

October 3, 2016

To: North York Community Council

From: Toronto Preservation Board

Subject: **Demolition of a Designated Heritage Property within the Blythwood Road Heritage Conservation District and Construction of a Replacement Structure - 79 Blythwood Road**

Recommendations:

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

1. City Council approve the demolition of the unrated building on the designated heritage property at 79 Blythwood Road, in accordance with Section 42 of the Ontario Heritage Act, subject to the following conditions:

- a. City Council approve the replacement structure for 79 Blythwood Road as shown in the plans and elevations submitted by the applicant and prepared by GPF Design Services Inc., dated July 26, 2016, date-stamped received by Heritage Preservation Services on September 12, 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 79 Blythwood Road including a demolition permit, but excluding permits for interior work, repairs and maintenance and usual 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 79 Blythwood Road; and
 - ii. final building permit drawings for the replacement structure, and
 - iii. a landscape plan, including a description of material and finishes, consistent with the plans and elevations submitted by the applicant and prepared by GPF Design Services Inc., dated July 26, 2016 and date-stamped received by Heritage Preservation Services on September 12, 2016.

Background:

The Toronto Preservation Board on September 28, 2016, considered a report (September 12, 2016) from the Chief Planner and Executive Director, City Planning Division regarding Demolition of a Designated Heritage Property within the Blythwood Road Heritage Conservation District and Construction of a Replacement Structure - 79 Blythwood Road.

Communications

(September 14, 2016) Letter from Geoff Kettel, Chair, North York Community Preservation Panel (PB.Supp.PB17.7.1)

(<http://www.toronto.ca/legdocs/mmis/2016/pb/comm/communicationfile-63406.pdf>)

(September 28, 2016) Letter from Eric Melis (PB.Supp.PB17.7.2)

Speakers

Cheryl Katz

Erick Melis

For City Clerk

L. Bettencourt

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PB17.7>