

## Toronto Preservation Board

<b>Meeting No.</b>	33	<b>Contact</b>	Tanya Spinello, Committee Administrator
<b>Meeting Date</b>	Monday, June 30, 2025	<b>Phone</b>	416-397-4592
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	hertpb@toronto.ca
<b>Location</b>	Committee Room 2, City Hall/Video Conference	<b>Chair</b>	Julia Rady

PB33.4	ACTION	Adopted		Ward: 11
--------	--------	---------	--	----------

### 2 Old George Place - Alterations to a Designated Property in the North Rosedale Heritage Conservation District - Refusal

#### Board Decision

The Toronto Preservation Board recommends that:

1. City Council refuse the application for the additions and alterations to the designated property at 2 Old George Place, in accordance with Section 42 of the Ontario Heritage Act, as outlined in the report prepared by WND Associates, dated April 2025.
2. If the owner appeals City Council's decision to refuse the application for the additions and alterations to the designated property at 2 Old George Place 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.

#### Decision Advice and Other Information

Amir Nissan, Heritage Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 2 Old George Place - Alterations to a Designated Property in the North Rosedale Heritage Conservation District - Refusal.

#### Origin

(June 13, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

#### Summary

At its meeting on June 30, 2025 the Toronto Preservation Board considered Item [PB33.4](#) and made recommendations to City Council.

## **Summary from the report (June 13, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:**

This report recommends that City Council refuse the alterations to the designated property at 2 Old George Place under Section 42 of the Ontario Heritage Act.

The subject site is an 'unrated' property located in the North Rosedale Heritage Conservation District (NRHCD). The applicant is requesting approval to demolish the existing second storey and construct a new two storey addition on the existing ground floor of the building. The proposed addition has not been designed so that the apparent height and form of the roof is compatible with that of the streetscape. In addition, staff are of the opinion that the addition is not compatible with heritage-rated buildings in the District (as required) with regard to materiality. As a result, the proposal does not comply with the North Rosedale HCD Plan and Official Plan and staff are recommending that this application be refused.

## **Background Information**

(June 13, 2025) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 2 Old George Place - Alterations to a Designated Property in the North Rosedale Heritage Conservation District - Refusal

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-256425.pdf>)

Staff Presentation on 2 Old George Place - Alterations to a Designated Property in the North Rosedale Heritage Conservation District - Refusal

(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-256990.pdf>)

## **Communications**

(June 27, 2025) Presentation from Sean McGaffey, Senior Associate, WND Associates (PB.Supp)

(<https://www.toronto.ca/legdocs/mmis/2025/pb/comm/communicationfile-194007.pdf>)

(June 27, 2025) Presentation from Sean McGaffey, Senior Associate, WND Associates (PB.Supp)

(<https://www.toronto.ca/legdocs/mmis/2025/pb/comm/communicationfile-194008.pdf>)

(June 27, 2025) Presentation from Sean McGaffey, Senior Associate, WND Associates - Part 1 (PB.Supp)

(<https://www.toronto.ca/legdocs/mmis/2025/pb/comm/communicationfile-193979.pdf>)

(June 27, 2025) Presentation from Sean McGaffey, Senior Associate, WND Associates - Part 2 (PB.Supp)

(<https://www.toronto.ca/legdocs/mmis/2025/pb/comm/communicationfile-194010.pdf>)

(June 30, 2025) E-mail from Nicole Corrado (PB.New)

(June 30, 2025) Presentation from Sarah Richardson (PB.New)

(<https://www.toronto.ca/legdocs/mmis/2025/pb/comm/communicationfile-194047.pdf>)

## **Speakers**

Sean McGaffey, WND Associates

Michael Bootsma

Sarah Richardson

Edward B. Jones

Charles Armstrong