

September 19, 2008

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: 3 Old George Place, Refusal of Alterations to a Designated Heritage Property
(Ward 27 Toronto Centre-Rosedale)

Recommendations:

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

- 1. Approve Option 1 wherein the applicant proposes to add a large, two storey addition joining the front of the house to the garage. The addition is divided into three spaces; a one storey “formal dining room” to the east of the existing main entrance; a two storey block joining the front façade of the house to the garage; and a two storey block on the west of the front façade which extends beyond it to create a new entrance area. The applicant also proposes the addition of a second, glazed storey to the garage, which will be connected to the new second floor of the house. More space will be added over the back of the house with an expanded second storey. The as-built cladding on the house will be removed and replaced with a different cladding material. The cladding on the garage will remain as is.**
- 2. Receive the report (September 3, 2008) from the Director, Policy and Research, City Planning Division, for information.**

Background:

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

The following persons addressed the Toronto Preservation Board:

- Ajon Moriyama, Moriyama and Teshima Architects;
- Michael McClelland, ERA Architects;
- Jane Smith;
- Alex Younger and Sarah Richardson;
- Jan Ruby;
- Jason Phillipe, Moriyama and Teshima Architects;
- Gail Tobin and Morrie Tobin.

City Clerk

Colleen O'Neill/mh

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