



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

PB38.4	ACTION	Adopted		Ward: 11
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Alterations to a Structure within the South Rosedale Heritage Conservation District - 31 Maple Avenue

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the alterations to the heritage building at 31 Maple Avenue, in accordance with Section 42 of the Ontario Heritage Act subject to the following:
 - a. City Council approve the alterations to the building at 31 Maple Avenue as shown in the plans and elevations submitted by the applicant and prepared by Goudar Architects, dated July 25, 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 Maple Avenue, 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. Final building permit drawings for the proposed alterations consistent with the plans and elevations submitted by the applicant and prepared by Goudar Architects, dated July 25, 2022.

Decision Advice and Other Information

Anne Fisher, Program Manager, Heritage Preservation, Urban Design, City Planning gave a presentation on Alterations to a Structure within the South Rosedale Heritage Conservation District - 31 Maple Avenue.

Origin

(August 26, 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 [PB38.4](#) and made recommendations to City Council.

Summary from the report (August 26, 2022) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve alterations to a "C" rated building within the South Rosedale Heritage Conservation District (SRHCD). The alterations include the demolition of a single storey conservatory and its replacement with a three storey side addition and a new front porch roof. This property is designated under Part V of the Ontario Heritage Act and the building on the subject property at 31 Maple Avenue has a "C" rating within the SRHCD Plan. Category "C" rated buildings are noted as having contextual value and contributing to the heritage character of South Rosedale.

Heritage Planning considers that the proposed alterations meet the general intent of the SRHCD Plan's guidelines and would not detract from nearby rated heritage buildings in the immediate context. The South Rosedale Residents' Association however does not support the application, objecting to the demolition of the existing single storey conservatory and to the proposed three storey side addition.

The addition was the subject of a minor variance application that was approved by the Toronto Local Appeal Board (TLAB) in 2021. Despite the granting of the minor variance, the alterations to the property require Council approval in accordance with Section 42 of the Ontario Heritage Act.

Background Information

(August 26, 2022) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Alterations to a Structure within the South Rosedale Heritage Conservation District - 31 Maple Avenue

(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-229404.pdf>)

(September 20, 2022) Staff Presentation - Alterations to a Structure within the South Rosedale Heritage Conservation District - 31 Maple Avenue

(<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-229547.pdf>)

Communications

(September 16, 2022) Letter from Anna Voineskos (PB.Supp)

Speakers

Narendra Armogan

Mehdi Goudarzi, Goudar Architects Inc.

Michael Kovacevic