

development property. The proposal was also compared with the co-op building at 21 Dale Avenue that is well set back from the street with large amounts of greenery in front, having minimal street presence.

In addition, based on their own research of the subject properties and review of the HIA submitted by the applicant, the committee recommended to City staff that 7 Dale Avenue be individually recognized under Part IV, Section 29 of the Ontario Heritage Act, as the house was designed by well-known architect of his time, Gordon Sinclair Adamson.

Nomination

On January 19, 2018 a nomination was formally submitted to Heritage Preservation Services by the community requesting that 7 Dale Avenue be considered under Part IV of the Ontario Heritage Act. This nomination was accompanied by a report prepared by Letourneau Heritage Consulting Inc.

Of note, is that the HIA submitted with the application identified that 7 Dale Avenue was designed by award winning Toronto architect Gordon Sinclair Adamson.

HPS has conducted a preliminary review of the 7 Dale nomination and supporting research materials and have determined that the property has potential to meet the criteria for holding cultural heritage value under Part IV of the Act. Staff are currently reviewing the nomination in greater detail and will conduct additional research as needed as well as undertake an evaluation of the property under Regulation 9/06 the evaluation criteria used for determining significance. The results of this evaluation will be the subject of a future report.

CONCLUSION

The proposal to demolish the contributing "C" rated properties at 5, 7, and 9 Dale Avenue and to replace them with a new 4-storey building is not consistent with the South Rosedale Heritage Conservation District Study. As the proposal does not meet