

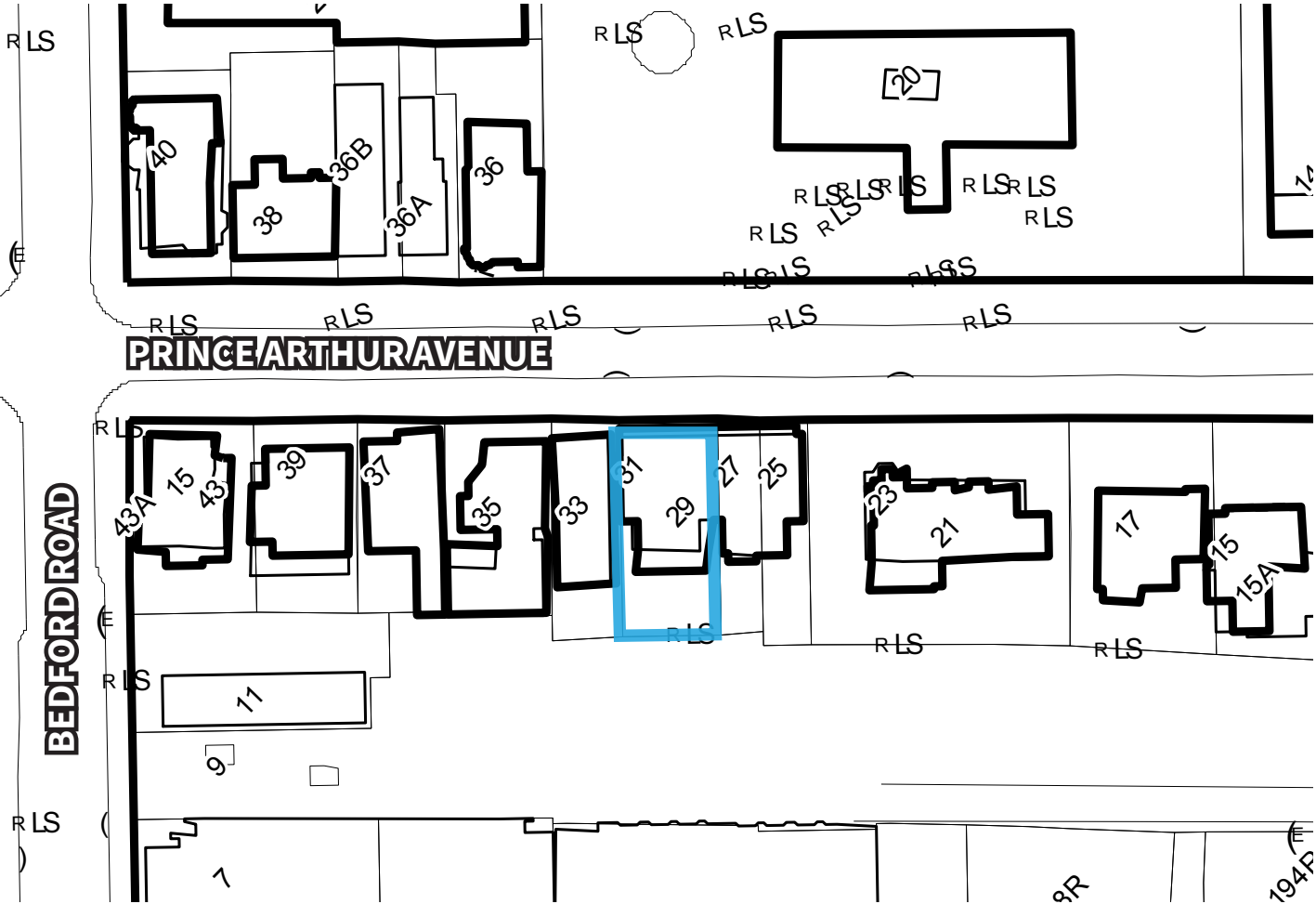
29-31 PRINCE ARTHUR AVENUE

TORONTO PRESERVATION BOARD

February 16, 2023

ERA

CONTEXT



EXISTING CONDITION



PRECEDENT



29-31 PRINCE ARTHUR AVENUE | TORONTO PRESERVATION BOARD



STAFF REPORT
ACTION REQUIRED

17 Prince Arthur Avenue – Alterations to a Heritage
Property Within the East Annex Heritage Conservation
District

Date:	May 4, 2011
To:	Toronto Preservation Board Toronto East York Community Council
From:	Acting Director, Policy & Research, City Planning Division
Wards:	Ward 20 - Trinity Spadina
Reference Number:	P:\2011\Cluster B\PLN\HPS\TEYCC\May 25 2011\teHPS09

SUMMARY

This report recommends that City Council approve the proposed alterations to the designated heritage property at 17 Prince Arthur Avenue.

The property at 17 Prince Arthur Avenue is part of the East Annex Heritage Conservation District designated by City Council under By-law 520-94 on July 26, 1994.

PRE-SUBMISSION ENGAGEMENT



Heritage

Heritage Conservation Districts in the Annex

As explained on the City of Toronto website “The Ontario Heritage Act enables a municipality to designate the whole or any part of an area as a heritage conservation district (HCD). This allows City Council to administer guidelines designed to protect and enhance the special character of groups of properties in an area as redevelopment proceeds. The character is established by the overall heritage quality of buildings, streets and open spaces as seen together.”

Because the intention of an HCD is to maintain the heritage character of the streetscape, alterations to the façade or other exterior elements of the buildings that are more complex than simple maintenance must be studied and approved by the City’s **Heritage Planning**. However, to help owners to maintain the authentic heritage attributes of their buildings, heritage grants and heritage tax rebates are available. You can find more information about heritage preservation and planning in the City of Toronto, including heritage tax rebates and grants, **on the City's website**.

- Community Engagement
- Heritage Planning Staff Consultation

CONSERVATION STRATEGY



- New rear addition with compatible materials
- New high-performance windows and doors with historically appropriate appearance
- Selective repointing for improved colour matching