

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

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

SUMMARY

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

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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SIGNATURE

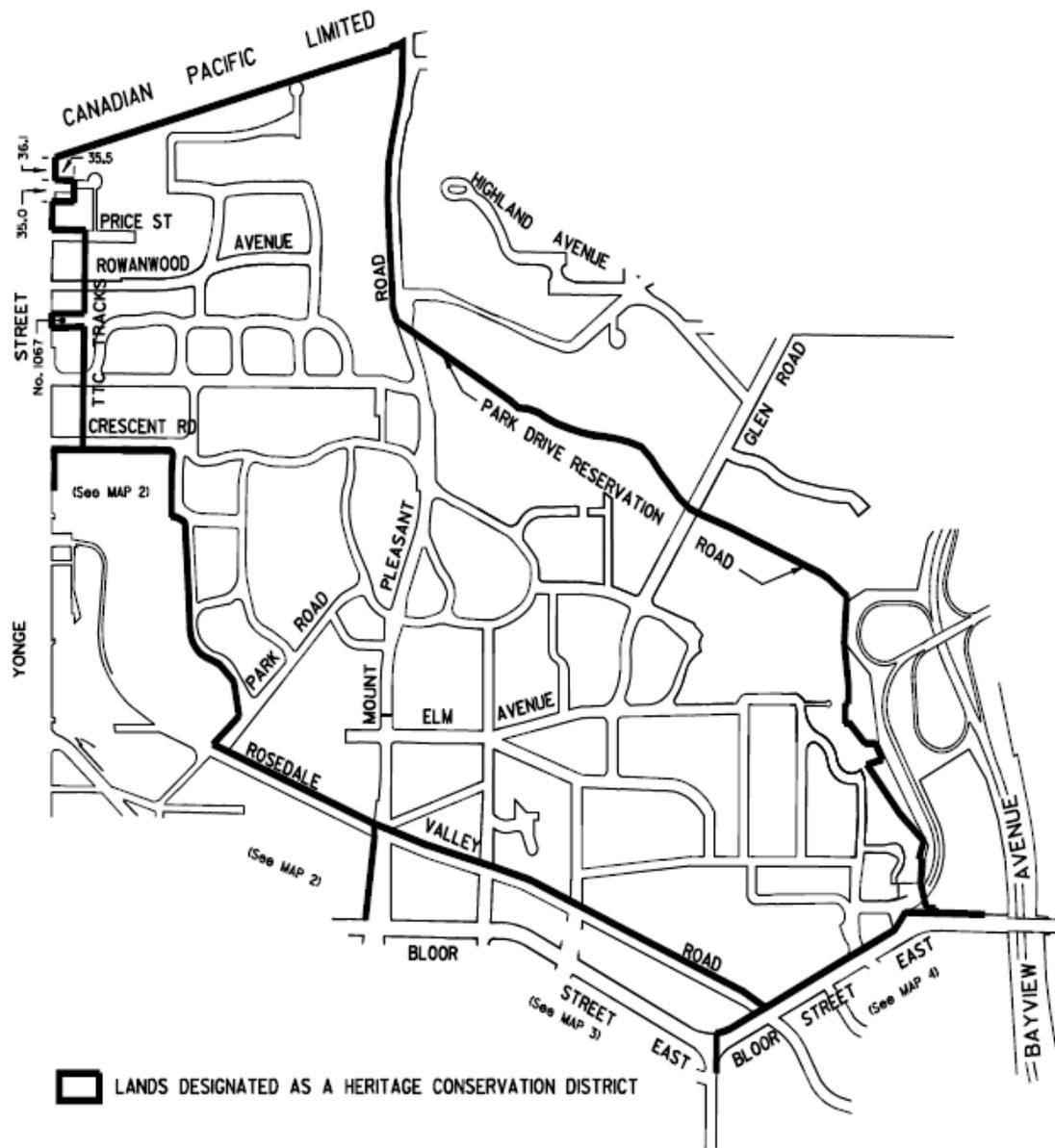
Robert Freedman, Director
Urban Design
City Planning Division

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

MAP: SOUTH ROSEDALE HERITAGE CONSERVATION BOUNDARY

ATTACHMENT NO. 2

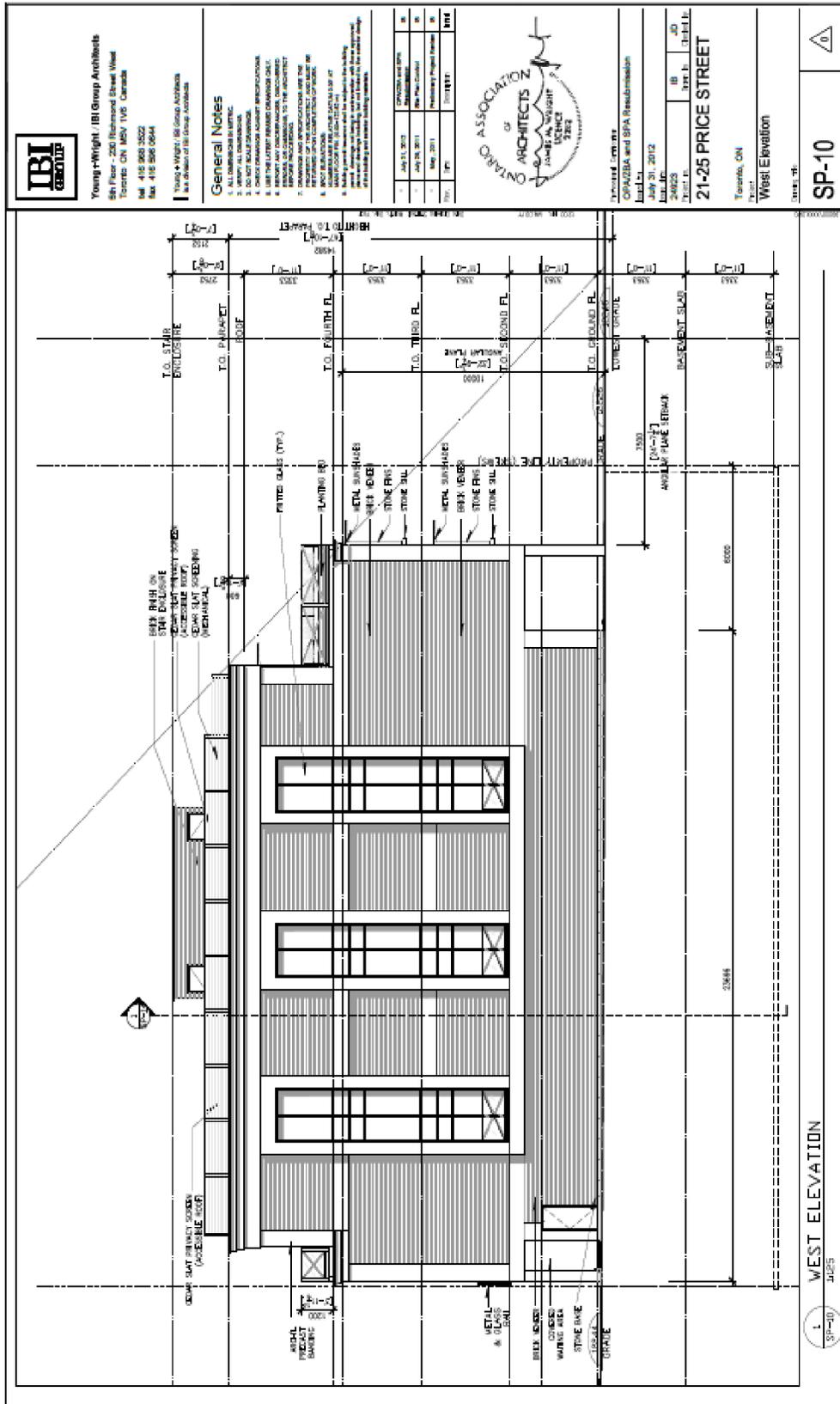


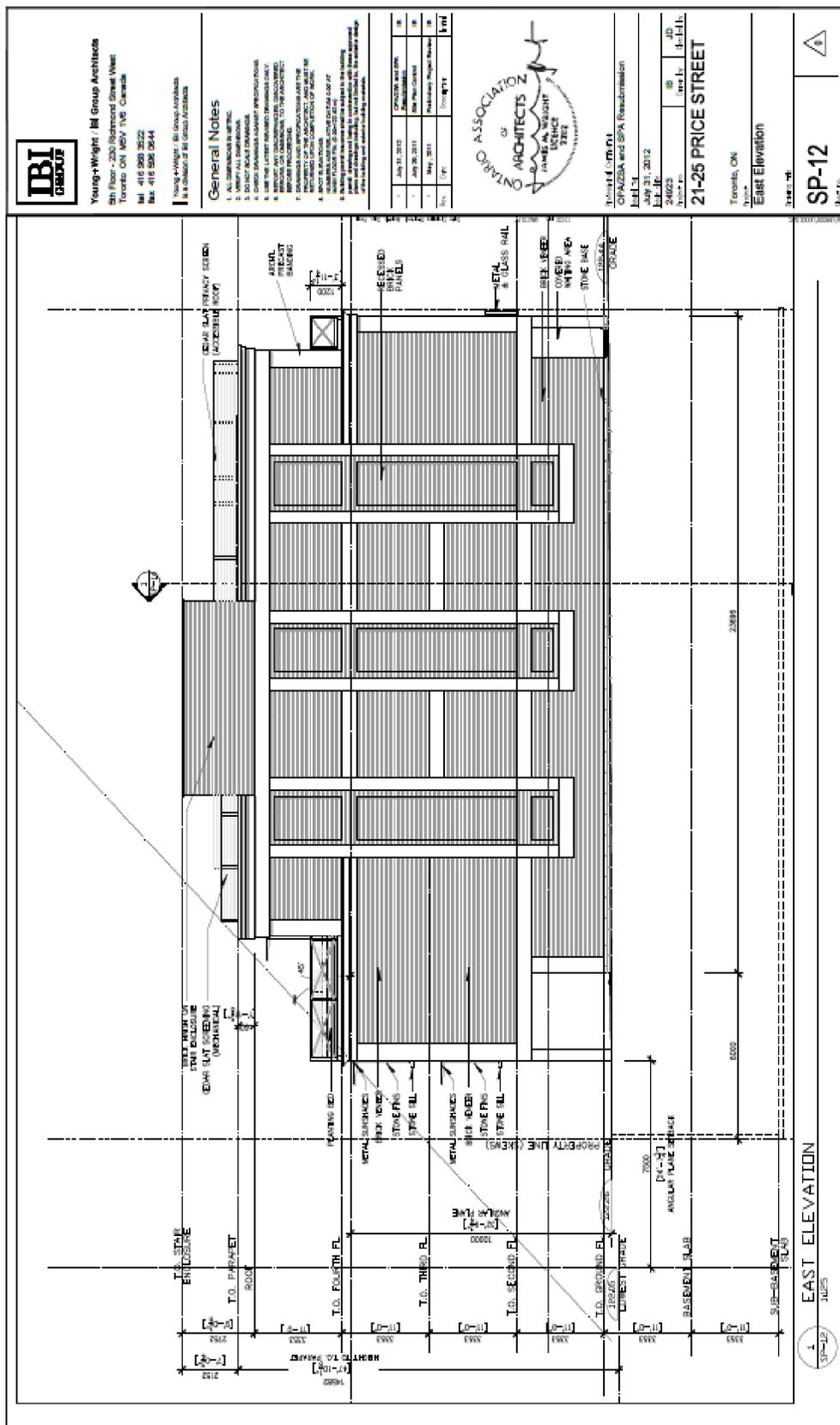
SURVEY AND MAPPING SERVICES
 TORONTO FEBRUARY, 2003
 BLO3/SROSED1.DGN
 FILE: DRAWN: WS
 MAP No. 51H-23, 51J-11, 51J-12,
 51J-21, 51J-22

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

ATTACHMENT NO. 3







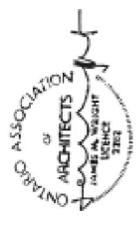
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General Notes

1. VERIFY ALL DIMENSIONS.
2. CHECK ALL DIMENSIONS AGAINST ARCHITECTURAL RECORDS.
3. USE THE LATEST REVISED DIMENSIONS ONLY.
4. VERIFY ALL DIMENSIONS TO THE FACE UNLESS OTHERWISE NOTED.
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No.	Date	Description	By	Check
1	July 11, 2012	CONCEPT AND PERMITS	W	W
2	July 26, 2012	Site Plan/Details	W	W
3	May 1, 2011	Architectural Program Review	W	W
4	May 1, 2011	Program Y11	W	W



Young+Wright / W Group Architects
 OPA/OSA and SPA Registration

Project Name: 21-25 PRICE STREET
 Date: July 31, 2012
 Scale: 1/8" = 1'-0"

Location: Toronto, ON
 Elevation: East Elevation

Sheet No: SP-12
 Total Sheets: 12