

Toronto Preservation Board

Meeting No.	4	Contact	Ellen Devlin, Committee Administrator
Meeting Date	Thursday, March 23, 2023	Phone	416-392-7033
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Sandra Shaul

PB4.11	ACTION	Adopted		Ward: 11
---------------	---------------	---------	--	----------

5 Whitehall Road - Demolition of a Structure within the North Rosedale Heritage Conservation District and Approval of a Replacement Structure

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 5 Whitehall Road, an "Unrated" structure in the North 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 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, 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 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, 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 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 North Rosedale Heritage Conservation District Plan.

Decision Advice and Other Information

Amir Nissan, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 5 Whitehall Road - Demolition of a Structure within the North Rosedale Heritage Conservation District and Approval of a Replacement Structure.

Origin

(March 2, 2023) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on March 23, 2023, the Toronto Preservation Board considered Item [PB4.11](#) and made recommendations to City Council.

Summary from the report (March 2, 2023) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the demolition of an "Unrated" building within the North Rosedale Heritage Conservation District (NRHCD), and approve the design of a replacement house located at 5 Whitehall Road 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 North Rosedale Heritage Conservation District Plan allows for the demolition of an "Unrated" building provided that the replacement building design complies with the North Rosedale Heritage Conservation District Plan guidelines for new buildings and the applicable zoning by-laws. The proposed new two-storey detached house meets the general intent of the North Rosedale Heritage Conservation District Plan's guidelines and would not detract from nearby rated heritage buildings in the immediate context.

The subject application required approval under the Planning Act (Minor Variance). This was approved on September 14th, 2022 by the Committee of Adjustment and Consent and this decision was final and binding as of October 5, 2022. The recommendations contained within this report relate solely to approvals required under the provisions of the Ontario Heritage Act.

Background Information

(March 2, 2023) Report and Attachments 1 - 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on Demolition of a Structure within the North Rosedale Heritage Conservation District and Approval of a Replacement Structure - 5 Whitehall Road (<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-234876.pdf>)

Staff Presentation - 5 Whitehall Road - Demolition of a Structure within the North Rosedale

Heritage Conservation District and Approval of a Replacement Structure
(<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-235171.pdf>)

Communications

(March 22, 2023) E-mail from Adam G. Wynne (PB.Supp)

(March 23, 2023) E-mail from Adam G. Wynne (PB.New)

(<https://www.toronto.ca/legdocs/mmis/2023/pb/comm/communicationfile-166553.pdf>)