

### Toronto Preservation Board

**Meeting No.:** 40

**Meeting Date:** Wednesday, February 11, 2026

**Start Time:** 9:30 AM

**Location:** Committee Room 1, City Hall/Video Conference

**Contact:** Tanya Spinello, Committee Administrator

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**Chair:** Julia Rady

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## **PB40.7 - 9 Drumsnab Road - Alterations to a Designated Heritage Property in the South Rosedale Heritage Conservation District - Refusal**

**Decision Type:** ACTION

**Status:** Adopted

**Ward:** 11 - University - Rosedale

### **Board Decision**

The Toronto Preservation Board recommends that:

1. City Council refuse the alterations to the designated heritage property at 9 Drumsnab Road, in accordance with Section 42 of the Ontario Heritage Act, for alterations including the replacement of windows and alteration to the entryway assembly as outlined in the Applicants' Submission Report by Boldera Architects on November 14, 2025.
2. If the owner appeals City Council's decision to refuse the issuance of an alteration permit under Section 42 of the Ontario Heritage Act for the heritage property at 9 Drumsnab, City Council authorize the City Solicitor and the necessary City staff to attend the Ontario Land Tribunal hearing in opposition to the appeal.

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

Will Thomas, Assistant Heritage Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 9 Drumsnab Road - Alterations to a Designated Heritage Property in the South Rosedale Heritage Conservation District - Refusal.

### **Origin**

(January 20, 2026) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

### **Summary**

At its meeting on February 11, 2026 the Toronto Preservation Board considered Item [PB40.7](#) and made recommendations to City Council.

### **Summary from the report (January 20, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning:**

This report recommends that City Council refuse the alteration to the designated heritage property at 9 Drumsnab Road under Section 42 of the Ontario Heritage Act.

The subject site is a "B-rated" property located in the South Rosedale Heritage Conservation District (HCD). The applicant proposes to remove the existing original windows and to enlarge certain features of the entryway assembly, including the sidelights, transom window, and door opening. These alterations do not comply with the South Rosedale HCD Plan, the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, and the Official Plan. As such, staff are recommending that this application be refused.

### **Background Information**

(January 20, 2026) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 9 Drumsnab Road - Alterations to a Designated Heritage Property in the South Rosedale Heritage Conservation District -

## Refusal

<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-284223.pdf>

Staff Presentation on 9 Drumsnab Road - Alterations to a Designated Heritage Property in the South Rosedale Heritage Conservation District - Refusal

<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-264847.pdf>

## Communications

(February 6, 2026) E-mail from Eric Rodrigues (PB.Supp)

(February 10, 2026) Presentation from Eric Rodrigues (PB.Supp)

(February 11, 2026) E-mail from Nicole Corrado (PB.New)

## Speakers

Eric Rodrigues, Boldera Architects