



SOUTH
ROSEDALE
RESIDENTS'
ASSOCIATION

July 26, 2016

Ragini Dayal
Heritage Planner
City Planning, Heritage Preservation Services
City of Toronto
City Hall, 17th Floor, East Tower
100 Queen Street West
Toronto, Ontario
M5H 2N2

Dear Ragini:

Re: 5, 7 and 9 Dale Avenue – Proposed Residential Condominium Development

As an addendum to our letter of July 13, 2016 and my email to you on May 24, 2016, it is our understanding that both Heritage Preservation Services (“HPS”) and Ward 27 Councillor Kristyn Wong-Tam have requested that the Heritage Advisory Committee (the “Committee”) of the South Rosedale Residents’ Association (“SRRA” or the “Association”) comment specifically on the proposed demolition of the current residential buildings at 5, 7 and 9 Dale Avenue.

In that regard, Alex Murray and I as members of the Committee have reviewed the proposed demolition of the three (3) residences to be replaced by a low-rise multi-unit residential building in the context of South Rosedale being a designated Heritage Conservation District. We would make the following observations:

- In 2002, the SRRA engaged ERA Architects to complete a Heritage Conservation District Study of South Rosedale with assistance from a volunteer research group comprised of local residents.
- A consequence of this was the South Rosedale District Conversation District Plan (“SRHCD”) which legally came into effect as City By-law 115-2003 on February 7, 2003.
- The SRHCD assessed all individual properties with the boundaries of South Rosedale in to four (4) categories: A, B, C, or Unrated.
- Three (3) contiguous properties at 5, 7 and 9 Dale Avenue have been acquired by the same ownership group.
- Under the above-noted SRHCD, the assembled properties are categorized as “C” rated.
- “C” rated buildings are defined in the SRHCD as “contributing to the heritage character and context of the South Rosedale neighbourhood”.
- The residential buildings at 5, 7 and 9 Dale Avenue are single family bungalow-type homes on the south side of the street overlooking the Rosedale Valley Ravine.

- It is proposed that the three (3) residential properties will be demolished as a first step in the redevelopment of the contiguous properties as a merged lot.
- The SRHCD states: "Demolition of buildings in the "C" category is generally considered appropriate only if the proposed replacement building is equally able or more able to contribute to the heritage character of the district".

In the context of the above, we would make the following comment(s) regarding the proposed demolition:

- This is a unique situation and a redevelopment project which is unlikely to be repeated again elsewhere in South Rosedale.
- While it is inappropriate to comment on the findings of the 2002 Heritage Study, clearly all of the subject houses are of a highly suburban single storey bungalow design and character reflective of architecture and design styles common in the late 1940's and 50's.
- As such, the houses do not reflect the design and character of the majority of South Rosedale buildings which tend to be Victorian and/or Edwardian and as a consequence, do not contribute to the heritage character of the neighbourhood.
- The proposed replacement building will make more of a contribution to Dale Avenue and South Rosedale than what is currently there by virtue of high quality architecture, complimentary building materials and a massing which will give the appearance of separate buildings in a manner similar to the residential homes on the opposite side of the street.
- The introduction of a low-rise multi-unit residential building is not new to this immediate part of South Rosedale as the subject properties are virtually "book-ended" by significant larger multi-unit buildings.

Based on the above, the SRRRA Heritage Committee under these unique circumstances would support the proposed demolition of the "C" rated residential buildings at 5, 7 and 9 Dale Avenue.

Please feel free to contact us with any additional questions you may have.

Yours very truly,

THE SOUTH ROSEDALE RESIDENTS' ASSOCIATION



David M. Townley
Director and Past President

cc Alex Murray