

43, 44 and 45 Price Street - Demolition of Buildings Within the South Rosedale Heritage Conservation District and Approval of Replacement Buildings

Date: March 17, 2025

To: Toronto Preservation Board

Toronto and East York Community Council

From: Senior Manager, Heritage Planning, Urban Design, City Planning

Wards: Ward 11 - University Rosedale

SUMMARY

This report recommends that City Council approve the demolition of three "Unrated" buildings within the South Rosedale Heritage Conservation District (SRHCD) and approve the design of replacement structures located at 43, 44 and 45 Price Street in accordance with Section 42(1) 2 and 42(1) 4 of the Ontario Heritage Act.

The application relates to the modernisation of the Toronto Lawn Tennis Club which is situated at the western edge of the SRHCD. As such it is designated under Part V of the Ontario Heritage Act, although all of its buildings are noted as being "Unrated" in the HCD Plan. "Unrated" buildings are those that "are not of national, provincial, citywide or contextual heritage significance, do not contribute to the heritage character of South Rosedale or are too recent to be accurately evaluated." The SRHCD Plan allows for the demolition of an "Unrated" building provided that the replacement building design complies with the SRHCD plan guidelines for new buildings and the applicable zoning by-laws. The demolition would allow for the construction of a new 3-storey club house structure on Price Street and a small single storey building in the southeast corner of the club grounds. Both new buildings meet the general intent of the SRHCD Plan's guidelines and would not detract from rated heritage buildings in the immediate context.

On October 30, 2024, a related Zoning By-law Amendment application was made for 30, 40, 43, 44 and 45 Price Street for the construction of a new clubhouse for the Toronto Lawn Tennis Club. The recommendations in this report relate solely to the approvals required under the Ontario Heritage Act.

RECOMMENDATIONS

The Senior Manager, Heritage Planning, Urban Design, City Planning recommends that:

1. City Council approve the demolition of the "Unrated" buildings at 43, 44 and 45 Price Street, in the South Rosedale Heritage Conservation District, in accordance with Section 42(1) 4 of the Ontario Heritage Act and the erection of two buildings in accordance with Section 42(1) 2 of the Ontario Heritage Act subject to the following:

a. City Council approve the replacement buildings for 43, 44 and 45 Price Street as shown in the plans and elevations submitted by the applicant and prepared by Williamson Williamson Inc. dated September 30, 2024 and on file with the Senior Manager, Heritage Planning, and that the replacement structure be constructed substantially in accordance with the submitted plans.

b. That prior to the issuance of any heritage permit for the property at 43, 44 and 45 Price Street including a demolition permit, but excluding permits for interior work, repairs and maintenance and usual and minor works for the existing "Unrated" building as are acceptable to the Senior Manager, Heritage Planning, the applicant provide the following to the satisfaction of the Senior Manager, Heritage Planning:

1. Photo documentation of the existing buildings at 43, 44 and 45 Price Street.

2. Final building permit drawings for the replacement structure and a landscape plan consistent with the SRHCD Plan and substantially in accordance with the plans and elevations submitted by the applicant and prepared by Williamson Williamson Inc. dated September 30, 2024 and the SRHCD Plan.

FINANCIAL IMPACT

City Planning confirms there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

Council adopted the South Rosedale Heritage Conservation District (SRHCD) on February 4, 5 and 6, 2003 (By-law 115-2003), enacted on February 7, 2003: <https://www.toronto.ca/legdocs/bylaws/2003/law0115.pdf>

BACKGROUND

Proposal

The property at 43, 44 and 45 Price Street is located within the South Rosedale Heritage Conservation District (SRHCD). The existing buildings that form the development site on this property are "Unrated" within the SRHCD Plan. The proposal is to demolish the house form structure at 43-45 Price Street and a portion of the clubhouse at 44 Price Street and construct a new three storey clubhouse and facility building. A small single storey building is also proposed in the southeast corner of the club grounds. Permission is required under Section 42 (1) 4 of the Ontario Heritage Act to demolish the buildings and under Section 42 (1) 2 of the Ontario Heritage Act to erect the proposed new buildings as they are on property within a heritage conservation district.

Heritage Policy Framework

The City of Toronto Official Plan provide the policy framework for heritage conservation in the City. The following Official Plan policy applies to heritage conservation districts and proposed new construction:

3.1.5.33. Heritage Conservation Districts should be managed and conserved by approving only those alterations, additions, new development, demolitions, removals and public works in accordance with respective Heritage Conservation District Plans.

Parks Canada Standards and Guidelines for Conservation of Historic Places in Canada

The Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (Standards and Guidelines) is the official document guiding planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) and Standards for Rehabilitation (10-12) apply to this project.

South Rosedale Heritage Conservation District Plan

On February 4, 5, and 6, 2003 Toronto City Council adopted the SRHCD under Part V, Section 42 of the Ontario Heritage Act, enacted by Council on February 7, 2003 under By-law 114-2003.

The subject property at 43, 44 and 45 Price Street is located within the South Rosedale Heritage Conservation District Plan. At the time the SRHCD Study was undertaken, this property was determined to be an "Unrated" property within the District. This rating is given to buildings "not included in category 'A', 'B', or 'C', which are not of national, provincial, citywide or contextual heritage significance, do not contribute to the heritage character of South Rosedale or are too recent to be accurately evaluated" (Section 5.3.1).

The SRHCD Plan's section 5.3.4 Demolition Guidelines states:

"In general, demolition is to be discouraged but it is acknowledged that the impact of demolition may vary depending upon the heritage evaluation category of the building in question."

Section 5.3.4.C goes on to say:

"Demolition of an "Unrated" building will generally be permissible if the replacement building, as shown in the building permit application, is acceptable under these guidelines and the zoning by-law."

Section 5.3.3 states that new buildings with the SRHCD states:

A "New buildings...should contribute to and not detract from the variety and heritage character of the district".

B "New 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 location of the eaves lines or the roof parapet should be designed so that the apparent height is compatible with that of its neighbours and is not visually overwhelming to neighbouring buildings".

Area Context

Situated in the northwestern corner of the City of Toronto's South Rosedale neighbourhood, the Toronto Lawn Tennis Club property is located at the terminus of Price Street, east of Yonge Street. It contains a variety of one-three storey buildings together with outdoor tennis courts and a swimming pool. A 2-storey building at 43-45 Price Street that was formerly used for residential purposes is now used as the offices of the Toronto Lawn Tennis Club.

Price Street is characterized by a variety of residential uses ranging from house-form structures to midrise condominiums, as well as the tennis club and a parking lot.

Both adjacent properties on Price Street are "Unrated" in the SRHCD plan. The adjacent properties along Rowanwood Avenue are Category "C" buildings in the SRHCD Plan. Category "C" buildings are of contextual significance and contribute to the heritage character of South Rosedale.

Proposed Development

The proposal seeks permission under the Ontario Heritage Act to demolish three existing "Unrated" buildings within the South Rosedale Heritage Conservation District and to construct a new building for the Toronto Lawn Tennis Club. The demolished portions of the site include the semi-detached house-form buildings at 43-45 Price Street and a portion of the existing clubhouse building at 44 Price Street.

The proposed new building would extend across the end of Price Street and replace the former residential buildings at 43-44 Price Street. It is proposed to be a 3-storey structure that would be clad in brick and terracotta and provide a new clubhouse. A small single storey building is also proposed in the southeast corner of the club grounds and which would not be visible from the public realm.

COMMENTS

The SRHCD Plan permits the demolition of "Unrated" buildings provided the replacement buildings complies with the HCD Plan and the zoning by-law.

The proposed small single-storey storage building would not be visible from the public realm.

The scale, massing, height, setback and entry level of the proposed new clubhouse building are compatible with that of the adjacent heritage buildings along Rowanwood Avenue. The roof profile and the location of the eaves line is also compatible with that of the neighbouring buildings. As such Heritage Planning staff are of the opinion the proposal is consistent with the guidelines of the SRHCD Plan and other applicable policies and guidelines. It is therefore recommended that City Council approve the application under Section 42 of the Ontario Heritage Act.

CONTACT

Will Thomas
Assistant Heritage Planner, Heritage Planning
Urban Design, City Planning
Tel: 416-392-6434; E-mail: Will.Thomas@toronto.ca

SIGNATURE

Mary MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1: Location Map

Attachment 2: Photographs

Attachment 3: Drawings of proposed replacement dwelling

LOCATION MAP

ATTACHMENT 1

43-45 Price Street



Location Map showing the development site in regard to its surroundings. (Source - City of Toronto Data Map)

PHOTOGRAPHS

ATTACHMENT 2

43-45 Price Street



Photograph of the north elevation (front) of 43-45 Price Street. (Source - GBCH)

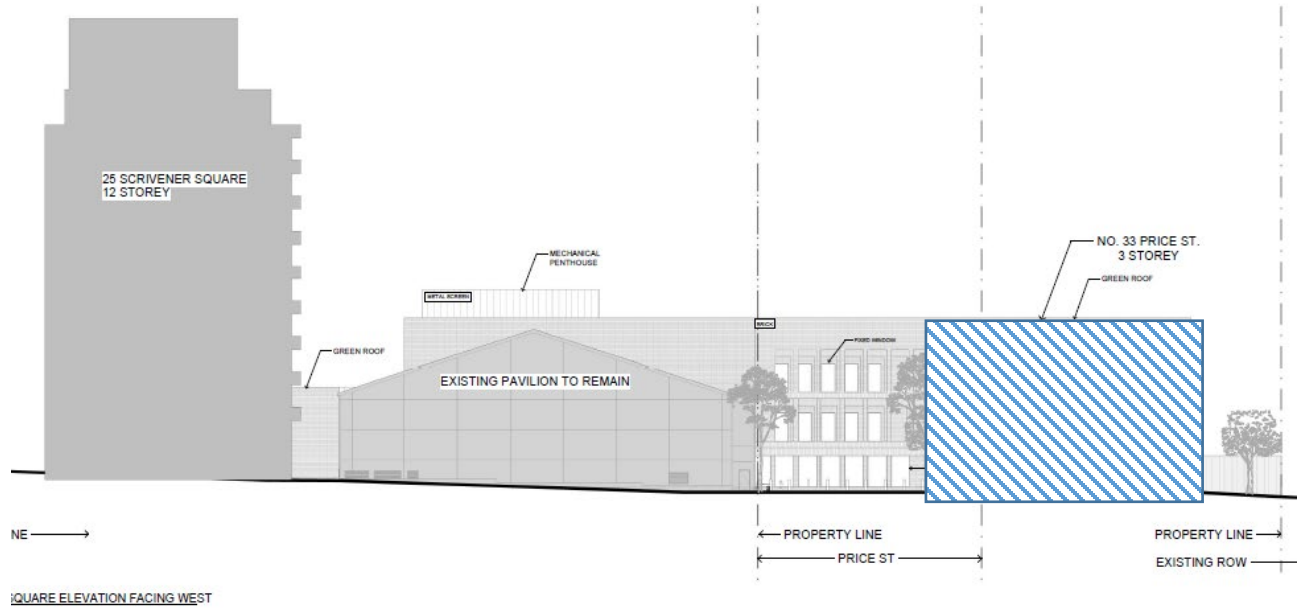


Photograph of Price Street showing the south elevation of the portion of 44 to be demolished (highlighted in red). (Source: GBCH)

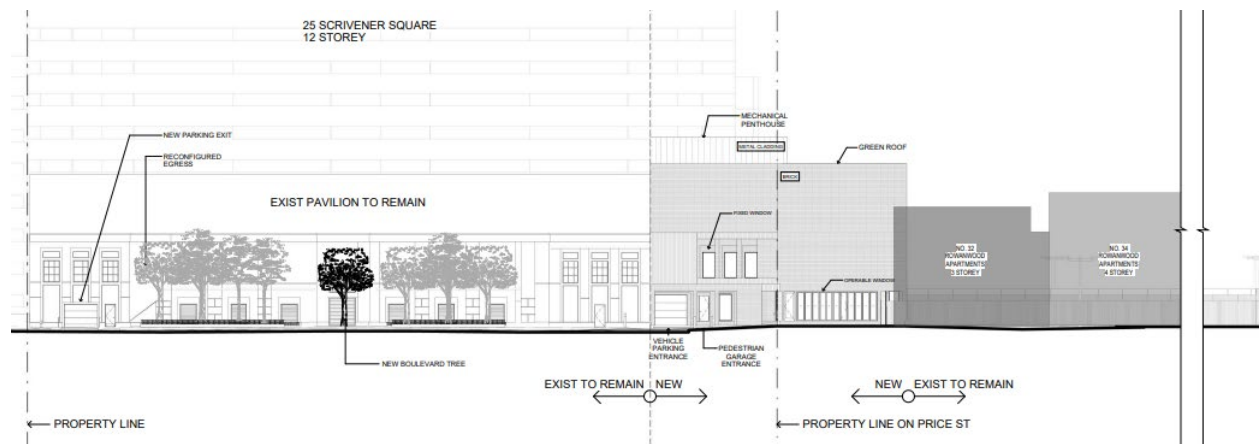
DRAWINGS

ATTACHMENT 3

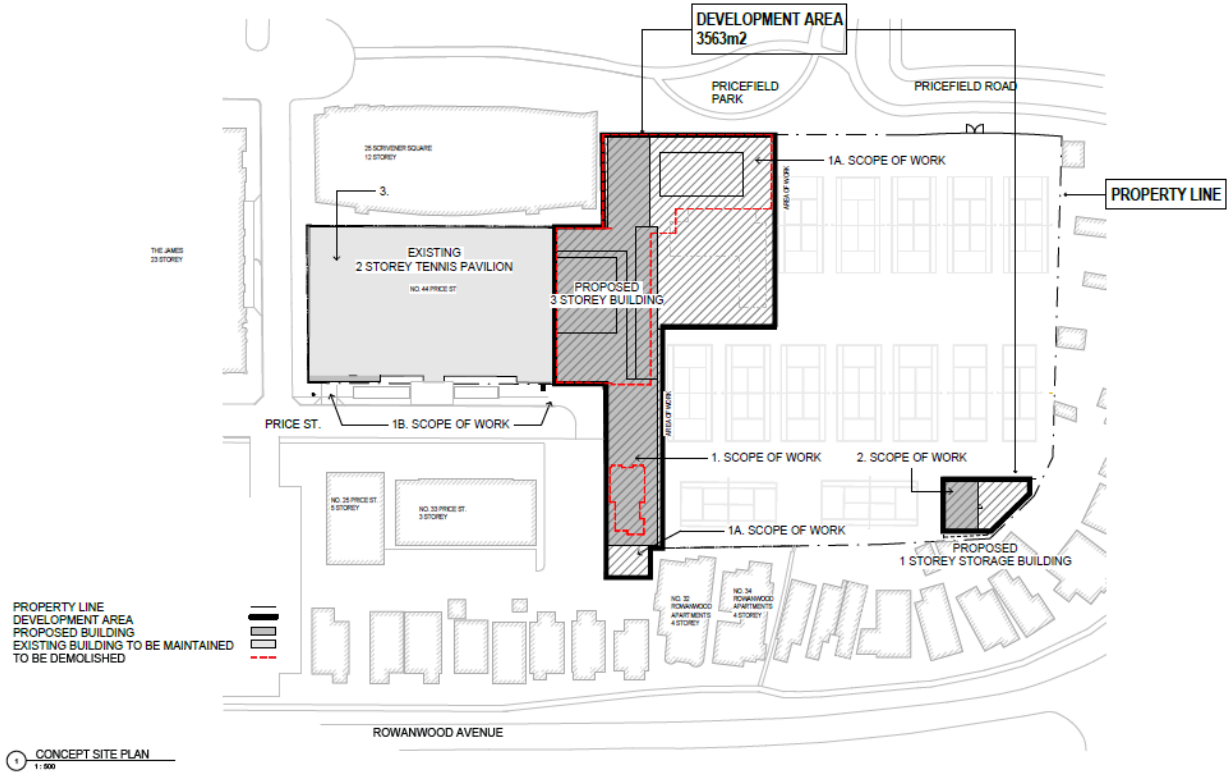
43-45 Price Street



View looking east along Price Street. The adjacent 3 storey structure at 33 Price Street is shown in blue. (Source - Williamson Williamson Inc.)



View of north side of Price Street (Source - Williamson Williamson Inc.)



Extract from Site Plan drawing showing the portions of the site to be demolished (Source - Williamson Inc)