

March 26, 2015

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 – 27 Cluny Drive

Recommendations:

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

- 1. City Council approve the application to demolish 27 Cluny Drive, 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 27 Cluny Drive to the satisfaction of the Manager, Heritage Preservation Services.**
- 2. City Council approve the replacement building at 27 Cluny Drive as shown in the plans and elevations submitted by the applicant and prepared by Harari Pontarini Architects that are included in a Heritage Impact Assessment prepared by ERA Architects Inc. dated February 27, 2015, along with revised elevations and renderings prepared by Harari Pontarini Architects, dated March 4, 2015, all date stamped received by Heritage Preservation Services March 5, 2015, and 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 27 Cluny Drive, 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 March 24, 2015, considered a report (February 27, 2015) 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 – 27 Cluny Drive.

For City Clerk

J.Gerrard