



STAFF REPORT

1755-1757 Bayview Avenue, Committee of Adjustment Application No. B0011/17NY, A0161/17NY, A0162/17NY, August 3, 2017

Date:	July 5, 2017
To:	Chair and Committee Members, North York District
From:	Steven Bell, Heritage Preservation Services
Wards:	Don Valley West (26)
Reference:	File: B0011/17NY, A0161/17NY, A0162/17NY Address: 1755-1757 Bayview Avenue Application to be heard: Thursday, August 3, 2017 at 9:30 am

RECOMMENDATION

Should the Committee of Adjustment consider the requested consent and variance application, Heritage Preservation Services (HPS) respectfully requests that the application be deferred six months to allow staff the time to research and evaluate the property for possible inclusion on the City's Heritage Register further to having received a public nomination for consideration on the Heritage Register.

APPLICATION

The applicant proposes to seek consent to sever the property and construct two new three-storey dwellings in accordance with the requested variances. The existing dwellings would be demolished.

COMMENTS

HPS would like the opportunity to evaluate this property before the Committee makes a decision on the requested consent and variance application. The application includes demolition of the existing residential building, which has heritage potential in the former municipality of Leaside.

To accurately assess the impact of the proposed changes, HPS recommends that the Committee defer the item to allow staff time to undertake research and assess its cultural heritage value and attributes.

CONTACT

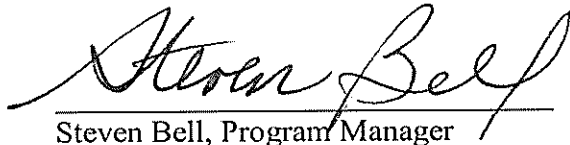
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SIGNATUREA handwritten signature in cursive script, reading "Steven Bell", written over a horizontal line.

Steven Bell, Program Manager
Heritage Preservation Services

E-mail copy to: Reynold Caskey, Committee of Adjustment Case Manager
E-mail copy to: Dan Antonacci, Manager, Committee of Adjustment,
North York District