TORONTO

Ulli S. Watkiss
City Clerk

City Clerk's Office

Secretariat
Janette Gerrard
Toronto Preservation Board
City Hall, 2nd Floor, West
100 Queen Street West
Toronto, Ontario M5H 2N2

Tel: 416-338-5848
Fax: 416-397-0111
Email:jgerrar@toronto.ca
Web: www.toronto.ca

April 2, 2013

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: Alteration of a Designated Heritage Property – 72 Wells Hill Avenue

Recommendations:

The Toronto Preservation Board:

A. Recommends to the Toronto and East York Community Council that:

1. City Council approve the proposed alterations to the heritage property at 72 Wells Hill Avenue, in accordance with the drawings prepared by Audaxarchitecture dated February 25, 2013, subject to the following conditions:

a. Prior to May 31, 2013 the owner shall withdraw the appeal to the Conservation Review Board with respect to the City's Intention to Designate the property at 72 Wells Hill Avenue, to the satisfaction of the Manager, Heritage Preservation Services and the City Solicitor.

b. Prior to the issuance of any heritage permit for the proposal, including a heritage permit related to demolition, shoring, excavation and rebuilding of any building or structure on the subject property, the owner shall provide the following to the satisfaction of the Manager, Heritage Preservation Services:

i. A revised east elevation drawing that retains the main (east) entrance, where a paneled wood door is set in a segmental-arched surround protected by the open hip-roofed porch with brackets, and adjusts the design of the garage to make it distinct from and subordinate to the entrance.

ii. Building permit drawings substantially in accordance with the approved plans, including specifications for heritage conservation work, prepared by the project architect and a qualified heritage consultant.

iii. A licensed Engineer's letter detailing how the retained portions of the heritage elements will be protected and made structurally sound throughout the construction process.

iv. Protection and conservation specifications for heritage elements including windows (to be replaced in kind and style), wood work, metal work, roofing, front porch, porch canopy and masonry, prepared by a qualified heritage consultant.

v. A landscape plan that maintains mature trees and the existing stone wall along the east perimeter.

vi. Documentation of the portions of the house that are proposed to be demolished, including plans, sections, elevations drawings and photographs.

vii. A tree protection plan, prepared by a qualified Arborist, that describes the measures to be undertaken during and after construction, to maintain the health of the mature trees on the property.

c. The owner shall complete the heritage conservation work to the satisfaction of the Manager, Heritage Preservation Services and upon completion of the project provide a Letter of Substantial Completion signed by the project architect and a qualified heritage consultant, accompanied by post construction photo-documentation.

B. Requests the Toronto and East York Community Council to direct the Acting Manager, Heritage Preservation Services, to submit a report directly to City Council for its meeting on May 7, 2013, confirming that the design and configuration of the proposed garage at 72 Wells Hill Avenue is in compliance with the Zoning By-law.

Background:

The Toronto Preservation Board on March 27, 2013, considered the following:

1. Report (March 12, 2013) from the Director, Urban Design, City Planning Division, respecting Alteration of a Designated Heritage Property – 72 Wells Hill Avenue.

2. E-mail (March 25, 2013) from Brian Barron.

3. Submission (March 27, 2013) from Gianpiero Pugliese, Audax Architecture

The following persons addressed the Toronto Preservation Board:

- Dr. Leonore Loft
- Joel D. Farber, Partner, Fogler, Rubinoff LLP
- Gianpiero Pugliese, Audax Architecture (Submission Filed)
- Kerry Wood
- Lucia LeGuen
- Robert Levy, President, Casa Loma Residents Association

- Howard Adelman

For City Clerk

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c. Interested Persons

http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PB21.1