



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

PB47.10 - 6 Whitney Avenue - Application to Demolish a Structure and Erect a New Structure on a Designated Heritage Property in the North Rosedale Heritage Conservation District

Decision Type: ACTION

Status: Adopted

Ward: 11 - University - Rosedale

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the demolition of the preexisting garage structure and the application to construct a new carport at 6 Whitney Avenue, a property within the North Rosedale Heritage Conservation District, in accordance with Section 42 of the Ontario Heritage Act, with such alterations substantially in accordance with plans and drawings prepared by bsq Landscape Architects, dated June 23, 2026, and on file with the Senior Manager, Heritage Planning, and to the satisfaction of the Senior Manager, Heritage Planning, subject to the following condition:

- a. that the applicant obtain approval for variances to the existing Zoning-Bylaw, should any such variances be required.

Decision Advice and Other Information

Amir Nissan, Heritage Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 6 Whitney Avenue - Application to Demolish a Structure and Erect a New Structure on a Designated Heritage Property in the North Rosedale Heritage Conservation District.

Origin

(July 5, 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 [PB47.10](#) and made recommendations to City Council.

Summary from the report (July 5, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the demolition of a garage structure and construct a new carport on the property known as 6 Whitney Avenue under Section 42 of the Ontario Heritage Act.

6 Whitney Avenue is a "C-rated" property located in the North Rosedale Heritage Conservation District (HCD). The applicant is seeking approval for the demolition of a garage at the rear of the property, and the construction of a new carport, connected to the existing dwelling.

Heritage Planning staff are of the opinion that the proposal complies with the North Rosedale District Plan, 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), and the Official Plan. As such, it is recommended that the application be approved.

Background Information

(July 5, 2026) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 6 Whitney Avenue - Application to Demolish a Structure and Erect a New Structure on a Designated Heritage Property in the North Rosedale Heritage Conservation District

(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-289398.pdf>)

Staff Presentation on 6 Whitney Avenue - Application to Demolish a Structure and Erect a New Structure on a Designated Heritage Property in the North Rosedale Heritage Conservation District

(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-289870.pdf>)

Communications

(July 21, 2026) Submission from Sean Gosnell (PB.Supp)

(July 23, 2026) E-mail from Nicole Corrado (PB.Supp)

Speakers

Sean Gosnell