

Toronto Preservation Board

Meeting No.: 42

Contact: Tanya Spinello, Committee Administrator

Meeting Date: Monday, March 30, 2026

Phone: 416-397-4592

Start Time: 9:30 AM

E-mail: hertpb@toronto.ca

Location: Committee Room 3, City Hall/Video Conference

Chair: Julia Rady

PB42.2 - 8 Prince Arthur 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 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.

Decision Advice and Other Information

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

Origin

(March 13, 2026) Report from the Senior Manager, Heritage Planning, Urban Design, City Planning

Summary

At its meeting on March 30, 2026 the Toronto Preservation Board considered Item [PB42.2](#) and made recommendations to City Council.

Summary from the report (March 13, 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 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.

Background Information

(March 13, 2026) Report and Attachments 1 to 3 from the Senior Manager, Heritage Planning, Urban Design, City Planning on 8 Prince Arthur 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-285253.pdf>)

Staff Presentation on 8 Prince Arthur 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-285684.pdf>)

Communications

(March 30, 2026) E-mail from Nicole Corrado (PB.New)

Speakers

Emad Ghattas, GBCA Architects