

City Council**Motion without Notice**

MM5.48	ACTION			Ward: 4
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Approval to demolish and rebuild 5 Whitehall Road - by Councillor Dianne Saxe, seconded by Councillor Gord Perks

** This Motion has been deemed urgent by the Chair.
* This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

Recommendations

Councillor Dianne Saxe, seconded by Councillor Gord Perks, recommends that:

1. City Council approve the demolition of the heritage building at 5 Whitehall Road, an "Unrated" structure in the North Rosedale Heritage Conservation District, in accordance Demolition and Replacement of a Structure - 5 Whitehall Road Page 1 of 14 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 5 Whitehall Road as shown in the plans and Heritage Impact Assessment submitted by the applicant and prepared by ERA Architects on February 14, 2023 and on file with the Senior Manager, Heritage 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 5 Whitehall Road including a demolition permit, but excluding permits for interior work, repairs and maintenance and usual and minor works for the existing "Unrated" building as are acceptable to the Senior Manager, Heritage Planning, the applicant provide the following to the satisfaction of the Senior Manager, Heritage Planning:

1. Photo documentation of the existing structure at 5 Whitehall Road.
2. Final building permit drawings for the replacement structure and a landscape plan consistent with the plans and Heritage Impact Assessment submitted by the applicant and prepared by ERA Architects on February 14, 2023 and the NRHCD Plan.

Summary

On March 23, 2023, Agenda Item [PB4.11](#), the Toronto Preservation Board recommended approval of the demolition and replacement of an unrated property at 5 Whitehall Rd., on the conditions set out below. These conditions would normally be approved by Toronto East York Community Council on April 12, 2023 before coming to City Council on May 10, 2023. However, it is urgent to allow construction to begin, so that as much as possible can be

completed before frost. The conditions are not contentious and there is no public or private benefit to forcing the homeowner to wait six extra weeks to begin construction simply because of City Council's schedule.

Background Information (City Council)

Member Motion MM5.48