July 18, 2014

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 – 17 Pricefield Road

Recommendations:

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

1. City Council approve the application to demolish 17 Pricefield Road, 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 17 Pricefield Road to the satisfaction of the Manager, Heritage Preservation Services.

2. City Council approve the replacement building as shown in the plans and elevations submitted by the applicant and prepared by Richard Wengle Architect Inc., dated May 20, 2014, all date stamped received by Heritage Preservation Services 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 17 Pricefield Road, the applicant will provide final building permit drawings and a landscape plan to the satisfaction of the Manager, Heritage Preservation Services.

Background:

The Toronto Preservation Board on July 17, 2014, considered a report (June 23, 2014) from the Director, Urban Design, City Planning Division, regarding Demolition of a Designated Heritage Property in the South Rosedale Heritage Conservation District and Construction of a Replacement Structure – 17 Pricefield Road.
For City Clerk

J. Gerrard

c. Interested Persons