

February 20, 2009

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: 5 Highland Avenue, Demolition and Replacement of a Structure
within the North Rosedale Heritage Conservation District
(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 5 Highland Avenue, an “unrated” structure in the North Rosedale Heritage Conservation District, in accordance with Section 42 (1) of the Ontario Heritage Act.**
- 2. City Council approve plans for the replacement building in accordance with Section 42 (4) of the Ontario Heritage Act, subject to the owner:**
 - a. Revising the plans to set back the garage, adjust the fenestration of the front façade and remove the U-shaped drive to the satisfaction of the Manager, Heritage Preservation Services.**
 - b. Prior to the issuance of any building permit for the replacement structure located at 5 Highland Ave, including a permit for the demolition, excavation, and/or shoring of the subject property, providing building permit drawings and landscape plan satisfactory to the Manager, Heritage Preservation Services.**

Background:

The Toronto Preservation Board on February 20, 2009, considered the report (February 9, 2009) from the Director, Policy and Research, City Planning Division.

The following persons addressed the Toronto Preservation Board:

- Wayne Swadron, Wayne Swadron Architect Ltd.; and
- Tina McMullen, Wayne Swadron Architect Ltd.

City Clerk

Colleen O'Neill/mh

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