

Toronto Preservation Board

Meeting No. 30
Meeting Date Monday, January 24, 2022
Start Time 9:30 AM
Location Video Conference

Contact Ellen Devin, Committee Administrator
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Chair Sandra Shaul

PB30.6	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 - 12 Cluny Drive

Board Decision

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

1. City Council approve the demolition of the heritage building at 12 Cluny Drive, 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 12 Cluny Drive as shown in the plans and elevations submitted by the applicant and prepared by Harari Pontarini Architects, dated May 14, 2021 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 12 Cluny Drive 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 12 Cluny Drive.

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 Harari Pontarini Architect, dated May 14, 2021 and the SRHCD Plan.

Decision Advice and Other Information

Ragini Dayal, 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 - 12 Cluny Drive.

Origin

(January 4, 2022) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on January 24, 2022, the Toronto Preservation Board considered Item [PB30.6](#) and made recommendations to City Council.

Summary from the report (January 4, 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 12 Cluny Drive 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 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

(January 4, 2022) Report and Attachment 1-3 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 - 12 Cluny Drive (<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-174957.pdf>)

(January 21, 2022) Staff Presentation - Demolition of a Structure within the South Rosedale Heritage Conservation District and Approval of a Replacement Structure - 12 Cluny Drive (<https://www.toronto.ca/legdocs/mmis/2022/pb/bgrd/backgroundfile-175447.pdf>)

Speakers

David Winterton, ERA Architects Inc.

Sean McGaffey, WND Associates Limited