

September 24, 2009

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: 32 St. Andrews Gardens, Alteration of a Structure in the North Rosedale Heritage Conservation District

Recommendations:

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

- 1. City Council approve the request to alter the structure at 32 St. Andrews Gardens, a "C" rated building in the North Rosedale Heritage Conservation District, in accordance with Section 42(1) of the *Ontario Heritage Act*.**
- 2. City Council approve the plans for the alteration of the structure at 32 St. Andrews Gardens as shown in the drawings prepared by J. F. Brennan Design Build dated May 2009, and dated stamped received August 20, 2009, on file with the Manager, Heritage Preservation Services, and that the alterations be completed substantially in accordance with the submitted plans, subject to the owner.**

Prior to the issuance of any building permit for the proposed alterations to the structure at 32 St. Andrews Gardens, including a permit for the demolition, excavation and/or shoring of the subject property, provide building permit drawings with a front yard landscape plan and façade retention strategy satisfactory to the Manager, Heritage Preservation Services.

Background:

The Toronto Preservation Board on September 24, 2009, considered the report (September 11, 2009), from the Director, Policy and Research, City Planning Division, respecting 32 St. Andrews Gardens, Alteration of a Structure in the North Rosedale Heritage Conservation District.

The Toronto Preservation Board considered the following communications:

- a. E-mail (September 22, 2009) from Jan Ruby
- b. E-mail (September 23, 2009) from Jim Pearson

Jim Pearson addressed the Toronto Preservation Board.

City Clerk
Margaret Sexton

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