

### Toronto Preservation Board

**Meeting No.:** 39

**Meeting Date:** Monday, January 19, 2026

**Start Time:** 9:30 AM

**Location:** Committee Room 3, City Hall/Video Conference

**Contact:** Tanya Spinello, Committee Administrator

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**Chair:** Julia Rady

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## **PB39.6 - 102 Glen Road - Demolition of a Structure within the South Rosedale Heritage Conservation District and Approval of a Replacement Structure**

**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 heritage building at 102 Glen Road, an "Unrated" structure in the South Rosedale Heritage Conservation District, in accordance with Section 42(1) 4 of the Ontario Heritage Act and the erection of a building in accordance with Section 42(1) 2 of the Ontario Heritage Act subject to the following:

a. City Council approve the replacement structure for 102 Glen Road as shown in the plans and elevations submitted by the applicant and prepared by FrankFranco Architects on October 9th, 2025 and on file with the Senior Manager, Heritage Planning, and that the replacement structure be constructed substantially in accordance with the submitted plans; and

b. that prior to the issuance of any heritage permit for the property at 102 Glen Road including a demolition permit, but excluding permits for interior work, repairs and maintenance and usual and minor works for the existing "Unrated" building as are acceptable to the Senior Manager, Heritage Planning, the applicant provide the following to the satisfaction of the Senior Manager, Heritage Planning:

1. final building permit drawings for the replacement structure and a landscape plan consistent with the plans and elevations submitted by the applicant and prepared by FrankFranco Architects on October 9th, 2025 and the South Rosedale Heritage Conservation District Plan.

### **Decision Advice and Other Information**

Will Thomas, Assistant Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 102 Glen Road - Demolition of a Structure within the South Rosedale Heritage Conservation District and Approval of a Replacement Structure.

### **Origin**

(January 2, 2026) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

### **Summary**

At its meeting on January 19, 2026 the Toronto Preservation Board considered Item [PB39.6](#) and made recommendations to City Council.

### **Summary from the report (January 2, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning:**

This report recommends that City Council approve the demolition of an "Unrated" building within the South Rosedale Heritage Conservation District (SRHCD) and approve the design of a replacement building located at 102 Glen Road in accordance

with Section 42(1) 2 and 42(1) 4 of the Ontario Heritage Act.

This property is designated under Part V of the Ontario Heritage Act. The SRHCD Plan allows for the demolition of an "Unrated" building provided that the replacement building design complies with the SRHCD plan guidelines for new buildings and the applicable zoning by-laws. The proposed new three storey detached house meets the general intent of the SRHCD Plan's guidelines and would not detract from nearby rated heritage buildings in the immediate context.

### **Background Information**

(January 2, 2026) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 102 Glen Road - Demolition of a Structure within the South Rosedale Heritage Conservation District and Approval of a Replacement Structure

<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-261427.pdf>

Staff Presentation on 102 Glen Road - Demolition of a Structure within the South Rosedale Heritage Conservation District and Approval of a Replacement Structure

<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-284142.pdf>

### **Communications**

(January 19, 2026) E-mail from Nicole Corrado (PB.New)

### **Speakers**

Francesco Di Sarra, FrankFranco Architects

