



Decision Letter

Toronto Preservation Board

Meeting No. 38

Contact Ellen Devlin, Committee Administrator

Meeting Date Tuesday, September 20, 2022

Phone 416-392-7033

Start Time 9:30 AM

E-mail hertpb@toronto.ca

Location Video Conference

Chair Sandra Shaul

PB38.7	ACTION	Adopted		Ward: 12
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14 Rosemary Lane - Inclusion on the City of Toronto's Heritage Register

Board Decision

The Toronto Preservation Board recommends that:

1. City Council include the property at 14 Rosemary Lane on the City of Toronto's Heritage Register in accordance with the Listing Statement (Reasons for Inclusion), attached as Attachment 3 to the report (August 31, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning.

Origin

(August 31, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on September 20, 2022, the Toronto Preservation Board considered Item [PB38.7](#) and made recommendations to City Council.

Summary from the report (August 31, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council include the property at 14 Rosemary Lane on the City of Toronto's Heritage Register for its cultural heritage value.

Situated on the south side of Rosemary Lane southeast of Eglinton Avenue West and Bathurst

Street in Forest Hill, the property at 14 Rosemary Lane contains a two-and-a-half-storey, Tudor Revival house built in 1935. Designed by Page and Steele, the property is one of several architect-designed homes (as mandated by Forest Hill's early by-laws) in the area, including a small collection of other homes designed by the firm (including the architect's residence) along Rosemary Lane. The subject property is a fine, representative example of the type of architect-designed, Period Revival style homes that are characteristic of Forest Hill's early twentieth-century development.

In December 2021, the property was nominated for inclusion on the Heritage Register and designation under Part IV of the Ontario Heritage Act. In July 2021, the Committee of Adjustment rejected an application for minor variances that involved the demolition of the existing house to allow for the construction of a new three-storey house. An appeal to the Toronto Local Appeal Body, heard March 2022, was not successful. In July 2022, City Council requested that 14 Rosemary Lane be evaluated for possible inclusion on the Heritage Register.

Properties on the Heritage Register will be conserved and maintained in accordance with the Official Plan Heritage Policies.

Background Information

(August 31, 2022) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - 14 Rosemary Lane - Inclusion on the City of Toronto's Heritage Register

(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-229424.pdf>)

(September 16, 2022) Staff Presentation - 14 Rosemary Lane - Inclusion on the City of Toronto's Heritage Register