

February 20, 2009

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: 106 Wychwood Park – Demolition and Replacement with Two New Structures within the Wychwood Park Heritage Conservation District (Ward 20 Trinity-Spadina)

Recommendations:

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

- 1. City Council reject issuance of the demolition permit.**
- 2. The existing building might be altered following Heritage Conservation District guidelines, subject to the following conditions:**
 - tree protection regulation compliance;**
 - density regulation compliance;**
 - landscape plan for driveway and planting scheme in compliance with HCD guidelines.**
- 3. Should a new heritage permit application be made, that the application come back to Heritage Preservation Services and the Toronto Preservation Board for consideration and that Heritage Preservation Services notify the local Councillor immediately.**

Background:

The Toronto Preservation Board on February 20, 2009, considered the report (January 29, 2009) from the Director, Policy and Research, City Planning Division.

The Toronto Preservation Board also considered the following communications:

(February 18, 2009) fax from Sheldon J. Godfrey, Barrister and Solicitor (PB.New.PB21.6.1);
(February 18, 2009) e-mail from Marc P. Kemerer, White, Duncan, Linton
LLP (PB.New.PB21.6.2);
(February 18, 2009) e-mail from Mark Segal (PB.New.PB21.6.3);

(February 18, 2009) e-mail from Peter Ortved, Chair, Heritage Toronto (PB.New.PB21.6.4);
(February 19, 2009) e-mail from Dr. Richard Hall, Vice-President, Cabbagetown Heritage Conservation District Committee (PB.New.PB21.6.5);
(February 20, 2009) e-mail from Robert K. McDermott, Partner, McMillan LLP (PB.New.PB21.6.6);
(February 20, 2009) e-mail from Christopher and Brigitte Theis (PB.New.PB21.6.7);
(February 20, 2009) fax from Julian Kitchen, Chair, Harbord Village Heritage Conservation District (PB.New.PB21.6.8);
(February 20, 2009) e-mail from William N. Greer, B.Arch, FRAIC, CAHP, Heritage Consultant (filed by Ian MacDonald) (PB.New.PB21.6.9);
(February 20, 2009) e-mail from Ian MacDonald Architect Inc. (PB.New.PB21.6.10);
(December 3, 2008) letter from Ian W. Bruce, ISA Certified Arborist (filed by Ian MacDonald) (PB.New.PB21.6.11);
(February 20, 2009) memo from Wychwood Park Ratepayers Association (PB.New.PB21.6.12);
(February 20, 2009) submission from Phillip H. Carter, Heritage Architect (PB.New.PB21.6.13).

The following persons addressed the Toronto Preservation Board:

- N. Jane Pepino, C.M., Q.C., LL.D., Aird & Berlis LLP, Barristers and Solicitors;
- Phillip H. Carter, Heritage Architect (submission filed);
- Marc Kemerer, White, Duncan, Linton LLP;
- Carl Bray, Bray Heritage;
- Ian MacDonald, Ian MacDonald Architect Inc.;
- Sheldon J. Godfrey, Sheldon J. Godfrey, C.M., M.A., J.D., Barristers and Solicitors;
- John Blumenson, Preservation Consultant; and
- Councillor Joe Mihevc, Ward 21 St. Paul's.

City Clerk

Colleen O'Neill/mh