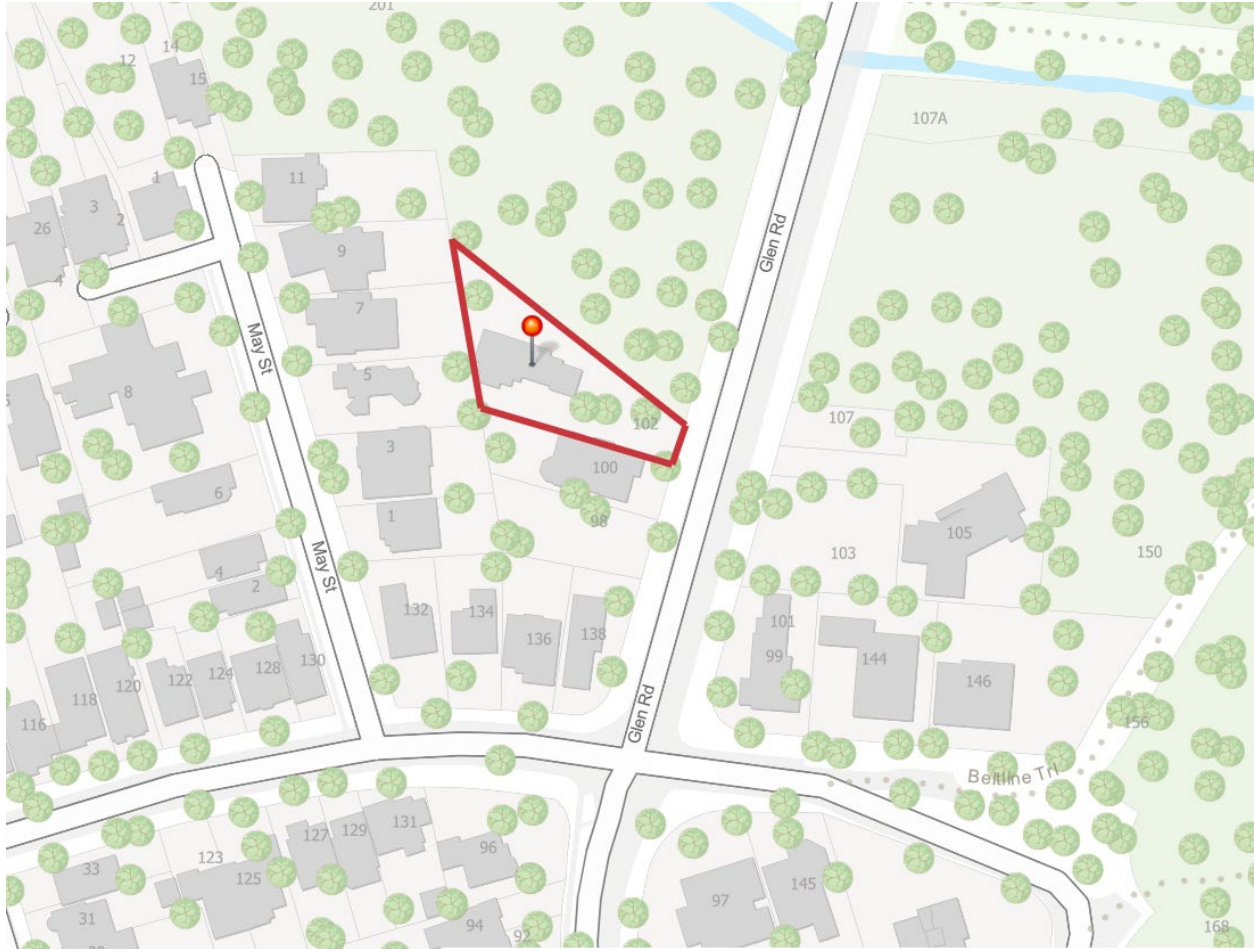
Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Photographs
Attachment 3: Drawings of proposed replacement dwelling
Attachment 4: Height and massing analysis

LOCATION MAP
102 Glen Road

ATTACHMENT 1



Location Map showing 102 Glen Road in regard to its surroundings. (Source - City of Toronto Data Map)

PHOTOGRAPHS

ATTACHMENT 2

102 Glen Road

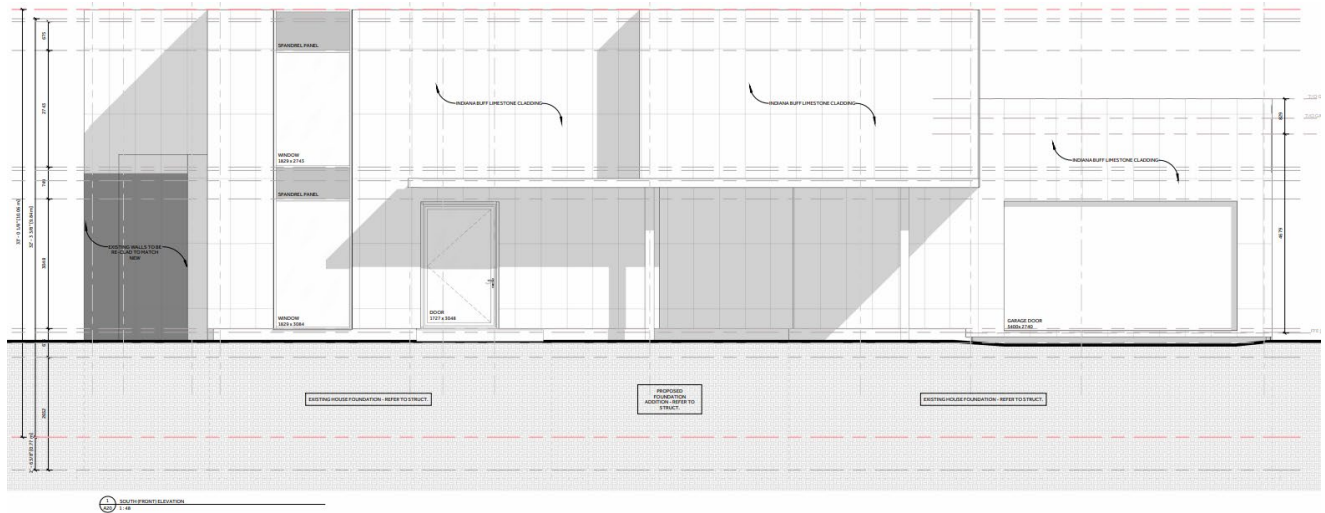


Photograph of the south elevation (front) of the existing house. (Source - FrankFranco Architects)

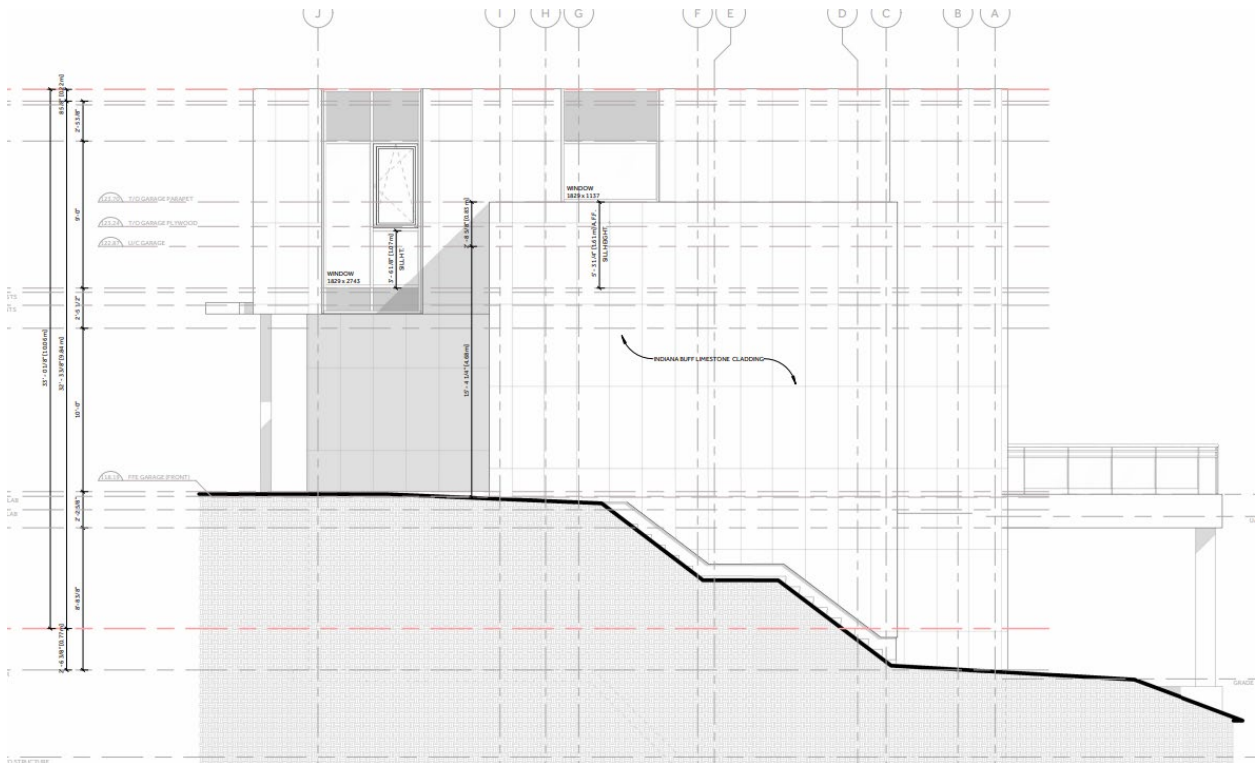
DRAWINGS

102 Glen Road

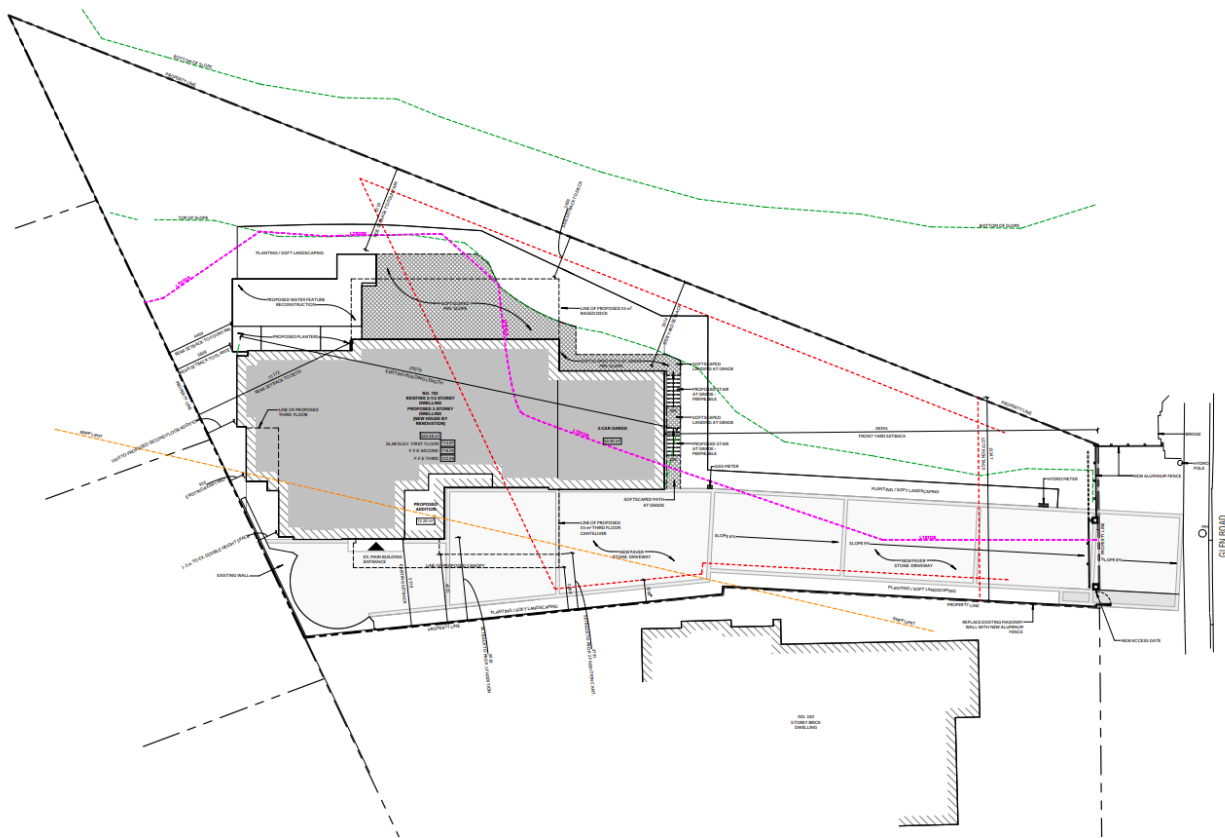
ATTACHMENT 3



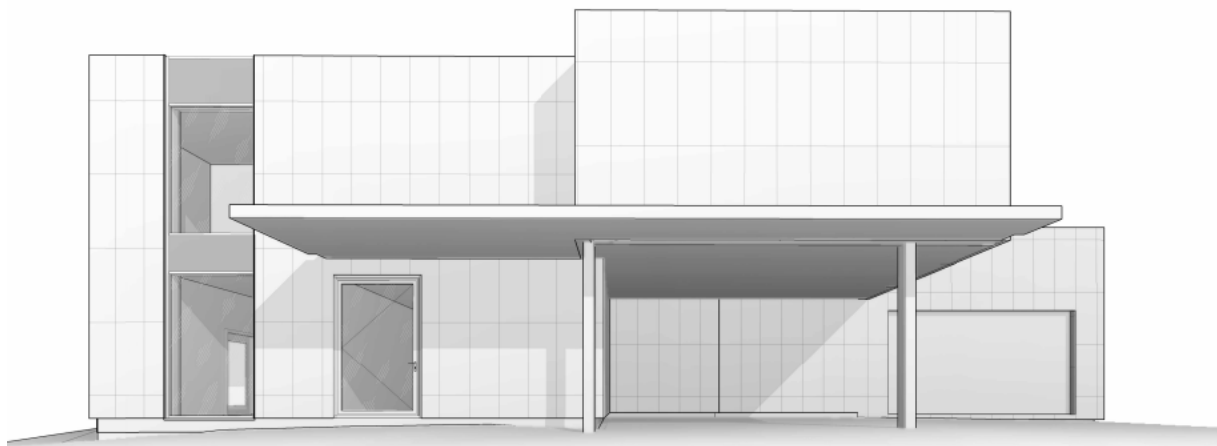
South (principal) elevation of proposed development. (Source - FrankFranco Architects)



East elevation of proposed development. (Source - FrankFranco Architects)



Extract from Site Plan drawing showing the proposed setbacks with that of the adjacent buildings (Source - FrankFranco Architects)

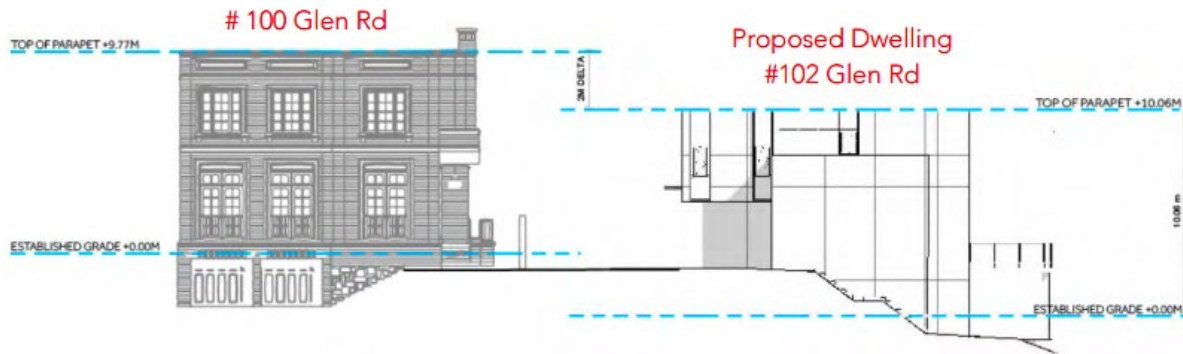


Rendering of south (principal) elevation of proposed development. (Source - FrankFranco Studio)

HEIGHT AND MASSING ANALYSIS

102 Glen Road

ATTACHMENT 4



Study of scale, massing, height and eave lines between proposed development and neighbouring property. (Source – Hobson Built Heritage)