



**STAFF REPORT  
ACTION REQUIRED**

**Demolition of Three Heritage Designated Properties in the South Rosedale Heritage Conservation District and Construction of a Replacement Structure – 21-25 Price Street**

<b>Date:</b>	October 15, 2012
<b>To:</b>	Toronto Preservation Board Toronto and East York Community Council
<b>From:</b>	Director, Urban Design, City Planning Division
<b>Wards:</b>	Ward 27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	P:\2012\Cluster B\PLN\HPS\TEYCC\November 6 2012\teHPS47

**SUMMARY**

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This report recommends that City Council approve the demolition of structures on three designated properties in the South Rosedale Heritage Conservation District (SRHCD) and approve the construction of a replacement structure in accordance with Section 42 (1) of the Ontario Heritage Act. The three existing properties include a two-storey building (21 Price Street) and two adjacent semi-detached houses (23 and 25 Price Street).

All three properties are classified as "unrated" and are not considered to contribute to the heritage character of the SRHCD. The replacement structure is consistent with the SRHCD Guidelines.

City Planning is also reporting concurrently on the OPA/Rezoning application for this development.

**RECOMMENDATIONS**

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**The City Planning Division recommends that:**

1. City Council approve the demolition of the structures at 21, 23 and 25 Price Street, three "unrated" properties in the South Rosedale Heritage Conservation District in accordance with Section 42 (1) of the Ontario Heritage Act providing that prior to issuance of a

demolition permit, the owner submit photo-documentation of the existing structures to be demolished to the satisfaction of the Manager, Heritage Preservation Services.

2. City Council approve the plans prepared by Young + Wright / IBI Group Architects date stamped received by the City Planning Division on August 9, 2012 for the replacement structure and on file with the Manager, Heritage Preservation Services and that the replacement building be constructed substantially in accordance with the submitted plans, subject to the following conditions:
  - a. Prior to final site plan approval the owner shall provide to the satisfaction of the Manager, Heritage Preservation Services, final site plan drawings, and a landscape plan;
  - b. Prior to the issuance of any heritage permit for the replacement structure located at 21-25 Price Street, the owner shall provide building permit drawings to the satisfaction of the Manager, Heritage Preservation Services.

### **Financial Impact**

There are no financial implications resulting from the adoption of this report.

### **DECISION HISTORY**

A Preliminary Report for this application can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.TE11.41>

### **ISSUE BACKGROUND**

#### **Heritage Character**

The properties at 21, 23 and 25 Price Street are designated under Part V of the Ontario Heritage Act located within the South Rosedale Heritage Conservation District (SRHCD). According to the SRHCD plan, all three properties are classified as "unrated" which means that they are "not of national, provincial, citywide or contextual heritage significance and do not contribute to the heritage character of South Rosedale, or they are buildings which are too recent to be accurately evaluated for their heritage value". Unrated properties may be demolished provided the design of the proposed replacement structure follows the South Rosedale Heritage Conservation District plan.

#### **Proposal**

The applicant proposes to demolish structures on three heritage properties on Price Street within the SRHCD and to redevelop the lands to permit a 4-storey office building. The development site is comprised of three unrated properties including a single 2-storey building at 21 Price Street and a pair of semi-detached house form buildings at 23 and 25 Price Street currently used as offices. Four rear yard surface parking spaces are proposed with access to the site from a public laneway located at the south end of the development site. Along with the architectural drawings of August 9, 2012, a Heritage Impact Assessment (HIA) prepared by E.R.A. Architects Inc. dated August 8,

2012 has been submitted for staff review. The purpose of the HIA is to provide information on the heritage resources that may be affected by the proposed redevelopment of the subject property.

## **Heritage Impact Assessment**

The Heritage Impact Assessment, dated August 8, 2012 submitted by E.R.A. Architects Inc. to City Planning staff provides research material on the historical development of Price Street from a primarily residential street to a commercial one. The HIA discusses the heritage evaluation of the three heritage properties and substantiates and supports the demolition of existing structures, and the design of the replacement structure on the development property

## **COMMENT**

### **South Rosedale Heritage Conservation District Plan**

Under the provision of the Ontario Heritage Act, City Council adopted the South Rosedale Heritage Conservation District under By-law 115-2003. As part of a Heritage Conservation District all buildings are designated under the Ontario Heritage Act. Designation under the Ontario Heritage Act gives City Council control over the alteration and demolition of buildings within the South Rosedale Heritage Conservation District.

According to the South Rosedale Heritage Conservation District Plan (SRHCD), the properties located at 21-25 Price Street are classified as unrated; "buildings which are not of national, provincial, citywide or contextual heritage significance and do not contribute to the heritage character of South Rosedale or they are buildings which are too recent to be accurately evaluated for their heritage value".

For the purposes of this report, Section 5.3.3 and Section 5.3.4 of the SRHCD provide guidelines for demolition of unrated properties and design of replacement structures in the district.

Section 5.3.3 – Guidelines for New Buildings and Alterations and Additions to Unrated Buildings reads as follows:

- "A. New buildings and alterations and additions to unrated buildings should contribute to and not detract from the variety and heritage character of the district.
- B. New buildings and alterations and additions to unrated buildings should be designed to be compatible with the heritage buildings, in terms of scale, massing, height, setback, and entry level.
- C. The roof profile and the location of the eaves lines or the roof parapet should be designed so that the apparent height of the building is compatible with that of its neighbours and is not visually overwhelming to neighbouring buildings".

Section 5.3.4 – Guidelines for Demolition indicate the demolition of an unrated building will be permissible if the replacement building, as shown in the building permit application, is acceptable under the guidelines and the zoning by-law.

The applicant has met with City Planning staff to discuss the proposal to demolish structures on the three unrated properties and construct a replacement apartment building. Previously, the owner proposed to construct a five storey building, however Heritage Preservation Services staff advised the applicant that given the adjacent heritage properties within the SRHCD on Rowanwood Avenue and Price Street, that the height of the building should be lowered. As such, the applicant revised their proposal and reduced the height of the proposed building from five to four stories.

Following the relevant guidelines of the SRHCD plan, the design of the new apartment building will be consistent with the heritage character of the district. The scale and setback of the new building will be similar to that of other heritage designated buildings along Price Street. The height of the proposed building has been lowered to minimize the views of this building from the residential neighbourhood on Rowanwood Avenue that is part of the district. The proposed roof profile will not visually overwhelm the neighbouring buildings.

Design details including materials and a landscape plan will be reviewed by Heritage Preservation Services staff within the site plan approval process to ensure that the overall design enhances the character of the South Rosedale Heritage Conservation District. The design will be finalized through the site plan stage of the application to the satisfaction of the Manager, Heritage Preservation Services.

## **CONTACT**

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Heritage Preservation Services  
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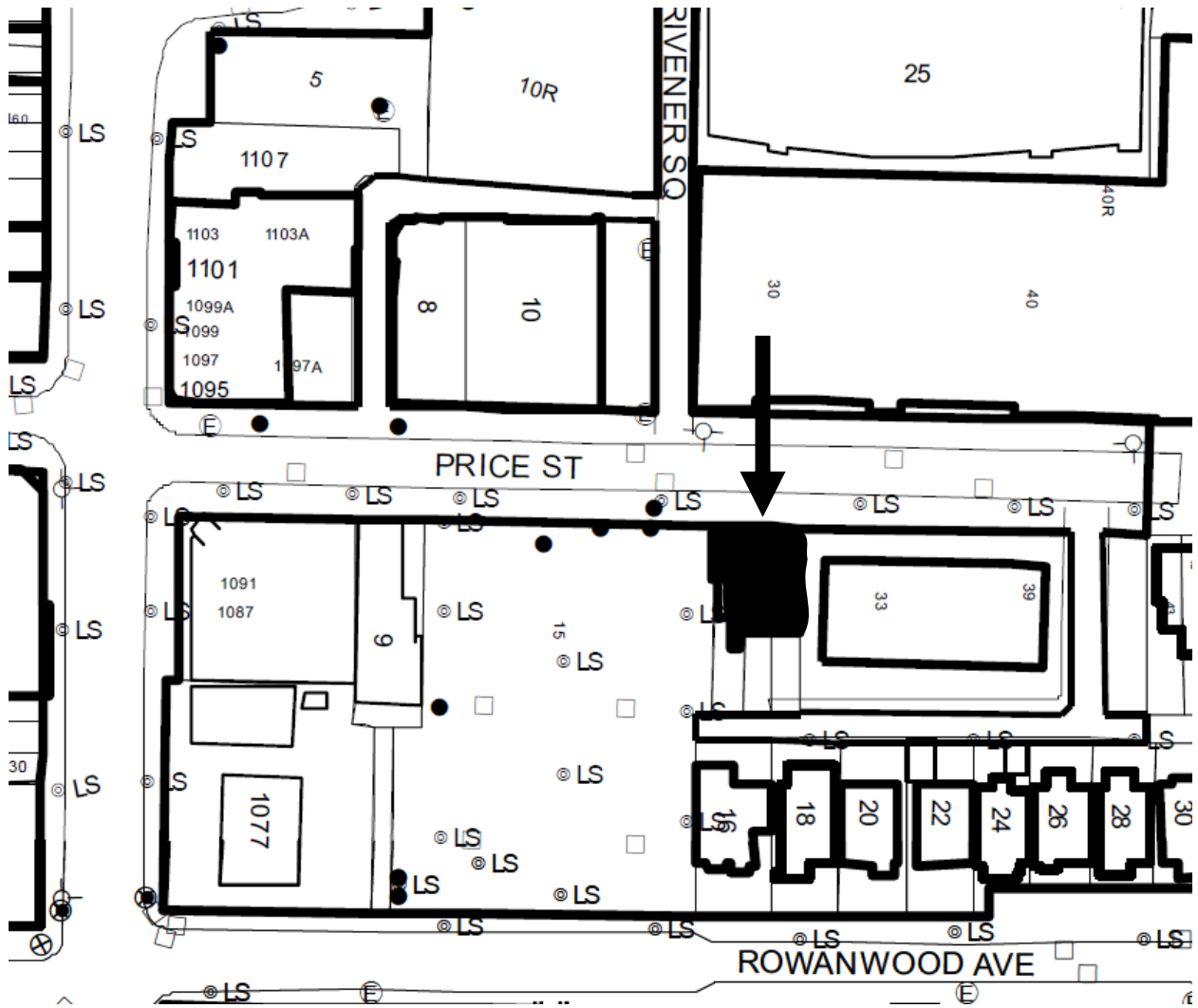
## **SIGNATURE**

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Robert Freedman, Director  
Urban Design  
City Planning Division

## **ATTACHMENTS**

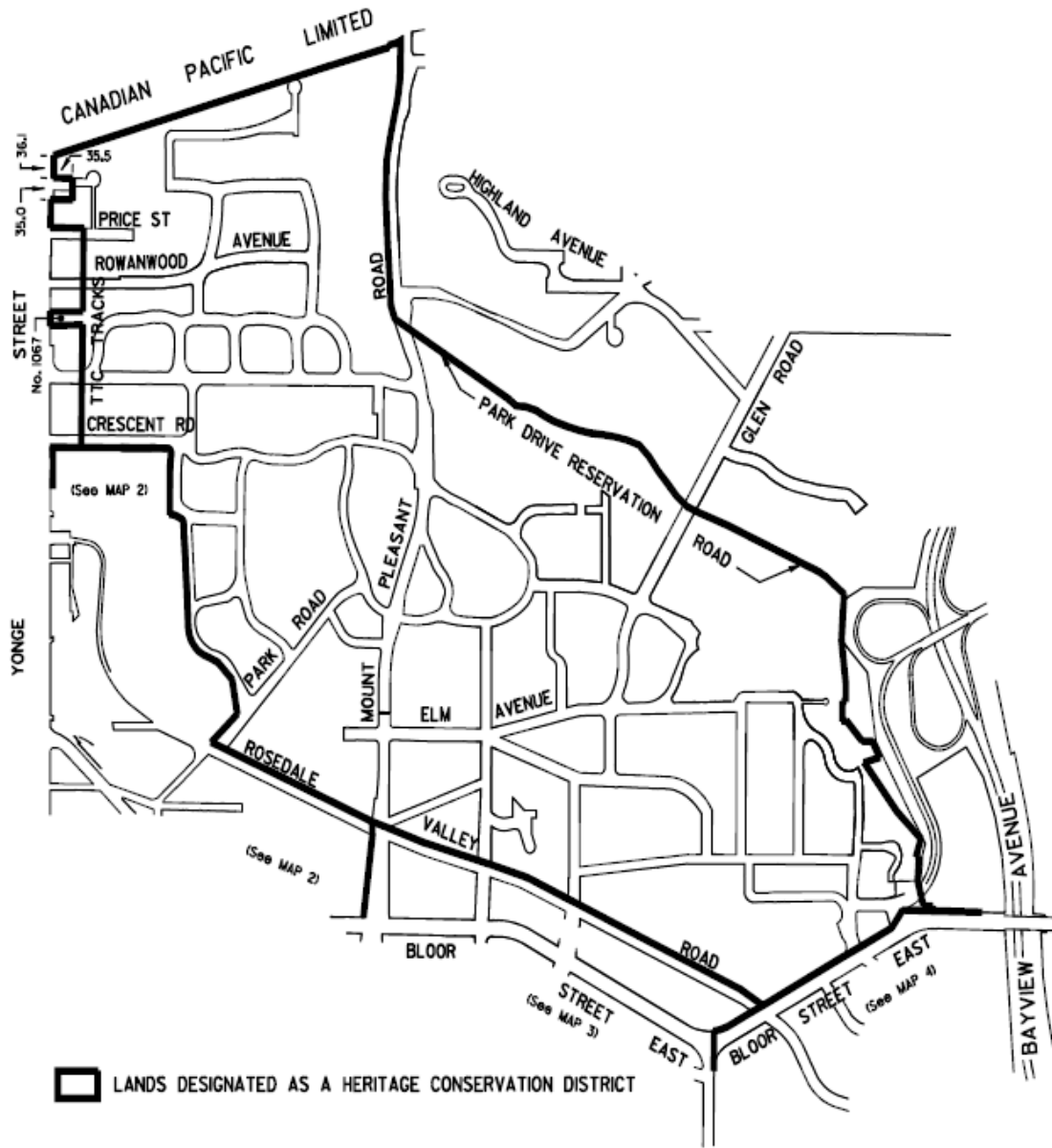
Attachment 1 – Location Plan, 21-25 Price Street  
Attachment 2 – Map: South Rosedale Heritage Conservation District Boundary  
Attachment 3 – Photograph: 21-25 Price Street, Front Elevations  
Attachment 4 – Site Plan: 21-25 Price Street  
Attachment 5 – Ground Floor Plan: 21-25 Price Street  
Attachment 6 – North Elevation: 21-25 Price Street  
Attachment 7 – West Elevation: 21-25 Price Street  
Attachment 8 – South Elevation: 21-25 Price Street  
Attachment 9 – East Elevation: 21-25 Price Street



The arrow marks the property at 21-25 Price Street  
This location map is for information purposes only; the exact  
boundaries of the property are not shown.

**MAP: SOUTH ROSEDALE HERITAGE CONSERVATION BOUNDARY**

**ATTACHMENT NO. 2**



SURVEY AND MAPPING SERVICES  
 TORONTO FEBRUARY, 2003  
 BLO3/SROSED1.DGN  
 FILE: DRAWN: WS  
 MAP No. 51H-23, 51J-11, 51J-12,  
 51J-21, 51J-22

**PHOTOGRAPH: 21-25 PRICE STREET,  
FRONT ELEVATIONS**

**ATTACHMENT NO. 3**

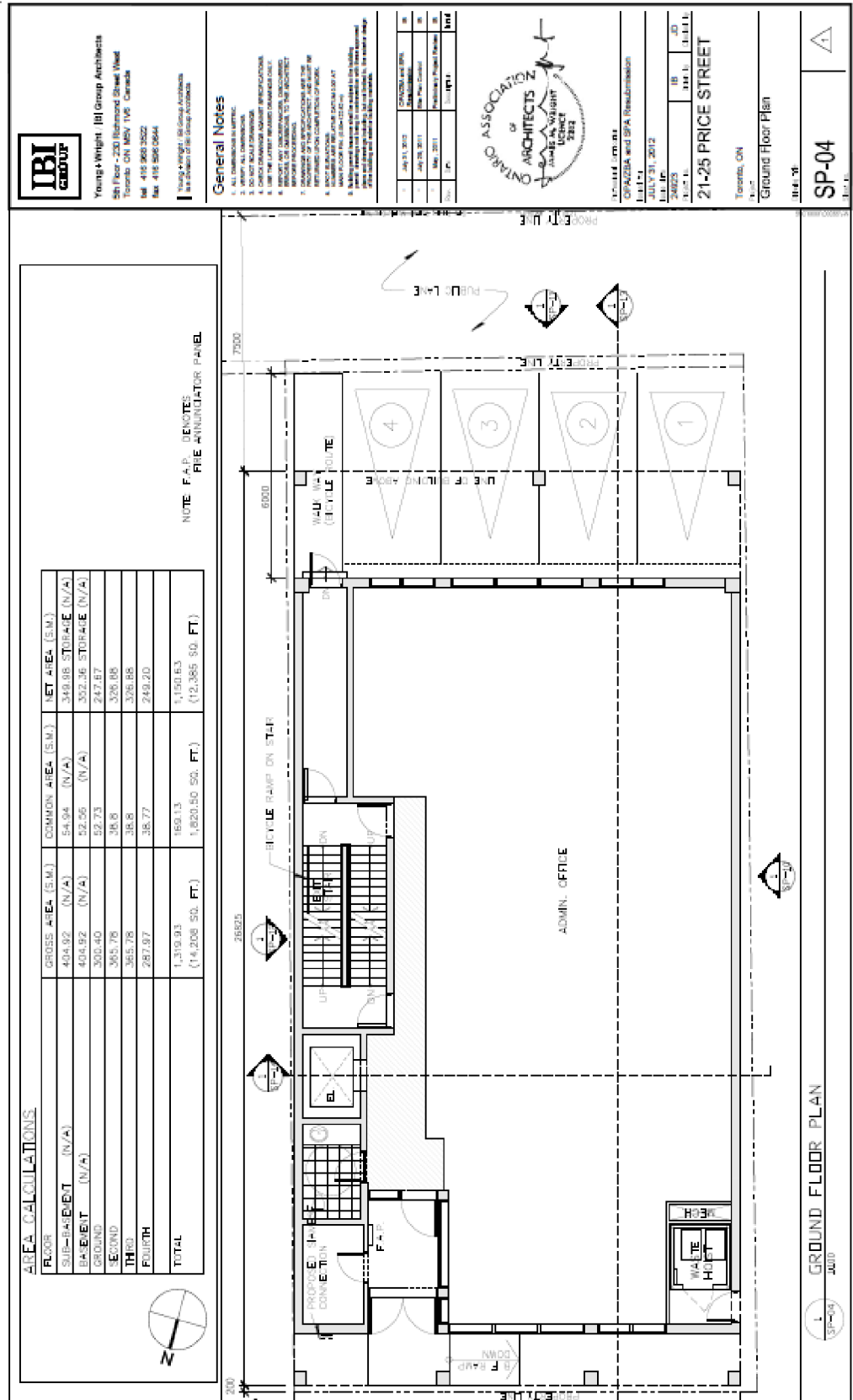






GROUND FLOOR PLAN: 21-25 PRICE STREET

ATTACHMENT NO. 5



NOTE: F.A.P. DENOTES FIRE ANNUNCIATOR PANEL

FLOOR	GROSS AREA (S.M.)	COMMON AREA (S.M.)	NET AREA (S.M.)
SUB-BASEMENT (N/A)	404.92 (N/A)	54.94 (N/A)	349.98 STORAGE (N/A)
BASEMENT (N/A)	404.92 (N/A)	52.95 (N/A)	352.96 STORAGE (N/A)
GROUND	308.40	52.23	247.87
SECOND	365.76	36.6	329.06
THIRD	365.76	38.8	326.96
FOURTH	287.97	38.77	249.20
TOTAL	1,319.93 (14,208 SQ. FT.)	169.13 (1,831.50 SQ. FT.)	1,150.63 (12,385.50 SQ. FT.)

**IBI GROUP**  
 Young & Wright | IBI Group Architects  
 5th Floor - 200 Richmond Street West  
 Toronto, ON M5V 1Y6 Canada  
 Tel: 416 593 2522  
 Fax: 416 598 0544

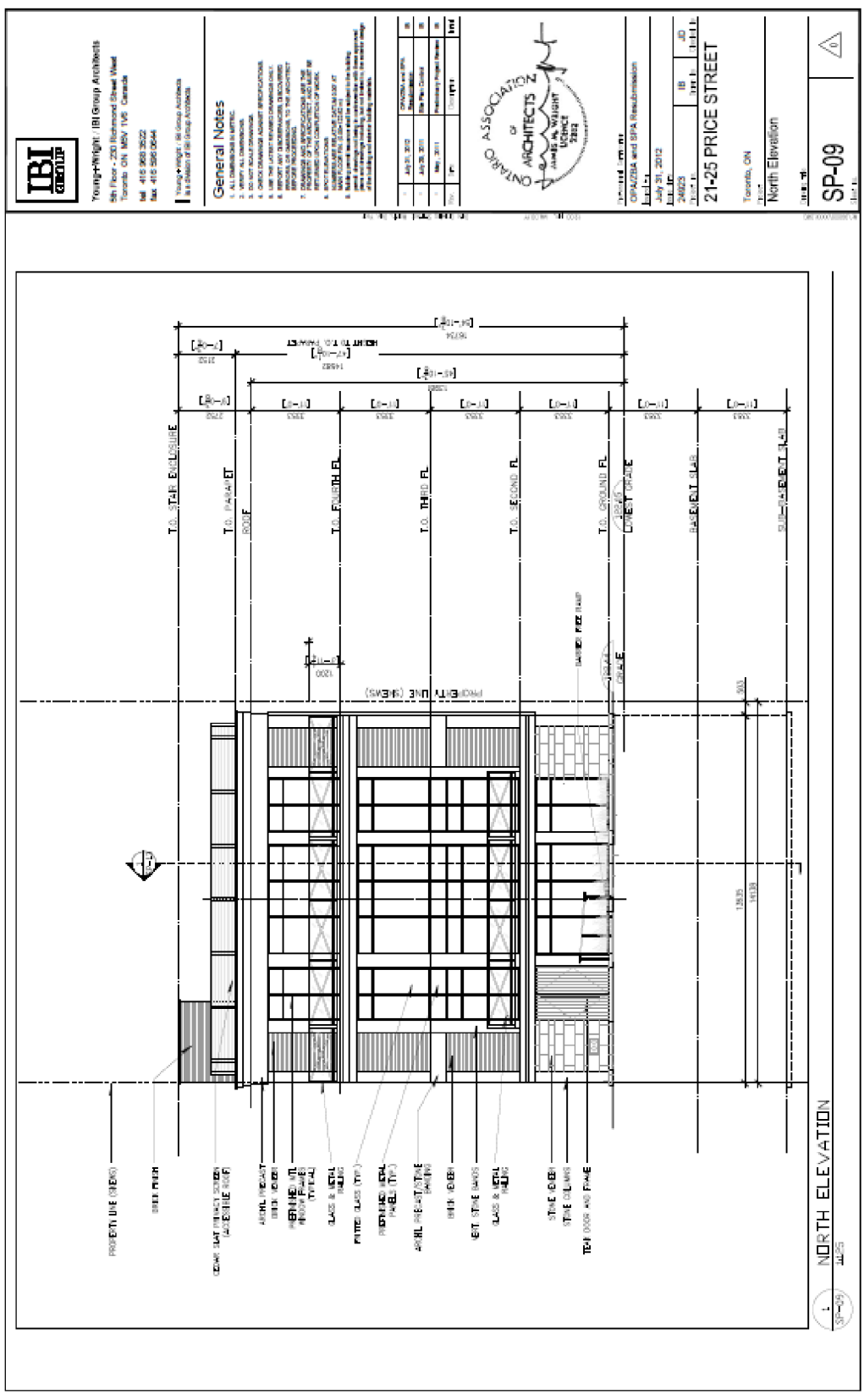
- General Notes**
- VERIFY ALL DIMENSIONS.
  - DO NOT SCALE DRAWING.
  - CONSTRUCTION DIMENSIONS TAKE PRECEDENCE OVER FINISH DIMENSIONS.
  - USE THE LATEST REVISIONS AVAILABLE.
  - REVISIONS AND CORRECTIONS SHALL BE MADE BY THE ARCHITECT.
  - CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ARCHITECT'S REVISIONS.
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REGISTERED ARCHITECT  
 ASSOCIATION OF ARCHITECTS  
 JAMES A. WRIGHT  
 LICENSE NUMBER 2282

DATE: JUN 11, 2012  
 SCALE: AS SHOWN  
 PROJECT: 21-25 PRICE STREET  
 DRAWING: SP-04  
 SHEET: 1 OF 1

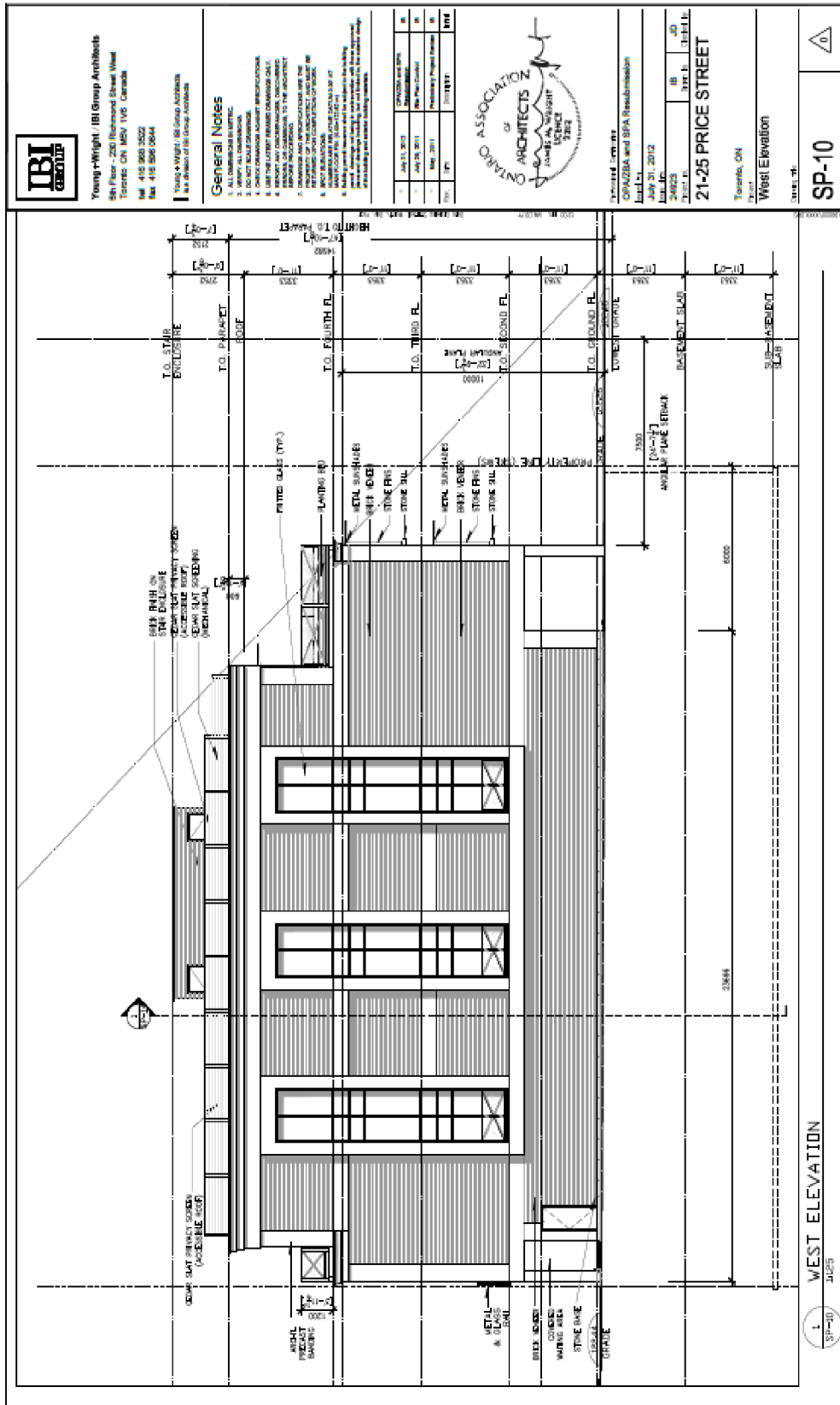
DESIGNED BY: JUN 11, 2012  
 DRAWN BY: JUN 11, 2012  
 CHECKED BY: JUN 11, 2012

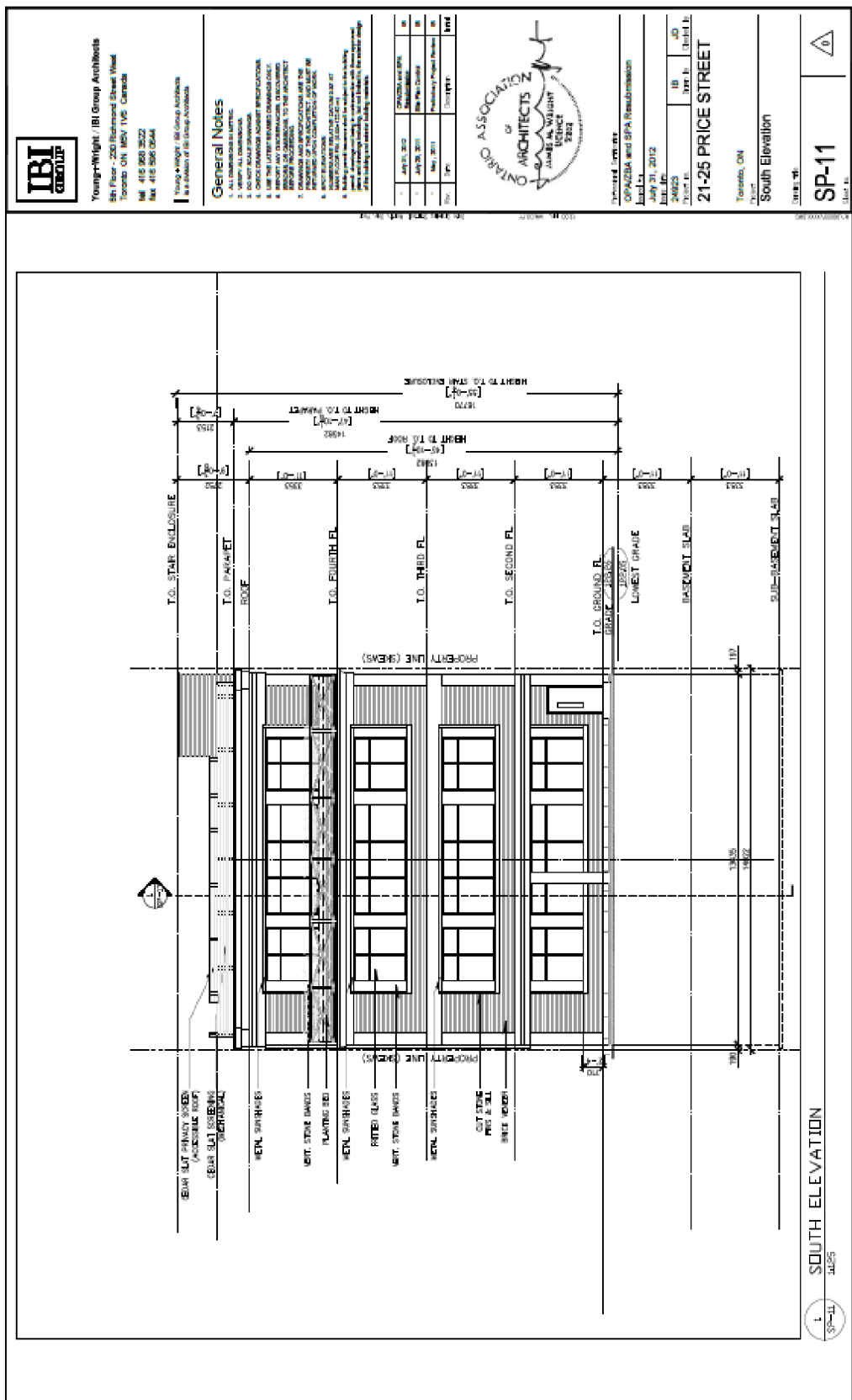
Toronto, ON  
 Ground Floor Plan  
 SP-04

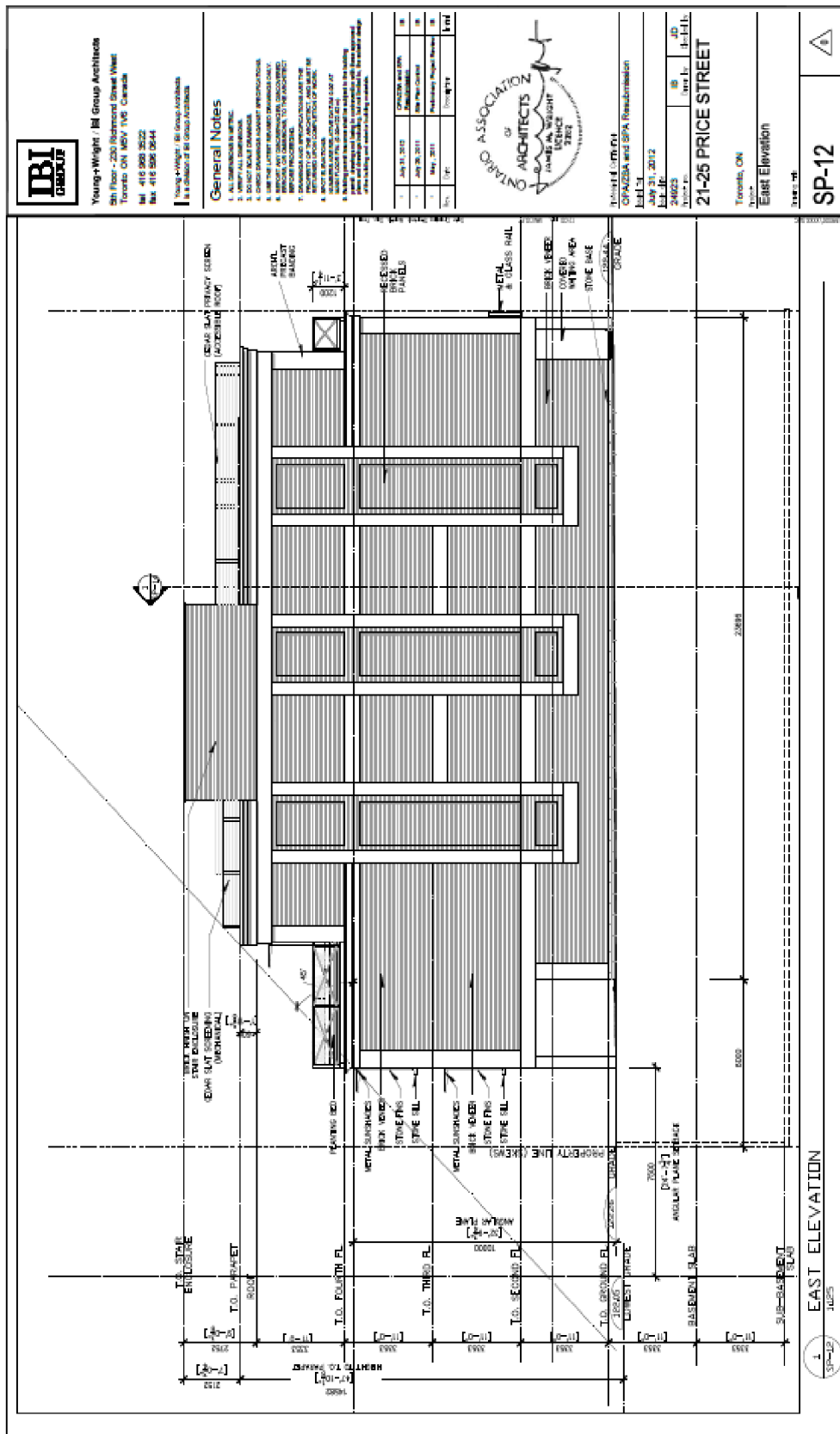


WEST ELEVATION: 21-25 PRICE STREET

ATTACHMENT NO. 7







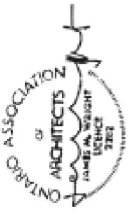
Young+White / TBI Group Architects  
 2nd Floor - 250 Richmond Street West  
 Toronto, ON M5V 1Y5, Canada  
 Tel: 416 593 2522  
 Fax: 416 596 2544

Young+White / TBI Group Architects  
 is a Division of TBI Group Architects

**General Notes**

1. VERIFY ALL DIMENSIONS.
2. CHECK ALL DIMENSIONS AGAINST ARCHITECTURAL RECORDS.
3. VERIFY THE LATEST REVISED DIMENSIONS ONLY.
4. VERIFY THE LATEST REVISED DIMENSIONS ONLY.
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No.	Date	Description	By	Check
1	July 21, 2012	ISSUED FOR PERMITS	YW	YW
2	July 23, 2012	REVISED PERMITS	YW	YW
3	July 25, 2012	ISSUED FOR PERMITS	YW	YW
4	July 27, 2012	ISSUED FOR PERMITS	YW	YW
5	July 29, 2012	ISSUED FOR PERMITS	YW	YW
6	August 1, 2012	ISSUED FOR PERMITS	YW	YW



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