

Supplementary Report - 9 Drumsnab Road - Alterations to a Designated Heritage Property in the South Rosedale Heritage Conservation District

Date: June 23, 2026

To: City Council

From: Chief Planner and Executive Director, City Planning Division

Wards: Ward 11 - University-Rosedale

SUMMARY

At its meeting of February 11, 2026, the Toronto Preservation Board adopted TE19.14 and recommended that City Council refuse alterations to the designated heritage property. These alterations included replacing the original windows and elongating the entryway structure.

At the request of Toronto East York Community Council, staff continued to work with the applicant to reach a conservation solution that would meet all relevant policies and guidelines. An extension of the statutory time limit for a decision by City Council was agreed upon by the applicant and staff until July 10, 2026. City staff subsequently provided additional guidance on more appropriate replacement windows, and the treatment of the front entrance, and the applicant prepared a revised submission.

The applicant has since submitted additional materials that were reviewed by staff. The revised replacement windows are near exact replicas of the original windows. There have been no substantial changes to the proposal of the elongated front entrance and doors.

This report recommends approval of the replacement windows. This report also continues to recommend refusal of the reconfiguration of the front entry.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council approve the portion of the application to alter the windows of the designated heritage property at 9 Drumsnab Road in the South Rosedale Heritage Conservation District under Part V, in accordance with the plans submitted by Browne & Perry Joinery Co., attached as Attachment 1 to the report, June 23, 2026, from the Chief Planner and Executive Director.
2. City Council refuse the portion of the application to alter the front entryway of the designated heritage property at 9 Drumsnab Road in the South Rosedale Heritage Conservation District under Part V, Section 42 of the Ontario Heritage Act, in accordance with the plans submitted by Browne & Perry Joinery Co., attached as Attachment 1 to the report, June 23, 2026, from the Chief Planner and Executive Director.
3. If the owner appeals City Council's decision to refuse the application to alter the entrance of the heritage property at 9 Drumsnab Road 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.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

Council adopted the South Rosedale Heritage Conservation District (SRHCD) on February 4, 5 and 6, 2003 (By-law 115-2003), enacted on February 7, 2003:
<https://www.toronto.ca/legdocs/bylaws/2003/law0115.pdf>

City Council considered this item on April 22 and 23, 2026 and postponed its consideration to a later date:
<https://secure.toronto.ca/council/agenda-item.do?item=2026.TE31.24>

City Council considered this item on May 20 and 21, 2026 and postponed its consideration to a later date:
<https://secure.toronto.ca/council/agenda-item.do?item=2026.TE31.24>

COMMENTS

On June 3, 2026, the applicant submitted a revised proposal for the details of their replacement windows.

The revised windows are proposed to be a 'like-for-like' replacement of the original windows. Traditional joinery techniques are proposed and they will feature true divided lights. All dimensions, including those of details such as the stiles, bottom rail, meeting rail, sash horns, and muntin bars are being proposed to be as close to the original as possible.

Though the windows are still being proposed to be replaced, the updated proposal of the new windows conserve the integrity of the heritage building as they faithfully replicate the original windows. Heritage staff are of the opinion that the revised proposal for the replacement windows meets the policies and guidelines in the SRHCD Plan, the Standards and Guidelines for the conservation of Historic Places in Canada and the Official Plan. As such it is recommended that permission under Section 42 of the Ontario Heritage Act for the replacement windows be approved.

The proposal submitted June 3, 2026, also included a proposal for an elongated entryway configuration. This submission has not significantly changed from the original submission. As such, Heritage staff remain of the opinion that the alterations to the entryway do not comply with the policies and guidelines in the SRHCD Plan, the Standards and Guidelines for the Conservation of Historic Places in Canada and the Official Plan. As such it is recommended that permission under Section 42 of the Ontario Heritage Act for the alterations to the entryway be refused.

CONTACT

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SIGNATURE

Jason Thorne
Chief Planner and Executive Director
City Planning

ATTACHMENTS

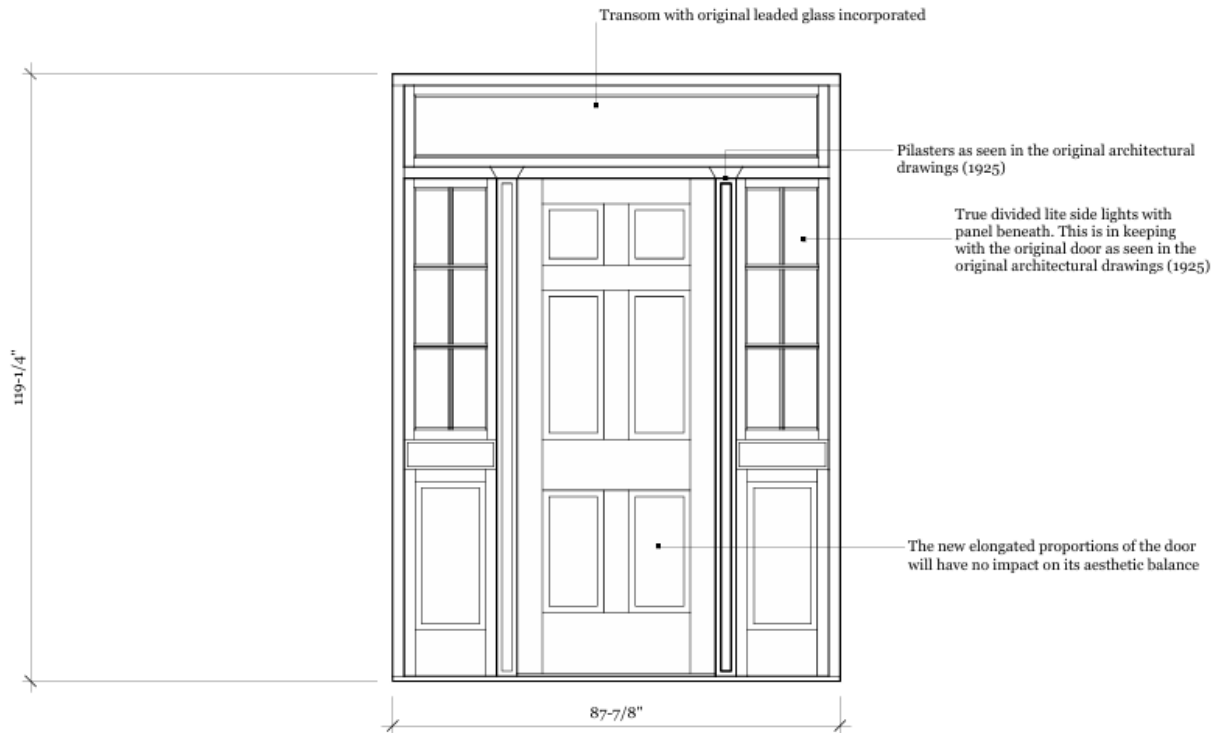
Attachment 1 – Browne & Perry Joinery Co. Plans

BROWNE & PERRY JOINERY CO. PLANS

ATTACHMENT 1

(PROVIDED SEPARATELY)

REVISED DRAWINGS



Architectural drawing showing proposed entryway configuration (Browne & Perry Joinery Co.).