
Toronto Preservation Board

Meeting No.	30	Contact	Tanya Spinello, Committee Administrator
Meeting Date	Tuesday, April 1, 2025	Phone	416-397-4592
Start Time	9:30 AM	E-mail	hertpb@toronto.ca
Location	Committee Room 2, City Hall/Video Conference	Chair	Julia Rady

PB30.7	ACTION	Adopted		Ward: 11
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43, 44 and 45 Price Street - Demolition of Buildings Within the South Rosedale Heritage Conservation District and Approval of Replacement Buildings

Board Decision

The Toronto Preservation Board 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, Urban Design, City Planning, and that the replacement structure be constructed substantially in accordance with the submitted plans; and

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, Urban Design, City Planning, the applicant provide the following to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning:

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

2. final building permit drawings for the replacement structure and a landscape plan consistent with the South Rosedale Heritage Conservation District 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 South Rosedale Heritage Conservation District Plan.

Decision Advice and Other Information

Will Thomas, Assistant Heritage Planner, Development Review, Urban Design, City Planning gave a presentation on 43, 44 and 45 Price Street - Demolition of Buildings Within the South Rosedale Heritage Conservation District and Approval of Replacement Buildings.

Origin

(March 17, 2025) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on April 1, 2025 the Toronto Preservation Board considered Item [PB30.7](#) and made recommendations to City Council.

Summary from the report (March 17, 2025) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

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.

Background Information

(March 17, 2025) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 43, 44 and 45 Price Street - Demolition of Buildings Within

the South Rosedale Heritage Conservation District and Approval of Replacement Buildings
(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-253594.pdf>)
Staff Presentation on 43, 44 and 45 Price Street - Demolition of Buildings Within the South
Rosedale Heritage Conservation District and Approval of Replacement Buildings
(<https://www.toronto.ca/legdocs/mmis/2025/pb/bgrd/backgroundfile-254227.pdf>)

Speakers

Nicolas Barrette, GBCA Architects
Betsy Williamson