

30, 40, 43, 44 and 45 Price Street – Zoning By-law Amendment Application – Decision Report – Approval

Date: March 18, 2025

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 11 - University-Rosedale

Planning Application Number: 24 226394 STE 11 OZ

SUMMARY

This report reviews and recommends approval of the application to amend the Zoning By-law to permit the reconfiguration and redevelopment of the site with a new 3-storey expansion of the Toronto Lawn and Tennis Club. The application proposes to demolish the east end of the existing building at 30, 40, and 44 Price Street, and the two house-form buildings at 43 and 45 Price Street, and to construct a new 3-storey addition. The west portion of the existing building, referred to as the 'pavilion', will be retained, as well as the existing outdoor courts on the east side of the site.

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District recommends that:

1. City Council amend City of Toronto Zoning By-law 569-2013 for the lands municipally known as 30, 40, 43, 44 and 45 Price Street substantially in accordance with the draft Zoning By-law Amendment included as Attachment 5 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. Prior to introducing the necessary Bills for enactment, City Council require that the owner enter into an Easement Agreement with the City as applicable, to be registered on title for the purpose of accessing the municipal sewer presently existing on the subject site, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services and the City Solicitor.
4. City Council request the General Manager, Transportation Services, to review and report back on the feasibility of amending City of Toronto Municipal Code Chapter 925,

Permit Parking, to exclude the development located at 30, 40, 43, 44 and 45 Price Street from Permit Parking.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

THE SITE AND SURROUNDING LANDS

Description

The subject site is located east of Yonge Street, at the east terminus of Price Street. The site is irregular in shape with an area of approximately 14,178 square metres. The site has 75 metres of frontage on the north side of Price Street and 18 metres of frontage at the east terminus of the street. The portion of the site at the terminus of Price Street is currently paved and forms an informal 10 metre extension of the Price Street right-of-way. The northeast corner of the site has approximately 50 metres of frontage on Pricefield Road.

The majority of the site at 30, 40, and 44 Price Street is currently occupied by the existing clubhouse (on the north side of Price Street), the terminus of Price Street, and the outdoor courts. The portion of the site at 43 and 45 Price Street extends south at the end of Price Street and is currently occupied by two 2-storey semi-detached residential buildings.

See Attachment 2 for the Location Map.

Surrounding Uses

North: 12-storey residential building, and a public park (Pricefield Park)

South: Low-rise residential neighbourhood

East: Low-rise residential neighbourhood

West: 23-storey mixed-use building, currently under construction

THE APPLICATION

Description

The proposal consists of a 3-storey addition (6,155 square metres) which will replace the east portion of the existing building (The Toronto Lawn and Tennis Club) at 30, 40, and 44 Price Street. The 3-storey addition will extend south, replacing an informal extension of Price Street located on the site, and onto the portion of the site at 43 and

45 Price Street. The west portion of the existing building containing the existing parking garage and indoor courts, referred to as the 'pavilion', will be retained (3,298 square metres). The existing outdoor courts on the east side of the site will also be retained, and a new 1-storey storage building (110 square metres) will be located at the southeast corner of the site.

Density

The proposal has a density of 0.67 times the area of the lot.

Access, Parking and Loading

Vehicular access to the site is from the existing driveway on Price Street. A new vehicle exit is proposed at the west end of the site, along Price Street. The main pedestrian entrance into the building will be located at the east end of Price Street. An existing pedestrian walkway from Rowanwood Avenue south of the site will be maintained, an easement over the walkway in favour of the Toronto Lawn and Tennis Club was registered in 1970.

The proposal includes the reconfiguration of the existing parking garage which will result in a total of 100 parking spaces (including 7 accessible parking spaces). A total of 30 bicycle parking spaces (11 short-term and 19 long-term) are also proposed.

A new on-street non-exclusive loading space is proposed on the north side of Price Street, which will result in the removal of on-street parking spaces. No on-site loading space is proposed as part of this application.

Additional Information

See the attachments of this Report for the Application Data Sheet, location map, site plan, elevations, and 3D massing views of the proposal. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: www.toronto.ca/44PriceSt

Reasons for Application

The proposed use is permitted under the Zoning By-law 569-2013, however the proposal requires amendments to Zoning By-law 569-2013 to create site-specific performance standards to permit the addition, renovation and reconfiguration of the existing clubhouse.

APPLICATION BACKGROUND

A pre-application consultation (PAC) meeting was held on March 14, 2024. The Planning Application Checklist Package resulting from the PAC meeting is available on the [Application Information Centre](#).

The current application was submitted on October 30, 2024 and deemed complete on November 19, 2024 satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre www.toronto.ca/44PriceSt.

Agency Circulation Outcomes

The application together with the applicable reports noted above, have been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate Zoning By-law amendments.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024).

Official Plan

The site is designated *Mixed Use Areas* and *Neighbourhoods*. See Attachment 3 of this Report for the [Official Plan](#) Land Use Map.

Site and Area Specific Policy (SASP) 173 and 206

The portion of the site at 30, 40, and 44 Price Street is subject to SASP 173 which permits a private racquet club.

The portion of the site at 30 and 40 Price Street is also subject to SASP 206 which permits a mix of commercial, residential, and institutional uses in low-rise forms, generally in the range of three to five storeys.

Zoning

The properties at 30 and 40 Price Street are zoned R (d2.0)(x451), 44 Price Street is zoned RD (f13.5; d0.6)(x1399), and 43 and 45 Price Street are zoned RD (f13.5; d0.6)(x1436) under Zoning By-law 569-2013.

The Residential (R) zone permits residential uses with a maximum density of 2.0 Floor Space Index FSI and a maximum height of 10 metres. The Residential Detached (RD) zone permits residential buildings with a maximum density of 0.6 FSI and a maximum height of 11 metres. The Site Specific Exceptions 451 and 1399 permit a private racquet club. See Attachment 4 of this Report for the existing Zoning By-law Map.

Design Guidelines

The following [design guidelines](#) have been used in the evaluation of this application:

- Toronto Accessibility Design Guidelines

Toronto Green Standard

The Toronto Green Standard (TGS) is a set of performance measures for green development. Applications for Zoning By-law Amendments are required to meet and demonstrate compliance with Tier 1 of the TGS. Tiers 2 and above are voluntary, higher levels of performance with financial incentives (partial development charges refund). Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement.

PUBLIC ENGAGEMENT

Community Consultation Meeting

On January 22, 2025, a virtual Community Consultation Meeting was hosted by City staff. Notice was provided through notice boards on the subject site, physical notices delivered to properties in the immediate neighbourhood, inclusion in the Councillor's newsletter, and publication on the City's Planning Consultations website. Approximately 75 people attended the meeting.

In addition to the formal community meeting, staff received feedback through phone calls and emails from residents. Staff also met with residents in the neighbouring buildings to discuss site-specific concerns. Issues raised at the meetings include:

- The lack of a formal loading space leading to congestion on Price Street;
- Pedestrian safety on Price Street; and
- Impacts on adjacent buildings, specifically arising from the 3-storey portion of the proposed clubhouse.

The issues raised through the community consultation process have been considered through the review of the application and commented on as necessary in the body of this Report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff have reviewed the current proposal for consistency with the Provincial Planning Statement (PPS) (2024). Staff find the proposal consistent with the PPS.

Land Use

The proposed recreational use is permitted in both the Official Plan and the Zoning By-law. The use conforms with the policies and development criteria contained in the Official Plan as a whole. The proposed land use is appropriate for the site.

Density, Height, Massing

The massing of the proposed 3-storey building fits within the existing and planned context and conforms with the Official Plan.

SASP 206 restricts buildings to a maximum height of 5-storeys. The proposed height of the 3-storey addition ranges from 9 metres to 15.5 metres and is in keeping with the existing and planned context of the area. The proposed 3-storey addition and retained pavilion maintain the policies of SASP 206 by reinforcing the existing character of Price Street.

Along the north property line, the building steps down to two storeys adjacent to the 12-storey building at 25 Scrivener Square. The proposed height at this location is comparable to the existing structure, which is approximately 2 metres lower, but includes external mechanical equipment extending above the roof. In contrast, the proposed 2-storey portion will not have mechanical equipment above. The top of the proposed 2-storey portion of the addition will not extend above the windows of the third floor of the adjacent residential building, mitigating visual impacts for residents on the east side of 25 Scrivener Square.

The new building will be setback 0.5 metres from the shared property line between the subject site and 25 Scrivener Square, whereas the existing building extends to the lot line. Above the first floor, the building steps back an additional 1.2 metres, resulting in a total separation of 3.3 metres from the building at 25 Scrivener Square.

The 3-storey portion of the building will be located 11 metres to the south of existing 12-storey building at 25 Scrivener Square. The roof of the new building will include a green roof on the 2- and 3-storey portions. Additionally, the mechanical penthouse, which screens rooftop equipment, will be located on the 3-storey portion of the proposed building. Through the application process the mechanical penthouse was moved further away from 25 Scrivener Square in response to feedback from residents, is now 16 metres from the Scrivener Square building.

A 7.5-metre setback is proposed along the property's south limit, where 43 and 45 Price Street are currently located. No windows are proposed on the second and third levels of

the south façade to mitigate impacts on the dwellings along Rowanwood Avenue to the south. The 3-storey addition will be located 17 metres from the existing 3-storey residential building (33 Price Street) located to the west of the site, on the south side of Price Street.

Access, Parking and Loading

A Transportation Impact Study was submitted to assess the traffic impact, access, parking and loading arrangements for this development. Vehicular access for parking will be from Price Street. A new driveway is proposed at the west end of the site on Price Street for vehicles exiting the site. An internal pickup-and-drop off area has been accommodated, supporting one-way circulation within the garage.

A total of 100 vehicular parking spaces are proposed, including 7 accessible parking spaces. The applicant is proposing 30 bicycle parking spaces, including 19 long-term spaces, and 11 publicly accessible short-term spaces.

In accordance with regulations of Zoning By-law 569-2013, a loading space is not required for the site. To improve safety, address congestion concerns raised by residents, and to accommodate loading activity that currently takes place on the public right-of-way of Price Street, the applicant is working with staff to accommodate a non-exclusive curbside Type-C loading space on the north side of Price Street. The loading space would require the removal of existing on-street paid parking spaces, subject to the acceptance of the Toronto Parking Authority (TPA) and approval of Transportation Services. The proposed curbside space will accommodate loading needs for other properties on Price Street that lack a dedicated on-site loading area.

Transportation Review staff have evaluated several Vehicle Maneuvering Diagrams that have been provided as part of the development application and are of the opinion that the curbside loading space is acceptable from a regulatory perspective.

The installation of the proposed curbside loading space and associated loading activities, including the designation of a fully trained building maintenance person to assist large vehicle operators with any turning maneuvers, will be determined through the Site Plan Approval process. The applicant will consult with TPA for cost recovery related to the removal or modification of the on-street paid parking spaces.

At City Council's direction, staff recommend the subject development be reviewed for exclusion from on-street permit parking should it be implemented in this area in the future. A separate report will be submitted, and a Public Notice will be placed on the City's website to allow deputations at a future Toronto and East York Community Council meeting.

Streetscape and Public Realm

The proposal conforms with the applicable public realm policies of the Official Plan.

The provision of a new vehicular exit from the parking garage, located at the west end of the site, will complement the existing access and improve the public realm along the street by facilitating smoother traffic flow and reducing the number of vehicles travelling on the east end of Price Street. To accommodate the new parking garage exit, a total of 2 street trees will be removed, and a new street tree will be planted on the north side of Price Street. The proposal improves the existing condition of the site, including bike parking, and landscaping elements along the north side of Price Street.

Pricefield Park is located directly north of the subject site. The new clubhouse building will have a reduced frontage along Pricefield Park (10.4 metres) when compared to the existing condition (40 metres). The interface along Pricefield Park will be improved as a result of the reduction in building length adjacent to the park.

Tree Preservation

The submitted arborist report identifies the removal of 6 trees protected under the provision of the Private Tree By-law and Public Tree By-law, of which 3 are City-owned trees and are within the right-of-way and 3 are privately-owned trees. A total of 9 replacement trees are required. The landscape plans submitted as part of the development proposal indicate that four trees will be planted, 2 new trees within the City right-of-way, and 2 trees to the south of the new building. The applicant is required to provide a cash in lieu payment for 5 trees. Staff will continue to explore opportunities for additional tree planting on the site and in the adjacent public realm.

Heritage Conservation

The subject site is designated under Part V of the Ontario Heritage Act as part of the South Rosedale Heritage Conservation District (SRHCD). The properties are classified as “Unrated”.

Heritage Planning staff have reviewed the Heritage Impact Assessment submitted with the application and are of the opinion that the proposed demolition of the existing “Unrated” structures, and the proposed replacement structure, are consistent with the guidelines of the South Rosedale Heritage Conservation District Plan and other applicable policies and guidelines.

A report from Heritage Planning dealing with the required approvals under the Ontario Heritage Act is scheduled to be considered by City Council concurrently with this report.

Servicing

Development Engineering staff have reviewed the submitted Functional Servicing and Stormwater Management Report, a Hydrogeological Investigation Report, and a Geotechnical Investigation Report, and have accepted the analysis in support of the application.

The owner is required to enter into an easement agreement pertaining to existing Toronto Water infrastructure located on the subject site. The easement will need to be registered prior to the enactment of bills by City Council for the proposed development.

Parkland

In accordance with Section 42 of the Planning Act, the owner is required to satisfy the parkland dedication requirement through cash-in-lieu. As per [Toronto Municipal Code Chapter 415-29](#), the appraisal of the cash-in-lieu will be determined under the direction of the Executive Director, Corporate Real Estate Management. Additionally, the Toronto Municipal Code Chapter 415-28, requires that the payment be made prior to the issuance of the first above-ground building permit for the land to be developed.

Toronto Green Standard

The applicant is required to meet Tier 1 of the TGS in force at the time of a complete application for Site Plan Control. The applicant is encouraged to achieve Tier 2 or higher to advance the City's objectives for resilience and to achieve net-zero emissions by 2040 or sooner. The site-specific zoning by-law and future site plan agreement will secure performance measures for various development features.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, livable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human and cultural services. Providing for a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

CONTACT

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SIGNATURE

Oren Tamir
Director, Community Planning
Toronto and East York District

ATTACHMENTS

City of Toronto Information/Drawings

Attachment 1: Application Data Sheet
Attachment 2: Location Map
Attachment 3: Official Plan Land Use Map
Attachment 4: Existing Zoning By-law Map
Attachment 5: Draft Zoning By-law Amendment
Attachment 6: Site and Area Specific Policies

Applicant Submitted Drawings

Attachment 7: Site Plan
Attachment 8: North Elevation
Attachment 9: South Elevation
Attachment 10: West Elevation
Attachment 11: East Elevation
Attachment 12: 3D Massing Model- Looking Northeast
Attachment 13: 3D Massing Model- Looking Southwest

Attachment 1: Application Data Sheet

Municipal Address: 44 PRICE STREET Date Received: October 15, 2024

Application Number: 24 226394 STE 11 OZ

Application Type: Rezoning

Project Description: To permit a 3-storey addition, renovation, and reconfiguration of the existing Toronto Lawn Tennis Club clubhouse.

Applicant

Bousfield Inc

Owner

Toronto Lawn
Tennis Club

EXISTING PLANNING CONTROLS

Official Plan Designation: Mixed Use Areas Site Specific Provision:

Zoning: RD (f13.5; d0.6)
(x1399) Heritage Designation:

Height Limit (m): 11 Site Plan Control Area: Y

PROJECT INFORMATION

Site Area (sq m): 14,178 Frontage (m): 75 Depth (m): 102

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	4,179	2,286	1,722	4,008
Residential GFA (sq m):				
Non-Residential GFA (sq m):	6,793	3,298	6,265	9,563
Total GFA (sq m):	6,793	3,298	6,265	9,563
Height - Storeys:	2	2	3	3
Height - Metres:	15	15	16	16

Lot Coverage Ratio (%) 0.28 Floor Space Index: 0.67

Floor Area Breakdown Above Grade (sq m) Below Grade (sq m)

Residential GFA:

Retail GFA:

Office GFA:

Industrial GFA:

Institutional/Other GFA: 9,563

Residential Units by Tenure	Existing	Retained	Proposed	Total
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Rental:

Freehold:

Condominium:

Other:

Total Units:

Total Residential Units by Size

	Rooms	Bachelor	1 Bedroom	2 Bedroom	3+ Bedroom
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Retained:

Proposed:

Total Units:

Parking and Loading

Parking Spaces:	100	Bicycle Parking Spaces:	Loading Docks:
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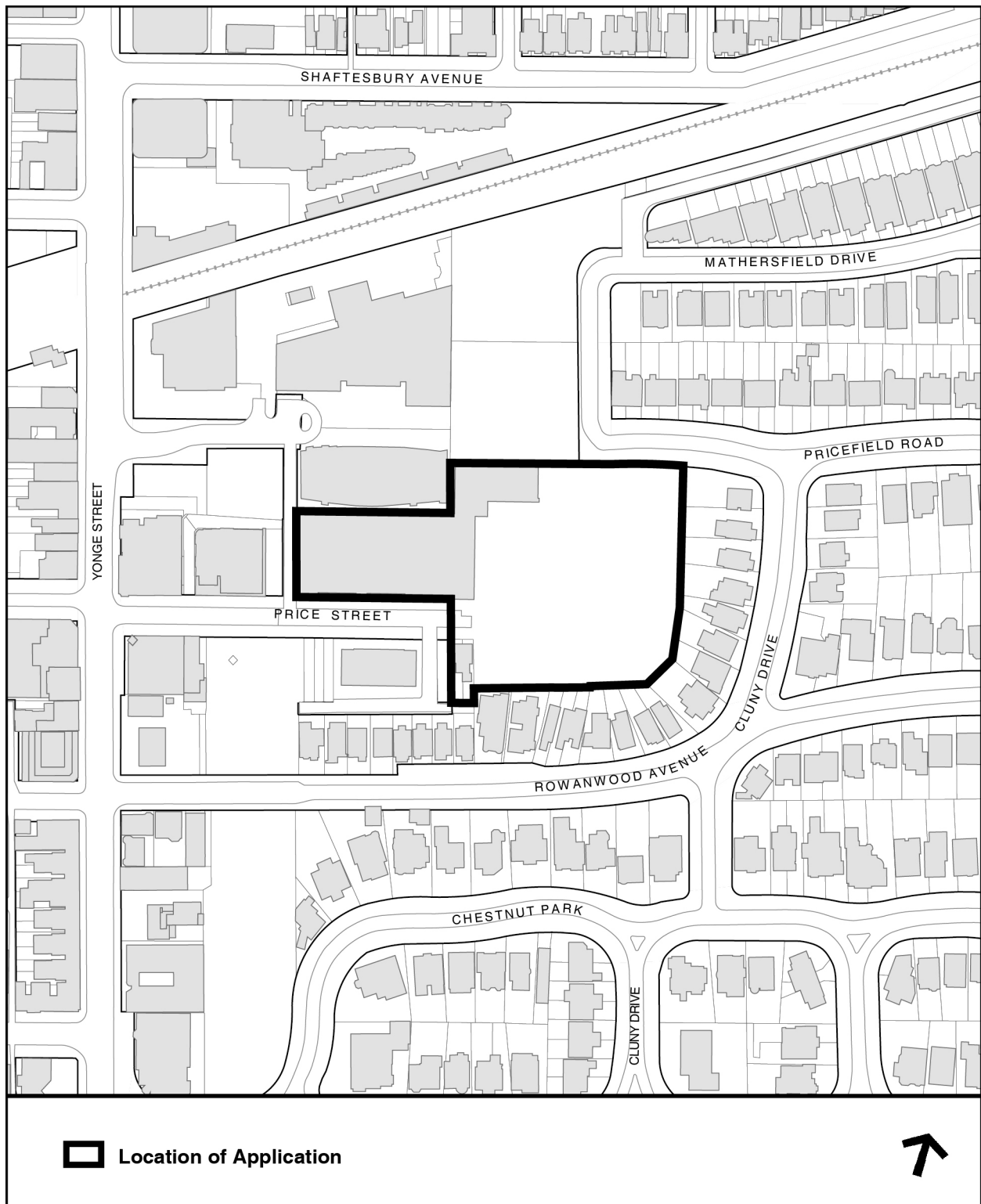
CONTACT:

Esha Biddanda Pavan, Planner, Community Planning

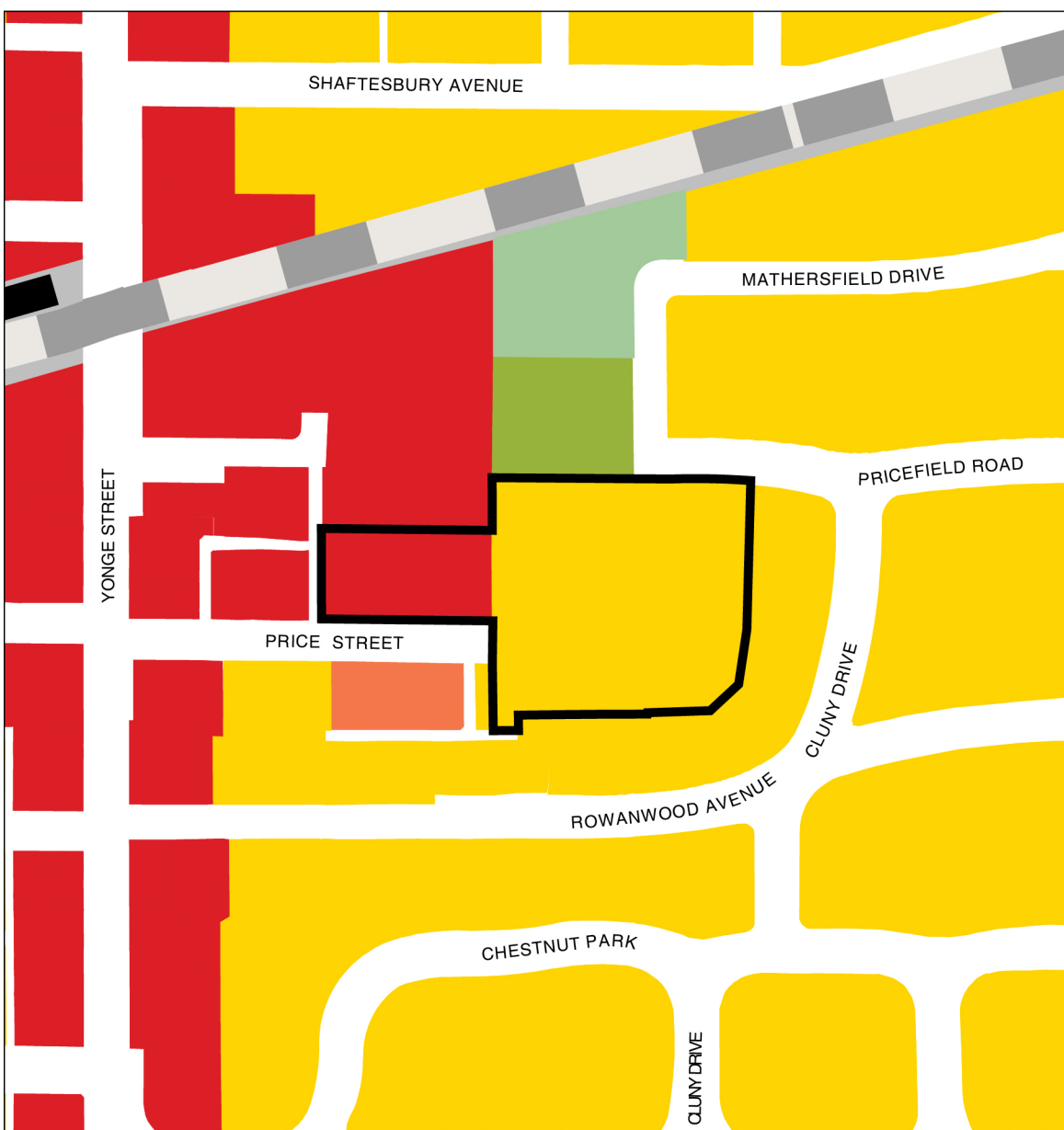
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esha.biddandapavan@toronto.ca

Attachment 2: Location Map



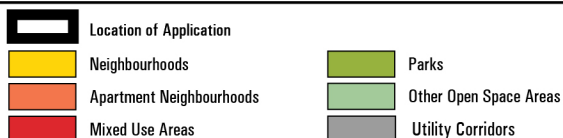
Attachment 3: Official Plan Land Use Map




Official Plan Land Use Map 17

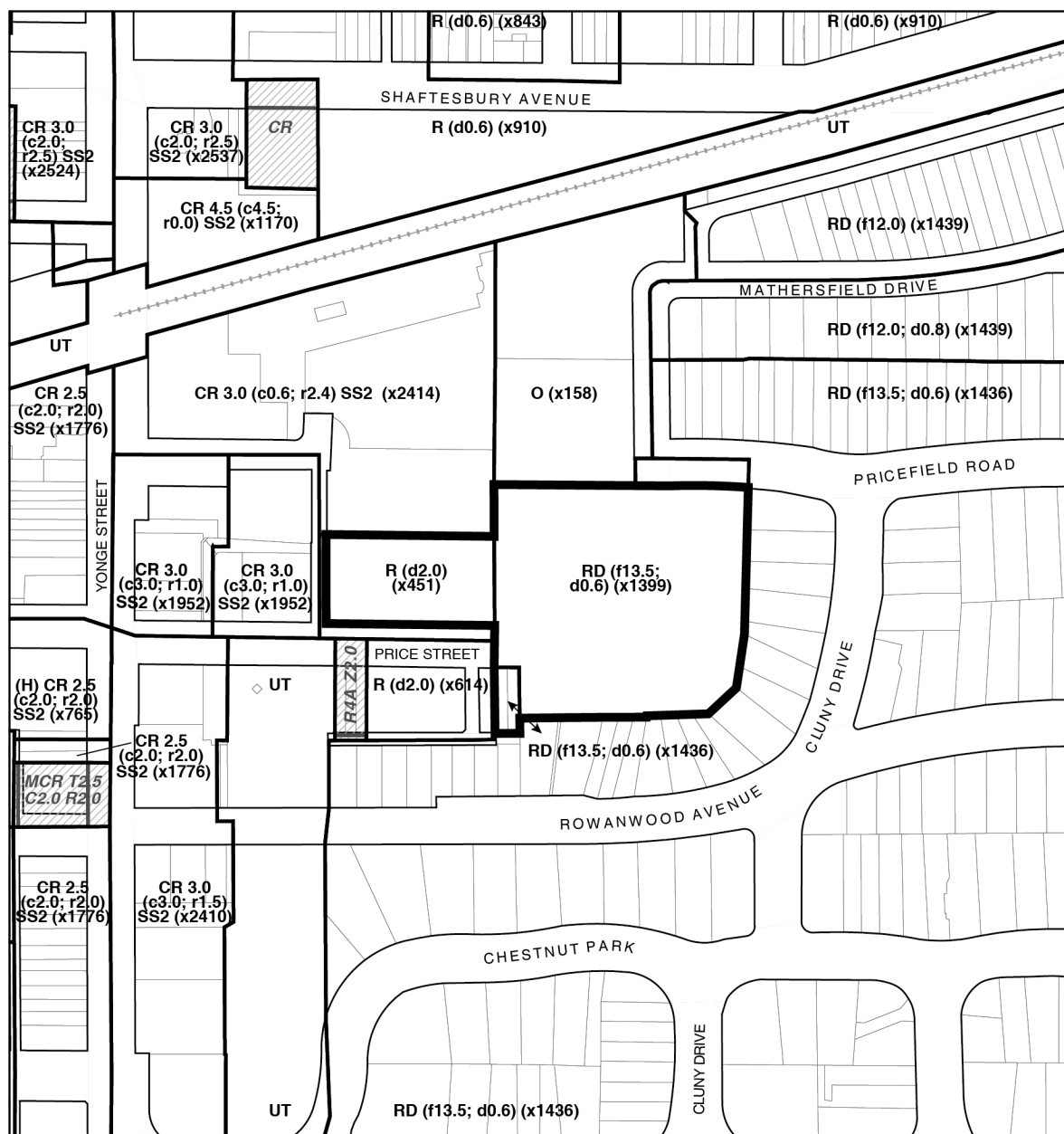
30, 40, 43, 44 & 45 Price Street

File # 24 226394 STE 11 0Z




 Not to Scale
 Extracted: 10/21/2024

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

30, 40, 43, 44 & 45 Price Street

File # 24 226394 STE 11 OZ



Location of Application

R Residential
RD Residential Detached
CR Commercial Residential
O Open Space
UT Utility and Transportation



See Former City of Toronto By-law No. 438-86

R1 Residential District
R2 Residential District
R4A Residential District
CR Mixed-Use District
MCR Mixed-Use District

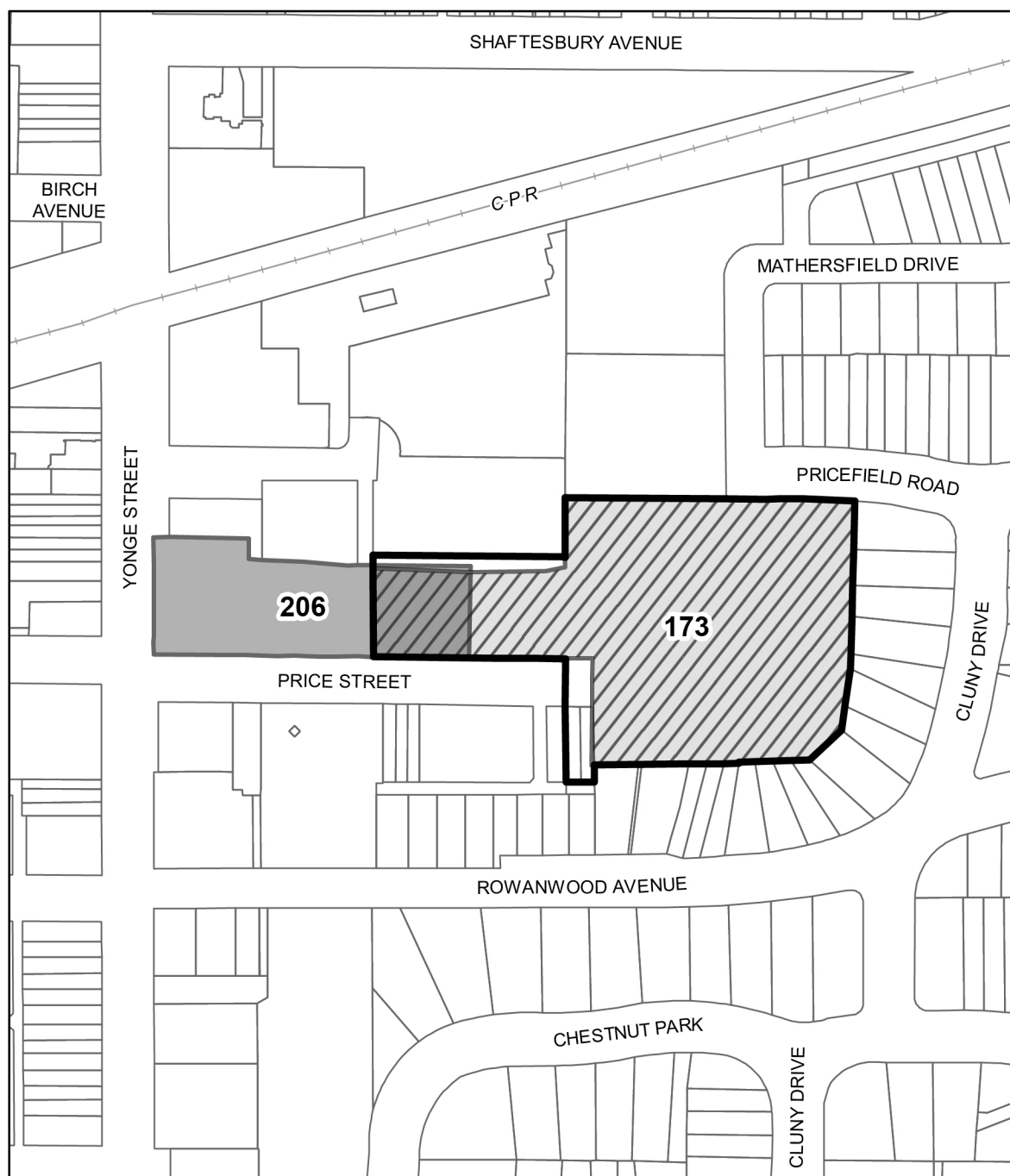


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Attachment 5: Draft Zoning By-law Amendment

Draft Zoning By-law Amendment will be made available on or before the April 3, 2025 Toronto and East York Community Council meeting.

Attachment 6: Site and Area Specific Policies



Site and Area Specific Policy Map

30, 40, 43, 44 & 45 Price Street

File # 24 226394 STE 11 02

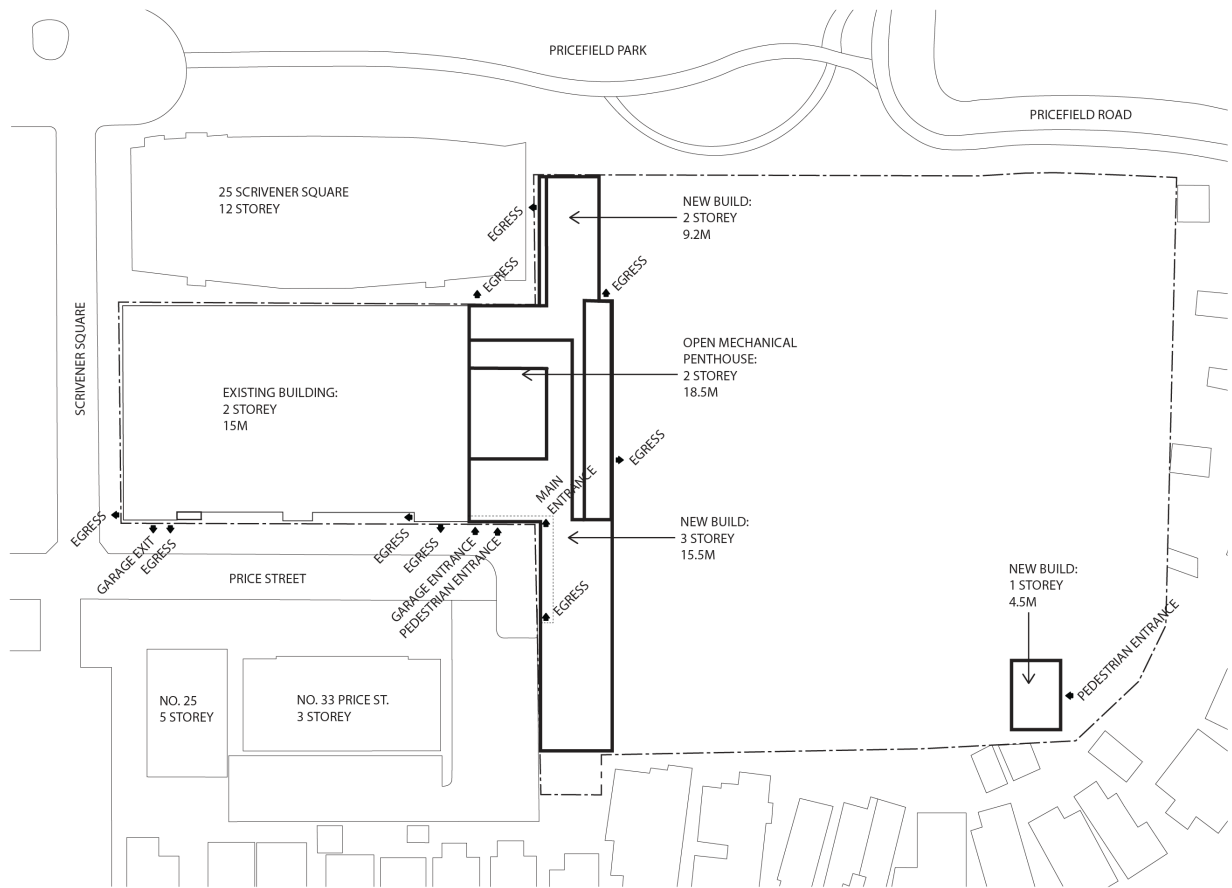


Location of Application



City of Toronto By-law 569-2013
Not to Scale
11/28/2024

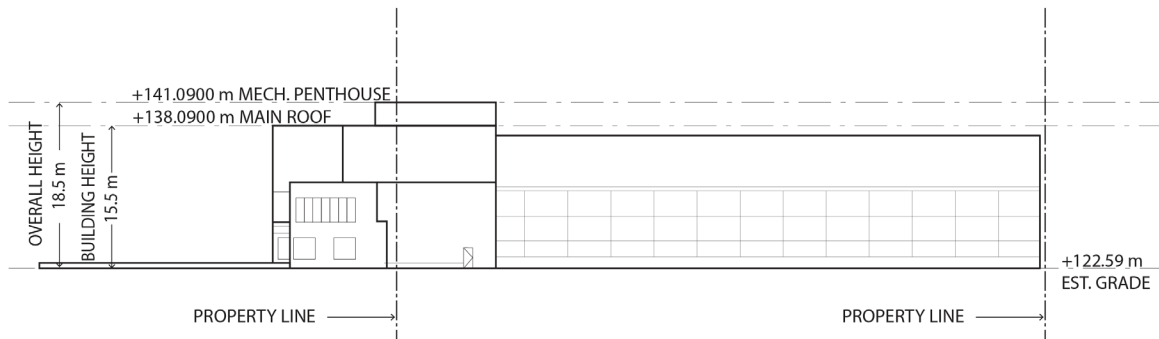
Attachment 7: Site Plan



Site Plan

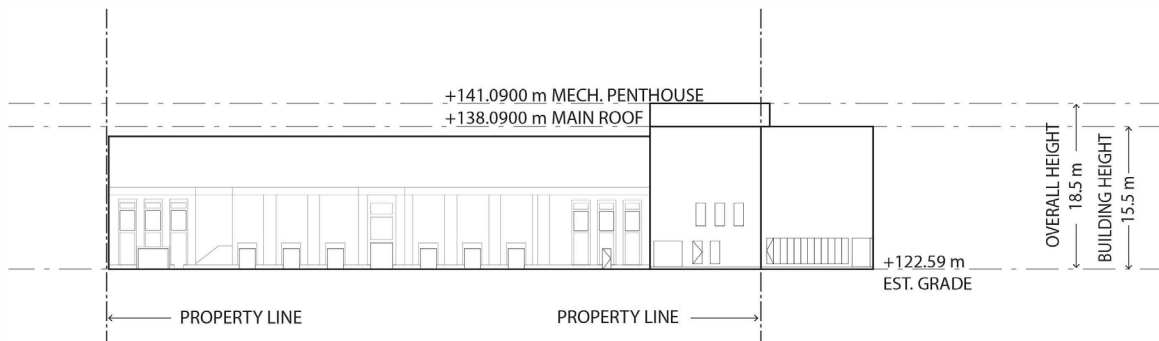


Attachment 8: North Elevation



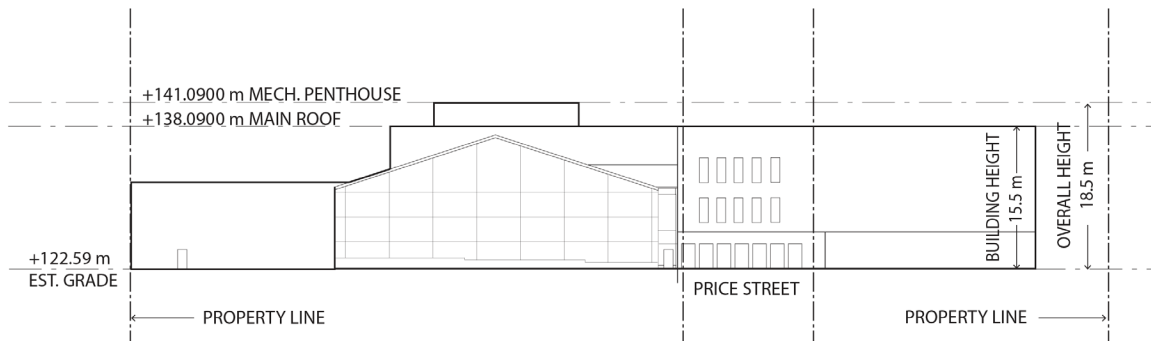
North Elevation

Attachment 9: South Elevation



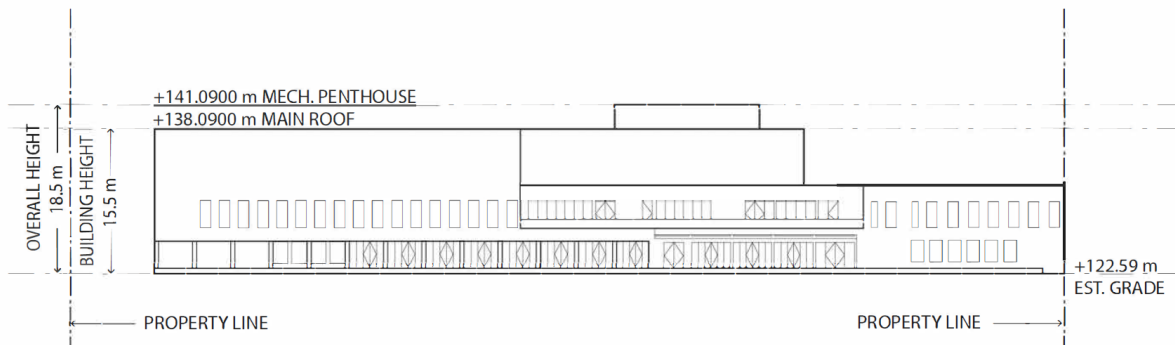
South Elevation

Attachment 10: West Elevation



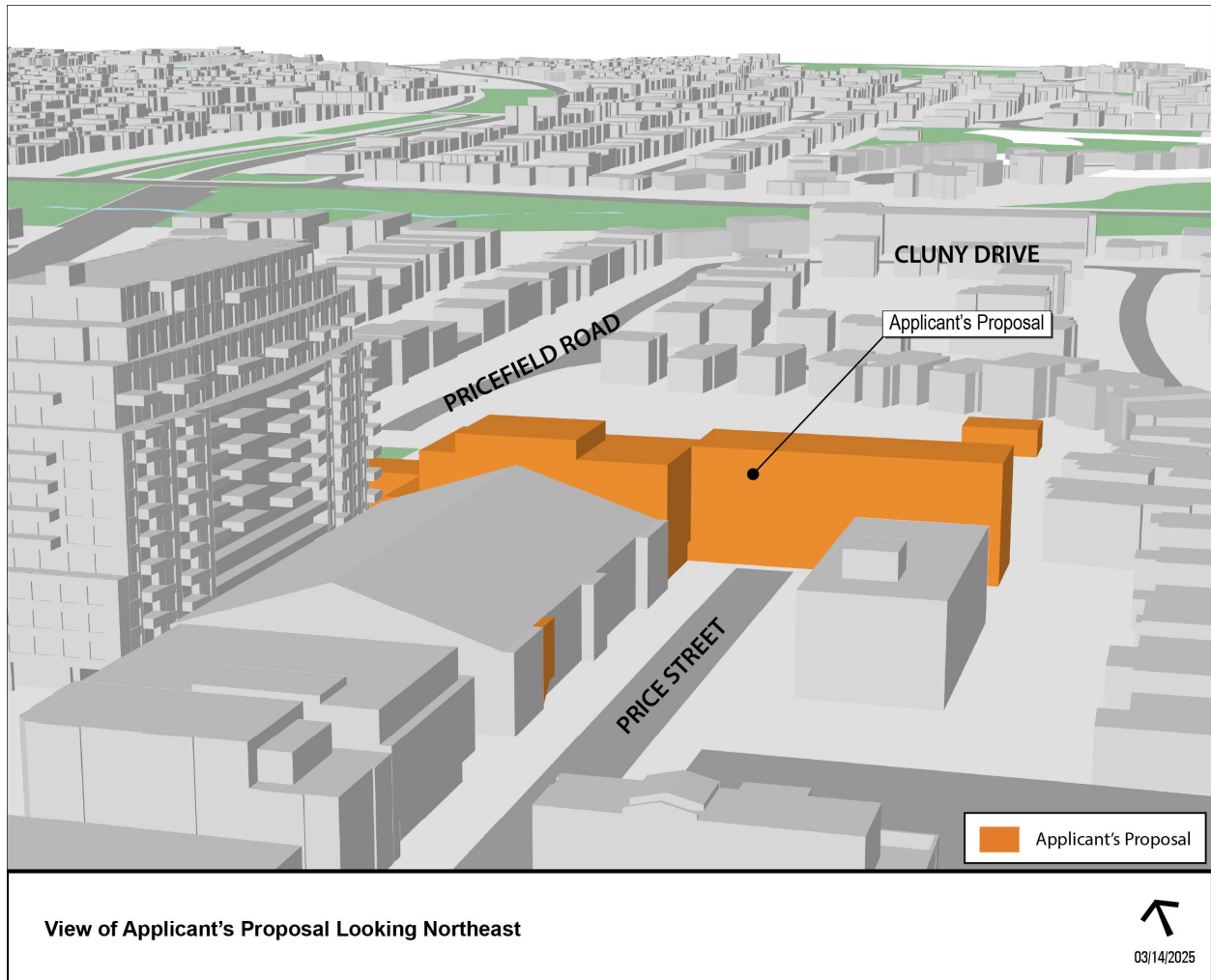
West Elevation

Attachment 11: East Elevation



East Elevation

Attachment 12: 3D Massing Model- Looking Northeast



Attachment 13: 3D Massing Model- Looking Southwest

