

September 19, 2008

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: 45 Castle Frank Road, Demolition of a Structure within the South Rosedale Heritage Conservation District and Approval of Replacement Structure (Ward 27 Toronto Centre-Rosedale)

Recommendations:

The Toronto Preservation Board recommended to the Toronto and East York Community Council that:

- 1. City Council approve the request to demolish 45 Castle Frank Road, an “unrated” structure in the South Rosedale Heritage Conservation District, in accordance with Section 42 (1) of the Ontario Heritage Act.**
- 2. City Council approve the plans for the replacement building as shown in the plans submitted by the applicant, Saeed Kauser, prepared by Lorne Rose Architect, including; Existing Site Plan, A1 Proposed Site Plan, A2 Landscape Plan, A3 Site Statistics, A4 Basement Floor Plan & Ground Floor Plan, A5 Second Floor Plan & Third Floor Plan, A6 Garage Floor Plan & Elevations, A7 Front Elevation, A8 Rear Elevation, A9 North Elevation, A10 South Elevation, all dated, August 22, 2008, date stamped received by Heritage Preservation Services August 25, 2008, on file with the Manager, Heritage Preservation Services, and that the replacement structure be constructed substantially in accordance with the submitted plans, subject to the owner:**
 - a. Prior to the issuance of any building permit for the replacement structure located at 45 Castle Frank Road, including a permit for the demolition, excavation, and/or shoring of the subject property, providing building permit drawings satisfactory to the Manager, Heritage Preservation Services.**

Background:

The Toronto Preservation Board on September 19, 2008, considered the report (September 3, 2008) from the Director, Policy and Research, City Planning Division.

City Clerk

Colleen O'Neill/mh

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