

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

Date: March 13, 2026

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 8 Prince Arthur Avenue under Part V, Section 42 of the Ontario Heritage Act in connection with the construction of a rear addition on the fourth through six storeys of an existing three storey addition to provide expanded office accommodation.

The subject property is located on the north side of Prince Arthur Avenue between Bedford Road and Avenue Road and contains a three-storey building with stucco cladding constructed circa 1886 with a non-original three-storey brick clad rear addition. The subject lands are part of the East Annex Heritage Conservation District (EAHCD).

The development proposal includes adding three additional floors at the rear half of the existing three-storey building for a total of six storeys. The new addition would be three 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 possible on some portions of Prince Arthur Avenue 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 rear addition which is set behind the roof ridge of the existing building and setback over 20 metres from the street and would therefore not "over-power" the existing heritage building. The visual prominence of the heritage building within the public realm would remain. Similar rear additions have been approved on other properties along Prince Arthur Avenue, although they were only four or five storeys in height.

The conservation strategy will fully retain in situ the existing building with minor alterations proposed to the exterior and the existing roof. Alterations include new

landscaping to the front yard, a new porch roof and general repairs including a new slate roof, if required. The existing mature tree in the front yard is to be retained.

On March 11, 2026, a minor variance application for this proposal was considered 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 three-storey rear addition on top of the existing building for the heritage property at 8 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 Bloom Architects, dated January 30, 2026, and Heritage Impact Assessment (HIA) prepared by GBCA Architects Inc. dated March 2, 2026, 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 8 Prince Arthur Avenue dated March 2, 2026 prepared by GBCA Architects Inc. to the satisfaction of the Senior Manager, Heritage Planning; and

2. provide a detailed Landscape Plan for the property at 8 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; and

b. that prior to the issuance of any permit for all or any part of the property at 8 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;
and

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; and

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

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 8 Prince Arthur Avenue.

The Committee of Adjustment considered a minor variance application (A0071/26TEY) for the construction of a fourth, fifth, and sixth storey on top of the existing three-storey rear addition on March 11, 2026.

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 at 8 Prince Arthur Avenue contains a three-storey brick building covered in stucco cladding, constructed circa 1886. At the time the District Plan was undertaken, the property was

assigned a "C" rating, defined as "a property which retains much of its original character and is a vital reminder of a community's past".

Permission was granted by City Council under Section 42 of the Ontario Heritage Act for a four-storey rear addition at 29-31 Prince Arthur Avenue in March 2023. [Agenda Item History - 2023.TE3.8](#)

Permission was granted by City Council under Section 42 of the Ontario Heritage Act for a five-storey rear addition at 36 Prince Arthur Avenue in November 2025. [Agenda Item History - 2025.TE26.8](#)

Development Proposal

The development proposes a new three-storey addition on top of the existing three-storey rear addition to the building at 8 Prince Arthur Avenue. The resulting rear addition would be 25 metres in height. The building is proposed to be retained in-situ with minor alterations made to the exterior and roof. The new addition will be set behind the existing roof ridge and is proposed to be clad in compatible materials, which would be confirmed as part of the required Conservation Plan.

The interior of the existing building will also be altered and modified to include an elevator core and stairs to provide access to the upper floors of the building. The footprint of the additional three floors is proposed to follow that of the rear addition of the existing building, but will extend southerly onto the heritage building by 3.2 metres resulting in the removal of a portion of the roof, an existing dormer on the east elevation and a non-original arched window on the front of the narrow recessed side wing. The new addition is proposed to be clad in compatible materials, which would be confirmed as part of the required Conservation Plan. A new flat roof is proposed for the existing non-original entrance porch.

The existing stucco cladding, windows and doors, including their stained-glass transoms are proposed to remain and to be repaired where needed. The front yard area used for parking of vehicles will be altered with new permeable paving and ivy-covered fences along the side. A new planting bed would be provided at the front of the house and the existing tree in the front yard would be retained.

A report from a structural engineer has been submitted to demonstrate how the building would support the three additional floors.

The applicant has also submitted a letter to explain how construction access would be provided to the rear of the property through the front door of the building and using a small boom truck and/or crane lift as required. No alterations to the existing building will be required for construction access.

The conservation strategy of the existing heritage building includes:

- Retaining in situ the entirety of all exterior elevations
- Retaining the front of the sloped roofs to a depth of approximately 8.5 metres
- Reconstructing portions of the roofs beyond the 8.5 metre retention

- Repairing and replacing the slate roof by replacing select broken slates or replacing the entire slate roof if needed
- Repairing gutters and downspouts and cracks on the building
- Removing vines on the side elevations
- Repairing, cleaning and refinishing stucco cladding as required
- Retaining, cleaning and re-sealing existing windows, including stained-glass transoms as required

Alterations proposed include the following:

- Altering the non-original entrance porch by installing a flat roof
- Removing a non-original arched window on the front of the narrow-recessed side wing
- Removing the existing dormer on the east elevation
- Removing all venting grilles from the front elevation and relocating them to the side elevations
- Altering the landscaping in the front yard

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 8 Prince Arthur Avenue was assigned a "C" 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.

COMMENTS

The proposed massing for the new rear addition is designed in a contemporary style to be distinguishable from the architectural style of the existing heritage building, similar to some approved elsewhere on Prince Arthur Avenue. The new addition is six storeys (23 metres) in height which is three storeys higher than the existing heritage building. The enlarged rear addition does not comply with the guidelines in the EAHCD Plan, which state that additions should be lower than the height of the roof ridge of the existing building. However, the EAHCD Plan 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, which provides a contemporary backdrop.

The proposed addition would be visible from the street but will be set back over 8 metres from the front of the heritage building and over 20 metres 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 heritage building or to have a negative impact on the character of this part of the East Annex HCD. Alterations to the street façade of the building are limited. The intent is to retain its current appearance rather than to undertake restoration of the original appearance.

The EAHCD Plan states that clay brick is the predominant building material on the visible facades of buildings in the HCD. The proposed material for the building is glass. Further details will be required as part of the Conservation Plan submission.

The non-mandatory streetscape guidelines of the EAHCD state that "front yard parking should be avoided unless there is no other means for parking..." and encourages soft landscaping, tree retention and low hedges adjacent parking spaces to provide a visual screen. Staff note that the front yard at 8 Prince Arthur Avenue is largely paved and used for parking. The HIA states that this will remain as a parking area for vehicles and bikes, but improvements such as new permeable paving and improved plantings are proposed. The existing tree at the front of the property is also proposed to be retained.

A Landscape Plan has not been submitted as part of this application, but the site plan suggests that the planting beds at the front and sides of the subject property will be slightly reduced in size as part of this proposal. The renderings also suggest that tall vine covered trellis are proposed along the side property lines instead of the low hedges recommended by the EAHCD Plan. Staff recommend that a Landscape Plan be submitted prior to building permit stage and that the plan maximises the areas at the front that are available for soft landscaping, and that the design better reflects the EAHCD Plan recommendations.

On March 11th, 2026, a minor variance application for this proposal was considered by the Committee of Adjustment.

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, 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 are recommending that the applicant be required to provide a Landscape Plan that will enhance this property and comply with the streetscape guidelines pertaining to this part of Prince Arthur Avenue.

CONCLUSION

Staff are supportive of the proposed new construction and alteration to the heritage property at 8 Prince Arthur Avenue under Section 42 of the Ontario Heritage Act to intensify the site by retaining the existing three storey stucco building and constructing a new three-storey addition on top of the existing rear addition.

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

CONTACT

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SIGNATURE

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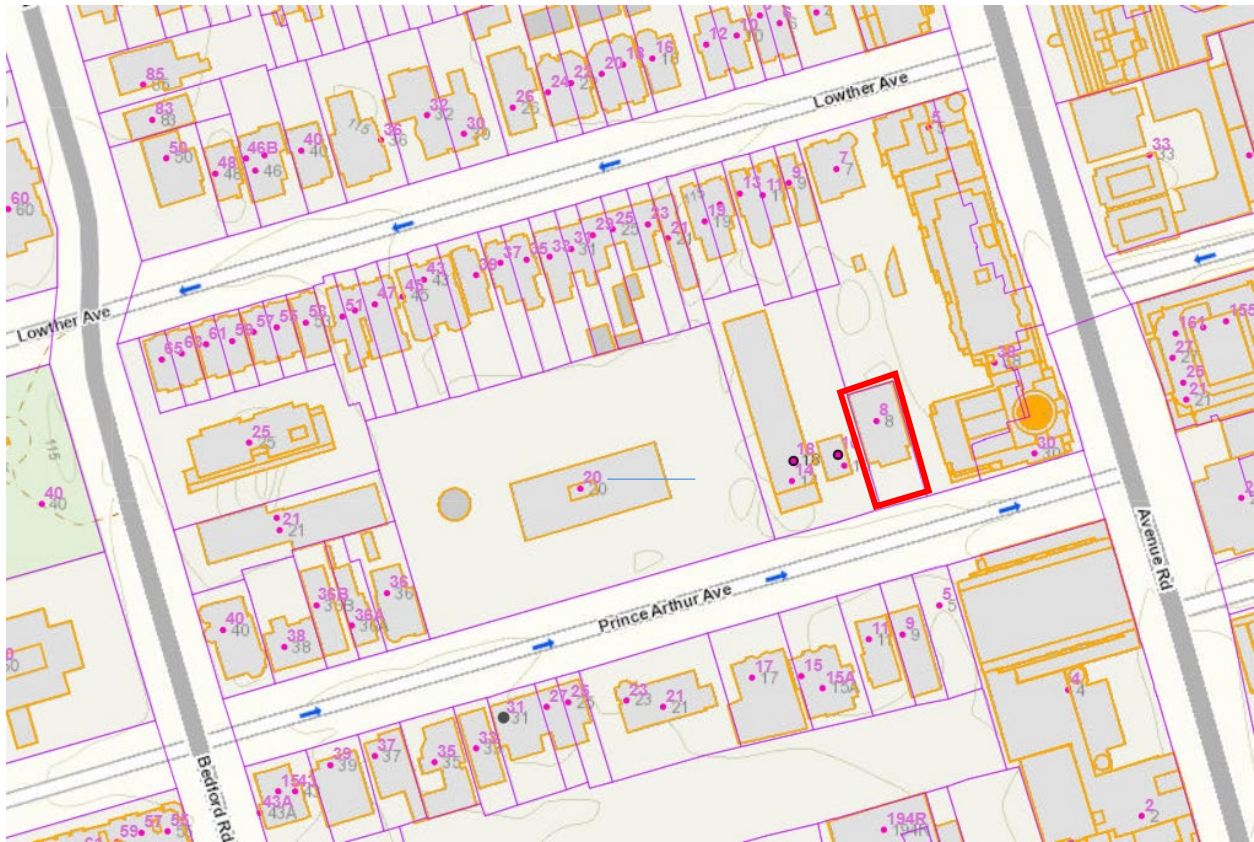
ATTACHMENTS

Attachment 1 - Location Map

Attachment 2 - Photographs

Attachment 3 - Selected Drawings

8 Prince Arthur Avenue



Location Map, showing the property at 8 Prince Arthur Avenue in red (City of Toronto, 2026)

8 Prince Arthur Avenue



Primary (south) elevation of 8 Prince Arthur Avenue showing the building as seen from Prince Arthur Avenue. The entrance with the sloped roof on the left is proposed to be replaced with a flat roof. Partial view of the property at 10-14 Prince Arthur Avenue is seen on the left (Source: GBCA Architects, 2026)



East elevation of 8 Prince Arthur Avenue showing existing windows, chimney, dormer. The proposed dormer is proposed to be removed while the chimney and windows are proposed to be retained and repaired where required (Source: GBCA Architects, 2026)



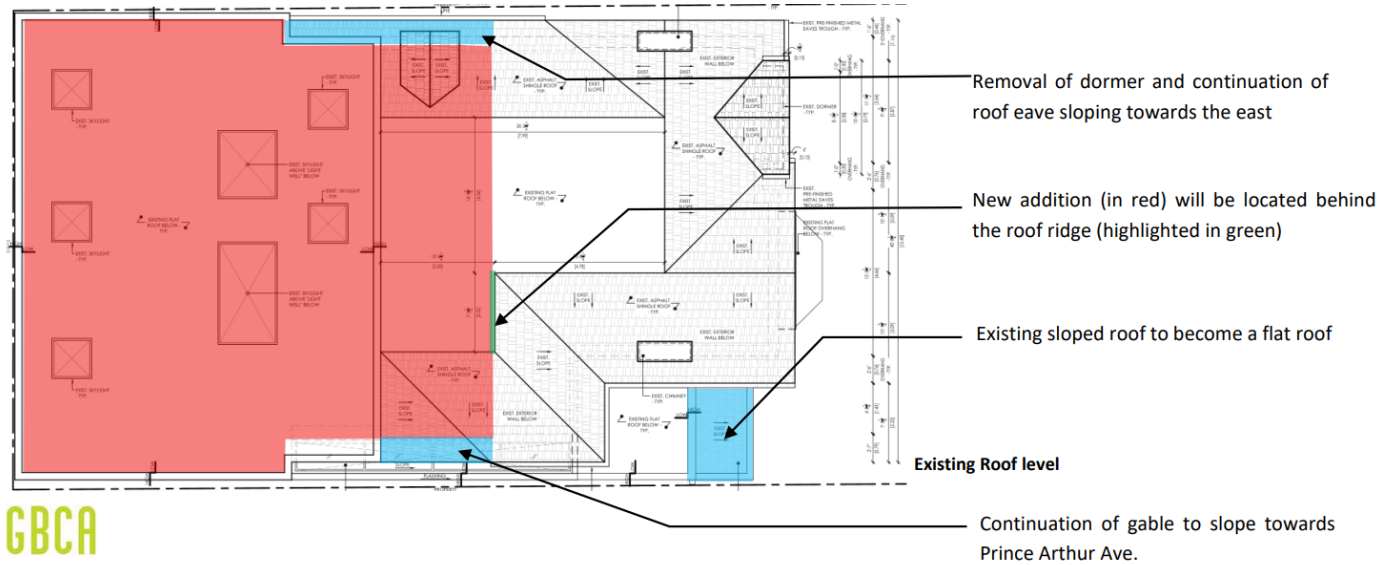
North elevation of 8 Prince Arthur Avenue showing the three storey concrete block rear addition. The proposed new addition will be built on top of this portion of the existing building (Source: GBCA Architects, 2026)

SELECTED DRAWINGS

ATTACHMENT 3

8 Prince Arthur Avenue

For a complete drawing set, please visit the [Application Information Centre](#)

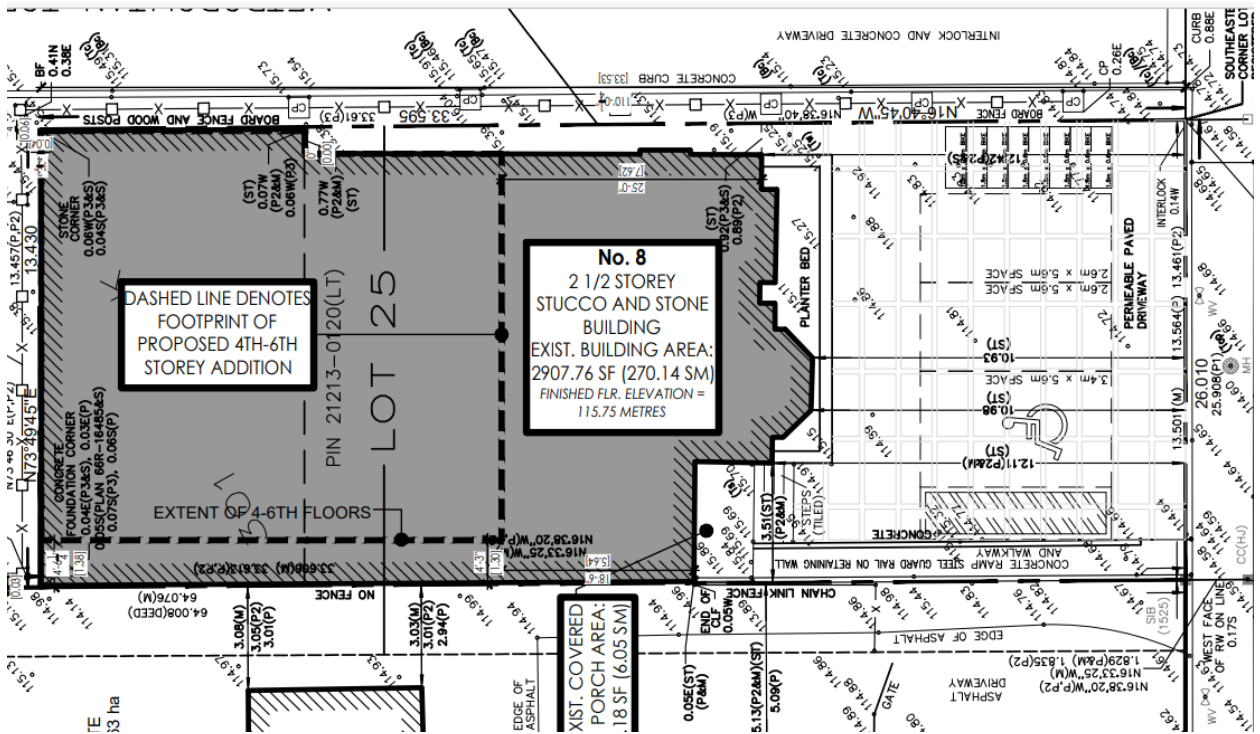


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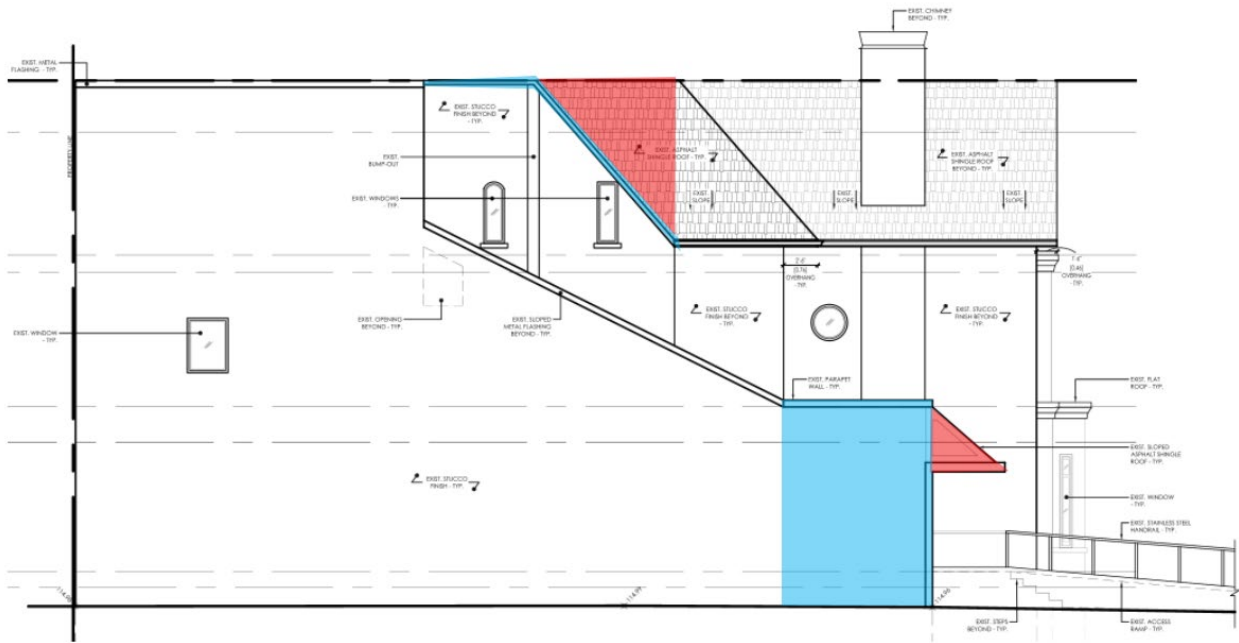
Legend:

- To be altered (with new addition)
- To be altered (with revised interior layout and/or reconstructed roof shapes)

Roof Plan drawing showing area and location of the new addition in red and other alterations made to the roof in blue at 8 Prince Arthur (Source: GBCA Architects Inc., 2026)



Site Plan of 8 Prince Arthur illustrating existing three storey stucco building abuilding footprint of new proposed vertical three storey addition. The addition is proposed to be constructed on top of the existing rear addition (Source: Bloom Architects Inc., 2026)



Proposed west elevation showing removal of the canopy roof on the main entrance and modification of roof in red. The roof shape to be altered is shown in blue. (Source: GBCA Architects, 2026)



Proposed south elevation rendering with new addition at the rear (Bloom Architects, 2026)