

## Toronto Preservation Board

<b>Meeting No.</b>	3	<b>Contact</b>	Ellen Devlin, Committee Administrator
<b>Meeting Date</b>	Thursday, February 16, 2023	<b>Phone</b>	416-392-7033
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	hertpb@toronto.ca
<b>Location</b>	Video Conference	<b>Chair</b>	Sandra Shaul

PB3.6	ACTION	Adopted		Ward: 11
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### **Demolition of a Structure within the North Rosedale Heritage Conservation District and Approval of a Replacement Structure - 86 Highland Avenue**

#### **Board Recommendations**

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 86 Highland Avenue, 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 86 Highland Avenue as shown in the plans and Heritage Impact Assessment submitted by the applicant and prepared by ERA Architects on December 14, 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 86 Highland Avenue 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 86 Highland Avenue.

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 December 14, 2022 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 Demolition of a Structure within the North Rosedale Heritage Conservation District and Approval of a Replacement Structure - 86 Highland Avenue.

### **Origin**

(January 25, 2023) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

### **Summary**

At its meeting on February 16, 2023, the Toronto Preservation Board considered Item [PB3.6](#) and made recommendations to City Council.

Summary from the report (January 25, 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 86 Highland Avenue 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 NRHCD Plan allows for the demolition of an "Unrated" building provided that the replacement building design complies with the NRHCD Plan guidelines for new buildings and the applicable zoning by-laws. The proposed new two-storey detached house meets the general intent of the NRHCD 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 25, 2023) Report and Attachments 1-4 from the Senior Manager, Heritage Planning, Urban Design, City Planning - Demolition of a Structure within the North Rosedale Heritage Conservation District and Approval of a Replacement Structure - 86 Highland Avenue

(<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-234049.pdf>)

Staff Presentation - Demolition of a Structure within the North Rosedale Heritage Conservation District and Approval of a Replacement Structure - 86 Highland Avenue

(<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-234531.pdf>)

## **Communications**

(February 7, 2023) Submission from Hovag Kara-Yacoubian, Dewson Architects Inc. (PB.Supp)

<https://www.toronto.ca/legdocs/mmis/2023/pb/comm/communicationfile-165722.pdf>

## **Speakers**

William Dewson, Dewson Architects Inc

Dan Eylon, ERA Architects Inc.