

## Toronto Preservation Board

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

PB5.3	ACTION	Adopted		Ward: 11
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### Demolition of an Unrated Building in the North Rosedale Heritage Conservation District and Construction of a Replacement House - 65 Binscarth Road

#### Board Decision

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

1. City Council approve the demolition of the heritage building at 65 Binscarth Road, an "unrated" structure in 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 65 Binscarth Road as shown in the plans and elevations submitted by the applicant and prepared by Richard Wengle Architect Inc., dated November 10, 2018, January 3, 2019, February 14, 2019 and March 27, 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 65 Binscarth Road 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 65 Binscarth Road; and

2. Final building permit drawings for the replacement structure and a landscape plan consistent with the plans and elevations submitted by the applicant and prepared by Richard Wengle Architect Inc. dated November 10, 2018, January 3, 2019, February 14, 2019 and March 27, 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 65 Binscarth Road, which is located within the North Rosedale Heritage Conservation District (NRHCD), designated under Ontario Heritage Act.

The proposal is to demolish an existing 2-storey house-form building and to construct a new 2-storey residence. The existing building at this 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 - 65 Binscarth Road  
(<http://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-132078.pdf>)

### **Speakers**

Ian Andres