

162 Douglas Drive - Application to Demolish a Structure and Erect a New Structure in the North Rosedale Heritage Conservation District

Date: May 15, 2026

To: Toronto Preservation Board
Toronto and East York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: University - Rosedale - Ward 11

SUMMARY

This report recommends that City Council approve the application to demolish an existing detached garage and construct a new 1.5-storey garden suite at the rear of the property known as 162 Douglas Drive under Section 42 of the Ontario Heritage Act.

The subject site is a "C-rated" property located in the North Rosedale Heritage Conservation District (HCD).

Heritage Planning staff are of the opinion that the proposal complies with the North Rosedale Heritage Conservation District Plan. As such, it is recommended that the application be approved.

RECOMMENDATIONS

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

1. City Council approve the application to demolish the existing detached garage and construct a new 1.5-storey garden suite at 162 Douglas Drive, a property within the North Rosedale Heritage Conservation District, in accordance with Section 42 of the Ontario Heritage Act, subject to the following:

- a. City Council approve the replacement structure for 162 Douglas Drive as shown in the plans and drawings submitted by the applicant and prepared by House Lab Inc, dated May 2026, and on file with the Senior Manager, Heritage Planning, and that the new structure be constructed substantially in accordance with the submitted plans.

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 162 Douglas Drive is situated on the north side of Douglas Drive, in between the cul-de-sac of St Andrews Gardens within the North Rosedale Heritage Conservation District (NRHCD).

162 Douglas Drive was constructed in 1925 in the Period-Revival style, with Tudor influence. The existing building is defined by its overall asymmetry, gabled roof, window openings with stone sills, and its stucco and brick cladding with a brick band course. The North Rosedale Heritage Conservation District Plan classifies 162 Douglas Drive 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) 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.

Permission is also required under Section 42 (1) 2 of the Ontario Heritage Act to erect any building or structure on the property or permit the erection of such a building or structure within a heritage conservation district.

The applicant seeks permission to demolish the existing detached garage and construct a new 1.5-storey garden suite at the rear of the property known as 162 Douglas Drive.

Application History

On May 11, 2026, the applicant provided a submission package seeking permission to demolish the existing detached garage and to construct a new 1.5-storey garden suite on the property.

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.

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

North Rosedale Heritage Conservation District Plan

The District Design Guidelines within section 7.0 of 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. Exterior alterations, demolition and development visible from the street require prior permission under the Ontario Heritage Act. It is the intent of these guidelines, says the District Plan, to ensure that alteration and development in the District enhances and sustains its unique character.

Section 7.2 goes on to explain 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".

Section 7.3 outlines the guidelines for new buildings within the District:

- New buildings and alterations and additions to unrated buildings should contribute to and not detract from the heritage character of the District.
- 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 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.

COMMENTS

All properties within the North Rosedale Heritage Conservation District are designated under Part V of the Ontario Heritage Act. In addition, the North Rosedale District Plan categorizes individual properties based on their contribution to the heritage character of the District. While the property at 162 Douglas Drive has been assigned a Category C rating, outbuildings were not individually evaluated as separate from the principal structures on the properties.

Throughout Rosedale, there are numerous examples of original ancillary structures that contribute positively to the architectural and streetscape character of the neighbourhood, as described in Section 5 of the District Plan. Such buildings were typically designed as complementary extensions of the principal residence's design, reflecting the same architectural style, materials, and detailing, and thereby contributing to the overall heritage character of the District.

The existing detached garage at 162 Douglas Drive does not exhibit design characteristics that contribute to the overall heritage character of the District. Located behind the main residence, the structure does not reflect the architectural style, material palette, or design quality of the principal dwelling and does not make a meaningful contribution to the heritage character of the property or the broader HCD. As such, the structure does not merit conservation, and Heritage Planning staff have no objection to its demolition.

The District Design Guidelines outlined in Section 7 of the District Plan were developed to manage alterations and new development within the Heritage Conservation District to ensure the preservation of its established architectural and streetscape character. However, the District Plan also recognizes that these guidelines need not be strictly applied to alterations or new construction that do not result in a significant visual impact from the public realm.

The proposed 1.5-storey garden suite is located at the rear of a very deep lot, behind the principal dwelling and does not exceed the height of its roof. The new structure will have limited to no visibility from the public realm. Given its siting and minimal visual presence within the streetscape, Heritage Planning staff are of the opinion that the Section 7 design guidelines are not directly applicable in this instance.

Accordingly, the proposed demolition of the existing detached garage and construction of the new 1.5-storey garden suite can be supported within the context of the North Rosedale District Plan.

CONCLUSION

Heritage Planning staff are of the opinion that the application to demolish the existing detached garage and construct a new 1.5-storey garden suite at 162 Douglas Drive conforms to the spirit and intent of the North Rosedale Heritage Conservation District Plan. As such, it is recommended that permission be granted under Section 42 of the Ontario Heritage Act.

CONTACT

Amir Nissan, CAHP
Heritage Planner, Heritage Planning
Urban Design, City Planning
Tel: 416-338-4805
E-mail: Amir.nissan@toronto.ca

SIGNATURE

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

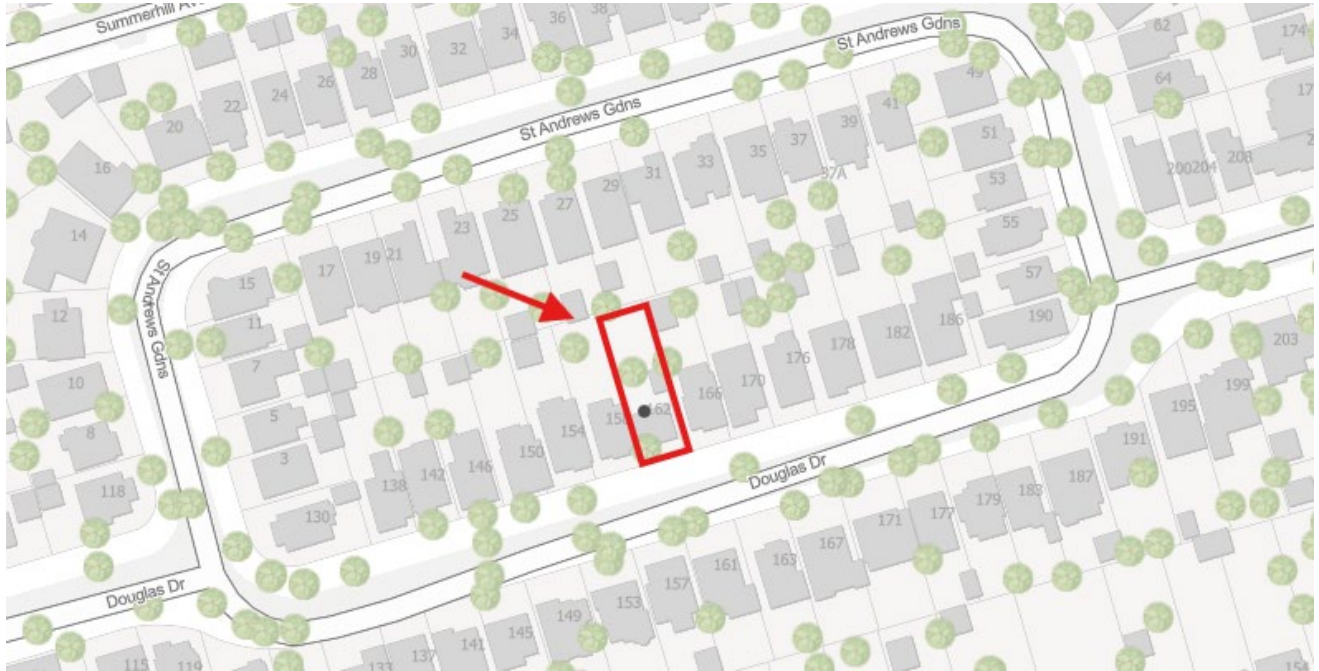
ATTACHMENTS

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

LOCATION MAP

ATTACHMENT 1

162 Douglas Drive



Map showing the subject property's location outlined in red at 162 Douglas Drive on the north side of Douglas Drive in between the Cul-de-sac of St Andrews Gardens. This location map is for information purposes only; the exact boundaries of the property are not shown (City of Toronto Mapping).

162 Douglas Drive



View of the south elevation at 162 Douglas Drive, showing the principal residence and existing detached garage (House Lab Inc, 2025).

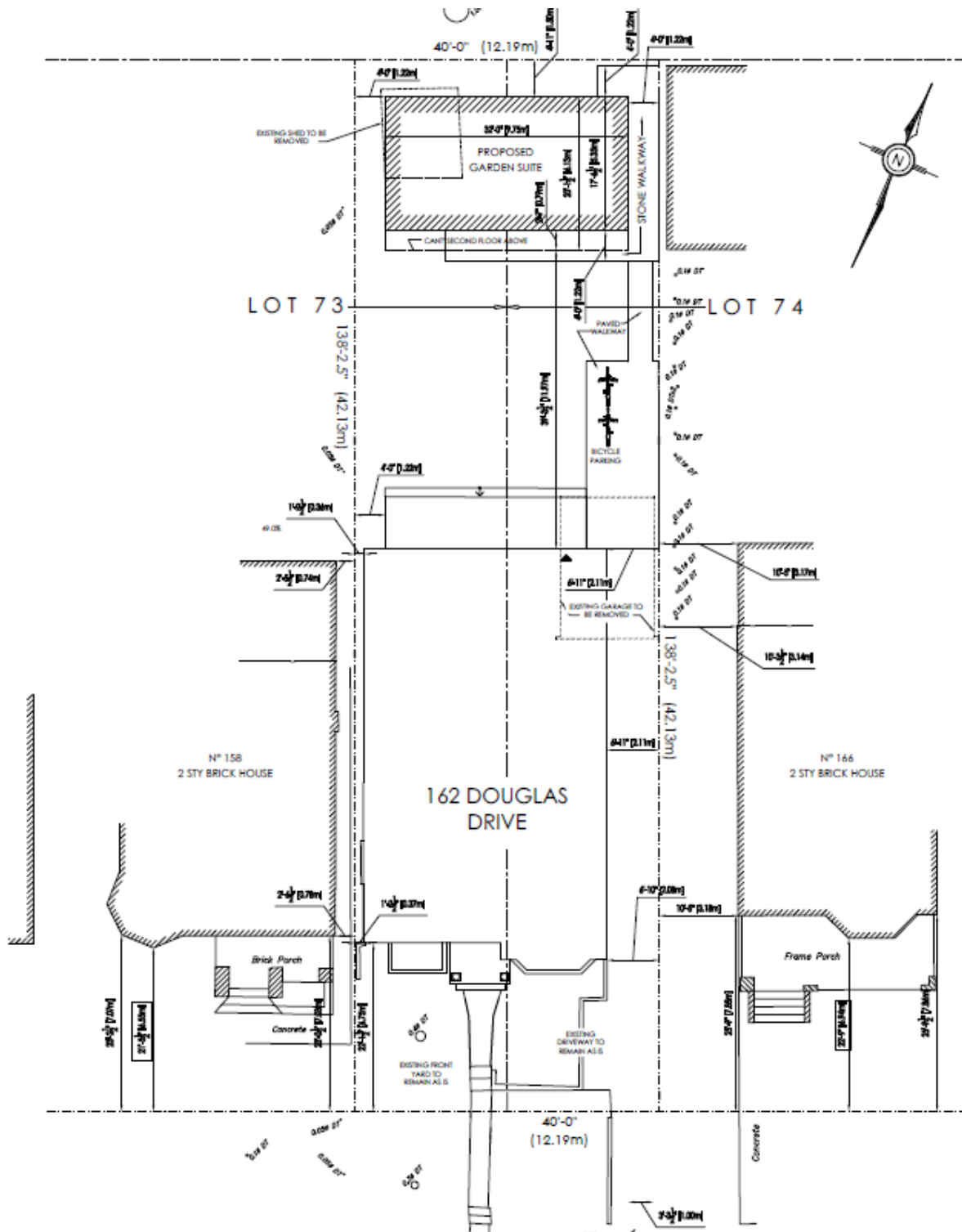


View of the detached garage, taken from the rear of the property at 162 Douglas Drive (House Lab Inc, 2025).

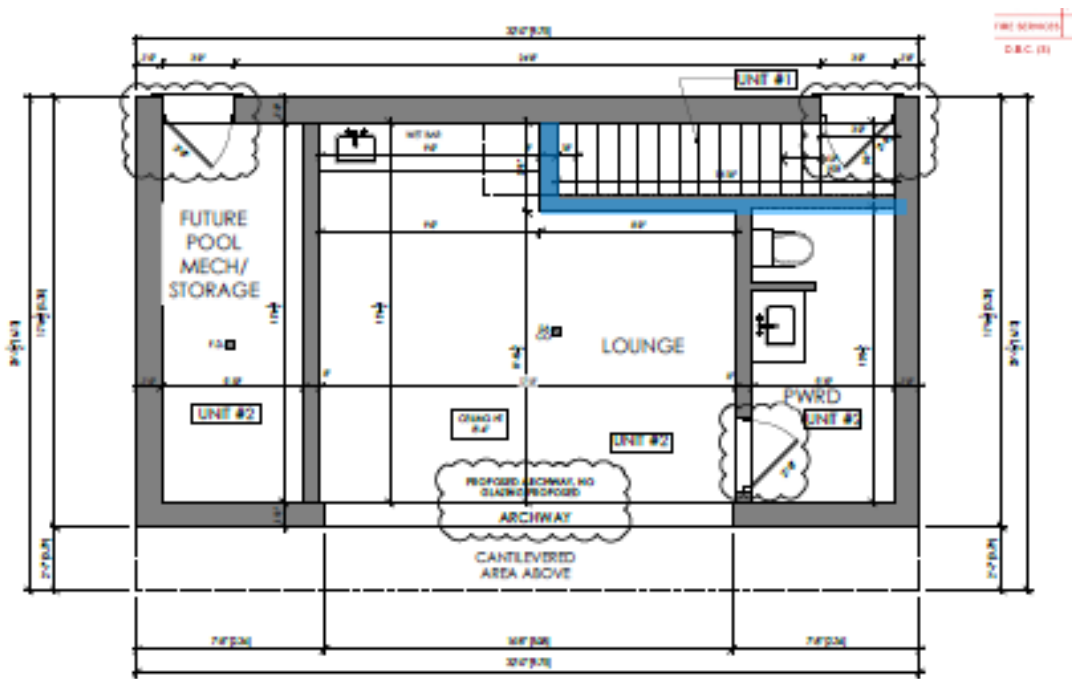
PLANS

162 Douglas Drive

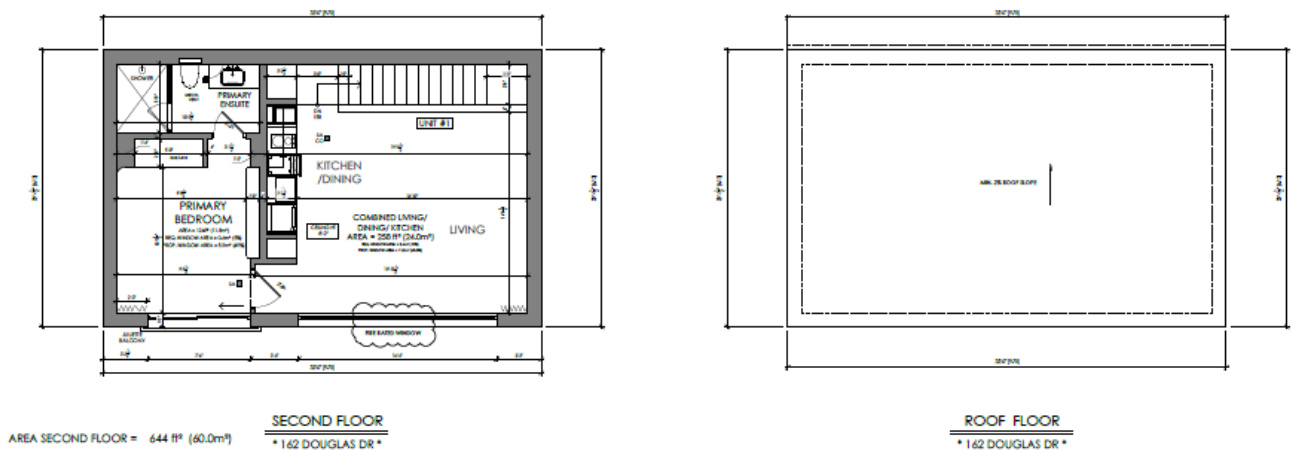
ATTACHMENT 3



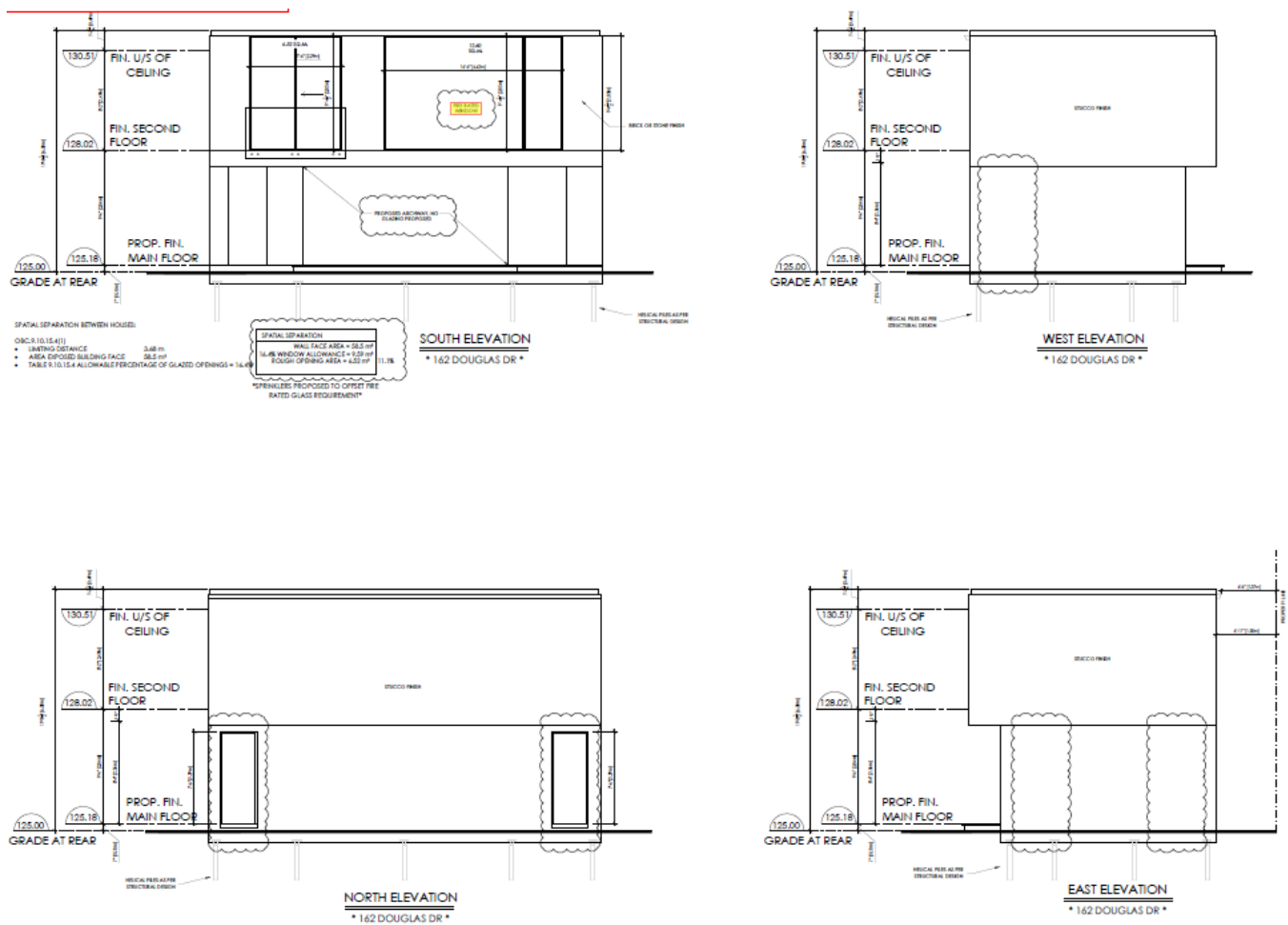
Proposed Site Plan of 162 Douglas Drive (House Lab Inc, 2026).



Proposed ground floor plan of garden suite at 162 Douglas Drive (House Lab Inc, April 2026)



Proposed second floor and roof plan of garden suite at 162 Douglas Drive (House Lab Inc, April 2026)



Proposed elevations of garden suite at 162 Douglas Drive (House Lab Inc, April 2026)