



This location map is for information purposes only.  
The exact boundaries of the property are not shown.



5 Highland Ave



7 Highland Ave, Category C





6 Highland Ave., Category C



2 Highland Ave., Category C

5 HIGHLAND AVE., NEIGHBOURING HOUSES

- ATTACHMENT NO. 4



9 Highland Ave., Category B



1 Highland Gardens, new house, unrated



5 HIGHLAND AVE., PROPOSED REPLACEMENT HOUSE - ATTACHMENT NO. 5



Facing East



Facing West

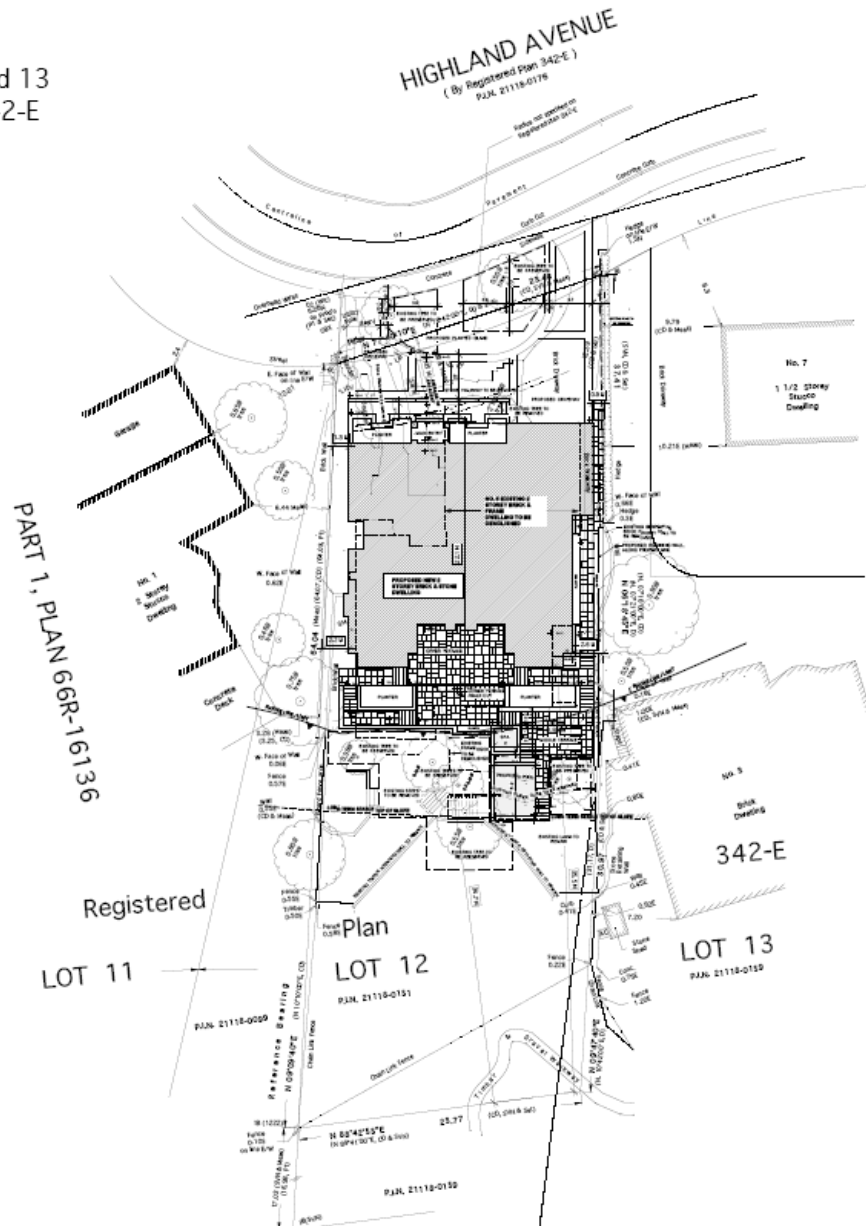
Surveyor's Real Property Report  
PART 1 : Plan of

PART OF LOTS 12 and 13  
REGISTERED PLAN 342-E  
CITY OF TORONTO

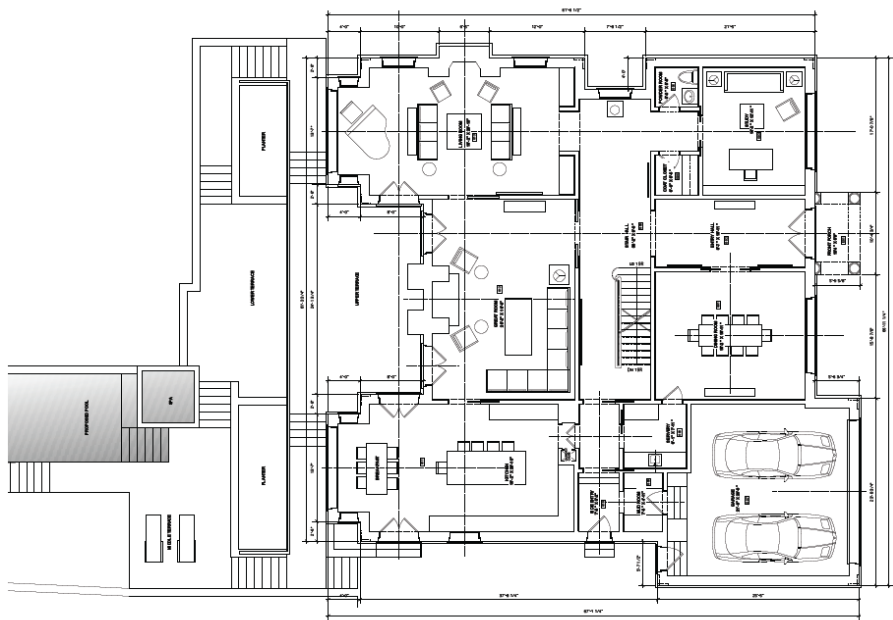
SCALE 1:250



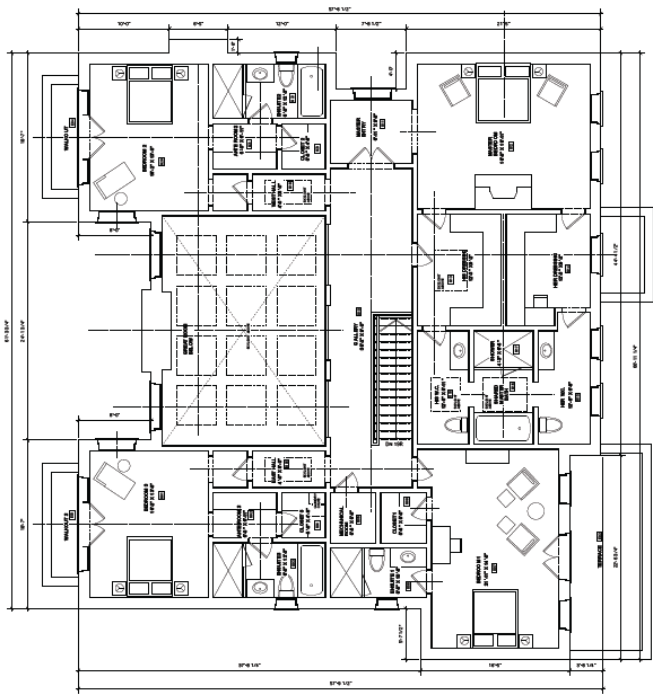
© C. E. DOTTERILL LTD., 2008.



Ground Floor



Second Floor

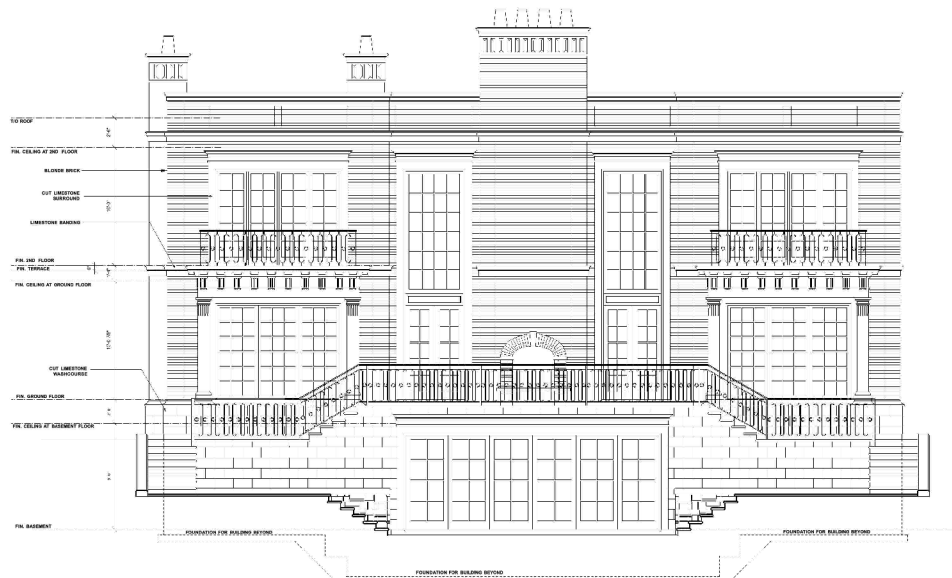


# 5 HIGHLAND AVE., ELEVATIONS

- ATTACHMENT NO. 8



Front Elevation



Rear Elevation



To: Marilyn Miller, HPS, Policy & Research, City Planning Div.

From: North Rosedale HCD Advisory Committee

Date: 5 February, 2009

Re: New House Proposal-5 Highland Ave.

Summary of feedback from committee members:

- The proposed new building is massive, at 7000 sq ft above ground.
- The design is stark and very far forward on the lot.
- The materials look to be of good quality, but the design does not look “Rosedelian”...looks more like a Forest Hill house.
- The garage should be moved back from the front of the house so as to minimize the massing effect.
- The two mature maple trees on the front lot are at great risk.
- A very extensive landscaping plan would need to be undertaken to deal with the flattened front yard, the likely loss of the maples and to soften the austere façade of the house.

The Committee hopes that HPS will consider these comments in completing its review of the proposal for a new residence at 5 Highland Ave. for the Toronto Preservation Board.