



Decision Letter

Toronto Preservation Board

Meeting No.: 47

Contact: Tanya Spinello, Committee Administrator

Meeting Date: Thursday, July 23, 2026

Phone: 416-397-4592

Start Time: 9:30 AM

E-mail: hertpb@toronto.ca

Location: Committee Room 1, City Hall/Video Conference

Chair: Julia Rady

PB47.9 - 2 Whitney Avenue - Application to Erect a Structure in the North Rosedale Heritage Conservation District

Decision Type: ACTION

Status: Amended

Ward: 11 - University - Rosedale

Board Decision

The Toronto Preservation Board recommends that:

1. City Council deny the application to erect a structure on the lands adjacent to 2 Whitney Avenue in the North Rosedale Heritage Conservation District.

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.

Origin

(July 6, 2026) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on July 23, 2026 the Toronto Preservation Board considered Item [PB47.9](#) and made recommendations to City Council.

Summary from the revised report (July 21, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve 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 majority of the property under consideration is owned by the City of Toronto.

The subject site is a "B-rated" property located in the North Rosedale Heritage Conservation District (HCD). The applicant is seeking 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 applicant's proposal has been revised from the original design (which was previously refused) and staff are of the opinion that the new application complies with the North Rosedale District Plan, the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada and the Official Plan. As such, staff recommend that this application be approved, subject to conditions.

Background Information

(July 21, 2026) Revised 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

(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-289739.pdf>)

(July 6, 2026) 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

(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-289380.pdf>)

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

(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-289869.pdf>)

Communications

(July 17, 2026) Letter from Margaret Kimberley Shannon (PB.Supp)

(July 17, 2026) Letter from Lynne Woolcombe (PB.Supp)

(July 18, 2026) E-mail from Darren Mark (PB.Supp)

(July 18, 2026) E-mail from Stefania Mark (PB.Supp)

(July 19, 2026) E-mail from Amber Coolican (PB.Supp)

(July 19, 2026) Letter from Naneve Hawke (PB.Supp)

(July 20, 2026) E-mail from Benjie, Sonia, and Jayden Thomas (PB.Supp)

(July 20, 2026) E-mail from Glen Whyte (PB.Supp)

(July 20, 2026) Letter from Jane Shapiro (PB.Supp)

(July 20, 2026) Letter from John McLeish (PB.Supp)

(July 20, 2026) Letter from Cathy Bongard (PB.Supp)

(July 20, 2026) E-mail from Normunds Mierins (PB.Supp)

(July 20, 2026) E-mail from Elizabeth Lowry (PB.Supp)

(July 20, 2026) E-mail from Matthew Mierins (PB.Supp)

(July 20, 2026) Letter from Alan Schwartz (PB.Supp)

(July 20, 2026) E-mail from Daria Vodova (PB.Supp)

(July 20, 2026) Letter from Janet Deacon (PB.Supp)

(July 21, 2026) E-mail from Beth DeMerchant (PB.Supp)

(July 21, 2026) E-mail from Walied Soliman (PB.Supp)

(July 21, 2026) Letter from Jennifer Parkin (PB.Supp)

(July 21, 2026) Letter from Sarah Richardson (PB.Supp)

(July 21, 2026) E-mail from Kathy Falconi, President, North Rosedale Residents' Association

(PB.Supp) (<https://www.toronto.ca/legdocs/mmis/2026/pb/comm/communicationfile-217355.pdf>)

(July 21, 2026) Letter from Jason Patton (PB.Supp)

(July 21, 2026) Letter from Heather Crees (PB.Supp)

(July 21, 2026) Letter from Bruce Mitchell (PB.Supp)
(July 21, 2026) E-mail from Alan Schwartz (PB.Supp)
(July 21, 2026) E-mail from Alan Schwartz (PB.Supp)
(July 21, 2026) E-mail from Sean Gosnell (PB.Supp)
(July 22, 2026) Letter from Helen Braithwaite (PB.Supp)
(July 22, 2026) E-mail from Robert M Luba (PB.Supp)
(July 22, 2026) Letter from Jason Young (PB.Supp)
(<https://www.toronto.ca/legdocs/mmis/2026/pb/comm/communicationfile-217484.pdf>)
(July 22, 2026) Letter from Michael McClelland (PB.Supp)
(July 22, 2026) Letter from Cynthia MacDougall and Jeff Evenson (PB.Supp)
(July 22, 2026) E-mail from Cheri and Lee Rorabeck (PB.New)
(July 23, 2026) E-mail from Nicole Corrado (PB.Supp)
(July 22, 2026) Letter from Philip Geoff Shaw (PB.New)

Speakers

Sean Gosnell
Cynthia A. MacDougall
Jason Young, Advantage Forensics
Inc. Michael McClelland, ERA
Architects John McLeish
Stefania Mark