

Toronto Preservation Board

Meeting No. 36**Meeting Date** Monday, July 11, 2022**Start Time** 9:30 AM**Location** Video Conference**Contact** Ellen Devlin, Committee
Administrator**Phone** 416-392-7033**E-mail** hertpb@toronto.ca**Chair** Sandra Shaul

PB36.10	ACTION	Adopted		Ward: 11
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Demolition of a Structure within the South Rosedale Heritage Conservation District and Approval of a Replacement Structure - 31 Nanton Avenue

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the demolition of the heritage building at 31 Nanton Avenue, a "C" rated structure in the South Rosedale Heritage Conservation District, in accordance with Section 42 (1) 4 of the Ontario Heritage Act and the erection of a building in accordance with Section 42 (1) 2 of the Ontario Heritage Act subject to the following:
 - a. City Council approve the replacement structure for 31 Nanton Avenue as shown in the plans and elevations submitted by the applicant and prepared by ERA Architects on April 25th, 2022 and on file with the Senior Manager, Heritage Planning, Urban Design, City Planning, 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 31 Nanton Avenue including a demolition permit, but excluding permits for interior work, repairs and maintenance and usual and minor works for the existing "C" rated building as are acceptable to the Senior Manager, Heritage Planning, Urban Design, City Planning, the applicant provide the following to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning:
 1. Photo documentation of the existing structure at 31 Nanton Avenue.

2. Final building permit drawings for the replacement structure and a landscape plan consistent with the plans and elevations submitted by the applicant and prepared by ERA Architects on April 25th, 2022 and the South Rosedale Heritage Conservation District (SRHCD) Plan.

Decision Advice and Other Information

Amir Nissan, Assistant Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on Demolition of a Structure within the South Rosedale Heritage Conservation District and Approval of a Replacement Structure - 31 Nanton Avenue.

Origin

(June 17, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on July 11, 2022, the Toronto Preservation Board considered Item [PB36.10](#) and made recommendations to City Council.

Summary from the report (June 17, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the demolition of a "C" rated building within the South Rosedale Heritage Conservation District (SRHCD), and approve the design of a replacement house located at 31 Nanton Avenue in accordance with Section 42(1) 2 and 42 (1) 4 of the Ontario Heritage Act.

This property is designated under Part V of the Ontario Heritage Act. The SRHCD Plan allows for the demolition of a "C" rated building provided that the replacement building design complies with the SRHCD Plan guidelines for new buildings and the applicable zoning by-laws. The proposed new three-storey detached house meets the general intent of the SRHCD Plan's guidelines and would not detract from nearby rated heritage buildings in the immediate context.

The subject application also requires approval under the Planning Act (Minor Variance). The recommendations contained within this report relate solely to approvals required under the provisions of the Ontario Heritage Act.

Background Information

(July 4, 2022) Revised Report and Attachments 1-4 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Demolition of a Structure within the South Rosedale Heritage Conservation District and Approval of a Replacement Structure - 31 Nanton Avenue (<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-228545.pdf>)

(June 17, 2022) Report and Attachments 1-4 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Demolition of a Structure within the South Rosedale Heritage Conservation District and Approval of a Replacement Structure - 31 Nanton Avenue (<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-227950.pdf>)

(July 8, 2022) Staff Presentation - Demolition of a Structure within the South Rosedale

Heritage Conservation District and Approval of a Replacement Structure - 31 Nanton Avenue
(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-228586.pdf>)

Speakers

David Winterton, Senior Associate, ERA Architects