

Toronto Preservation Board

Meeting No.: 35

Meeting Date: Monday, September 22, 2025

Start Time: 9:30 AM

Location: Committee Room 2, City Hall/Video Conference

Contact: Tanya Spinello, Committee Administrator

Phone: 416-397-4592

E-mail: hertpb@toronto.ca

Chair: Julia Rady

PB35.6 - 2 Whitney Avenue - Application to Erect a Structure in the North Rosedale Heritage Conservation District - Refusal

Decision Type: ACTION

Status: Adopted

Ward: 11 - University - Rosedale

Board Decision

The Toronto Preservation Board recommends that:

1. City Council refuse the proposal to construct a structure on lands subject to an encroachment agreement adjacent to 2 Whitney Avenue, a property within the North Rosedale Heritage Conservation District, in accordance with Section 42 of the Ontario Heritage Act, as outlined in the Applicants' Submission by Matthew and Michele McGrath on July 25, 2025.

Decision Advice and Other Information

Amir Nissan, Heritage Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 2 Whitney Avenue - Application to Erect a Structure in the North Rosedale Heritage Conservation District - Refusal.

Origin

(September 10, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on September 22, 2025 the Toronto Preservation Board considered Item [PB35.6](#) and made recommendations to City Council.

Summary from the report (September 10, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council refuse the proposal to erect a structure on and adjacent to the property at 2 Whitney 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 seeking retro-active approval for the retention and completion of a partially constructed masonry wall, a structure that was erected without a heritage permit. All public and private lands within the boundaries of a heritage conservation district are designated under Part V of the Ontario Heritage Act.

The proposed wall, a substantial portion of which was built prior to the owner of 2 Whitney Avenue stopping work at the City's request, does not comply with the North Rosedale HCD Plan, the Official Plan or the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada. As such, staff recommend that this application be refused.

Background Information

(September 10, 2025) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 2 Whitney Avenue - Application to Erect a Structure in the North Rosedale Heritage Conservation District - Refusal

<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-258396.pdf>

Staff Presentation on 2 Whitney Avenue - Application to Erect a Structure in the North Rosedale Heritage Conservation District - Refusal

<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-258700.pdf>

Communications

(September 14, 2025) E-mail from John and Megan Byrne (PB.Supp)
(September 14, 2025) E-mail from Andrea Hunt and Kevin M. Higgins (PB.Supp)
(September 14, 2025) E-mail from Jennifer Goba (PB.Supp)
(September 14, 2025) E-mail from Merrilyn Driscoll (PB.Supp)
(September 14, 2025) E-mail from Deborah Moore (PB.Supp)
(September 14, 2025) E-mail from Marjorie Lenz (PB.Supp)
(September 14, 2025) E-mail from Irene Cameron (PB.Supp)
(September 14, 2025) E-mail from Janice Loudon and Paul Filek (PB.Supp)
(September 14, 2025) E-mail from Patrick Wilson-Smith (PB.Supp)
(September 14, 2025) E-mail from Victor and Giulia Loewy (PB.Supp)
(September 14, 2025) E-mail from Kate Viner (PB.Supp)
(September 14, 2025) E-mail from Leslie Vermeersch (PB.Supp)
(September 15, 2025) E-mail from Gregor Binkley (PB.Supp)
(September 15, 2025) E-mail from Ken Lindsay and Peter Husar (PB.Supp)
(September 15, 2025) E-mail from Bryce Douglas (PB.Supp)
(September 15, 2025) E-mail from Nancy and Michael Nobrega (PB.Supp)
(September 15, 2025) E-mail from Gary Goba (PB.Supp)
(September 15, 2025) E-mail from Stefania Howard (PB.Supp)
(September 16, 2025) E-mail from Andrew Clark (PB.Supp)
(September 16, 2025) E-mail from Paul and Vicky Keyes (PB.Supp)
(September 16, 2025) E-mail from Carter Lewis (PB.Supp)
(September 16, 2025) Letter from Kathryn O'Connor and Paul Potvin (PB.Supp)
(September 16, 2025) E-mail from John McLeish (PB.Supp)
(September 16, 2025) E-mail from Beth DeMerchant (PB.Supp)
(September 16, 2025) E-mail from Angela Gransden (PB.Supp)
(September 16, 2025) E-mail from Sean Gosnell (PB.Supp)
(September 16, 2025) E-mail from Mary Lou Gossage (PB.Supp)
(September 16, 2025) E-mail from Ellen and Sam Webster (PB.Supp)
(September 16, 2025) E-mail from Jennifer Parkin (PB.Supp)
(September 16, 2025) E-mail from Judith Robertson (PB.Supp)
(September 16, 2025) E-mail from Jana and Trevor Temple (PB.Supp)
(September 17, 2025) Letter from Marya Duckworth and Glen Whyte (PB.Supp)
(September 17, 2025) E-mail from Janet Rowley (PB.Supp)
(September 17, 2025) E-mail from Jason Patton (PB.Supp)
(September 17, 2025) Letter from Cynthia MacDougall and Jeff Evenson (PB.Supp)
(September 17, 2025) E-mail from Sander Grieve (PB.Supp)
(September 17, 2025) E-mail from Eleanor and Finbarr McCarthy (PB.Supp)
(September 18, 2025) Letter from Nancy and John McFadyen (PB.Supp)
(September 18, 2025) E-mail from Simon Davis (PB.Supp)
(September 18, 2025) E-mail from Ali Ushak (PB.Supp)
(September 18, 2025) E-mail from Alex Jenkins, Melanie Shishler, and Faryl Hausman, North Rosedale Residents' Association Heritage Committee (PB.Supp)
<https://www.toronto.ca/legdocs/mmis/2025/pb/comm/communicationfile-196256.pdf>
(September 18, 2025) E-mail from Tessa Virtue and Morgan Rielly (PB.Supp)
(September 18, 2025) Letter from Elizabeth Lowry, Normunds Mierins, Erik Mierins, Niel Mierins and Matthew Mierins (PB.Supp)
(September 18, 2025) E-mail from Kathy Falconi and Catherine Morton, Co-Presidents, North Rosedale Residents' Association (PB.Supp)
<https://www.toronto.ca/legdocs/mmis/2025/pb/comm/communicationfile-196261.pdf>
(September 18, 2025) E-mail from Peter and Shuchi Stanger (PB.Supp)
(September 18, 2025) E-mail from Meghann O'Hara Fraser (PB.Supp)
(September 18, 2025) E-mail from Oliver Corey (PB.Supp)
(September 18, 2025) E-mail from James Bray (PB.Supp)
(September 18, 2025) Letter from Nora Smith and Glenn Davis (PB.Supp)
(September 18, 2025) Letter from Andi Jin (PB.Supp)
(September 18, 2025) E-mail from Lynne Woollcombe (PB.Supp)
(September 19, 2025) E-mail from Alan Schwartz (PB.Supp)
(September 19, 2025) E-mail from Sue and Stephen Howe (PB.Supp)
(September 19, 2025) E-mail from Sonia Thomas (PB.New)
(September 19, 2025) E-mail from Robert Luba (PB.New)

(September 19, 2025) E-mail from Alan Schwartz (PB.New)
(September 19, 2025) E-mail from Maryann McCann (PB.New)
(September 19, 2025) Submission from Rodney Gill, Goodmans LLP (PB.New)
(<https://www.toronto.ca/legdocs/mmis/2025/pb/comm/communicationfile-196302.pdf>)
(September 19, 2025) E-mail from Gary Bryck (PB.New)
(September 19, 2025) E-mail from Vanessa Ellingson (PB.New)
(September 19, 2025) E-mail from Shelagh and Richard Kellam (PB.New)
(September 20, 2025) E-mail from Claire Speedie (PB.New)
(September 20, 2025) E-mail from David Jorgensen (PB.New)
(September 20, 2025) E-mail from Helen Braithwaite and Patrick Phillips (PB.New)
(September 21, 2025) Letter from Jane Shapiro (PB.New)
(September 21, 2025) E-mail from Sean Gosnell (PB.New)
(September 21, 2025) E-mail from Rob Pierce (PB.New)
(September 22, 2025) E-mail from Nicole Corrado (PB.New)
(September 22, 2025) E-mail from Diana Miotto and John A MacDonald (PB.Supp)

Speakers

Sean Gosnell
John McLeish
Matthew McGrath
Cynthia MacDougall