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**IN THE MATTER OF THE ONTARIO HERITAGE ACT
R.S.O. 1990, CHAPTER O.18 AND
CITY OF TORONTO, PROVINCE OF ONTARIO
125 SYLVAN AVENUE**

NOTICE OF DECISION

ONTARIO HERITAGE TRUST
10 ADELAIDE STREET EAST
TORONTO, ONTARIO
M5H 1J3
registrar@heritagetrust.on.ca

RECEIVED
2024/10/15
(YYYY/MM/DD)
Ontario Heritage Trust

TAKE NOTICE that the Council of the City of Toronto on October 9 and 10, 2024, has considered an application under Section 33 of the Ontario Heritage Act to alter a building and/or structure on a Property designated under Part IV, Section 29 of the Ontario Heritage Act for the Property municipally known as 126 Sylvan Avenue.

This notice is being served to the Owner of the Property, the Ontario Heritage Trust and any Interested Persons.

The decision of City Council, among other matters, regarding the application under the Ontario Heritage Act is as follows:

1. City Council approve the alterations to the heritage property at 125 Sylvan Avenue, under Section 33 of the Ontario Heritage Act, to allow for the replacement of the carport with a two-storey garage and the construction of a partial second storey addition above the house on the lands known municipally in 2024 as 125 Sylvan Avenue, with such alterations substantially in accordance with plans and drawings dated July 24, 2024 prepared by E-Architecture Inc. and on file with the Senior Manager, Heritage Planning, subject to the following conditions:

a. That prior to the issuance of any permit for all or any part of the property at 125 Sylvan Avenue, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the existing heritage building as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Provide building permit drawings, including a description of materials and finishes, to be prepared by the project architect to the satisfaction of the Senior Manager, Heritage Planning.

2. Obtain all planning permissions as may be necessary including, but not limited to, obtaining a minor variance.

IF YOU WISH TO APPEAL TO THE ONTARIO LAND TRIBUNAL:

Notice of an appeal of the decision of City Council on the application to alter the Property may be served on the City Clerk, Attention: Registrar Secretariat, City Clerk's Office, Toronto City Hall, 2nd Floor West, 100 Queen Street West, Toronto, Ontario, M5H 2N2.; Email: RegistrarCCO@toronto.ca within thirty days of October 15, 2024, which is November 14, 2024.

A Notice of Appeal must:

- (1) set out the reasons for the objection to the decision; and
- (2) set out the reasons in support of the objection to the decision.

If you wish to appeal to the Ontario Land Tribunal (OLT) or request a fee reduction for an appeal, forms are available from the Ontario Land Tribunal website at <https://olt.gov.on.ca/appeals-process/forms>.

Who Can File An Appeal:

Only the owner of the Property may appeal the decision of Council of the City of Toronto to the Ontario Land Tribunal under Part IV, Section 33 of the Ontario Heritage Act, and only where City Council has consented to an application to alter a property with certain terms or conditions, or refuses the application to alter a property.

Getting Additional Information:

Further information in respect of the Decision of Council of the City of Toronto on the matter is available from the City of Toronto at:

<https://secure.toronto.ca/council/agenda-item.do?item=2024.CC22.15>.

Dated at the City of Toronto on October 15, 2024.



for John D. Elvidge
City Clerk