



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

PB47.6 - 87 Highland Avenue - Alterations to a Designated Heritage Property in the North Rosedale Heritage Conservation District

Decision Type: ACTION

Status: Adopted

Ward: 11 - University - Rosedale

Board Decision

The Toronto Preservation Board recommends that:

1. City Council refuse alterations to the designated heritage property at 87 Highland Avenue in the North Rosedale Heritage Conservation District under Part V, Section 42 of the Ontario Heritage Act, comprised of the construction of a new front porch, installation of new windows on the front and side elevations, removal of architectural elements, including the brackets, dentils and Tudor detailing on the north and east gables and their incompatible replacement, and the application of a white coating to the masonry on the two-storey house and brick wall at the front of the property, in accordance with the submission package dated October 3, 2025 submitted by Giamo + Associates Architects Inc., on file with the Senior Manager, Heritage Planning.

2. If the owner appeals City Council's decision to refuse the alterations to the heritage property at 87 Highland Avenue under Section 42 of the Ontario Heritage Act, City Council direct the City Solicitor and the appropriate City staff to attend the Ontario Land Tribunal hearing to oppose the appeal.

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 [PB47.6](#) 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 refuse the alterations to the designated heritage property at 87 Highland Avenue under Section 42 of the Ontario Heritage Act.

This is a C-rated property located in the North Rosedale Heritage Conservation District (HCD). The property owner has removed architectural elements, including the dentils on the east gable and the brackets on the north gable, along with the Tudor detailing on the north and east gables, and installed new elements in their place. Additionally, a new front porch has been constructed and new windows installed along the front and side elevations. The property owner has also applied a white coating to the masonry on the existing two-storey dwelling and new brick wall at the front of the property. These alterations were done without a heritage permit.

The alterations that were undertaken without a permit have been reviewed and staff are of the opinion that the changes do not comply with the North Rosedale District Plan, the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada (the official document guiding planning and conservation of heritage properties in the City of Toronto) and the Official Plan. As such, staff are recommending that a heritage permit for this work be refused.

If City Council refuses to grant approval for the alterations noted above, Heritage Planning staff will continue to work with the owners to find solutions to restore the historic character and appearance of the designated property at 87 Highland Avenue in accordance with the requirements of the Ontario Heritage Act, the Official Plan, and the North Rosedale District Plan.

Background Information

(June 30, 2026) Report and Attachments 1 to 2 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 87 Highland Avenue - Alterations to a Designated Heritage Property in the North Rosedale Heritage Conservation District
(<https://www.toronto.ca/legdocs/mmis/2026/pb/bgrd/backgroundfile-289430.pdf>)

Communications

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

Declared Interests

The following member(s) declared an interest:

Mitchell May - The member's employer is engaged as the heritage consultant on this file.
Written Declaration: <https://secure.toronto.ca/council/declared-interest-file.do?id=13205>