

October 23, 2012

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: Demolition of Three Heritage Designated Properties in the South Rosedale Heritage Conservation District and Construction of a Replacement Structure – 21-25 Price Street

Recommendations:

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

- 1. City Council approve the demolition of the structures at 21, 23 and 25 Price Street, three "unrated" properties in the South Rosedale Heritage Conservation District in accordance with Section 42 (1) of the Ontario Heritage Act providing that prior to issuance of a demolition permit, the owner submit photo-documentation of the existing structures to be demolished to the satisfaction of the Acting Manager, Heritage Preservation Services.**
- 2. City Council approve the plans prepared by Young + Wright / IBI Group Architects date stamped received by the City Planning Division on August 9, 2012 for the replacement structure and on file with the Acting Manager, Heritage Preservation Services and that the replacement building 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 to the satisfaction of the Acting Manager, Heritage Preservation Services, final site plan drawings, and a landscape plan;**
 - b. Prior to the issuance of any heritage permit for the replacement structure located at 21-25 Price Street, the owner shall provide building permit drawings to the satisfaction of the Acting Manager, Heritage Preservation Services.**

Background:

The Toronto Preservation Board on October 23, 2012, considered a report (October 15, 2012) from the Director, Urban Design, City Planning, respecting Demolition of Three Heritage Designated Properties in the South Rosedale Heritage Conservation District and Construction of a Replacement Structure – 21-25 Price Street.

The following persons addressed the Toronto Preservation Board:

- Alex Murray, Vice-President, South Rosedale Residents' Association
- Tom Knott
- Neil Cuddy
- Natasha Cuddy
- Ann Martin, Associate, IBI Group
- Scott Weir, Principal, E.R.A. Architects Inc.

For City Clerk

Margaret Sexton

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