

Toronto Preservation Board

Meeting No.	21	Contact	Tanya Spinello, Committee Administrator
Meeting Date	Monday, August 19, 2024	Phone	416-397-4592
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Julia Rady

PB21.2	ACTION	Adopted		Ward: 11
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14 McKenzie Avenue - Demolition of a Structure within the South Rosedale Heritage Conservation District and Approval of a Replacement Structure

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the demolition of the heritage building at 14 McKenzie Avenue, an "Unrated" 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 14 McKenzie Avenue as shown in the plans and elevations submitted by the applicant and prepared by Contempo Studio dated May 2024 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 14 McKenzie 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 14 McKenzie Avenue.
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 Contempo Studio dated May 2024 and the SRHCD Plan.

Decision Advice and Other Information

Will Thomas, Assistant Heritage Planner, Heritage Planning Urban Design, City Planning gave a presentation on 14 McKenzie Avenue - Demolition of a Structure within the South Rosedale Heritage Conservation District and Approval of a Replacement Structure

Origin

(August 8, 2024) Report from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on August 19, 2024 the Toronto Preservation Board considered Item [PB21.2](#) and made recommendations to City Council.

Summary from the report (August 8, 2024) from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the demolition of an "Unrated" building within the South Rosedale Heritage Conservation District (SRHCD), and approve the design of a replacement house located at 14 McKenzie 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 SRHCD Plan allows for the demolition of an "Unrated" 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 2-storey detached 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

(August 8, 2024) Report from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning on 14 McKenzie Avenue - Demolition of a Structure within the South Rosedale Heritage Conservation District and Approval of a Replacement Structure

<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-247956.pdf>

Staff Presentation on 14 McKenzie Avenue Demolition of a Structure within the South Rosedale Heritage Conservation District and Approval of a Replacement Structure

<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-248114.pdf>

Speakers

Alexander Overholt, Senior Architectural Designer and Project Manager, Contempo Studio