

June 8, 2016

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 - 3 Douglas Drive**

Recommendations:

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

1. City Council approve the demolition of the heritage building at 3 Douglas Drive, an "unrated" structure in the North Rosedale Heritage Conservation District, in accordance with Section 42 of the Ontario Heritage Act subject to the following:

a. City Council approve the replacement structure for 3 Douglas Drive as shown in the plans and elevations submitted by the applicant and prepared by Ruben and Associates, date stamped received by Heritage Preservation Services on May 4, 2016 and on file with the Senior Manager, Heritage Preservation Services, and that the replacement structure be constructed substantially in accordance with the submitted plans;

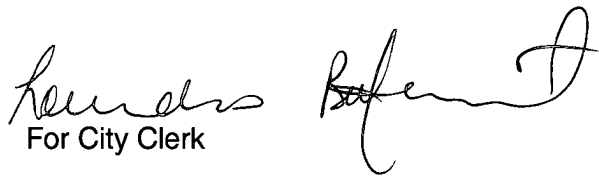
b. That prior to the issuance of any heritage permit for the property at 3 Douglas Drive including a demolition permit, but excluding permits for interior work, repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the applicant provide the following to the satisfaction of the Senior Manager, Heritage Preservation Services:

i. photo documentation of the existing structure at 3 Douglas Drive; and

ii. final building permit drawings for the replacement structure and a landscape plan consistent with the plans and elevations submitted by the applicant and prepared by Ruben and Associates date stamped received by Heritage Preservation Services on May 4, 2016, and with the North Rosedale Heritage Conservation District Plan.

Background:

The Toronto Preservation Board on June 2, 2016, considered a report (May 5, 2016) from the Chief Planner and Executive Director, City Planning Division regarding Demolition of a Designated Heritage Property in the North Rosedale Heritage Conservation District and Construction of a Replacement Structure - 3 Douglas Drive


For City Clerk

L. Bettencourt

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PB15.9>