



## Decision Letter

### Toronto Preservation Board

<b>Meeting No.</b>	31	<b>Contact</b>	Lourdes Bettencourt, Committee Secretary
<b>Meeting Date</b>	Thursday, February 8, 2018	<b>Phone</b>	416-392-7033
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	teycc@toronto.ca
<b>Location</b>	Committee Room 3, City Hall	<b>Chair</b>	Jennifer Rieger

PB31.2	ACTION	Amended		Ward:27
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### Demolition of Three Heritage Properties in the South Rosedale Heritage Conservation District - 5, 7 and 9 Dale Avenue

#### Board Decision

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

1. City Council refer the Item back to the Acting Chief Planner and Executive Director, City Planning to allow further consideration of the property at 7 Dale Avenue; to request a complete review by staff of the design and zoning issues, and to report back to the Toronto Preservation Board, and the Toronto and East York Community Council, no later than their meetings on June 20 and June 6, 2018, respectively.

#### Origin

(January 30, 2018) Report from the Acting Chief Planner and Executive Director, City Planning

#### Summary

This report recommends that City Council refuse the demolition of three single family houses at 5, 7, and 9 Dale Avenue and the construction of one replacement building. The applicant has applied for an Official Plan Amendment and Zoning By-law Amendment to allow for the construction of a 4-storey residential building with 26 units.

#### Background Information

(January 30, 2018) Report from the Acting Chief Planner and Executive Director, City Planning - Demolition of Three Heritage Properties in the South Rosedale Heritage Conservation District - 5, 7 and 9 Dale Avenue

(<http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-111814.pdf>)

Revised Page 2 - Demolition of Three Heritage Properties in the South Rosedale Heritage Conservation District - 5, 7 and 9 Dale Avenue

(<http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-112422.pdf>)

Revised Page 3 - Demolition of Three Heritage Properties in the South Rosedale Heritage Conservation District - 5, 7 and 9 Dale Avenue

(<http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-112452.pdf>)

Revised Page 8 - Demolition of Three Heritage Properties in the South Rosedale Heritage Conservation District - 5, 7 and 9 Dale Avenue

<http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-112423.pdf>

## **Communications**

(February 8, 2018) Submission from Jane Pepino QC, Partner, Aird & Berlis LLP  
(PB.Supp.PB31.2.1)

<http://www.toronto.ca/legdocs/mmis/2018/pb/comm/communicationfile-78471.pdf>

(February 6, 2018) Submission from Jane Pepino QC, Partner, Aird & Berlis LLP of a letter from Christopher Borgal, President, Goldsmith Borgal and Company Ltd. Architects (PB.Supp.PB31.2.2)

<http://www.toronto.ca/legdocs/mmis/2018/pb/comm/communicationfile-78472.pdf>

(February 6, 2018) Submission from Jane Pepino QC, Partner, Aird & Berlis LLP of a letter from Peter Berton, +VG Architects (PB.Supp.PB31.2.3)

<http://www.toronto.ca/legdocs/mmis/2018/pb/comm/communicationfile-78473.pdf>

## **Speakers**

Don Hogarth, South Rosedale Resident's Association

Carl Bray, Senior Associate, Letourneau Heritage Consulting Inc.

Jane Pepino QC, Partner, Aird & Berlis LLP (Submission Filed)

Stephan Moranis, Forest Hill Real Estate Inc. Brokerage