

January 14, 2013

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: Demolition of a Designated Heritage Property in the South Rosedale Heritage Conservation District and Construction of a Replacement Structure – 1 Cluny Avenue

Recommendations:

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

- 1. City Council approve the request to demolish 1 Cluny Avenue, an "unrated" structure in the South Rosedale Heritage Conservation District in accordance with Section 42 of the Ontario Heritage Act subject to the owner, prior to the issuance of a demolition permit, submitting photo-documentation of the existing structure at 1 Cluny Avenue to the satisfaction of the Manager, Heritage Preservation Services.**
- 2. City Council approve the plans for the replacement building as shown in the plans submitted by the applicant, including plans and elevations prepared by JGD Inc. dated December 13, 2012, all date stamped received by Heritage Preservation Services December 17, 2012, on file with the Manager, Heritage Preservation Services, and that the replacement structure be constructed substantially in accordance with the submitted plans, subject to the following condition:**
 - a. Prior to the issuance of any heritage permit for the replacement structure located at 1 Cluny Avenue, the applicant will provide building plans and a landscape plan to the satisfaction of the Manager, Heritage Preservation Services.**

Background:

The Toronto Preservation Board on January 9, 2013, considered a report (December 17, 2012) from the Director, Urban Design, City Planning Division.

J. Gibson, JGD Inc., addressed the Toronto Preservation Board.

For City Clerk

Janette Gerrard

Copy to: Interested Parties

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