

# HERITAGE IMPACT ASSESSMENT

17 St. Andrew Street

Project # 18-130-02  
Prepared by MM / GS / JT / OA / BM / YN / NP

ERA

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Cover Image: North and west elevations of 17 St. Andrew Street  
West, circa 2019 (Source: ERA Architects)

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# EXECUTIVE SUMMARY

This Heritage Impact Assessment (HIA) has been prepared on behalf of The Impressions Group for the property municipally known as 17 St. Andrew Street (the 'Subject Site') to assess the impact of a proposed development on recognized on-site and adjacent heritage properties.

The Subject Site is currently occupied by a two storey commercial building, constructed in phases between 1952 and 1993, and a surface parking lot, both with frontage onto St. Andrew Street.

The Subject Site does not contain any properties listed on the City of Toronto Heritage Register, or designated under Part IV of the Ontario Heritage Act (OHA). It is considered adjacent to 10 St. Andrew Street, a listed property, and is within the Kensington Market Heritage Conservation District (HCD) Study area boundary. The HCD Plan is in progress and a draft has not yet been released for review.

HCD Study Area By-law No. 1272-2018 was enacted by City Council under Part V of the Ontario Heritage Act on July 23, 2018. 17 St. Andrew Street was subject to the prohibitions of this by-law, which expired on July 23, 2019.

An evaluation of the existing building under Ontario Regulation 9/06 was undertaken for due diligence and determined that the Subject Site does not possess sufficient design, historical or contextual value to merit designation under Part IV of the OHA.

The proposed development contemplates the removal and replacement of the existing building and surface parking lot at 17 St. Andrew Street with a five-storey mixed-use building plus mechanical/amenity penthouse with commercial uses at grade and residential uses above. Since the Subject Site is not a recognized heritage property and has not been found to contain significant cultural heritage value, its removal is not considered a negative impact.

Through various design and mitigation measures discussed in Section 8.0 of this report, the proposed development is found to conserve the cultural heritage value of the adjacent heritage property. Further, the proposed development is found to conform with provincial policy directives, Official Plan heritage policies and relevant in-force municipal design guidelines.

# 1 INTRODUCTION

## 1.1 Scope of the Report

ERA was retained by The Impressions Group as the heritage consultant for the proposed redevelopment of 17 St. Andrew Street. This report considers the impact of the proposed development on heritage resources adjacent to the Subject Site.

The purpose of an HIA, according to the Heritage Impact Assessment Terms of Reference for the City of Toronto, is to evaluate the proposed development in relation to cultural heritage resources and recommend an overall approach to the conservation of the heritage value of these resources.

## 1.2 Present Contact

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1. Aerial image showing the location of the Subject Site in red.  
(Source: Google Maps, annotated by ERA Architects)

### 1.3 Site Location and Description

The Subject Site is located on the south side of St. Andrew Street, between Spadina Avenue and Kensington Avenue, in the Kensington Market neighbourhood. The property is bounded by St. Andrew Street to the north, a three storey residential property to the east, a vacant lot to the south, and a laneway and three storey mixed-use property to the west. The Subject Site is currently occupied by a two-storey commercial building constructed in phases between 1952 and 1993, and a surface parking lot.

The Kensington Market neighbourhood is the product of decades of incremental change to residential and commercial buildings, often reflecting the evolving needs of residents and business owners.

St. Andrew Street, like the Kensington Market neighbourhood generally, features a heterogeneous streetscape with a variety of architectural styles, consisting of low-rise brick house-form buildings constructed in the early 20th-century, of which many have been modified through the introduction of commercial uses at-grade; low-rise commercial buildings constructed in the early-to-mid 20th century; a three storey brick synagogue constructed in 1930; and, a four-storey parking garage constructed in the 1960s.

At the terminus of St. Andrew Street to the west, Kensington Avenue features a dense concentration of low-rise buildings with commercial uses at grade that frequently extend into the right-of-way.

Further east, Spadina Avenue, between College Street and Dundas Street West, features low-to-mid-rise commercial buildings and mixed-use buildings with commercial uses at grade, with heights generally increasing towards Dundas Street West.

See Section 1.4 for photo-documentation of the Subject Site.

## 1.4 Site and Context Photographs

All images credited to ERA Architects (2019)



2. North elevation of 17 St. Andrew Street.



3. West elevation of 17 St. Andrew Street.





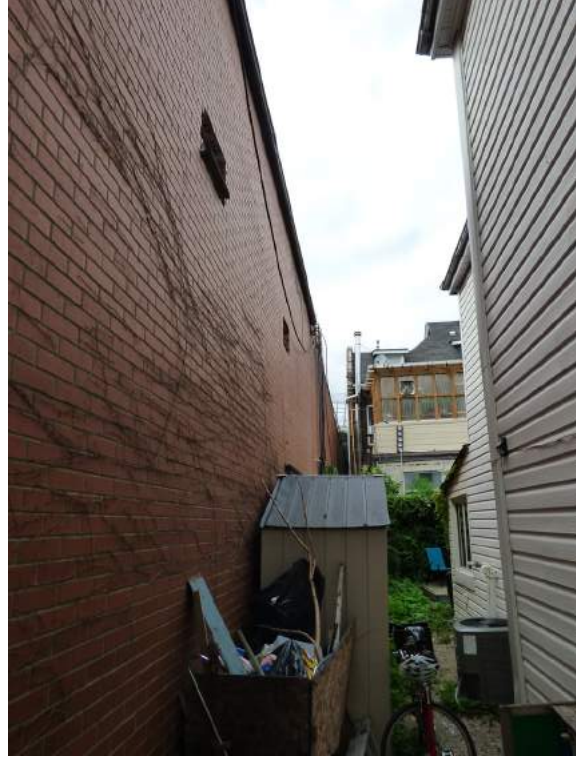
4. North return wall at the west elevation of 17 St. Andrew Street.



5. South (rear) elevation of 17 St. Andrew Street.



6. View of the exterior stairs at the west elevation of the rear portion of 17 St. Andrew Street.



7. Partial view of the east elevation of 17 St. Andrew Street, looking north.



8. View of the north (principal) and west elevations of 17 St. Andrew Street, looking southeast from the above-grade parking structure on the north side of St. Andrew Street.



9. View of St. Andrew Street, looking east from Kensington Avenue, with the Subject Site shown in pink.



10. View of St. Andrew Street, looking west from Spadina Avenue, with the Subject Site on the left.

## 1.5 Heritage Context

### On-Site Heritage Resources

#### 17 St. Andrew Street

The Subject Site does not contain any properties listed on the City of Toronto Heritage Register, or individually designated properties under Part IV of the OHA. The Subject Site is located within the boundary of the Kensington Market HCD Study, described in further detail below.

### Adjacent Heritage Resources

#### 10 St Andrew Street (Listed)

Minsk Synagogue, 1930, Kaplan & Sprachman. Listed on the City of Toronto Heritage Register by City Council on Sept. 23, 1985; Subject to By-law 1272-2018.

### Additional Heritage Considerations

#### Kensington Market HCD Study

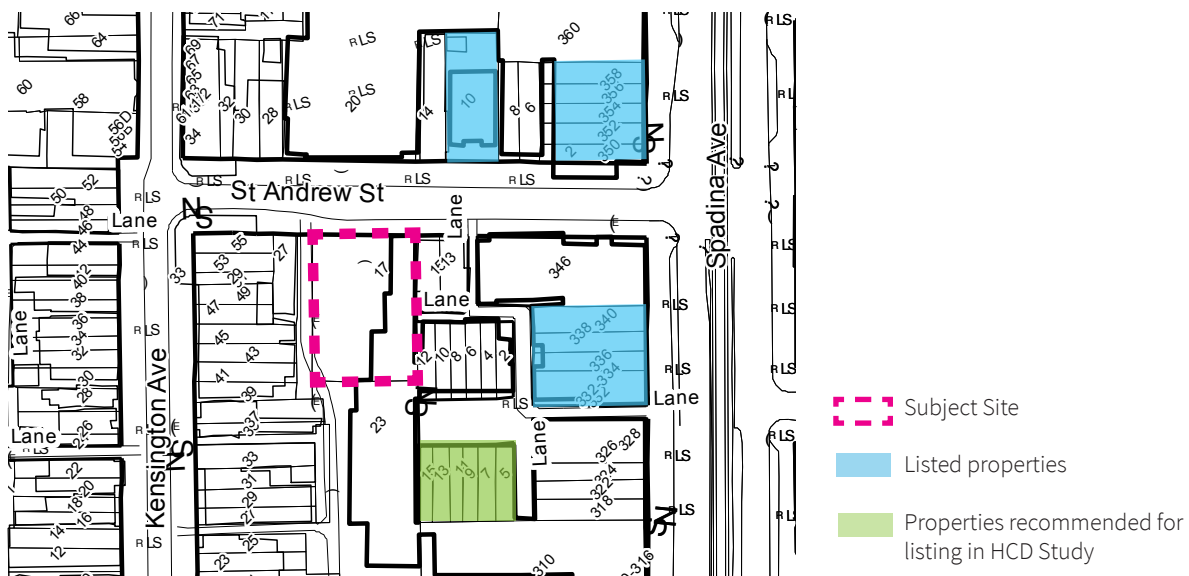
The Kensington Market HCD Study was undertaken in 2017 for the area bounded by Dundas Street West to the south, Spadina Avenue to the east, College Street to the north and Bathurst Street to the west (see Figure 12). City Council endorsed the HCD Study, and granted authority to proceed to Plan phase on September 28, 2017. The Plan is currently in progress and is expected to be considered by City Council at the end of 2019.

*Provincial Policy Statement, 2014*

*Adjacent: for the purposes of policy 2.6.3, those lands contiguous to a protected heritage property or as otherwise defined in the municipal official plan.*

*City of Toronto Official Plan, Chapter 3.1.5 (City of Toronto By-law No. 468-2013):*

*Adjacent: means those lands adjoining a property on the Heritage Register or lands that are directly across from and near to a property on the Heritage Register and separated by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these; whose location has the potential to have an impact on a property on the heritage register; or as otherwise defined in a Heritage Conservation District Plan adopted by by-law.*




11. Property Data Map showing the Subject Site and properties currently listed on the City of Toronto Heritage Register. (Source: City of Toronto, annotated by ERA Architects.)



## Proposed Kensington Market Neighbourhood Heritage Conservation District

-  Proposed Boundary
-  Subject Site

  
 Not to Scale  
 Extracted: 09/06/2017

12. Map showing the proposed boundaries of the Kensington Market HCD, with the Subject Site identified in pink. (Source: City of Toronto, annotated by ERA Architects.)

While the HCD Study does not identify Contributing Properties, a number of properties within the Study area (see Figure 11) were recommended for review for potential inclusion on the City of Toronto Heritage Register. The following are considered adjacent to the Subject Site:

- 5 Glen Baillie Place;
- 7 Glen Baillie Place;
- 9 Glen Baillie Place;
- 11 Glen Baillie Place;
- 13 Glen Baillie Place; and,
- 15 Glen Baillie Place.

#### ***Kensington Market HCD Study Area By-law No.1272-2018***

On July 23, 2018, HCD Study Area By-law No. 1272-2018 was enacted under Part V of the OHA, prohibiting the demolition, removal, or alteration of buildings or structures located on identified commercial or mixed use properties within the Kensington Market HCD Study Area for a period of one year, expiring on July 23, 2019. The Subject Site was identified in the now-expired Kensington Market HCD Study Area By-law.

In addition, a number of properties considered adjacent to the Subject Site were also identified in the now-expired Study Area By-law:

- 14 St. Andrew Street;
- 15 St. Andrew Street;
- 20 St. Andrew Street; and,
- 27 St. Andrew Street.

See Appendix B for a copy of the HCD Study Area By-law.

#### ***Kensington Market National Historic Site***

The Historic Sites and Monuments Board of Canada designated Kensington Market as a National Historic Site (NHS) in 2005 for its successive waves of ethno-cultural communities who have immigrated to Toronto since the beginning of the 20th century. See Appendix C for the NHS Statement of Significance.

## 2 BACKGROUND RESEARCH AND ANALYSIS

*The following summarizes historical research and analysis of the Subject Site. Historical content from the Kensington Market Heritage Conservation District Study prepared by Taylor Hazell Architects for the City of Toronto (2017) is referenced in the preparation of this background history.*

### 2.1 Historical Context

#### ***Pre-European Contact***

The Subject Site is located on the traditional territory of the Wendat (Huron), the Anishinabeg, Haudenosaunee, and the Mississaugas of the New Credit First Nation.

Archaeological evidence suggests that the Wendat (Huron) occupied and cultivated portions of the land that would become Toronto as early as the 15th century. European contact, the fur trade and disease initiated the displacement of the Wendat (Huron) in the 17th century, whereupon the Haudenosaunee occupied the territory.

The territory is the subject of the Dish with One Spoon Wampum Belt Covenant, an agreement between the Haudenosaunee Confederacy and the Anishinabeg and allied nations to peaceably share and care for the resources around the Great Lakes.

#### ***Early European Settlement***

In 1787, British Loyalists negotiated the first Toronto Purchase from the Mississaugas of the New Credit, purchasing over 250,000 acres of land for small amounts of money and supplies, including gunflints, rifles, mirrors, and European clothing. In 1805, the 1787 Purchase was revised and the two documents were amalgamated as Crown Treaty Number 13.

The British moved quickly to survey these newly acquired lands for the purposes of establishing their own settlement. In 1793, the Town of York was established as the capital of the Province of Upper Canada. The original Town – now known as “Old Town” - was laid out as a compact 10-block gridiron bounded by Front, George, Duke, and Berkeley streets.

From Queen, to what is now Bloor Street, 32 narrow Park Lots of 100 acres were laid out running north-south, providing ‘city liberties’ for the landed aristocracy. The rural concessions of York township began

north of Bloor. Farm lots of 200 acres were laid out in a north-south pattern west of Yonge, and in an east-west pattern east of Yonge. In most cases, land subdivision tended to ignore the natural features of the land and to follow the orientation of earliest lot survey, which is generally discernible beneath the present-day street patterns of the city.

The area known today as Kensington Market was comprised of part of Park Lots 16, 17 and 18, originally granted to military and government officials in the 1790s: Park Lot 16 was granted to James Baby on July 13, 1798; Park Lot 17 was granted to Alexander Grant on July 14, 1798; and, Park Lot 18 was granted to Edward Baker Littlehales on September 4, 1793. At this time, the Town of York had only a few hundred residents and a minimal number of prominent buildings proximate to the first Legislature of Upper Canada near present-day Front Street East and Parliament Street.

By 1815, following the end of the Napoleonic Wars in Europe, immigration to York increased and settlers from Britain and Ireland were able to acquire large tracts of land. It was during this time that the original Park Lot owners transferred or sold their lots (containing the Subject Site) to three prominent members of the landed gentry.

Dr. William Warren Baldwin acquired Park Lot 16 in 1822 and shortly after began subdividing it for residential development. In addition, Baldwin laid out Spadina Avenue as the central thoroughfare. George Taylor Denison acquired Park Lot 17 and the east half of Park Lot 18 in 1815 and constructed Belle Vue, a large estate house in the middle of the property. George Crookshank acquired the west half of Park Lot 18 as well as Park Lots 19 and 20 in 1817, assembling a 330-acre farm along Crookshank Lane (today's Bathurst Street).

By the mid-19th century, the original landowners had died and their land passed to relatives. Toronto's booming population demanded the construction of additional homes to accommodate the influx of predominantly British immigrants at this time. The properties were quickly subdivided, resulting in a new street and block pattern in the Kensington Market area that were laid out with little regard for conditions on adjacent properties. The lack of street continuity on the east-west roads remains as a feature of the area today.



Many of the early homes in the Kensington area were duplexes, row houses, and worker's cottages for the working class neighbourhood. These residential buildings were constructed in a sporadic fashion throughout the latter half of the 19th century. By the end of the century, most lots in the Kensington Market area had been built upon through the alteration and replacement of the smaller homes. The commercial character of Spadina Avenue also emerged at this time with brick buildings constructed along the west side of the street, forming the eastern boundary to the Kensington Market area.

### *Jewish Market*

Between 1890 and the beginning of the First World War in 1914, Toronto received an influx of Jewish immigrants fleeing from conditions in Eastern Europe. Although the city's Jewish community had already been established in "The Ward", a tenement area located on the lands of today's City Hall, by 1912 the city's Jewish population as well as new Jewish immigrants had moved to the area west of University Avenue. The inexpensive accommodation and proximity to the garment district along Spadina Avenue made the Kensington Market area attractive to the Jewish community. Further, Jewish immigrants were drawn to the short streets and modest housing stock, which were ideal for recreating a Jewish village or *shtetl* in Toronto, in order to facilitate economic and social relationships.

At the same time, two Jewish congregations were established in the area, serving as essential religious and social centres for the growing Jewish community. In particular, the congregation of Beth Israel Anshei Minsk (also known as the Minsker) was originally located at 10-12 St. Andrew Street, and later grew to acquire properties across the street. In 1930 following a fundraising effort, the current synagogue at 10 St. Andrew Street was constructed by the architectural firm of Kaplan & Sprachman.

It wasn't long before commercial activity emerged in the Kensington Market area. By 1918, a weekly market had begun along Kensington Avenue and Baldwin Street among businesses located in converted residential buildings. Merchants set up activity on the curbs, and businesses increasingly became food-related into the 1920s. For three decades, the lively market attracted the attention of Torontonians for its diverse array of goods and services.

By the mid-20th century, the area was no longer associated with a Jewish market as the community moved to North York. However, commercial activity continued, and it was during this time that the broader term Kensington Market began to be used to describe the area.

### *Urban Renewal Attempts*

Following the establishment of Metropolitan Toronto in 1954, which placed the City of Toronto and twelve other municipalities under a new form of upper tier level of municipal government, the Toronto Planning Board initiated an Urban Renewal Study for the city. Kensington Market was identified as an urban renewal area, however it was not specifically targeted, and was able to escape the widespread change seen in other areas of Toronto in the 1950s.

Additionally, the rise in automobile ownership resulted in issues of heavy traffic congestion in the Kensington Market area, prompting the City's Public Works department to plan for parking and improved circulation. After much dispute between community residents and the City, the redevelopment plans were cancelled. However a city-owned parking lot on St. Andrew Street and Bellevue Avenue was constructed during this time.

### *Continuing Immigration*

Despite Jewish migration from the Kensington Market area, immigration continued to influence the neighbourhood. Beginning in the early 1950s, incoming Hungarian and Portuguese immigrants who were fleeing conditions in their home countries began to establish themselves in the Kensington Market area. Similar to the Jewish community before them, social centres within the Portuguese community began in informal establishments such as restaurants and bookstores.

The new residents contributed to the changing nature of built form in the Kensington Market area through the replacement of existing 19th-century buildings with two storey mixed-use properties or the modification of existing properties with garage-like additions which projected into the public realm. The new residents would paint their houses in bright colours and grow vegetables and flowers in their front yard; made possible by the generous setbacks of new buildings.

In the 1960s, a federal policy shift on immigration resulted in another wave of immigration to the Kensington Market area, this time from China, Korea, Vietnam, Latin America and Jamaica. Despite the social, ethnic and economic differences of residents in the Kensington Market area in the 1960s, together, they exercised community advocacy by rallying against multiple development proposals which threatened to change the nature of the neighbourhood. Residents successfully lobbied against projects such as the Spadina Expressway, the expansion of the Toronto Western Hospital, and the expansion of the Provincial Institute of Trades.

In the latter half of the 20th century, the Kensington Market area began to attract younger business owners and artist groups, who were attracted by the cheap rents and variety of food. These groups once again modified the nature of the neighbourhood, by holding festivals, carnivals and celebrations.

The ever-changing nature of Kensington Market persists today as it serves as an attractive rental neighbourhood for students and young professionals.

## 2.2 Site History

The Subject Site is located on Park Lot 16, part of the original survey by John Graves Simcoe in 1793. The lot was granted to the Honourable James Baby on July 13, 1798 and was bounded by present day Queen Street West to the south, Major Street to the west, Bloor Street West to the north and Spadina Avenue to the east.

An 1858 Boulton Atlas of the City of Toronto indicates the emergence of a street grid similar to that which exists today. Present-day St. Andrew Street is laid out by this time, however no structures appear on the Subject Site.

The earliest record of built form on the Subject Site appears in 1884, with the Goad's Fire Insurance Plan indicating semi-detached wooden structures on Lots 17 and 19, and similar structures on adjacent Lots 21 and 23 (Figure 14). The area presently known as Kensington Market is well established at this time, with the majority of lots containing wooden or masonry structures.

The original buildings on the Subject Site were residential, and housed various occupants until their demolition in the mid-1920s. Around this time, Lots 17 to 23 were amalgamated into a single lot municipally known as 17 St. Andrew Street. The amalgamated lot remained vacant until approximately 1929 when a single storey structure was constructed at 17 St. Andrew and Central Wrecking Co. (also known as Central Lumber Co.) began operations. Shortly after, an open lumber yard was established in the centre of the property and a lumber shed/warehouse was constructed at the southern edge of the property, which continued its operations until 1965.

In 1935, Ontario Poultry Buyers Cooperative Ltd. constructed a building to the south (rear) of the Central Wrecking Co. on the adjacent property at 25 St. Andrew Street (present-day 23 St. Andrew Street), with access from the laneway to the west of the Central Wrecking Co. facilities (Figure 17). In 1950, as the Jewish Market uses of the early 20th-century began migrating to North York, both 17 St. Andrew Street and 25 St. Andrew Street were purchased by Isaac Jesin and the property's dominant commercial character began to shift.

Municipal building records indicate the construction of a two storey office building designed by E. I. Richmond at the northeast corner of 17 St. Andrew Street in 1952 (Figures 13 and 19).

Aerial photographs indicate that a number of auxiliary structures were constructed on the site by 1956 (see Figure 19), likely associated with the Central Lumber Company. However, by 1962, the Central Lumber Co. vacated the office building at the northeast corner of 17 St. Andrew Street and Isaac Jesin opened a Kosher butcher shop to sell the meat processed by his Kensington Packing Co. Shortly after, the Central Lumber Co. vacated 17 St. Andrew Street and, by 1965, the remaining structures on the Subject Site were removed and replaced with surface parking (see Figure 20). The Kensington Packing Co. building at 25 St. Andrew Street remained.

The Kensington Packing Co. (renamed St. Andrew Poultry in 1985) remained the sole occupants of both the office building at 17 St. Andrew and the warehouse to its rear at 25 St. Andrew Street through the 20th-century, with the exception of a brief co-tenancy of 17 St. Andrew Street by a Romanian and Hungarian Deli from 1971-1975.

During the late 20th-century, the existing building on the Subject Site underwent a number of modifications. Although the municipal building records for the property were limited to the 1952 building and later additions, archival aerial photographs indicate the construction of an addition to the rear (south) of the 1952 office building in the late 1970s (see Figures 13 and 22). By 1988, another larger addition and exterior stairwell were constructed to the rear and west of the late-1970s addition (see Figures 13 and 23).

In 1993, another south addition was constructed, connecting the complex at 17 St. Andrew Street to the building at 25 St. Andrew Street. As part of this addition, an exterior stairwell at the west elevation of the office building was also constructed. City of Toronto Directories indicate the presence of intermittent residential uses at 19 and 25 St. Andrew Street through the 1990s. However, by 2000, the parcel was subdivided again; the parcel previously known as 25 St. Andrew Street became 23 St. Andrew Street, and the existing building was removed and replaced with surface parking.

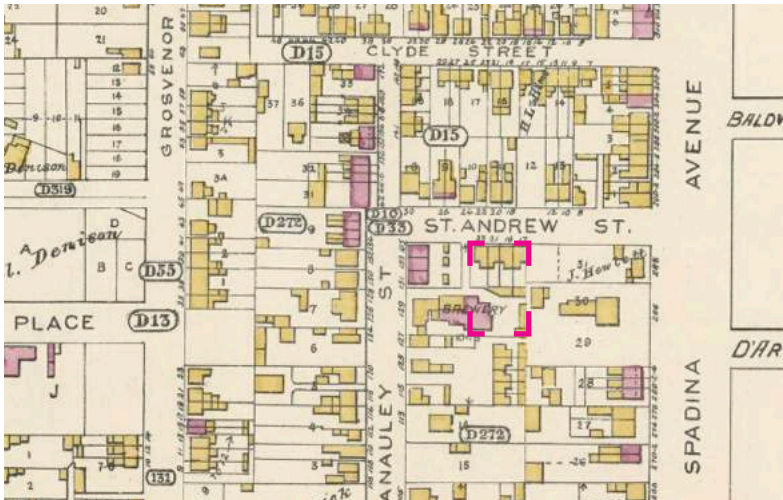
In 2014, the principal (north) elevation of 17 St. Andrew Street was modified through the introduction of a large commercial display window with metal cladding, to suit commercial retail. St. Andrew Poultry continued to operate in the existing building at 17 St. Andrew Street until 2015. The building has remained vacant since this time.



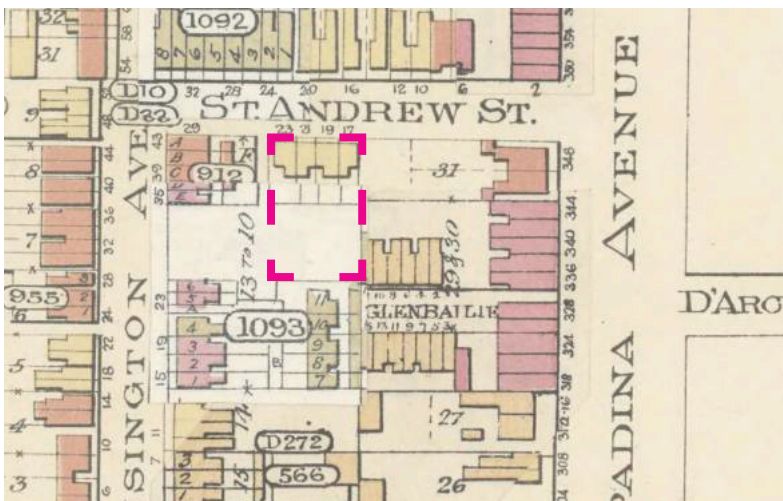
- 1952
- 1970s
- 1988
- 1993
- 17 St. Andrew Street (the Subject Site)
- 23 St. Andrew Street (formerly 25 St. Andrew St.)

13. Aerial photograph showing the Subject Site and existing building, with construction dates indicated. (Source: Google Earth, annotated by ERA architects).

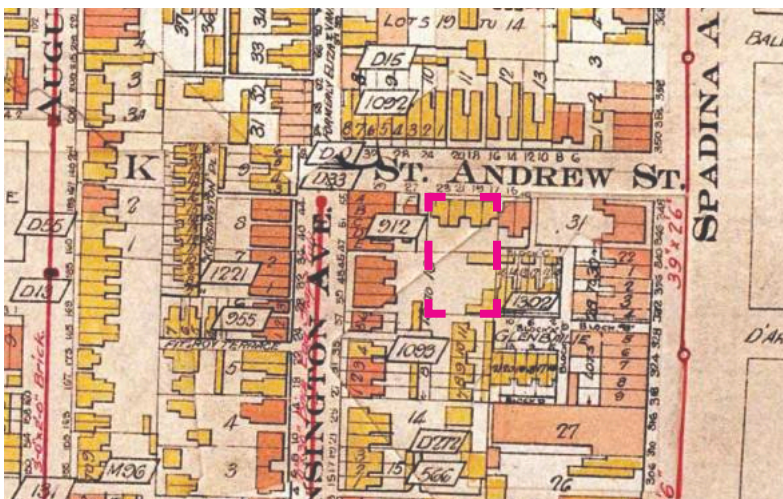
## Site Evolution



14. 1884 Goads Fire Insurance Plan showing the location of the Subject Site in pink. (Source: City of Toronto Archive, annotated by ERA Architects).

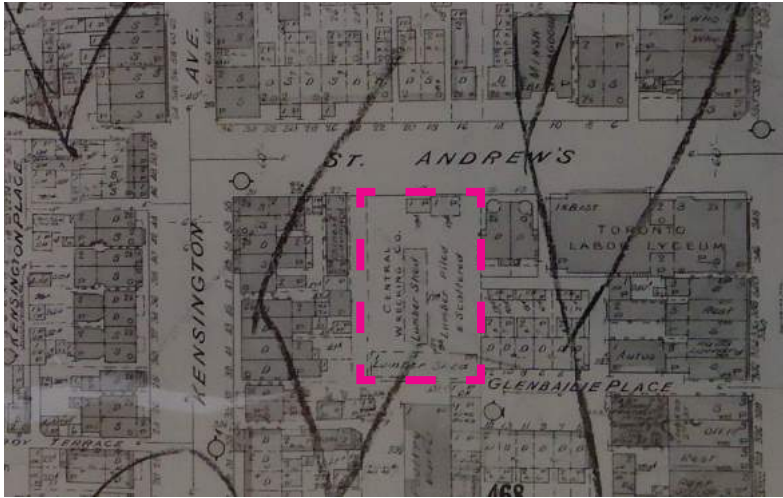


15. 1903 Goads Fire Insurance Plan showing the location of the Subject Site outlined in pink. (Source: City of Toronto Archive, annotated by ERA Architects).

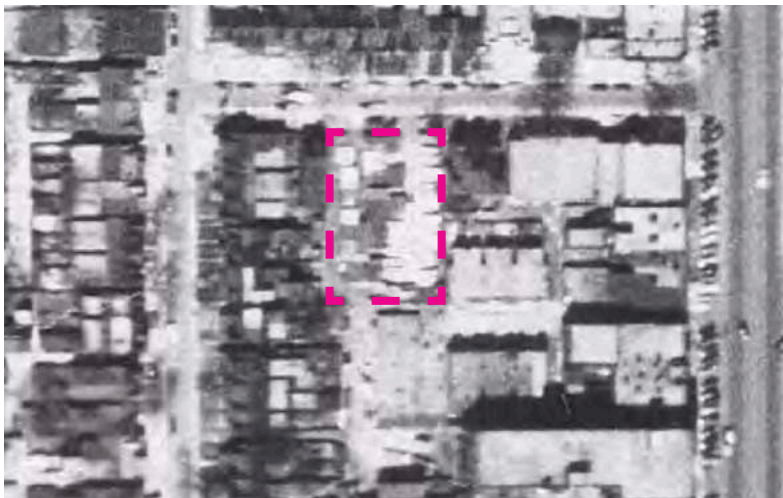


16. 1924 Goads Fire Insurance Plan showing the location of the Subject Site outlined in pink. (Source: City of Toronto Archive, annotated by ERA Architects).

## Site Evolution



17. 1945 fire insurance plan with the Subject Site outlined in pink. (Source: City of Toronto Archive, annotated by ERA Architects).



18. 1950 aerial photograph with the Subject Site outlined in pink. Note that at this time the western portion of the Subject Site contains the Central Lumber Co. structures and there are no buildings on the eastern portion. (Source: City of Toronto Archive, annotated by ERA Architects).



19. 1956 aerial photograph with the Subject Site outlined in pink. Note the presence of a number of structures on the Subject Site, including the existing building at the northeast corner of the Site. (Source: City of Toronto Archive, annotated by ERA Architects).

## Site Evolution



20. 1967 aerial photograph with the Subject Site outlined in pink. Note the removal and replacement of the buildings on the western and southern portions of the Subject Site, and the remaining structure at the north eastern corner, with frontage onto St. Andrew Street. (Source: City of Toronto Archive, annotated by ERA Architects).



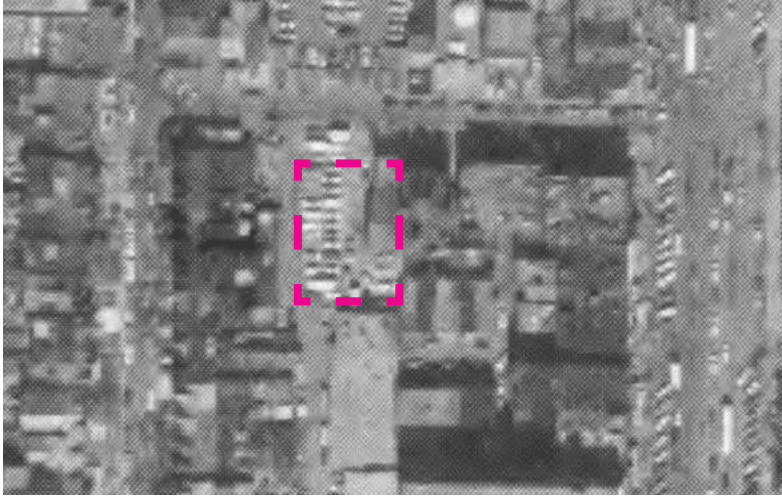
21. 1970 aerial photograph with the Subject Site outlined in pink. (Source: City of Toronto Archive, annotated by ERA Architects).



22. 1977 aerial photograph with the Subject Site outlined in pink. Note the addition at the rear (south) of the 1952 building. (Source: City of Toronto Archive, annotated by ERA Architects).



## Site Evolution



23. 1989 aerial photograph with the Subject Site outlined in pink. Note the construction of an addition to the rear of the building. (Source: City of Toronto Archive, annotated by ERA Architects).



24. 1992 aerial photograph with the Subject Site outlined in pink. Note the construction of an addition to the rear of the 1980s additions, as well as at the southwest corner of the Subject Site. (Source: City of Toronto Archive, annotated by ERA Architects).

## 2.3 Design

The Subject Site currently contains a 2 storey commercial building. The building is rectangular in plan and comprised of a number of additions built between 1952 and 1993 (see Figure 13).

The building is primarily clad in red brick masonry and features minimal architectural detailing. The building's principal (north) elevation has been heavily modified and features a glazed commercial storefront with a painted concrete wall at grade, in addition to two vinyl windows with stone sills at the second storey. The west elevation features two projecting bays at-grade, the southern bay containing a large loading door and entrance. The second storey features a number of window openings with straight soldier course brick sills, in addition to a former window opening that has been modified into a door.

The rear (south) elevation is constructed of painted red brick and features cinder block infilling at the opening to the former building at 23 St. Andrew Street. The east elevation, also clad in red brick masonry, features several small openings at both the first and second storeys, likely added to accommodate mechanical and ventilation requirements.

## 2.4 Architect

A review of Municipal Building Records indicates that the two storey office building constructed on the Subject Site in 1952 was designed by E. I Richmond Architects. The firm remains active as Richmond Architects Ltd.

Municipal Building Records further indicate that the 1993 addition to the rear of the existing building was designed by Domenic Amato Architect Inc.

### 3 ASSESSMENT OF EXISTING CONDITION

This visual building condition assessment was carried out on September 4, 2019. The review was conducted from grade, and the interior was not viewed. The operability of doors and windows was not checked.

Constructed in phases between 1952 and the 1990s, 17 St. Andrew Street is a two storey brick building. The building is generally in fair condition, with a limited number of building elements in poor condition.

The brick masonry at the north elevation features a number of small holes and open joints, and has been painted. Brick deterioration was observed at the east side of the north elevation (Figure 23) in addition to vegetation, which has likely further damaged the brick. However, no cracks or evidence of movement were observed and the straight soldier course lintels at the second storey appear to be in fair condition. The building's north elevation features a large window opening at grade and two windows at the second storey with stone sills that have been painted; all are in good condition.

The brick masonry at the northern portion of the west elevation is painted and is generally in good condition. However, the sealant between the northern portion of the west elevation and rear additions is in poor condition with continuous cracks observed.

The remainder of the brick masonry at the west elevation is unpainted and generally in fair condition, with some chipped and cracked units observed. The brick masonry and concrete sill at the loading door have been damaged and are in poor condition (Figure 26). A former window opening at the second storey has been converted to a door, although the infill was poorly executed; the door is crooked and the wood jams have deteriorated and are in poor condition (Figure 24). In addition, the concrete stair at the southwest corner of the building is in poor condition; its bottom treads have hollowed out and the brick masonry has been damaged by the removal of the railing (Figure 25).

The rear (south) elevation is comprised of a mix of brick and cinder block masonry, both of which are in generally good condition. The cinder block masonry has largely been painted, and there are exposed brick joints indicating the building's former connection to the building at 25 St. Andrew Street (Figure 27).

Access to the east elevation was restricted, although two small openings (likely non-original) were observed, in addition to extensive vegetation along the northern portion of the elevation.

#### DEFINITION OF TERMS

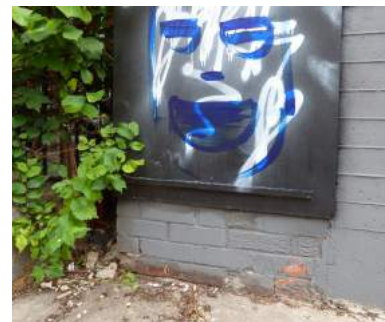
*The building components were graded using the following assessment system:*

*Good: Normal result. Functioning as intended; normal deterioration observed; no maintenance anticipated within the next five years.*

*Fair: Functioning as intended; Normal deterioration and minor distress observed; maintenance will be required within the next three to five years to maintain functionality.*

*Poor: Not functioning as intended; significant deterioration and distress observed, maintenance and some repair required within the next year to restore functionality.*

*Defective: Not functioning as intended; significant deterioration and major distress observed.*



25. Deteriorated brick at the east corner of the north elevation. (Source: ERA Architects).

Parging at base of all elevations is in fair condition, with deterioration limited to the area underneath the loading door on the west elevation. Parapet flashings are generally in good condition, with some upturning observed at the west elevation only.

A preliminary inspection of the roof condition was undertaken from the adjacent parking garage. The roof appears to have been built up over time, likely consisting of modified bitumen or similar, and is in fair condition. Ponding was observed, suggesting an inadequate slope and/or drainage.



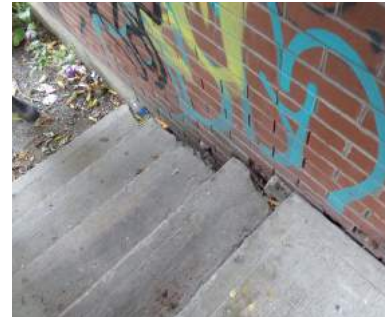
26. Window opening at the west elevation that was converted to a door. Note the poor condition of the brick surround (Source: ERA Architects).



28. Photo showing the poor/damaged condition of the masonry and concrete sill at the loading door at the west elevation (Source: ERA Architects).



29. The west side of the south elevation; note the mix of brick masonry and cinder block infilling, in addition to the remnants of a connecting wall to the former building at 23 St. Andrew Street (Source: ERA Architects).



27. Damaged concrete stairs at the rear (south) of the west elevation (Source: ERA Architects).

## 4 HERITAGE POLICY REVIEW

The following were among the sources reviewed in preparing this HIA:

- Standards and Guidelines for the Conservation of Historic Places in Canada (2011);
- The Province of Ontario’s Provincial Policy Statement for the Regulation of Development and Land Use (2014);
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019);
- City of Toronto Official Plan, Section 3.1.5 (Consolidated June, 2015);
- TOcore Downtown Plan (2019);
- Site and Area Specific Policy 197: Kensington Market
- Kensington Market Heritage Conservation District Study (August 2017);
- Kensington Market Heritage Conservation District Study Area By-law no. 1272-2018 (Appendix B);
- Heritage Impact Assessment Terms of Reference, City of Toronto (Appendix A);
- Kensington Market National Historic Site Statement of Significance (2009) (Appendix C);
- City of Toronto Heritage Register;

### 4.1 Review of Key Heritage Policy

#### *Provincial Policy Statement (PPS) (2014)*

Section 1.7.1 of the PPS addresses cultural heritage, stating that long-term economic prosperity should be supported by:

*Encouraging a sense of place, by promoting well-designed built form and cultural planning, and by conserving features that help define character, including built heritage resources and cultural heritage landscapes;*

Section 2.6 provides further direction regarding cultural heritage resources. Policy 2.6.1 states:

*Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*

Further, policy 2.6.3 states:

*Planning authorities shall not permit development and site alteration on adjacent lands to protected heritage property except where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.*

### *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)*

A Place to Grow is the Ontario government's initiative to plan for growth and development in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life.

Section 4.2.7 of the Growth Plan addresses cultural heritage, and states:

*Cultural heritage resources will be conserved in order to foster a sense of place and benefit communities, particularly in strategic growth areas.*

### *City of Toronto Official Plan*

Chapter 3.1.5 of the City of Toronto Official Plan (consolidated June 2015) contains policies relating to development on or adjacent to heritage properties. Policy 5 states:

*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. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.*

Policies 22-25 of OP Chapter 3.1.5 specifically relate to Heritage Impact Assessments. Policy 23 states:

*A Heritage Impact Assessment will evaluate the impact of a proposed alteration to a property on the Heritage Register, and/or to properties adjacent to a property on the Heritage Register, to the satisfaction of the City.*

Policy 26 states:

*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.*

Regarding development within an Heritage Conservation District, Policy 32 states:

*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.*

### *TOcore (OPA 406) Minister Approved*

TOcore is a 25-year plan for Toronto's Downtown which provides detailed direction on the appropriate scale and location of future growth. City Council adopted the Downtown Plan Official Plan Amendment (OPA 406) on July 27, 2018. OPA 406 includes amendments to Section 2.2.1 and Map 6 of the OP, and a new Secondary Plan for Downtown.

OPA 406 was submitted to the Ministry of Municipal Affairs and Housing for review and approval pursuant to Section 26 of the Planning Act, and received Ministerial approval, with significant modifications, on June 5, 2019.

The Downtown Plan recognizes the continued growth of different scales and types of buildings. Section 9 provides direction on built form:

Policy 9.1.4 states:

*Development will be encouraged to demonstrate a high standard of heritage conservation.*

Policy 9.11 states:

*Development on sites that include or are adjacent to properties on the Heritage Register will include base buildings that are compatible with the streetwall height, articulation, proportion, materiality and alignment thereof.*

#### *Site and Area Specific Policy 197: Kensington Market*

The Subject Site is contained within the boundaries of Site and Area Specific Policy (SASP) 197. SASP 197 contains policies to guide new development in the Kensington Market area, and states:

*Any public or private developments and works should be consistent with the special characteristics of the area, including:*

- a) low scale buildings with retail at grade;*
- b) Minimal setbacks; and*
- c) open air display of goods on the boulevard.*

SASP 197 does not contain policies relating to heritage conservation.



### *Kensington Market HCD Study (2017)*

The Kensington Market Heritage Conservation District Study was prepared by Taylor Hazell Architects with Urban Strategies Inc. and Archaeological Services Inc. in 2017. The purpose of the HCD Study was to provide historical research on and describe the evolution, built fabric and public realm character of the Kensington Market area, bounded by Dundas Street West, Spadina Avenue, College Street, and Bathurst Street.

The HCD Study provides recommendations for the Plan phase of the Kensington Market HCD, including a draft Statement of Significance for the study area (attached to this report as Appendix D) and proposed objectives for the proposed HCD Plan. It does not contain draft policies or guidelines, and does not identify contributing and non-contributing properties.

The HCD Study does provide recommendations for select properties to be included on the City of Toronto Heritage Register. To date, Council has not included these properties on the Heritage Register.

The Kensington Market HCD Study was initiated in Spring 2016, and was endorsed by the Toronto Preservation Board in September 2017 with a recommendation to proceed to Plan phase. The draft HCD Plan is currently in progress and the City anticipates its completion by the end of 2019. Once complete, the draft HCD Plan will be released for public review and later considered by Toronto Preservation Board, Toronto East York Community Council and City Council.

### *Kensington Market HCD Study Area By-law 1272-2018*

On July 23, 2018, City Council enacted By-law No. 1272-2018 under Part V of the Ontario Heritage Act, prohibiting the demolition or removal of any buildings or structures on commercial and mixed-use properties within the Kensington Market HCD Study Area for a period of one year.

## 5 STATEMENT OF SIGNIFICANCE

As the Subject Site is not a municipally recognized heritage property, a Statement of Significance has not been prepared by City Staff.

## 6 CULTURAL HERITAGE VALUE ASSESSMENT

As part of this report, an assessment of the cultural heritage value of 17 St. Andrew Street under Ontario Regulation 9/06 was undertaken for the purpose of due diligence. The results of the 9/06 evaluation undertaken by ERA Architects are as follows:

### 6.1 9/06 Heritage Evaluation: 17 St. Andrew Street

#### 1. The property has design value or physical value because it:

- i. is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;
- ii. displays a high degree of craftsmanship or artistic merit, or;
- iii. demonstrates a high degree of technical or scientific achievement

17 St. Andrew Street is a two storey commercial building constructed in 1952, with additions constructed in the late 1970s, 1988 and 1993. The building is modest in materiality, with red brick cladding throughout and some stone sills, and a minimum of architectural detailing.

The building is utilitarian and was constructed in phases through the 20th-century to suit commercial needs. The principal (north) elevation was heavily modified in 2015 through the addition of contemporary glazing and a concrete wall. In addition, the south elevation was infilled with cinder block following the demolition of the adjacent and connected building at 23 St. Andrew Street around this time. As such, the building is not considered a unique, representative or early example of an architectural style.

The property does not reflect a high degree of craftsmanship, artistic merit, or technical achievement.

#### 2. The property has historical value or associative value because it:

- i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;
- ii. yields, or has the potential to yield information that contributes to an understanding of a community or culture, or;
- iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.

While the long-term tenancy and ownership of the Kensington Packing Co. (later St. Andrew Poultry) from 1962-2015 may yield general information about the commercial history and growth of Kensington Market through the late 20th-century, this link is not considered to be of significant cultural heritage value. Further historical research into the property has not revealed any other significant links with a theme, event, belief, person, activity, organization, or institution that is known to be meaningful to a community. Municipal Building Records indicate the architect of the office building at the northeast corner of 17 St. Andrew Street is E. I. Richmond. While the firm is still active (as Richmond Architects Ltd.), it is not known to be significant to the community, nor does the firm feature prominently among the period's architectural literature, publications or awards.

### 3. The property has contextual value because it:

- i. is important in defining, maintaining, or supporting the character of an area;*
- ii. is physically, functionally, visually, or historically linked to its surroundings, or;*
- iii. is a landmark.*

St. Andrew Street, is characterized by a heterogeneous mix of low-rise mixed-use buildings, dating from the early-to-mid-20th-century. While 17 St. Andrew Street supports the character of the street and the larger Kensington Market area through its scale and former use, the building is unremarkable for the area and is not considered to be important in defining or maintaining the character of the area.

Like most buildings, 17 St. Andrew Street is functionally, visually, and historically linked to its surroundings. However, these links are not considered to be of significant cultural heritage value.

The property at 17 St. Andrew Street is not a landmark.

#### **Summary Statement:**

In conclusion, the above evaluation for 17 St. Andrew Street under Ontario Regulation 9/06 reveals that while the property possesses minimal historical value for its long-term tenancy and association with the growth of Kensington Market through the mid-to-late 20th-century, the property does not possess significant design or contextual value. As such, it is our opinion that the property is not considered to be a significant cultural heritage resource, and does not merit individual designation under Part IV of the Ontario Heritage Act.

## 7 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development, as shown in the architectural drawings prepared by SvN dated August 22, 2019 and included in Appendix E, contemplates the removal and replacement of the existing two storey building on the Subject Site with a five storey plus mechanical/amenity penthouse mixed-use building containing residential and commercial uses.

As drawn, the proposed development is rectangular in plan and massing, with frontage onto St. Andrew Street and a laneway at the west of the Subject Site. The proposed building is comprised of a three storey base, above which is a two storey volume and mechanical penthouse with indoor and outdoor amenity space.

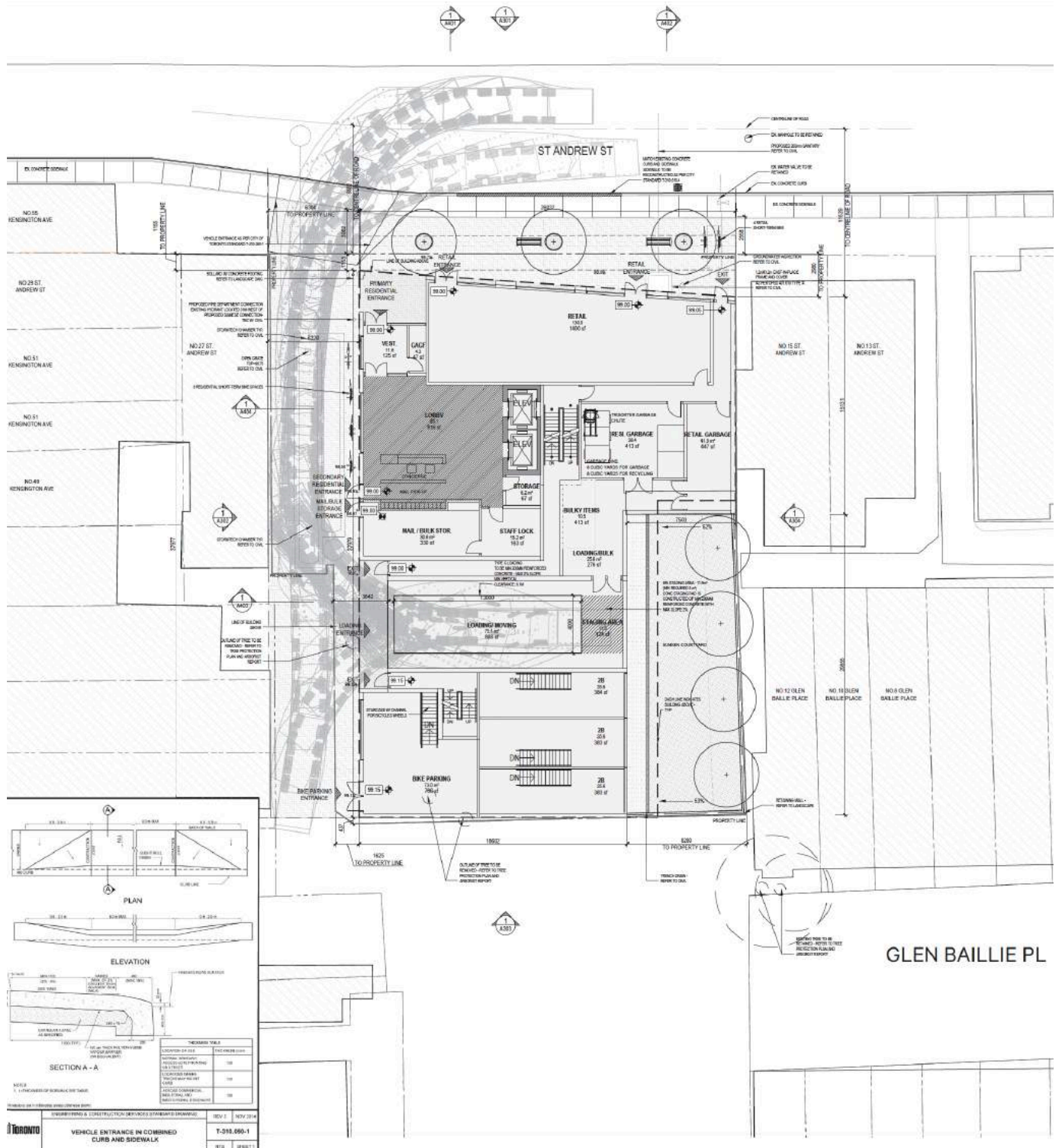
At grade, the proposed development has a variable setback of 1.2m-2.9m from the north property line and a 6.3m setback from the west property line. The northern setback is increased at the east property line to allow for three-dimensional legibility of architectural features, specifically the turret, of the adjacent property at 13-15 St. Andrew Street. In addition, a sunken courtyard at the southeast corner of the building creates a setback of approximately 7.5m-8.2m from the east property line.

The proposed development is stepped back along the north, east and west elevations at the fourth storey, and along the south elevation at the fifth storey.

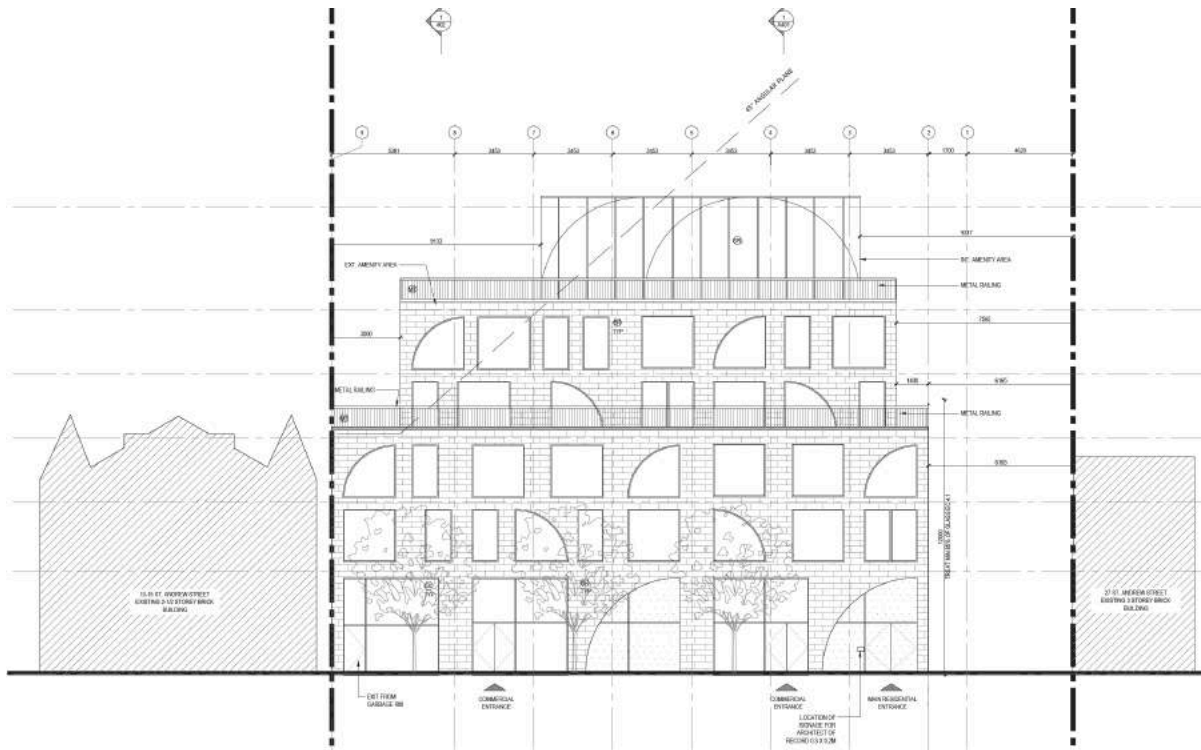
The building is proposed to be clad in brick with glazing throughout, spandrel glass wrapping the mechanical penthouse, and metal detailing. The building incorporates alternating arched and rectilinear window openings along the west and north elevations, and rectilinear window openings at the south and east elevations.

The proposed building contains retail uses and a residential lobby at grade, while floors 2-5 contain residential uses intended for use as private student residences. The roof of the fifth storey contains indoor and outdoor amenity spaces, in addition to a mechanical penthouse.

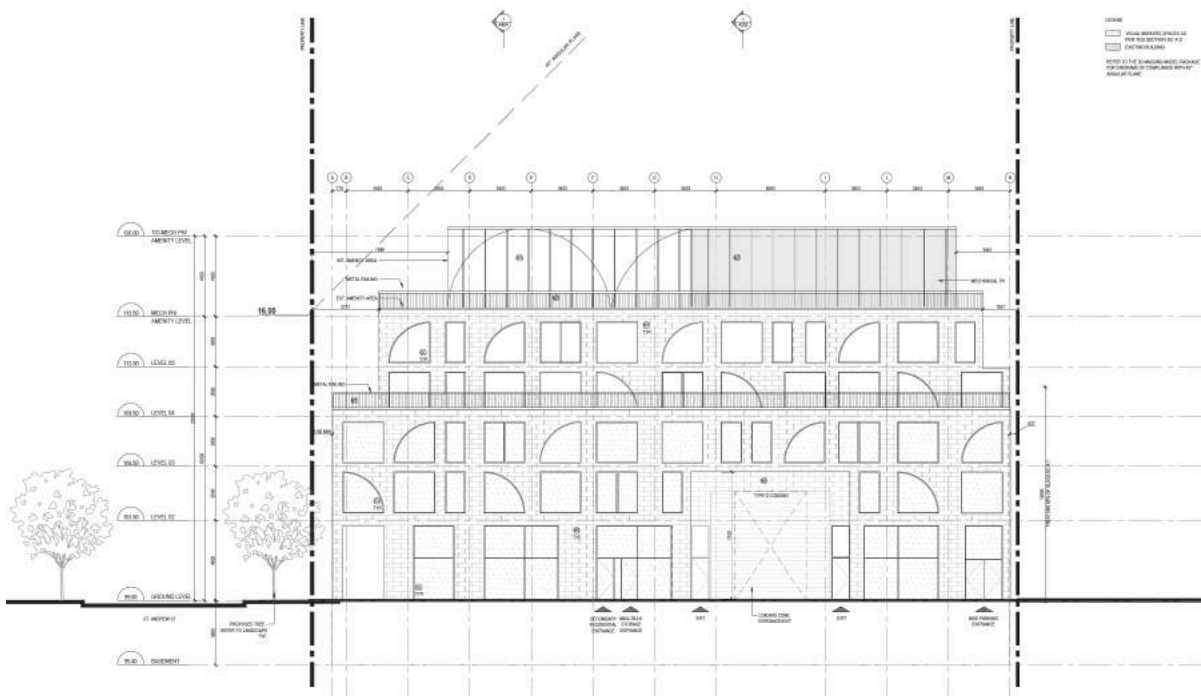
The primary entrance to the residential lobby is located at the northwest corner of the proposed building with frontage onto St. Andrew Street, in addition to a secondary entrance at the west elevation with frontage onto the laneway. Entrances to the at-grade retail are located along the north elevation of the proposed development, with frontage onto St. Andrew Street. Vehicular access to the loading and services area is located adjacent to the laneway at the west of the Subject Site.

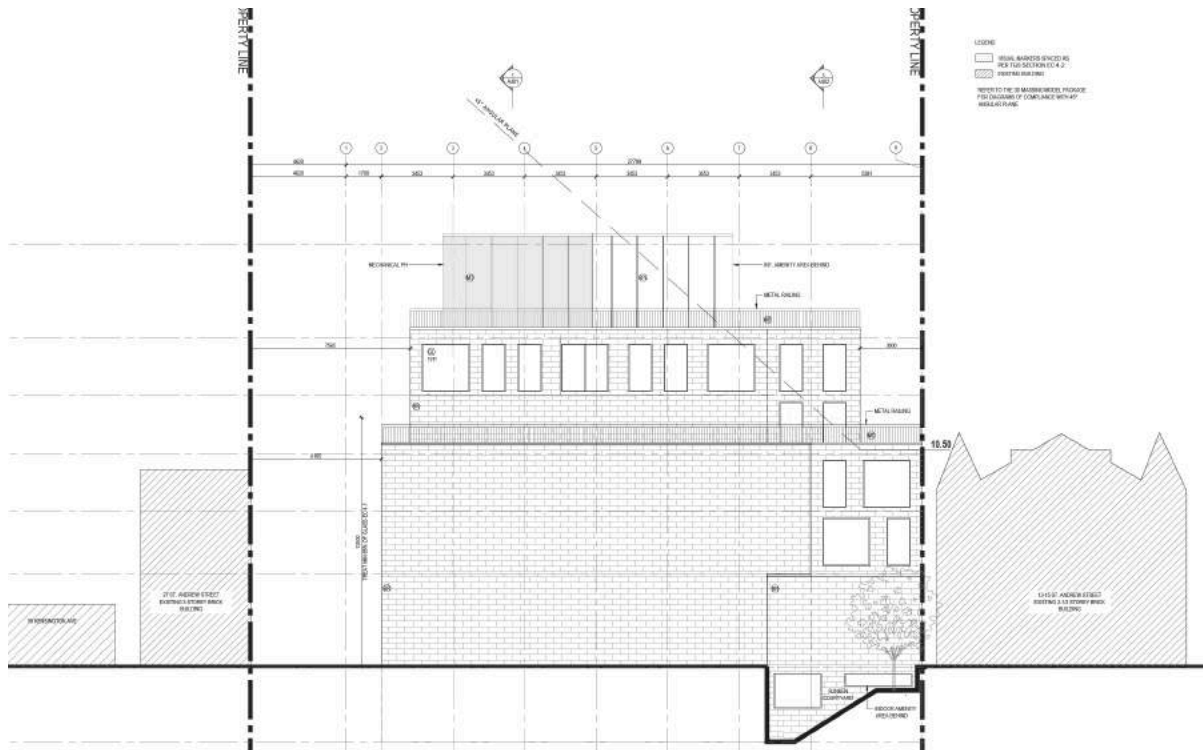


30. Site plan of the proposed development (Source: SvN).



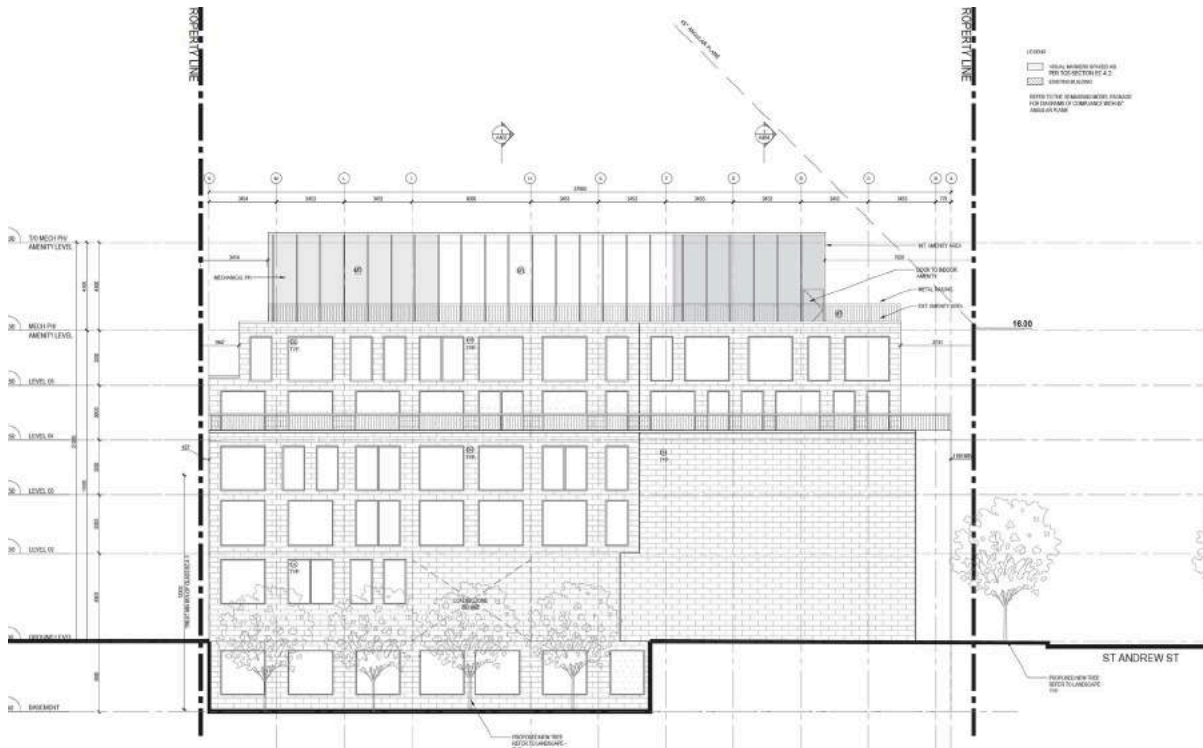
31. (Top) North elevation of the proposed development (Source: SvN).
32. (Bottom) West elevation of the proposed development (Source: SvN).





33. (Top) South elevation of the proposed development (Source: SvN).

34. (Bottom) East elevation of the proposed development (Source: SvN).







- 35. (Top) View of the proposed development looking southeast; note the legibility of the turret at 13-15 St. Andrew Street. (Source: SvN).
- 36. (Bottom) View of the proposed development looking southwest (Source: SvN).



## 8 DEVELOPMENT IMPACT & MITIGATION STRATEGIES

The anticipated impacts of the development proposal on on-site and adjacent heritage resources, along with measures taken to mitigate these impacts, are summarized below.

### 8.1 Development Impacts

As described in Section 7.0 of this report, the proposed development removes and replaces the existing two storey building at the Subject Site with a five storey plus mechanical/amenity penthouse mixed-use building containing commercial and residential uses.

17 St. Andrew is not a municipally recognized heritage property. An assessment of 17 St. Andrew Street under Ontario Regulation 9/06 presented in Section 6.0 of this report concludes that while the property has minimal associative value, it does not possess design or contextual value and is therefore not considered a significant cultural heritage resource meriting designation under Part IV of the OHA. As such, no impact is anticipated as a result of the proposed demolition of 17 St. Andrew Street.

Contemporary in its design and materiality, the proposed infill development is compatible with the varied and evolving streetscape of St. Andrew Street. While the proposed development introduces a new building at 17 St. Andrew Street, the design incorporates stepbacks at the fourth storey of the north, east, and west elevations that generally reflect the low-rise scale of St. Andrew Street. Further, the proposed development will maintain commercial uses at grade, with frontage onto St. Andrew Street.

#### *Adjacent Heritage Resources*

The proposed redevelopment of 17 St. Andrew Street will not negatively impact the cultural heritage value of the adjacent heritage property at 10 St. Andrew Street, as a result of the approximately 12m separation distance provided by the St. Andrew Street right-of-way.

In addition, the proposed redevelopment is mindful of the potential cultural heritage value of the properties at 5, 7, 9, 11, 13 and 15 Glen Baillie Place, which were recommended for inclusion on the City of Toronto Heritage Register in the Kensington Market HCD Study. Potential impacts to these properties are addressed through the incorporation of a sunken garden at the southeast corner of the Subject Site, and a stepback along the south elevation at the fifth storey.

## *Shadow Study*

As indicated in the shadow study prepared by SvN Architects, the proposed development casts new net shadows on the adjacent heritage property at 10 St. Andrew Street on December 21 between 1:18pm and 3:18pm. ERA Architects finds that the new net shadows cast by the proposed development do not adversely impact the cultural heritage value of the adjacent heritage property at 10 St. Andrew Street.

The proposed development does not cast new net shadows on the properties recommended for inclusion on the Heritage Register at 5, 7, 9, 11, 13 and 15 Glen Baillie Place and, as such, do not adversely impact the potential cultural heritage value of the properties.

Refer to Appendix F for a copy of the shadow study.

## 8.2 Mitigation Measures

The proposed development incorporates a number of design considerations intended to mitigate impact on the cultural heritage value of the adjacent heritage resource. These mitigation measures provide a thoughtful design response to the existing built form and ensures the proposed development is compatible with the character of the surrounding neighbourhood. These mitigation measures include:

- Redevelopment of a non-heritage property within the Kensington Market HCD Study area conserves adjacent recognized heritage resources, mitigating the impact on the proposed heritage value and character of the HCD Study area;
- The existing 12 metre right-of-way mitigates impact on the adjacent heritage resource at 10 St. Andrew Street;
- The design of the low-rise base of the proposed development is compatible with the existing scale of St. Andrew Street and reflects the street's varied architectural character;
- As described in Section 7.0, the stepbacks above the fourth storey at the north, west and east elevations, further break up the massing of the proposed building and reduce its perceived scale;

- The combination of the proposed sunken courtyard at the southeast corner and stepbacks at the fourth and fifth stories along the east and south elevations address the potential visual impact on the potential cultural heritage value of the properties recommended for inclusion on the Heritage Register at 5, 7, 9, 11, 13 and 15 Glen Baillie Place;
- The angled stepback along the north elevation at the fourth storey responds to comments by City staff and mitigate any potential visual impact on the architectural features, specifically the turrets, of the adjacent property at 13-15 St. Andrew Street;
- The incorporation of vertically separated bays with commercial uses at-grade is appropriate for the fine-grained commercial character of St. Andrew Street; and,
- The materiality of the proposed development, including masonry, contemporary glazing and metal detailing, reflects and responds to the character and materiality of St. Andrew Street and the Kensington Market area, generally.

### *Recommended Mitigation Measures*

As work progresses to the detailed design stage, it is recommended that selected materials be contemporary in nature and distinguishable from adjacent heritage fabric.

## 8.3 Heritage Policy Discussion

### *Provincial Policy Statement*

Consistent with the PPS, the mitigation measures outlined above ensure that the proposed development conserves the significant built heritage resource adjacent to the Subject Site at 10 St. Andrew Street.

### *A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019)*

In accordance with the Growth Plan, the mitigation measures outlined above ensure that the proposed development conserves cultural heritage resources in order to foster a sense of place and benefit communities in the Financial and Entertainment Districts.

### *Official Plan*

This Heritage Impact Assessment has been prepared to evaluate the impacts of the development proposal on the cultural heritage value of the adjacent heritage property at 10 St. Andrew Street and hence fulfills Policies 5, 23, and 32 of Official Plan Chapter 3.1.5.

In summary, the development proposal and its design response to the surrounding built form context, presented in this report, fulfills the intent of policies found in Official Plan Chapter 3.1.5, by ensuring that the proposed development conserves the integrity, cultural heritage value, attributes and character of adjacent heritage properties, and by ensuring that visual and physical impacts on these heritage properties are mitigated (see Ch. 3.1.5 policies 5 & 26).

### *TOcore (OPA 406)*

The development proposal, and its design response to the surrounding built form context, presented in this report fulfills the intent of the policies described in Section 9.0 of OPA 406, and reproduced in Section 4.0 of this report. Specifically, the proposal meets the intent of policies regarding construction on or adjacent to properties on the Heritage Register by ensuring that the proposed development incorporates appropriate transitions in scale, and is compatible with adjacent identified heritage properties.

### *Provincial Policy Statement, 2014*

**Built heritage resource:** means a building, structure, monument, installation or any manufactured remnant that contributes to a property's cultural heritage value or interest as identified by a community, including an Aboriginal community. Built heritage resources are generally located on property that has been designated under Parts IV or V of the Ontario Heritage Act, or included on local, provincial and/or federal registers.

**Conserved:** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the Ontario Heritage Act. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments.

**Significant:** means, in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

*Criteria for determining significance for the resources identified in sections (c)-(e) are recommended by the Province, but municipal approaches that achieve or exceed the same objective may also be used.*

*While some significant resources may already be identified and inventoried by official sources, the significance of others can only be determined after evaluation.*

### *Kensington Market HCD Study (2017)*

The development proposal, and its design response to the surrounding built form context, presented in this report are consistent with the intent of the proposed objectives contained within the Kensington Market HCD Study. Specifically, the design of the proposed development maintains and respects the scale of St. Andrew Street while supporting the ongoing, organic evolution of the District with a variety of uses.

While the HCD Study provides a draft Statement of Significance for the study area, the Study does not provide a definition or description of the cultural heritage value or character of St. Andrew Street. As such, the proposed development is considered consistent with and appropriate for the existing, varied character of the street.

It is anticipated that the draft Statement of Significance and proposed objectives contained within the Kensington Market HCD Study may inform the policies and guidelines of a future HCD Plan; however, a draft Plan has not been released for review, or considered by City Council. As such, no draft policies or guidelines are available to review as part of this HIA.

## 9 CONSERVATION STRATEGY

As the Subject Site is neither designated under Part IV of the OHA, or listed on the Toronto Heritage Register, a conservation strategy is not required.

## 10 CONCLUSION

This report finds that the development proposal for 17 St. Andrew Street conserves the cultural heritage value of the adjacent heritage resource at 10 St. Andrew Street, and appropriately responds to the area's existing built form character, while allowing for intensification of the Subject Site within its emerging policy context.

An evaluation of 17 St. Andrew Street's potential cultural heritage value under Ontario Regulation 9/06 finds that the property does not contain sufficient design, associative or contextual value to merit designation under Part IV of the OHA, and is not considered a significant cultural heritage resource. As a result, the removal and replacement of the building at 17 St. Andrew Street is not considered a negative impact, and does not have an adverse impact on the adjacent heritage property at 10 St. Andrew Street.

A number of design measures have been incorporated into the development proposal, providing a thoughtful response to the existing built form character of the area. This includes a base with setbacks above, at-grade commercial uses and building materials that reflect the existing varied low-rise built form and fine-grained commercial uses of St. Andrew Street.

The development proposal, and its design response to the surrounding built form context meets the spirit of the draft Statement of Significance and proposed objectives contained within the Kensington Market HCD Study. As a result, the proposed development is found to conform with in-force and emerging provincial policy directives, Official Plan heritage policies, and relevant municipal design guidelines.

### *Further Reports and Studies*

At this time, no further heritage-related reports or studies are recommended.



## Project Personnel

*Graeme Stewart, Principal, OAA MRAIC RPP MCIP CAHP*

Graeme Stewart is a registered architect and planner and is a Principal at ERA Architects. Graeme has been involved in numerous urban design, cultural planning, conservation and architecture projects with particular focus on neighbourhood design and regional sustainability. Graeme was a key initiator of the Tower Renewal Project. This initiative in modern heritage and community reinvestment examines the future of Toronto's remarkable stock of modern tower neighbourhoods in collaboration with the United Way, City of Toronto, Province of Ontario, University of Toronto, and other partners.

Graeme is also the co-editor of *Concrete Toronto: A Guidebook to Concrete Architecture from the Fifties to the Seventies*. He is a regular lecturer in the Toronto Area's Universities and Colleges and has been a sessional instructor at the Daniels Faculty of Architecture at the University of Toronto. Graeme is a founding director of the Centre for Urban Growth and Renewal (CUG+R), an urban research organization formed by ERA and planningAlliance in 2009. In 2010, he was recipient of an RAIC National Urban Design Award for his ongoing research and design work related to Tower Renewal, and in 2014 received the Jane Jacobs Prize.

Graeme has studied architecture in Canada and Germany and received his Master of Architecture from the University of Toronto.

*Julie Tyndorf, Associate, MCIP RPP CAHP*

As an Associate with ERA Architects, Julie Tyndorf MCIP, RPP, CAHP, engages in the field of heritage conservation through urban planning. Her key areas of focus are on municipal heritage policies and the heritage approvals process as they relate to new development. Julie specializes in the interpretation and preparation of complex policy and assessment documents, and works with property owners on the adaptive reuse and rehabilitation of heritage buildings in evolving urban environments.

In addition to her position at ERA, Julie is actively involved with the School of Urban and Regional Planning at Ryerson University as a sessional lecturer, as the past Chair of the Ryerson Planning Alumni Association, and as a mentor to current students and recent grads from Ryerson's undergraduate and graduate-level planning programs.

Julie is a member of the Canadian Institute of Planners, a Registered Professional Planner with the Ontario Professional Planners Institute, and a Professional Member of the Canadian Association of Heritage Professionals.

#### *Ori Abara, Project Manager, RPP, MCIP*

Ori is a planner with ERA who holds a Bachelor of Environmental Studies, Honours Planning from the University of Waterloo. Her interest in cultural heritage is linked to its ability to bring communities together through storytelling of the past and as part of the building blocks of the future. Prior to joining ERA, she started her career working across Western Canada as a land use planning consultant. She brings previous experience in land development, community design, municipal planning, and public engagement to her practice at ERA. Ori is a member of the Canadian Institute of Planners and a Registered Professional Planner in Ontario.

#### *Brendan McCabe*

Brendan holds a BA Urban Studies from the University of Calgary. Before joining ERA Brendan helmed an NPO focused on the interlocking spheres of arts, identity, and the built environment in Calgary AB. His passion and appreciation for the social fabric inherent to urban life, in addition to his public engagement and teaching experiences throughout Canada, inform both his planning theory and practice.

#### *Yuki Naganuma*

Yuki is a member of the urban planning team at ERA Architects. She holds a Post-Baccalaureate degree in Urban and Regional Planning from Ryerson University, as well as a Bachelor of Arts in Political Science from the University of Waterloo. Prior to joining ERA, she had worked in municipal heritage planning in the Niagara Region, where she was exposed to the connection between heritage and economic development. Her current interests lie in the adaptive reuse of heritage structures as a tool towards economic development and place-making for local communities.

#### *Nathan Petryshyn*

Nathan is a student intern at ERA Architects and is currently completing his Masters of Urban Planning at Ryerson University. He holds a Bachelor of Fine Arts from the University of Regina in Printmaking and Arts Administration. His interests in heritage planning and adaptive reuse projects as they relate to sustainable development have led him to the planning profession and an internship placement with ERA Architects.

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# APPENDICES

# APPENDIX A

## Heritage Impact Assessment Terms of Reference, City of Toronto (2014)

<p><b>Study</b></p>	<p style="text-align: center;"><b><i>Heritage Impact Assessment</i></b></p> <p style="text-align: right;">Updated: March 2010</p>
<p><b>Description</b></p>	<p>A Heritage Impact Assessment (HIA) is a study to evaluate the impact the proposed development or site alteration will have on the cultural heritage resource(s) and to recommend an overall approach to the conservation of the resource(s). This analysis, which must be prepared by a qualified heritage conservation professional, will address properties identified in the City of Toronto’s <i>Inventory of Heritage Properties</i> (which includes both listed and designated properties) as well as any yet unidentified cultural heritage resource(s) found as part of the site assessment.</p> <p>This study will be based on a thorough understanding of the significance and heritage attributes of the cultural heritage resource(s), identify any impact the proposed development or site alteration will have on the resource(s), consider mitigation options, and recommend a conservation strategy that best conserves the resource(s) within the context of the proposed development or site alteration.</p> <p>The conservation strategy will apply conservation principles, describe the conservation work, and recommend methods to avoid or mitigate negative impacts to the cultural heritage resource(s). Minimal intervention should be the guiding principle for all work. Further, the conservation strategy recommendations will be in sufficient detail to inform decisions and direct the Conservation Plan.</p> <p>Where there is the potential of impacting archaeological resources an <i>Archaeological Assessment</i> will be undertaken as an additional study.</p>
<p><b>When Required</b></p>	<p>A HIA <u>is required</u> for the following application types if the property is on the City of Toronto’s <i>Inventory of Heritage Properties</i>:</p> <ul style="list-style-type: none"> <li>• Official Plan Amendment</li> <li>• Zoning By-law Amendment</li> <li>• Plans of Subdivision</li> <li>• Site Plan Control</li> </ul> <p>A HIA <u>may be required by staff</u> for the following additional application types:</p> <ul style="list-style-type: none"> <li>• Consent and/or Minor Variance and Building Permit applications for any property included on the City of Toronto’s <i>Inventory of Heritage Properties</i></li> <li>• Where properties adjacent to a cultural heritage resource are subject to Official Plan Amendment, Zoning By-law Amendment, Plans of Subdivision, Site Plan Control and/or Consent and/or Minor Variance applications</li> <li>• Heritage Permit applications for any property designated under Part IV (individual) or Part V (Heritage Conservation District) of the Ontario Heritage Act</li> </ul>
<p><b>Rationale</b></p>	<p>The HIA will inform the review of an application involving a cultural heritage resource(s) included on the City of Toronto’s <i>Inventory of Heritage Properties</i>. The rationale for the requirement to provide an HIA arises from: the Ontario Heritage Act; Section 2(d) of the Planning Act; Section 2.6.3 of the Provincial Policy Statement (2005); Chapter 103: Heritage, City of Toronto Municipal Code; and Section 3.1.5, Policies 1-13 of the City of Toronto’s Official Plan.</p> <p><b>Format</b> The HIA will be broad in scope but provide sufficient detail to communicate the site issues and</p>

Study	<p style="text-align: center;"><b>Heritage Impact Assessment</b></p> <p style="text-align: right;">Updated: March 2010</p>
	<p>inform the evaluation of the recommended conservation approach for the cultural heritage resource(s). The study will be submitted in hard copy and PDF format.</p> <p><b>Principles</b></p> <p>The HIA will apply appropriate conservation principles such as:</p> <ul style="list-style-type: none"> <li>• The Parks Canada <i>Standards and Guidelines for the Conservation of Historic Places in Canada</i> (2003);</li> <li>• Ontario Ministry of Culture’s <i>Eight Guiding Principles in the Conservation of Historic Properties</i> (1997);</li> <li>• Ontario Ministry of Culture’s <i>Heritage Conservation Principle’s for Land Use Planning</i> (2007); and</li> <li>• <i>Well Preserved: the Ontario Heritage Foundation’s Manual of Principles and Practice for Architectural Conservation</i> (1988).</li> </ul>
Required Contents / Format	<p>The HIA will include, but is not limited to, the following information:</p> <p><b>(a) Introduction to Development Site</b></p> <ul style="list-style-type: none"> <li>• A location plan indicating subject property (Property Data Map and aerial photo).</li> <li>• A concise written and visual description of the site identifying significant features, buildings, landscape and vistas.</li> <li>• A concise written and visual description of the cultural heritage resource(s) contained within the development site identifying significant features, buildings, landscape, vistas and including any heritage recognition of the property (City of Toronto’s <i>Inventory of Heritage Properties</i>, <i>Ontario Heritage Properties Database</i>, Parks Canada <i>National Historic Sites of Canada</i>, and/or <i>Canadian Register of Historic Places</i>) with existing heritage descriptions as available.</li> <li>• A concise written and visual description of the context including adjacent heritage properties and their recognition (as above), and any yet unidentified potential cultural heritage resource(s).</li> <li>• Present owner contact information.</li> </ul> <p><b>(b) Background Research and Analysis</b></p> <ul style="list-style-type: none"> <li>• Comprehensive written and visual research and analysis related to the cultural heritage value or interest of the site (both identified and unidentified): physical or design, historical or associative, and contextual.</li> <li>• A development history of the site including original construction, additions and alterations with substantiated dates of construction.</li> <li>• Research material to include relevant historic maps and atlases, drawings, photographs, sketches/renderings, permit records, land records, assessment rolls, City of Toronto directories, etc.</li> </ul> <p><b>(c) Statement of Significance</b></p> <ul style="list-style-type: none"> <li>• A statement of significance identifying the cultural heritage value and heritage attributes of the cultural heritage resource(s). This statement will be informed by current research and analysis of the site as well as pre-existing heritage descriptions. This statement is to follow the provincial guidelines set out in the <i>Ontario Heritage Tool Kit</i>.</li> <li>• The statement of significance will be written in a way that does not respond to or anticipate any current or proposed interventions. The City may, at its discretion and upon review, reject or use the statement of significance, in whole or in part, in crafting its own statement of significance (Reasons for Listing or Designation) for the subject property.</li> </ul>

Study	<p style="text-align: center;"><b>Heritage Impact Assessment</b></p> <p style="text-align: right;">Updated: March 2010</p>
	<ul style="list-style-type: none"> <li>• Professional quality <i>record photographs</i> of the cultural heritage resource in its present state.</li> </ul> <p><b>(d) Assessment of Existing Condition</b></p> <ul style="list-style-type: none"> <li>• A comprehensive written description and high quality color photographic documentation of the cultural heritage resource(s) in its current condition.</li> </ul> <p><b>(e) Description of the Proposed Development or Site Alteration</b></p> <ul style="list-style-type: none"> <li>• A written and visual description of the proposed development or site alteration.</li> </ul> <p><b>(f) Impact of Development or Site Alteration</b></p> <ul style="list-style-type: none"> <li>• An assessment identifying any impact the proposed development or site alteration may have on the cultural heritage resource(s). Negative impacts on a cultural heritage resource(s) as stated in the <i>Ontario Heritage Tool Kit</i> include, but are not limited to: <ul style="list-style-type: none"> <li>– Destruction of any, or part of any, significant heritage attributes or features</li> <li>– Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance</li> <li>– Shadows created that alter the appearance of a heritage attribute or change the viability of an associated natural feature or plantings, such as a garden</li> <li>– Isolation of a heritage attribute from its surrounding environment, context or a significant relationship</li> <li>– Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features</li> <li>– A change in land use (such as rezoning a church to a multi-unit residence) where the change in use negates the property's cultural heritage value</li> <li>– Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect a cultural heritage resource, including archaeological resources</li> </ul> </li> </ul> <p><b>(g) Considered Alternatives and Mitigation Strategies</b></p> <ul style="list-style-type: none"> <li>• An assessment of alternative options, mitigation measures, and conservation methods that may be considered in order to avoid or limit the negative impact on the cultural heritage resource(s). Methods of minimizing or avoiding a negative impact on a cultural heritage resource(s) as stated in the <i>Ontario Heritage Tool Kit</i> include, but are not limited to: <ul style="list-style-type: none"> <li>– Alternative development approaches</li> <li>– Isolating development and site alteration from significant built and natural features and vistas</li> <li>– Design guidelines that harmonize mass, setback, setting, and materials</li> <li>– Limiting height and density</li> <li>– Allowing only compatible infill and additions</li> <li>– Reversible alterations</li> </ul> </li> </ul> <p><b>(h) Conservation Strategy</b></p> <ul style="list-style-type: none"> <li>• The preferred strategy recommended to best protect and enhance the cultural heritage value and heritage attributes of the cultural heritage resource(s) including, but not limited to: <ul style="list-style-type: none"> <li>– A mitigation strategy including the proposed methods;</li> <li>– A conservation scope of work including the proposed methods; and</li> <li>– An implementation and monitoring plan.</li> </ul> </li> <li>• Recommendations for additional studies/plans related to, but not limited to: conservation;</li> </ul>

<p><b>Study</b></p>	<p style="text-align: center;"><b>Heritage Impact Assessment</b></p> <p style="text-align: right;">Updated: March 2010</p>
	<p>site specific design guidelines; interpretation/commemoration; lighting; signage; landscape; stabilization; additional record and documentation prior to demolition; and long-term maintenance.</p> <ul style="list-style-type: none"> <li>• Referenced conservation principles and precedents.</li> </ul> <p><b>(i) Appendices</b></p> <ul style="list-style-type: none"> <li>• A bibliography listing source materials used and institutions consulted in preparing the HIA.</li> </ul>
<p><b>Hyperlinks</b></p>	<ul style="list-style-type: none"> <li>• City of Toronto's <i>Inventory of Heritage Properties</i> - <a href="http://www.toronto.ca/heritage-preservation/heritage_properties_inventory.htm">http://www.toronto.ca/heritage-preservation/heritage_properties_inventory.htm</a></li> <li>• <i>Ontario Heritage Properties Database</i> - <a href="http://www.culture.gov.on.ca/english/heritage/hpd.htm">http://www.culture.gov.on.ca/english/heritage/hpd.htm</a></li> <li>• Parks Canada <i>National Historic Sites of Canada</i> - <a href="http://www.pc.gc.ca/progs/lhn-nhs/index_e.asp">http://www.pc.gc.ca/progs/lhn-nhs/index_e.asp</a></li> <li>• <i>Canadian Register of Historic Places</i> - <a href="http://www.historicplaces.ca/visit-visite/rep-reg_e.aspx">http://www.historicplaces.ca/visit-visite/rep-reg_e.aspx</a></li> <li>• Parks Canada <i>Standards and Guidelines for the Conservation of Historic Places in Canada</i> - <a href="http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_E.asp">http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_E.asp</a></li> <li>• Ontario Ministry of Culture's <i>Eight Guiding Principles in the Conservation of Historic Properties</i> - <a href="http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm">http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_8principles.htm</a></li> <li>• Ontario Ministry of Culture's <i>Heritage Conservation Principle's for Land Use Planning</i> - <a href="http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_landuse_planning.htm">http://www.culture.gov.on.ca/english/heritage/info_sheets/info_sheet_landuse_planning.htm</a></li> <li>• <i>Ontario Heritage Tool Kit</i> - <a href="http://www.culture.gov.on.ca/english/heritage/Toolkit/toolkit.htm">http://www.culture.gov.on.ca/english/heritage/Toolkit/toolkit.htm</a></li> </ul>



# APPENDIX B

City of Toronto By-Law 1272-2018

Authority: MM44.115, by Councillor Joe Cressy, seconded by Councillor Mike Layton, as adopted by City of Toronto Council on July 23, 24, 25, 26, 27 and 30, 2018

## CITY OF TORONTO

### BY-LAW 1272-2018

**To designate the Kensington Market Neighbourhood area between College Street to the north, Spadina Avenue to the east, Dundas Street West to the south and Bathurst Street, Leonard Avenue and Carlyle Street to the west as a Heritage Conservation District Study Area.**

Whereas the area known locally as the Kensington Market Neighbourhood between College Street to the north, Spadina Avenue to the east, Dundas Street West to the south and Bathurst Street, Leonard Avenue and Carlyle Street to the west and shown outlined in bold on Schedule A attached to this by-law includes a collection of commercial, mixed use, residential, and open space properties that together represent a significant cultural heritage landscape in Toronto; and

Whereas the purpose of a heritage conservation district study is to examine the character and appearance of an area to determine if the area should be preserved as a heritage conservation district and to consider and make recommendations with regard to the establishment of a district plan to guide changes to properties located within the district; and

Whereas the Ontario Heritage Act provides that if the council of a municipality undertakes a study of a heritage conservation district, the council may, by by-law, designate the area specified in the by-law as a heritage conservation study area for a period of up to one year; and

Whereas the Ontario Heritage Act provides that a heritage conservation district study area by-law may prohibit or set limitations with respect to the alteration of property and the erection, demolition or removal of buildings or structures, or classes of buildings or structures within the heritage conservation district study area;

The Council of the City of Toronto enacts:

1. The area shown outlined in bold on Schedule A attached this by-law (the Kensington Market Neighbourhood Heritage Conservation District Study Area) is designated as a heritage conservation district study area for a period of one year from the date of enactment of this by-law.
2. The City shall undertake a heritage conservation district study of the Kensington Market Neighbourhood Heritage Conservation District Study Area in accordance with the requirements of the Ontario Heritage Act, for the purpose of examining the character and appearance of the area to determine if the area, or any part of the area should be preserved as a heritage conservation district and to make recommendations with respect to the content of a heritage conservation district plan.
3. During the period of one year from the date of enactment of this by-law (the Study Period) no person shall demolish or remove or permit the demolition or removal of any of the buildings and structures located on the commercial and mixed use properties within the Kensington Market Neighbourhood Heritage Conservation District Study Area identified in Schedule B to this by-law.



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Signed

4. Despite section 3 of this by-law:
  - A. Any properties listed in Schedule B that have prior to the date of enactment of this by-law, obtained approval to demolish or remove buildings or structures located thereon, in accordance with a final zoning by-law amendment approval, shall be permitted to proceed with any such demolition or removal in accordance with the approval granted.
  - B. Any properties listed in Schedule B that during the one year term of this by-law, obtain final approval for a zoning by-law amendment, such amendments to have come into full force and effect, which amendment permits the demolition or removal of buildings or structures located on those properties, shall be permitted to proceed with any such demolition or removal in accordance with the approval granted.
5. The City Clerk shall cause a copy of this by-law to be served upon the owners of all of the properties within the Kensington Market Neighbourhood Heritage Conservation District Study Area and upon the Ontario Heritage Trust within 30 days of the passage of this by-law and shall cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on July 27, 2018.

Glenn De Baeremaeker,  
Deputy Speaker


Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**SCHEDULE A  
KENSINGTON MARKET NEIGHBOURHOOD  
HERITAGE CONSERVATION DISTRICT STUDY AREA**



**Kensington Market Neighbourhood  
Heritage Conservation District Study Area**

 Study Area Boundary



Not to Scale  
Extracted: 07/18/2018

**SCHEDULE B**  
**LIST OF COMMERCIAL AND MIXED USE PROPERTIES**  
**WITHIN THE KENSINGTON MARKET NEIGHBOURHOOD**  
**HERITAGE CONSERVATION DISTRICT STUDY AREA**

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## APPENDIX C

### Kensington Market National Historic Site - Statement of Significance

#### DESCRIPTION OF HISTORIC PLACE

Kensington Market National Historic Site of Canada is a small neighbourhood located west of Spadina Avenue in the heart of downtown Toronto, Ontario. Similar to many urban ethno-cultural communities in downtown Toronto, Kensington Market forms a part of this larger area of residential, institutional and commercial buildings. Within the boundary is a vibrant commercial and residential neighbourhood with distinctive narrow streets of small stores with colourful awnings built onto former homes selling food, spices and clothes from around the world. Behind and beside the storefronts there are discreet back alleyways winding through the neighbourhood where short rows of small late-19th century cottages sit on narrow lots. Streets in the district are mostly made up of mixed-use buildings, typically containing a ground-floor store, extending out towards the street, with apartments on the second storey. Most of the buildings date from the 1880s to the 1960s, and have heavily modified fronts, either re-clad by owners or redesigned in a variety of offbeat personal and cultural tastes, reflecting the eclectic milieu of Kensington. Official recognition refers to the entirety of the 27-hectare neighbourhood.

#### HERITAGE VALUE

Kensington Market was designated a national historic site of Canada in 2005 because:

- it has been home to numerous successive waves of ethnocultural communities who have immigrated to Toronto since the beginning of the 20th century;
- it is a microcosm of Canada's ethnic mosaic, where many different ethnocultural communities, searching for an affordable home, have each added to the market's layers of cultural variety, maintained a dynamic, culturally diverse market, and contributed to a vibrant street life; and,
- its network of narrow streets and alleyways fronted by closely built rows of small, narrow houses many of which have been converted to commercial use by the addition of makeshift ground-floor shops and by small-scale purpose-built stores and cultural institutions such as the Kiever and Anshei Minsk synagogues collectively create a distinctive urban district.

The area that is currently Kensington Market was first developed in 1815 by George Taylor Denison who constructed Bellevue Estate on a 40- hectare (100-acre) parcel of land west of Spadina Avenue. In the 1850s and 1860s, the Denison's gradually subdivided the land and sold it to British and Irish immigrants. As the urban density increased, workers built small cottages along the many laneways. In the early 20th century, Kensington saw an influx of Jewish immigrants, mostly from Russia and eastern and south-central Europe. Over the next thirty years, they established its dynamic character as a market. In the 1920s and 1930s, in response to growing competitiveness, the shops extended even farther out onto the already narrow streets. Canopies and outdoor stalls reached the street and additions were built onto many of the houses to provide more shop space. Beginning in the 1950s, Kensington Market hosted an increasingly diverse cultural mosaic of ethnic groups, races and religions. This included post-war immigration from Eastern Europe, Portugal and Italy. In the 1960s a considerable number of Afro-Caribbean, Chinese and East Indian businesspeople moved into the neighbourhood and opened up shops. The diverse character of Kensington Market's history has created a continually evolving cultural and architectural environment that remains evident in the market area today.

Source: Historic Sites and Monuments Board of Canada, Minutes, November 2005.

## CHARACTER-DEFINING ELEMENTS

Key elements contributing to the heritage value of this site include:

- its location in the heart of downtown Toronto, Ontario;
- the relationships between buildings, structures, sites, objects and spaces that continue to exist where they were first created;
- the eclectic variety of architectural styles and types of the 1880s to 1960s period, illustrated by the variety of roof types, window and door openings, mouldings and surfaces;
- the extended shops, built onto the principal façades of older, predominantly Victorian, row houses;

- the variety of materials of both a permanent and make-shift character, including brick, wood, glass, ceramic, metal and modern composite materials; and the variety of colours and surface treatments;
- the low-rise buildings in combination with great urban density;
- the dynamic balance between continuity and change in the pattern of usage;
- the existence of specific nodes of interest, such as the synagogues and parks;
- its continued use as a culturally diverse marketplace.

## APPENDIX D

### Kensington Market HCD Study - Draft Statement of District Significance

#### DESCRIPTION OF HISTORIC PLACE

The Kensington Market Neighbourhood Heritage Conservation District is bounded by Dundas Street West to the south, Spadina Avenue to the east, College Street to the north and Bathurst Street, Leonard Avenue and Carlyle Street to the west. It encompasses approximately 35 hectares (88 acres) containing 868 properties. It is a mixed-use area with residential properties generally located in the western portion of the Study Area and retail business in the eastern portion.

#### HISTORICAL AND ASSOCIATIVE VALUES

The district's historical value resides in its direct association with the theme of immigration in Toronto from the mid 19th-century to today. Attracted by affordable housing and proximity to employment, successive waves of immigrants have found a home and supportive community in Kensington.

From the 1870s through the earlier 1900s, the district developed as a suburban residential neighbourhood inhabited primarily by immigrants from the British Isles and their descendants. In the 1910s large numbers of Jewish immigrants moved to the area, many from other parts of the city. They recreated a shtetl environment in the district, in part by modifying residential buildings to permit commercial uses. Many Jewish residents converted the single family dwellings into multi-unit apartments or lodging houses. The Jewish Market emerged along Kensington Avenue and Baldwin Street and was known for its chaotic nature and open air display of goods on lawns, doorsteps and curbs. Many merchants lived above their shops, or a short walk away.

Following World War II, large groups of immigrants from Hungary (1940s-1950s) and Portugal (1950s-1960s) settled in the district. Portuguese settlement in the area was characterized by the commercialization of Augusta Avenue, by way of new construction and alterations to existing residences. The market became a centre for overseas importing, a factor which continued to draw immigrant groups to the district.

Subsequent immigrant groups include Chinese, Vietnamese and Korean immigrants (1960s-1980s); Latin American, Southeast Asian, African and Jamaican immigrants (1990s-present). They set up specialized businesses often with goods imported from their native countries and thus targeting to their ethno-cultural group.

Each group has left its collective mark on the district and added to the layers of cultural diversity and vibrant street life through their customs, religious and spiritual practices. The community's diversity is also reflected in the numerous grass-roots and not-for-profit organizations that provide social services and are responsible for events and festivals throughout the year.

#### DESIGN AND PHYSICAL VALUES



The district's design value results in part from Toronto's Park Lot system, which permitted property owners to subdivide their properties and create streets to suit their own circumstances. Within the Kensington Neighbourhood HCD, three different individuals, each owning a different portion of the district, subdivided their holdings with little regard for the block patterns and right-of-ways created by their neighbours. William Warren Baldwin was the first, creating Spadina Avenue and subdividing his holdings in the 1820s to squat blocks, consistent in size with those from the Town of York in the 1820s. George Taylor Denison began subdividing in the 1850s, beginning with the lands furthest away from his Bellevue Estate. Owing to poor sales, these same lands were re-subdivided in the 1860s, followed by most of the lands associated with the estate itself. George Crookshank began selling his northern holdings in the district in the 1850s, as part of a speculative subdivision that stretched much further west and north.

This uncoordinated and piecemeal pattern of subdivision over the course of half a century created a unique street and block pattern with no two blocks of the same size, and just as many oriented east-west as north-south. It created the north-south and east-west streets of the district, many of which did not align with those of neighbouring parcels, and only two of which continued outside the district. The unique street and block pattern of the district creates a discrete neighbourhood, disconnected from the grid and cross-streets of the broader urban fabric. This physical separation made the district a suitable place for immigrant and minority groups seeking to establish and practice their own culture.

The district evolved into a residential working class area in the late-1880s. The subdivision and subsequent development of semi-detached and row housing stock created narrow property frontages and laneways that characterize much of the neighbourhood. Upon conversion to retail, narrow frontages provided the basis for the district's fine grain commercial space, whose affordability made them amenable to immigrant and minority communities. The continued existence of these narrow frontages are a defining characteristic of the district.

Some of the district's awkward and oversized building lots proved an inefficient use of land. Many of these were re-subdivided, with smaller housing being shoe-horned into the extra spaces off the city streets. These collections of laneway housing were developed in groups, (as in the 'Terraces' and 'Places'), and individually, are an important feature of the district.

Housing in the district reflected contemporary styles (Ontario Cottage and Bay-n-Gable) and forms (detached, semi-detached and rows), generally ranging from one to two-and a-half storeys in height. These modest two-storey wood structures were gradually modified by successive generations and new immigrants.

The first wave of modifications were undertaken by Jewish immigrants beginning around 1910 when houses along Kensington Avenue, St. Andrew Street and Baldwin Street were transformed into mixed use buildings with retail establishments on the ground floor and residential above – most often occupied by the business owner. Subsequently, Portuguese immigrants modified properties along Augusta Avenue during the post-World War II era. The concentration of these houses with commercial façade additions within a residential neighbourhood is rare in the city.

Residential buildings also demonstrate an incremental evolution reflecting the district's layered history of inhabitants. Alterations to houses typically include wrought iron porches replacing their wooden precedents, and façades re-painted, re-cladded, or entirely reconfigured.

Two of the district's bounding avenues, College Street and Spadina Avenue, were developed as major commercial streets. They are characterized by bold commercial buildings and historically contained social and recreational spaces serving the surrounding neighbourhoods. They contain excellent examples of Renaissance Revival architecture in commercial rows.

## CONTEXTUAL VALUES

The built resources in the district, as a layered neighbourhood of altered structures set within current and former residential streets, are tied to the history of the district as a place reworked by successive generations of ethnic and social outsiders. In the 1910s the district's new Jewish community activated the interior streets of the neighbourhood by integrating commercial ventures into residential dwellings. Successive immigrant and social groups have maintained this agency over the built form, continuing to alter the forms and uses of structures to suit their needs and rituals.

The district is known for its distinctly vibrant, colourful, and chaotic character. This is tied to, and supported by the area's history as an alternative market space, established and sustained by various minority groups. As a social enclave and market space, the district has long supported diverse and alternative cultural expressions and practices. These began with Jewish market in the 1910s, when methods of buying, selling, and displaying goods stood in stark contrast to those of other markets and commercial areas of Toronto. Later, additional ethnic and social groups settled in the district, whose diverse expressions and practices added to this mosaic and legacy.

The district is amongst Toronto's most widely known neighbourhoods to locals and visitors alike. Both the physical neighbourhood, and the idea of 'Kensington Market' are considered landmarks.

## **SOCIAL AND COMMUNITY VALUES**

Stemming from its history as an immigrant neighbourhood, the district supports the resilient nature of its community, a trait seen in its novel combination of dynamism and stability. Its ability to absorb changes in built form and demographics without disrupting a core identity is an important historic and ongoing characteristic of the neighbourhood.

Stemming from its history as a space for successive groups of social outsiders, the district is a constantly evolving canvas for public art and expression. These expressions are readily observed in both the public and private realms. As an area with a history of supporting minority communities, the district has developed a local culture that is both active and activist. Many citizens are highly active in local social, political and commercial matters, an ongoing value that continues to shape the community.

Similarly there is a legacy of institutions serving as support networks, and the district supports numerous organizations and institutions many of which are grassroots and not-for-profit. The district also supports numerous events and festivals, a value tied to its tendency towards activism, community and expression.

# APPENDIX E

Architectural Drawings Prepared by SvN, dated September 27, 2019

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Drawing List	
Number	Title
A000	DRAWING LIST
A001	STATISTICS & PERSPECTIVE
A002	SURVEY
A003	CONTEXT PLAN
A004	SITE PLAN
A099	BASEMENT PLAN
A101	PLAN - LEVEL 01
A102	PLAN - LEVEL 02
A103	PLAN - LEVEL 03
A104	PLAN - LEVEL 04
A105	PLAN - LEVEL 05
A106	PLAN - LEVEL 06
A107	ROOF PLAN
A301	ELEVATION - NORTH
A302	ELEVATION - EAST
A303	ELEVATION - SOUTH
A304	ELEVATION - WEST
A305	COLOUR ELEVATION
A401	SECTION A
A402	SECTION B
A403	SECTION C
A404	SECTION D



NORTH WEST CORNER

# 17 ST ANDREW ST TORONTO

Issued for ZBA Submission  
September 27<sup>th</sup>, 2019

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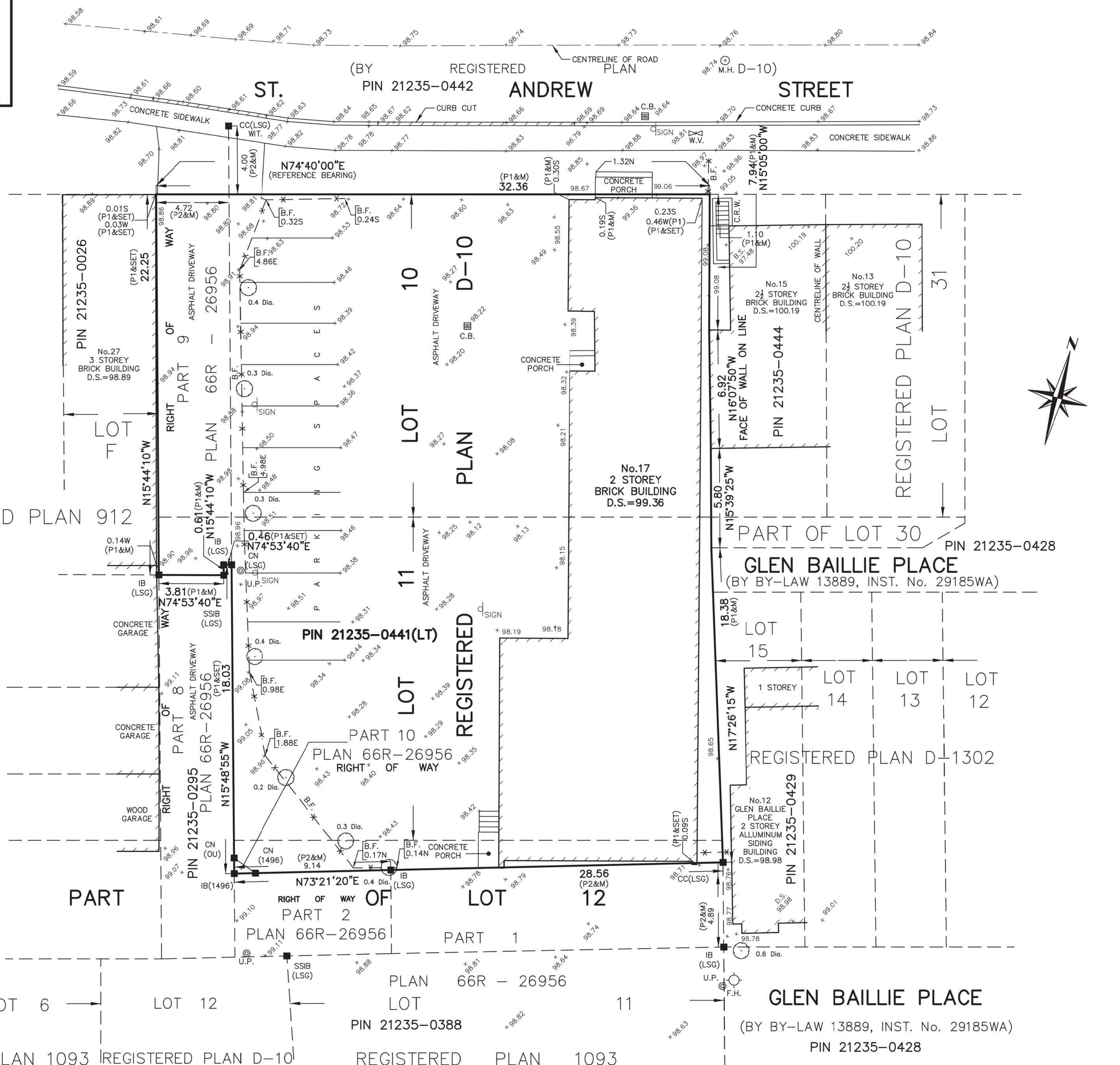
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**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1 - PLAN OF**  
**PART OF LOTS 10, 11 AND 12**  
**REGISTERED PLAN D-10**  
**CITY OF TORONTO**

SCALE 1:200  
10m 5 0 10 METRES

MANDARIN SURVEYORS LIMITED, O.L.S. ©

**METRIC**  
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE  
CONVERTED TO FEET BY DIVIDING BY 0.3048

- LEGEND**
- DENOTES MONUMENT SET
  - DENOTES MONUMENT FOUND
  - SSIB DENOTES SHORT STANDARD IRON BAR
  - IB DENOTES IRON BAR
  - CN DENOTES CONCRETE NAIL IN WASHER
  - CC DENOTES CUT CROSS
  - P1 DENOTES PLAN OF SURVEY BY RABIDEAU & CZERWINSKI, O.L.S. DATE MAY 31, 2000
  - P2 DENOTES PLAN 66R-26956
  - WIT DENOTES WITNESS
  - PIN DENOTES PROPERTY IDENTIFIER NUMBER
  - M DENOTES MEASURED
  - N,S,E,W DENOTES NORTH, SOUTH, EAST, WEST
  - B.F. DENOTES BOARD FENCE
  - C.R.W. DENOTES CONCRETE RETAINING WALL
  - LSG DENOTES LAND SURVEY GROUP, O.L.S.
  - OU DENOTES ORIGINAL UNKNOWN
  - D.S. DENOTES FINISHED SILL ELEVATION AT ENTRY
  - 1496 DENOTES RABIDEAU & CZERWINSKI, O.L.S.
  - U.P. DENOTES UTILITY POLE
  - M.H. DENOTES MANHOLE
  - F.H. DENOTES FIRE HYDRANT
  - W.V. DENOTES WATER VALVE
  - C.B. DENOTES CATCH BASIN
  - DENOTES CONIFEROUS TREE
  - DENOTES DECIDUOUS TREE

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.  
BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO  
THE SOUTHERLY OF ST. ANDREW STREET AS SHOWN ON PLAN 66R-26956  
HAVING A BEARING OF N74° 40' 00"E.

**BENCHMARK NOTE**  
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY  
OF TORONTO BENCHMARK No. CT1506 HAVING AN ELEVATION OF 98.142 METRES,  
LOCATED AT SS DUNDAS STREET WEST, WEST OF SPADINA AVENUE. BENCHMARK  
ON 2 STOREY BRICK BUILDING (547 DUNDAS STREET WEST) WEST END OF  
NORTH WALL

THIS REPORT WAS PREPARED FOR PANJEE ENTERPRISES LIMITED AND THE  
UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER PARTIES.

- PART 2 (SURVEY REPORT)**
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  - ADDITIONAL COMMENTS: NOTE THE LOCATION OF THE FENCES AROUND THE WESTERLY LIMITS OF THE SUBJECT PROPERTY. NOTE THE LOCATION OF BUILDING CORNER AND STEPS.
  - THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING BY-LAWS.

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 28th DAY OF MAY, 2018

MAY 30, 2018  
DATE

Z. ZENG  
ONTARIO LAND SURVEYOR

**MANDARIN SURVEYORS LIMITED**  
ONTARIO LAND SURVEYOR CANADA LANDS SURVEYOR  
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2400 MIDLAND AVE., #121 PHONE: (647)430-1366 FAX: (647)799-4068  
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LANDSCAPE: JANET ROSENBERG + STUDIO, 148 KENWOOD AVE, YORK, ONTARIO M6C 2S3  
PLANNING: BOUSFELDS INC., 3 CHURCH STREET, TORONTO, ONTARIO M5E 1M2  
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LICENCE #898

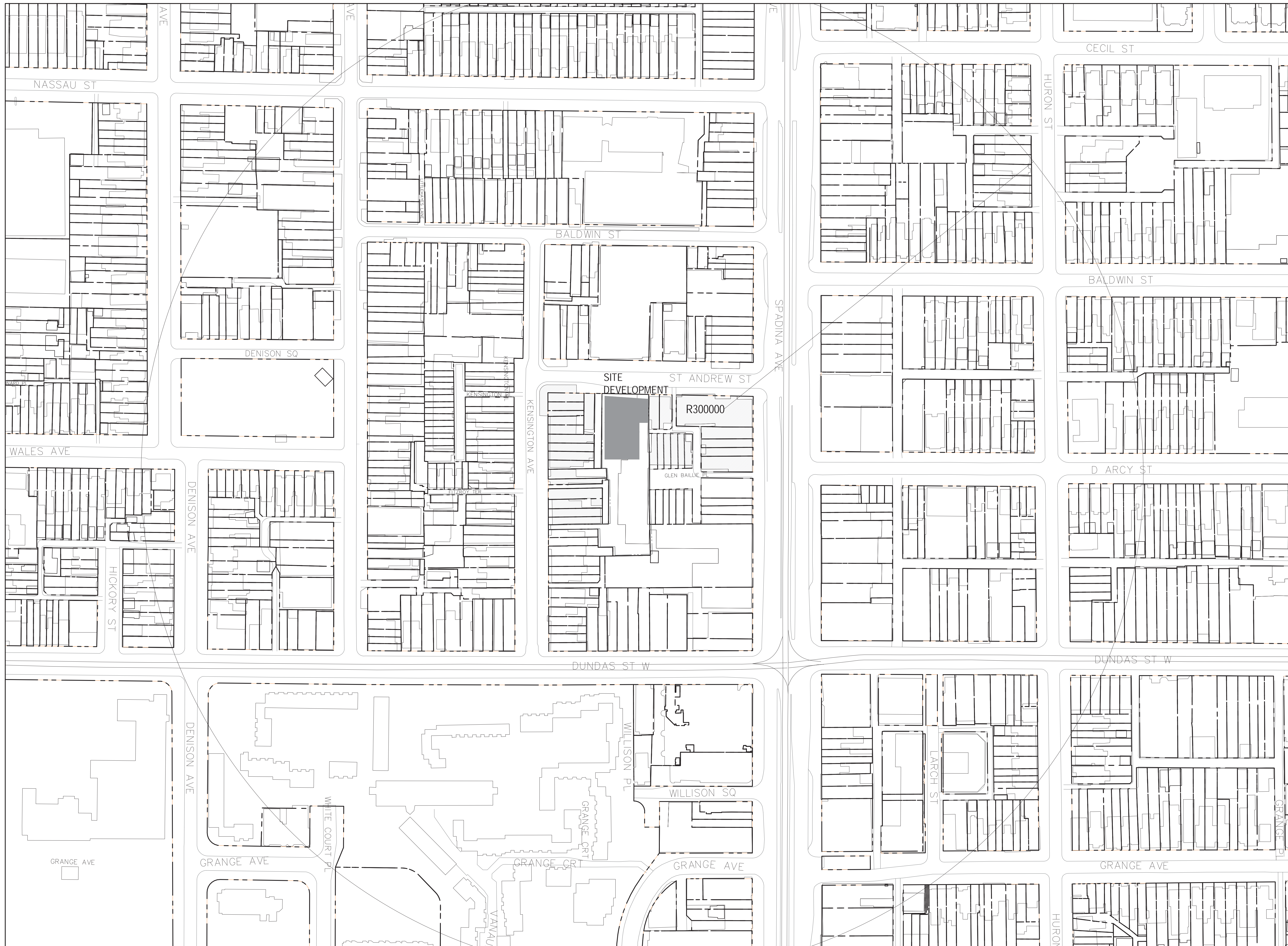
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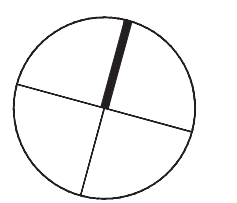
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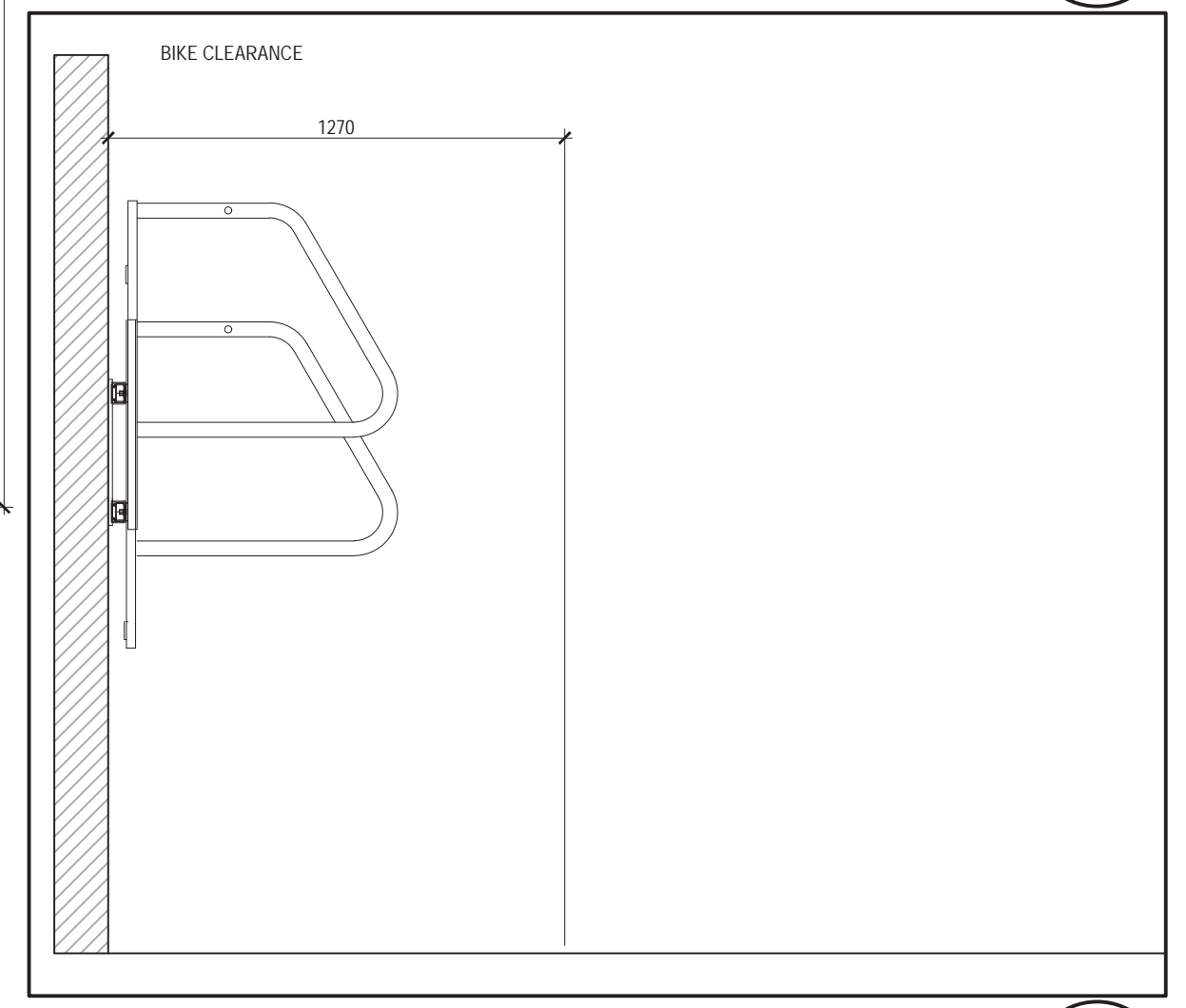
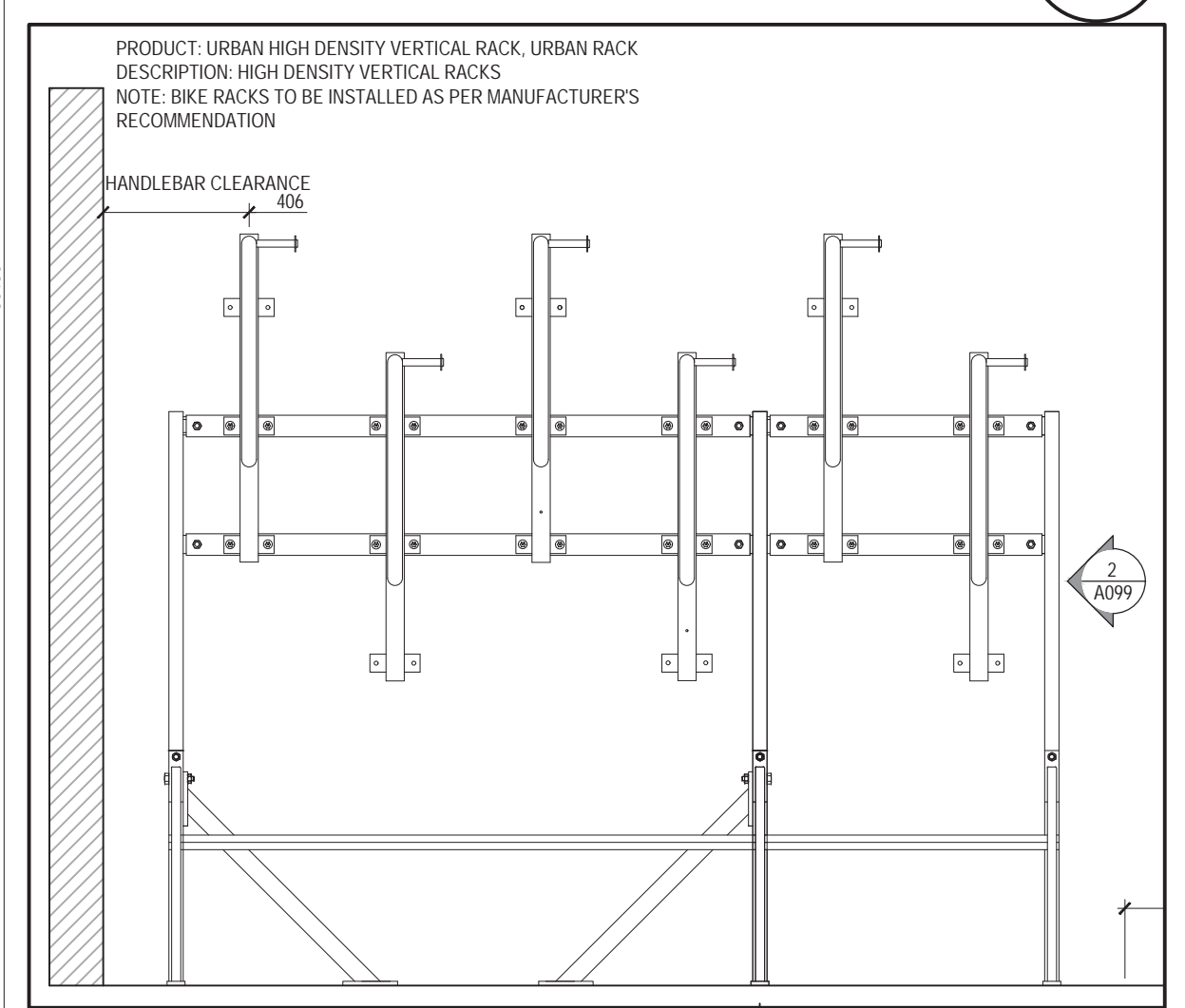
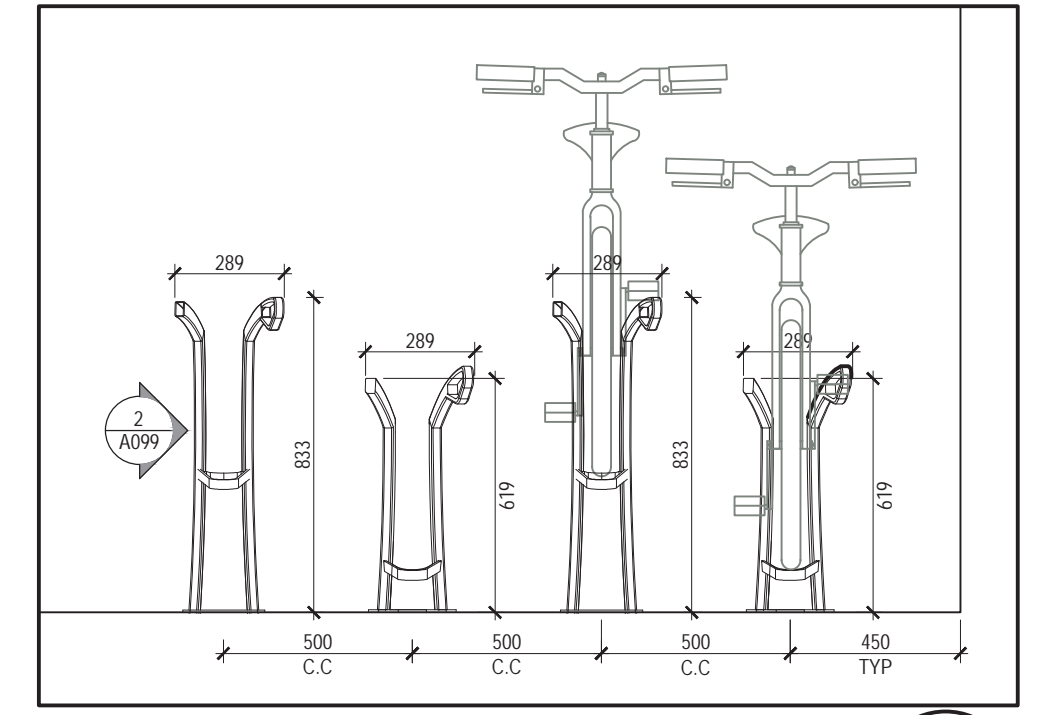
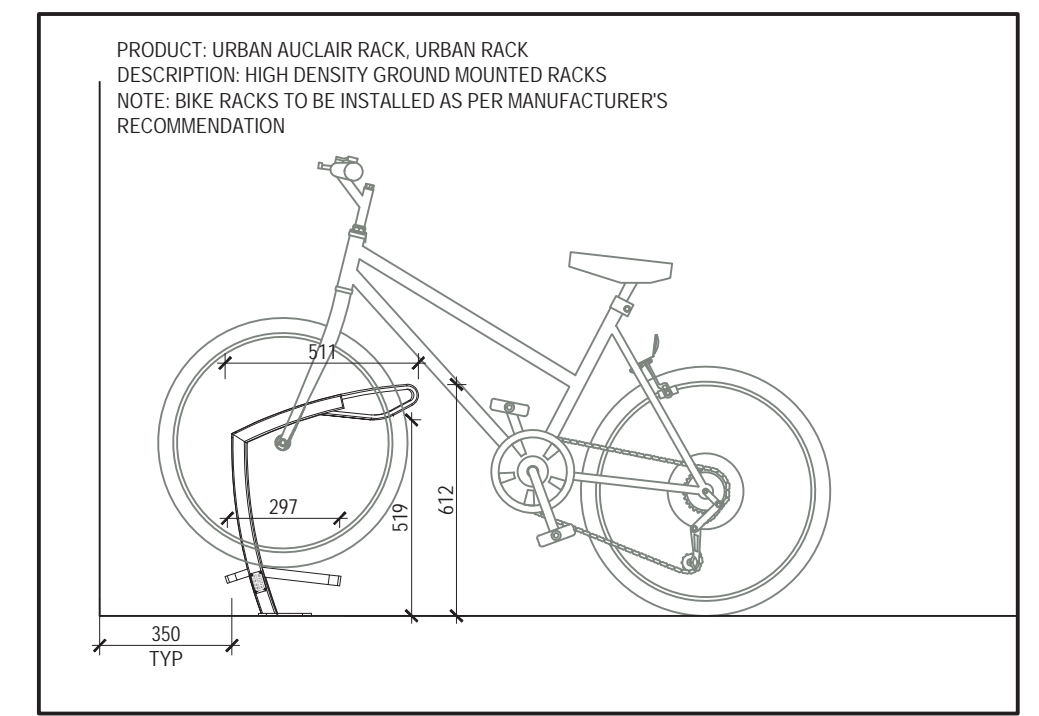
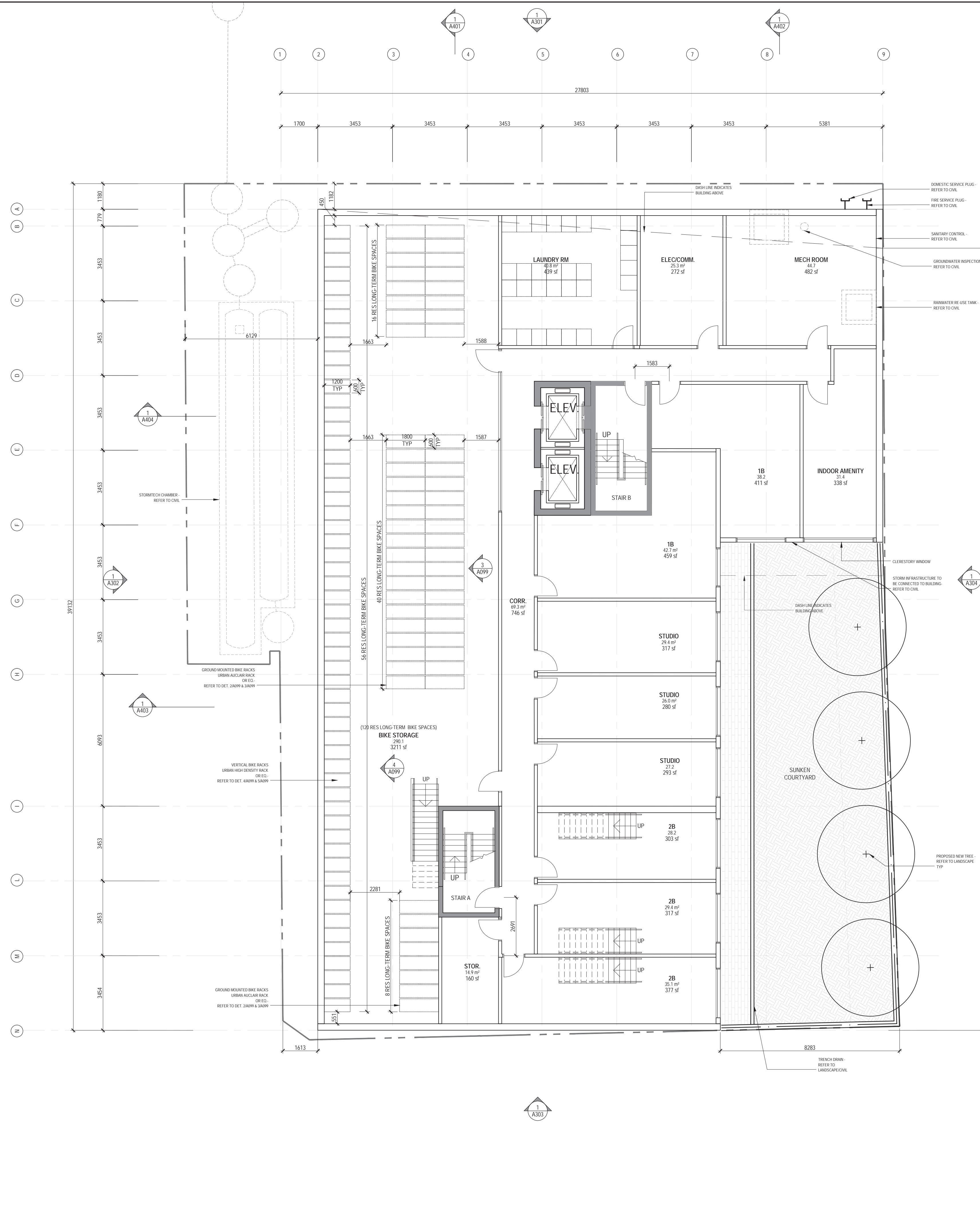
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**CONTEXT PLAN**

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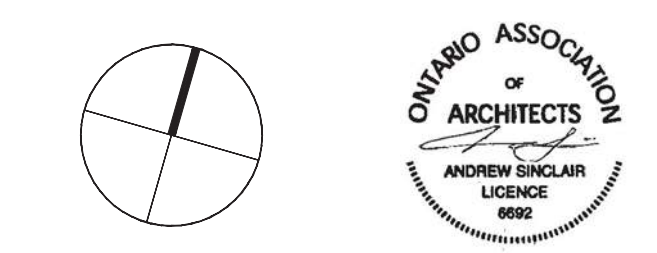
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<b>PLANNING</b> BOUSFELDS INC. 3 CHURCH STREET TORONTO, ONTARIO M5E 1M2	<b>CIVIL</b> COLE ENGINEERING 70 VALLEYWOOD DR. MARKHAM, ONTARIO L3R 4T5
<b>TRANSPORTATION</b> SA GROUP 45 ST. CLAIR AVE. W. SUITE 300 TORONTO, ONTARIO M4V 1K9	<b>HERITAGE</b> ERA ARCHITECTS 625 CHURCH ST. #600 TORONTO, ONTARIO M5Y 2G1

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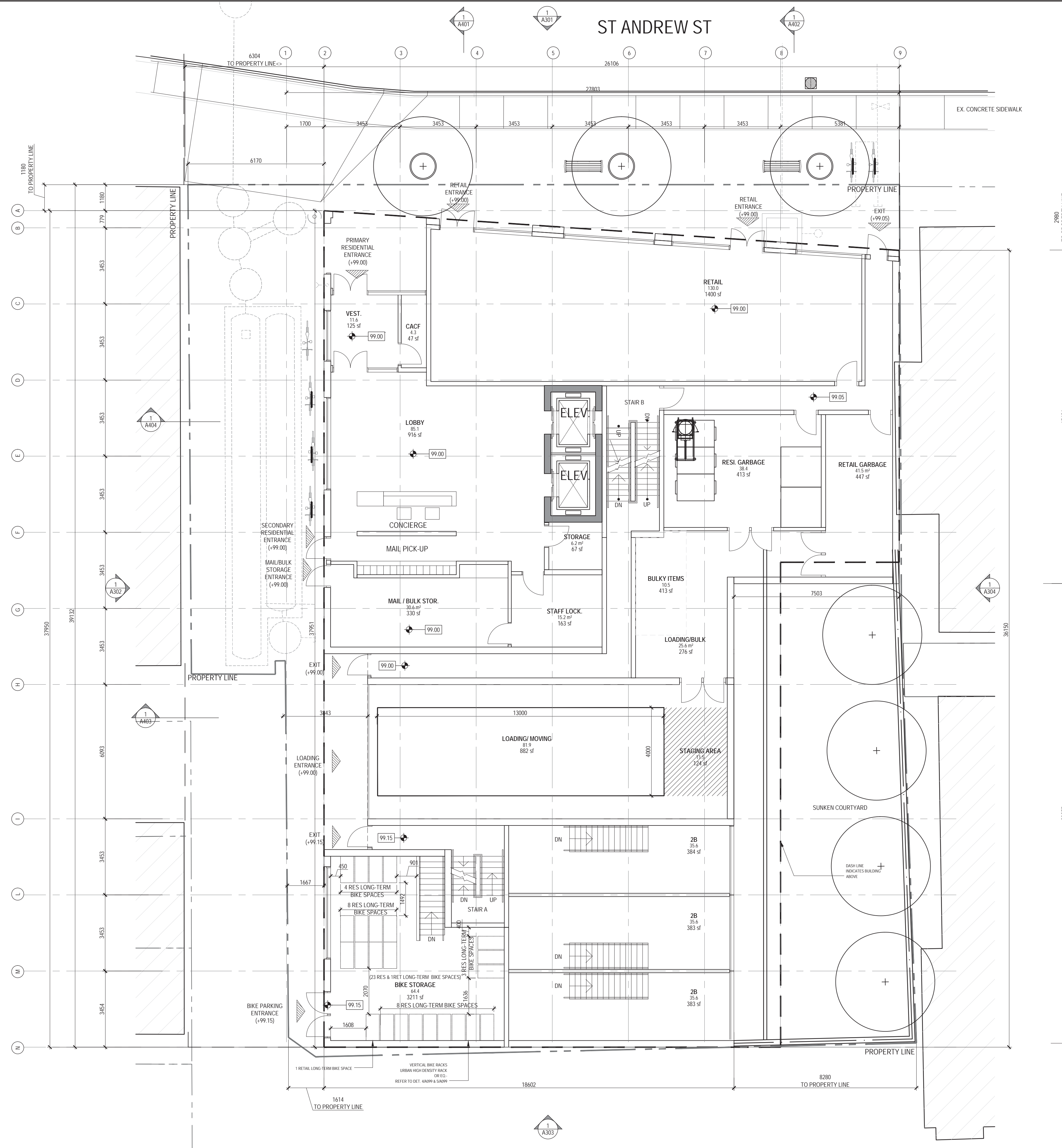
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**PLAN - BASEMENT**

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**A099**

ST ANDREW ST



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| <p><b>ARBORIST</b><br/>CENTRAL TREE CARE LTD<br/>50 BOOTH AVE.<br/>TORONTO, ONTARIO<br/>M4M 2M2</p>            | <p><b>LANDSCAPE</b><br/>JANET ROSENBERG - STUDIO<br/>148 KENWOOD AVE<br/>YORK, ONTARIO<br/>M6C 2S3</p> |
| <p><b>PLANNING</b><br/>BOUSFIELDS INC.<br/>3 CHURCH STREET<br/>TORONTO, ONTARIO<br/>M5E 1M2</p>                | <p><b>CIVIL</b><br/>COLE ENGINEERING<br/>70 VALLEYWOOD DR.<br/>MARKHAM, ONTARIO<br/>L3R 4T5</p>        |
| <p><b>TRANSPORTATION</b><br/>ISA GROUP<br/>45 ST. CLAIR AVE. W. SUITE 300<br/>TORONTO, ONTARIO<br/>M4V 1K9</p> | <p><b>HERITAGE</b><br/>ERA ARCHITECTS<br/>625 CHURCH ST. #600<br/>TORONTO, ONTARIO<br/>M5V 2G1</p>     |

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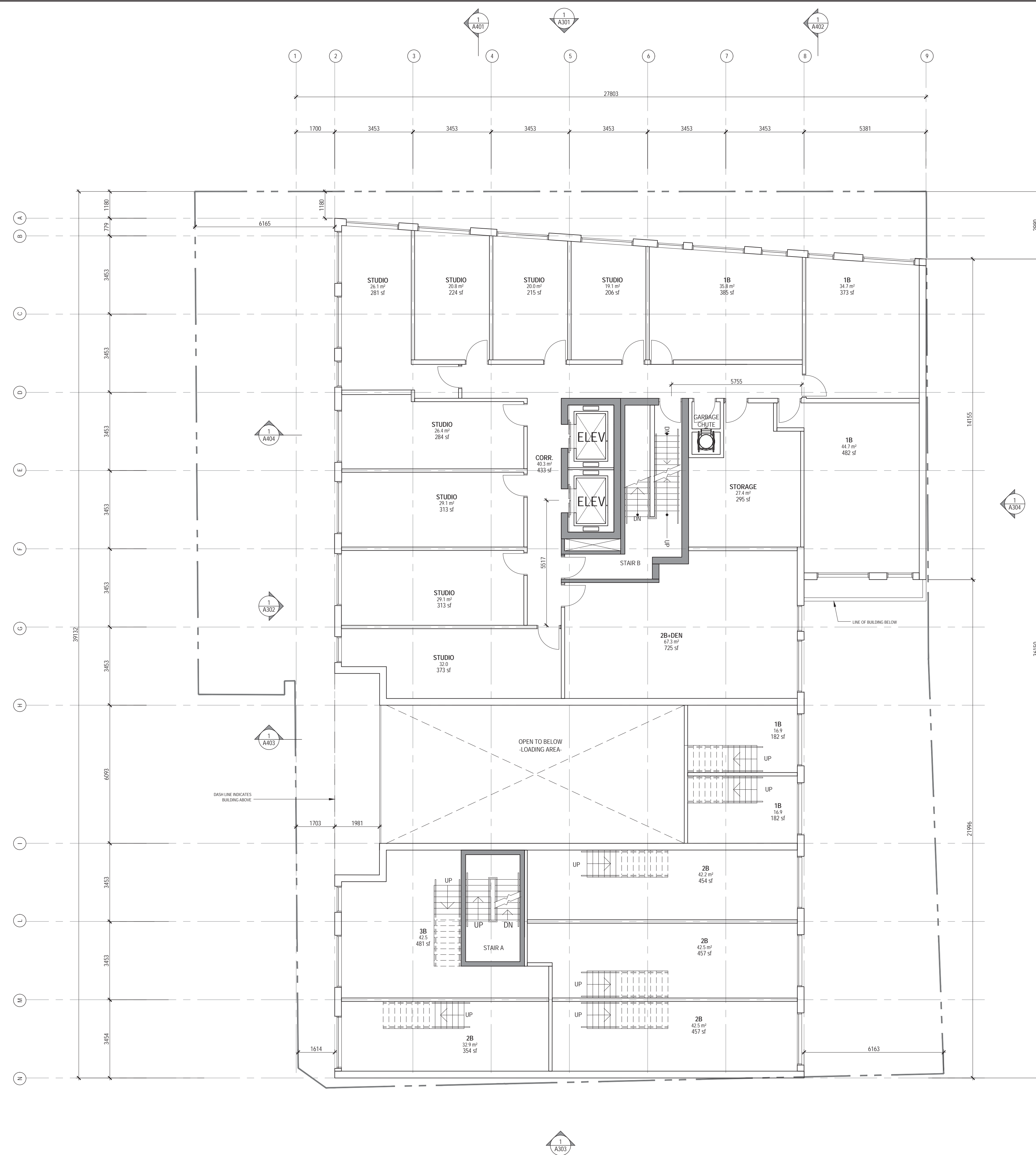
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**PLAN - LEVEL 01**

PROJECT	SCALE	DATE	DRAWN	CHECKED	PLOTTED	MA & CO	MA	2019.09.27
41839	1:100	2019.08.15	MA & CO	MA	2019.09.27			

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NO.	DATE	REVISION / ISSUANCE
01	2019.09.27	ISSUED FOR ZBA SUBMISSION



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|---|--|
| <b>ARBORIST</b><br>CENTRAL TREE CARE LTD<br>50 BOOTH AVE.<br>TORONTO, ONTARIO<br>M4M 2M2            | <b>LANDSCAPE</b><br>JANET ROSENBERG - STUDIO<br>148 KENWOOD AVE.<br>YORK, ONTARIO<br>M6C 2S3 |
| <b>PLANNING</b><br>BOUSFELDS INC.<br>3 CHURCH STREET<br>TORONTO, ONTARIO<br>M5E 1M2                 | <b>CIVIL</b><br>COLE ENGINEERING<br>70 VALLEYWOOD DR.<br>MARKHAM, ONTARIO<br>L3R 4T5         |
| <b>TRANSPORTATION</b><br>ISA GROUP<br>45 ST. CLAIR AVE. W. SUITE 300<br>TORONTO, ONTARIO<br>M4V 1K9 | <b>HERITAGE</b><br>ERA ARCHITECTS<br>625 CHURCH ST. #600<br>TORONTO, ONTARIO<br>M4Y 2G1      |

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**PLAN - LEVEL 02**

PROJECT	SCALE	DATE	DRAWN	CHECKED	PLOTTED	MA & CO	MA	2019.09.27
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1 LEVEL 3  
A103 SCALE - 1:100

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NO.	DATE	REVISION / ISSUANCE
01	2019.09.27	ISSUED FOR ZBA SUBMISSION

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| <p><b>ARBORIST</b><br/>CENTRAL TREE CARE LTD<br/>50 BOOTH AVE.<br/>TORONTO, ONTARIO<br/>M4M 2M2</p>            | <p><b>LANDSCAPE</b><br/>JANET ROSENBERG - STUDIO<br/>148 KENWOOD AVE.<br/>TORONTO, ONTARIO<br/>M6C 2S3</p> |
| <p><b>PLANNING</b><br/>BOUSFELDS INC.<br/>3 CHURCH STREET<br/>TORONTO, ONTARIO<br/>M5E 1M2</p>                 | <p><b>CIVIL</b><br/>COLE ENGINEERING<br/>70 VALLEYWOOD DR.<br/>MARKHAM, ONTARIO<br/>L3R 4T5</p>            |
| <p><b>TRANSPORTATION</b><br/>ISA GROUP<br/>45 ST. CLAIR AVE. W. SUITE 300<br/>TORONTO, ONTARIO<br/>M4V 1K9</p> | <p><b>HERITAGE</b><br/>ERA ARCHITECTS<br/>625 CHURCH ST. #600<br/>TORONTO, ONTARIO<br/>M5V 2G1</p>         |

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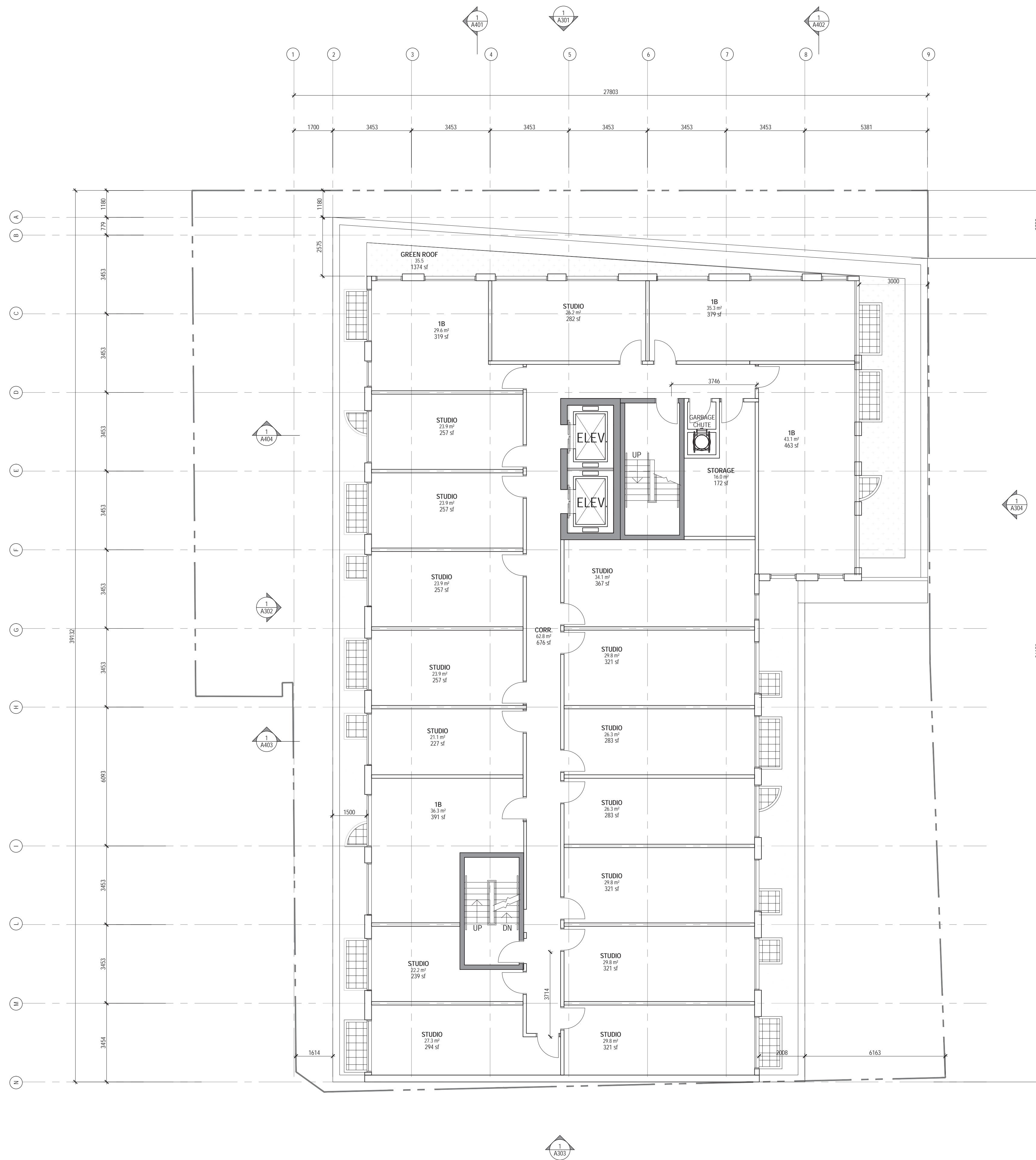
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PLAN - LEVEL 03

PROJECT	DATE	DRAWN	CHECKED	MA & CO
41839	2019.08.15	MA	MA	MA & CO

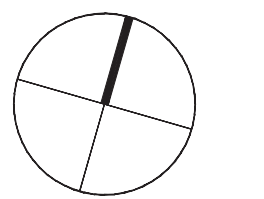
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02	2019.09.27	ISSUED FOR ZBA SUBMISSION



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| <b>PLANNING</b><br>BOUSFIELDS INC.<br>3 CHURCH STREET<br>TORONTO, ONTARIO<br>M5E 1M2                | <b>CIVIL</b><br>COLE ENGINEERING<br>70 VALLEYWOOD DR.<br>MARKHAM, ONTARIO<br>L3R 4T5         |
| <b>TRANSPORTATION</b><br>ISA GROUP<br>45 ST. CLAIR AVE. W. SUITE 300<br>TORONTO, ONTARIO<br>M4V 1K9 | <b>HERITAGE</b><br>ERA ARCHITECTS<br>625 CHURCH ST. #600<br>TORONTO, ONTARIO<br>M5Y 2G1      |

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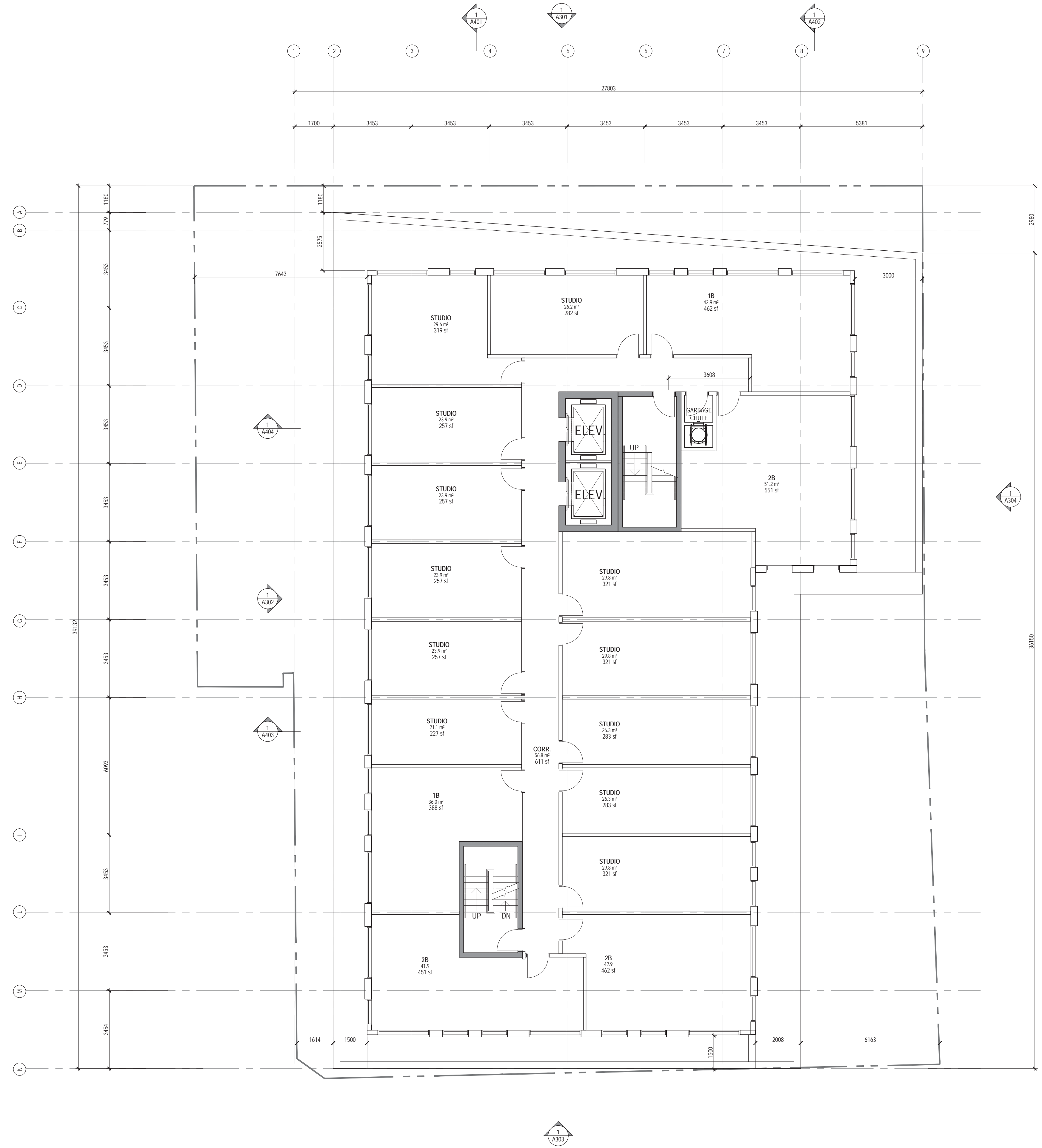
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**PLAN - LEVEL 04**

PROJECT	41839	DRAWN	MA & CO
SCALE	1:100	CHECKED	MA
DATE	2019.08.15	PLOTTED	2019.09.27

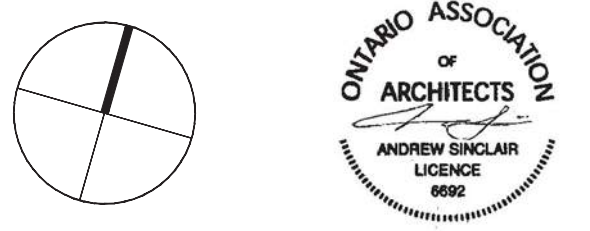
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02	2019.09.27	ISSUED FOR ZBA SUBMISSION



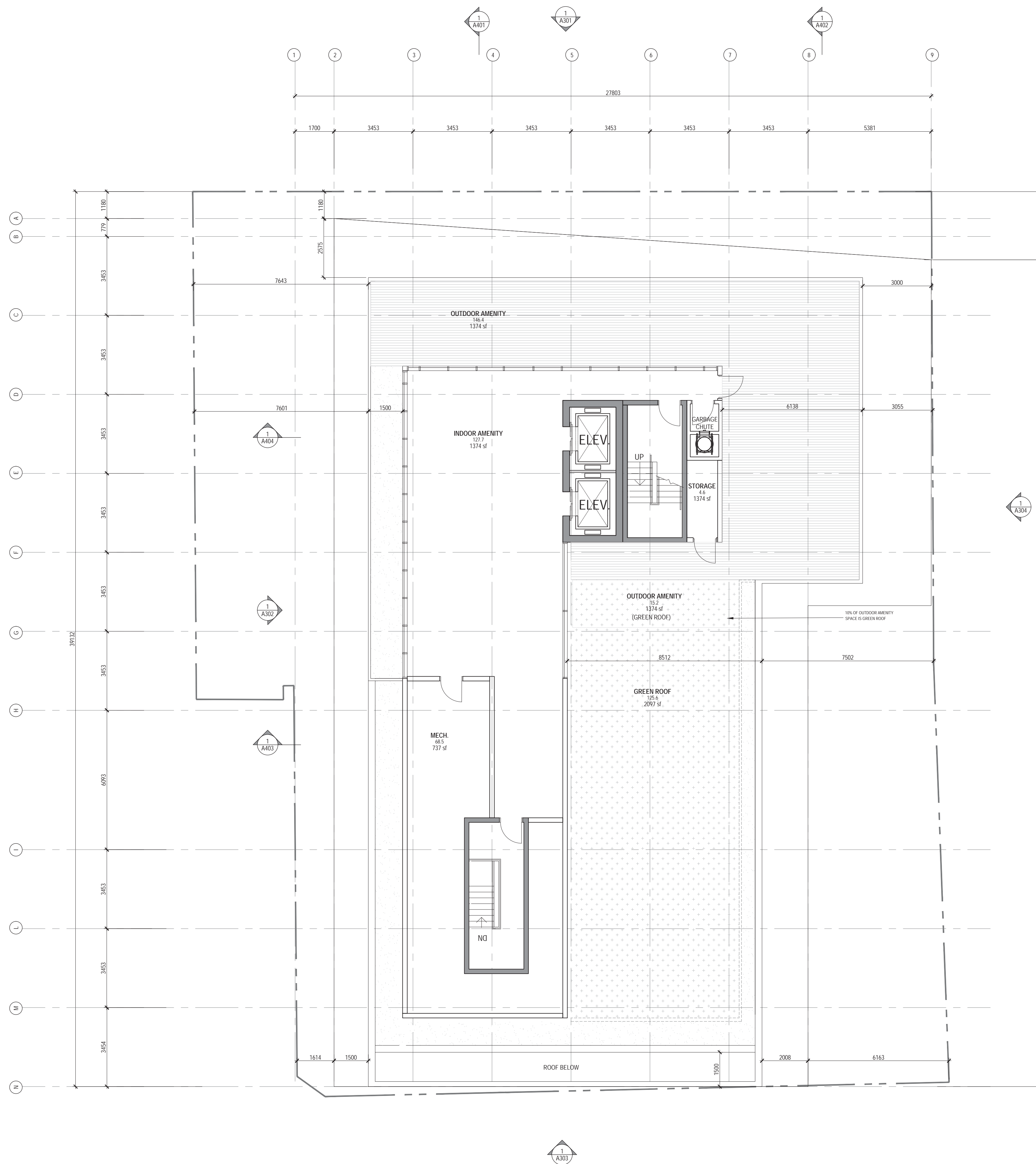
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|---|--|
| <b>ARBORIST</b><br>CENTRAL TREE CARE LTD<br>50 BOOTH AVE.<br>TORONTO, ONTARIO<br>M4M 2M2            | <b>LANDSCAPE</b><br>JANET ROSENBERG - STUDIO<br>148 KENWOOD AVE.<br>YORK, ONTARIO<br>M6C 2S3 |
| <b>PLANNING</b><br>BOUSFELDS INC.<br>3 CHURCH STREET<br>TORONTO, ONTARIO<br>M5E 1M2                 | <b>CIVIL</b><br>COLE ENGINEERING<br>70 VALLEYWOOD DR.<br>MARKHAM, ONTARIO<br>L3R 4T5         |
| <b>TRANSPORTATION</b><br>ISA GROUP<br>45 ST. CLAIR AVE. W. SUITE 300<br>TORONTO, ONTARIO<br>M4V 1K9 | <b>HERITAGE</b><br>ERA ARCHITECTS<br>625 CHURCH ST. #600<br>TORONTO, ONTARIO<br>M5Y 2G1      |

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**PLAN - LEVEL 05**

PROJECT	41839	DRAWN	MA & CO
SCALE	1:100	CHECKED	MA
DATE	2019.08.15	PLOTTED	2019.09.27



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02	2019.09.27	ISSUED FOR ZBA SUBMISSION

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| <b>ARBORIST</b><br>CENTRAL TREE CARE LTD<br>50 BOOTH AVE.<br>TORONTO, ONTARIO<br>M4M 2M2           | <b>LANDSCAPE</b><br>JANET ROSENBERG + STUDIO<br>148 KENWOOD AVE.<br>YORK, ONTARIO<br>M6C 2S3 |
| <b>PLANNING</b><br>BOUSFELDS INC.<br>3 CHURCH STREET<br>TORONTO, ONTARIO<br>M5E 1M2                | <b>CIVIL</b><br>COLE ENGINEERING<br>70 VALLEYWOOD DR.<br>MARKHAM, ONTARIO<br>L3R 4T5         |
| <b>TRANSPORTATION</b><br>SA GROUP<br>45 ST. CLAIR AVE. W. SUITE 300<br>TORONTO, ONTARIO<br>M4V 1K9 | <b>HERITAGE</b><br>ERA ARCHITECTS<br>625 CHURCH ST. #600<br>TORONTO, ONTARIO<br>M5V 2G1      |

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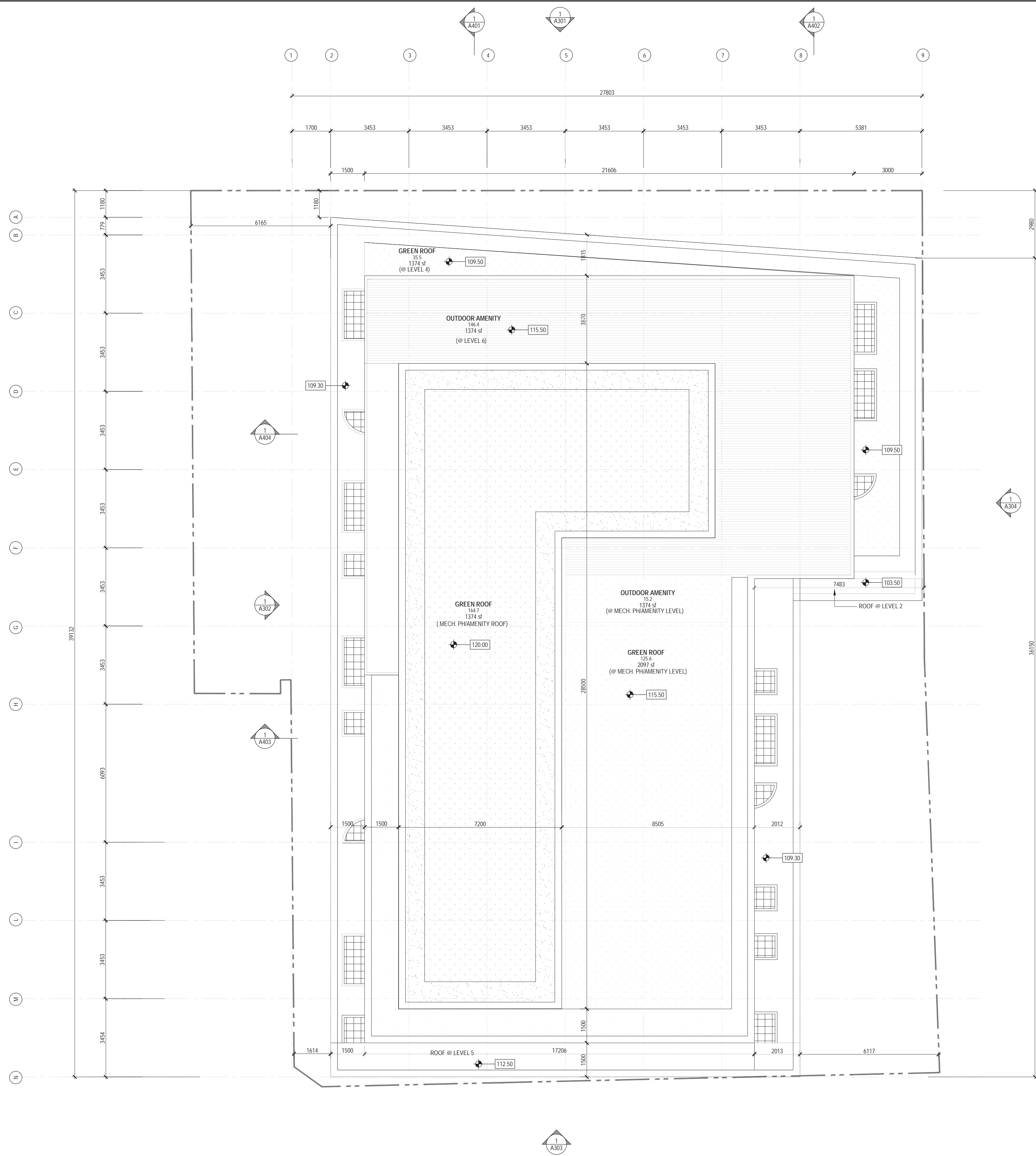


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**ROOFTOP MECH.&AMENITY LEVEL**

PROJECT	SCALE	DATE	41839	1:100	2019.08.15	DRAWN	CHECKED	MA & CO	MA	2019.09.27
PROJECT	SCALE	DATE	41839	1:100	2019.08.15	DRAWN	CHECKED	MA & CO	MA	2019.09.27

1 A106 ROOFTOP MECHANICAL & AMENITY LEVEL  
 SCALE - 1:100





GREEN ROOF BY LAW  
 AVAILABLE ROOF AREA: 853.0 m<sup>2</sup>  
 (BALCONY AT LEVEL 4 HAVE BEEN INCLUDED IN CALCULATION)  
 GREEN ROOF AREA: 341 m<sup>2</sup>  
 @LEVEL 4: 35.5 m<sup>2</sup>  
 @LEVEL 6: 140.8 m<sup>2</sup>  
 @MECH PH LEVEL: 164.7 m<sup>2</sup>  
 PROPOSED GREEN ROOF COVERAGE: 40%  
 REQUIRED GREEN ROOF COVERAGE: 20%  
 \* TOT. GCA=4,838.9 m<sup>2</sup> - REFERENCE: CHAPTER 492.2, GREEN ROOFS

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NO.	DATE	REVISION / ISSUANCE
01	2019.07.26	ISSUED FOR COORDINATION
02	2019.08.15	ISSUED FOR CLIENT REVIEW
03	2019.09.27	ISSUED FOR ZBA SUBMISSION

- |  |   |
|--|---|
| <b>ARBORIST</b><br>CENTRAL TREE CARE LTD<br>50 BOOTH AVE.<br>TORONTO, ONTARIO<br>M4M 2M2           | <b>LANDSCAPE</b><br>JANET ROSENBERG - STUDIO<br>148 KENWOOD AVE<br>YORK, ONTARIO<br>M6C 2S3 |
| <b>PLANNING</b><br>BOUSFELDS INC.<br>3 CHURCH STREET<br>TORONTO, ONTARIO<br>M5E 1M2                | <b>CIVIL</b><br>COLE ENGINEERING<br>70 VALLEYWOOD DR.<br>MARKHAM, ONTARIO<br>L3R 4T5        |
| <b>TRANSPORTATION</b><br>SA GROUP<br>45 ST. CLAIR AVE. W. SUITE 300<br>TORONTO, ONTARIO<br>M4V 1K9 | <b>HERITAGE</b><br>ERA ARCHITECTS<br>625 CHURCH ST. #600<br>TORONTO, ONTARIO<br>M4Y 2G1     |

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**ROOF PLAN**

PROJECT	41839	DRAWN	MA
SCALE	1:100	CHECKED	MA
DATE	2019.07.26	PLOTTED	2019.09.27

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03	2019.09.27	ISSUED FOR ZBA SUBMISSION

**LEGEND**  
 [Pattern] VISUAL MARKERS SPACED AS PER TGS SECTION EC 4.2  
 [Pattern] EXISTING BUILDING  
 REFER TO THE 3D MASSING MODEL PACKAGE FOR DIAGRAMS OF COMPLIANCE WITH 45° ANGULAR PLANE

**MATERIAL LEGEND**  
 [Symbol] GLASS  
 [Symbol] BRICK  
 [Symbol] METAL PANEL  
 [Symbol] SPANDREL GLASS PANEL

**GENERAL NOTES**  
 1. CLEAR GLASS (MATERIALS 1 & 2) (AS PER TGS SECTION EC 4.1, A BIRD FRIENDLY FRIT WILL BE APPLIED TO ALL CLEAR GLASS FOR THE FIRST 1.2 METERS OF BUILDING INCLUDING ALL BALCONY RAILINGS, CLEAR GLASS CORNERS, PARALLEL GLASS AND GLAZING SURROUNDING INTERIOR COURTYARDS.  
 2. CLEAR GLASS (MATERIALS 1 & 2) (AS PER TGS SECTION EC 4.2, A BIRD FRIENDLY FRIT WILL BE APPLIED TO ALL CLEAR GLASS FOR THE FIRST 4 METERS OF GLAZING ABOVE ANY ROOFTOP VEGETATION FEATURE.]

**ARBORIST**  
 CENTRAL TREE CARE LTD  
 50 BOOTH AVE.  
 TORONTO, ONTARIO  
 M4M 2M2

**LANDSCAPE**  
 JANET ROSENBERG + STUDIO  
 148 KENWOOD AVE  
 YORK, ONTARIO  
 M6C 2S3

**PLANNING**  
 BOUSFELDS INC.  
 3 CHURCH STREET  
 TORONTO, ONTARIO  
 M5E 1M2

**CIVIL**  
 COLE ENGINEERING  
 70 VALLEYWOOD DR.  
 MARKHAM, ONTARIO  
 L3R 4T5

**TRANSPORTATION**  
 SA GROUP  
 45 ST. CLAIR AVE. W. SUITE 300  
 TORONTO, ONTARIO  
 M4V 1K9

**HERITAGE**  
 ERA ARCHITECTS  
 625 CHURCH ST. #600  
 TORONTO, ONTARIO  
 M5T 2G1

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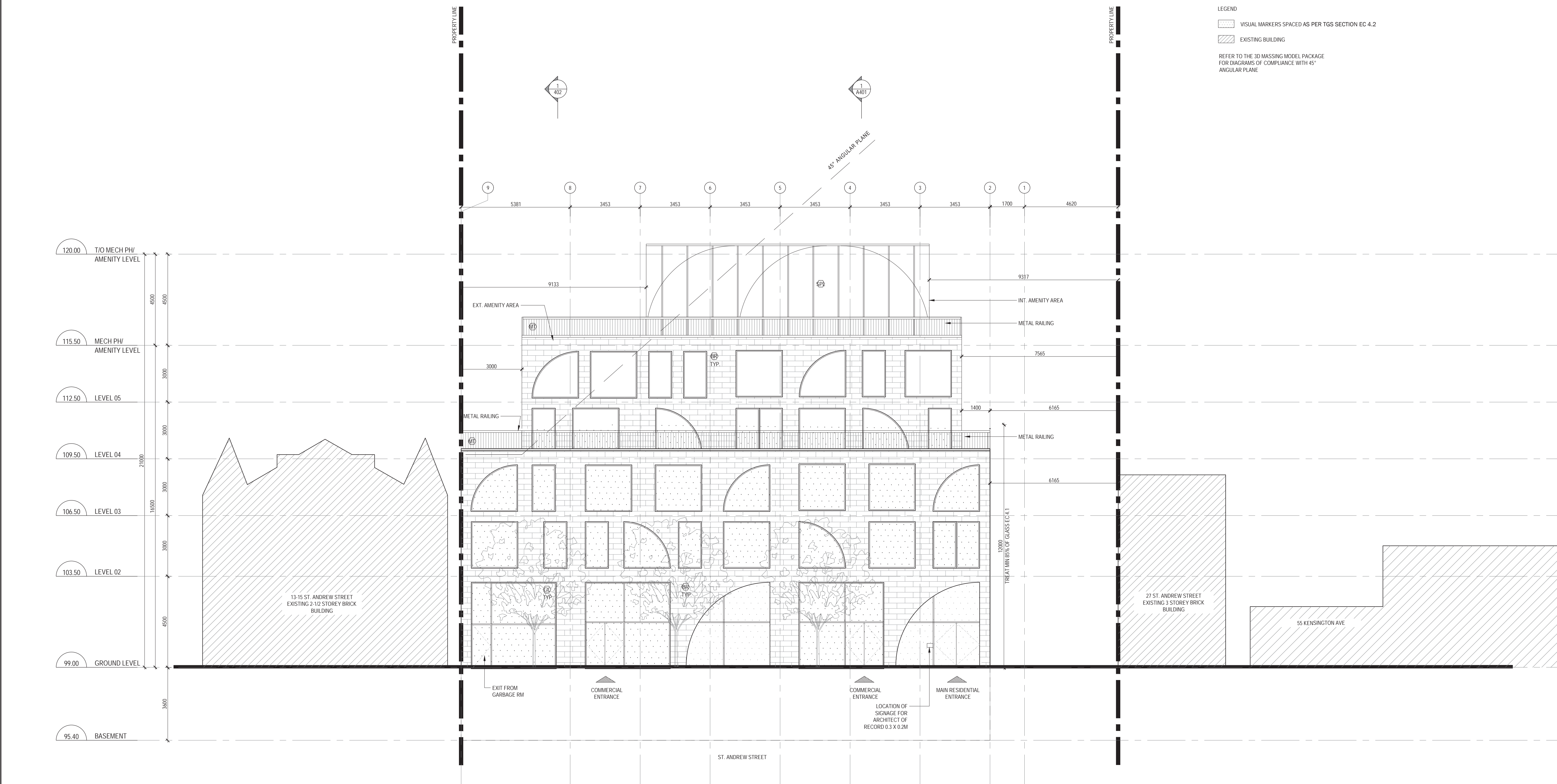


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**ELEVATION - NORTH**

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41839	1:100	2019.08.15	MA	MA	2019.09.27



**1** NORTH ELEVATION  
**A301** SCALE - 1:100

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02	2019.09.11	ISSUED FOR CLIENT REVIEW
03	2019.09.27	ISSUED FOR ZBA SUBMISSION

LEGEND  
 VISUAL MARKERS SPACED AS PER TGS SECTION EC 4.2  
 EXISTING BUILDING  
 REFER TO THE 3D MASSING MODEL PACKAGE FOR DIAGRAMS OF COMPLIANCE WITH 45° ANGULAR PLANE

MATERIAL LEGEND  
 GLASS  
 BRICK  
 METAL PANEL  
 SPANDREL GLASS PANEL

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 50 BOOTH AVE  
 TORONTO, ONTARIO  
 M4M 2M2

LANDSCAPE  
 JANET ROSENBERG + STUDIO  
 148 KENWOOD AVE  
 YORK, ONTARIO  
 M6C 2S3

PLANNING  
 BOUSFELDS INC.  
 3 CHURCH STREET  
 TORONTO, ONTARIO  
 M5E 1M2

CIVIL  
 COLE ENGINEERING  
 70 VALLEYWOOD DR.  
 MARKHAM, ONTARIO  
 L3R 4T5

TRANSPORTATION  
 SA GROUP  
 45 ST. CLAIR AVE. W. SUITE 300  
 TORONTO, ONTARIO  
 M4V 1K9

HERITAGE  
 ERA ARCHITECTS  
 625 CHURCH ST. #600  
 TORONTO, ONTARIO  
 M4V 2G1

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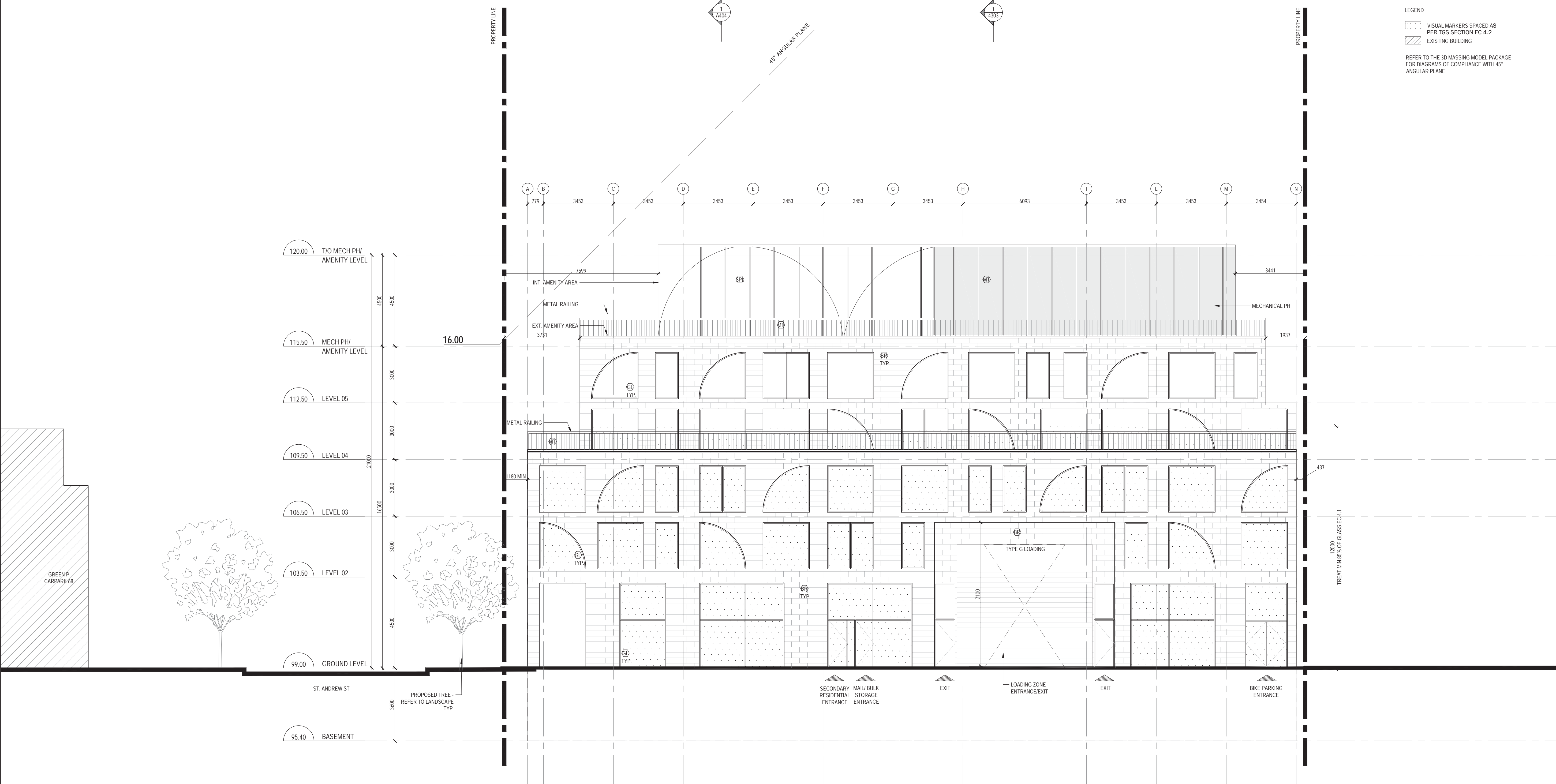


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ELEVATION - WEST

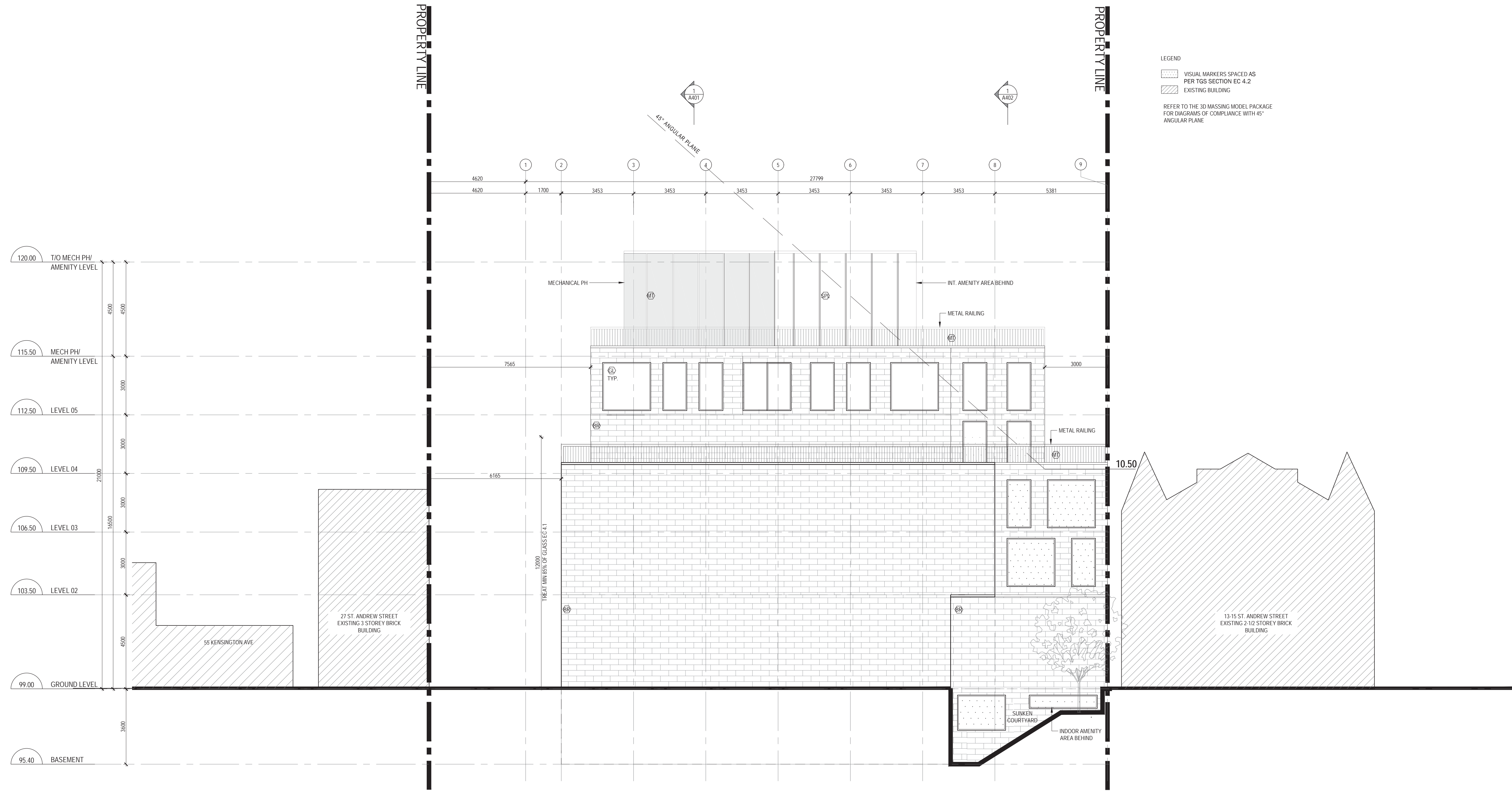
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1 EAST ELEVATION  
 A302 SCALE - 1:100

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NO.	DATE	REVISION / ISSUANCE
01	2019.08.07	ISSUED FOR COORDINATION
02	2019.09.27	ISSUED FOR ZBA SUBMISSION



LEGEND  
 [Symbol] VISUAL MARKERS SPACED AS PER TGS SECTION EC 4.2  
 [Symbol] EXISTING BUILDING  
 REFER TO THE 3D MASSING MODEL PACKAGE FOR DIAGRAMS OF COMPLIANCE WITH 45° ANGULAR PLANE

- MATERIAL LEGEND
- [Symbol] GLASS
  - [Symbol] BRICK
  - [Symbol] METAL PANEL
  - [Symbol] SPANDREL GLASS PANEL

- GENERAL NOTES
1. CLEAR GLASS (MATERIALS 1 & 2) (AS PER TGS SECTION EC 4.1, A BIRD FRIENDLY FRIT WILL BE APPLIED TO ALL CLEAR GLASS FOR THE FIRST 1.2 METERS OF BUILDING INCLUDING ALL BALCONY RAILINGS, CLEAR GLASS CORNERS, PARALLEL GLASS AND GLAZING SURROUNDING INTERIOR COURTYARDS)
  2. CLEAR GLASS (MATERIALS 1 & 2) (AS PER TGS SECTION EC 4.2, A BIRD FRIENDLY FRIT WILL BE APPLIED TO ALL CLEAR GLASS FOR THE FIRST 4 METERS OF GLAZING ABOVE ANY ROOFTOP VEGETATION FEATURE)

- |   |   |
|---|---|
| <b>ARBORIST</b><br>CENTRAL TREE CARE LTD<br>50 BOOTH AVE.<br>TORONTO, ONTARIO<br>M4M 2M2            | <b>LANDSCAPE</b><br>JANET ROSENBERG + STUDIO<br>148 KENWOOD AVE<br>YORK, ONTARIO<br>M6C 2S3 |
| <b>PLANNING</b><br>BOUSFELDS INC.<br>3 CHURCH STREET<br>TORONTO, ONTARIO<br>M5E 1M2                 | <b>CIVIL</b><br>COLE ENGINEERING<br>70 VALLEYWOOD DR.<br>MARKHAM, ONTARIO<br>L3R 4T5        |
| <b>TRANSPORTATION</b><br>ISA GROUP<br>45 ST. CLAIR AVE. W. SUITE 300<br>TORONTO, ONTARIO<br>M4V 1K9 | <b>HERITAGE</b><br>ERA ARCHITECTS<br>625 CHURCH ST. #600<br>TORONTO, ONTARIO<br>M5V 2G1     |

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Toronto, Ontario  
M5C 1K9  
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 Toronto, Ontario M5T 1K7  
 The Impressions Group  
 306 Town Centre Blvd, Suite 101  
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ELEVATION - SOUTH

PROJECT	SCALE	DATE	41839	1:100	2019.08.15	DRAWN	CHECKED	PLOTTED	MA	MA	2019.09.27
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1 SOUTH ELEVATION  
 A303 SCALE - 1:100

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NO.	DATE	REVISION / ISSUANCE
01	2019.08.07	ISSUED FOR COORDINATION
02	2019.08.15	ISSUED FOR CLIENT REVIEW
03	2019.09.11	ISSUED FOR CLIENT REVIEW
04	2019.09.27	ISSUED FOR ZBA SUBMISSION

**MATERIAL LEGEND**

	GLASS
	BRICK
	METAL PANEL
	SPANDREL GLASS PANEL

- GENERAL NOTES**
- CLEAR GLASS (MATERIALS 1 & 2) [AS PER TGS SECTION EC-4.1, A BIRD FRIENDLY FRIT WILL BE APPLIED TO ALL CLEAR GLASS FOR THE FIRST 1.2 METERS OF BUILDING INCLUDING ALL BALCONY RAILINGS, CLEAR GLASS CORNERS, PARALLEL GLASS AND GLAZING SURROUNDING INTERIOR COURTYARDS.
  - CLEAR GLASS (MATERIALS 1 & 2) [AS PER TGS SECTION EC-4.2, A BIRD FRIENDLY FRIT WILL BE APPLIED TO ALL CLEAR GLASS FOR THE FIRST 4 METERS OF GLAZING ABOVE ANY ROOFTOP VEGETATION FEATURE.]

<b>ARBORIST</b> CENTRAL TREE CARE LTD 50 BOOTH AVE. TORONTO, ONTARIO M4M 2M2	<b>LANDSCAPE</b> JANET ROSENBERG + STUDIO 148 KENWOOD AVE YORK, ONTARIO M6C 2S3
<b>PLANNING</b> BOUSFELDS INC. 3 CHURCH STREET TORONTO, ONTARIO M5E 1M2	<b>CIVIL</b> COLE ENGINEERING 70 VALLEYWOOD DR. MARKHAM, ONTARIO L3R 4T5
<b>TRANSPORTATION</b> ISA GROUP 45 ST. CLAIR AVE. W. SUITE 300 TORONTO, ONTARIO M4V 1K9	<b>HERITAGE</b> ERA ARCHITECTS 625 CHURCH ST. #600 TORONTO, ONTARIO M5V 2G1

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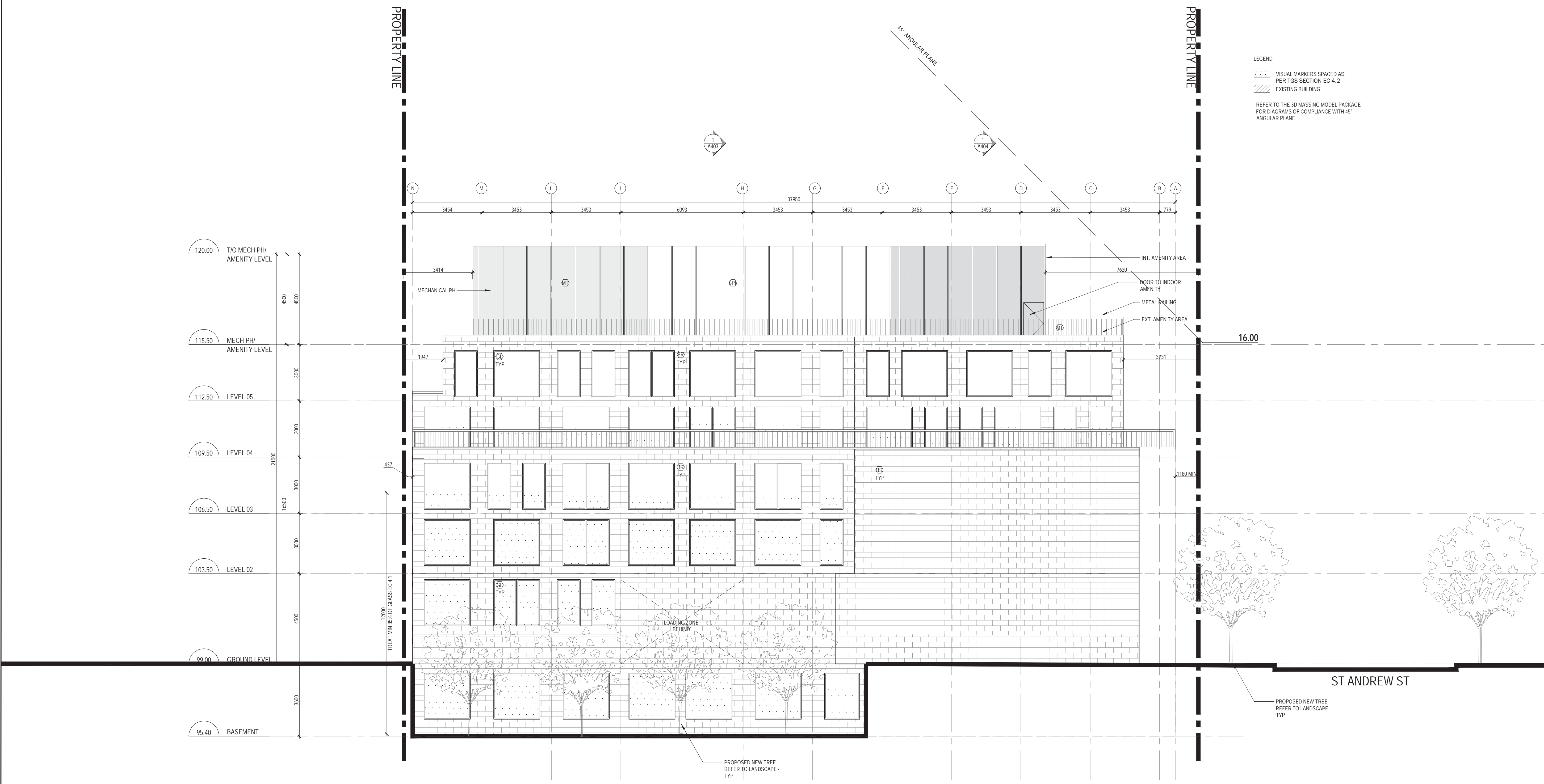


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**ELEVATION - EAST**

PROJECT	41839	DRAWN	MA
SCALE	1:100	CHECKED	MA
DATE	2019.08.15	PLOTTED	2019.09.27

**A304**



**1** EAST ELEVATION  
**A304** SCALE - 1:100

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NO.	DATE	REVISION / ISSUANCE
01	2019.09.27	ISSUED FOR ZBA SUBMISSION

- MATERIAL LEGEND**
- GLASS
  - BRICK
  - METAL PANEL
  - SPANDREL GLASS PANEL

- GENERAL NOTES**
- CLEAR GLASS (MATERIALS 1 & 2) (AS PER TGS SECTION EC-4.1, A BIRD FRIENDLY FRIT WILL BE APPLIED TO ALL CLEAR GLASS FOR THE FIRST 12 METERS OF BUILDING INCLUDING ALL BALCONY RAILINGS, CLEAR GLASS CORNERS, PARALLEL GLASS AND GLAZING SURROUNDING INTERIOR COURTYARDS.
  - CLEAR GLASS (MATERIALS 1 & 2) (AS PER TGS SECTION EC-4.2, A BIRD FRIENDLY FRIT WILL BE APPLIED TO ALL CLEAR GLASS FOR THE FIRST 4 METERS OF GLAZING ABOVE ANY ROOFTOP VEGETATION FEATURE.]

- |  |   |
|--|---|
| <b>ARBORIST</b><br>CENTRAL TREE CARE LTD<br>90 BOOTH AVE.<br>TORONTO, ONTARIO<br>M4M 2M2           | <b>LANDSCAPE</b><br>JANET ROSENBERG + STUDIO<br>148 KENWOOD AVE<br>YORK, ONTARIO<br>M3C 2S3 |
| <b>PLANNING</b><br>BOUSFIELDS INC.<br>1 CHURCH STREET<br>TORONTO, ONTARIO<br>M5E 1M2               | <b>CIVIL</b><br>COLE ENGINEERING<br>70 VALLEYWOOD DR.<br>MARKHAM, ONTARIO<br>L3R 4T5        |
| <b>TRANSPORTATION</b><br>BA GROUP<br>45 ST. CLAIR AVE. W. SUITE 300<br>TORONTO, ONTARIO<br>M4V 1K9 | <b>HERITAGE</b><br>EBA ARCHITECTS<br>625 CHURCH ST. #600<br>TORONTO, ONTARIO<br>M5V 2G1     |

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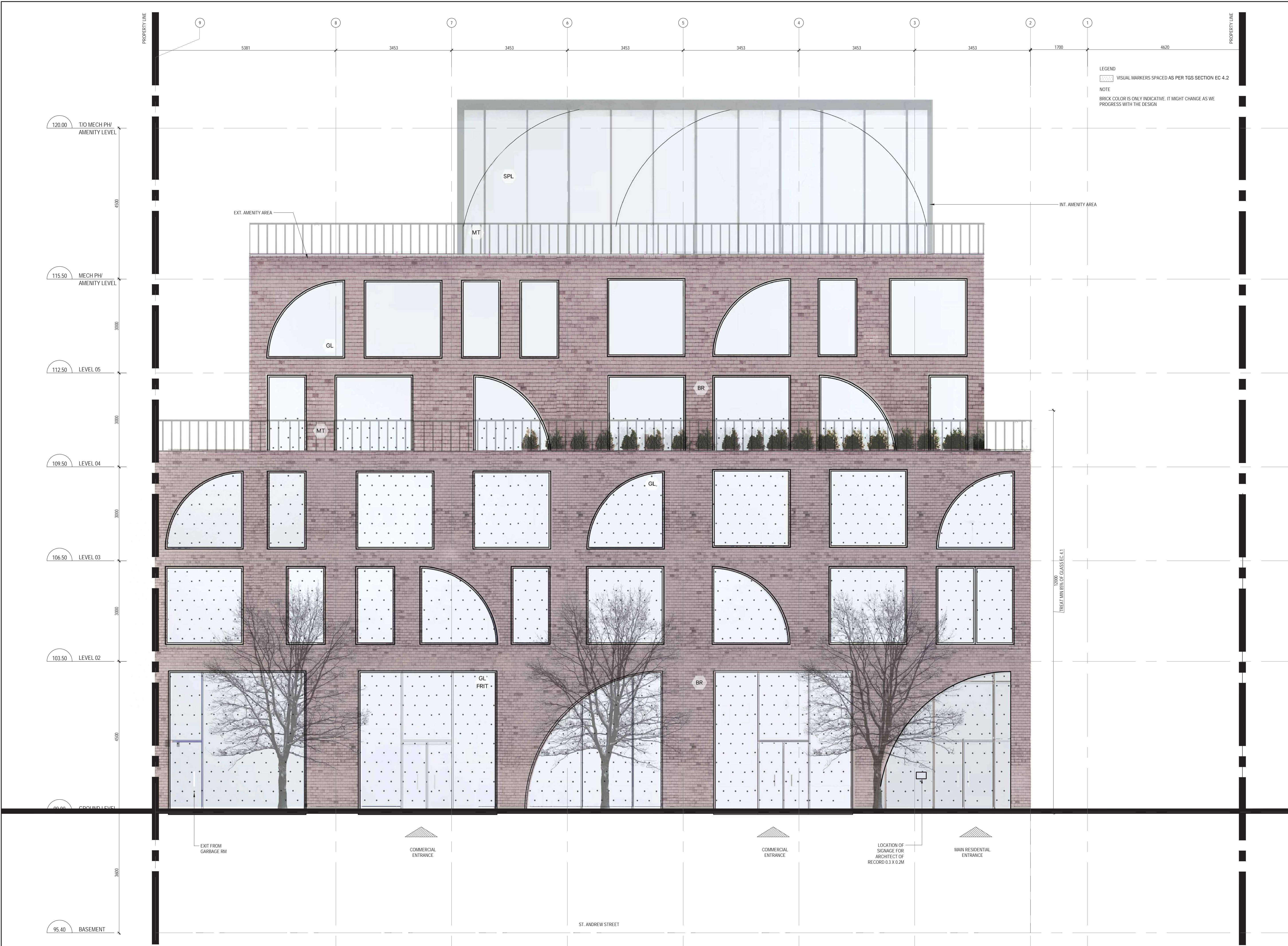


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**COLOUR ELEVATION**

PROJECT	41839	DRAWN	MA
SCALE	1:50	CHECKED	MA
DATE	2019.09.24	PLOTTED	2019.09.27

A305



1  
305 COLOUR ELEVATION  
SCALE - 1:100

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NO.	DATE	REVISION / ISSUANCE
01	2019.08.15	ISSUED FOR CLIENT REVIEW
02	2019.09.27	ISSUED FOR ZBA SUBMISSION

- MATERIAL LEGEND**
- GLASS
  - ▨ BRICK
  - ▧ METAL PANEL
  - ▩ SPANDREL GLASS PANEL

- GENERAL NOTES**
- CLEAR GLASS (MATERIALS 1 & 2) (AS PER TGS SECTION EC 4.1, A BIRD FRIENDLY FRIT WILL BE APPLIED TO ALL CLEAR GLASS FOR THE FIRST 1.2 METERS OF BUILDING INCLUDING ALL BALCONY RAILINGS, CLEAR GLASS CORNERS, PARALLEL GLASS AND GLAZING SURROUNDING INTERIOR COURTYARDS.
  - CLEAR GLASS (MATERIALS 1 & 2) (AS PER TGS SECTION EC 4.2, A BIRD FRIENDLY FRIT WILL BE APPLIED TO ALL CLEAR GLASS FOR THE FIRST 4 METERS OF GLAZING ABOVE ANY ROOFTOP VEGETATION FEATURE.)

- |  |   |
|--|---|
| <b>ARBORIST</b><br>CENTRAL TREE CARE LTD<br>50 BOOTH AVE.<br>TORONTO, ONTARIO<br>M4M 2M2           | <b>LANDSCAPE</b><br>JANET ROSENBERG + STUDIO<br>148 KENWOOD AVE<br>YORK, ONTARIO<br>M3C 2S3 |
| <b>PLANNING</b><br>BOUSFELDS INC.<br>3 CHURCH STREET<br>TORONTO, ONTARIO<br>M5E 1M2                | <b>CIVIL</b><br>COLE ENGINEERING<br>70 VALLEYWOOD DR.<br>MARKHAM, ONTARIO<br>L3R 4T5        |
| <b>TRANSPORTATION</b><br>SA GROUP<br>45 ST. CLAIR AVE. W. SUITE 300<br>TORONTO, ONTARIO<br>M4V 1K9 | <b>HERITAGE</b><br>ERA ARCHITECTS<br>625 CHURCH ST. #600<br>TORONTO, ONTARIO<br>M5Y 2G1     |

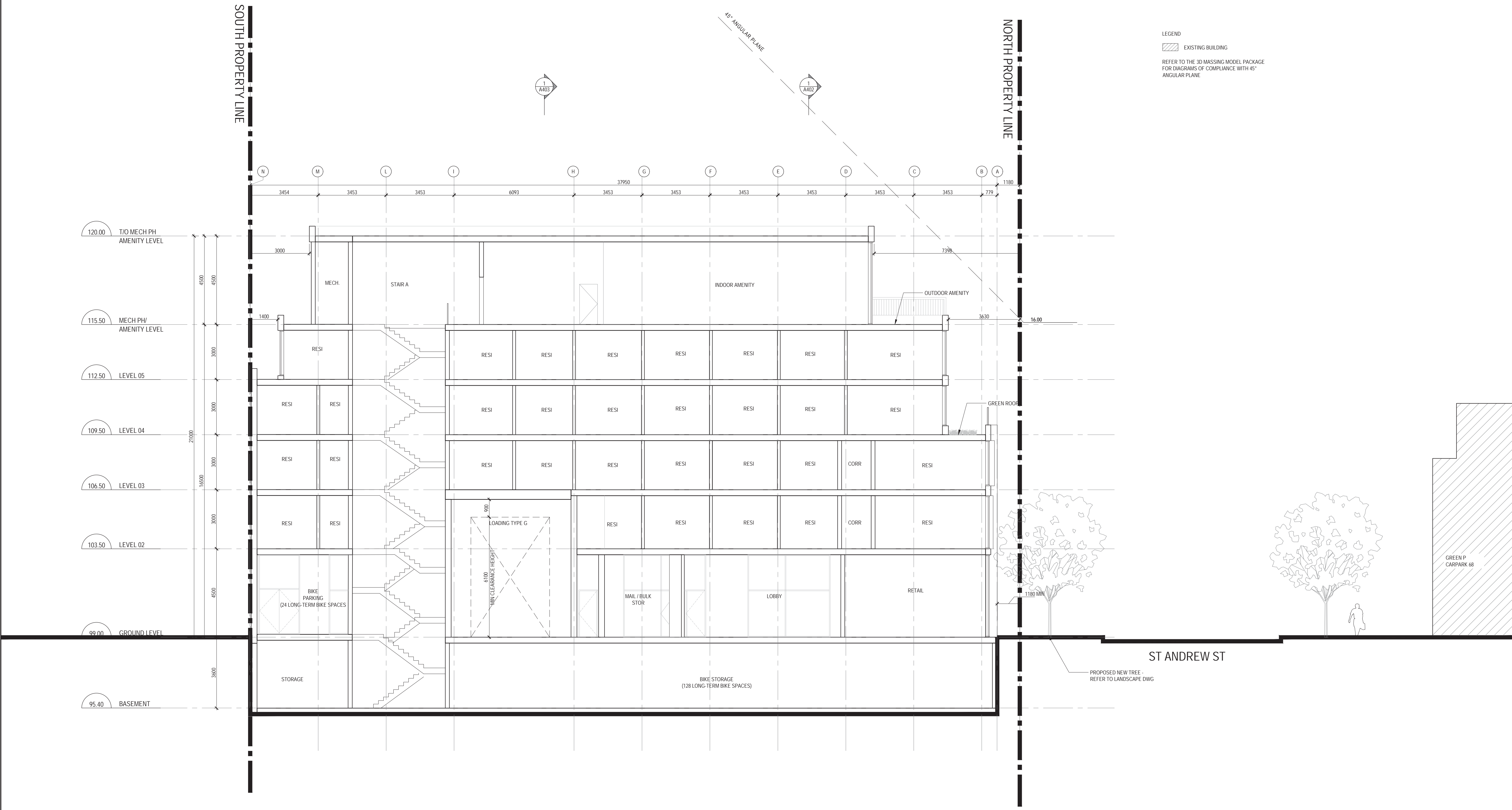
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**SECTION A**

PROJECT	SCALE	DATE	DRAWN	CHECKED	PLOTTED	MA & CO	MA	2019.09.27
41839	1:100	2017.11.30	MA	MA	MA	MA & CO	MA	2019.09.27



1 SECTION A  
401 SCALE - 1:100

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NO.	DATE	REVISION / ISSUANCE
01	2019.08.12	ISSUED FOR COORDINATION
02	2019.09.27	ISSUED FOR ZBA SUBMISSION

- MATERIAL LEGEND**
- ⊕ GLASS
  - ⊕ BRICK
  - ⊕ METAL PANEL
  - ⊕ SPANDREL GLASS PANEL
- GENERAL NOTES**
- CLEAR GLASS (MATERIALS 1 & 2) (AS PER TGS SECTION EC 4.1, A BIRD FRIENDLY FRIT WILL BE APPLIED TO ALL CLEAR GLASS FOR THE FIRST 1.2 METERS OF BUILDING INCLUDING ALL BALCONY RAILINGS, CLEAR GLASS CORNERS, PARALLEL GLASS AND GLAZING SURROUNDING INTERIOR COURTYARDS.
  - CLEAR GLASS (MATERIALS 1 & 2) (AS PER TGS SECTION EC 4.2, A BIRD FRIENDLY FRIT WILL BE APPLIED TO ALL CLEAR GLASS FOR THE FIRST 4 METERS OF GLAZING ABOVE ANY ROOFTOP VEGETATION FEATURE.)

- ARBORIST**  
 CENTRAL TREE CARE LTD  
 50 BOOTH AVE.  
 TORONTO, ONTARIO  
 M4M 2M2
- LANDSCAPE**  
 JANET ROSENBERG + STUDIO  
 148 KENWOOD AVE  
 YORK, ONTARIO  
 M6C 2S3
- PLANNING**  
 BOUSFELDS INC.  
 3 CHURCH STREET  
 TORONTO, ONTARIO  
 M5E 1M2
- CIVIL**  
 COLE ENGINEERING  
 70 VALLEYWOOD DR.  
 MARKHAM, ONTARIO  
 L3R 4T5
- TRANSPORTATION**  
 SA GROUP  
 45 ST. CLAIR AVE. W. SUITE 300  
 TORONTO, ONTARIO  
 M4V 1K9
- HERITAGE**  
 ERA ARCHITECTS  
 625 CHURCH ST. #600  
 TORONTO, ONTARIO  
 M4Y 2G1

**SvN** 110 Adelaide St. E.  
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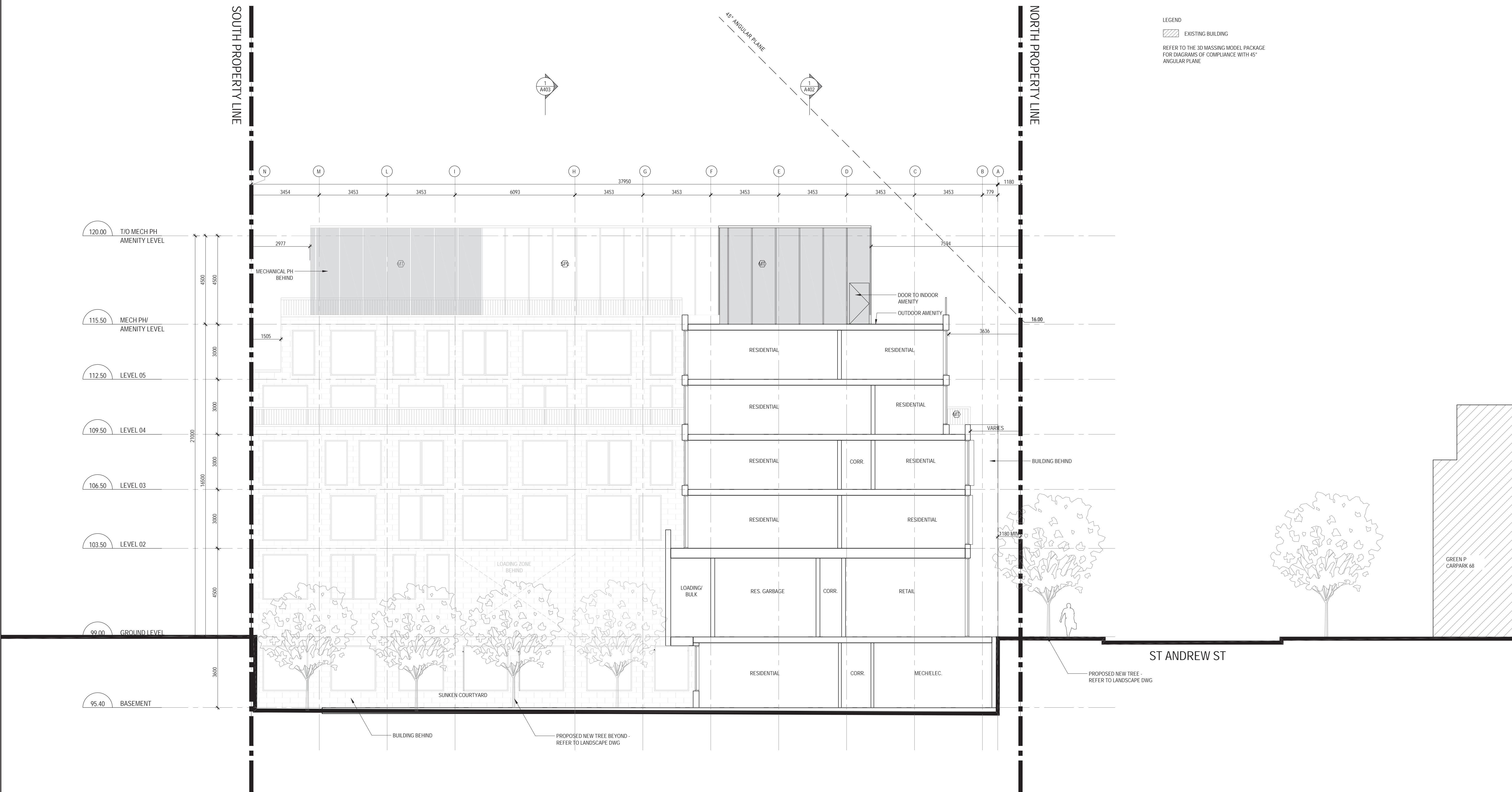


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**A402 SECTION B**

PROJECT	SCALE	DATE	DRAWN	CHECKED	PLOTTED	MA & CO	MA	2019.09.27
41839	1:100	2019.08.15	MA	MA	MA	MA & CO	MA	2019.09.27



1 SECTION B  
 402 SCALE - 1:100

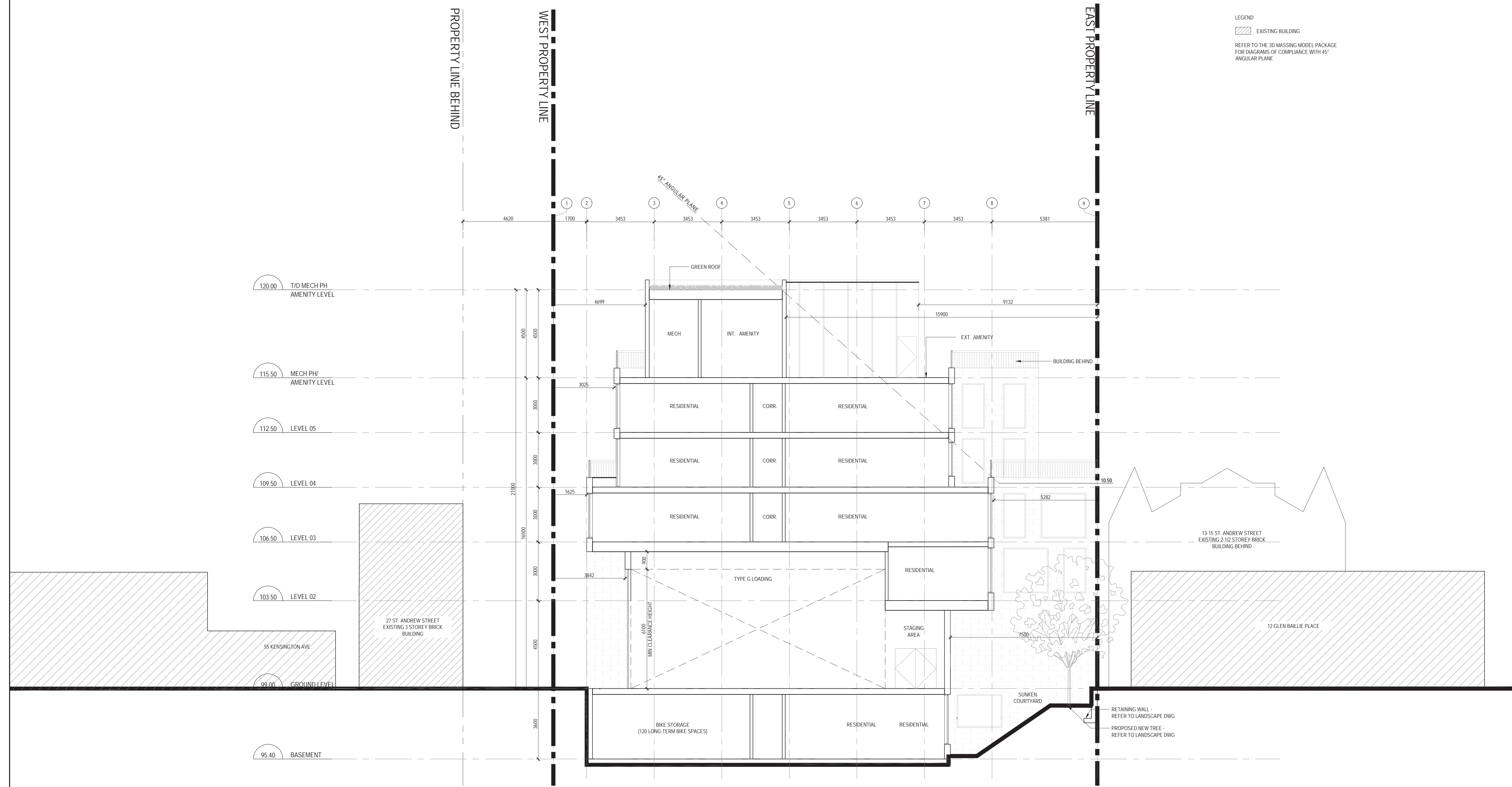
A402



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NO.	DATE	REVISION / ISSUANCE
01	2019.08.07	ISSUED FOR COORDINATION
02	2019.08.15	ISSUED FOR CLIENT REVIEW
03	2019.09.27	ISSUED FOR ZBA SUBMISSION

LEGEND  
 [Hatched Box] EXISTING BUILDING  
 REFER TO THE 3D MASSING MODEL PACKAGE FOR DIAGRAMS OF COMPLIANCE WITH 45° ANGULAR PLANE



MATERIAL LEGEND  
 [Circle with G] GLASS  
 [Circle with B] BRICK  
 [Circle with M] METAL PANEL  
 [Circle with S] SPANDREL GLASS PANEL

- GENERAL NOTES
- CLEAR GLASS (MATERIALS 1 & 2) (AS PER TGS SECTION EC-4.1, A BIRD FRIENDLY FRIT WILL BE APPLIED TO ALL CLEAR GLASS FOR THE FIRST 1.2 METERS OF BUILDING INCLUDING ALL BALCONY RAILINGS, CLEAR GLASS CORNERS, PARALLEL GLASS AND GLAZING SURROUNDING INTERIOR COURTYARDS.
  - CLEAR GLASS (MATERIALS 1 & 2) (AS PER TGS SECTION EC-4.2, A BIRD FRIENDLY FRIT WILL BE APPLIED TO ALL CLEAR GLASS FOR THE FIRST 4 METERS OF GLAZING ABOVE ANY ROOFTOP VEGETATION FEATURE.]

ARBORIST  
 CENTRAL TREE CARE LTD  
 50 BOOTH AVE.  
 TORONTO, ONTARIO  
 M4M 2M2

LANDSCAPE  
 JANET ROSENBERG + STUDIO  
 148 KENWOOD AVE  
 YORK, ONTARIO  
 M6C 2S3

PLANNING  
 BOUSFELDS INC.  
 3 CHURCH STREET  
 TORONTO, ONTARIO  
 M5E 1M2

CIVIL  
 COLE ENGINEERING  
 70 VALLEYWOOD DR.  
 MARKHAM, ONTARIO  
 L3R 4T5

TRANSPORTATION  
 SA GROUP  
 45 ST. CLAIR AVE. W. SUITE 300  
 TORONTO, ONTARIO  
 M4V 1K9

HERITAGE  
 ERA ARCHITECTS  
 625 CHURCH ST. #600  
 TORONTO, ONTARIO  
 M4Y 2G1

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SECTION C


PROJECT	41839	DRAWN	MA & CO
SCALE	1:100	CHECKED	MA
DATE	2019.08.01	PLOTTED	2019.09.27

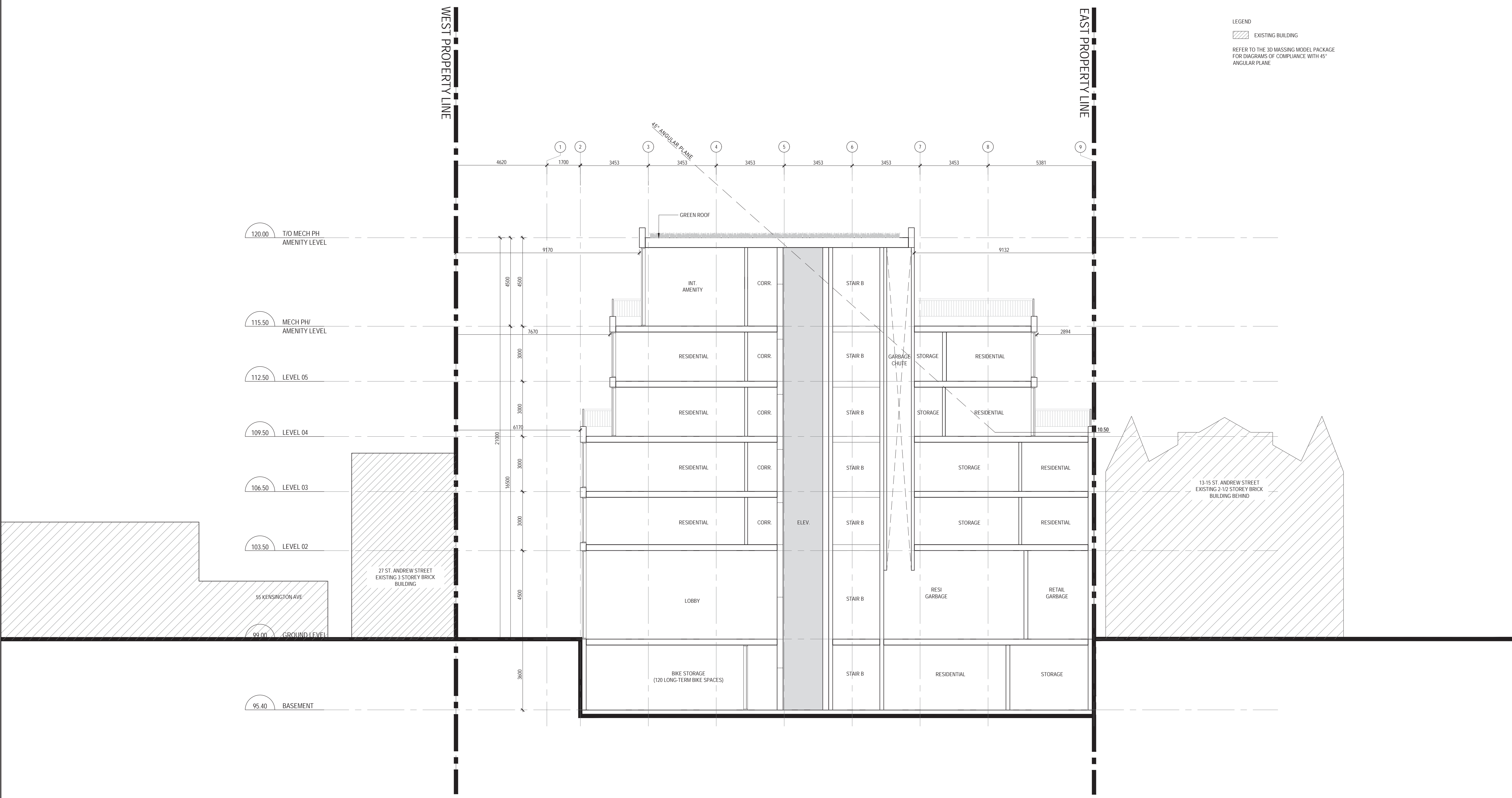
1 SECTION C  
 403 SCALE - 1:100


A403

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01	2019.08.15	ISSUED FOR CLIENT REVIEW
02	2019.09.27	ISSUED FOR ZBA SUBMISSION

LEGEND  
 EXISTING BUILDING  
 REFER TO THE 3D MASSING MODEL PACKAGE FOR DIAGRAMS OF COMPLIANCE WITH 45° ANGULAR PLANE



MATERIAL LEGEND  
 GLASS  
 BRICK  
 METAL PANEL  
 SPANDEL GLASS PANEL

GENERAL NOTES  
 1. CLEAR GLASS (MATERIALS 1 & 2) [AS PER TGS SECTION EC 4.1, A BIRD FRIENDLY FRIT WILL BE APPLIED TO ALL CLEAR GLASS FOR THE FIRST 1.2 METERS OF BUILDING INCLUDING ALL BALCONY RAILINGS, CLEAR GLASS CORNERS, PARALLEL GLASS AND GLAZING SURROUNDING INTERIOR COURTYARDS.  
 2. CLEAR GLASS (MATERIALS 1 & 2) [AS PER TGS SECTION EC 4.2, A BIRD FRIENDLY FRIT WILL BE APPLIED TO ALL CLEAR GLASS FOR THE FIRST 4 METERS OF GLAZING ABOVE ANY ROOFTOP VEGETATION FEATURE ]

ARBORIST  
 CENTRAL TREE CARE LTD  
 50 BOOTH AVE.  
 TORONTO, ONTARIO  
 M4M 2M2

LANDSCAPE  
 JANET ROSENBERG + STUDIO  
 148 KENWOOD AVE  
 YORK, ONTARIO  
 M6C 2S3

PLANNING  
 BOUSFELDS INC.  
 3 CHURCH STREET  
 TORONTO, ONTARIO  
 M5E 1M2

CIVIL  
 COLE ENGINEERING  
 70 VALLEYWOOD DR.  
 MARKHAM, ONTARIO  
 L3R 4T5

TRANSPORTATION  
 ISA GROUP  
 45 ST. CLAIR AVE. W. SUITE 300  
 TORONTO, ONTARIO  
 M4V 1K9

HERITAGE  
 ERA ARCHITECTS  
 625 CHURCH ST. #600  
 TORONTO, ONTARIO  
 M5V 2G1

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SECTION D

PROJECT	DATE	DRAWN	CHECKED	MA & CO
41839	2019.08.15	MA	MA	MA & CO

# APPENDIX F

Shadow Study Prepared by SvN dated September 27, 2019

**17 ST ANDREW ST**  
**SHADOW STUDIES**

**27/09/2019**

**SvN**

**THE IMPRESSIONS GROUP**

**MARCH 21**

# SHADOW STUDIES

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March 21 9:18 am

# SHADOW STUDIES

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March 21 10:18 am

# SHADOW STUDIES

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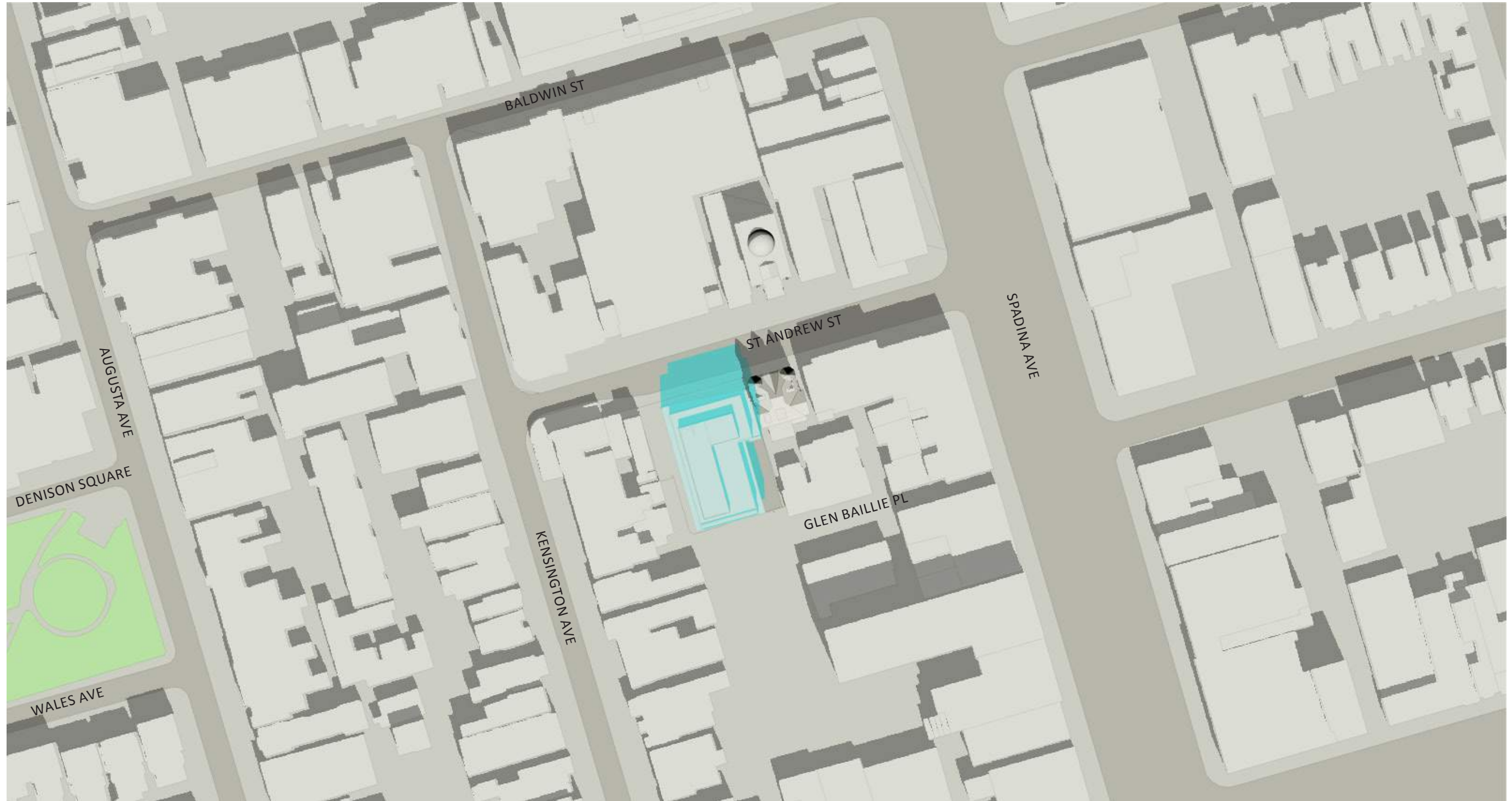


March 21 11:18 am



# SHADOW STUDIES

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March 21 12:18 pm

# SHADOW STUDIES



March 21 1:18 pm

# SHADOW STUDIES

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March 21 2:18 pm

# SHADOW STUDIES

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March 21 3:18 pm

# SHADOW STUDIES

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March 21 4:18 pm

# SHADOW STUDIES

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March 21 5:18 pm

# SHADOW STUDIES



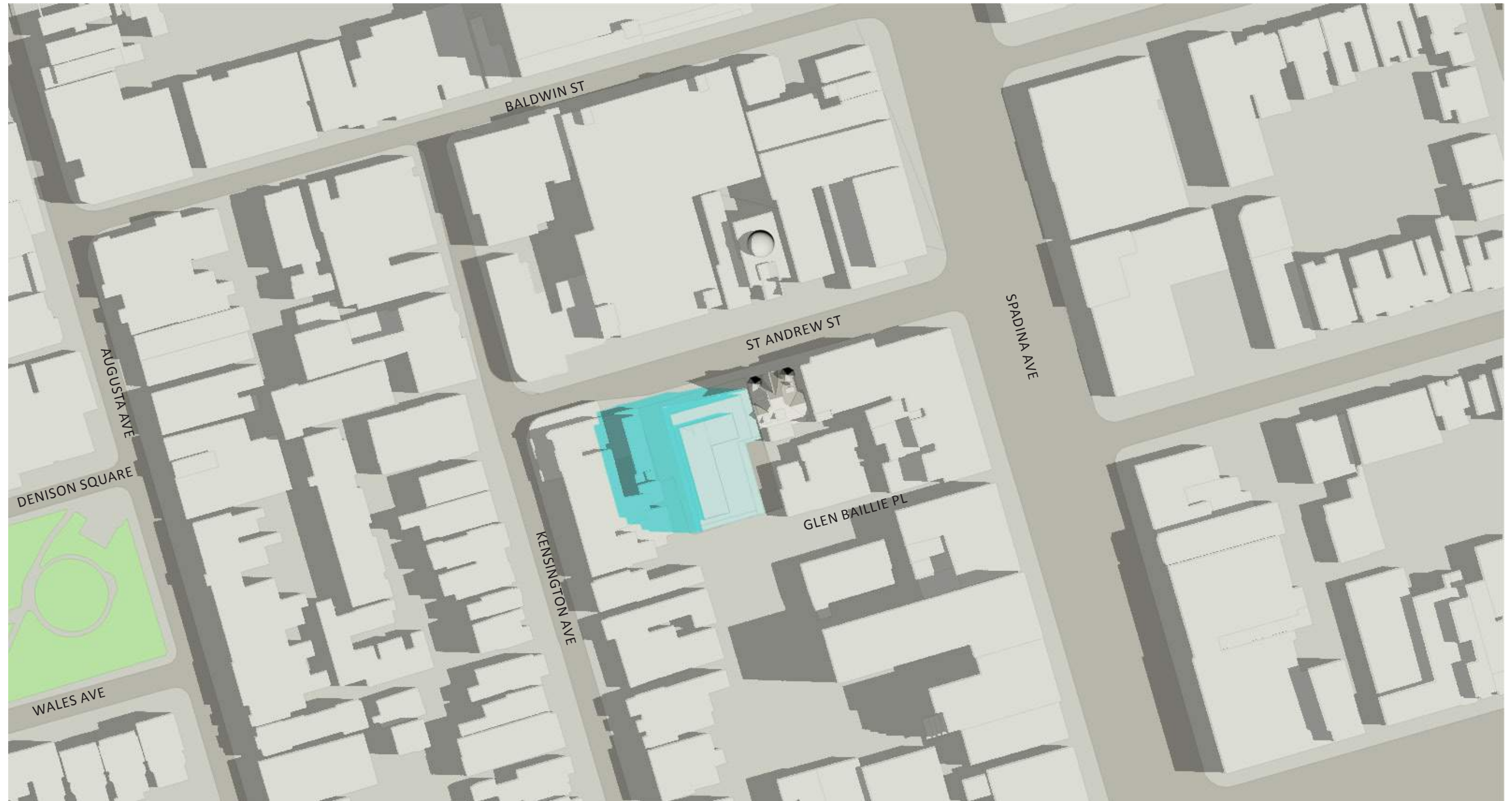
March 21 6:18 pm

**JUNE 21**



# SHADOW STUDIES

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June 21 9:18 am

# SHADOW STUDIES

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June 21 10:18 am

# SHADOW STUDIES



June 21 11:18 am

# SHADOW STUDIES

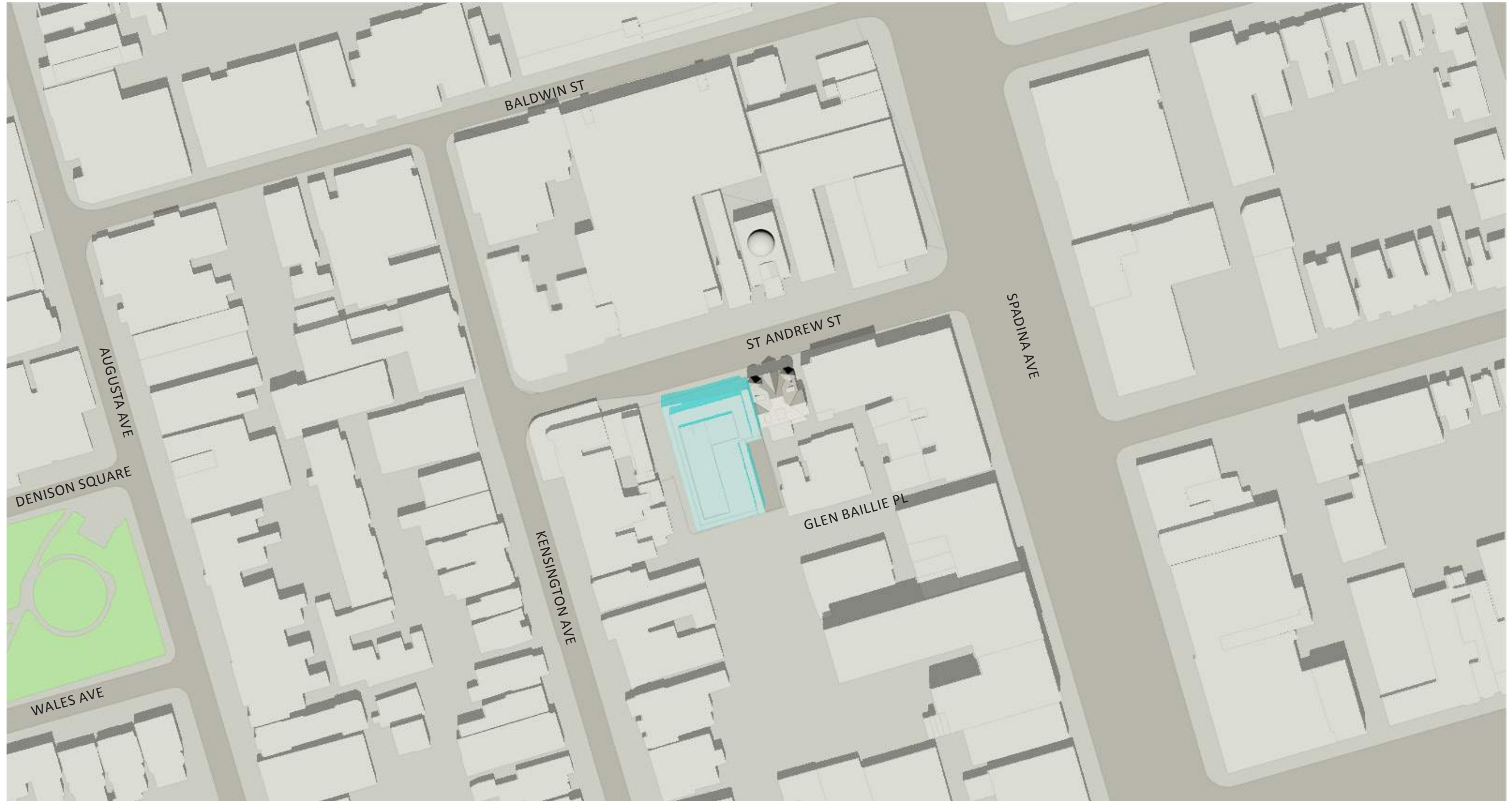
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June 21 12:18 pm

# SHADOW STUDIES

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June 21 1:18 pm

# SHADOW STUDIES



June 21 2:18 pm

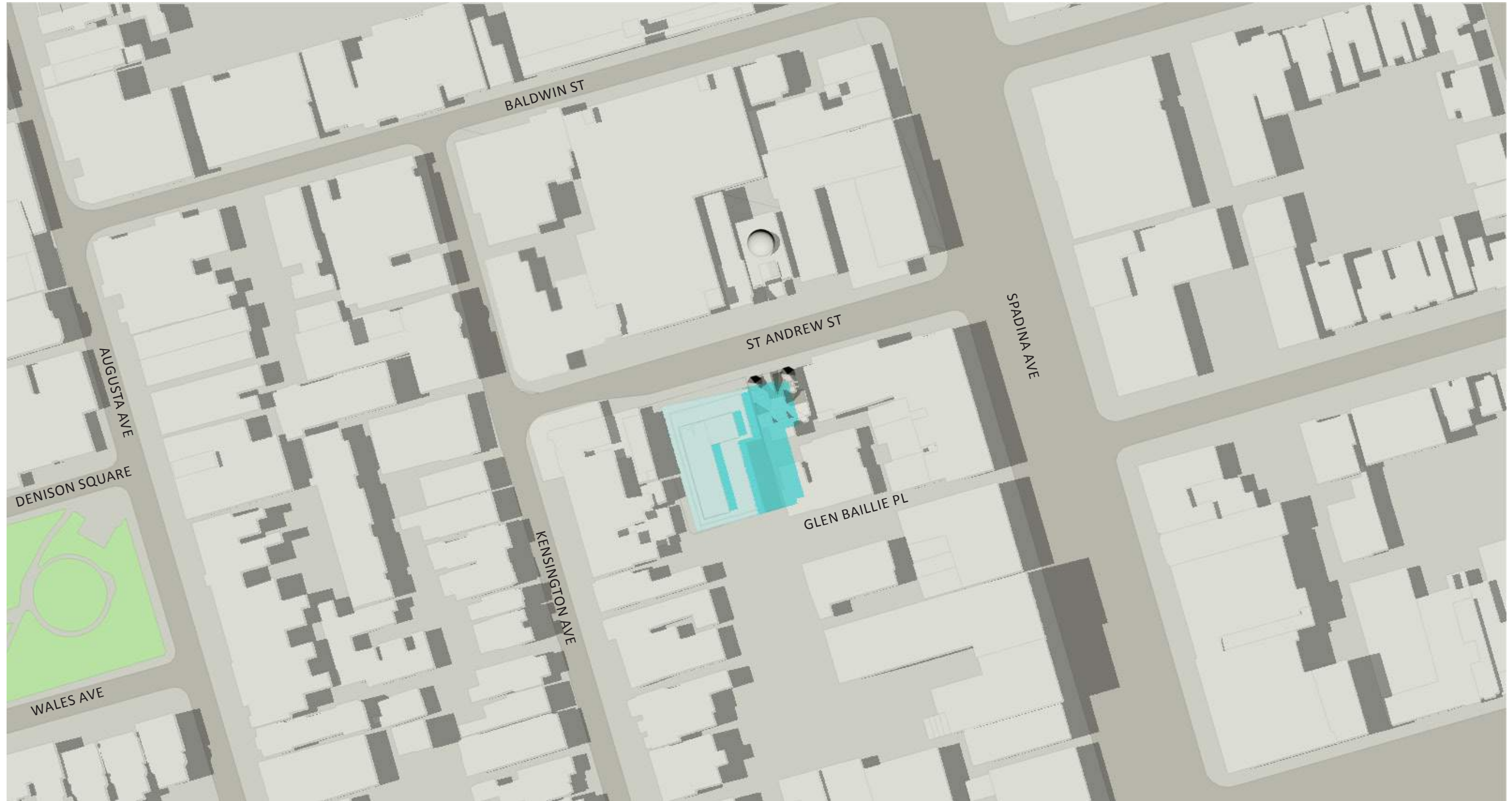
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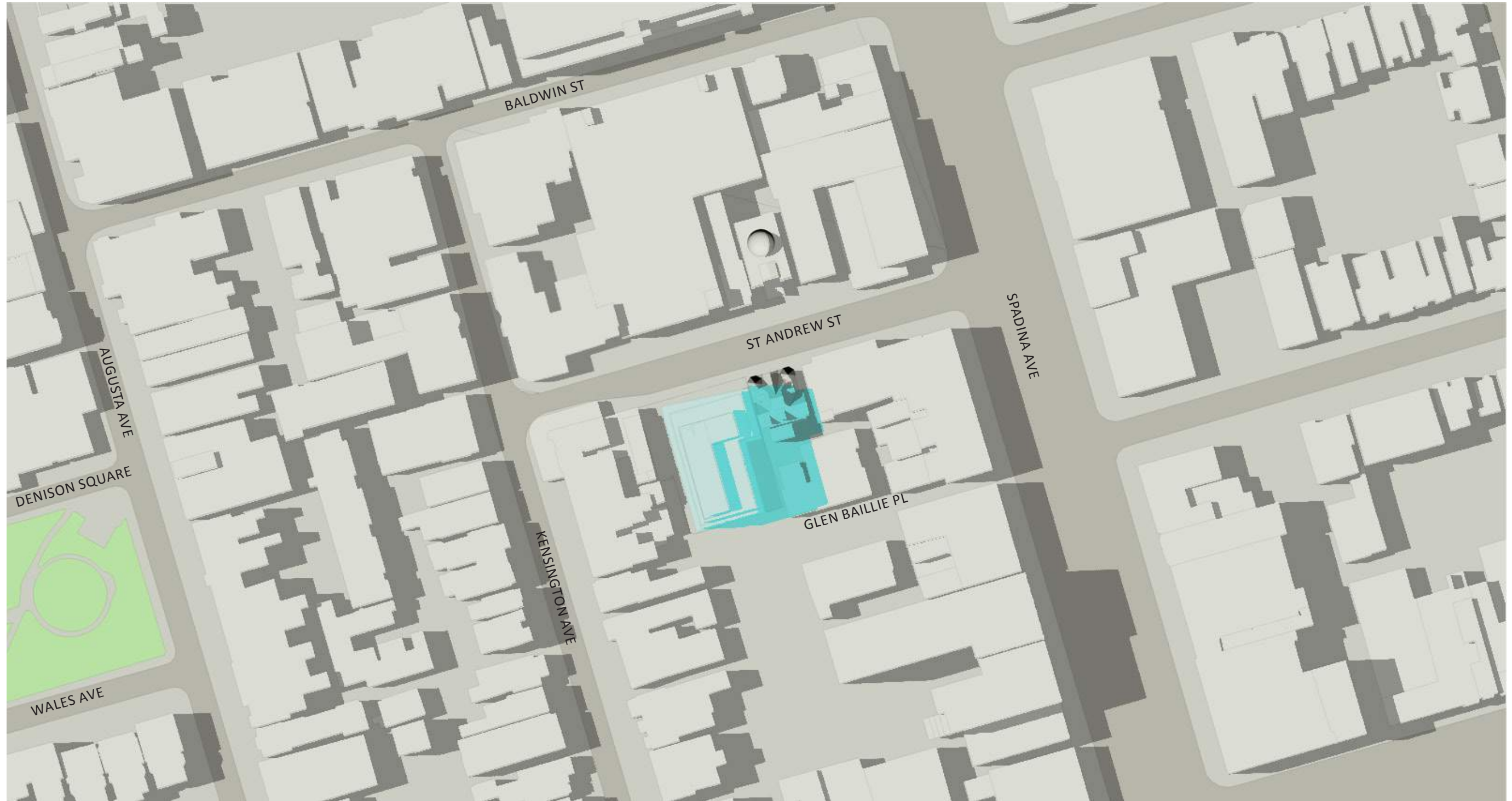
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June 21 4:18 pm



# SHADOW STUDIES



June 21 5:18 pm

# SHADOW STUDIES



June 21 6:18 pm

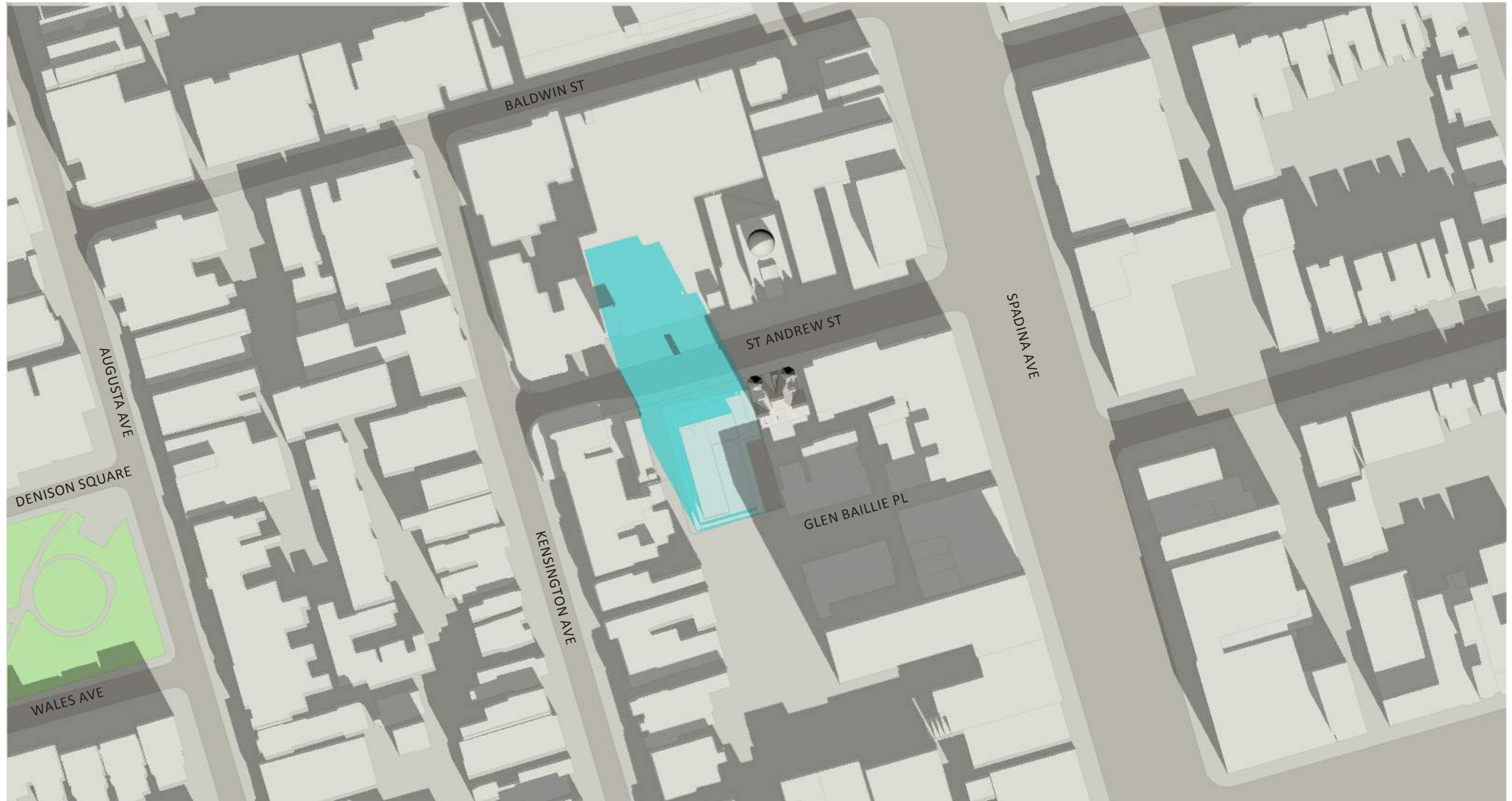
**DECEMBER 21**

# SHADOW STUDIES



December 21 9:18 am

# SHADOW STUDIES



December 21 10:18 am

# SHADOW STUDIES



December 21 11:18 am

# SHADOW STUDIES



December 21 12:18 pm

# SHADOW STUDIES

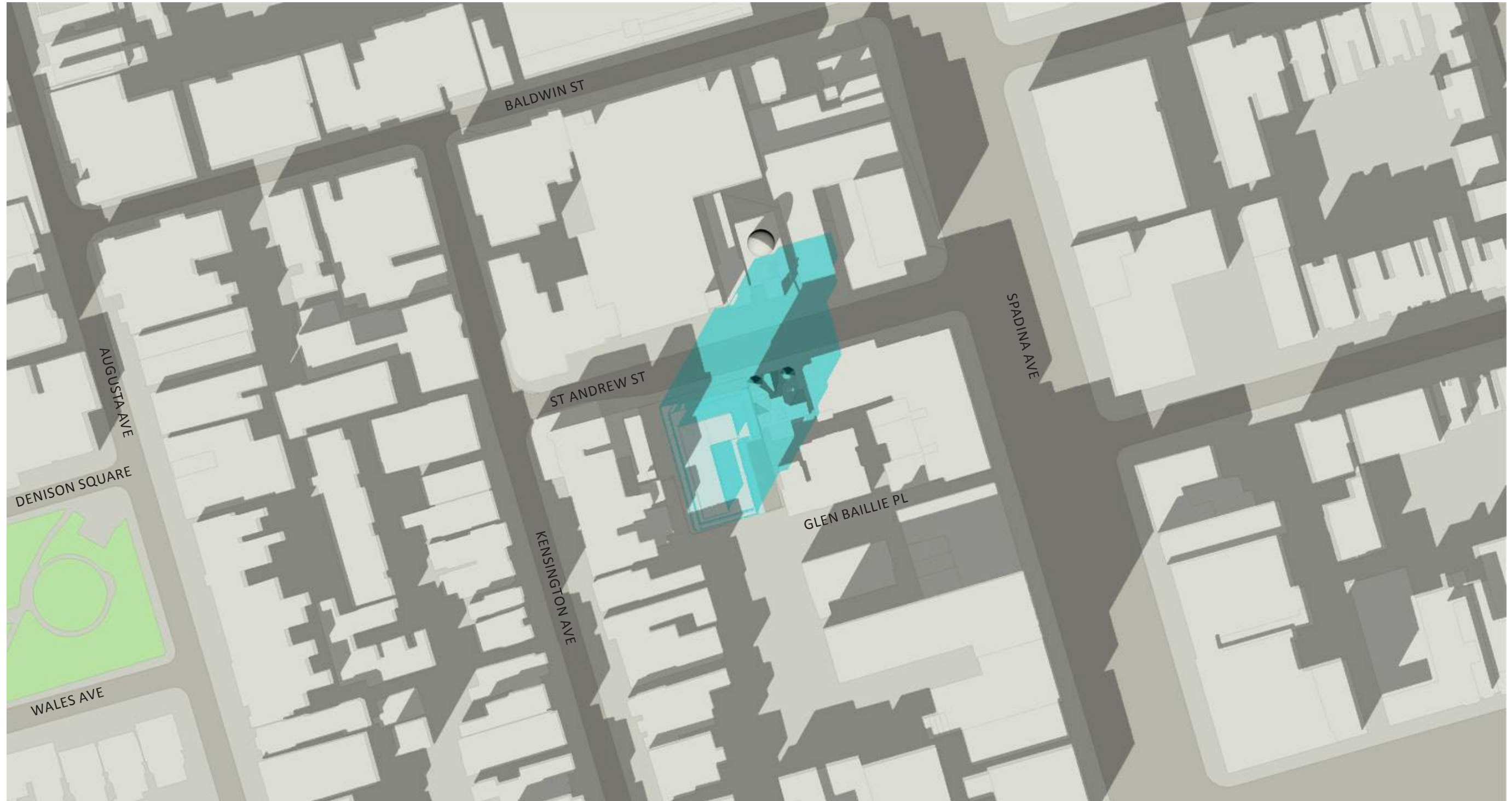
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December 21 1:18 pm

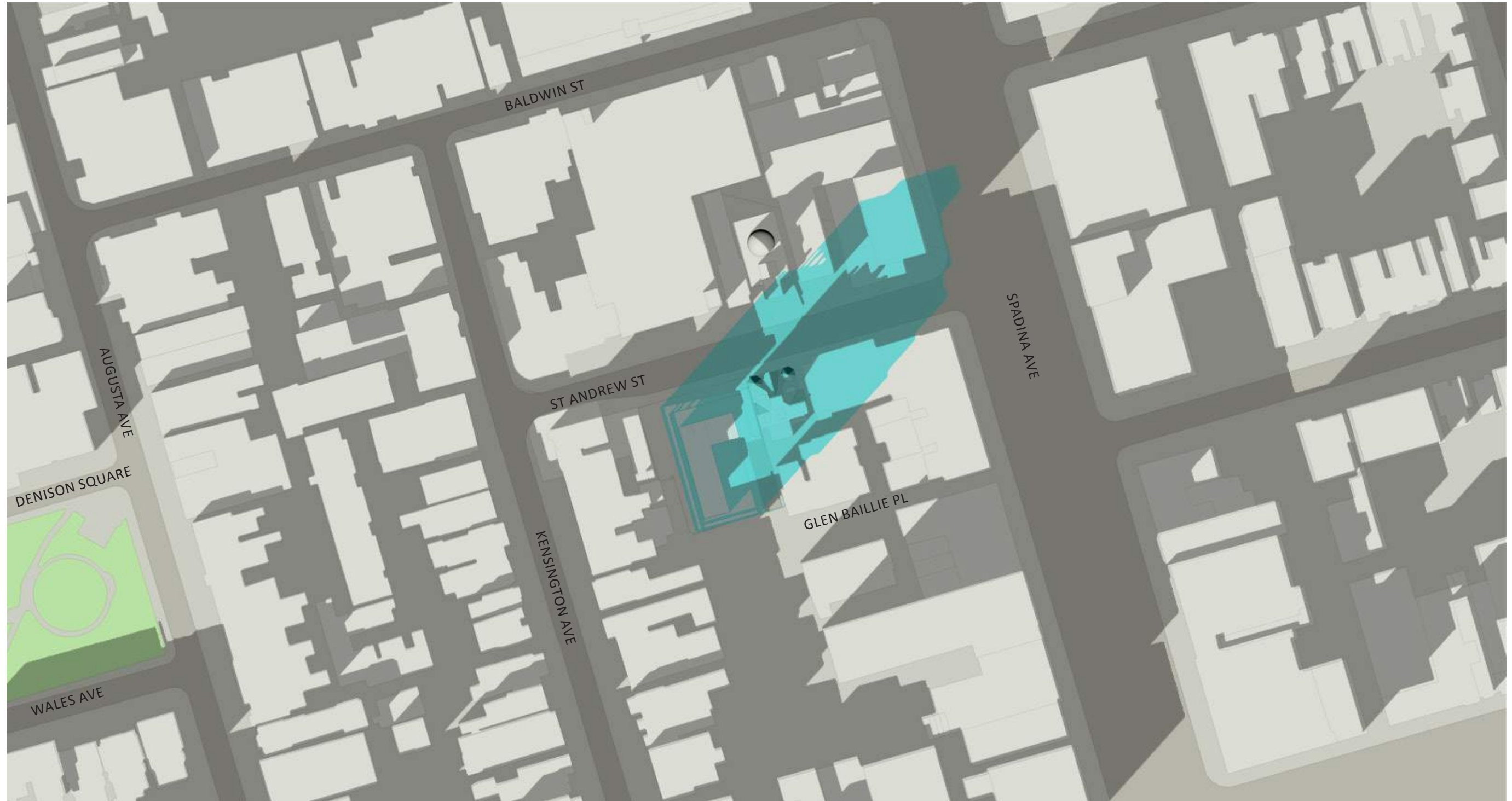


# SHADOW STUDIES



December 21 2:18 pm

# SHADOW STUDIES



December 21 3:18 pm

ERA