



5.3 District Design Guidelines

The following guidelines are established for managing property alteration and development in the South Rosedale Heritage Conservation District with a view to the preservation of the existing architectural character of the district and its park like setting and streetscape as defined in the Heritage Character and Streetscape Character Statements. All alteration and development within the district will require prior approval of Heritage Preservation Services, and in some cases Council, in addition to other existing building and planning approvals unless exempted under the terms of the delegation by-law described above.

The intent of these guidelines is to ensure alteration and development in the District that enhances and sustains the unique character of South Rosedale, as defined in the Heritage Character Statement in this study.

As guidelines, they are not intended to be applied as strict regulations but are to provide guidance and assistance in the design and decision making process. Assistance in interpreting these guidelines will be available from staff of Heritage Preservation Services.

Opposite Page Above: 50 Elm Avenue, November 2001, prior to alterations.

Opposite Page Below: 50 Elm Avenue, September 2002, after alterations that were reviewed by Heritage Preservation Services as part of the approvals process for buildings listed on the Inventory of Heritage Properties of the City of Toronto.

5.3.1 Definitions

Italicized terms included in these guidelines have the following meanings:

Category "A":	Buildings of national or provincial significance as identified in the Heritage Evaluation in this study or determined by further review and evaluation.
Category "B":	Buildings of potential citywide significance as identified in the Heritage Evaluation or determined by further review and evaluation.
Category "C":	Buildings of contextual significance, which contribute to the heritage character of South Rosedale as identified in the Heritage Evaluation or determined by further review and evaluation.
District:	The South Rosedale Heritage Conservation District
Heritage Character:	As defined by the Heritage Character Statement in this study.
Heritage Buildings:	Buildings in the District in "A", "B" and "C" categories.
Unrated Buildings:	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.

5.3.2 Guidelines for Alterations and Additions to Heritage Buildings

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*. While these are general guidelines, it is evident that their application and effect may vary depending upon the heritage evaluation category of the building in question.

- A. 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.
 - The building should be examined carefully, together with buildings of similar architectural style, to determine what changes have already occurred before commencing an alteration or addition. If architectural elements have been removed from the building, it may be attractive and feasible, although not necessary, to re-introduce these missing elements as part of a proposed alteration. Porches, original doors and window sashes are examples of these 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.
 - Windows, doors and details should relate in scale and proportion to those of the existing building.
 - 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.
- B. The principles and guidelines in paragraph A need not apply to alterations and additions that do not have a significant visual impact when viewed from the street.

5.3.3 Guidelines for New Buildings and Alterations and Additions to Unrated Buildings

- A. New buildings and alterations and additions to *unrated buildings* should contribute to and not detract from the variety and *heritage character* of the *district*.
- B. 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, and entry level.
- C. The roof profile and the location of the eaves lines or the roof parapet should be designed so that the apparent height of the building is compatible with that of its neighbours and is not visually overwhelming to neighbouring buildings.

5.3.4 Guidelines for Demolition

Guidelines in this section are for all buildings in the *district*. 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:

- A. Demolition of a building in the "A" or "B" category is to be vigorously opposed through the utilization, if necessary, of all heritage preservation protections afforded by law.
- B. Demolition of buildings in the "C" category is generally considered appropriate only if the proposed replacement building, as shown in the issued building permit, is equally able or more able to contribute to the *heritage character* of the *district* and is acceptable under these guidelines and the zoning by-law.
- C. 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.

6.0 Appendices

6.1 Delegation By-Law

Attachment No. 2
By-law 1005-2001
New Process for the Issuance of Heritage Permits
enacted by Council on December 6, 2001

Delegation By-law - Heritage Conservation Districts

Authority: Economic Development and Parks Committee Report No. 12, Clause No. 9,
as adopted by City of Toronto Council on December 4, 5 and 6, 2001
Enacted by Council: December 6, 2001

CITY OF TORONTO
BY-LAW No. 1005-2001

To amend Chapter 103, Heritage, of the City of Toronto Municipal Code to streamline the application process for heritage permits in heritage conservation districts.

WHEREAS Council wishes to make it easier for residents of heritage conservation districts to obtain permits under Part V of the *Ontario Heritage Act* for certain types of work; and

WHEREAS Council has authority to pass this by-law under section 102.1 of the *Municipal Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Chapter 103, Heritage, of the City of Toronto Municipal Code is amended by adding the following Article:

ARTICLE IV
Heritage Permits in Heritage Conservation Districts

§ 103-20. Definitions.

As used in this article, the following terms shall have the meanings indicated:

COMMISSIONER - The Commissioner of Economic Development, Culture and Tourism or his or her designate.

GUIDELINES - Guidelines adopted by Council or the council of a former municipality to assist in the preservation of the historic and architectural character of a heritage conservation district.

HERITAGE CONSERVATION DISTRICT - A heritage conservation district established under Part V of the *Ontario Heritage Act*.

HERITAGE PERMIT - a permit issued by or on behalf of Council under section 43 of the *Ontario Heritage Act*.

§ 103-21. Application for Permit; Permits Deemed to be Issued.

- A. Any person wishing to erect, demolish, or remove a building or structure located in a heritage conservation district, or to alter the external portions of such a building or structure, shall submit an application in writing on a form prescribed by the Commissioner and shall supply any other information relating to the application as required by the Commissioner.
- B. Despite subsection A, an application shall be deemed to have been made for work described in subsection C.
- C. A heritage permit is deemed to be issued for the following alterations to the external portions of a building or structure located in a heritage conservation district:
- (1) Painting of wood, stucco or metal finishes.
 - (2) *Repair of existing features, including roofs, wall cladding, dormers, cresting, cupolas, cornices, brackets, columns, balustrades, porches and steps, entrances, windows, foundations, and decorative wood, metal, stone or terra cotta, provided that the same type of materials are used.*
 - (3) Installation of eavestroughs.
 - (4) *Weatherproofing, including installation of removable storm windows and doors, caulking, and weatherstripping.*
 - (5) Installation of exterior lights.
 - (6) An alteration that is not visible from a street.

§ 103-22. Compatibility with guidelines.

- A. The Commissioner shall issue a heritage permit on behalf of Council if the work proposed in an application received under § 103-21A is compatible with the guidelines that apply in the heritage conservation district in which the work is proposed to be undertaken.
- B. Despite subsection A, Council shall retain all powers and authority under Part V of the *Ontario Heritage Act* and at any time prior to the issuance of a heritage permit, the ward councillor may, in writing, request the Commissioner to submit a permit application to the appropriate Community Council and to Council for consideration.
- C. A permit issued under subsection A shall be issued subject to the following conditions:
- (1) *That the permit holder not make any material change to a plan, specification, document or other information that forms the basis on which the permit was issued without making a further application under § 103-21A.*

(2) *That the permit holder carry out the work in accordance with the plans, specifications, documents and any other information that form the basis on which the permit was issued.*

- D. If the work proposed in an application is not compatible with the guidelines that apply in the heritage conservation district in which the work is proposed to be undertaken, the Commissioner shall submit the application to the appropriate Community Council and to Council for consideration.
- E. This section shall not apply to alterations for which a heritage permit is deemed to be issued under § 103-21C.

ENACTED AND PASSED this 6th day of December, A.D. 2001.

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)