



Decision Letter

Toronto Preservation Board

Meeting No.	28	Contact	Lourdes Bettencourt, Committee Secretary
Meeting Date	Thursday, December 14, 2017	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 2, City Hall	Chair	Jennifer Rieger

PB28.2	ACTION	Adopted		Ward:14
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Alterations to a Designated Heritage Property - 421 Roncesvalles Avenue

Board Decision

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

1. City Council refuse the alterations to the designated heritage property at 421 Roncesvalles Avenue in accordance with Section 33 of the Ontario Heritage Act, for the construction of a 26.1 metre tall (30 metres including mechanical penthouse) seven storey commercial and office building which will incorporate the two storey designated heritage building in accordance with the plans and drawings prepared by Superkul inc architect dated November 14, 2016 and date stamped received December 16, 2016, and the Heritage Impact Assessment prepared by ERA Architects Inc. issued March 14, 2017, all on file with the Senior Manager, Heritage Preservation Services.
2. Should City Council refuse the alterations to the designated heritage property at 421 Roncesvalles Avenue in accordance with Section 33 of the Ontario Heritage Act, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision.

Origin

(December 1, 2017) Report from the Acting Chief Planner and Executive Director, City Planning Division

Summary

This report recommends that City Council refuse the proposed alterations to the designated heritage property at 421 Roncesvalles Avenue (including the address at 61 Howard Park Avenue). The applicant proposes the construction of a 26.1 metre tall (30 metres including mechanical penthouse) seven storey commercial and office building. The building will incorporate and alter the two storey designated heritage building in a manner that would not conserve the cultural heritage values, attributes and character of the property. City Council's consent is required for the alterations to the designated heritage property under Section 33 of the Ontario Heritage Act.

Background Information

(December 1, 2017) Report and Attachments 1 - 3 from the Acting Chief Planner and Executive Director, City Planning - Alterations to a Designated Heritage Property - 421 Roncesvalles Avenue

<http://www.toronto.ca/legdocs/mmis/2017/pb/bgrd/backgroundfile-109758.pdf>

Communications

(December 13, 2017) Letter from Bruce C. Ketcheson, Ritchie Ketcheson Hart and Biggart (PB.Supp.PB28.2.1)

<http://www.toronto.ca/legdocs/mmis/2017/pb/comm/communicationfile-74584.pdf>