

Toronto Preservation Board

Meeting No.	8	Contact	Matthew Green, Committee Administrator
Meeting Date	Thursday, July 13, 2023	Phone	416-392-4666
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB8.6	ACTION	Adopted		Ward: 3
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35 Kingsway Crescent - Demolition of a Heritage Attribute and a Structure to a Designated Property

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve:

a. the demolition of the curved wall of the designated property at 35 Kingsway Crescent, in accordance with Section 34 (1) 1 of the Ontario Heritage Act, subject to the conditions as set out below.

b. the demolition of the detached garage at the designated property at 35 Kingsway Crescent, in accordance with Section 34 (1) 2 of the Ontario Heritage Act, subject to the conditions as set out below.

2. City Council direct that its retroactive consent to the application to demolition of the curved wall of the designated property at 35 Kingsway Crescent, under Part IV, Section 34 (1) 1 of the Ontario Heritage Act and its consent to demolish the detached garage at the designated property at 35 Kingsway Crescent, in accordance with Part IV, be subject to the following conditions:

a. that a curved wall be constructed as shown in the plans and drawings prepared by Gren Weis Architect and Associates, dated June 9, 2023 and on file with the Senior Manager, Heritage Planning to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

b. that a detached garage be constructed as shown in the plans and drawings prepared by Gren Weis Architect and Associates., dated June 9, 2023 and on file with the Senior Manager, Heritage Planning to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

c. Final building permit drawings for the new curved wall be consistent with the plans and drawings by Gren Weis Architect and Associates, dated June 9, 2023 to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

d. Final building permit drawings for the new detached garage be consistent with the plans and drawings by Gren Weis Architect and Associates, dated June 9, 2023 to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning.

Origin

(June 21, 2023) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on July 13, 2023 the Toronto Preservation Board considered Item [PB8.6](#) and made recommendations to City Council.

Summary from the report (June 21, 2023) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council grant retroactive approval under Section 34 (1) 1 of the Ontario Heritage Act for the demolition of a heritage attribute, being the removal of the curved wall identified as a designated heritage attribute in the designation by-law for 35 Kingsway Crescent. The wall was damaged and then removed during recent construction activity on the site. To mitigate this loss the proposal is to reconstruct a new wall to match the original using salvaged material.

This report also recommends approval under Section 34 (1) 2 of the Ontario Heritage Act for the proposed demolition of the existing detached garage. The garage is identified as a heritage attribute in the designation by-law for this property. The garage is in a poor structural condition. To mitigate this loss the proposal is to reconstruct a new detached garage to match the original using salvaged material.

Background Information

(June 21, 2023) Report and Attachment 1 - 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 35 Kingsway Crescent - Demolition of a Heritage Attribute and a Structure to a Designated Property
(<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-238014.pdf>)