

May 29, 2015

To: Toronto and East York Community Council

From: Toronto Preservation Board

Subject: **Demolition of a Designated Heritage Property in the North Rosedale Heritage Conservation District and Construction of a Replacement Structure - 99 Whitehall Road**

Recommendations:

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

1. City Council approve the application to demolish 99 Whitehall 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 99 Whitehall Road to the satisfaction of the Manager, Heritage Preservation Services.
2. City Council approve the replacement building at 99 Whitehall Road as shown in the plans and elevations submitted by the applicant and prepared by CIRCA Design, all date stamped received by Heritage Preservation Services February 27, 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 99 Whitehall 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 May 28, 2015, considered the following:

1. (April 27, 2015) Report from the Director, Urban Design, City Planning, regarding Demolition of a Designated Heritage Property in the North Rosedale Heritage Conservation District and Construction of a Replacement Structure – 99 Whitehall Road

The following person addressed the Toronto Preservation Board:

Armen Kulidjian

For City Clerk

L. Bettencourt

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PB5.8>