

Toronto Preservation Board

Meeting No.: 44

Contact: Tanya Spinello, Committee Administrator

Meeting Date: Wednesday, May 13, 2026

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

PB44.2 - 81 Chestnut Park - Application to Erect a Structure in the South Rosedale Heritage Conservation District

Decision Type: ACTION

Status: Adopted

Ward: 11 - University - Rosedale

Board Decision

The Toronto Preservation Board 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 9, 2026 and on file with the Senior Manager, Heritage Planning, and that the new structure be constructed substantially in accordance with the submitted plans.

Decision Advice and Other Information

Will Thomas, Assistant Heritage Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 81 Chestnut Park - Application to Erect a Structure in the South Rosedale Heritage Conservation District.

Origin

(April 27, 2026) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on May 13, 2026 the Toronto Preservation Board considered Item [PB44.2](#) and made recommendations to City Council.

Summary from the report (April 27, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

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.

Background Information

(April 27, 2026) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 81 Chestnut Park - Application to Erect a Structure in the South Rosedale Heritage Conservation District

<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-286600.pdf>

Staff Presentation on 81 Chestnut Park - Application to Erect a Structure in the South Rosedale Heritage Conservation District

<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-286987.pdf>

Communications

(May 13, 2026) E-mail from Nicole Corrado (PB.New)

Speakers

David Winterton, ERA Architects