

## Toronto Preservation Board

<b>Meeting No.</b>	3	<b>Contact</b>	Ellen Devlin, Committee Administrator
<b>Meeting Date</b>	Thursday, February 16, 2023	<b>Phone</b>	416-392-7033
<b>Start Time</b>	9:30 AM	<b>E-mail</b>	hertpb@toronto.ca
<b>Location</b>	Video Conference	<b>Chair</b>	Sandra Shaul

<b>PB3.5</b>	<b>ACTION</b>	Adopted		Ward: 11
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### **29-31 Prince Arthur Avenue - Alterations to Heritage Properties within the East Annex Heritage Conservation District**

#### **Board Recommendations**

The Toronto Preservation Board recommends to the Toronto and East York Community Council 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, Urban Design, City 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, Urban Design, City Planning.

2. Provide a detailed Landscape Plan for the property at 29-31 Prince Arthur Avenue, satisfactory to the Senior Manager, Heritage Planning, Urban Design, City 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, Urban Design, City 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, Urban Design, City 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, Urban Design, City Planning.

### **Decision Advice and Other Information**

Ragini Dayal, Planner, Heritage Preservation, Urban Design, City Planning gave a presentation on 29-31 Prince Arthur Avenue - Alterations to Heritage Properties within the East Annex Heritage Conservation District.

### **Origin**

(January 25, 2023) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

### **Summary**

At its meeting on February 16, 2023, the Toronto Preservation Board considered Item [PB3.5](#) and made recommendations to City Council.

Summary from the report (January 25, 2023) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

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.

### **Background Information**

(January 25, 2023) Report and Attachments 1-3 from the Senior Manager, Heritage Planning, Urban Design, City Planning - 29-31 Prince Arthur Avenue - Alterations to Heritage Properties within the East Annex Heritage Conservation District

<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-234048.pdf>

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

<https://www.toronto.ca/legdocs/mmis/2023/pb/bgrd/backgroundfile-234530.pdf>

### **Communications**

(February 15, 2023) Submission from Dan Eylon, ERA Architects Inc. (PB.Supp)

<https://www.toronto.ca/legdocs/mmis/2023/pb/comm/communicationfile-165832.pdf>

### **Speakers**

Aaron Letki, ATArchitect

Dan Eylon, ERA Architects Inc.