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STAFF REPORT

11 ½ Palmerston Avenue, Committee of Adjustment Application No. A1137/19TEY, February 26, 2020

Date:	February 25, 2020
To:	Chair and Committee Members, Toronto & East York District
From:	Anne Fisher, Program Manager, Heritage Planning, Urban Design, City Planning
Wards:	Ward 10
Reference:	A1137/19TEY

APPLICATION

To alter the existing one-storey townhouse by constructing front and rear two-storey additions and a full third storey addition with rear balcony.

COMMENTS

Heritage Planning has reviewed plans and drawings prepared by Daniel Karpinski Architect, dated February 24, 2020.

Site and Context

The property at 11 ½ Palmerston Avenue is located on the east side of Palmerston Avenue and features a single storey house-form building within a row of similar buildings ranging from 9-15 Palmerston Avenue. None of these properties are currently listed on Toronto's Heritage Register.

Policy Framework

The revised proposals will result in a development that conserves the cultural heritage values, attributes and character of the on-site heritage resources located at 11½ Palmerston Avenue. Therefore, the proposal conforms to the heritage policies in the Growth Plan, is consistent with the heritage policies in the Provincial Policy Statement, and has regard for section 2(d) of the Planning Act. The proposal conforms to the City's Official Plan heritage policies.

Analysis and Rationale

Historical fire insurance maps suggest that the existing row houses at 9-15 Palmerston Avenue date to the late 19th century. Their scale, form, and massing are typical of early Ontario cottages.

The original proposal involved the removal of roof and most of the front façade of the existing house at 11½ Palmerston Avenue. A new front façade and two additional storeys would be constructed which would interrupt the continuous massing and form of the existing historic row houses at 9-15 Palmerston Avenue. Heritage Planning requested that this application be deferred so that Staff could further research the heritage value of the property given that this would be significantly altered by the proposals.

Heritage Planning has recently received drawings for a rear addition proposal at 11½ Palmerston Avenue that would allow for the conservation of the existing front façade and sloping roof at the west portion of the existing house. The historic form of the front of the house with its front gable would be retained and as such, the massing and form of this historic row of four houses would not be altered as seen from the public realm. The proposed addition is set back behind the line of the original rear eaves line and would have a minimal visual impact from the public realm. Heritage Planning finds this revised scope of work to be acceptable. Understanding that the applicant will present these updated plans at the time of the hearing, Heritage Planning will not raise further concerns with this application.

Heritage Planning therefore respectfully requests that should the Committee of Adjustment approve the requested variances that the Committee require that proposed additions be constructed substantially in accordance with the plans and drawings prepared by Daniel Karpinski Architect, dated February 24, 2020 and on file with the Senior Manager, Heritage Planning.

CONTACT

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SIGNATURE



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