

Toronto Preservation Board

PB6.2	ACTION	Adopted		Ward: 4
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Alterations to a Designated Heritage Property - 2896 Dundas Street West

Board Decision

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

1. City Council approve the alterations to the heritage building at 2896 Dundas Street West, in accordance with Section 33 of the Ontario Heritage Act, to allow for the construction of a new entrance to the existing building on lands known municipally as 2896 Dundas Street West, with such alterations substantially in accordance with the plans and drawings prepared by Culmone and Associates Ltd., dated February 20 and April 26, 2019, and on file with the Senior Manager, Heritage Preservation Services, and the letter prepared by Chris Hall of The Ventin Group Ltd. dated April 26, 2019 and subject to the following additional conditions:

a. That prior to the issuance of any permit for all or any part of the property at 2896 Dundas Street West, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Preservation Services, the owner shall:

1. Provide full building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved plans and drawings prepared by Culmone and Associates Ltd., dated February 20 and April 26, 2019, and on file with the Senior Manager, Heritage Preservation Services, and the letter prepared by Chris Hall of The Ventin Group Ltd dated April 26, 2019 including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Preservation Services.

Origin

(May 7, 2019) Report from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning

Summary

This report recommends that City Council approve the proposed façade alterations at the existing commercial building at 2896 Dundas Street West. This building was constructed in

1911 to the designs of architects Langley and Howard and it was originally known as the Molsons Bank.

The proposal involves rear additions to expand the existing building's gross floor area so as to continue commercial uses on the ground floor and create additional dwelling units on the second floor. These alterations involve the conversion of the existing west ground floor window to an entrance door so as to facilitate access to proposed dwelling units on the second floor.

Background Information

(May 7, 2019) Report and Attachments 1-4 from the Senior Manager, Heritage Preservation Services, Urban Design, City Planning - Alterations to a Designated Heritage Property - 2896 Dundas Street West

(<http://www.toronto.ca/legdocs/mmis/2019/pb/bgrd/backgroundfile-133236.pdf>)