

Toronto Preservation Board

Meeting No.	5	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Tuesday, April 30, 2019	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 2, City Hall		

PB5.2	ACTION	Adopted		Ward: 11
-------	--------	---------	--	----------

Demolition of an Unrated Building in the North Rosedale Heritage Conservation District and Construction of a Replacement House - 210 Douglas Drive

Board Decision

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

1. City Council approve the demolition of the unrated house-form building at 210 Douglas Drive, within the North Rosedale Heritage Conservation District, in accordance with Section 42 of the Ontario Heritage Act subject to the following:

a. City Council approve the replacement structure for 210 Douglas Drive as shown in the plans and elevations submitted by the applicant and prepared by Richard Wengle Architect Inc., dated March 6 and March 29, 2019, and on file with the Senior Manager, Heritage Preservation Services, and that the replacement structure be constructed substantially in accordance with the submitted plans.

b. That prior to the issuance of any heritage permit for the property at 210 Douglas Drive including a demolition permit, but excluding permits for interior work, repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the applicant provide the following to the satisfaction of the Senior Manager, Heritage Preservation Services:

1. Photo documentation of the existing structure at 210 Douglas Drive; and
2. Final building permit drawings for the replacement structure and landscape plan consistent with the plans and elevations submitted by the applicant and prepared by Richard Wengle Architect Inc. dated March 6 and March 29, 2019 and with the North Rosedale Heritage Conservation District Plan.

Origin

(April 8, 2019) Report from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Summary

This report recommends that City Council approve the demolition of an "unrated" building and

the construction of a replacement house located at 210 Douglas Drive, which is located within the North Rosedale Heritage Conservation District (NRHCD).

The proposal is to demolish an existing 2-storey house-form building and to construct a new 2 1/2-storey residence. The existing property, as per the North Rosedale Heritage Conservation District Plan, is not considered to be of national, provincial, citywide or contextual heritage significance and does not contribute to the heritage character of the heritage conservation district. The proposed new house would contribute towards the heritage character of the District and as such would comply with the North Rosedale Heritage Conservation District guidelines.

Financial Impact

There are no financial implications resulting from the adoption of this report.

Background Information

(April 8, 2019) Report and Attachments 1-3 from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning - Demolition of an Unrated Building in the North Rosedale Heritage Conservation District and Construction of a Replacement House - 210 Douglas Drive

<http://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-132079.pdf>

Speakers

Ian Andres