



Decision Letter

Toronto Preservation Board

PB35.3	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 Director, Urban Design, City Planning recommends that:

1. City Council refuse the issuance of a demolition permit for the heritage properties at 5, 7, and 9 Dale Avenue in the South Rosedale Heritage Conservation District in accordance with Section 42 of the Ontario Heritage Act.
2. If the owner appeals City Council's decision to refuse the issuance of a demolition permit under Section 42 of the Ontario Heritage Act for the heritage properties at 5, 7, and 9 Dale Avenue, City Council authorize the City Solicitor and the necessary City staff to attend the Local Planning Appeal Tribunal in opposition to the appeal.
3. City Council support City Planning's evaluation and determination that the property located at 7 Dale Avenue meets the criteria for Category B as set out in the South Rosedale Heritage Conservation District Study (2002).
4. If City Council adopts Recommendation 3 in the report (June 13, 2018) from the Director, Urban Design, City Planning, City Council direct the Director, Urban Design, City Planning, to prepare a report on 7 Dale Avenue to explain the heritage protection through a designation under Part IV section of the Ontario Heritage Act.

Origin

(June 13, 2018) Report from the Director, Urban Design, 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. It also recommended that the property at 7 Dale Avenue have its category "C" status changed to category "B" within the South Rosedale Heritage Conservation District Guidelines. 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

(June 13, 2018) Report and Attachments 1-4 from the Director, Urban Design, 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-117299.pdf>)

(June 8, 2018) Report from the Director, Urban Design, City Planning - Demolition of Three

Heritage Properties in the South Rosedale Heritage Conservation District - 5, 7 and 9 Dale Avenue - Notice of Pending Report

(<http://www.toronto.ca/legdocs/mmis/2018/pb/bgrd/backgroundfile-116330.pdf>)

Communications

(June 20, 2018) Letter from Marcus Létourneau (PB.New.PB35.3.1)

(February 6, 2018) Letter from Jane Pepino (PB.New.PB35.3.2)

(June 20, 2018) Letter from Jane Pepino - Photos on file with the City Clerk's Office (PB.New.PB35.3.3)

Speakers

Katherine Lee

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Jane Pepino

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