



1437-1455 Queen Street West  
Toronto, Ontario

**HERITAGE IMPACT ASSESSMENT**

April 21 2023

**ERA**

Project # 20-296-02  
Prepared by PE / JQ / EC / CH

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PREPARED FOR:

Standford Homes  
2700 Dufferin Street, Unit 50  
Toronto ON M6B 4J3

PREPARED BY:

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# 1 REQUIRED CONTENTS CHECKLIST

In accordance with the City of Toronto's Heritage Impact Assessment Terms of Reference (2021), a copy of the Terms of Reference and a completed Required Contents Checklist are attached to this report in Appendix A.

## 2 STATEMENT OF PROFESSIONAL QUALIFICATIONS

ERA Architects Inc. (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 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 Canadian Association of Heritage Professionals (CAHP) and the Royal Architectural Institute of Canada (RAIC).

**Philip Evans OAA, MRAIC, CAHP** is a Principal at ERA and the founder of Culture of Outports and small. Over the course of 17 years working in the field of heritage conservation, he has led a wide range of conservation, adaptive reuse, design, and feasibility planning projects.

**Janice Quieta OAA, LEED** is a Senior Associate with the architecture team at ERA. She received her Master of Architecture degree from Dalhousie University after completing a Bachelor of Architectural Science degree at Ryerson University.

**Emily Collins MCIP, RPP, CAHP** is a Project Manager with the heritage planning team at ERA. She is a Registered Professional Planner (RPP), and a Member of the Canadian Institute of Planners (MCIP) and Canadian Association of Heritage Professionals (CAHP). She received her Bachelor of Environmental Studies with a major in Honours Planning from the University of Waterloo.

**Catherine Huynh BURPI** is a Planner with ERA Architects. She holds a Bachelor of Urban and Regional Planning (BURPI) from Toronto Metropolitan University (formerly Ryerson University).

## 3 EXECUTIVE SUMMARY

### Background

This Heritage Impact Assessment (HIA) has been prepared by ERA Architects Inc. (ERA) for the proposed development of the property municipally known as 1437-1455 Queen Street West in Toronto (the “Site”).

This HIA evaluates the potential impacts of the proposed development on the cultural heritage value of adjacent heritage resources.

### Cultural Heritage Value

The Site is neither listed on the City’s Heritage Register, or designated under Part IV, Section 29 of the *Ontario Heritage Act* (OHA).

The Site is adjacent to seven properties included on the City’s Heritage Register: 1457 Queen Street West, 1506 Queen Street West, 1498 -1504 Queen Street West, and 1496 Queen Street West. Six of the seven adjacent heritage properties are identified as contributing properties in the proposed Parkdale Main Street Heritage Conservation District (“Parkdale HCD”) Plan, which is under appeal and not in force.

### Proposed Development

The proposed development will remove all existing buildings on the Site and introduce a new mixed-use building, including commercial uses at grade and residential above. The new building will provide a varied streetwall height of 3-5 storeys, and a total height of 12-storeys, which transitions down to 9-storeys to the west.

The heritage strategy for the Site is to provide a high-quality design for new construction, which is informed by an urban design approach that responds to the surrounding context.

### Urban Design Analysis & Approach

ERA has completed an Urban Design Analysis to inform the proposal (provided at Appendix B under a separate cover). The analysis reviews the physical character of four areas: Queen Street West (west of Jameson), Parkdale HCD area, Jameson Avenue and Laxton Avenue. Four building types characterize the surrounding area, including main street commercial buildings (1-4 storeys), houseform buildings (2-3 storeys), pre-war apartments (3-5 storeys), and post-war apartment towers (5-12 storeys).

The proposed development has implemented the following design consideration to respond to the varied physical character of its context, which was identified through the Urban Design Analysis:

- Varied streetwall height to respond to the existing streetwall condition on Queen Street West, which generally consists of low-scale main street commercial buildings (1-4 storeys) and pre-war apartment buildings (3-5 storeys);
- Additional height stepped back 4.3 metres from the new streetwall to maintain the legibility of Queen Street West’s low to mid-scale streetwall;
- New streetwall featuring a simple rectangular form to reference the massing of the adjacent listed property at 1457 Queen Street West;
- Articulation of the new streetwall, which responds to the regular vertical datum lines and continuous rhythm of storefronts typical of this area of Queen Street West;

- Introducing a 12-storey massing at the east end of the site, which responds to and is consistent with the east setbacks and heights of the existing apartment towers (5-12 stories) along Jameson Avenue;
- Transition from 12-storeys down to 9-storeys to the west, which reflects and is consistent with the east-west height transition on Laxton Avenue;
- Articulation of the new massing above the streetwall, including projecting balconies and brick columns, that responds to the design of the typical apartment towers along Jameson; and
- A material palette, consisting of varied brick masonry, that respects the built character of the context areas.

### Impacts to the Proposed Development

The proposed development will conserve and not negatively impact the adjacent heritage resources. The proposed streetwall heights, materiality and articulation of the new building have been informed by a site-specific urban design analysis and carefully consider the character of Queen Street West and the adjacent heritage resources. The visual prominence and legibility of the adjacent heritage resources will be maintained.

### Statement of Professional Opinion

The proposed development will conserve and not negatively impact the cultural heritage value of the adjacent heritage resources. The proposed new mixed-use building has been carefully designed to respond to the unique physical character of its context and its varied building types, including the main street commercial buildings, houseform buildings, pre-war apartments, and post-war apartment towers, identified in the urban design analysis.

Overall, the proposed development will improve an underutilized site along Queen Street West with a building design that both conserves the adjacent heritage resources and responds to its unique physical context.

ERA finds the proposal complies with all relevant municipal and provincial heritage policies and meets the recognized professional standards and best practices in the field of heritage conservation in Canada.



## 4 PROPERTY OWNER AND REPRESENTATIVE INFORMATION

### Property Owner:

Standford Homes  
2700 Dufferin Street, Unit 50  
Toronto ON M6B 4J3

### Representative:

Michael Pirocchi, MCIP RPP  
High Rise Development Manager  
Standford Homes  
2700 Dufferin Street, Unit 50  
Toronto ON M6B 4J3  
mpirocchi@stanfordhomes.ca

## 5 LOCATION PLAN

The Site consists of three properties municipally known as 1437-1455 Queen Street West and is located in the Little Tibet neighbourhood of Toronto. The Site is comprised of the following:

- **1437 Queen Street West:** a 2 ½-storey converted house form building (c. 1890s) with commercial units at-grade. The building is currently vacant;
- **1439 Queen Street West:** a two-storey commercial building (c. 1950-1969); and
- **1441-1455 Queen Street West:** a “L-shaped” two-storey commercial plaza (c. 1950-1969) and surface parking area fronting Queen Street West.

The Site is located southwest of the proposed Parkdale Main Street Heritage Conservation District (“Parkdale HCD”) area. On September 28, 2022, Toronto City Council enacted By-law 1218-2022 to designate the Parkdale HCD under Part V of the *Ontario Heritage Act* (OHA) and adopt the HCD Plan. The HCD was appealed to the Ontario Land Tribunal, and is not currently in force.

Photographs of the Site, as viewed from Queen Street West, are provided on the right. Additional photographs of the Site and its surrounding context are in Section 9 of this HIA.



1437 Queen Street West: principal (north) elevation. The entrance address is indicated above the building (ERA, March 2, 2023).



1439 Queen Street West: principal (north) and west elevation. The entrance addresses are indicated above the building and direct adjacent buildings (ERA, March 2, 2023).



1441-1447 Queen Street West: principal (north) elevation. The entrance addresses are indicated above the building (ERA, March 2, 2023).

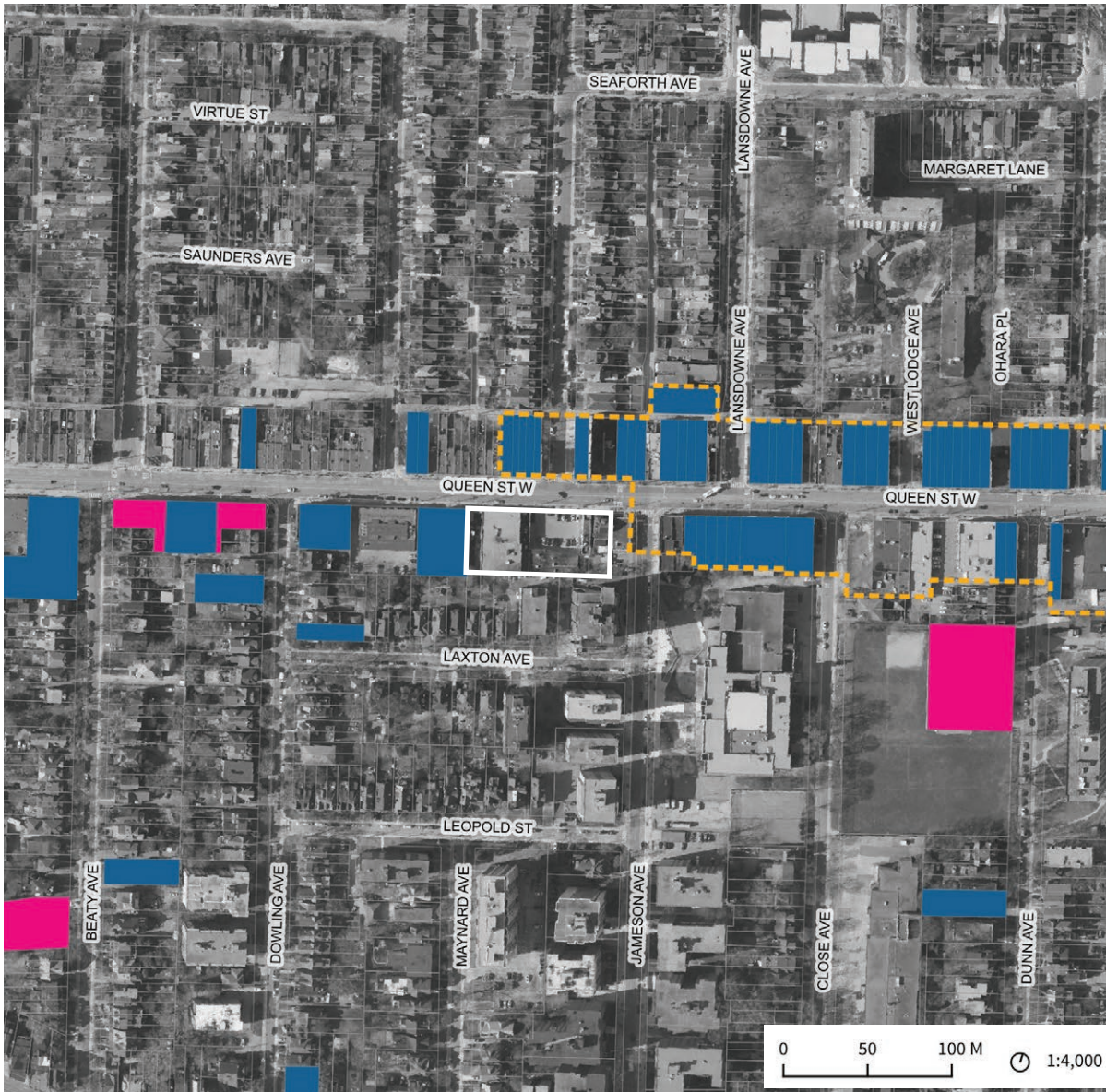


1449-1455 Queen Street West: principal (north) elevation. The entrance addresses are indicated above the building (ERA, March 2, 2023).



Property data map showing the Site and its heritage context (City of Toronto Open Data, annotated by ERA).

- Site
- Listed property
- Designated Part IV property
- Parkdale Main Street HCD area (currently under appeal and not yet in force).



Property data map, including aerial imagery, showing the Site and its heritage context (City of Toronto Open Data, annotated by ERA).

- Site
- Listed property
- Designated Part IV property
- Parkdale Main Street HCD area (currently under appeal and not yet in force).

## 6 CULTURAL HERITAGE EVALUATION REPORT

The Site is neither listed on the City’s Heritage Register, nor designated under Part IV, Section 29 of the OHA.

In 2017, the City completed the *West Queen West & Parkdale Main Street Planning Study* (the “Planning Study”), and identified properties with cultural heritage value fronting Queen Street West between Bathurst Street and Roncesvalles Avenue. The Planning Study concluded that the western portion of Queen Street West, between MacDonell/Jameson and Roncesvalles, has a character distinct from the predominant commercial main street character of the Parkdale HCD area, and it was ultimately excluded from the HCD boundary.

Heritage Planning Staff have not identified the Site as having potential cultural heritage value, and have not requested a Cultural Heritage Evaluation Report (CHER). As such, a CHER has not been prepared for this development application.

This HIA has been prepared to assess the potential impacts on the adjacent heritage properties.

## 7 DESCRIPTION OF ON-SITE HERITAGE RESOURCES

There are no heritage resources on the Site. The properties on the Site are not listed on the City's Heritage Register or identified as having potential cultural heritage value.

## 8 HISTORIC PHOTOGRAPHS



1927 photograph. Looking southeast on Queen Street West toward Jameson Avenue. The former buildings on the Site are indicated by a white arrow. The adjacent listed property 1457 Queen Street West (Parkdale Substation) under construction is at centre (City of Toronto Archives; annotated by ERA).



Undated photograph - Looking southeast on Queen Street West toward Jameson Avenue. The current building at 1441-1455 Queen Street West indicated by a black arrow. The completed Parkdale Substation is at centre (Sunnyside Historical Society; annotated by ERA).

## 9 CURRENT PHOTOGRAPHS

### 9.1 Site Photographs



Principal (north) elevation of 1437-1455 Queen Street West (ERA, March 2, 2023).



## 1437 Queen Street West



1437 Queen Street West: principal (north) elevation (ERA, March 2, 2023).



1437 Queen Street West: Looking southeast from Queen Street East toward the principal (north) and west elevations (ERA, March 2, 2023).



1437 Queen Street West: rear (south) and east elevations, as viewed from the parking lot at 1435 Queen Street West (ERA, March 2, 2023).

## 1439 Queen Street West



1439 Queen Street West: principal (north) and west elevation (ERA, March 2, 2023).



1439 Queen Street West: West elevation (ERA, March 2, 2023).



1439 Queen Street West: rear (south) and east elevations, as viewed from the parking lot at 1435 Queen Street West (ERA, March 2, 2023).

1441-1455 Queen Street West



1441-1447 Queen Street West: principal (north) elevation. The entrance addresses are indicated above the building (ERA, March 2, 2023).



1447-1449 Queen Street West: principal (north) and west elevations. The entrance addresses are indicated above the building (ERA, March 2, 2023).

1441-1455 Queen Street West (cont.)



1449-1457 Queen Street West: principal (north) elevation. The entrance addresses are indicated above the building (ERA, March 2, 2023).



1441-1455 Queen Street West: west elevation (ERA, March 2, 2023).

*Note: ERA was unable to obtain public access to photograph the east and rear (south) elevation of 1441-1455 Queen Street West.*

## 9.2 Context Photographs



Looking southwest toward the Site (at centre) on Queen Street West, past Jameson Avenue (ERA, March 2, 2023).



Looking northeast on Queen Street West, past the Site (at right) (ERA, March 2, 2023).



Looking northeast on toward the Parkdale HCD area, on Queen Street West, past Jameson Avenue (ERA, March 11, 2023).



Looking north on Jameson Avenue, past Laxton Avenue, toward Queen Street West. The general location of the Site is indicated by a blue arrow (ERA, March 2, 2023).



Looking southwest on Jameson Avenue (ERA, March 2, 2023).



Looking east on Laxton Avenue, toward Jameson Avenue (ERA, March 2, 2023).

## 10 DESCRIPTION OF SURROUNDING NEIGHBOURHOOD

ERA has completed an Urban Design Analysis of the Site's surrounding neighbourhood, which is comprised of four distinct contextual areas: Queen Street West, Parkdale HCD area, Jameson Avenue, and Laxton Avenue. A description of each of these contextual areas is provided on the following pages, and the full analysis is provided at Appendix B under a separate cover.



Aerial imagery showing the Site (outlined in white) and its surrounding context. The contextual areas surrounding the Site are indicated on the map. For the purposes of this report section, the western limit of the Parkdale HCD contextual area is O'Hara/Dunn Avenue (City of Toronto Open Data; 2023; annotated by ERA).

## 10.1 Queen Street West, west of Jameson Avenue to Beaty Avenue

This context area includes all properties fronting Queen Street West from Sorauren/Beaty Avenue to MacDonell/Jameson Avenue. The area has a mixed character consisting of residential buildings and various commercial building types, dating to the late to early 19th-century or mid-20th century, and ranging in height from 1-5 storeys. This area forms part of the Roncesvalles-MacDonell /Jameson Character Sub-Area 'A' in the Planning Study, and has been described as follows:

*Character Sub-Area A is defined by the boundary of Roncesvalles Avenue to the west, five properties west of MacDonell Avenue to the northeast, and Jameson Avenue to the southeast. The area is defined by its predominantly residential character in relation to the other character sub-areas. The south side of the street in particular has a number of residential buildings with no storefronts at grade that contributes to the area's residential character. Typologies that dominate this area include residential buildings and a 1960s subset of Storefront Type A (two storey, flat roof) that is specific to this Character Sub-Area (p.138).*

The Parkdale Substation Toronto Hydro-Electric Commission building at 1457 Queen Street West, adjacent to the west of Site, is identified as a significant property in the Planning Study, and is listed on the City's Heritage Register.



Houseform building at 1437 Queen Street West (ERA, March 2, 2023).



Pre-war apartment building with at-grade community or commercial uses at 1481-1487 Queen Street West (ERA, March 2, 2023).



Parkdale Substation Toronto Hydro-Electric Commission building located at 1457 Queen Street West (ERA, March 2, 2023).



Fine-grain main street commercial buildings at 1518-1524 Queen Street West (ERA, March 2, 2023).



## 10.2 Parkdale HCD Area

This context area includes all properties fronting Queen Street West from MacDonell /Jameson Avenue to O’Hara/Dunn Avenue. This area forms part of the HCD area (currently under appeal), and the MacDonell /Jameson Avenue to Dufferin Street Character Sub-Area ‘B’ as defined in the Planning Study and described as follows:

*The area is defined by its historic Main Street character and civic buildings associated with the Village of Parkdale. Typologies that dominate this area include landmark buildings, and Storefront Types A (two storey, flat roof) and C (three-storey, flat roof) (p. 140).*

Most of the buildings in this context area date to the early to mid 20th-century, with a concentration of mid to late 20th-century buildings located east of Close Avenue on the south-side of the street. The streetwall ranges in height from 1-4 storeys (predominantly 3-storeys), and features a consistent fine-grain rhythm of storefronts. The eastern edge of this area is defined by pre-war apartment buildings and medium-scaled storefronts.

The Metropolitan School of Music building at 1496 Queen Street West, adjacent to the north of the Site, is identified as a significant property in the Planning Study, and is listed on the City’s Heritage Register.



Historic main street character on Queen Street West, west of O’Hara Avenue (ERA, March 2, 2023).



Pre-war apartment building at 1387 Queen Street West (Google Earth, 2021).



The Metropolitan School of Music building adjacent to the Site, located at 1496 Queen Street West (ERA, March 2, 2023).



Medium-scale commercial building at 1357 Queen Street West (Google Earth, 2021).

### 10.3 Jameson Avenue

This context area includes all properties fronting Queen Street West from Sorauren/Beaty Avenue to MacDonell /Jameson Avenue. Jameson Avenue is primarily characterized by post-war apartment towers, dating to the mid 20th-century, with the exception of the Parkdale Collegiate Institute, a large-scale institutional building at 209 Jameson Avenue, and the two-storey residence at 178 Jameson Avenue.

Key characteristics of the properties containing post-war apartment towers between this stretch of Jameson Avenue include:

- Building heights between 5-12 storeys, with greater heights concentrated on the west side of the street and increasing north towards Queen Street West;
- Street and/or interior facing extruded balconies;
- Substantial setback from the front property line (Jameson Avenue) creating a consistent tall streetwall that frames the public realm;
- Diverse plantings in the front yard, with fencing and/or landscape buffer between the buildings and public right-of-way;
- Clear pedestrian pathways leading to the building entrance;
- Side yards with drive aisle and/or landscaping; and
- Rear yards with surface parking area and/or landscaping.



Parkdale Collegiate Institute at 209 Jameson Avenue (ERA, March 11, 2023).



Single-detached residence at 178 Jameson Avenue (ERA, March 11, 2023).



Looking northwest on Queen Street West, toward Laxton Avenue (ERA, March 11, 2023).

## 10.4 Laxton Avenue

This context area is situated directly south of the Site and is characterized by low-scale detached residences with apartment towers located near Jameson Avenue.

Key characteristics of the street include:

- Two-storey detached residences with a substantial side yards setback with driveways;
- Apartment towers located near Jameson Avenue ranging in heights between 4-12 storeys;
- Consistent front yard setbacks containing fencing and/or landscape buffer between the buildings and public right-of-way; and
- Allée of mature trees framing the street.



Single-detached residence at 16 Laxton Avenue (Google Earth, 2021).



Four-storey apartment building at 2 Laxton Avenue (ERA, March 11, 2023).



Looking east on Laxton Avenue, toward Jameson Avenue (ERA, March 11, 2023).

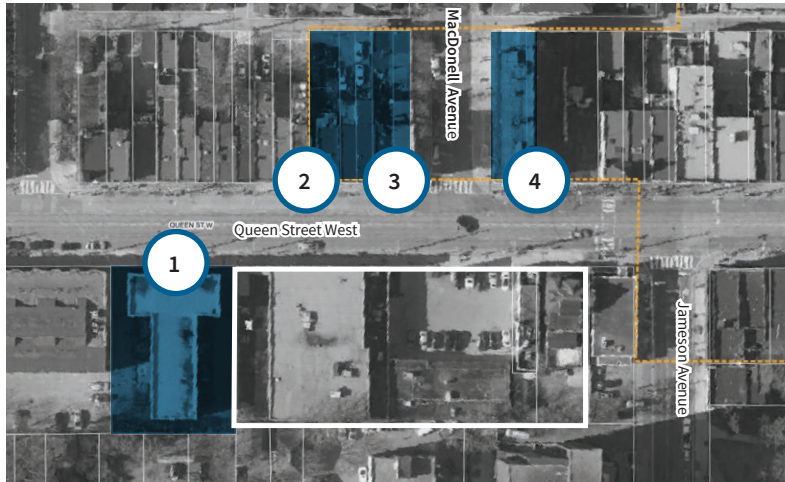


Looking west toward Laxton Avenue, across Jameson Avenue (ERA, March 11, 2023).

# 11 DESCRIPTION OF ADJACENT HERITAGE PROPERTIES

The Site is adjacent to seven properties included on the City’s Heritage Register. Six of the seven adjacent properties are identified as contributing properties in the Parkdale HCD Plan, which is currently under appeal and not yet in force.

*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. (Toronto Official Plan).*



- Site
- Adjacent heritage property
- Parkdale HCD: The HCD is currently under appeal at the OLT and not yet in force.

Aerial map showing heritage properties adjacent to the Site (City of Toronto Open Data, 2023; annotated by ERA).

- 1** **1457 Queen Street West (Listed):** *Parkdale Substation; 1928, Toronto Hydro-Electric Commission, Chief Engineer R.E. Hart, architect -adopted by City Council on April 13 and 20, 1993*
- 2** **1506 Queen Street West (Listed):** *Identified through the West Queen West Planning Study (2020) and part of the Parkdale Main Street Historic Context. Built in 1909. Main street commercial row building type.*
- 3** **1498-1504 Queen Street West (Listed):** *Identified through the West Queen West Planning Study (2020) and part of the Parkdale Main Street Historic Context. Built in 1899. Main street commercial block building type.*
- 4** **1496 Queen Street West (Listed):** *Identified through the West Queen West Planning Study (2020) and part of the Parkdale Main Street Historic Context. Built in 1879. Main street commercial block building type.*

*Note: The adjacent heritage properties do not have an associated Statement of Significance, or identified heritage attributes.*

1. 1457 Queen Street West (listed)



Principal (north) elevation of 1457 Queen Street West (ERA, March 2, 2023).



East elevation of 1457 Queen Street West (ERA, March 2, 2023).



West elevation of 1457 Queen Street West (ERA, March 2, 2023).

*Note: ERA was unable to obtain public access to photograph the rear (south) elevation of 1457 Queen Street West.*



1927 photograph. Looking southeast on Queen Street West 1457 Queen Street West (Parkdale Substation) under construction (City of Toronto Archives).



Undated photograph - Looking southeast on Queen Street West toward the completed Parkdale Substation (Sunnyside Historical Society).

## 2. 1506 Queen Street West (listed)



Principal (south) elevation of 1506 Queen Street West (ERA, March 11, 2023).



Rear (north) elevation of 1506 Queen Street West (ERA, March 2, 2023).

*Note: ERA was unable to obtain archival photographs of the property at 1506 Queen Street West.*

3. 1498-1504 Queen Street West (listed)



Principal (south) elevation of 1498-1504 Queen Street West (ERA, March 11, 2023).



Principal (east) elevation of 1498 Queen Street West and 2-10 Laxton Avenue (ERA, March 11, 2023).





Rear (north) elevation of 1498-1504 Queen Street West (ERA, March 2, 2023).



West elevation of 10 Laxton Avenue (ERA, March 2, 2023).



Rear (north) elevation of 10 Laxton Avenue (ERA, March 2, 2023).



1922 photograph of the storefronts at 1498-1502 Queen Street West (City of Toronto Archives)



Undated postcard looking east on Queen Street West, past MacDonell Avenue. The property at 1498-1504 Queen Street West is outlined in a white dashed line (City of Toronto Archives; annotated by ERA)

#### 4. 1496 Queen Street West (listed)



Principal (south) elevation of 1496 Queen Street West (ERA, March 11, 2023).



Rear (north) elevation of 1496 Queen Street West (ERA, March 2, 2023).



West elevation of 1498-1504 Queen Street West (ERA, March 2, 2023).



1935 photograph of the storefront at 1496 Queen Street West (City of Toronto Archives)



Undated postcard looking east on Queen Street West, past MacDonell Avenue. The property at 1496 Queen Street West is outlined in a white dashed line (City of Toronto Archives; annotated by ERA)

## 12 CONDITION ASSESSMENT

The proposed development Site does not contain any potential cultural heritage resources. For this reason, a condition assessment of existing buildings has not been conducted.

# 13 DESCRIPTION OF PROPOSED DEVELOPMENT

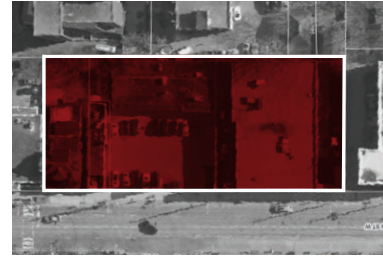
## 13.1 Overview

The proposed development will remove all existing buildings on the Site and introduce a new mixed-use building, including commercial uses at grade and residential above. The new building will provide a varied streetwall height of 3-5 storeys, and a total height of 12-storeys, which transitions down to 9-storeys.

The proposed building will have a zero-lot line condition along Queen Street West. The larger massing will be stepped back 4.3 metres from the new Queen Street West streetwall. Additional setbacks along Queen Street West are provided above levels 5 and 10. An entrance to underground parking is proposed at the western edge of the Site, accessed off of Queen Street West. An outdoor amenity area is proposed in the rear yard.

The proposal provides an urban design approach that ensures the new design and massing is compatible with the surrounding varied context. The following section outlines the urban design approach in response to ERA’s Urban Design Analysis.

The architectural drawing set prepared by RAW Design and dated April 21, 2023, is provided under separate cover.



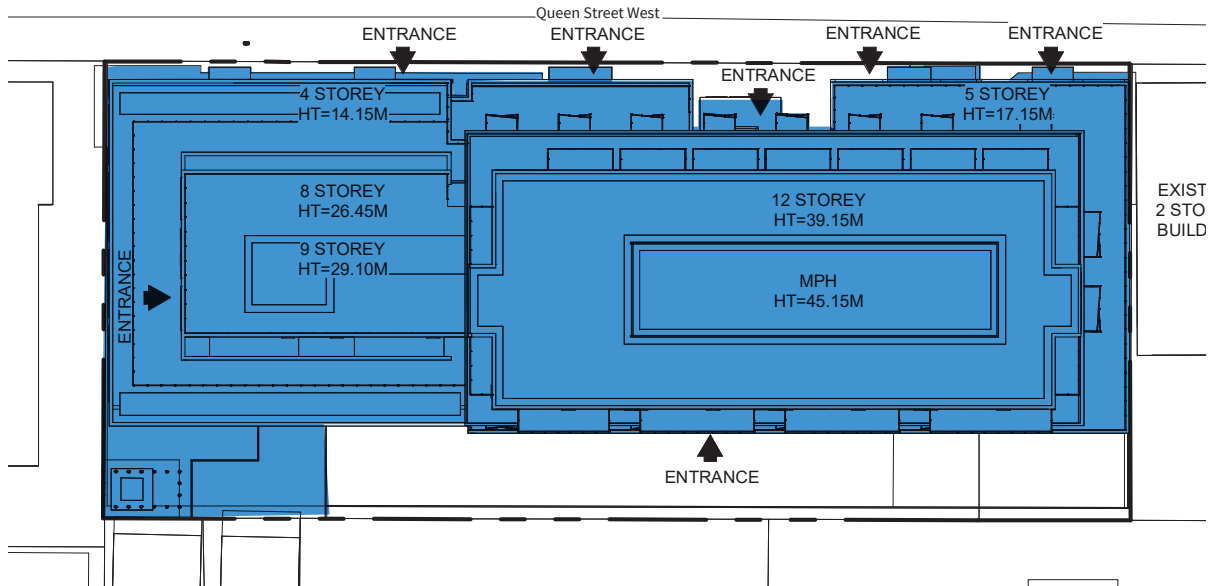
Aerial image of the Site (Google Earth, 2021; annotated by ERA).

-  Site
-  Proposed demolition

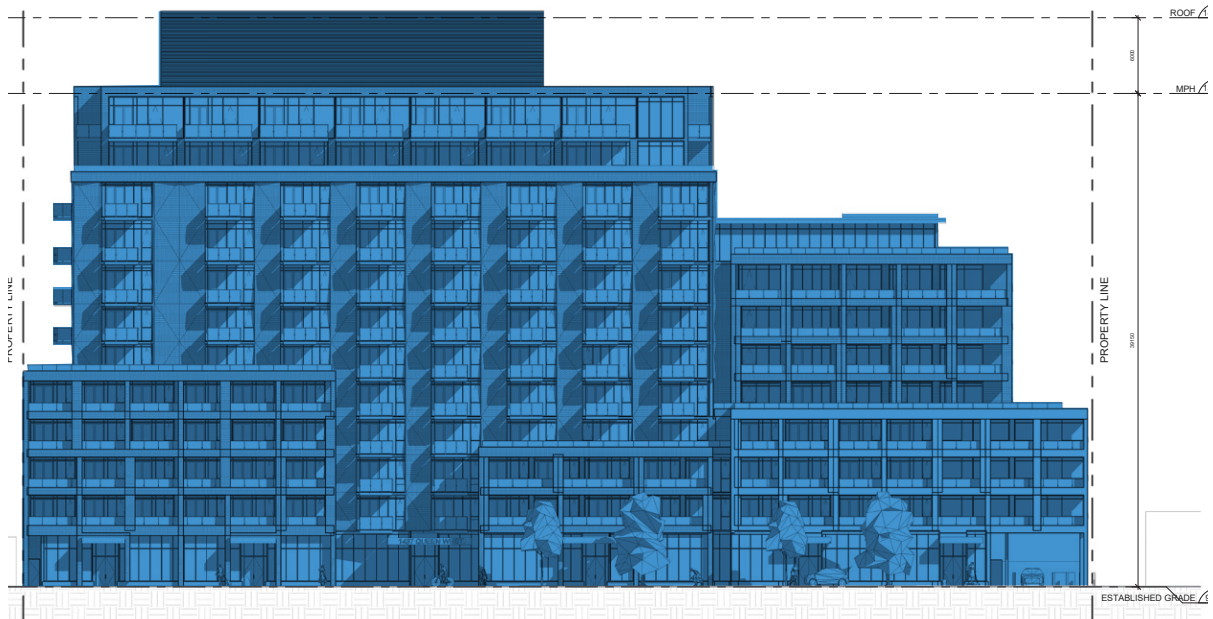


Proposed massing of the development (RAW Design, 2023; annotated by ERA).

-  New construction

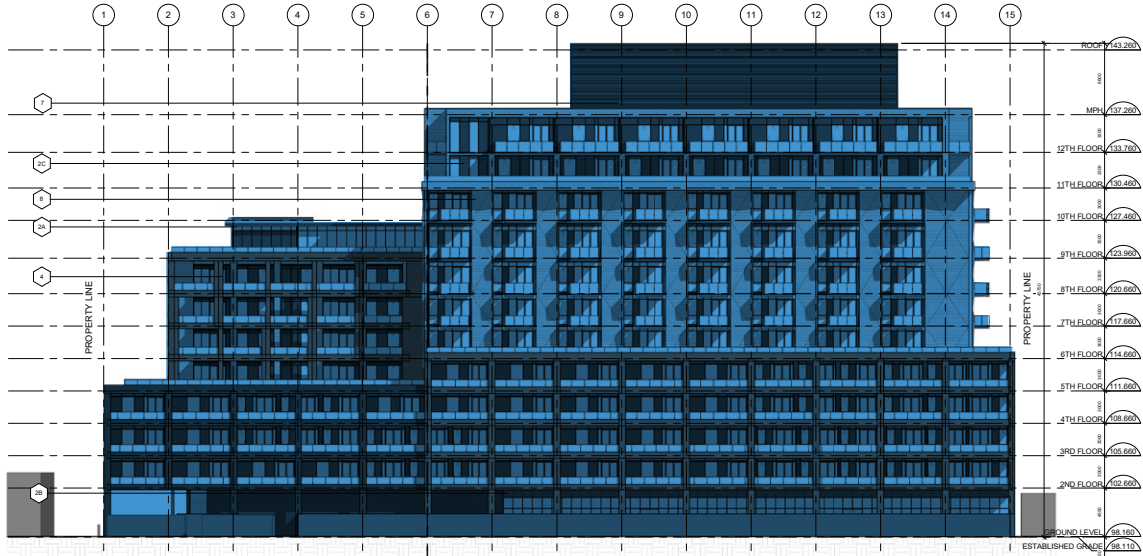


Proposed Site Plan (RAW Design, 2023; annotated by ERA).

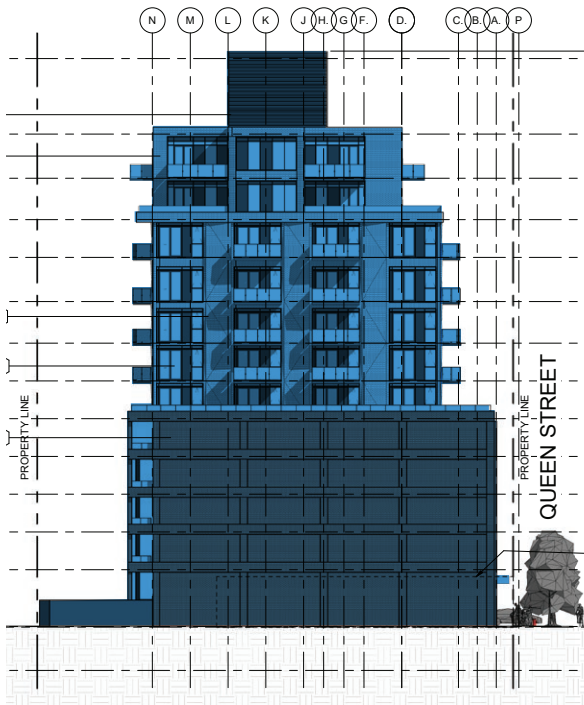


Proposed north (Queen Street) elevation (RAW Design, 2023; annotated by ERA).

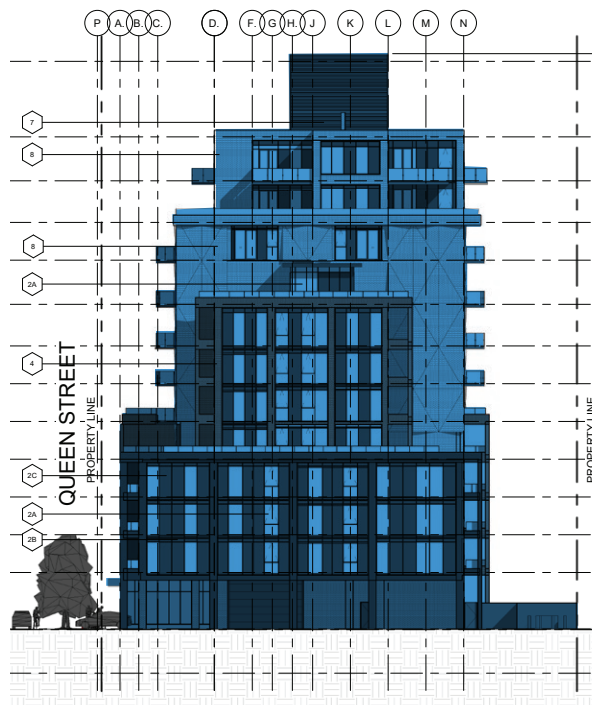
New construction



Proposed south (rear) elevation (RAW Design, 2023; annotated by ERA).



Proposed east elevation (RAW Design, 2023).



Proposed west elevation (RAW Design, 2023).

New construction



## 13.2 Urban Design Approach

ERA has completed an Urban Design Analysis to inform the proposal (provided at Appendix B under a separate cover). The analysis reviews four context areas: Queen Street West (west of Jameson), Parkdale HCD area, Jameson Avenue and Laxton Avenue. The proposed building incorporates the following design considerations to respond to the unique physical character and its varied building types, including the main street commercial buildings, houseform buildings, pre-war apartments, and post-war apartment towers.

1. A varied streetwall height to respond to the existing streetwall condition on Queen Street West, which generally consists of low-scale main street commercial buildings (1-4 storeys) and pre-war apartment buildings (4-5 storeys).



Proposed principal (Queen Street West) elevation (RAW Design, 2023; annotated by ERA).

2. Additional height stepped back 4.3 metres from the new streetwall to maintain the legibility of Queen Street West's low to mid-scale streetwall.

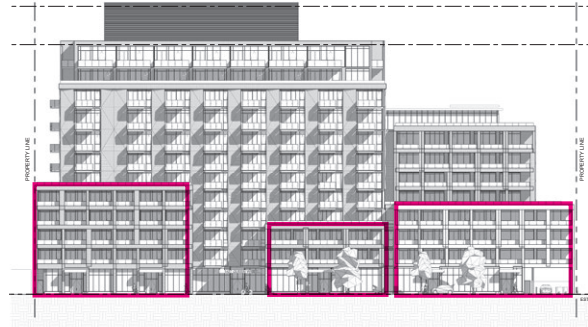


Rendered view looking southwest toward the Site. The heights of the buildings on the south side of the Queen Street West context area are indicated on the building face (RAW Design, 2023; annotated by ERA).

3. A new streetwall featuring a simple rectangular form to reference the massing of the adjacent listed property at 1457 Queen Street West



1457 Queen Street West (ERA, March 2, 2023).

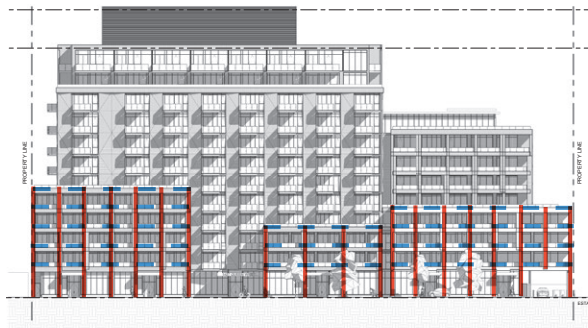


Proposed principal (Queen Street West) elevation (RAW Design, 2023; annotated by ERA).

4. Articulation of the new streetwall, which responds to the regular vertical datum lines and continuous rhythm of storefronts typical of this area of Queen Street West



Historic main street character on Queen Street West (ERA, March 11, 2023).

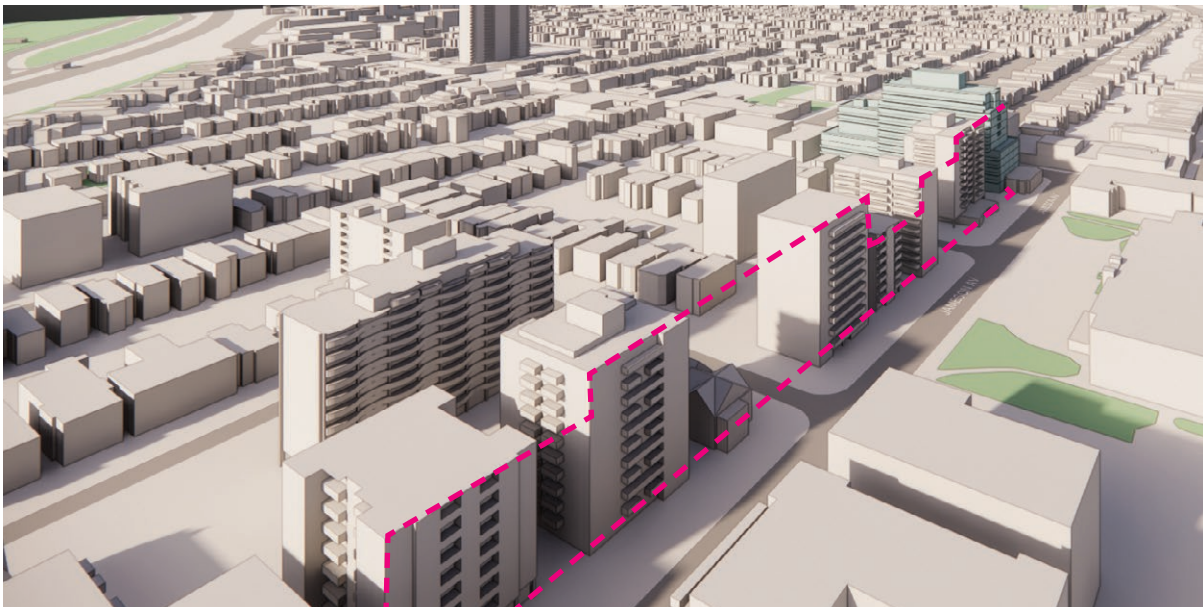


Proposed principal (Queen Street West) elevation (RAW Design, 2023; annotated by ERA).

5. Introducing a 12-storey massing at the east end of the site, with building setbacks at the 5th and 10th level, which responds to and is consistent with the east setbacks and heights of the existing post-war apartment towers along Jameson Avenue.

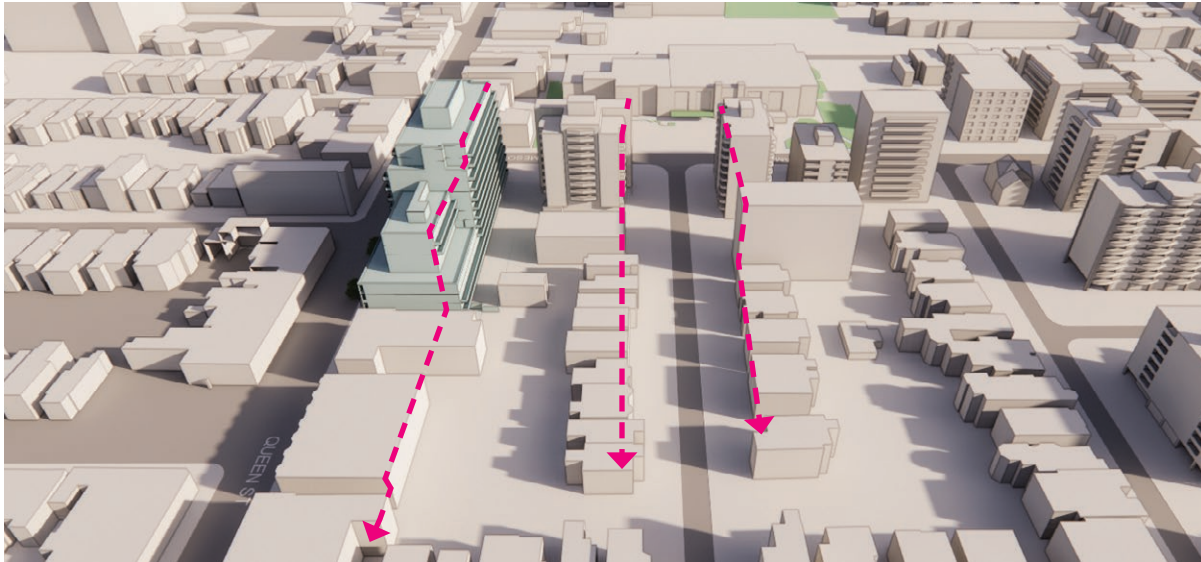


Rendered view looking west toward the Site. The heights of the buildings on the west side of the Jameson Avenue context area are indicated on the building face (RAW Design, 2023; annotated by ERA).



Rendered view looking north west toward the Site (in blue), illustrating consistent deep front setbacks and heights along Jameson Avenue (RAW Design, 2023; annotated by ERA).

6. Transition from 12-storeys down to 9-storeys to the west, which reflects and is consistent with the east-west height transition on Laxton Avenue.



Rendered view east toward the Site, illustrating the proposed massing (highlighted in blue) that is consistent with the existing height transition from east-west on Laxton Avenue (RAW Design, 2023; annotated by ERA).

7. Articulation of the new massing above the streetwall, including projecting balconies and brick columns, that responds to the design of the typical apartment towers along Jameson



East elevation of 200 Jameson Avenue, located directly south of the Site, showing an example of the projecting balconies in pink (ERA, March 11, 2023).



Looking toward the Site from MacDonell Avenue. The projecting balconies are highlighted in pink (Raw Design, 2023; annotated by ERA).

8. A material palette, consisting of varied brick masonry, that respects the built character of the context areas.



Frosted glass  
Balcony handrail- Dark

White Brick Cladding  
Faceted surface

Frosted glass  
Balcony handrail

Brick Cladding  
Varies by buiding mass

Conceptual rendering of the principal (north) elevation of the proposed development. The proposed materiality is detailed below the rendering (RAW Design, 2023; annotated by ERA).



Brick masonry on the historic main street commercial buildings, located directly north of the Site (ERA, March 11, 2023).



Brick masonry on the mid-rise apartment towers on Jameson Avenue (ERA, March 11, 2023).

## 14 DEMOLITION

The Site does not contain any potential cultural heritage value. The buildings on-Site will be demolished to accommodate the proposed development. A demolition plan is not required and has not been provided as part of this submission.

## 15 IMPACT ASSESSMENT

The proposed development conforms to the relevant heritage policies in the Provincial Policy Statement, A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and the Toronto Official Plan, as outlined in Appendix C. Further, it has consideration for the proposed HCD Plan (under appeal), which ensures development adjacent to the HCD conserves the cultural heritage value of contributing properties.

The proposed development does not impact the integrity\* of the cultural heritage value of the adjacent heritage properties (OP Policy 3.1.6.5).

The proposal introduces a new built form on Queen Street West, which is historically characterized by its low-scale main-street commercial buildings and pre-war apartment buildings. The potential visual impact on the adjacent heritage resources and Queen Street West character has been minimized, through the implementation of the proposed urban design approach (outlined in Section 13.2). The overall massing, streetwall heights, articulation, and materiality of the new building appropriately responds to the varied context character. The new building will conserve the visual prominence and legibility of the adjacent heritage resources through a sensitive low-scale streetwall (PPS 2.6.1, OP Policy 3.1.6.6).

The Standards & Guidelines do not directly provide guidance for new construction on properties adjacent to heritage sites. However, Standard #11 speaks to physical and visual compatibility and subordination to heritage fabric. While this guideline does not directly reference adjacent sites, it serves as a useful benchmark. As outlined in Section 13.2, the urban design approach ensures visually compatibility with the adjacent heritage resources.

Overall, the proposed development will conserve and not negatively impact the cultural heritage value of the adjacent heritage resources. The proposed development will improve an underutilized site in with a building design that conserves the adjacent heritage resources and responds to its varied physical context.

**Integrity:** as it related to a heritage property or an archaeological site/resource, is a measure of its wholeness and intactness of the cultural heritage values and attributes. Examining the conditions of integrity requires assessing the extent to which the property includes all elements necessary to express its cultural heritage value; is of adequate size to ensure the complete representation of the features and processes that convey the property's significance, and the extent to which is suffers from adverse affects of development and/or neglect [...].

(Toronto Official Plan, 2022).

## 16 ENGINEERING CONSIDERATIONS

The proposal does not include facade retention or building relocation.  
No engineering considerations are presently required.



## 17 MITIGATION MEASURES

As outlined in Section 13.2 and Section 15 of this report, the proposed development provides an urban design approach that ensures the proposal appropriately responds to its context and does not negatively impact the adjacent heritage resources. For this reason, mitigation measures and/or alternative development options are not warranted.

## 18 STATEMENT OF PROFESSIONAL OPINION

The proposed development will conserve and not negatively impact the cultural heritage value of the adjacent heritage resources. The proposed new mixed-use building has been carefully designed to respond to the unique physical character of its context and its varied building types, including the main street commercial buildings, houseform buildings, pre-war apartments, and post-war apartment towers, identified in the urban design analysis.

Overall, the proposed development will improve an underutilized site along Queen Street West with a building design that both conserves the adjacent heritage resources and responds to its unique physical context.

ERA finds the proposal complies with all relevant municipal and provincial heritage policies and meets the recognized professional standards and best practices in the field of heritage conservation in Canada.





## Heritage Impact Assessment Terms of Reference and Checklist

City Planning, Heritage Planning, Urban Design

Revised July 7, 2021

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### 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)**

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:    N/A

- 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**            N/A

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 ([Sunnyside Historical Society](#))

#### **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.
  - Proposed plans, sections and elevations showing any attributes proposed to be demolished, removed or reconstructed in RED and new construction and alterations in BLUE.

## 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.
- 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.
- ✓ 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

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 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.
- 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**

- 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 C: HERITAGE POLICY REVIEW

### Planning Act, R.S.O. 1990 (Consolidated 2021)

Section 2. d) of the Planning Act clarifies provincial jurisdiction over the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest.

### Provincial Policy Statement, 2020

The PPS guides the creation and implementation of planning policy across Ontario municipalities, and provides a framework for the conservation of heritage resources, including the following relevant policies:

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

2.6.3 *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.*

### Growth Plan for the Greater Golden Horseshoe, 2020

The Growth Plan offers a framework for implementing the Government of Ontario's vision for building stronger, prosperous communities by better managing growth in the region. Section 4.2.7 of the Growth Plan addresses cultural heritage, and states:

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

### City of Toronto Official Plan

Policies within Chapter 3.1.6 of the Official Plan guide the conservation of heritage resources in the City of Toronto. The relevant policies in this Chapter for the redevelopment of the Site include:

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.*

*Significant: [...] resources that have been determined to have cultural heritage value or interest. Processes and criteria for determining cultural heritage value or interest are established by the Province under the authority of the Ontario Heritage Act (PPS, 2020).*

*Conserved: The identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment, and/or heritage impact assessment that has been approved, accepted or adopted by the relevant planning authority and/or decision maker. Mitigative measures and/or alternative development approaches can be included in these plans and assessments (PPS, 2020).*

*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 (Toronto Official Plan).*



- 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.*
- 27 *Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged.*

**Integrity:** *as it related to a heritage property or an archaeological site/resource, is a measure of its wholeness and intactness of the cultural heritage values and attributes. Examining the conditions of integrity requires assessing the extent to which the property includes all elements necessary to express its cultural heritage value; is of adequate size to ensure the complete representation of the features and processes that convey the property's significance, and the extent to which is suffers from adverse affects of development and/or neglect [...].*

*(Toronto Official Plan, 2022).*