

November 27, 2012

To: City Council

From: Toronto Preservation Board

Subject: Alteration to Designated Heritage Property within the North Rosedale Heritage Conservation District – 117 Glen Road

**Recommendations:**

**The Toronto Preservation Board recommends that:**

1. **City Council approve the alterations to 117 Glen Road in the North Rosedale Heritage Conservation District under Section 42 Of the Ontario Heritage Act, in accordance with architectural drawings dated September 19, 2012, by Drawing Room Architects, subject to the following terms and conditions:**
  - a. **Prior to issuance of any heritage permit for the proposal, including a heritage permit related to demolitions, shoring, excavation and construction of any building or structure on the subject property, the owner shall prepare and provide the following to the satisfaction of the Manager, Heritage Preservation Services:**
    - i. **A site plan drawing.**
    - ii. **Architectural drawings, including plans, sections and elevations of the proposed alterations and addition to the existing heritage property.**
    - iii. **A detailed Landscape Plan that supports the architectural style of the heritage building and the North Rosedale Heritage Conservation District guidelines.**
    - iv. **A record of the as-found condition of the existing building including architectural drawings and photographs keyed to plans and elevations of all interior and exteriors.**

**Background:**

The Toronto Preservation Board on November 26, 2012, considered a report (November 20, 2012) from the Director, Urban Design, City Planning, respecting Alteration to Designated Heritage Property within the North Rosedale Heritage Conservation District – 117 Glen Road.

The following persons addressed the Toronto Preservation Board:

- David Bronskill, Goodmans LLP, submitted a photograph of the property
- Stuart Watson, Partner, Drawing Room Architect Inc.

For City Clerk

Janette Gerrard

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PB18.7>