

June 14, 2012

To: City Council

From: Toronto Preservation Board

Subject: Demolition of a Structure Within the South Rosedale Heritage Conservation District and Approval of Replacement Structure – 6 Elm Avenue
[To be considered with Item TE17.20]

Recommendations:**The Toronto Preservation Board recommends that:**

1. **City Council approve the request to demolish 6 Elm Avenue, an “unrated” structure in the South Rosedale Heritage Conservation District, in accordance with Section 42 (1) of the Ontario Heritage Act subject to the owner providing the following to the satisfaction of the Acting Manager, Heritage Preservation Services:**
 - a. **Prior to the issuance of a demolition permit, submit:**
 - i. **plans and photo-documentation of the existing structure at 6 Elm Avenue and the 1940s brick garage to be demolished.**
2. **City Council approve the plans for the replacement building as shown in the plans submitted by the applicant, Branksome Hall, including Plans A001, A100 to A104, A300, A301, prepared by MacLennan Jaunkalns Miller Architects dated April 20, 2012, and L-1, L2, LD-2 and TP prepared by PMA Landscape Architects Ltd. dated April 23, 2012, all date stamped received by Heritage Preservation Services April 26, 2012, on file with the Acting Manager, Heritage Preservation Services, and that the replacement structure be constructed substantially in accordance with the submitted plans, subject to the following conditions:**
 - a. **Prior to final site plan approval the owner shall provide the following to the satisfaction of the Acting Manager, Heritage Preservation Services:**
 - i. **final site plan, building plans and landscape plan to the approval of the Acting Manager, Heritage Preservation Services;**
 - ii. **detailed Conservation Plan, for conservation work described in the Heritage Impact Assessment, prepared by a qualified heritage consultant; and**
 - iii. **a Letter of Credit in a form and amount satisfactory to the Acting Manager, Heritage Preservation Services, for all conservation work**

described in the Heritage Impact Assessment, "6 Elm Avenue – MacNeil House, Heritage Impact Assessment," revised 20 April 2012, prepared by ERA Architects Inc.

- b. Prior to the issuance of any building permit for the replacement structure located at 6 Elm Avenue, the applicant will provide the following to the satisfaction of the Acting Manager, Heritage Preservation Services:
 - i. building permit drawings for 6 Elm Avenue; and**
 - ii. plans and specifications for the conservation work described in the Conservation Plan.****

- c. Prior to the release of the Letter of Credit, the owner shall;
 - i. complete the heritage conservation work to the satisfaction of the Acting Manager, Heritage Preservation Services; and**
 - ii. provide a Letter of Completion for the heritage conservation work signed by the Project Architect and Heritage Consultant to the satisfaction of the Acting Manager, Heritage Preservation Services.****

Background:

The Toronto Preservation Board on June 14, 2012, considered the report (May 9, 2012) from the Director, Urban Design, City Planning, respecting Demolition of a Structure Within the South Rosedale Heritage Conservation District and Approval of Replacement Structure – 6 Elm Avenue.

For City Clerk

Margaret Sexton