



Toronto Preservation Board

Meeting No.	11	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Tuesday, November 12, 2019	Phone	416-392-7033
Start Time	9:30 AM	E-mail	teycc@toronto.ca
Location	Committee Room 3, City Hall	Chair	Ms. Sandra Shaul

PB11.3	ACTION	Adopted		Ward: 12
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Alterations to a Designated Heritage Property - 276 Forest Hill Road

Board Decision

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

1. City Council approve the alterations to the heritage building at 276 Forest Hill Road, in accordance with Section 33 of the Ontario Heritage Act, to allow for the replacement of all windows on lands known municipally as 276 Forest Hill Road, with such alterations substantially in accordance with the plans and drawings prepared by Norwood Windows and Doors, received October 21, and the Condition Assessment document prepared by ERA Architects, dated October 23, 2019 and file with the Senior Manager, Heritage Preservation Services.

Origin

(October 22, 2019) Report from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Summary

This report recommends that City Council approve the alterations proposed for the heritage property located at 276 Forest Hill Road. The property, known as the Alfred D. Morrow House, contains a two-storey residential building constructed in 1936 by Toronto architects Allward and Gouinlock. The windows in the house are original and are noted as heritage attributes in the designation by-law but are currently in disrepair. The proposal involves the replacement of all of the windows with new double glazed units that include wood frames and sashes that match the dimensions and profiles of the existing. On the front façade true-divided lites would be provided, however on the windows on the sides and rear the new windows would have matching materials, dimensions and profiles but would have simulated divided lites.

Background Information

(October 22, 2019) Report and Attachments 1 - 5 from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning - Alterations to a Designated Heritage Property - 276 Forest Hill Road

(<http://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-139596.pdf>)