

Toronto Preservation Board

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

PB18.3	ACTION	Adopted		Ward: 11
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135 Roxborough Drive - 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 135 Roxborough Drive, in accordance with Section 42 of the Ontario Heritage Act, for alterations including the painting of the masonry on the sides of the two-storey house as outlined in the letter by Goodmans LLP dated February 23, 2024.
2. If the owner appeals City Council's decision to refuse the application to alter the heritage property at 135 Roxborough Drive under Section 42 of the Ontario Heritage Act, City Council direct the City Solicitor and the appropriate City staff to attend the Ontario Land Tribunal hearing to oppose the appeal.

Decision Advice and Other Information

Amir Nissan, Planner, Urban Design, Heritage Planning, City Planning gave a presentation on 135 Roxborough Drive - Alterations to a Designated Heritage Property in the North Rosedale Heritage Conservation District.

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 [PB18.3](#) 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 135 Roxborough Drive under Section 42 of the Ontario Heritage Act.

The is a C-rated property located in the North Rosedale Heritage Conservation District (HCD). The applicant is requesting approval for the painting of the masonry on the east and west facades of the two-storey house. These alterations 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 is refused.

Background Information

(April 18, 2024) Report and Attachment 1 - 2 from the Acting Senior Manager, Heritage Planning, Urban Design, City Planning on 135 Roxborough Drive - Alterations to a Designated Heritage Property in the North Rosedale Heritage Conservation District
(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-245161.pdf>)

Staff Presentation on 135 Roxborough Drive - Alterations to a Designated Heritage Property in the North Rosedale Heritage Conservation District
(<https://www.toronto.ca/legdocs/mmis/2024/pb/bgrd/backgroundfile-245485.pdf>)

Communications

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

Speakers

Rodney Gill, Goodmans LLP
Tessa Virtue

Motions

Motion to Adopt Item moved by Julia Rady (Carried)