

36 Prince Arthur Avenue - Alterations to Designated Heritage Property Under Section 42 of the Ontario Heritage Act - Approval

Date: September 29, 2025

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 36 Prince Arthur Avenue under Part V, Section 42 of the Ontario Heritage Act in connection with the construction of a new five storey rear addition to provide additional office accommodation.

The subject property is located on the north side of Prince Arthur Avenue between Bedford Road and Avenue Road and contains a two and a half storey brick form building constructed circa 1891. The subject lands are part of the East Annex Heritage Conservation District (EAHCD).

The development proposal includes the retention of the main body of the existing two and a half-storey brick and stone building and removal of its rear two-storey addition to facilitate the construction of a new five-storey addition at the rear. The existing rear addition is not original.

The new five-storey addition would be two storeys higher than the ridge of the existing heritage building and would therefore not comply with the guidelines for additions in the EAHCD Plan which state that additions should be lower than the height of the existing ridge. Notwithstanding this, the EAHCD Plan 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 setback behind the existing retained two and a half storey heritage building and that it would not over-power the existing heritage building. It would be set back over 14m from the front of the heritage building and would have limited visibility from the street so that the visual prominence of the heritage building within the public realm would remain. The HIA says that the proposed new rear addition would use "compatible materials and

colours" but details of these have not been included. They will be required as part of the Conservation Plan submission.

In July 2025 a minor variance application for the five-storey rear addition was approved by the Committee of Adjustment.

RECOMMENDATIONS

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

1. City Council approve the construction of a five storey rear addition on the heritage property at 36 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 Richard Wengle, dated March 24, 2025 and Heritage Impact Assessment (HIA) prepared by ERA Architects Inc. dated July 16, 2025 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 36 Prince Arthur Avenue dated July 16, 2025 prepared by ERA Architects Inc. to the satisfaction of the Senior Manager, Heritage Planning.

2. Provide a detailed Landscape Plan for the property at 36 Prince Arthur Avenue, satisfactory to the Senior Manager, Heritage Planning and thereafter shall implement such a Plan to the satisfaction of the Senior Manager, Heritage Planning.

b. That prior to the issuance of any permit for all or any part of the property at 36 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.

3. Provide a Letter of Credit, including provision for upwards indexing, in a form and amount and from a bank satisfactory to the Senior Manager, Heritage Planning, to secure all work included in the approved Conservation Plan.

c. that prior to the release of the Letter of Credit required in Recommendation 1.b.3 above, the owner shall:

1. provide a letter of substantial completion prepared and signed by a qualified heritage consultant confirming that the required conservation work has been completed in accordance with the approved Conservation Plan and that an appropriate standard of conservation has been maintained, all to the satisfaction of the Senior Manager, Heritage Planning.

FINANCIAL IMPACT

City Planning confirms 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

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 36 Prince Arthur Avenue.

The Committee of Adjustment considered and approved minor variance application A0954/24TEY for the construction of a five-storey rear addition at the subject property on July 23, 2025.

BACKGROUND

Heritage Properties

Located within the East Annex Heritage Conservation District (EAHCD) on Prince Arthur Avenue between Bedford Road and Avenue Road, the subject property contains a two and a half storey brick form building, constructed circa 1891 at 36 Prince Arthur Avenue. At the time the District Plan was undertaken, the property was assigned a "B" rating, meaning "properties which are noteworthy for their overall quality and have city wide importance".

Development Proposal

The development proposes the retention of the main body of the existing two and a half storey heritage building while removing the existing two-storey rear addition to allow for the construction of a new five-storey rear addition. The existing rear addition is not original and was constructed in the 1970s.

The footprint of the new addition will be entirely behind the existing heritage building and will have a similar width to the retained heritage building but will add an east and west side wing where it will step out with curved corners. A terrace is proposed at the north-west portion of the building and alterations on the east and west elevations are also proposed which are further discussed in detail below. The new addition would have a contemporary form that rises two storeys higher than the existing roof ridge and clad in compatible materials which would be confirmed as part of the required Conservation Plan.

The conservation of the existing heritage building includes:

- Restoration of the brick belt course, oval window and half-round window on the front elevation based on historic documentation;
- Reinstatement of the chimney on the west side elevation (that is currently truncated at roof level) based on historic documentation.
- New slate for the existing roof and dormers.
- Masonry cleaning and repairs using salvaged material where possible.
- Removal of paint from the masonry. Depending on the condition of the masonry below a wall wash tint may be applied.
- New "historically appropriate" high-performance windows.
- Repairs to the chimney cap on the east elevation.
- New metal shingles cladding for the roof turret and the roof of the half turret dormer on the west side to replace the existing metal shingle cladding.

Alterations proposed include the following:

- Four new window openings and two new dormer windows on the east side.
- Infilling a non original door opening and an original window along the east side.
- Widening the existing side entrance to comply with minimum distance requirements of the Building Code. The widened entrance would include stairs and a contemporary vestibule.
- A new canopy over the side entrance.
- Infilling a small vent in the gable along the west side.
- Removing the elevator overrun and replacing it with a rear central dormer to connect the roof of the heritage building with the new rear addition.

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 EAHCD 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." Notwithstanding this, new development proposals are strongly encouraged to meet the overall objectives of the EAHCD Plan and where they are unable to do so, justification is to be provided for review.

At the time the EAHCD study was undertaken, the heritage property at 36 Prince Arthur Avenue was assigned a "B" rating; meaning "properties which are noteworthy for their overall quality and have city wide importance".

The EAHCD guidelines states that additions to heritage buildings within the District should generally be located at the rear and should be lower than the height of roof ridge of the existing heritage building. Clay brick should be used as the predominant exterior material on publicly visible facades

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

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 architectural style of the existing heritage building. The new addition is five storeys (18.9 metres) in height. It will be two storeys higher than the existing two and a half storey heritage building and will therefore be visible from the street. As such it does not comply with the guidelines in the EAHCD Plan which states that additions should be lower than the height of the roof ridge of the existing building. The EAHCD Plan however recognises that substantial development in the rear yards is evident on Prince Arthur Avenue, 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. The proposed addition would be visible from the street, but it is set back over 14 metres from the front of the heritage building and over 16m from the street. The heritage building will therefore remain visually prominent within the public realm and the new addition is not considered to over-power the existing building.

The provision of a dormer connecting the existing hipped roof to the new addition ensures that the addition is separated from the roof of the heritage building and that its original hipped form is retained. Similar style (but lower) rear additions were approved at 17 Prince Arthur Avenue in 2011 and at 29-31 Prince Arthur Avenue in 2023.

The EAHCD Plan states that clay brick is the predominant building material on the visible facades of buildings in the HCD. The proposed building material shows glazing for the upper storeys and brick and metal for the base at the ground floor level. The HIA says that the proposed new rear addition would use "compatible materials and colours" but details of these have not been included. They will be required as part of the Conservation Plan submission.

In July 2025 a minor variance application for this five-storey rear addition was approved subject to a condition requiring the drawings being to the satisfaction of the Senior Manager, Heritage Planning.

Conservation Strategy

The conservation strategy identified in the Heritage Impact Assessment (HIA) is rehabilitation and restoration of the existing heritage building.

The proposed restoration works noted above are welcome and would considerably improve the character and appearance of this property. Most of the proposed alterations are along the side elevations and would be largely hidden from view from the public realm.

The existing ground floor entrance opening on the west elevation will be enlarged to accommodate a vestibule for the commercial use. The heritage consultant has advised that this alteration is necessary to provide firefighting access as required by the Ontario Building Code. The Building Code consultant for the applicant has advised that due to the new proposed addition, the maximum distance between the principal entrance and the street must be no more than 15 metres. Staff recognise the necessity of this alteration. Details of the widened entrance vestibule and canopy above will be included as part of the required Conservation Plan.

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 will explore opportunities to introduce planting beds that would enhance the appearance of this property and this part of Prince Arthur Avenue.

CONCLUSION

Staff are supportive of the proposed new construction and alteration to the heritage property at 36 Prince Arthur Avenue under Section 42 of the Ontario Heritage Act to intensify the site by retaining the existing two and a half-storey detached brick building and constructing a new five-storey rear addition. The addition is set back from the street and the proposed conservation strategy includes restoration works that would enhance the appearance of the property as well as conserving its cultural heritage values, attributes and character.

Heritage Planning staff are of the opinion the proposal is consistent with the guidelines of the EAHCD Plan and other applicable policies and guidelines. It is therefore recommended that City Council approve the application under Section 42 of the Ontario Heritage Act.

CONTACT

Colin Pang, MCIP RPP
Heritage Planner, Heritage Planning
Urban Design, City Planning
416-392-1534, colin.pang@toronto.ca

SIGNATURE

Mary L. MacDonald, MA, CAHP
Senior Manager, Heritage Planning
Urban Design, City Planning

ATTACHMENTS

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

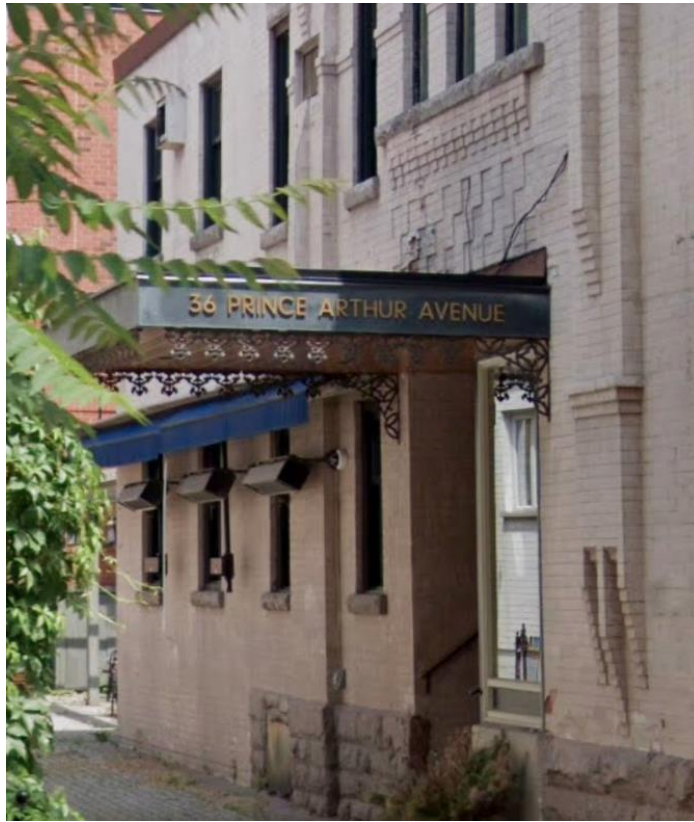
36 Prince Arthur Avenue



Primary (south) elevation of 36 Prince Arthur Avenue showing the building as seen from Prince Arthur Avenue. Partial view of the property at 36A Prince Arthur Avenue is seen on the left (Source: ERA Architects Inc., 2024)



East elevation of 36 Prince Arthur Avenue showing existing windows, chimney, elevator overrun to be altered (Source: ERA Architects Inc., 2024)



West elevation of 36 Prince Arthur Avenue showing existing entrance
(Sources: Heritage Planning, 2025 and City of Toronto Archives)

SELECTED DRAWINGS

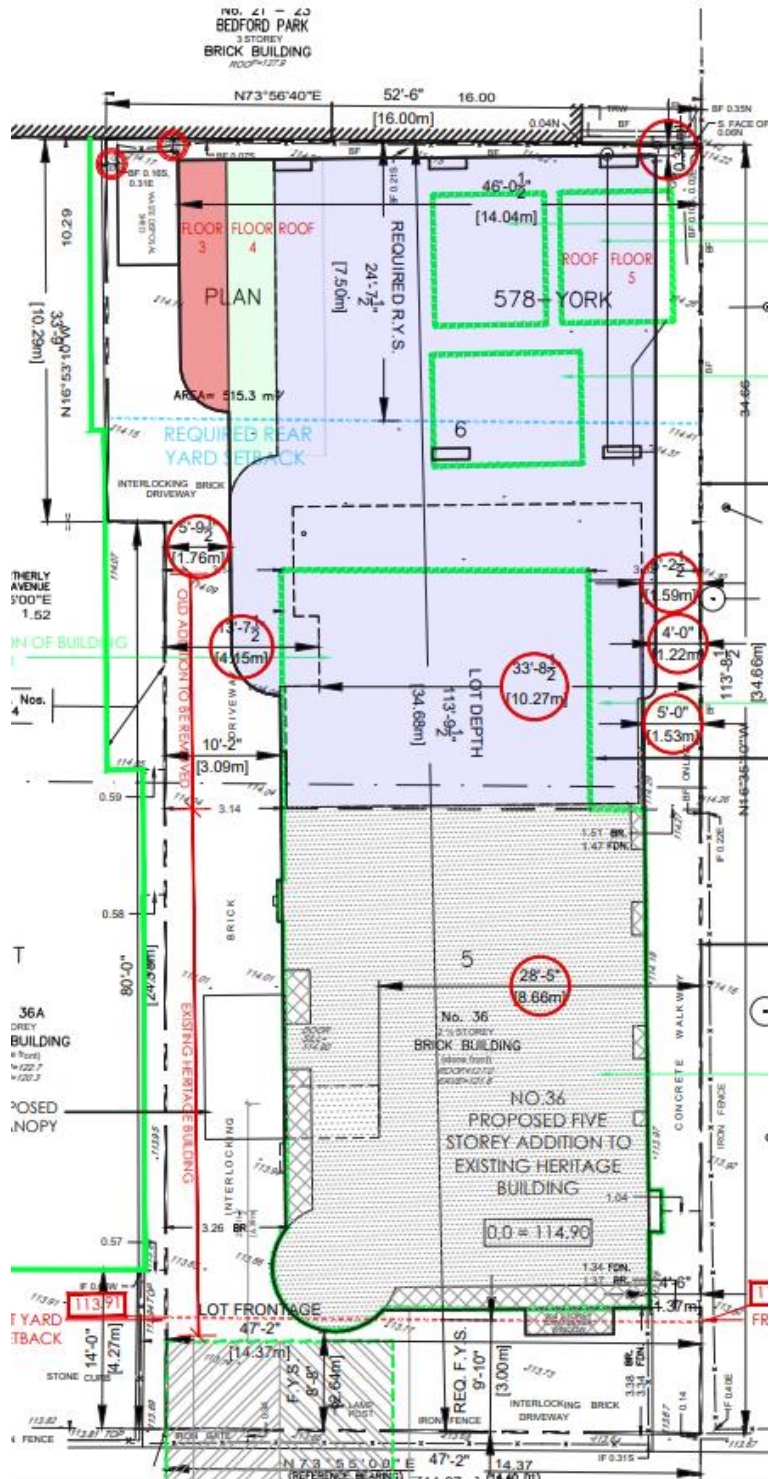
ATTACHMENT 3

36 Prince Arthur Avenue

For a complete drawing set, please visit the [Application Information Centre](#). (Richard Wengle Architect, 2025)



Survey of 36 Prince Arthur illustrating existing 2-1/2 storey detached brick building and 2 storey rear addition built in the 1970s in red. The later addition is proposed for demolition. (Source: ERA Architects Inc., 2025)



Site Plan of 36 Prince Arthur illustrating existing 2-1/2 storey detached brick building to be retained along with proposed 5-storey rear addition (Source: Richard Wengle Architect, 2025)



Primary (south) elevation showing the restoration of the oval window, half round window and chimney in purple and the new metal canopy on the west elevation in blue (Source: ERA Architects Inc., 2025)



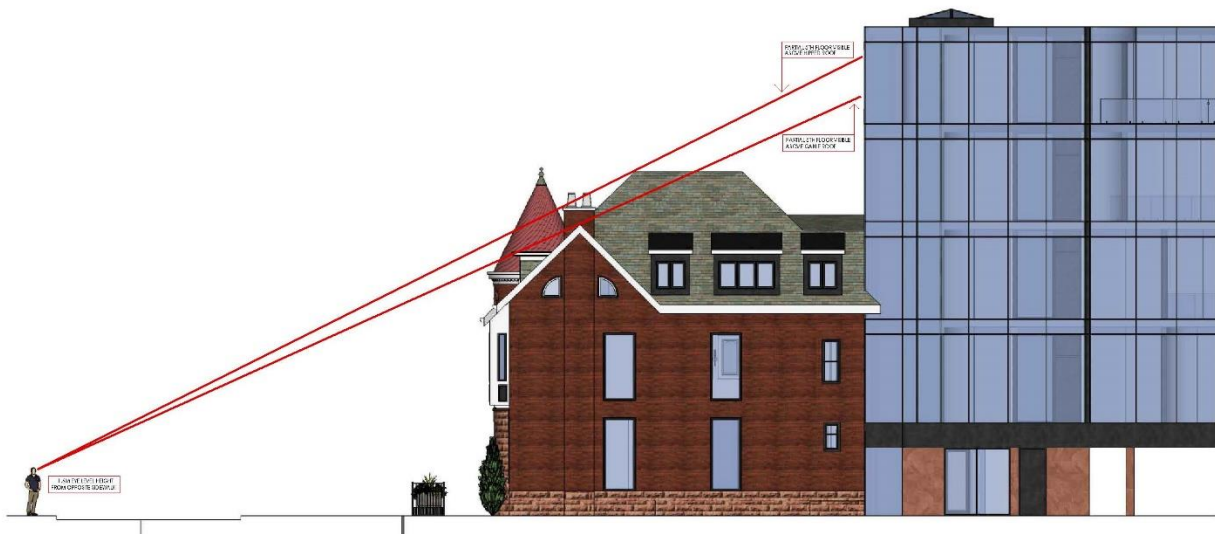
Proposed east elevation showing new windows in green, new rear dormer in pink and infilled openings in orange (Source: ERA Architects Inc, 2025)



Proposed west elevation showing reinstatement of the missing chimney in purple, replacement with metal canopy in blue, new rear dormer in pink, widened entrance in green with red hash line showing area of masonry removal, and infill of vent opening in orange (Source: ERA Architects Inc., 2025)



West Elevation (Source: Richard Wengle Architect, 2025)



East Elevation showing visibility of addition from the public realm. (Source: Richard Wengle Architects, 2025)



South Elevation (Richard Wengle Architect, 2025)



Proposed renderings showing west and south elevation with the new rear addition behind the existing retained heritage building with restored architectural features (Source: Richard Wengle Architect, 2025)