



Decision Letter

Toronto Preservation Board

Meeting No.: 47

Contact: Tanya Spinello, Committee Administrator

Meeting Date: Thursday, July 23, 2026

Phone: 416-397-4592

Start Time: 9:30 AM

E-mail: hertpb@toronto.ca

Location: Committee Room 1, City Hall/Video Conference

Chair: Julia Rady

PB47.5 - 8 Lowther Avenue - Alterations to a Designated Heritage Property Under Section 42 of the Ontario Heritage Act - Approval

Decision Type: ACTION

Status: Adopted

Ward: 11 - University - Rosedale

Board Decision

The Toronto Preservation Board recommends that:

1. City Council approve the construction of the roof addition and alterations at the heritage property at 8 Lowther Avenue, in accordance with Section 42 of the Ontario Heritage Act, with such alterations substantially in accordance with plans and drawings prepared by Joseph Cohen, dated May 20, 2026 and on file with the Senior Manager, Heritage Planning, and to the satisfaction of the Senior Manager, Heritage Planning.

Decision Advice and Other Information

Colin Pang, Heritage Planner, Heritage Planning, Urban Design, City Planning gave a presentation on 8 Lowther Avenue - Alterations to a Designated Heritage Property Under Section 42 of the Ontario Heritage Act - Approval

Origin

(June 30, 2026) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on July 23, 2026 the Toronto Preservation Board considered Item [PB47.5](#) and made recommendations to City Council.

Summary from the report (June 30, 2026) from the Senior Manager, Heritage Planning, Urban Design, City Planning:

This report recommends that City Council approve the alterations proposed for the property at 8 Lowther Avenue under Part V, Section 42 of the Ontario Heritage Act in connection with the construction of a roof top addition with roof deck.

The subject property is located on the north side of Lowther Avenue between Bedford Road and Avenue Road and contains a three-storey semi-detached building with brick and stone cladding. The subject lands are part of the East Annex Heritage Conservation District (EAHCD).

The development proposal includes a new roof addition with roof deck on top of the existing third storey. The new addition is 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.

Staff are supportive of the proposed roof addition and associated roof deck railing which are set behind the roof ridge of the existing building and stepped back 6.48m from the street and would therefore not over-power the existing heritage building. The addition on top of the heritage building is minimally visible from the street and would not have a negative impact on the EAHCD's cultural heritage value.

Background Information

(June 30, 2026) Report and Attachments 1 to 4 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 8 Lowther Avenue - Alterations to a Designated Heritage Property Under Section 42 of the Ontario Heritage Act - Approval

<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-289407.pdf>

Staff Presentation on 8 Lowther Avenue - Alterations to a Designated Heritage Property Under Section 42 of the Ontario Heritage Act - Approval

<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-289867.pdf>

Communications

(July 23, 2026) E-mail from Nicole Corrado (PB.Supp)

Speakers

Joseph Cohen