

## **81 Chestnut Park - Application to Erect a Structure in the South Rosedale Heritage Conservation District**

**Date:** April 27, 2026

**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**

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This report recommends that City Council approve the proposal to erect a structure on the property at 81 Chestnut Park under Section 42 of the Ontario Heritage Act.

The subject site is located in the South Rosedale Heritage Conservation District (HCD). The applicant is seeking approval for the construction of a new coach house style dwelling. The proposed structure has been designed in a complimentary manner to the larger home at 77 Chestnut Park that was previously a part of the same property. The setback, height, and scale of the building are all compatible with the heritage buildings in the district. As such, it is staff's opinion that the proposal complies with the South Rosedale HCD Plan, the Official Plan and the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada. Heritage Planning staff recommend that this application be approved.

### **RECOMMENDATIONS**

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

1. City Council approve the proposal to construct a structure at 81 Chestnut Park, a property within the South Rosedale Heritage Conservation District, in accordance with Section 42 of the Ontario Heritage Act, subject to the following:

a. City Council approve the replacement structure for 81 Chestnut Park as shown in the plans and elevations submitted by the applicant and prepared by Fairmont Properties LTD. on April 9th, 2026 and on file with the Senior Manager, Heritage

Planning, and that the new structure be constructed substantially in accordance with the submitted plans.

## **FINANCIAL IMPACT**

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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**

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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>

There have been no previous reports to Council regarding the property at 81 Chestnut Park.

## **BACKGROUND**

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The subject property is located midblock on Chestnut Park, between Roxborough Street East and Thornwood Road. The property is within the South Rosedale Heritage Conservation District (SRHCD). Previously, the subject site was part of the adjacent property at 77 Chestnut Park, where a large 3-storey house sits on the north-western end of the lot. No structure currently occupies 81 Chestnut Park.

Directly to the south of the subject site is a 3-storey "Unrated" property fronting Roxborough Street East.

### **Heritage Policy Framework**

The City of Toronto Official Plan provides 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.

Section 5.3.3 refers to new buildings within the SRHCD:

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".

### **Proposal**

The proposed new 1.5-storey structure at 81 Chestnut Park is designed to reference the form of a coach house and reflects elements of the adjacent house at 77 Chestnut Park. This design approach results in the perception that 81 Chestnut Park is an accessory structure to a "main residence," despite 77 and 81 occupying separate parcels. The proposed structure has an overall depth of 10 metres, an overall width of 12.5 metres, a height of 6.9 metres and a minimum set back from Chestnut Park of approximately 6.3 metres.

The architectural details of the proposed structure have been chosen to complement the adjacent structure includes the use of identical building materials including brick, stone quoins and a slate roof. The proposed front facing dormer and portico feature a curved profile that is also borrowed from the design of the adjacent house. The proposed new structure includes an integrated garage on the primary elevation that is set back 0.6 metres from the front wall of the house. The roof above the garage will extend past the doors of the garage to the front wall of the house.

### **COMMENTS**

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South Rosedale was first developed in the mid-late -9th and early-20th century and retains many distinct characteristics such as the parklike character and the principles of a picturesque Garden Suburb. This parklike quality was further enhanced by the fact

that much of the development of Rosedale occurred in a pre-automobile era. Therefore, coach houses rather than integrated garages are common throughout the district.

Heritage Planning staff have reviewed the application and worked with the applicant to create a proposal that respects the streetscape character of the district and reads as a coach house for the home at 77 Chestnut Park, allowing the new structure to seamlessly fit into the fabric of the street. Standing only 1.5 stories tall, staff are of the opinion that the siting and massing of the proposed new structure is appropriately subordinate to the adjacent residence at 77 Chestnut Park. Further emphasizing the coach house quality of the new building are design details and materials from 77 Chestnut Park that are reflected in the dormer, portico and roof design of the new residence and which create the impression of a traditional relationship between a main residence and ancillary building, while still standing as a separate residential structure.

Although integrated garages are typically discouraged within the district, due to site constraints - including the conservation of trees on the property that contribute to the landscape character of the district - staff have worked with the applicant to alter specific aspects of the design that will reduce the impact of the integrated garage. The garage has been set back 0.6 metres from the front wall of the house and the eaves of the roof over the garage are proposed to extend over the 0.6 metres space between the main wall and the garage doors. This creates a separate roof line for the garage and contributes to it feeling less integrated into the main structure of the residence.

Finally, the garage doors have been designed to reflect the less refined nature of a coach house door through the paneling design and hardware choices and therefore does not stand out as a more modern design approach to a historic form.

## **CONCLUSION**

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The South Rosedale HCD plan contains guidelines for the design of new buildings within the district. These guidelines state that new buildings should contribute to the character of the neighbourhood; be compatible with the heritage buildings of the district in terms of scale, massing height, setback, and entry level; and that the roof profile and location of the eaves line should be compatible with that of its neighbours.

Heritage Planning staff are of the opinion that the proposal to erect a new structure in the South Rosedale Heritage Conservation district, is consistent with the guidelines of the SRHCD Plan and other applicable policies and guidelines. It is recommended that City Council approve the application under Section 42 of the Ontario Heritage Act.

## **CONTACT**

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## **SIGNATURE**

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Urban Design, City Planning

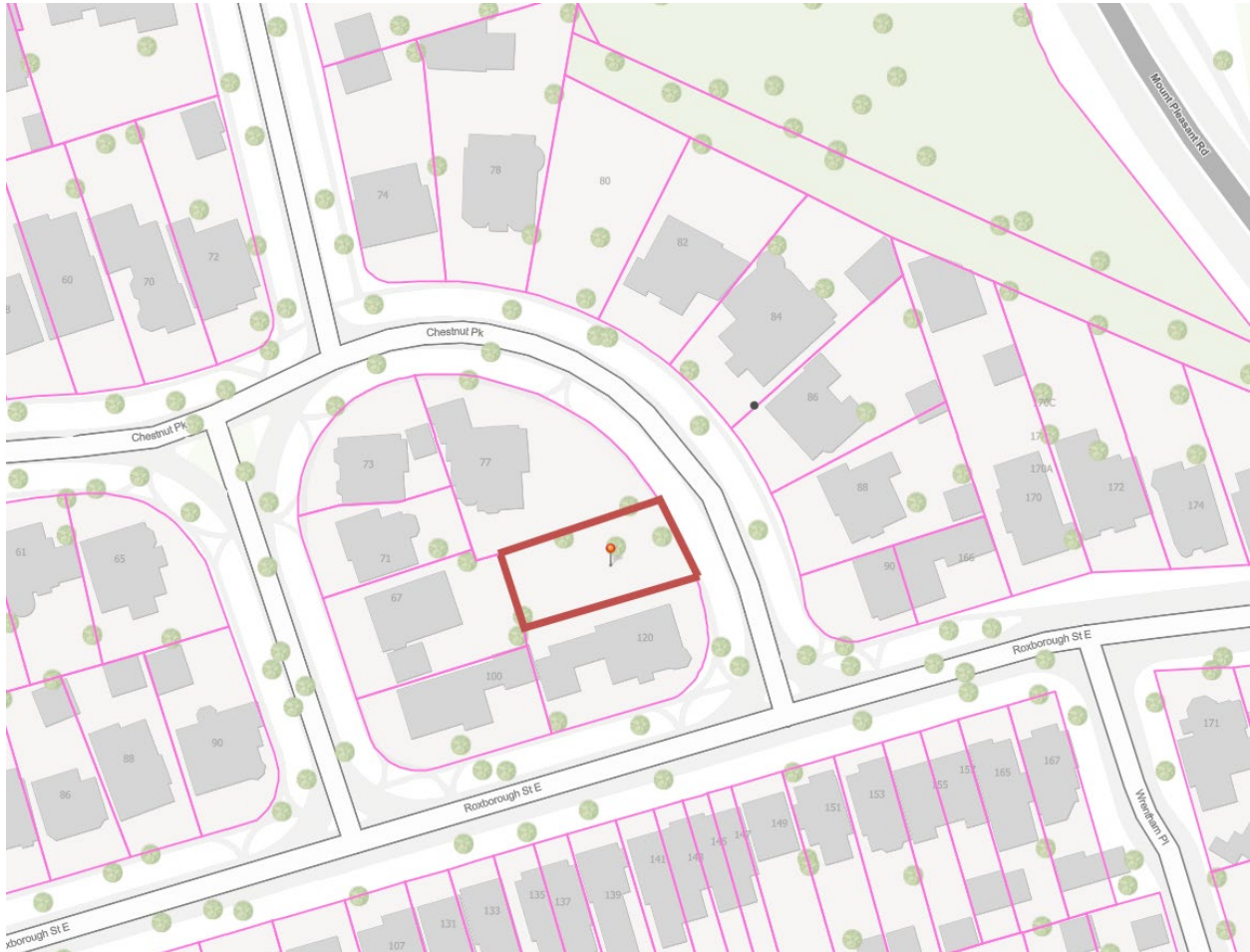
## **ATTACHMENTS**

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Attachment 1: Location Map  
Attachment 2: Photographs  
Attachment 3: Drawings  
Attachment 4: Setback Analysis

**LOCATION MAP**  
**81 Chestnut Park**

**ATTACHMENT 1**



Location Map showing 81 Chestnut Park in regard to its surroundings. (Source - City of Toronto Data Map)

**PHOTOGRAPHS**  
**81 Chestnut Park**

**ATTACHMENT 2**

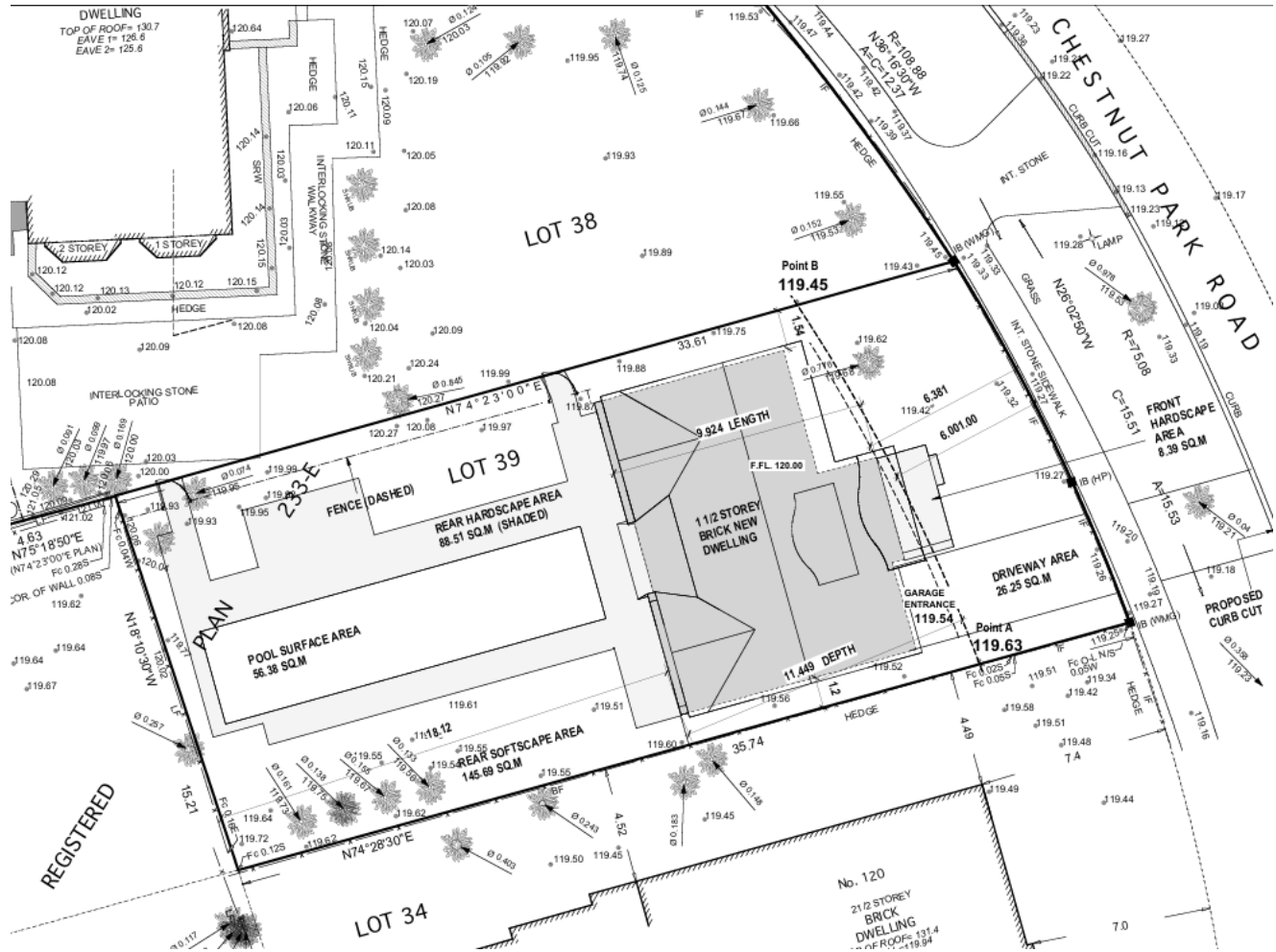


Photograph illustrating current site condition (Source - Google)

# DRAWINGS

# ATTACHMENT 3

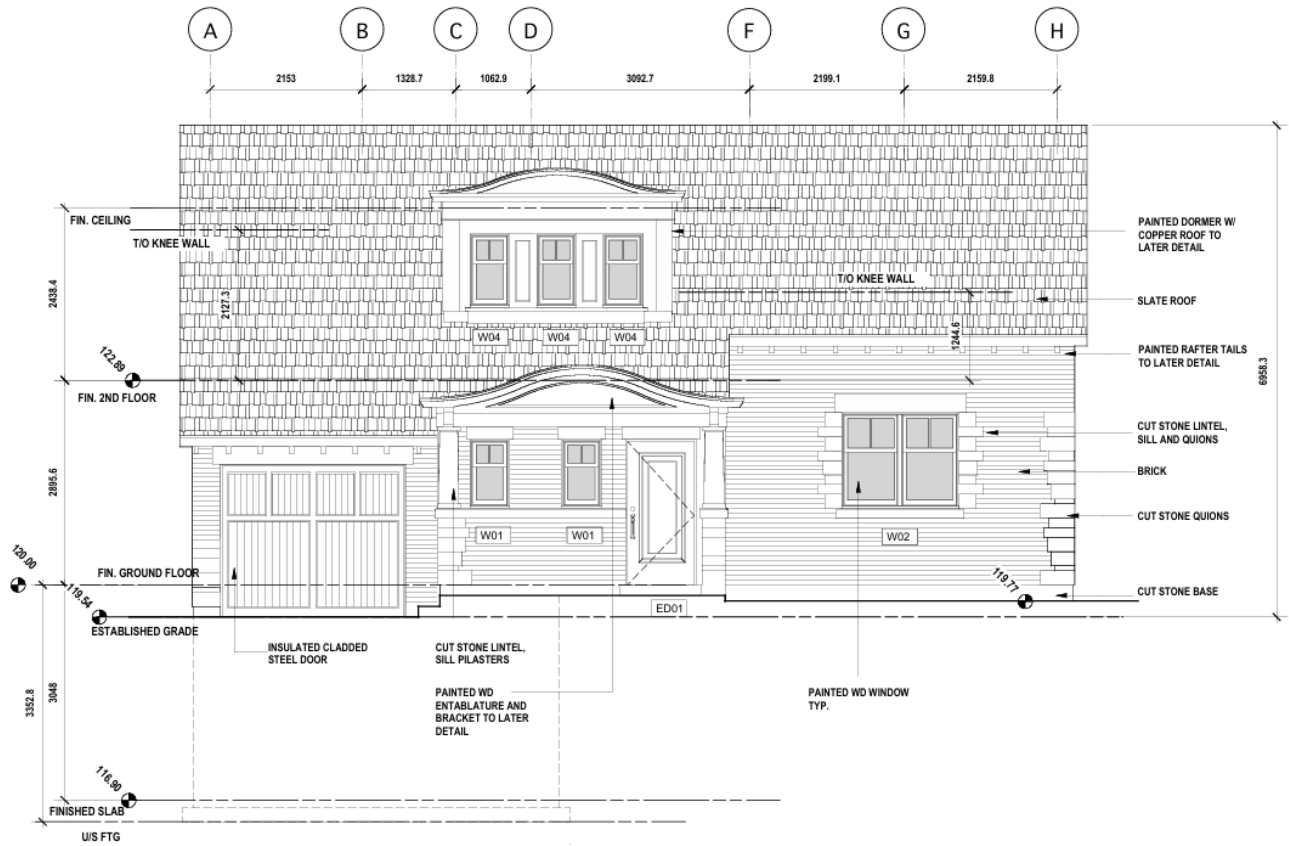
## 81 Chestnut Park



Proposed site plan (Source - Fairmont Properties Ltd.)

# DRAWINGS

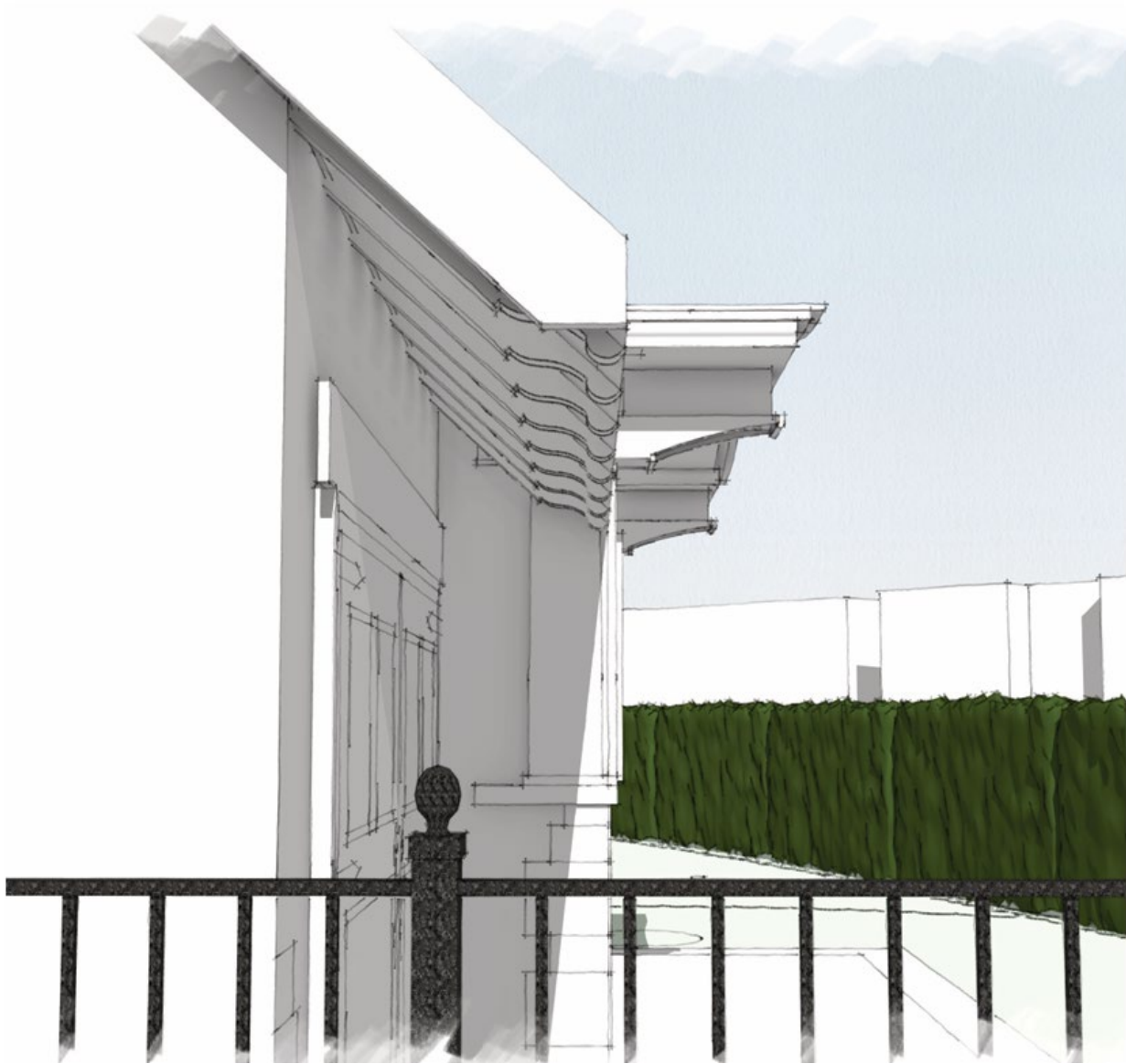
## 81 Chestnut Park



Proposed front (east) elevation (Source - Fairmont Properties Ltd.)

## DRAWINGS

### 81 Chestnut Park



Rendering showing the garage roof overhang (Source - ERA Architects)

## DRAWINGS

### 81 Chestnut Park

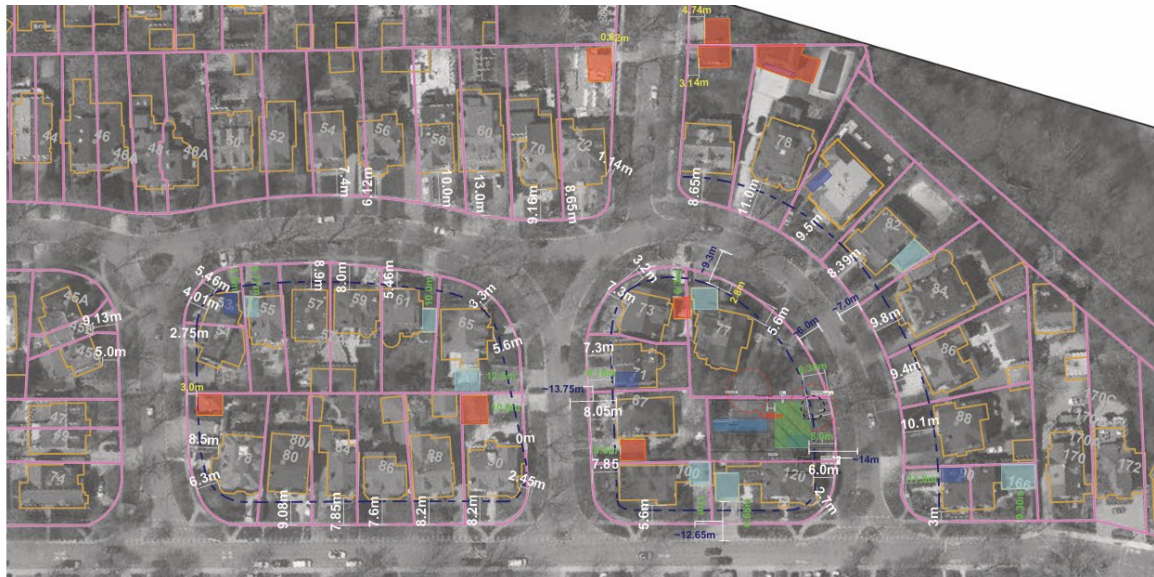


Rendering showing the proposed structure as viewed from Chestnut Park (Source - ERA Architects)

# SETBACK ANALYSIS

## 81 Chestnut Park

# ATTACHMENT 4



Analysis of the setbacks and coach houses of the immediate area (Source - ERA Architects)