

15-17 ELM STREET

HERITAGE IMPACT ASSESSMENT

Issued: August 18, 2022

Project #

22-145-01

Prepared by

AP / DE / CS / BH / CZ

ERA

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COVER PAGE: Rendering of the proposed development (Partisans, 2022).

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Refer to architectural drawings by Partisans, dated August 22, 2022.

1 INTRODUCTION AND REQUIRED CONTENTS CHECKLIST

Scope of the Report

ERA Architects Inc. (“ERA”) has been retained by Fora Developments (the “Applicant”) to prepare this Heritage Impact Assessment (“HIA”) for the property at 15-17 Elm Street in the City of Toronto (the “Site”). The purpose of an HIA, as per the City of Toronto HIA Terms of Reference (2021) is to:

“... assist in the understanding of the cultural heritage value of each existing or potential heritage resource on a site, adjacent to a site or within a Heritage Conservation District (“HCD”), and apply relevant heritage conservation policies and standards in the analysis of the impact of development on its cultural heritage value, and develop mitigation measures to protect it.”

Various provincial and municipal heritage policies that provide for the conservation of cultural heritage resources have been considered in the preparation of this report. Multiple sources of data have been collected, sorted and analyzed for this assessment. Both primary and secondary sources have been drawn upon, including: historical maps, atlases, city directories, aerial photographs, archival photographs, background research from previous ERA reports and from observations made during a site visit.

A copy of the HIA Terms of Reference and a completed Required Contents Checklist (July 7, 2021) is included in Appendix A.

2 STATEMENT OF PROFESSIONAL QUALIFICATIONS

ERA specializes in heritage conservation, architecture, planning and landscape as they relate to historical places. This work is driven by our core interest in connecting heritage issues to wider considerations of urban design and city building, and to a broader set of cultural values that provide perspective to our work at different scales.

In our 30 years of work, we've provided the highest level of professional services to our clients in both the public and private sector out of offices in Toronto, Montreal and Ottawa. We have a staff of more than 100, and our Principals and Associates are members of associations that include: the Ontario Association of Architects ("OAA"), the Ontario Professional Planner's Institute ("OPPI"), the Canadian Association of Heritage Professionals ("CAHP") and the Royal Architectural Institute of Canada ("RAIC").

Personnel involved in the production of this report are listed as follows:

Andrew Pruss is a Principal with ERA. He is a member of the Royal Architectural Institute of Canada and have over 30 years of experience in the field of architecture, specializing in heritage architecture for the last 20 years. He has previously been qualified by the Ontario Land Tribunal ("OLT"), the Conservation Review Board (now continued as the OLT), and the Toronto Local Appeal Body in the field of heritage planning and architecture.

Dan Eylon is a Senior Associate and Planner with ERA Architects. He received his Master of Arts in Planning from the University of Waterloo after completing a Bachelor of Fine Art at the Ontario College of Art & Design. Dan is a professional member of CAHP.

Clara Shipman is an Architect and Planner with ERA. She received her Master of Science in Planning from the University of Toronto after completing a Master of Architecture from McGill University. She is a candidate member of the OPPI.

Barkley Hunt is a Project Manager with ERA. He is a heritage professional with two decades of experience in traditional trades and conservation in Ontario.

Corals Zheng holds a Master's of Environmental Studies in Planning from York University and she completed her Bachelor of Arts (Hons.) in Political Science and English Literature from the University of Toronto. She is a candidate member of the Ontario Professional Planners Institute.

3 EXECUTIVE SUMMARY

Purpose

ERA Architects Inc. ("ERA") has been retained by Fora Developments (the "Applicant") to prepare this Heritage Impact Assessment ("HIA") for the property at 15-17 Elm Street in the City of Toronto (the "Site"). This report assesses the impact of the proposed development on adjacent heritage resources. The Site is not designated under Part IV or V of the Ontario Heritage Act (the "OHA"), nor is it listed on the City of Toronto's Heritage Register. The Site is adjacent to 14 and 18 Elm Street, which are designated under Part IV of the OHA.

Proposed Development

The proposed development will modify the Site to accommodate a new mixed-use tower. Access to the residential lobby and ground floor retail space will be provided from Elm Street on the north elevation. Vehicular access will be provided along Elm Street from a laneway running north-south which connects to a laneway running east-west at the rear. The driveway will enlarge the existing laneway. Above the ground floor level, the tower floor plate incrementally increases in size until it is regularized.

Proposed Conservation Strategy, Impacts and Mitigation

The proposed development has no direct physical impacts on the adjacent heritage properties and responds to the surrounding context and intensification in the area. The proposed development has no visual impact to the adjacent heritage properties given its location on the opposite side of Elm Street and the presence of other tall buildings in the immediate vicinity which means the proposed development will not affect the visibility of the heritage resources and the surrounding context. The proposed building is located at a distance and is designed to a height that it will not have an impact on the identified heritage building view identified in the City of Toronto Official Plan. More specifically, the tower will not be visible from the southwest and southeast corners of Bay and Temperance Streets looking north to towards the roofline and clock tower of the Old City Hall.

Conclusion

There are no anticipated heritage impacts associated with the proposed development on the adjacent heritage resources.

4 PROPERTY OWNER

Property owner information and proof of owner consent are provided in Appendix B.

5 OWNER'S REPRESENTATIVE/AGENT

Lyle Levine
Fora Developments
200-2440 Dundas Street W
Toronto, ON
M6P 1W9

Letters of authorization are provided in Appendix B.

6 LOCATION PLAN



Figure 1: Aerial map of the Site showing a 300 metre radius (ESRI, 2020; annotated by ERA)

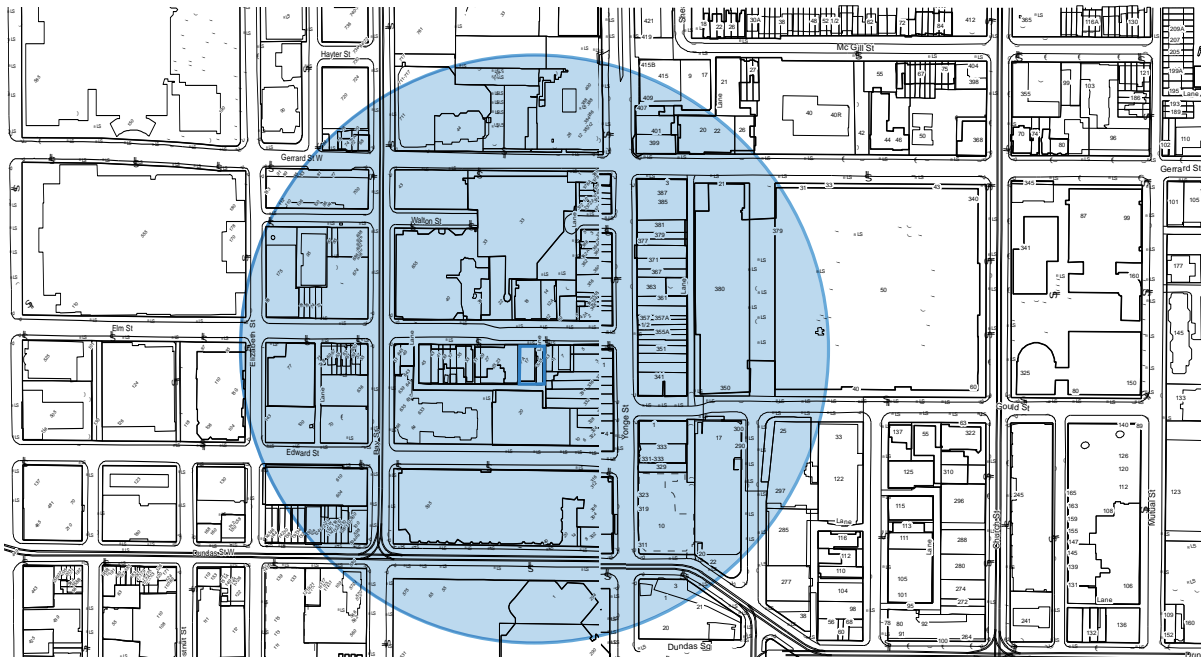


Figure 2: Property data map of the Site showing a 300 metre radius (City of Toronto Property Data Map, 2014; annotated by ERA)

7 CULTURAL HERITAGE EVALUATION REPORT

This section is not required as the Site is not listed on the City of Toronto's Heritage Register or designated under the OHA therefore, a CHER is not required as part of this submission.

8 DESCRIPTION OF ON-SITE HERITAGE RESOURCES

This section is not required as the Site is not listed on the City of Toronto's Heritage Register or designated under the OHA. The Site is not identified on the City of Toronto's archaeological potential map.



Figure 3: Archaeological potential map with the Site outlined in blue (City of Toronto, 2020)

9 HISTORIC PHOTOGRAPHS AND VISUAL RESOURCES

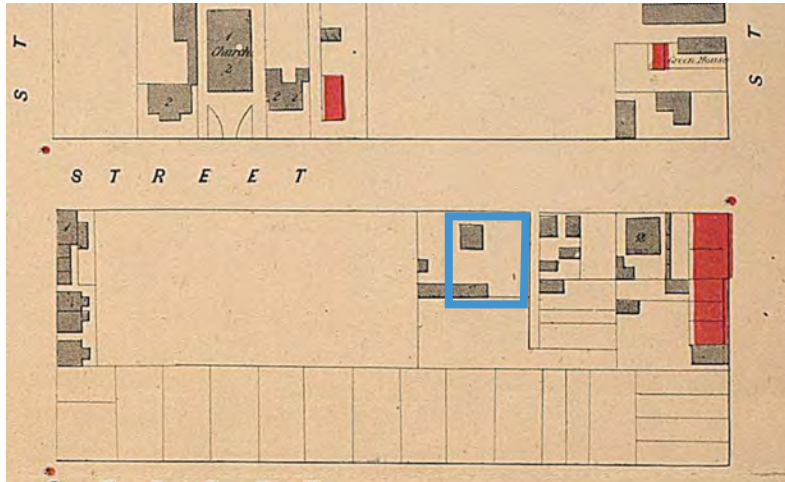


Figure 4: In 1858, the Site contained wooden structures (Boulton's Atlas, 1858; annotated by ERA).

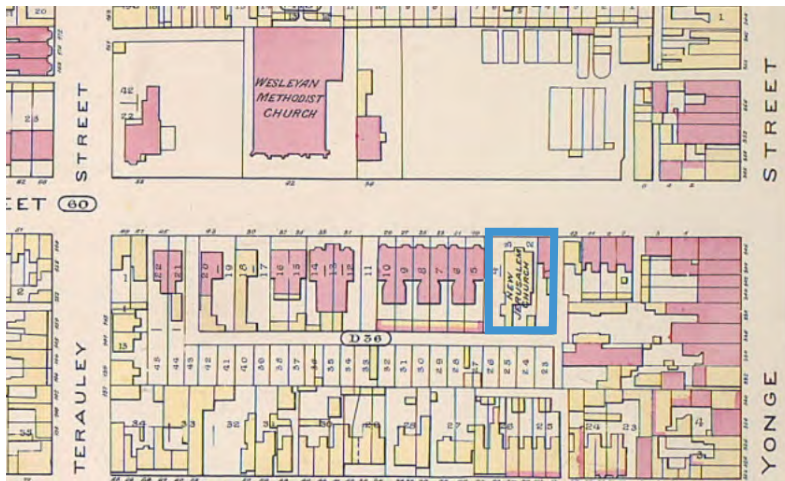


Figure 5: The Site contains two structures constructed between 1869 and 1870. The 1870 City Directories list Robert Kennedy and the Ontario Seminary as occupants of 9 Elm Street (later 15 Elm Street). Between 1879 and 1880, the municipal address of 15 Elm Street was split into 15 and 17 Elm Street, with the New Jerusalem Church occupying 17 Elm Street (Goad's Atlas, 1884; annotated by ERA).



Figure 6: Sketch of the New Jerusalem Church by Owen Staples (TPL, 189-).

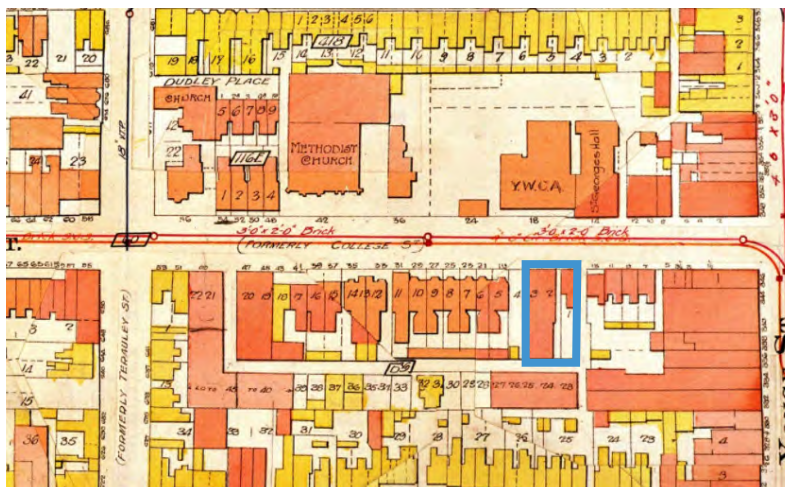


Figure 7: Between 1920 and 1921, the building that housed the former New Jerusalem Church, identified in 1920 as a synagogue, was demolished and a new building was constructed between 1921 and 1922 for a veterinarian. Archival newspapers detail the demolition of 17 Elm Street for \$150¹ in 1920 (Goad's Atlas, 1924; annotated by ERA).

1. "Building Permits," Toronto Daily Star, March 25, 1920, pp. 3.



Figure 8: Looking east towards Yonge Street with 18 Elm Street on the left and the Site to the south (City of Toronto Archives, 1952).



Figure 9: By 1970, the wood-framed and masonry structures near the Site had been demolished and the properties were used as surface parking lots. (City of Toronto, Aerial Image, 1970; annotated by ERA).



Figure 10: The north elevation of the Site (City of Toronto Archives, 1978-1980).



Figure 11: The north and west elevation of 17 Elm Street (City of Toronto Archives, 1978-1980).



Figure 12: By 1992, surrounding hotels and high-rise residential and office space to the north and west of the Site had been constructed, replacing a series of low-rise buildings. A high-rise residential property had also been constructed west of the Site (City of Toronto, Aerial Image, 1992; annotated by ERA).



Figure 13: There is no significant development change on the Site between 1992 and 2019. Development continues to occur in the surrounding area (Google Earth, 2019; annotated by ERA).

10 CURRENT PHOTOGRAPHS

The following pages include photos from a visit to the Site on July 7, 2022.

Context



Figure 14: Context photo of the Site looking south from Elm Street (ERA, 2022).



Figure 15: Context photo of the Site looking northeast from Elm Street (ERA, 2022).



Figure 16: Context photo of the Site looking southeast from Elm Street (ERA, 2022).

15 Elm Street Elevations



Figure 17: North elevation (ERA, 2022).



Figure 18: West elevation (ERA, 2022).



Figure 19: Partial east elevation (ERA, 2022).



Figure 20: South elevation (ERA, 2022).

17 Elm Street Elevations



Figure 21: North elevation (ERA, 2022).



Figure 22: Partial east elevation (ERA, 2022).

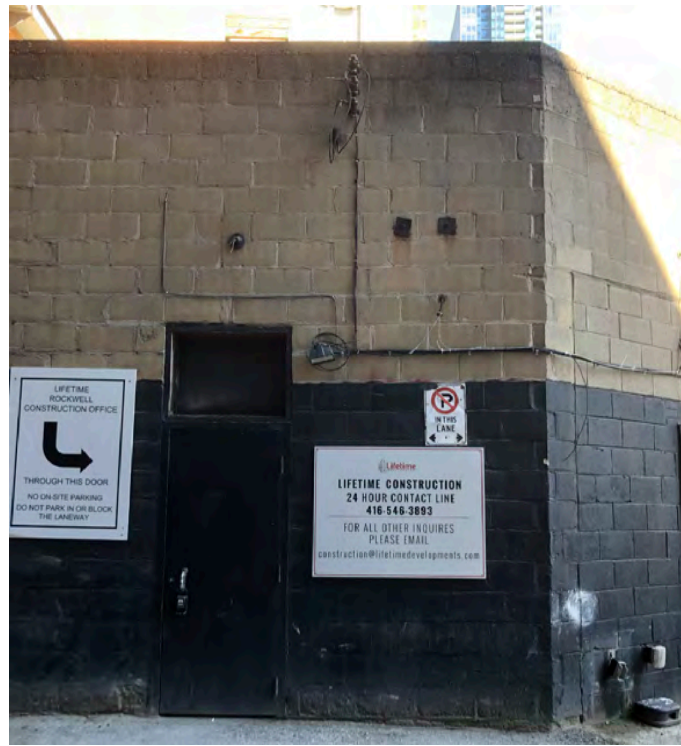


Figure 23: The western portion of the south elevation (ERA, 2022).



Figure 24: The Eastern portion of the south elevation (ERA, 2022).



Figure 25: South elevation (ERA, 2022).

11 DESCRIPTION OF SURROUNDING NEIGHBOURHOOD



Figure 26: Aerial view of the Site showing the surrounding context (Google Earth, 2019; annotated by ERA).

The Site contains two properties, 15 and 17 Elm Street. The Site is located mid-block on the south side of Elm Street between Yonge Street and Bay Street, in the Yonge-Bay Corridor neighbourhood of Toronto. The Site contains a two-storey houseform building (15 Elm Street) and a one-storey commercial building (17 Elm Street) with a laneway running along the east(side) and south (rear) property lines. The Site is located less than 500 metres from both College Subway Station to the north and Dundas Subway Station to the south. To the east is Toronto Metropolitan University's downtown Toronto campus. To the west of the Site is the "Discovery District" with a concentration of hospitals and research institutions. There is ongoing development within the surrounding area of the Site.

The block in which the Site is situated comprises a mix of high-rise residential and commercial buildings built in the 1970s, and low-rise commercial buildings built in the late 1800s with retail at grade and residential or office uses above. Elm Street is characterized by residential and retail uses. The block frontages range in length from 4.8 to 68.6 metres with a median of 6.1 metres. In the immediate area:

- To the north and across the street are low- and mid-rise commercial and institutional buildings, with a high-rise hotel beyond;
- To the east is a laneway and a low-rise commercial building, with low-rise commercial buildings beyond.
- To the south are low- and high-rise commercial and residential buildings, and;
- To the west is a high-rise residential building, with low-rise commercial buildings beyond.

12 DESCRIPTION OF ADJACENT HERITAGE PROPERTIES

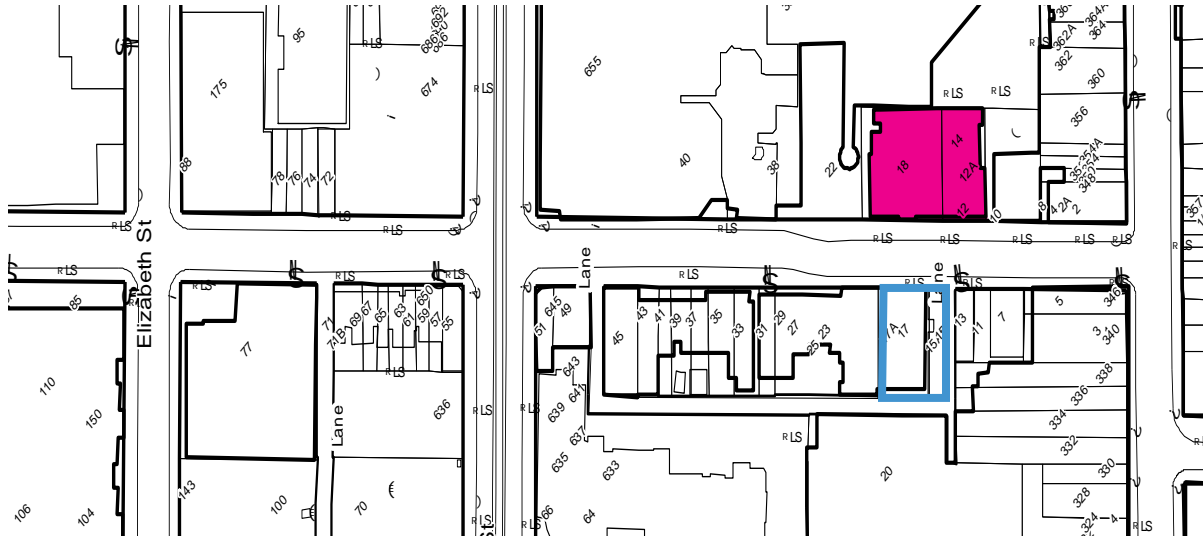


Figure 27: City of Toronto Property Data Map showing the adjacent heritage resources (Property Data Map, 2014; annotated by ERA 2021).



The Site is adjacent to 14 Elm Street and 18 Elm Street. A copy of their respective designation by-law can be found in Appendix C.

Adjacent Heritage Properties Summary Table

Address	Date Listed	Date Designated Under Part V	Heritage Easement Agreement	By-law
14 Elm Street	June 20, 1973	November 26, 1975	CA182942	513-75
18 Elm Street	June 20, 1973	April 17, 1979	NA	334-79

Figure 28: Table summarizing the adjacent heritage resources (City of Toronto Heritage Register, 2022).

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.” (Official Plan, Chapter 3)

14 Elm Street, also referred to as the Arts and Letters Club and the St. George's Hall building, is located across Elm Street to the north of the Site and was designated in 1975 for its historic and architectural value or interest. The following is an excerpt from the property's designation By-law 513-75:

"The St. George's Hall building, 14 Elm Street (N); 1891, alterations c. 1920 for the Arts & Letters Club by Sproatt & Rolph, is designated to be of architectural and historic value as a very good example of the progressive Gothic style as practised [sic] at the end of the nineteenth century. The interior of the Arts and Letters Club meeting room is moreover a fine example of the Beaux Arts Tudor style by a Toronto firm of international importance. The building is also of historic importance for its long association with the most progressive movements of Canadian art, literature and design. It is also significant in terms of streetscape as part of a grouping with the Elm Grove Hotel to the east [sic] and a row of three shops to the west [sic]."

18 Elm Street, the current Elmwood Spa and formerly the Y.W.C.A, is located across Elm Street to the north of the Site and was designated on architectural grounds in 1979. The following is an excerpt from the property's designation By-law 334-79:

"The property at No. 18 Elm Street (The Elmwood Hotel, later Y.W.C.A.) is designated on architectural grounds. The Elmwood Hotel, built in 1890, is a fine example of the late Victorian style. It was altered in 1899 by Gordon and Helliwell, Architects. The design is dominated by a central projecting tower with bell-cast roof and an arched recessed entrance with steps at street level. Built of brick with ashlar stone base, trim and elaborately carved stone pilaster capitals, it is an important landmark."

Current Photographs of Adjacent Heritage Properties

14 Elm Street



Figure 29: South elevation and partial east elevation (ERA, 2022).



Figure 30: Partial west elevation (ERA, 2022).



Figure 31: North and partial west elevation (ERA, 2022).



Figure 32: Partial east elevation (ERA, 2022).

18 Elm Street



Figure 33: South elevation (ERA, 2022).



Figure 34: South and partial west elevation of 18 Elm Street (ERA, 2022).



Figure 35: West elevation (ERA, 2022).



Figure 36: Partial north elevation (ERA, 2022).

Historic Photographs of Adjacent Heritage Properties



Figure 37: South and east elevation of 14 Elm Street (City of Toronto, 1919).



Figure 38: View of the 14 Elm Street as seen in 1975, looking northeast from Elm Street (City of Toronto Archives, 1975).



Figure 39: View of south elevation of the 14 and 18 Elm Street as seen between 1978-1980, looking northwest from Elm Street (City of Toronto Archives, 1978-1980).



Figure 40: 18 Elm Street as seen in 1982, looking east from Elm Street to Yonge Street. The rear addition had been constructed in 1982 (City of Toronto Archives, 1982).



Figure 41: 18 Elm Street as seen in 1982, looking west from Yonge Street. 8 and 14 Elm Street can be seen in the foreground (City of Toronto Archives, 1982).

13 CONDITION ASSESSMENT

The Site does not contain a property that is listed on the City of Toronto Heritage Register, or designated under the Ontario Heritage Act, as such a condition assessment is not required. Notwithstanding the above, a condition assessment has been provided for information purposes.

GENERAL

The following condition assessment was completed by ERA on July 22, 2022 for 15 and 17 Elm Street. The condition assessment was completed through a visual inspection and photo documentation of building elements including exposed wall areas below and above grade, roofing, openings, and other miscellaneous components. It did not include destructive testing. The building was viewed from grade, roof as well as interior floor levels.

This assessment provides an evaluation of 15 and 17 Elm Street. The main focus of the assessment is to examine the building's exterior envelope and interior condition, and document forms of damage and deterioration. For this condition assessment, the building components were graded using the terms found in the sidebar.

15 ELM STREET



Figure 42: North elevation (ERA, 2022).

Overview

15 Elm Street has been adapted to suit both commercial and residential use. The original building is brick and wood construction with multiple additions over the years built with concrete block. The ground floor openings have been modified to suit commercial use. Most masonry surfaces have been painted on interior and exterior surfaces.

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 or two to restore functionality.

Defective: Not functioning as intended; significant deterioration and major distress observed, possible damage to support structure; may present a risk; must be dealt with promptly.

North Elevation

Brick units are generally in poor condition throughout the principal elevation. There is surface spalling, previous repairs and the wall is painted. Wood sills and shutters appear to be in fair condition. Second floor windows are in poor condition. Upper wood soffit and fascia are also in poor condition.



Figure 43: Aluminium storefront with glazing in poor condition (ERA, 2022).



Figure 44: Wood shutters and sill in fair condition (ERA, 2022).



Figure 45: Second floor aluminium door with heavy steel angle and deteriorated brick in poor condition (ERA, 2022).

East Elevation

The east elevation is parged for the first four feet and the brick wall is double brick with wood sash windows. The brick is painted and in poor condition. Recessed joints and brick spalling exist on half of the entire wall surface. The concrete block on the rear extension is also in poor condition with cracking and failed joints. Windows, either wood or steel, with multiple panes and range from defective to poor condition.



Figure 48: Parging at grade with exterior grade in poor condition (ERA, 2022).



Figure 46: Third floor brickwork missing mortar and defective in condition (ERA, 2022).



Figure 47: Wood windows, deteriorated brickwork in poor condition (ERA, 2022).

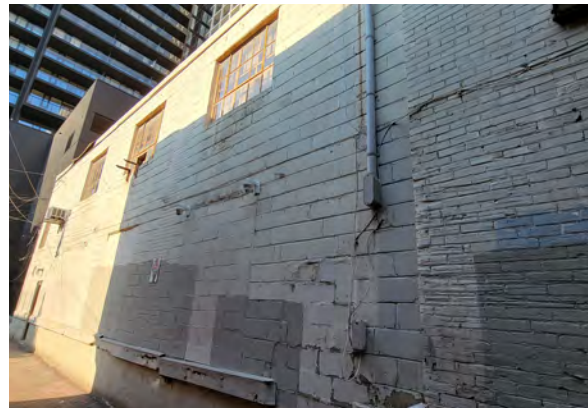


Figure 49: Rear steel windows are defective with rust and cracked panes (ERA, 2022).

West Elevation

Similar to other elevation bricks, units are generally in poor condition throughout the west elevation. Previous repairs and cement block additions at the rear of the building are in poor condition. The wall surface is painted.



Figure 50: Open masonry with wood infill and windows ranging from poor to defective (ERA, 2022).

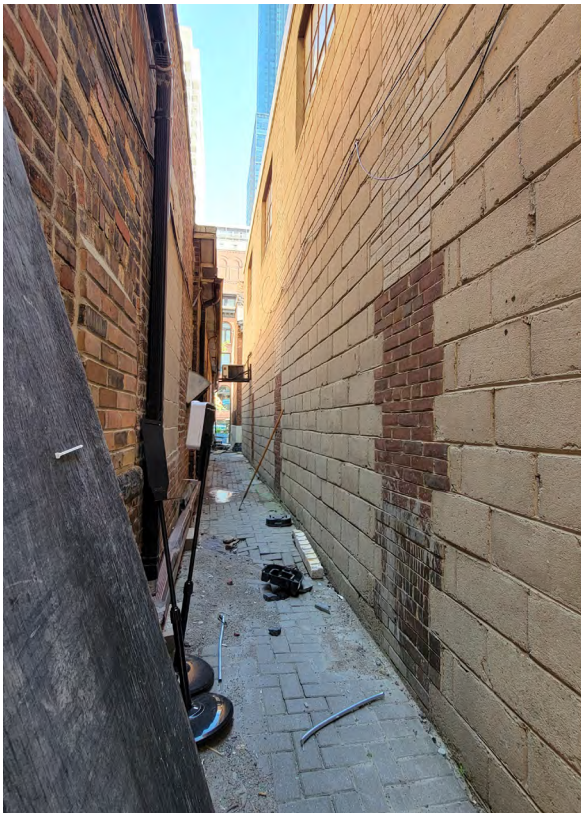


Figure 52: View looking south to rear alley (ERA, 2022).

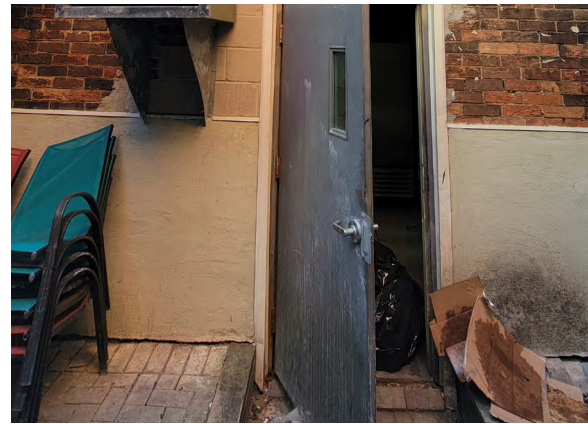


Figure 51: Steel door and masonry repairs (ERA, 2022).

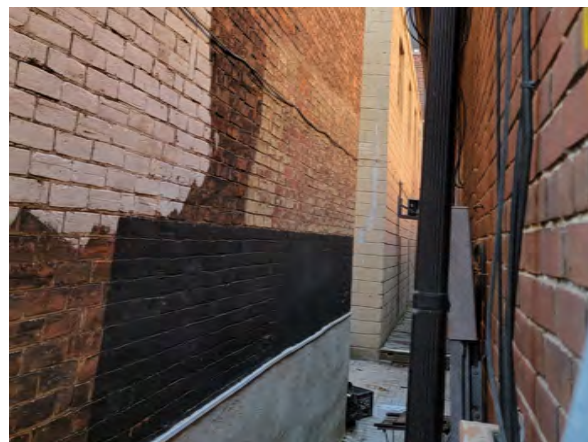


Figure 53: Painted brick and parking in poor condition (ERA, 2022).

South Elevation

The south elevation is a mix of painted brick and concrete block in poor condition. Metal flashing and steel windows appear to be defective. There are deep voids in mortar joints, cracking and holes in the masonry.



Figure 54: The south East corner is in poor condition (ERA, 2022).

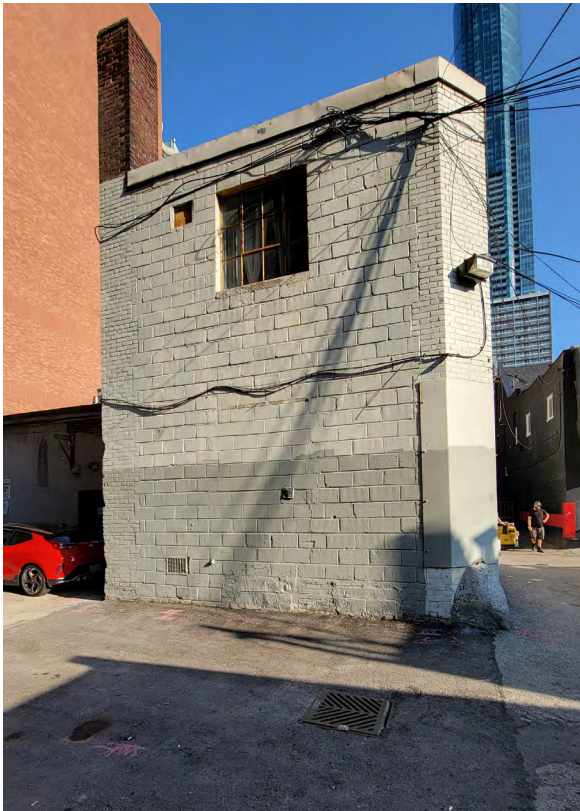


Figure 55: Rear masonry wall at grade is defective (ERA, 2022).

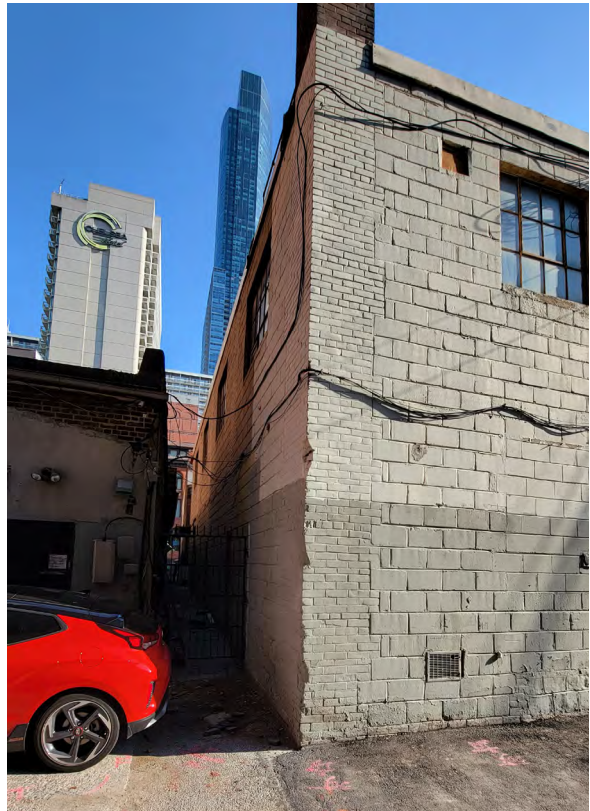


Figure 56: Chimney and corner brickwork are in poor condition (ERA, 2022).

Roof

The gable roof has asphalt shingles that are in poor condition with a sagging sub-roof and sheathing. The rear cement block addition has a built up membrane with pebble finish. Painted metal flashing is in poor condition.



Figure 57: Built up roof system with pebble surface (ERA, 2022).



Figure 58: Parapet wall with metal flashing (ERA, 2022).

Interior Structure & Finishes

The foundation walls in the basement consist of rubble and lime mortar. The walls are in poor condition. There are painted surfaces, with signs of water infiltration, efflorescence and mold.

The restaurant on the ground floor extends to the rear wall and entry. The tile floors and suspended ceiling are in fair condition. Masonry walls are painted and in fair condition.

The second floor includes a mix of wall finishes and new stud frame and drywall partitions. A drop ceiling with commercial ventilation are in poor condition. Windows are generally in poor condition, with some defective windows.



Figure 59: Wood posts shoring up sagging floor (ERA, 2022).



Figure 60: Restaurant interior in fair condition (ERA, 2022).



Figure 61: View of north elevation front office (ERA, 2022).

17 ELM STREET



Figure 62: North elevation (ERA, 2022).

Overview

17 Elm Street is a single storey brick building that has been used as a commercial entertainment and event space. There is a cement block addition. The roof is a built up bitumen membrane with pebble finish.

North Elevation

The principal elevation has been clad with cement stucco over the brick wall. The stucco is in poor condition. The first three feet of the wall is covered with a corrugated metal panel. Cement repairs are visible as well as paint peeling throughout. Overall the condition of the north elevation is poor.



Figure 63: Aluminium doors and vestibule with glazing in fair condition. Cement stucco repairs visible. Stone step is in poor condition (ERA, 2022).



Figure 64: Black metal flashing and a painted stone sill in poor condition (ERA, 2022).



Figure 65: Stucco and cement repair (ERA, 2022).



Figure 66: Separate entrance with steel door in poor condition (ERA, 2022).

East and West Elevations

The east and west elevations is in poor condition with defective areas. Heavy spalling with brick and stone mortar loss is prominent across the majority of the wall surface. The soffit and fascia with eaves troughs and downspouts are in poor condition.



Figure 69: Parping with parapet wall is in poor condition (ERA, 2022).



Figure 67: Areas of the east brick wall and concrete block infill is in defective condition (ERA, 2022).



Figure 68: Spalled brick and damaged sills have no mortar, allowing water to enter the wall (ERA, 2022).



Figure 70: Mortar loss and defective masonry on the east elevation (ERA, 2022).

South Elevation

The south elevation is a mix of parged brick and concrete block in poor condition. Metal flashing and steel doors are in poor condition. The rear chimney is visible from the south elevation and in poor condition.



Figure 71: The south east corner is in poor condition (ERA, 2022).

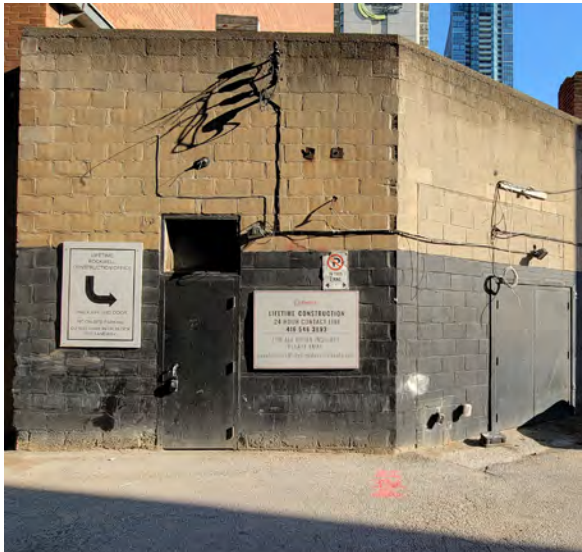


Figure 72: Rear masonry wall at grade is defective (ERA, 2022).



Figure 73: Chimney and corner brickwork are in poor condition (ERA, 2022).

Roof

The built up membrane roof with pebble finish is in poor condition. The roof is split down the middle with a metal flashed parapet wall. The roof appears to be in poor condition.



Figure 74: Painted metal flashing and pebble finish roof in poor condition (ERA, 2022).

Interior Structure & Finishes

The building has been used as a social gathering venue and bar. Interior walls are a combination of wood, drywall and tile. The bar, rear kitchen, and employee rooms are in fair condition. The overall condition of the interior is fair.



Figure 75: Interior floors and surfaces are clean and in fair condition (ERA, 2022).



Figure 76: Materials are mixed and dated with dropped ceiling and carpet floor (ERA, 2022).

14 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development seeks to intensify the Site with the construction of a new mixed-use tower fronting onto Elm Street. The two existing buildings on Site will be demolished.

The ground floor level of the proposed development will include retail space with above ground access from Elm Street, and a central residential lobby with an entrance from Elm Street. Levels 2 to 20 and Level 22 and above contain residential uses. Level 21 contains indoor and outdoor amenity uses. Vehicular access to garbage, loading, and to underground parking is provided from a drive aisle along the eastern portion of the Site running north-south and which widens the existing laneway.

The base of the tower is setback from the property line along Elm Street and from the east property line to allow for the drive aisle. Above the ground floor level, the tower floor plate incrementally increases in size until it is regularized and cantilevers over the ground floor level before stepping back at Levels 10 and 21.

The design of the building includes a rhythm of narrow bays that undulate both horizontally and vertically to reinforce the slender design of the tower and creates visual interest. Retail and lobby entrances on the north elevation are designed with facade articulation and clear glazing to maintain an animated street frontage. Recessed entries and architectural detailing help punctuate the elevation with a finer-grained rhythm for an enhanced pedestrian experience.

Select plans and elevations from the architectural package by Partisans are provided over the following pages to illustrate the proposed development. As there is no heritage resource on the Site, annotated drawings are not required.

Elevations

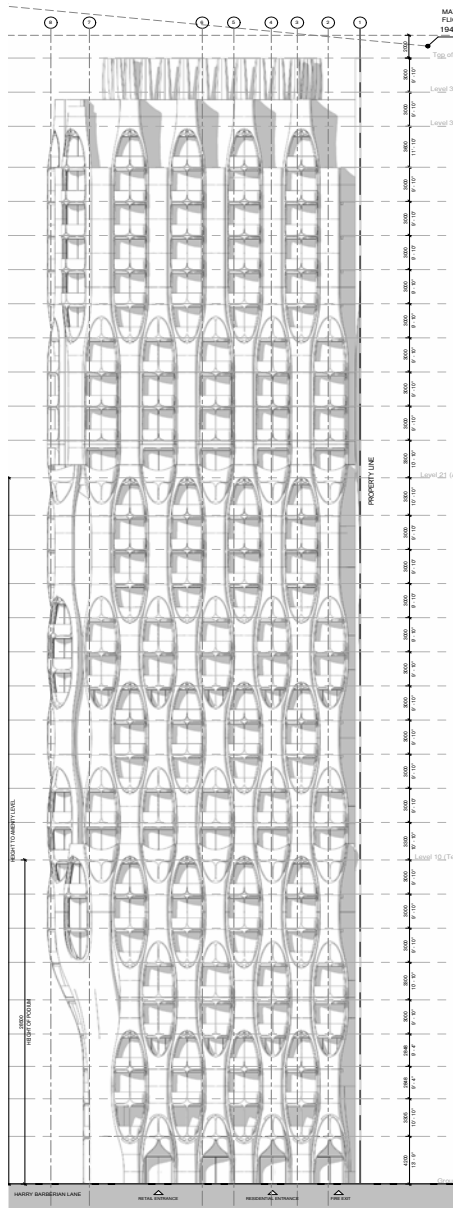


Figure 78: Proposed north elevation (Partisans, 2022).

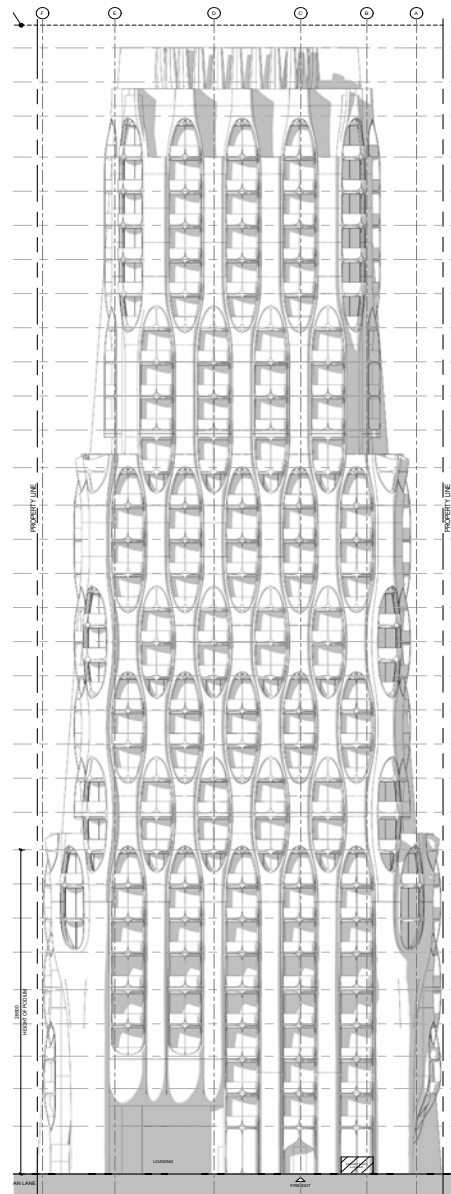


Figure 79: Proposed east elevation (Partisans, 2022).

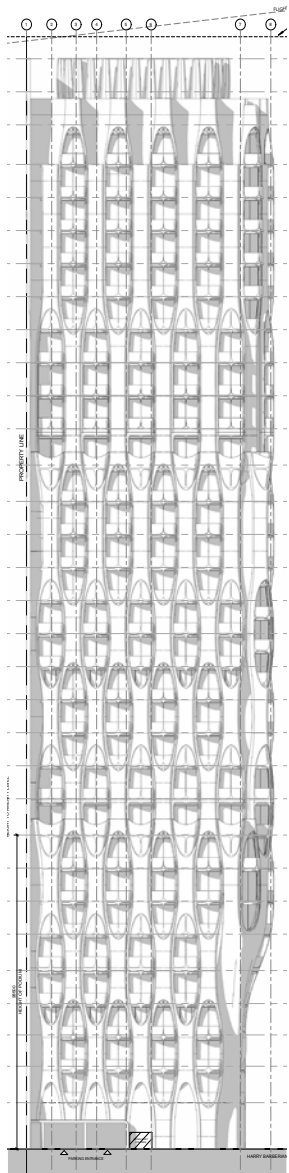


Figure 80: Proposed south elevation (Partisans, 2022).

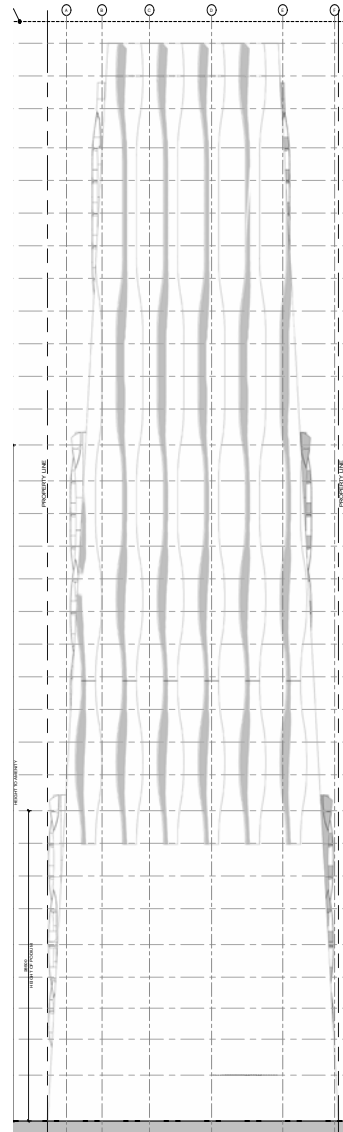


Figure 81: Proposed west elevation (Partisans, 2022).

15 DEMOLITION

The OHA does not define the term demolition or removal. The City of Toronto Official Plan defines demolition and removal as follows:

“Demolition: is the complete destruction of a heritage structure and property from its site, including the disassembly of structures and properties on the Heritage Register for the purpose of reassembly at a later date.”

"Removal: is the complete and permanent dislocation of a heritage resource from its site, including relocation of structures to another property."

Given that none of the properties on Site are currently included on the heritage register, nor designated under the OHA, the proposal does not contemplate demolition or removal under the OHA or Chapter 103 of the City of Toronto Municipal Code.

16 ANALYSIS OF THE IMPACT OF DEVELOPMENT OR SITE ALTERATION

This section evaluates the impacts and mitigation of the proposed redevelopment on the cultural heritage value and attributes of the adjacent heritage properties.

The Site is not listed on the City of Toronto's Heritage Register or designated under the OHA. As such, selecting a conservation treatment for the Site based on the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* is not required as it does not contain a heritage resource.

Relevant legislation, policies and guidelines have been applied when considering the impact and mitigation for proposed alterations affecting the cultural heritage value and attributes of the adjacent heritage properties. The following were among the sources reviewed in preparing this HIA:

Legislation

- The Ontario Heritage Act (R.S.O. 1990)
- The Planning Act (R.S.O. 1990)

Land Use Policy

- The Provincial Policy Statement (2020)
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) as amended in 2020
- City of Toronto Official Plan (consolidated April 2021)
- Downtown Plan (2019)

Heritage Registers

- Toronto Heritage Register

Guidelines

- Standards and Guidelines for the Conservation of Historic Places in Canada
- City of Toronto Tall Building Guidelines (2013)

A review of the above noted policies that are applicable to this HIA can be found in Appendix D.

Identified Views

The City of Toronto Official Plan (consolidated April 2021) states the following regarding the protection of heritage views:

3.1.5.44: The view to a property on the Heritage Register as described in Schedule 4 will be conserved unobstructed where the view is included on Map 7a or 7b.

3.1.5.45: The Queens Park Legislative Assembly, Old City Hall and City Hall are public ceremonial sites of exceptional importance and prominence. Protection of views from the public realm to these three properties, identified on Maps 7a and 7b, will include the prevention of any further intrusions visible above and behind the building silhouette, as well as protecting the view to the buildings from any further obstruction. The identified views from the public realm, to and beyond these properties, will be conserved.

3.1.5.46: A Heritage Impact Assessment may be required where a development application may have an impact on a view described on Schedule 4, Section A as a heritage building, structure or landscape identified on Map 7a or 7b, to the satisfaction of the City. Views identified on Maps 7a and 7b may also need to be assessed for their potential cultural heritage value.

The Site is within the view corridor A2 of Old City Hall, a view which is marked with an [H] and identified as a view of a heritage property. Schedule 4 of the Official Plan describes the views identified on maps 7a and 7b of the Official Plan, with those marked with [H] subject to the view protection policies of section 3.1.5 of the Official Plan. View A2 is described within Schedule 4, Section A entitled "Prominent and Heritage Buildings, Structures & Landscapes" as follows:

A2. Old City Hall [H]

The view of Old City hall includes the main entrance, tower and cenotaph as viewed from the southwest and southeast corners at Temperance Street and includes the silhouette of the roofline and clock tower. This view will also be the subject of a comprehensive study.



Figure 82: Map 7B from the Official Plan, showing identified views of the Downtown and Central Waterfront from the public realm. The location of the Site is indicated with a blue arrow (City of Toronto, 2021).

16.1 Impacts, Rationale and Mitigation

The proposed development will remove the existing buildings on the site and replace them with a new mixed-use tower. Given the Site is not listed on the City of Toronto's Heritage Register or designated under the OHA, the Site is not currently recognized as having cultural heritage value or interest, an evaluation of the impacts of the proposed development on the cultural heritage value of the Site is not required. The relationship of the proposed development to the adjacent resources is assessed below.

Adjacent Heritage Buildings

There are two adjacent properties that are designated under Part IV of the OHA: 14 and 18 Elm Street.

The proposed development is located across the street from the Arts and Letters Club at 14 Elm Street and the Elmwood Spa at 18 Elm Street, thus there is no visual or physical impact. The proposed development is physically and visually separated from the Arts and Letters Club and Elmwood Spa by Elm Street. The buffer between the Arts and Letters Club, Elmwood Spa and the Site helps ensure the adjacent properties are unaffected by the proposal. While separated by the street, the proposed development incorporates design elements that relate to the adjacent heritage resources. The arched lobby and retail entrances at grade are a contemporary reference to the arched windows and entrance openings of the adjacent heritage resources. The regular bay rhythm of the proposed development are similar the regular rhythm of bays found in the adjacent buildings. The proportion of the oval balcony units relates to the height of the heritage buildings. The overall tower design and the use of contemporary materials will provide a juxtaposition to the turn of the century buildings and traditional materials utilized in the adjacent heritage buildings.

The diagrams over the following pages demonstrate the relationship of the proposed development to the adjacent heritage resources.

The construction of the proposed development will not impede the ability to stand on the south side of Elm Street and look at the heritage resources at 14 and 18 Elm Street and their context. The proposed development does not affect one's ability to view the heritage resources east and west of the Site along Elm Street as there are other tall buildings in the immediate vicinity. ERA has reviewed the listing descriptions for 14 and 18 Elm Street. There are no anticipated heritage impacts on the adjacent heritage resources.

Pattern of Bays

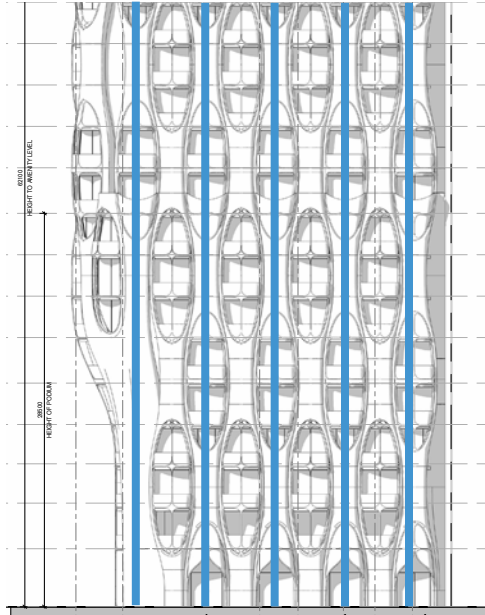


Figure 83: Proposed north elevation (Partisans, 2022).



Figure 84: The south facade of 18 Elm Street (ERA, 2022).



Figure 85: The south facade of 14 Elm Street (ERA, 2022).

Arched Entrances and Bays

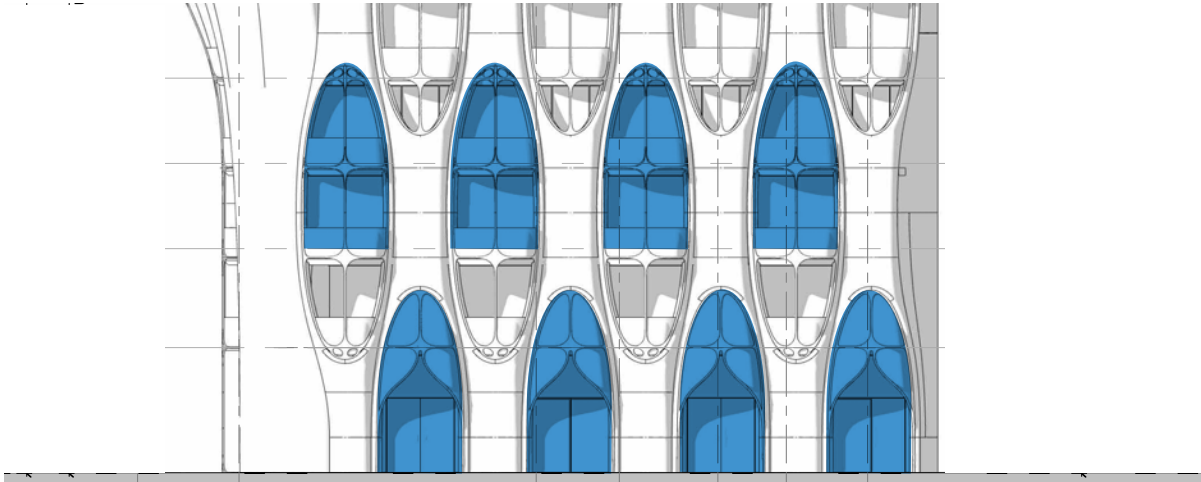


Figure 86: Proposed north elevation (Partisans, 2022).



Figure 87: The south facade of 18 Elm Street (ERA, 2022).



Figure 88: The south facade of 14 Elm Street (ERA, 2022).

Identified Views

The proposed building is located at a distance and within a context such that it will not obstruct or have an impact on the identified view A2 in the Official Plan from the southwest and southeast corners of Bay and Temperance Streets looking north to the silhouette of the roofline and clock tower of the Old City Hall. The proposed development is located approximately 500 metres north of Old City Hall. A new tall building constructed at 20 Edward Street immediately south of the Site is taller than the proposed development.



Figure 89: The building immediately south of the Site at 20 Edward Street (ERA, 2022).

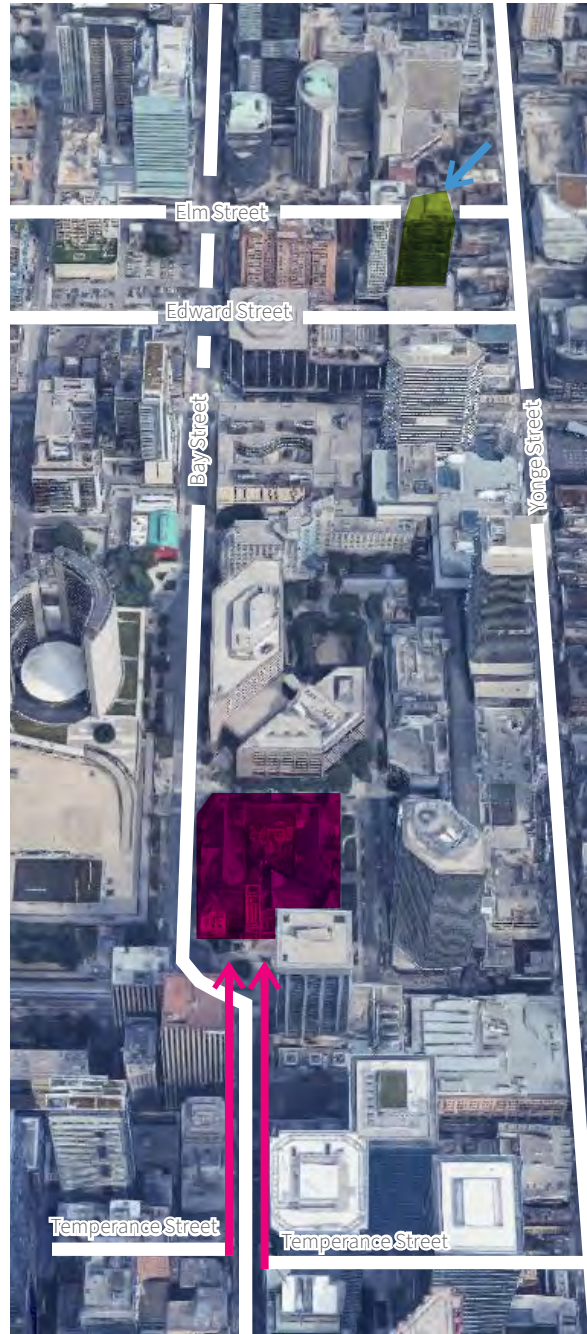


Figure 90: Diagram illustrating the heritage building view of Old City Hall in pink, the Site identified with a yellow arrow, and the new development immediately south of the Site identified in green (Google Earth, 2021; annotated by ERA).

16.2 Impacts, Rationale and Mitigation

There are no anticipated heritage impacts to the adjacent heritage properties, as such their integrity will be maintained.

17 ENGINEERING CONSIDERATIONS

This section is not required as the Site is not listed on the City of Toronto's Heritage Register or designated under the OHA. The existing buildings on the Site will be demolished.

18 MITIGATION

Refer to Section 16 of this HIA.

19 CONSERVATION STRATEGY

This section is not required as the Site is not listed on the City of Toronto's Heritage Register or designated under the OHA. The existing buildings on the Site will be demolished.

20 STATEMENT OF PROFESSIONAL OPINION

This HIA considers the impacts of the proposed development at 15-17 Elm Street on the cultural heritage value of the adjacent heritage properties at 14 and 18 Elm Street.

The Site is not listed on the City of Toronto's Heritage Register or designated under the OHA. The proposed development will not have an impact on adjacent heritage resources or on the protected view identified in the Official Plan. As such, there are no heritage impacts associated with the proposed development.

The proposed development responds to the surrounding context and intensification under way given its central location and access to public transit. The proposed development retains a commercial use and provides for new residential use on the Site.

ERA finds the proposed development to be in general compliance with all relevant municipal and provincial heritage policies, and to have respect for recognized professional standards and best practices in the field of heritage conservation in Canada.

21 APPENDICES

APPENDIX A: HIA Terms of Reference Checklist



Heritage Impact Assessment Terms of Reference and Checklist

City Planning, Heritage Planning, Urban Design

Revised July 7, 2021

A. PURPOSE

The conservation of the City of Toronto's cultural heritage resources is a matter of public, municipal and provincial interest.

A Heritage Impact Assessment ("HIA") is an independent professional and objective study undertaken at the earliest stage of project planning, design, construction and development activity necessary to inform a project's design with the goal of conservation.

The purpose of the HIA is to assist in the understanding of the cultural heritage value of each existing or potential heritage resource on a site, adjacent to a site or within a Heritage Conservation District ("HCD"), and apply relevant heritage conservation policies and standards in the analysis of the impact of development on its cultural heritage value, and develop mitigation measures to protect it. Within the City of Toronto's application process and complete application requirements, the purpose of the HIA is also to inform decisions of City staff and City Council and to guide the creation of a Conservation Plan or any other Council approved condition.

B. POLICY CONTEXT

- The Provincial Policy Statement; Section 2.6 Cultural Heritage and Archaeology
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe; Section 4.2.7 Cultural Heritage Resources
- City of Toronto Official Plan

C. DESCRIPTION

The HIA will demonstrate an understanding of the cultural heritage values and attributes of existing and potential onsite heritage resources, adjacent heritage properties and within or adjacent to Heritage Conservation Districts. It is strongly recommended that a **Cultural Heritage Evaluation Report ("CHER")** be prepared by the applicant at a project's inception to ensure a rigorous inventory and understanding of the site's values and attributes early in the design process. The City of Toronto has developed a Terms of Reference to assist with the purpose and content of a CHER. It is also strongly recommended that the results of the CHER be shared with the City for discussion at the earliest opportunity to avoid unnecessary delays.

Where City Council has previously adopted a Statement of Significance through municipal designation, using criteria set out in Ontario Regulation 9/06, the HIA must be based on the Council approved statement of cultural heritage values and attributes. Properties designated prior to 2005 will be subject to review and by-law amendment as necessary.

The HIA will also demonstrate, in its analysis and conservation strategy, an understanding of all applicable provincial and municipal policies, HCD plans and recognized professional heritage conservation standards in Canada including, but not limited to, the *Standards and Guidelines for Conservation of Historic Places in Canada*. **In keeping with the *Standards and Guidelines*, minimal intervention will be the guiding principle for all work.**

The study will, using both written and graphic formats, provide a description of the proposed development or site alteration, a detailed review of the impact of the proposed work on the cultural heritage values and attributes of the existing, potential and adjacent heritage properties (cultural heritage values and attributes that have already been determined by the City or, when unavailable, identified within a Cultural Heritage Evaluation Report) from a conservation perspective. The HIA will also recommend alternative development options and mitigation measures to ensure the best possible conservation outcomes.

The HIA, which must be prepared by a qualified heritage conservation professional as demonstrated through membership in the Canadian Association of Heritage Professionals, will address "existing and potential heritage properties" which are those properties that are:

- designated under Parts IV and V of the Ontario Heritage Act ("OHA")
- added to the Register by City Council, known as "listed" properties
- identified as having cultural heritage value or interest through a preliminary site assessment or planning study
- identified by the community, City staff or local Councillor

In addition, it is recommended that applicants pre-screen any building 40 years of age or older on the development site as a routine part of pre-application due diligence, especially if demolition will be proposed.

The required conservation strategy will be presented in detail to inform the decisions of City staff and City Council and to guide the creation of a Conservation Plan and/or any other Council approved conditions. Conservation strategies will take into account the existing condition of cultural heritage resource(s) and the constructability of the proposal. It is expected the project team will have undertaken sufficient investigation to confirm the capacity of the heritage resource to withstand the proposed intervention.

Where there is the potential to affect known or potential archaeological resources an Archaeological Assessment will be undertaken as an additional study prepared by a licensed archaeologist.

D. STANDARDS AND PRACTICES

The HIA must be impartial and objective, thorough, complete and sound in its methodology and application of Ontario Heritage Act evaluation criteria, the City of Toronto Official Plan Heritage Policies and the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada* and be consistent with recognized professional standards and best practices in the field of heritage conservation in Canada and the CAHP Code of Conduct.

The HIA must be prepared by qualified professional members in good standing with the Canadian Association of Heritage Professionals (CAHP) who possess applied and demonstrated knowledge of

accepted standards of heritage conservation, historical research, identification and evaluation of cultural heritage value or interest, analysis and mitigation.

The HIA must include all required information and be completed to the satisfaction of the City as determined by the Senior Manager, Heritage Planning or it will be considered incomplete for application or other purposes.

The HIA may be subject to a peer review if deemed appropriate by the Senior Manager.

E. WHEN REQUIRED

An HIA is required as a part of a Complete Application for the following application types, if the development site contains one or more properties that are listed and/or designated on the City of Toronto's Heritage Register:

- Official Plan Amendment
- Zoning By-law Amendment
- Plans of Subdivision
- Site Plan Control

Note: Site Plan Control applications that have been subject to a recent and/or concurrent OPA/ZBA application will not require an HIA.

An HIA may be required for the following additional application types:

- Consent and/or Minor Variance applications for any property on the Heritage Register
- Official Plan Amendment, Zoning By-law Amendment, Plans of Subdivision, Site Plan Control and/or Consent and/or Minor Variance applications adjacent to a property on the Heritage Register. Adjacency is defined in the Official plan and may go beyond contiguous properties
- Heritage Permit applications for any property designated under Part IV (individual) or Part V (Heritage Conservation District) of the OHA.

F. CULTURAL HERITAGE EVALUATION REPORT (CHER)

A Cultural Heritage Evaluation **is required** within the HIA for the following properties, where applicable:

- Designated under Part IV, Section 29 of the OHA prior to 2006
- Listed on the City's Heritage Register under Section 27 of the OHA

A CHER is strongly encouraged to be prepared for properties of potential heritage value:

- Not on the City's Heritage Register but identified as having cultural heritage value through professional site assessments or planning studies
- Believed to have cultural heritage value as identified by the community, City staff or local Councillor
- Buildings and/or structures that are 40 years or older

A Cultural Heritage Evaluation within an HIA, or as part of a CHER **is not required** for properties that are:

- Subject to a Notice of Intention to Designate under Section 29 of the OHA
- Designated under Part IV, Section 29 of the OHA after 2006
- Designated under Part V, Section 42 of the OHA

The City's Terms of Reference for a CHER is available as a separate document. It is recommended that applicants contact Heritage Planning to discuss heritage potential on the subject property prior to application submission. **Evaluation of cultural heritage resources prior to project planning is strongly encouraged.**

With regard to Part IV, Section 29 properties, the HIA should append the Notice of Intention to Designate or the designation by-law, where applicable. With regard to Part V, Section 42 Districts, identification of the Heritage Conservation District and its associated Heritage Conservation District Plan (if applicable) should be identified, but is not required to be appended to the HIA.

An HIA that does not use the Council adopted statement of significance as the basis to assess impact will be deemed incomplete.

Evaluations may be subject to Peer Review where deemed appropriate by the Senior Manager, Heritage Planning

G. REQUIRED CONTENTS AND CHECKLIST

To confirm application requirements it is advisable to discuss your project in advance with Heritage Planning staff during preliminary consultation meetings and consult the City of Toronto's Municipal Code.

Where conditional approval has already been granted under the OHA, document requirements should be discussed with heritage planning staff.

The HIA will be submitted in hard copy and PDF format along with any other required application material and will include (at minimum):

1. Required Contents Checklist

- A copy of this HIA Terms of Reference with a completed Required Contents Checklist

2. Statement of Professional Qualifications

A Heritage Professional is a person who has specialized knowledge in the conservation and stewardship of cultural heritage and is supported by formal training and/or work experience. The professional must be a registered member of the Canadian Association of Heritage Professionals and in good standing. The background and qualifications of the professional(s) completing the HIA must be included in the report.

- By checking this field, the Professional conforms to accepted technical and ethical standards and works in accordance with the regulations and guidelines of their specialty heritage fields and

jurisdictions of practice and confirms the information included in the HIA or CHER is accurate and reflects their professional opinion.

3. Executive Summary

- This section includes a summary of the project as a whole; a summary of the property's determined heritage values and attributes, including conclusions related to the evaluation of properties undertaken through the CHER; a summary of the proposed conservation strategy and a summary assessment of the impact of the proposed development or site alteration on the cultural heritage values and attributes of all on-site and adjacent heritage properties, including properties on the site that are not on the heritage register but which have been subject to evaluation either within the HIA or as the subject of a CHER.

The Executive Summary will also outline proposed mitigation measures and will include a clear statement of opinion about the appropriateness of the work as proposed, with specific reference to all applicable policies and guidelines.

4. Property Owner

- Owner name and full contact information, including e-mail address(es)

5. Owner's Representative or Agent

- Name and full contact information, including e-mail address(es), for any representative or agent acting on behalf of the owner accompanied by proof of owner consent

6. Location Plan

Location of the development site and the subject heritage property/properties shown on:

- City's property data map
- Aerial photograph

Maps and photographs must depict the site boundary within a 300 metre radius, or as appropriate, in order to demonstrate the existing area context and identify adjacent heritage resources. Maps to be to a metric scale (i.e. 1:100, 1:200, 1:500).

7. Cultural Heritage Evaluation Report (CHER) A CHER is not required

Following the City of Toronto's Cultural Heritage Evaluation Report (CHER) Terms of Reference, this section will include the identification and evaluation of existing and potential properties on the development site, as required.

Where a property is subject to a notice of intention to designate under Section 29 of the OHA, designated under Part IV of the OHA after 2006 or designated under Part V of the OHA, the HIA must rely on the heritage values and attributes of the property which have already been determined by City Council.

It is expected the CHER will be prepared in the early stages of the design and development process, prior to determining what changes may be appropriate. It is recommended that the CHER be submitted as a separate document prior to its incorporation into the HIA and prior to the submission of a development application so that the heritage values can be confirmed.

Check all that apply:

- Evaluation of a property designated under Part IV, Section 29, of the Ontario Heritage Act prior to 2006 and date evaluation was completed.
- Evaluation of a property listed on the City's Heritage Register under Section 27 of the Ontario Heritage Act and date evaluation was completed.
- Evaluation of a property previously identified as having cultural heritage value through professional site assessments or planning studies and date evaluation was completed.
- Evaluation of a property believed to have cultural heritage value as identified by the community, City staff or local Councillor and date evaluation was completed.
- Evaluation of a property over 40 years old and date evaluation was completed.

8. Description of On-site Heritage Resources

This section will include a description of existing and potential cultural heritage resources within the development site, and shall include:

- Description of each property in its location on the site and any associated buildings, structures and/or landscapes. The description needs to include reference to all structures; buildings; age, location, type of construction, heritage attributes, building elements, features and / or remains; building materials; architectural style, type or expression and finishes; floor plan; natural heritage features; landscaping and archaeological resources as applicable.
- For each listed property, the existing Statement of Significance, Reasons for Listing and/or Reasons for Identification as adopted by City Council describing each property's cultural heritage value. Include the City Council inclusion dates and relevant details. This information can be obtained from the Heritage Planning office or online.
- For each Part IV or Part V designated property on the site, the existing Statement of Significance, Reasons for Designation describing each property's cultural heritage value and heritage attributes and/or the established cultural heritage value or contribution as described in the relevant HCD Plan. Include the associated designation by-laws and City Council inclusion dates and details. This information can be obtained from the Heritage Planning office or online.

9. Historic Photographs

- Historic photographs should be provided where available. If historic photographs cannot be located, it must be confirmed that the noted sources below have been checked and historic photographs were not present.

At minimum, the resources that must be consulted include:

- Toronto Archives
- Toronto Public Library
- Historical society archives

ERA contacted Heritage Planning to identify a historical society archives, but did not receive a response prior to the issuance of this report.

10. Current Photographs/Images

- Current photographs/images taken within 3 months of the application submission date showing the existing condition, context, attributes and other features of existing and potential heritage resources on the property that are unobstructed by landscaping, vegetation, vehicles, etc. The context includes other buildings and existing landscaping (mature trees, fences, walls, driveways) on the subject property. Photographs will include the following:

- Each building elevation
- Each heritage attribute or draft (CHER) heritage attribute affected by the proposed works
- Existing context including other buildings on and adjacent to the site and existing landscaping
- Interior heritage attributes described in the Part IV designation by-law or the CHE, where applicable
- Photographs of the property as seen from the public realm around the property including each public right of way, lane, or shared driveway, park and publicly accessible open space, as appropriate to the site
- Photographs showing the relationship of the site to the adjacent properties

11. Description of Surrounding Neighbourhood Keyed to a Context Map

- Provide a detailed narrative of the surroundings of the site with particular attention to subject street frontages or block faces, subject property and opposite side of the street frontage(s). Be sure to reference architectural styles, profiles and ages of buildings and describe the existing “sense of place” where discernible and key to a context map.

12. Description of Adjacent Heritage Properties (if applicable)

Using the definition of "adjacency" in the City's Official Plan, this section must provide a description of each heritage property/resource adjacent to the development site, including:

- Description of the property in its location adjacent to the site, including any buildings, structures and/or landscapes or landscape features.
- Part IV or V designation dates and details.

Existing Statement of Significance or Reasons for Designation describing the property's cultural heritage value. This information can be obtained from the Heritage Planning office.

Photographs to include:

- Photographs taken within 3 months of the application submission date of each elevation of the resource on the adjacent heritage property.
- Aerial photographs showing the relationship of the adjacent properties to the development site.
- Available historic photographs that show the adjacent buildings in relation to the application site, or confirmation that none were available from the noted sources.

13. Condition Assessment

The condition assessment should not rely solely on a visual inspection. Recommended methods for determining the condition of the resource(s) include a structural engineering analysis, a geotechnical study, non-destructive and destructive testing where underlying conditions might be obscured by architectural elements, signage or other physical barriers.

Destructive testing may be subject to approval. Please consult the heritage planner assigned to your application to confirm testing requirements needing a preliminary review.

Written description and high quality colour photographic documentation of each existing and potential heritage resources on the development site in its current condition and a detailed visual and written description of the physical condition of the resources including, but not limited to:

- The roof (including chimneys, roofing materials, etc.)
- Each building elevation including windows, doors, porches and decorative elements
- Foundations
- Each heritage attribute identified in an existing Statement of Significance or a CHE including landscape features where applicable
- Structural stability of the building
- Other aspects of the site as appropriate

14. Description of Proposed Development or Site Alteration

In this section, the plans, drawings, specifications and a description of the site alteration must include all new development on and alterations and interventions to each designated and/or listed and/or potential heritage property on the development site.

The drawings and specifications should also show any internal heritage attributes described in the designation by-law and show any proposed changes to them.

If no changes are being proposed to a specific building, structure or heritage attribute on the subject property a written confirmation of this and confirmation of its proposed conservation

can be provided instead of including proposed plans, sections and elevations of that specific building, structure or heritage attribute.

- A written itemized and detailed description of all alterations and interventions affecting the cultural heritage value and attributes of each onsite existing and potential heritage property and adjacent heritage property with a clear narrative of what is proposed to be conserved, altered, visually or physically impacted or demolished and/or removed.

- Existing plans, sections and elevations showing the current condition of each property with any buildings, structures and attributes proposed to be demolished or removed identified in RED and/or altered in BLUE. This is not required

- Proposed plans, sections and elevations showing any attributes proposed to be demolished, removed or reconstructed in RED and new construction and alterations in BLUE. This is not required

15. Demolition

Separate approval under the Ontario Heritage Act is required for any property designated under Part IV or V where the demolition or removal of a building, structure and/or attribute is proposed.

60 days' written notice of intention to demolish a building or structure on a listed property must be submitted to the Chief Planner, consistent with the Toronto Municipal Code, Chapter 103.

- Check if NO demolition or removal is proposed. No demolition or removal is proposed as the Site is not listed on the City of Toronto's Heritage Register or designated under the OHA. The existing buildings on the Site will be demolished.
- Where the demolition and/or removal of a building, structure and/or heritage attribute is proposed on an existing Part IV heritage property, a written description will explain the reason for the proposed demolition and/or removal and how it conserves the cultural heritage value and attributes of the property as described in the designation by-law or the CHER and how it conserves the integrity of the property.
- Where the demolition and/or removal of a building, structure and/or heritage attribute is proposed on a Part V designated property within a Part V designated district, a written description will explain the reason for the proposed demolition and/or removal and how such demolition and/or removal conserves the cultural heritage values and heritage attributes of the relevant Heritage Conservation District and describe how the proposal is not contrary to the objectives of that HCD Plan and how the proposal does not conflict with that HCD Plan.
- Where the demolition and/or removal of a building or structure on a listed heritage property is proposed, a written description will explain the reason for the proposed demolition and/or removal and how it conserves the cultural heritage value of the property as described in the reasons for listing or the CHER and conserves the integrity of the property.
- Where the demolition and/or removal of a building or structure on a potential heritage property is proposed, a written description will explain the reason for the proposed demolition and/or removal.

16. Analysis of the Impact of Development or Site Alteration

In this section, a clear and objective analysis of the impact of all alterations and interventions, (direct and indirect), that affect the cultural heritage value and attributes as described in the designation by-law or approved CHER of each existing, potential and adjacent heritage property or HCD is required.

- An itemized and detailed analysis of the impact of and rationale for all alterations and interventions proposed affecting the cultural heritage value and attributes of each existing, potential and adjacent heritage property applying all relevant policies including the City of Toronto Official Plan, the Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe.

A description of and rationale for the primary conservation treatment(s) based on the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*.

- An itemized and detailed analysis of and rationale for all alterations and interventions proposed affecting the cultural heritage value and attributes of each existing, potential and adjacent heritage property using all applicable guidelines in the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*.

- Using the definition of "integrity" in the City of Toronto Official Plan, provide a description and analysis of the impact of the development/site alteration on the integrity of each existing, potential and adjacent heritage property. The integrity of the adjacent heritage resources will be maintained

- An analysis of the visual impact of the design of the new development on, and a description of the efforts to ensure mitigate the impact and ensure its compatibility with, the heritage value, attributes and character of each existing, potential and adjacent heritage property or HCD.

17. Engineering Considerations This section is not required as the buildings are being demolished

In the case of partial *in situ* or façade-only retention, temporary removal or relocation of a building or structure of an onsite existing or potential heritage resource, or when a compromised structure is part of the reason for the proposed works, an engineering study must be undertaken by a Professional Engineer that confirms the feasibility of the proposed strategy in the context of the development/site alteration. An engineering study may also be requested in other circumstances.

A vibration or other site management related study may be requested to assess any potential impacts to adjacent heritage resources.

The study should consider (at minimum) overall site alterations, construction access, buried utilities, right-of-way management and construction/conservation methodologies. Recommendations must be based on a detailed understanding of the current condition of the resource(s) being conserved as described in Section 12.

Limited invasive testing of existing heritage fabric and other forms of ground investigation are strongly recommended at the earliest stages of the project. Purely visual inspection will not be an acceptable basis for decision-making.

- A statement from a professional engineer confirming feasibility of a strategy that involves façade retention, temporary removal or relocation. Conservation strategies with engineering considerations must include this statement or the HIA will be deemed incomplete.

18. Mitigation Mitigation is being considered in relation to adjacent heritage resources since no resource on site

Mitigation measures and/or alternative options are important components of the HIA as they describe ways to avoid or reduce negative impacts on the cultural heritage resources. Mitigation might also be achieved through modifications to the design of project as a whole, for example exploring alternative parking arrangement the modification of supporting caisson walls and other shoring and bracing strategies that supports greater retention of built fabric, exterior walls, interior attributes and *in situ* preservation etc.

- A detailed and itemized description of recommended mitigation measures that will best conserve the cultural heritage values and attributes of each existing, potential and adjacent heritage resource. Note: Potential heritage resources are defined in Section F above. Adjacent properties are defined in Section 3.1.5 of the City of Toronto Official Plan.

- If mitigation measures and/or alternative development options are not warranted because the cultural heritage values and attributes are being conserved, describe and provide a rationale for no recommendation. No anticipated impacts on adjacent heritage resources, therefore mitigation not required

- Where significant interventions occur, describe and provide a rationale for the alternative development approaches and mitigation measures that were explored but not recommended in this HIA.

19. Conservation Strategy/Summary

This section is not required as the Site is not listed on the City of Toronto's Heritage Register or designated under the OHA. The existing buildings on the Site will be demolished.

- Itemized summary of the conservation strategy detailed in the previous relevant sections.

20. Statement of Professional Opinion

- A conclusive and objective statement of professional opinion about the compliance of the project with all relevant municipal and provincial policies and respect for recognized professional standards and best practices in the field of heritage conservation in Canada.
- If, in the opinion of the heritage consultant, a development proposal does not comply with all applicable policies or respect recognized professional standards and best practices in the field of heritage conservation as reflected in all applicable guiding documents, a full analysis will be provided explaining the reasons for why this conclusion has been drawn.

APPENDIX B: Letters of Authorization as Proof of Owner's Consent, dated June 28,
2022 and July 5, 2022

June 28, 2022

**RE: 15 Elm Street, Toronto
Ownership and Representative / Agent Information and Authorization**

Dear City of Toronto,

The purpose of this letter is three-fold as follows:

1. Provide property owner information
2. Provide owner's representative or agent information (if applicable)
3. Provide authorization

Property Owner Information

Owner name: Ms. Annette Cooper
Address: 15 Elm St, Toronto, Ontario, M5G 1H1
Phone number: 416 829 1656
Email address: rob@wmni.ca

Authorization of ERA Architects

The undersigned authorizes ERA Architects Inc. to request and view building records held by the City of Toronto on the subject property. Please make any documents available to ERA Architects as they require them.

AND FOR SO DOING this shall be your good and sufficient authority.

Yours sincerely,

A handwritten signature in blue ink that reads "Annette Cooper". The signature is written in a cursive, flowing style.

Annette Cooper

Fraternal Order of Eagles 2311
17 Elm St
Toronto, ON
M5G 1H1

July 5, 2022

**RE: 17 Elm Street, Toronto
Ownership and Representative / Agent Information and Authorization**

Dear City of Toronto,

The purpose of this letter is three-fold as follows:

1. Provide property owner information
2. Provide authorization

Property Owner Information

Owner name: Fraternal Order of Eagles 2311
Address: 17 Elm St, Toronto, ON, M5G 1H1
Phone number: 416-523-2321
Email address: Robert.boag@sympatico.ca

Authorization of ERA Architects

The undersigned authorizes ERA Architects Inc. to request and view building records held by the City of Toronto on the subject property. Please make any documents available to ERA Architects as they require them.

AND FOR SO DOING this shall be your good and sufficient authority.

Yours sincerely,

A handwritten signature in blue ink that reads "Robert Boag". The signature is written in a cursive style with a large, stylized 'B' and a long, sweeping tail on the 'g'.

Robert Boag
Club Trustee
416-523-2321
Robert.boag@sympatico.ca

APPENDIX C: Designation by-laws for 14 Elm Street (By-law 513-75) and 18 Elm Street (By-law 334-79)



<p>TORONTO BY-LAW NUMBER</p>	<p>1975-0513</p>
<p>BOX NUMBER</p>	<p>P048787</p>

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<p>SUPPLEMENTARY FILE</p>	<p>1975-513-01.tif [naming convention for oversize scans]</p>
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OK

No. 513-75

R

A By-law

To designate the St. George's
Hall building at No. 14 Elm
Street of architectural value
and historic interest

Read a first time NOV 26 1975 19

Read a second time NOV 26 1975 19

Committee of the Whole NOV 26 1975 19

Ald. *Ben* in the Chair

Read a third time and passed
NOV 26 1975 19

City Clerk.

JAP

Certified as to form and legality and as being within the powers of Council to enact,

[Signature]

City Solicitor.

*Clause 52 Rep 39.
Executive Committee
October 1, 1975*

R Report 49
EX. Comm.

Nov-26 1975

Introduced by
Ald. *Piccinini*

No. 513—75. A BY-LAW

*To designate The St. George's Hall building at No. 14 Elm Street
of architectural value and historic interest.*

[Passed November 26, 1975.]

Whereas The Ontario Heritage Act, 1974, authorizes the Council of a municipality to enact by-laws to designate real property, including all the building and structures thereon, to be of historic or architectural value or interest; and

Whereas the Council of The Corporation of the City of Toronto has caused to be served upon the owner of the lands and premises known as the St. George's Hall building at No. 14 Elm Street and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks; and

Whereas the reasons for the designation are set out as Schedule 'B' hereto; and

Whereas no notice of objection to the said proposed designation has been served upon the clerk of the municipality;

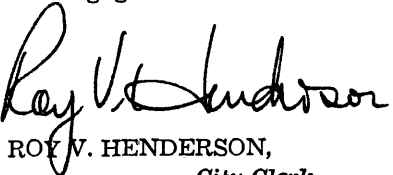
Therefore, the Council of The Corporation of the City of Toronto enacts as follows:

1. There is designated as being of historic and architectural value or interest the real property, more particularly described in Schedule 'A' hereto, known as the St. George's Hall building at No. 14 Elm Street.

2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule 'A' hereto in the proper land registry office.

3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto.


ARTHUR C. EGGLETON,
Presiding Officer.


ROY V. HENDERSON,
City Clerk.

COUNCIL CHAMBER
Toronto, November 26, 1975.
(L.S.)

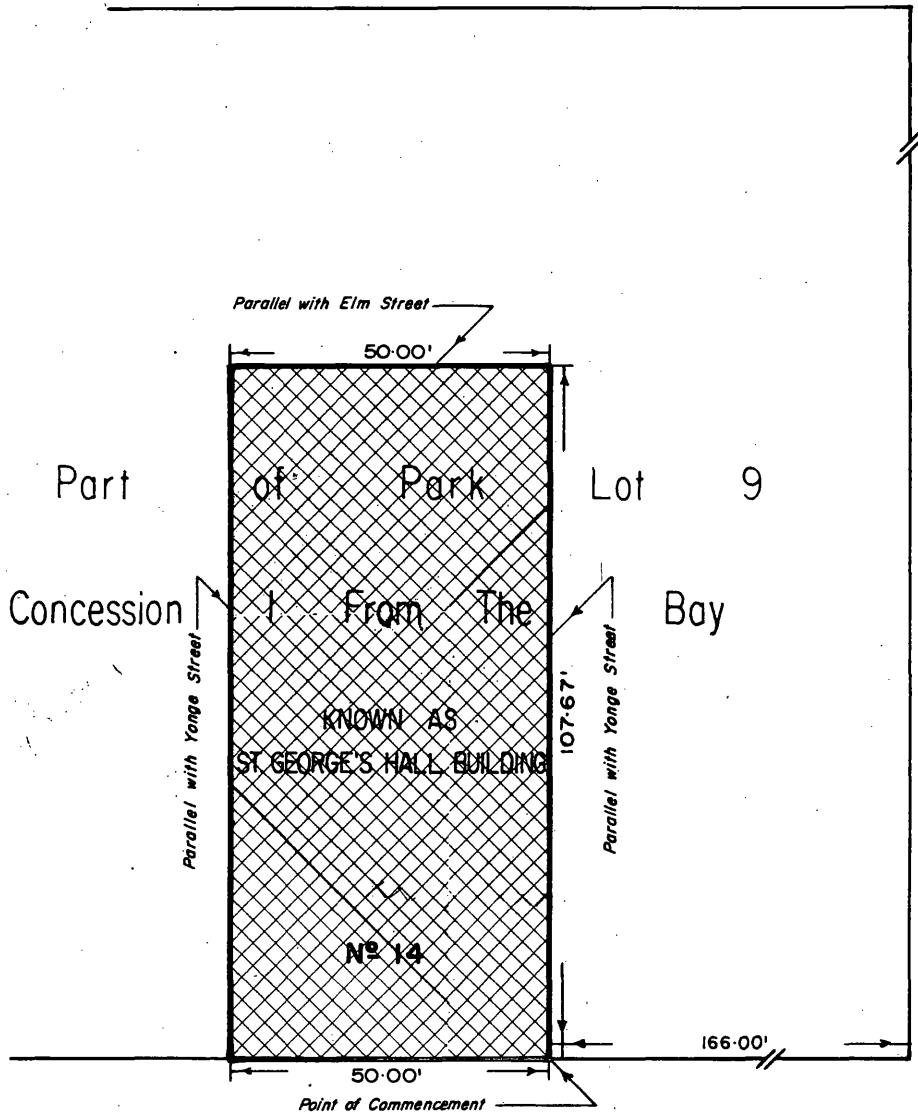
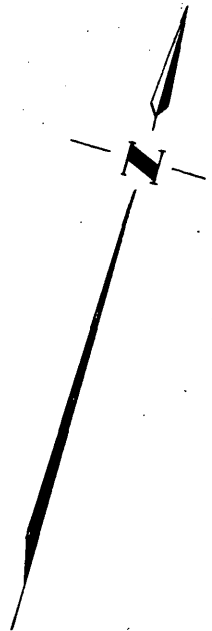
SCHEDULE "A"

All and singular that certain parcel or tract of land and premises situate, lying and being in the City of Toronto, in the Municipality of Metropolitan Toronto, formerly in the County of York and Province of Ontario, and being composed of part of Park lot number nine in the City of Toronto, commencing at a point on the north side of Elm Street in said City at a point distant Westerly from the West limit of Yonge Street one hundred and sixty six feet; thence Northerly parallel with Yonge Street one hundred and seven feet eight inches; thence westerly parallel with Elm Street fifty feet; thence southerly parallel with Yonge Street to the North limit of Elm Street; thence Easterly along the North limit of Elm Street fifty feet to the place of beginning.

SCHEDULE "B"**Reasons for the designation of The St. George's Hall building
at No. 14 Elm Street**

The St. George's Hall building, 14 Elm Street (N); 1891, alterations c. 1920 for the Arts & Letters Club by Sproatt & Rolph, is designated to be of architectural and historic value as a very good example of the progressive Gothic style as practised at the end of the nineteenth century. The interior of the Arts and Letters Club meeting room is moreover a fine example of the Beaux Arts Tudor style by a Toronto firm of international importance. The building is also of historic importance for its long association with the most progressive movements of Canadian art, literature and design. It is also significant in terms of streetscape as part of a grouping with the Elm Grove Hotel to the east and a row of three shops to the west.

WALTON STREET



ELM STREET

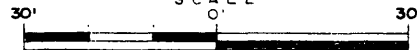
YONGE STREET

No 14 ELM STREET
 DESIGNATED AS BEING OF HISTORIC AND
 ARCHITECTURAL VALUE OR INTEREST
 CITY OF TORONTO BY-LAW 513-75
 PASSED NOVEMBER 26, 1975.

DEPARTMENT OF PUBLIC WORKS
 CITY OF TORONTO

PLAN TO ILLUSTRATE DESCRIPTION OF
PART OF PARK LOT 9
 CONCESSION I FROM THE BAY
CITY OF TORONTO

MUNICIPALITY OF METROPOLITAN TORONTO
 SCALE



Drawn: K.R.

George R. Wilson
 George R. Wilson - City Surveyor,

O.L.S. 1976.

Checked: R.M.

FILE

1902-10

Approved: _____

PLAN SYEIII



TORONTO
BY-LAW NUMBER

1979-0334

BOX NUMBER

P057051

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SUPPLEMENTARY FILE

1979-334-01.tif
[naming convention for oversized scans]

OK

BILL No. 380

No. 334-79

R **A By-law**

To designate the Property at No. 18
Elm Street, of architectural value.

Read a first time APR 17 1979 19 _____

Read a second time APR 17 1979 19 _____

Committee of the Whole APR 17 1979 19 _____

Ald. Howard in the Chair

Read a third time and passed

APR 17 1979 19 _____

J.P.

City Clerk.

Certified as to form and legality and as being within the powers of Council to enact,

[Signature]
City Solicitor.

Clause 10,
Rep. # 9,
N. H. J. L.,
April 17, 1979

R

Introduced by [Signature]
Ald. Clifford

No. 334-79. A BY-LAW

*To designate the Property at No. 18 Elm Street,
of architectural value.*

(Passed April 17, 1979.)

WHEREAS The Ontario Heritage Act, 1974, authorizes the Council of a municipality to enact by-laws to designate real property, including all the buildings and structures thereon, to be of historic or architectural value or interest; and

WHEREAS the Council of The Corporation of the City of Toronto has caused to be served upon the owners of the lands and premises known as No. 18 Elm Street and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks; and

WHEREAS the reasons for designation are set out in Schedule 'B' hereto; and

WHEREAS no notice of objection to the said proposed designation has been served upon the clerk of the municipality;

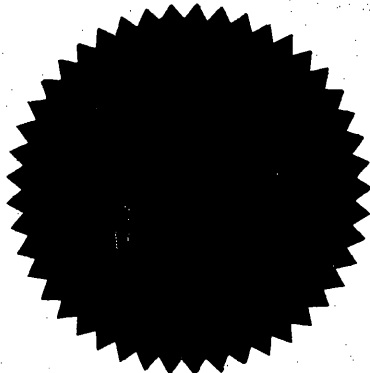
THEREFORE, the Council of The Corporation of the City of Toronto enacts as follows:

1. There is designated as being of architectural value or interest the real property more particularly described in Schedule 'A' hereto, known as No. 18 Elm Street.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule 'A' hereto in the proper land registry office.
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto.


JOHN SEWELL,
Mayor.


ROY V. HENDERSON,
City Clerk.

Council Chamber,
Toronto, April 17, 1979.
(L.S.)



SCHEDULE 'A'

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Toronto, in the Municipality of Metropolitan Toronto, formerly in the County of York and Province of Ontario, being composed of part of Park Lot 9 in the First Concession from the Bay in the original Township of York but now in the said City of Toronto, the boundaries of the said parcel of land being described as follows:

COMMENCING at a point in the northerly limit of Elm Street distant 65.84 metres measured westerly thereon from the westerly limit of Yonge Street;

THENCE northerly to and along the line between the walls of the existing buildings standing in 1957 on the herein described parcel and the parcel immediately to the east thereof, in all a distance of 32.87 metres;

THENCE westerly to and along the northerly face of the northerly wall of the said building standing on the herein described parcel and continuing westerly, in all a distance of 28.65 metres, more or less, to a point distant 94.49 metres measured westerly from the said westerly limit of Yonge Street;

THENCE southerly parallel to the said westerly limit of Yonge Street, 32.98 metres to the said northerly limit of Elm Street;

THENCE easterly along the last-mentioned limit, 28.65 metres, more or less, to the point of commencement.

THE west limit of Yonge Street being confirmed under the Boundaries Act by Plan BA-545 registered on 30 May, 1974 as Instrument CT68664.

SCHEDULE 'B'

Reasons for the designation of the Property at No. 18 Elm Street.

The property at No. 18 Elm Street (The Elmwood Hotel, later Y.W.C.A.) is designated on architectural grounds. The Elmwood Hotel, built in 1890, is a fine example of the late Victorian style. It was altered in 1899 by Gordon and Helliwell, Architects. The design is dominated by a central projecting tower with bell-cast roof and an arched recessed entrance with steps at street level. Built of brick with ashlar stone base, trim and elaborately carved stone pilaster capitals, it is an important landmark.

APPENDIX D: Heritage Policy Review

Legislation

The Ontario Heritage Act (R.S.O. 1990)

The Ontario Heritage Act (the “OHA”) is the statutory legal foundation for heritage conservation in Ontario. Part IV, Section 29 of the OHA authorizes municipalities to enact by-laws to designate properties to protect their cultural heritage value.

The Planning Act (R.S.O. 1990)

The Planning Act is Ontario’s provincial legislation that sets out the rules and regulations for planning. Section 3 of the Planning Act provides for the Province to issue policy statements on matters relating to municipal planning that are of provincial interest.

Section 2 of the Planning Act provides that:

The Minister, the council of a municipality, a local board, a planning board, and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as:

- (d) The conservation of features of significant architectural, cultural, historical, archaeological, or scientific interest;

Land Use Policy

Provincial Policy Statement, 2020

The Provincial Policy Statement (“PPS”) contains policies relating to the conservation of heritage resources.

Under Section 1.7 Long-Term Economic Prosperity, Policy 1.7.1 states:

Long-term economic prosperity should be supported by:

- e) 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*.

Under Section 2.6 Cultural Heritage and Archaeology, Policy 2.6.1 states:

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

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 \(2019\) as amended in 2020](#)

The Growth Plan is the Province of Ontario’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. With the objective of “protecting what is valuable,” Section 4.2.7.1 of the Growth Plan 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 \(consolidated April 2021\)](#)

Chapter 3, Subsection 3.1.5 of the Official Plan contains policies pertaining to heritage conservation. The following are excerpts from the plan.

Policies:

3.1.5.5: Proposed *alterations*, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the *integrity* of the heritage property’s cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. 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.

3.1.5.22: Heritage Impact Assessment will address all applicable heritage conservation policies of the Official Plan and the assessment will demonstrate *conservation* options and mitigation measures consistent with those policies. A Heritage Impact Assessment shall be considered when determining how a heritage property is to be *conserved*.

3.1.5.23: 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.

3.1.5.26: New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

3.1.5.44: The view to a property on the Heritage Register as described in Schedule 4 will be conserved unobstructed where the view is included on Map 7a or 7b.

3.1.5.45: The Queens Park Legislative Assembly, Old City Hall and City Hall are public ceremonial sites of exceptional importance and prominence. Protection of views from the public realm to these three properties, identified on Maps 7a and 7b, will include the prevention of any further intrusions visible above and behind the building silhouette, as well as protecting the view to the buildings from any further obstruction. The identified views from the public realm, to and beyond these properties, will be *conserved*.

3.1.5.46: A Heritage Impact Assessment may be required where a development application may have an impact on a view described on Schedule 4, Section A as a heritage building, structure or landscape identified on Map 7a or 7b, to the satisfaction of the City. Views identified on Maps 7a and 7b may also need to be assessed for their potential cultural heritage value.

[The Downtown Plan \(2019; Official Plan Amendment No. 406\)](#)

The Downtown Plan is a 25-year vision that sets the direction for the city centre as the cultural, civic, retail and economic heart of Toronto. The vision of the Downtown Plan includes respecting and conserving the built heritage in the area. The following are excerpts from the plan.

Policies:

3.3: New buildings will fit within their existing and planned context, conserve heritage attributes, expand and improve the *public realm*, as a community benefit, create a comfortable microclimate, provide compatibility between differing scales of development and include indoor and outdoor amenities for both residents and workers, as provided for by this Plan

6.22: Not all sites can accommodate the maximum scale of development anticipated in each of the *Mixed Use Areas* while also supporting the liveability of the development and the neighbourhood while other sites may be able to accommodate more than the anticipated scale. Development will be required to address specific site characteristics including lot width and depth, location on a block, on-site or adjacent heritage buildings, parks or open spaces, shadow impacts, and other sensitive adjacencies, potentially resulting in a lower-scale building.

9.1: Development will be encouraged to

9.1.1: enhance the liveability of the building's surroundings;

9.1.2: contribute to liveability by reasonably limiting uncomfortable wind conditions and providing access to sunlight, natural light, openness and sky-view; expanding and improving the *public realm*; maintaining adequate privacy; providing high quality amenity spaces; and conserving heritage;

9.1.4: demonstrate a high standard of heritage conservation; and

9.10: 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.

9.24: Development may be required to incorporate transition in scale to achieve built form compatibility when it is:

9.24.3: adjacent to a property designated under Part IV of the Ontario Heritage Act or a Heritage Conservation District; and/or

Heritage Registers

[Toronto Heritage Register](#)

Under the Ontario Heritage Act, municipalities are required to maintain a register of properties that are of cultural heritage value or interest. The criteria for determining Cultural Heritage Value or Interest are prescribed by regulation under the Ontario Heritage Act. A heritage register shall contain properties designated by the Minister and municipalities, and may also contain properties that are not designated but the municipality believes to be of Cultural Heritage Value or Interest. Non-designated properties that are added to a municipal register are colloquially referred to as listed properties. With respect to listed properties, the register shall contain a description of the property that is sufficient to readily ascertain the property.

Guidelines

[Standards and Guidelines for the Conservation of Historic Places in Canada](#)

The *Standards and Guidelines for the Conservation of Historic Places in Canada* (the “Standards and Guidelines”) is a pan-Canadian document published by Parks Canada as a tool to help users decide how to conserve historic places. The Standards and Guidelines establishes the guiding principles for the conservation of built heritage resources.

City of Toronto Tall Building Design Guidelines (2013)

In 2013, City Council adopted the updated city-wide Tall Building Design Guidelines to establish set of performance measures for the evaluation of all tall building development applications in the city. The following are excerpts from the guidelines.

Guidelines

1.6 HERITAGE PROPERTIES AND HERITAGE CONSERVATION DISTRICTS

Locate and design tall buildings to respect and complement the scale, character, form and setting of on-site and adjacent heritage properties and Heritage Conservation Districts (HCDs).

- a. Conserve and integrate heritage properties into tall building developments in a manner that is consistent with accepted principles of good heritage conservation (see Appendix A: Heritage Conservation Principles). Tall building proposals with adjacent or on-site heritage properties or within an HCD are required to provide a Heritage Impact Assessment as part of a complete application.
- c. When a tall building is adjacent to a lower-scale heritage property:
 - design new base buildings to respect the urban grain, scale, setbacks, proportions, visual relationships, topography, and materials of the historic context;
 - integrate the existing heritage character into the base building through high-quality, contemporary design cues;
 - provide additional tall building setbacks, stepbacks, and other appropriate placement or design measures to respect the heritage setting (see also 1.5 Prominent Sites and Views from the Public Realm); and
- d. Tall buildings will not visually impede the setting of properties on the heritage register. The objective for the long-term preservation, integration, and re-use of heritage properties may mean that not all sites with or adjacent to heritage properties are appropriate for tall building development.

3.1.1 BASE BUILDING SCALE AND HEIGHT

Design the base building to fit harmoniously within the existing context of neighbouring building heights at the street and to respect the scale and proportion of adjacent streets, parks, and public or private open space.

- e. For sites including or adjacent to heritage properties, design the scale and height of the base building to respect and reinforce the streetwall height established by the historic context.

3.1.3 FIRST FLOOR HEIGHT

Provide a minimum first floor height of 4.5 metres, measured floor-to-floor from average grade.

- a. Where the base building is adjacent to low-rise residential buildings or to a heritage property, maintain a direct relationship between the first floor height and the height and scale of the neighbouring buildings (see 3.1.1 Base Building Scale and Height and 3.1.4 Façade Articulation and Transparency).

3.2.2 TOWER PLACEMENT

Place towers away from streets, parks, open space, and neighbouring properties to reduce visual and physical impacts of the tower and allow the base building to be the primary defining element for the site and adjacent public realm.

- c. Tower setbacks greater than 3 metres are encouraged and may be required for tall buildings to fit harmoniously within an existing context, including sites that contain or are adjacent to heritage properties.

APPENDIX E: Resource List

- “Building Permits.” Toronto Daily Star, March 25, 1920.
- Canada’s Historic Places. Parks Canada Standards & Guidelines for the Conservation of Historic Places in Canada, 2010. <https://www.historicplaces.ca/en/pages/standards-normes.aspx>
- City of Toronto. Aerial Photographs: 1947 to 1992. Accessed from City of Toronto Archives. <https://www.toronto.ca/city-government/accountability-operations-customer-service/access-city-information-or-records/city-of-toronto-archives/whats-online/maps/aerial-photographs/>
- City of Toronto. Heritage Register. <https://www.toronto.ca/city-government/planning-development/heritage-preservation/heritage-register/>
- City of Toronto. Official Plan. 2021. <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/chapters-1-5/>
- City of Toronto. Tall Building Design Guidelines. 2013. <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/tall-buildings/>
- City of Toronto. The Downtown Plan. 2019. <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/tocore-planning-torontos-downtown/>
- Goad’s Atlas of the City of Toronto. N.d. <http://goadstoronto.blogspot.com/>
- Google Maps. 2021. <https://www.google.co.in/maps>
- Ontario. Growth Plan for the Greater Golden Horseshoe. 2019. <https://www.ontario.ca/document/place-grow-growth-plan-greater-golden-horseshoe>
- Ontario Heritage Act, R.S.O. 1990. <https://www.ontario.ca/laws/statute/90o18>
- Ontario. Planning Act. 1990. <https://www.ontario.ca/laws/statute/90p13>
- Ontario. Provincial Policy Statement. 2020. <https://www.ontario.ca/page/provincial-policy-statement-2020>
- Toronto Public Library. Digital Toronto City Directories. <https://www.torontopubliclibrary.ca/history-genealogy/lh-digital-city-directories.jsp>
- Toronto Public Library. Digital Archive. <https://digitalarchive.tpl.ca/>
- Toronto Property Data Maps. 2014. <https://mdl.library.utoronto.ca/collections/geospatial-data/toronto-property-data-maps-pdms-5>

APPENDIX F: List of Figures

Figure 1: Aerial map of the Site showing a 300 metre radius (ESRI, 2020; annotated by ERA).

Figure 2: Property data map of the Site showing a 300 metre radius (City of Toronto Property Data Map, 2014; annotated by ERA).

Figure 3: Archaeological potential map with the Site outlined in blue (City of Toronto, 2020).

Figure 4: In 1858, the Site contained wooden structures (Boulton's Atlas, 1858; annotated by ERA).

Figure 5: The Site contains two structures constructed between 1869 and 1870. The 1870 City Directories list Robert Kennedy and the Ontario Seminary as occupants of 9 Elm Street (later 15 Elm Street). Between 1879 and 1880, the municipal address of 15 Elm Street was split into 15 and 17 Elm Street, with the New Jerusalem Church occupying 17 Elm Street (Goad's Atlas, 1884; annotated by ERA).

Figure 6: Sketch of the New Jerusalem Church by Owen Staples (TPL, 189-).

Figure 7: Between 1920 and 1921, the building that housed the former New Jerusalem Church, identified in 1920 as a synagogue, was demolished and a new building was constructed between 1921 and 1922 for a veterinarian. Archival newspapers detail the demolition of 17 Elm Street for \$150 in 1920 (Goad's Atlas, 1924; annotated by ERA).

Figure 8: Looking east towards Yonge Street with 18 Elm Street on the left and the Site to the south (City of Toronto Archives, 1952).

Figure 9: By 1970, the wood-framed and masonry structures near the Site had been demolished and the properties were used as surface parking lots. (City of Toronto, Aerial Image, 1970; annotated by ERA).

Figure 10: The north elevation of the Site (City of Toronto Archives, 1978-1980).

Figure 11: The north and west elevation of 17 Elm Street (City of Toronto Archives, 1978-1980).

Figure 12: By 1992, surrounding hotels and high-rise residential and office space to the north and west of the Site had been constructed, replacing a series of low-rise buildings. A high-rise residential property had also been constructed west of the Site (City of Toronto, Aerial Image, 1992; annotated by ERA).

Figure 13: There is no significant development change on the Site between 1992 and 2019. Development continues to occur in the surrounding area (Google Earth, 2019; annotated by ERA).

Figure 14: Context photo of the Site looking south from Elm Street (ERA, 2022).

Figure 15: Context photo of the Site looking northeast from Elm Street (ERA, 2022).

Figure 16: Context photo of the Site looking southeast from Elm Street (ERA, 2022).

Figure 17: North elevation (ERA, 2022).

Figure 18: West elevation (ERA, 2022).

Figure 19: Partial east elevation (ERA, 2022).

Figure 20: South elevation (ERA, 2022).

Figure 21: North elevation (ERA, 2022).

Figure 22: Partial east elevation (ERA, 2022).

Figure 23: The western portion of the south elevation (ERA, 2022).

Figure 24: The Eastern portion of the south elevation (ERA, 2022).

Figure 25: South elevation (ERA, 2022).

Figure 26: Aerial view of the Site showing the surrounding context (Google Earth, 2019; annotated by ERA).

Figure 27: City of Toronto Property Data Map showing the adjacent heritage resources (Property Data Map, 2014; annotated by ERA 2021).

Figure 28: Table summarizing the adjacent heritage resources (City of Toronto Heritage Register, 2022).

Figure 29: South elevation and partial east elevation (ERA, 2022).

Figure 30: Partial west elevation (ERA, 2022).

Figure 31: North and partial west elevation (ERA, 2022).

Figure 32: Partial east elevation (ERA, 2022).

Figure 33: South elevation (ERA, 2022).

Figure 34: South and partial west elevation of 18 Elm Street (ERA, 2022).

Figure 35: West elevation (ERA, 2022).

Figure 36: Partial north elevation (ERA, 2022).

Figure 37: South and east elevation of 14 Elm Street (City of Toronto, 1919).

Figure 38: View of the 14 Elm Street as seen in 1975, looking northeast from Elm Street (City of Toronto Archives, 1975).

Figure 39: View of south elevation of the 14 and 18 Elm Street as seen between 1978-1980, looking northwest from Elm Street (City of Toronto Archives, 1978-1980).

Figure 40: 18 Elm Street as seen in 1982, looking east from Elm Street to Yonge Street. The rear addition had been constructed in 1982 (City of Toronto Archives, 1982).

Figure 41: 18 Elm Street as seen in 1982, looking west from Yonge Street. 8 and 14 Elm Street can be seen in the foreground (City of Toronto Archives, 1982).

Figure 42: North elevation (ERA, 2022).

Figure 43: Aluminium storefront with glazing in poor condition (ERA, 2022).

Figure 44: Wood shutters and sill in fair condition (ERA, 2022).

Figure 45: Second floor aluminium door with heavy steel angle and deteriorated brick in poor condition (ERA, 2022).

Figure 46: Third floor brickwork missing mortar and defective in condition (ERA, 2022).

Figure 47: Wood windows, deteriorated brickwork in poor condition (ERA, 2022).

Figure 48: Parging at grade with exterior grade in poor condition (ERA, 2022).

Figure 49: Rear steel windows are defective with rust and cracked panes (ERA, 2022).

Figure 50: Open masonry with wood infill and windows ranging from poor to defective. (ERA, 2022).

Figure 51: Steel door and masonry repairs (ERA, 2022).

Figure 52: View looking south to rear alley (ERA, 2022).

Figure 53: Painted brick and parging in poor condition (ERA, 2022).

Figure 54: The south East corner is in poor condition(ERA, 2022).

Figure 55: Rear masonry wall at grade is defective (ERA, 2022).

Figure 56: Chimney and corner brickwork are in poor condition (ERA, 2022).

Figure 57: Built up roof system with pebble surface (ERA, 2022).

Figure 58: Parapet wall with metal flashing (ERA, 2022).

Figure 59: Wood posts shoring up sagging floor (ERA, 2022).

Figure 60: Restaurant interior in fair condition (ERA, 2022).

Figure 61: View of north elevation front office (ERA, 2022).

Figure 62: 17 Elm Street, north elevation (ERA, 2022).

Figure 63: Aluminium doors and vestibule with glazing in fair condition. Cement stucco repairs visible. Stone step is in poor condition (ERA, 2022).

Figure 64: Black metal flashing and a painted stone sill in poor condition (ERA, 2022).

Figure 65: Stucco and cement repair. (ERA, 2022).

Figure 66: Separate entrance with steel door in poor condition (ERA, 2022).

Figure 67: The east brick wall and concrete block infill is in a defective state (ERA, 2022).

Figure 68: Spalled brick and damaged sills have no mortar, allowing water to enter the wall (ERA, 2022).

Figure 69: Parging with parapet wall is noted as poor (ERA, 2022).

Figure 70: Mortar loss and defective masonry on the east elevation (ERA, 2022).

Figure 71: The south East corner is in poor condition (ERA, 2022).

Figure 72: Rear masonry wall at grade is defective (ERA, 2022).

Figure 73: Chimney and corner brickwork are in poor condition (ERA, 2022).

Figure 74: Painted metal flashing and pebble finish roof in poor condition (ERA, 2022).

Figure 75: Interior floors and surfaces are clean and in fair condition (ERA, 2022).

Figure 76: Materials are mixed and dated with dropped ceiling and carpet floor in poor condition (ERA, 2022).

Figure 77: The ground floor plan (Partisans, 2022).

Figure 78: Proposed north elevation (Partisans, 2022).

Figure 79: Proposed east elevation (Partisans, 2022).

Figure 80: Proposed south elevation (Partisans, 2022).

Figure 81: Proposed west elevation (Partisans, 2022).

Figure 82: Map 7B from the Official Plan, showing identified views of the Downtown and Central Waterfront from the public realm. The location of the Site is indicated with a blue arrow (City of Toronto, 2021).

Figure 83: Proposed north elevation (Partisans, 2022).

Figure 84: The south facade of 18 Elm Street (ERA, 2022).

Figure 85: The south facade of 14 Elm Street (ERA, 2022).

Figure 86: Proposed north elevation (Partisans, 2022).

Figure 87: The south facade of 18 Elm Street (ERA, 2022).

Figure 88: The south facade of 14 Elm Street (ERA, 2022).

Figure 89: The building immediately south of the Site at 20 Edward Street (ERA, 2022).

Figure 90: Diagram illustrating the heritage building view of Old City Hall in pink, the Site identified with a yellow arrow, and the new development immediately south of the Site identified in green (Google Earth, 2021; annotated by ERA).