



REPORT FOR ACTION

29-31 Prince Arthur Avenue - Alterations to Heritage Properties within the East Annex Heritage Conservation District

Date: January 25, 2023

To: Toronto Preservation Board

Toronto and East York Community Council

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

Wards: University-Rosedale - Ward 11

SUMMARY

This report recommends that City Council approve the alterations proposed for the property at 29-31 Prince Arthur Avenue under Part V, Section 42 of the Ontario Heritage Act in connection with the construction of a new four storey rear addition to provide additional office accommodation.

The subject property is located on the south side of Prince Arthur Avenue between Bedford Road and Avenue Road and contains a 3-storey semi-detached house-form building of Bay and Gable design, constructed circa 1889. The subject lands are part of the East Annex Heritage Conservation District (EAHCD).

The development proposal includes the retention of most of the front part of the existing 3-storey building, removal of the existing rear additions and a rear dormer and the construction of a new 4-storey rear addition. The addition would be one storey higher than the ridge of the existing building and it therefore does not comply with the guidelines for additions in the EAHCD Plan which say that additions should be lower than the height of the existing ridge. The EAHCD Plan however also recognises that substantial development in the rear yards is evident on Prince Arthur and that rear additions here should not "over-power the existing buildings and preferably should have low visibility from the street."

Staff are supportive of the proposed redevelopment of the site, given that the addition is only one storey higher than the heritage building and is set back so that it would not over-power the existing building and would have limited visibility from the street. A similar style addition was approved for a property at 17 Prince Arthur Avenue in 2011.

In December 2022 a minor variance application for this four storey rear addition was approved subject to a condition requiring the drawings being to the satisfaction of the Senior Manager, Heritage Planning.

RECOMMENDATIONS

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

1. City Council approve the exterior alterations to the heritage property at 29-31 Prince Arthur Avenue, in accordance with Section 42 of the Ontario Heritage Act, with such alterations substantially in accordance with plans and drawings prepared by Angela Tsementzis Architect, dated September 30, 2022 and Heritage Impact Assessment (HIA) prepared by ERA Architects Inc. dated October 26, 2022 and on file with the Senior Manager, Heritage Planning, subject to the following additional conditions:

a. The Owner shall:

1. Provide a detailed Conservation Plan prepared by a qualified heritage consultant that is substantially in accordance with the conservation strategy set out in the Heritage Impact Assessment for 29-31 Prince Arthur Avenue dated October 26, 2022 prepared by ERA Architects Inc. to the satisfaction of the Senior Manager, Heritage Planning.
2. Provide a detailed Landscape Plan for the property at 29-31 Prince Arthur Avenue, satisfactory to the Senior Manager, Heritage Planning.

b. That prior to the issuance of any permit for all or any part of the property at 29-31 Prince Arthur Avenue, including a heritage permit or a building permit, but excluding permits for repairs and maintenance and usual and minor works for the property as are acceptable to the Senior Manager, Heritage Planning, the owner shall:

1. Provide building permit drawings, including notes and specifications for the conservation and protective measures keyed to the approved Conservation Plan required in Recommendation 1.a.1 above including a description of materials and finishes, to be prepared by the project architect and a qualified heritage consultant to the satisfaction of the Senior Manager, Heritage Planning.
2. Provide building permit drawings, including notes and specifications that are keyed to the approved Landscape Plan required in Recommendation 1.a.2 above to the satisfaction of the Senior Manager, Heritage Planning.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

The East Annex Heritage Conservation District was designated by Council under Part V of the Ontario Heritage Act (By-law 1994-0520) that includes the property at 29-31 Prince Arthur Avenue.

The Committee of Adjustment considered and approved minor variance application A1041/TEY for the construction of a four storey rear addition at the subject property on December 7, 2022 with conditions, including the following heritage condition:

"Prior to the issuance of a building permit, building permit drawings, including plans, elevations and details shall be submitted to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning."

BACKGROUND

Heritage Properties

Located within the East Annex Heritage Conservation District on Prince Arthur Avenue between Bedford Road and Avenue Road, the subject property contains a semi-detached house-form building at 29-31 Prince Arthur Avenue. This building was constructed c.1889 and was designed in the Bay and Gable architectural style. At the time the District Plan was undertaken, 29-31 Prince Arthur Avenue were assigned a "C" rating, meaning "properties which retain much of their original character and are vital reminders of a community's past".

Development Proposal

The proposal would retain the front half of the existing 3-storey house-form building while removing the existing rear additions and a rear dormer in order to allow the construction of a new 4-storey rear addition to accommodate expanding office requirements.

The proposed new rear 4-storey addition would be set behind the line of the side gable walls and would be integrated with the original building by having a roof terrace inserted within the retained side gable walls in the place of the existing rear roof slope. The new addition would have a contemporary form that rises one storey higher than the existing roof ridge and clad in compatible materials which would be confirmed at building permit stage.

The masonry at the front of the existing building would be repointed as needed and new windows and entrance doors would be installed to match the appearance of originals.

The proposal includes the provision of an accessible entrance through an entry door along the west side of the new addition, between 31 and 33 Prince Arthur Avenue that will provide access to all floors via an elevator.

On December 7, 2022, an application for minor variance was considered by the Committee of Adjustment to alter the existing three-storey detached house by constructing a rear four-storey addition. Heritage Planning staff had advised the Committee that a heritage permit would be required under Section 42 of the Ontario Heritage Act and that Heritage Planning would need to seek Council approval for the proposal, given that the proposed new 4-storey rear addition does not comply with the guidelines for new additions outlined in the EAHCD Plan. The Committee of Adjustment approved the application with the following heritage condition:

"Prior to the issuance of a building permit, building permit drawings, including plans, elevations and details shall be submitted to the satisfaction of the Senior Manager, Heritage Planning, Urban Design, City Planning."

Heritage Planning Policy Framework

Toronto Official Plan

This application has been reviewed against the policies of the City of Toronto Official Plan. The Plan provides the policy framework for heritage conservation in the City. The following Official Plan policies apply to the proposed alterations:

3.1.6.4: "Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and adopted by Council."

3.1.6.5: "Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City."

3.1.6.6: "The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada."

3.1.6.26: "New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it."

3.1.6.27: "Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of façades alone is discouraged."

3.1.6.32 Impacts of site alterations, developments, municipal improvements, and/or public works within or adjacent to Heritage Conservation Districts will be assessed to

ensure that the integrity of the districts' heritage values, attributes, and character are conserved. This assessment will be achieved through a Heritage Impact Assessment, consistent with Schedule 3 of the Official Plan, to the satisfaction of the City.

3.1.6.33. 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.

The City of Toronto Official Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/chapters-1-5/>

Standards and Guidelines

The Standards and Guidelines for the Conservation of Historic Places in Canada (the "Standards and Guidelines") is the official document guiding planning, stewardship and the conservation approach for all listed and designated heritage resources within the City of Toronto. The General Standards (1-9) the Standards for Rehabilitation (10-12), and the Standards for Restoration (13-14) apply to this project.

The Standards and Guidelines can be accessed here:

<http://www.historicplaces.ca/media/18072/81468-parks-s+g-eng-web2.pdf>

East Annex Heritage Conservation District (EAHCD)

The East Annex Heritage Conservation District Plan contains guidelines that are intended to "ensure that physical changes in the area contribute to and strengthen the character of the East Annex." The Plan states that the guidelines "are not intended to be used as strict regulations" but to "provide assistance in design and decision making."

At the time the EAHCD study was undertaken, the heritage property at 29-31 Prince Arthur Avenue was assigned a "C" rating; meaning it retains much of its "original character" and is a "vital" reminder of the community's past.

Additions to heritage buildings within the East Annex should generally be located at the rear and should be lower than the height of roof ridge of the existing heritage building.

Within the Prince Arthur Avenue analysis section of the District Plan, further consideration for rear yard additions is provided as follows:

"...Substantial development in the rear yards is evident on Prince Arthur and is indicative of present commercial uses. Rear yard additions should not over-power the existing buildings and preferably should have low visibility from the street."

Prince Arthur Avenue is noted for its "art galleries and restaurants, open spaces, mature trees and diversity of built form". Built form includes towers on the north side of the street and low rise buildings as well as residential style buildings along the south side of

the street with varying frontages. Prince Arthur Avenue is also the street within the EAHCD with the widest boulevard, second to Avenue Road.

The EAHCD Plan encourages the restoration of original architectural elements and says that neighbouring buildings should be used as a guide when considering the scale, proportion and level of detail for additions to heritage buildings.

COMMENTS

Conservation Strategy

The heritage permit submission included a Heritage Impact Assessment (HIA) that proposed a conservation approach involving the in-situ retention of the primary (north) facade, and the west and east side gable end walls. Later additions and a roof dormer at the rear of the house would be demolished to allow for the construction of a new 4-storey rear addition. The floor-to-ceiling heights of the existing house-form building would be retained and a new roof deck located in the rear slope of the roof of the existing house.

The full details of the conservation strategy will be included within the required Conservation Plan which will be submitted prior to the release of building permits. This should include a comprehensive masonry repair program. The HIA only notes selective repointing being proposed however other masonry repairs may also be required. In particular the submitted HIA notes the existing chimneys are in a poor condition and as such they will require repairs and this should be included as part of the required Conservation Plan.

New windows and doors are proposed to reflect their original historic appearance. In line with good conservation practise it is recommended that original windows and doors are retained and repaired if possible and that this should be included as part of the required conservation plan. The existing front porch is noted as being in a good condition and not needing any repairs.

The proposal includes a walkway along the west side of the building, between 31 and 33 Prince Arthur that leads to an accessible side entrance.

New Construction

The proposed massing for the new rear addition is a simple cube form, designed in a contemporary style to be distinguishable from the Bay and Gable architectural style of the existing heritage building. It would rise to 15.3m in height and be a storey higher than the existing building. As such it does not comply with the guidelines in the EAHCD Plan that say additions should be lower than the height of the roof ridge of the existing building. The proposed addition would be visible from the street but its set back would mean it would not "over-power the existing building." The EAHCD Plan recognises that substantial development in the rear yards is evident on Prince Arthur and it is noted that high rise buildings along Bloor Street are currently visible behind the properties on the south side of Prince Arthur Avenue providing a contemporary backdrop. Staff are

supportive of the proposed redevelopment of the site, given that the addition is only one storey higher than the heritage building and is set back so that it would not over-power the existing building and would have limited visibility from the street. A similar style rear addition was approved at 17 Prince Arthur Avenue in 2011.

The roof terrace that is proposed in place of the existing rear roof slope would not be visible from the street and the retention of the side gable walls of the existing building would minimize the visual impact of the proposed addition.

The EAHCD Plan states that clay brick is the predominant building material on the visible facades of buildings in the HCD. The HIA says that proposed cladding materials for the addition have not yet been determined but they would be compatible materials and colours, such as brick and zinc. Details of the proposed materials will form part of the required conservation plan.

In December 2022 a minor variance application for this four storey rear addition was approved subject to a condition requiring the drawings being to the satisfaction of the Senior Manager, Heritage Planning.

Conservation Plan

Should Council approve the proposed conservation strategy, prior to the issuance of the first permit for the project, the owner should be required to submit a Conservation Plan for the work described in the Heritage Impact Assessment prepared by a qualified heritage professional to the satisfaction of the Senior Manager, Heritage Planning. The Conservation Plan should detail all of the recommended interventions and conservation work including any recommended restoration work, a detailed plan describing how the heritage building will be protected during construction and a schedule of short and long-term maintenance requirements.

Landscape Plan

Staff is recommending that the applicant be required to provide a Landscape Plan that shows how the proposed bicycle racks would relate to the front entrance porch and how the heritage character of the property can be enhanced. This should include planting beds if possible.

CONCLUSION

Staff are supportive of the proposed alterations to the heritage properties at 29-31 Prince Arthur Avenue under Section 42 of the Ontario Heritage Act to intensify the site by retaining the existing 3-storey semi-detached house and constructing a new 4-storey rear addition. The proposed conservation strategy has been designed to conserve the cultural heritage values, attributes and character of the heritage properties and contribute to the character of the East Annex Heritage Conservation District.

CONTACT

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SIGNATURE

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Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

Attachment 1 - Location Map
Attachment 2 - Photographs
Attachment 3 - Selected Drawings

LOCATION MAP

ATTACHMENT 1

29-31 Prince Arthur Avenue



PHOTOGRAPHS

ATTACHMENT 2

29-31 Prince Arthur Avenue



Primary (north) elevation of 29-31 Prince Arthur Avenue showing the semi-detached house as seen from the street with only part of east elevation visible, given the close proximity of the adjacent house. Partial view of the property at 33 Prince Arthur Avenue is seen on the right with partial view of 27 Prince Arthur on the left. (Heritage Planning, 2022)



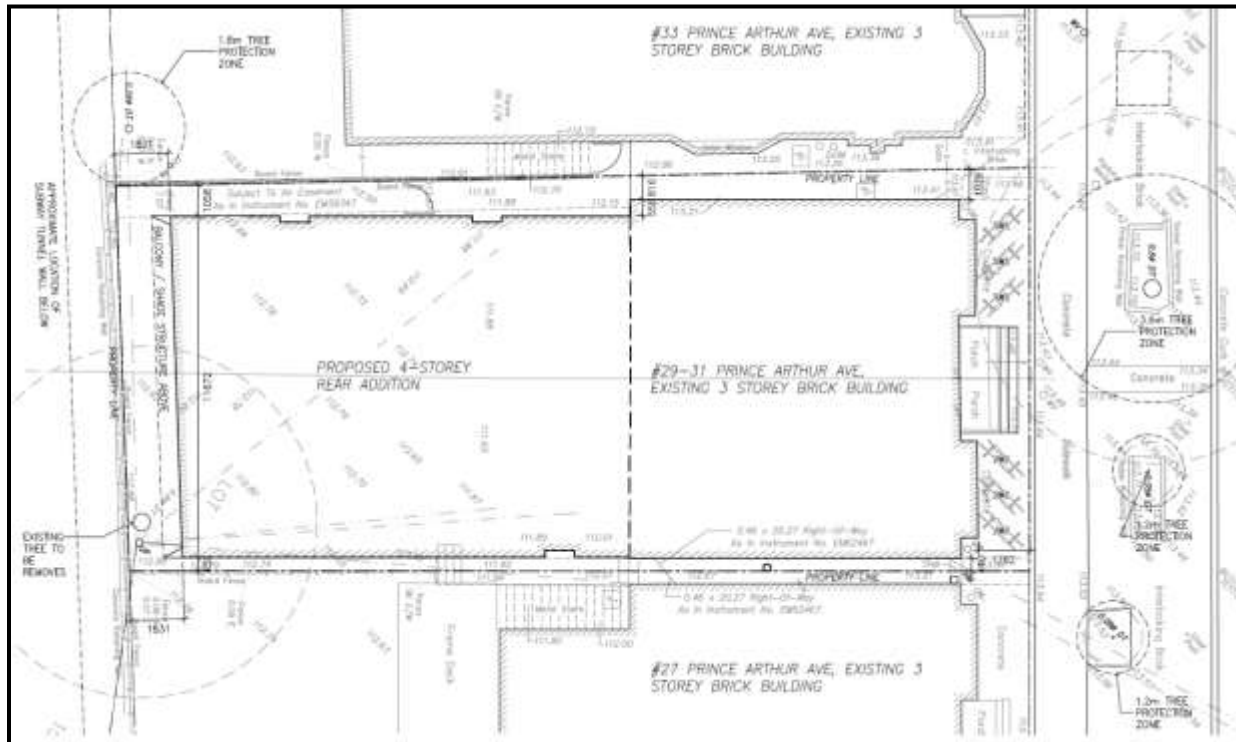
Rear (south) elevation of 29-31 Prince Arthur Avenue showing existing rear additions to be removed. (ERA Architects, 2022)

SELECTED DRAWINGS

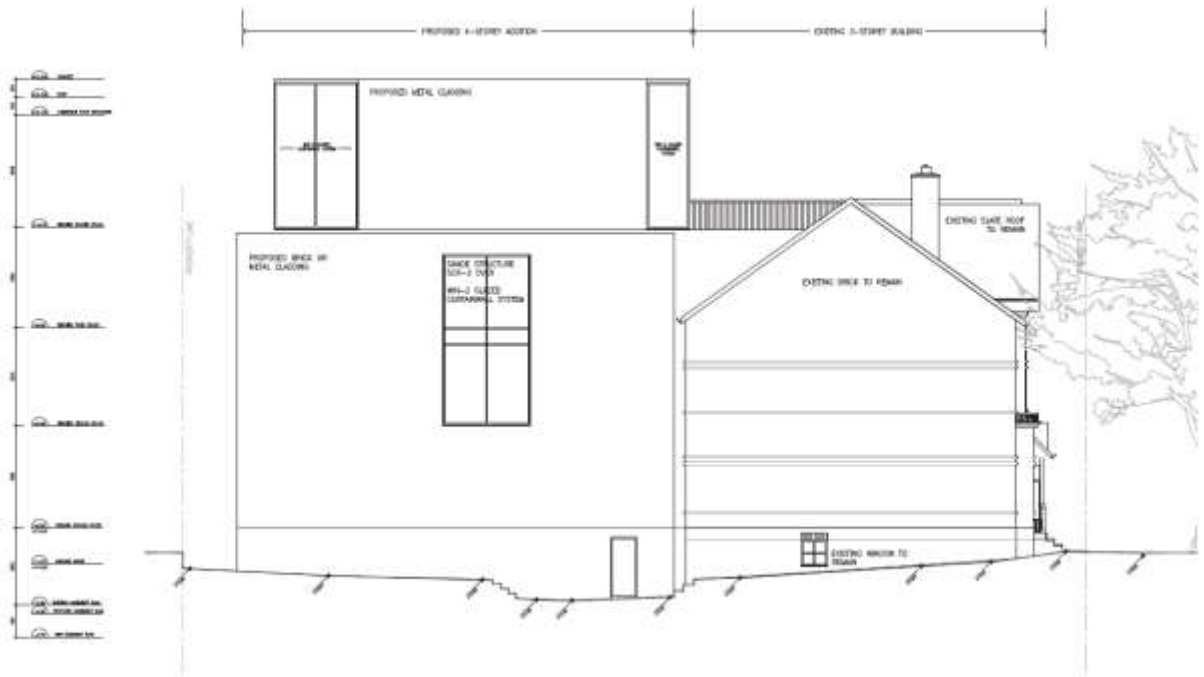
ATTACHMENT 3

29-31 Prince Arthur Avenue

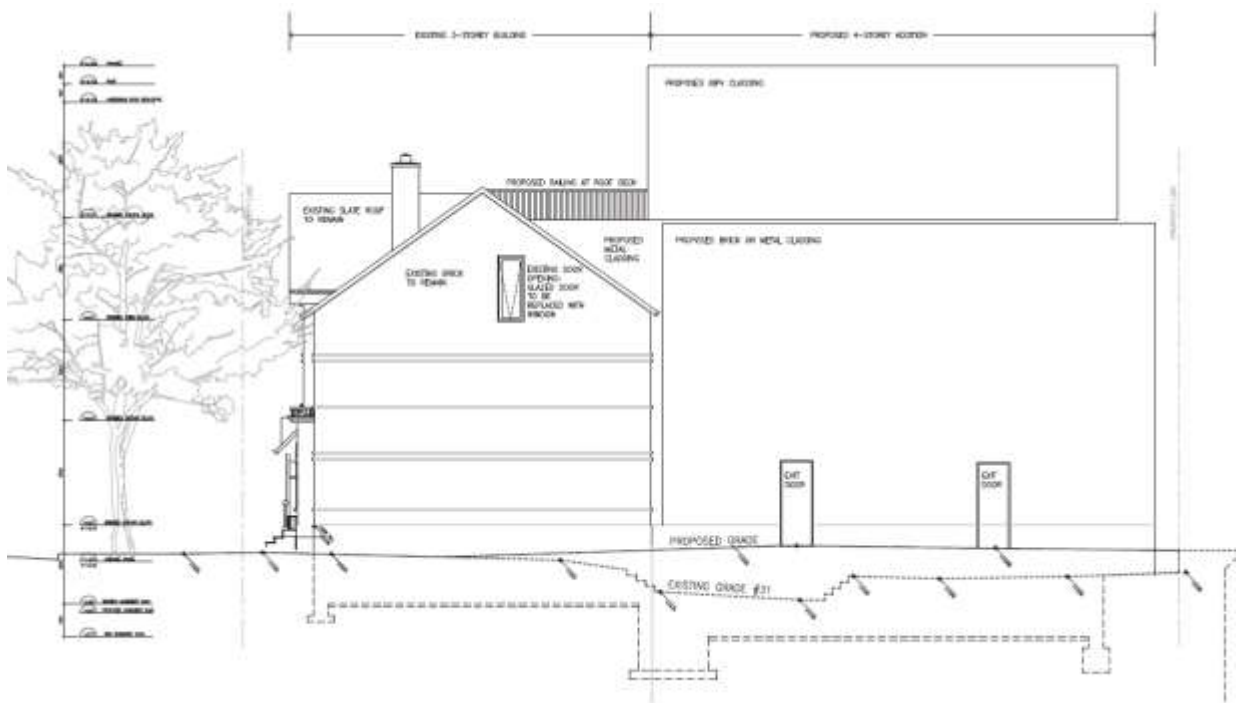
For a complete drawing set, please visit the [Application Information Centre](#). (Angela Tsementzis Architect September, 2022)



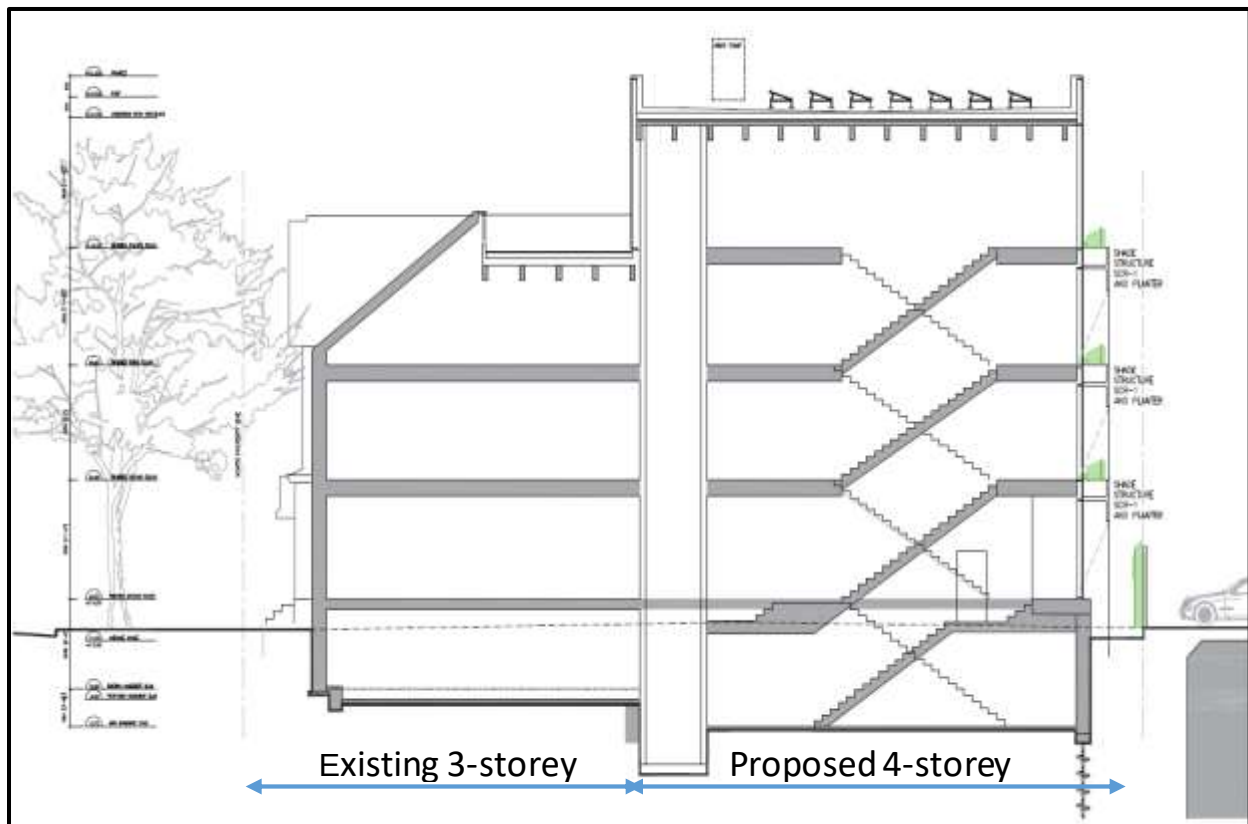
Site Plan of 29-31 Prince Arthur illustrating existing 3-storey building to be retained along with proposed 4-storey rear addition. 27 Prince Arthur is to the east (bottom of image) with laneway between subject property and 33 Prince Arthur located to the west (top of image) (Angela Tsementzis Architect, 2022)



East Elevation



West Elevation



Primary Section (north-south)

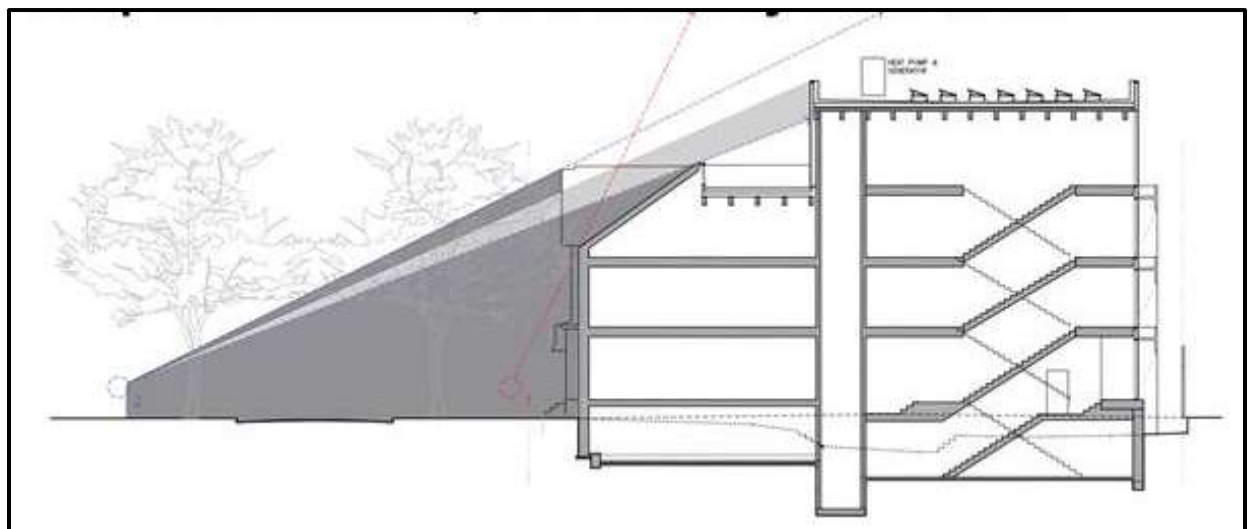
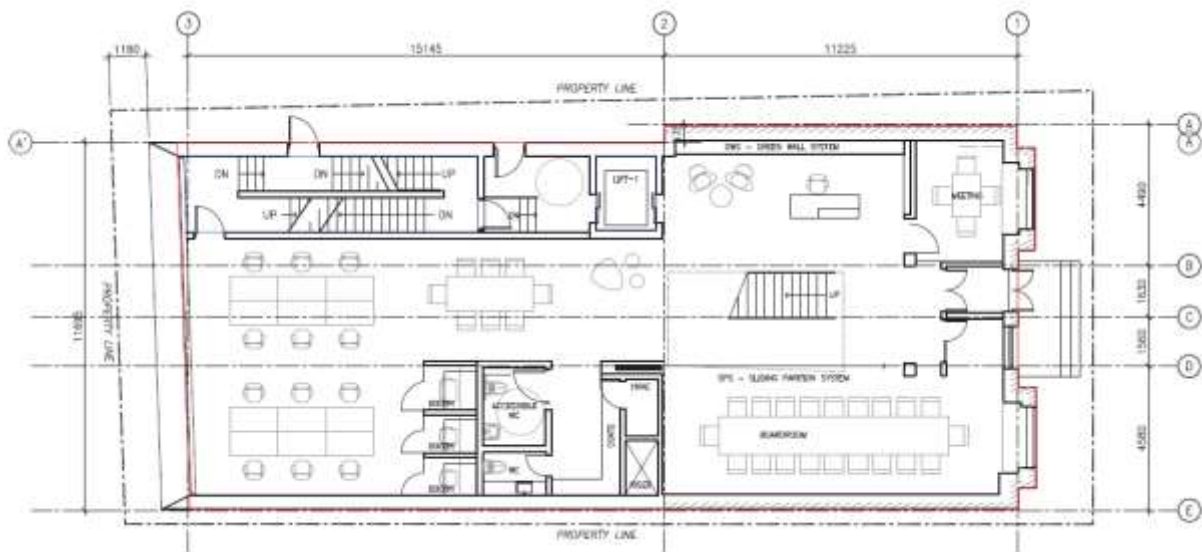
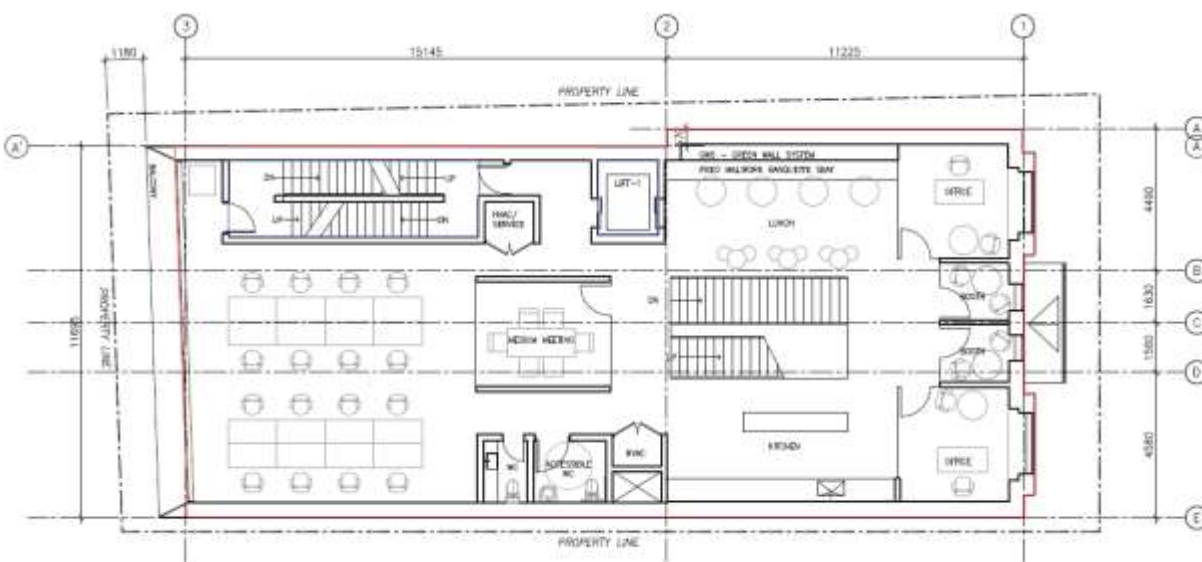


Illustration showing view diagrams from the street.

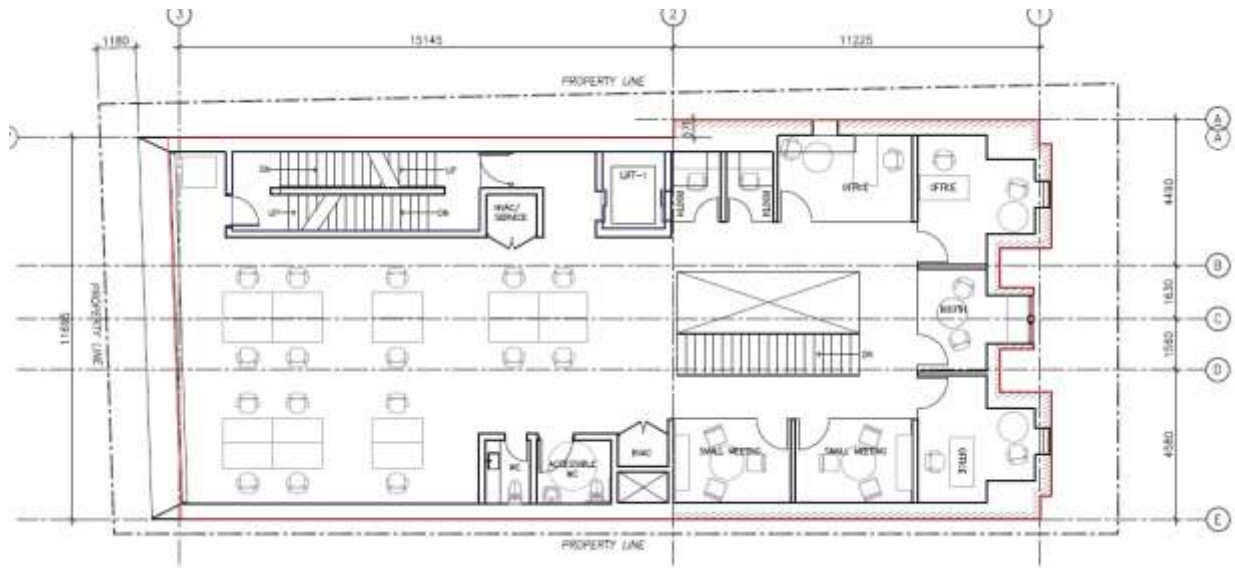
1. The proposed rear addition will not be visible from the south sidewalk.
2. The proposed rear addition will have low visibility from the north sidewalk, as it is located beyond dormers of the existing house



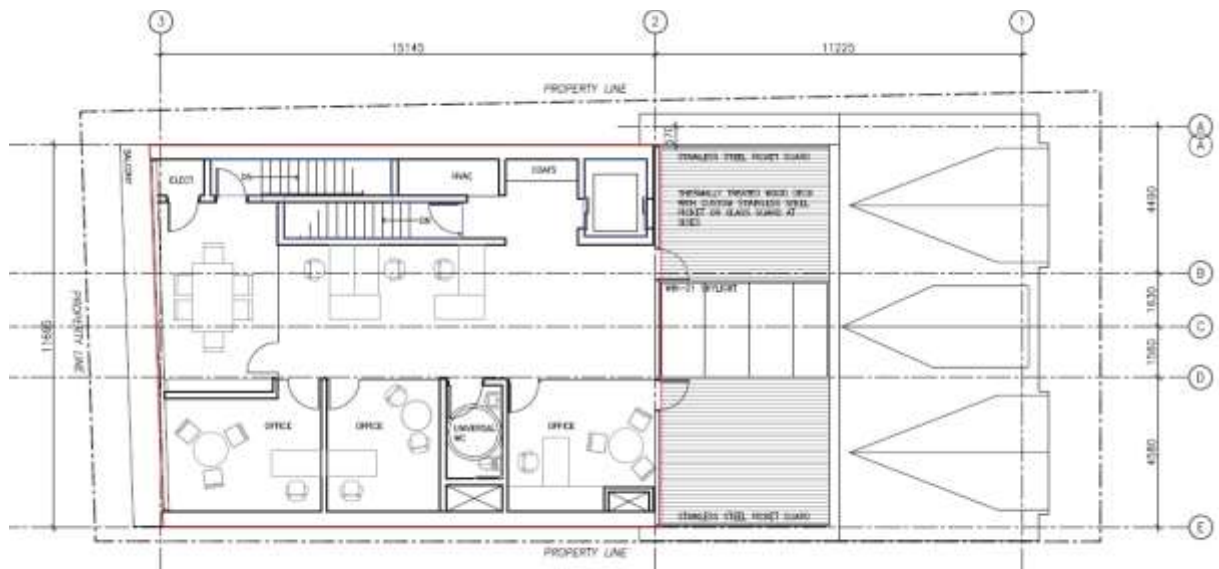
Ground Floor Plan



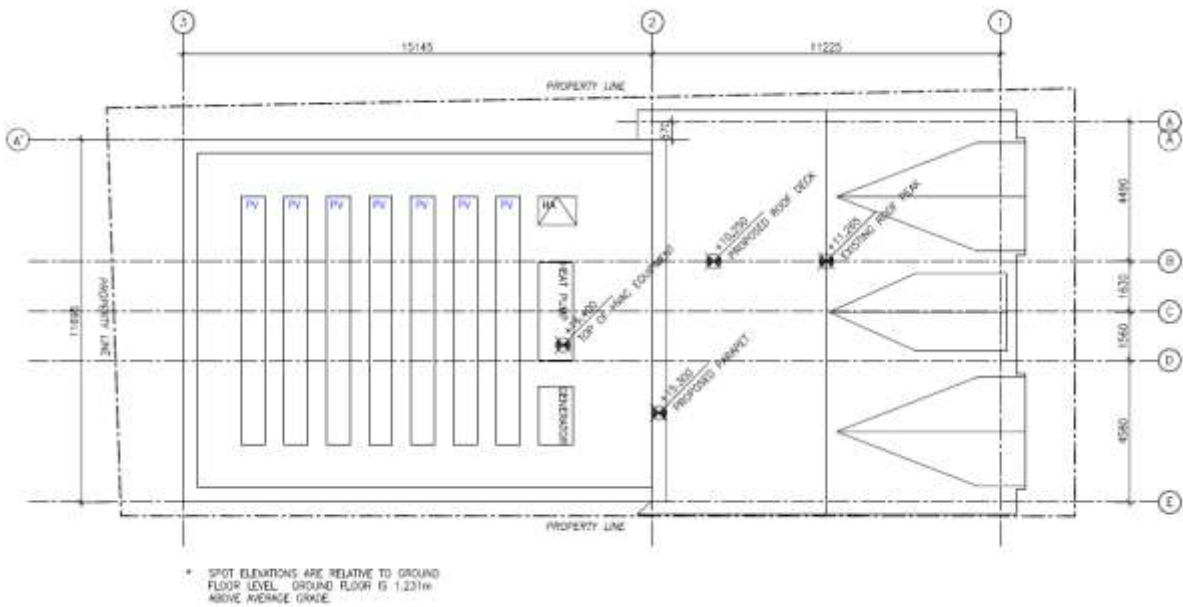
Second Floor Plan



Third Floor Plan



Fourth Floor Plan



Roof Plan showing height of existing gable roof peak of 29-31 Prince Arthur in relation to proposed parapet and 4th floor roof height