

Toronto Preservation Board

Meeting No.	18	Contact	Matthew Green, Committee Administrator
Meeting Date	Tuesday, May 7, 2024	Phone	416-392-4666
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Video Conference	Chair	Julia Rady

PB18.4	ACTION	Adopted		Ward: 11
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98 Highland Avenue - Refusal of Alterations to a Designated Heritage Property in the North Rosedale Heritage Conservation District

Board Decision

The Toronto Preservation Board recommends that:

1. City Council refuse the alterations to the designated heritage property at 98 Highland Avenue, in accordance with Section 42 of the Ontario Heritage Act, for alterations including the new windows as outlined in the letter prepared by Daniel Buim and Jodi Ballet, dated March 12, 2024.
2. If the owner appeals City Council's decision to refuse the application to alter the heritage property at 98 Highland Avenue under Section 42 of the Ontario Heritage Act, City Council authorize the City Solicitor and the necessary City staff to attend the Ontario Land Tribunal hearing to oppose the appeal.

Origin

(April 18, 2024) Report from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on May 7, 2024 the Toronto Preservation Board considered Item [PB18.4](#) and made recommendations to City Council.

Summary from the report (April 18, 2024) from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council refuse the alterations to the designated heritage property at 98 Highland Avenue under Section 42 of the Ontario Heritage Act.

The subject site is a "B-rated" property located in the North Rosedale Heritage Conservation District (HCD). The applicant is requesting retro-active approval for windows that have already been installed. The new windows detract from the architectural style and character of the building and do not comply with the policies in the North Rosedale Heritage Conservation District Plan or the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (the official document guiding planning and conservation of heritage properties in the City of Toronto). As such staff are recommending that this application be refused.

Background Information

(April 18, 2024) Report and Attachments 1 - 2 from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning on 98 Highland Avenue - Refusal of Alterations to a Designated Heritage Property in the North Rosedale Heritage Conservation District
(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-245204.pdf>)

Communications

(May 6, 2024) E-mail from Alexandra Jenkins (PB.Supp)

Motions

Motion to Adopt Item moved by Geoff Kettel (Carried)