

HERITAGE IMPACT ASSESSMENT

409 Huron Street

May 2019

Project #

18-149-02

Prepared by

MM / GS / JT / JS / YN

ERA

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Issued: 2019-05-02

Cover image: Rendering of the proposed development
(Source: SvN Architects + Planners)

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EXECUTIVE SUMMARY

This Heritage Impact Assessment (HIA) has been prepared by ERA Architects (ERA), on behalf of The Impressions Group. It considers the impact of a proposal for the redevelopment of 409 Huron Street (the ‘Development Site’) on potential on-site and recognized adjacent heritage resources.

The Development Site currently contains an early 20th century brick residential building, with a rear addition dating to the 1950s. Currently, 409 Huron Street is neither listed on the Toronto Heritage Register, nor designated under Part IV of the Ontario Heritage Act (OHA). However, the City of Toronto had recognized the property as holding potential heritage value in July 2018, and adopted a recommendation to require Heritage Impact Assessments for development applications affecting existing and potential heritage properties within the U of T Secondary Plan area such as 409 Huron Street.

The Development Site is also considered adjacent to two heritage properties, 371 Bloor Street West, and 407 Huron Street. The Development Site is not within or adjacent to a Heritage Conservation District (HCD).

The development proposal contemplates removal of the existing 3-storey 1950s brick addition at the rear of 409 Huron Street. This addition, along with surface parking at the north and east elevations of the property will be replaced by a contemporary 4-storey residential building which will incorporate the existing house at 409 Huron Street into its base.

Section 5 of this report includes an evaluation of 409 Huron Street under Ontario Regulation 9/06. The evaluation concludes that while the property does not contain significant design or associative value, it possesses some contextual value, and therefore has potential to merit designation under Part IV of the Ontario Heritage Act.

Through various design and mitigation measures discussed in Section 7 of this report, the proposed redevelopment is found to conserve the potential cultural heritage value of the existing property at 409 Huron Street, and the cultural heritage value of recognized adjacent heritage properties. Further, the proposal is also found to conform with provincial policy directives, Official Plan heritage policies, and relevant municipal design guidelines.

1 INTRODUCTION

1.1 Scope of the Report

ERA was retained by The Impressions Group as the heritage consultant for the redevelopment of a property known municipally as 409 Huron Street. This report considers the impact of the proposal on heritage resources on and adjacent to the Development Site.

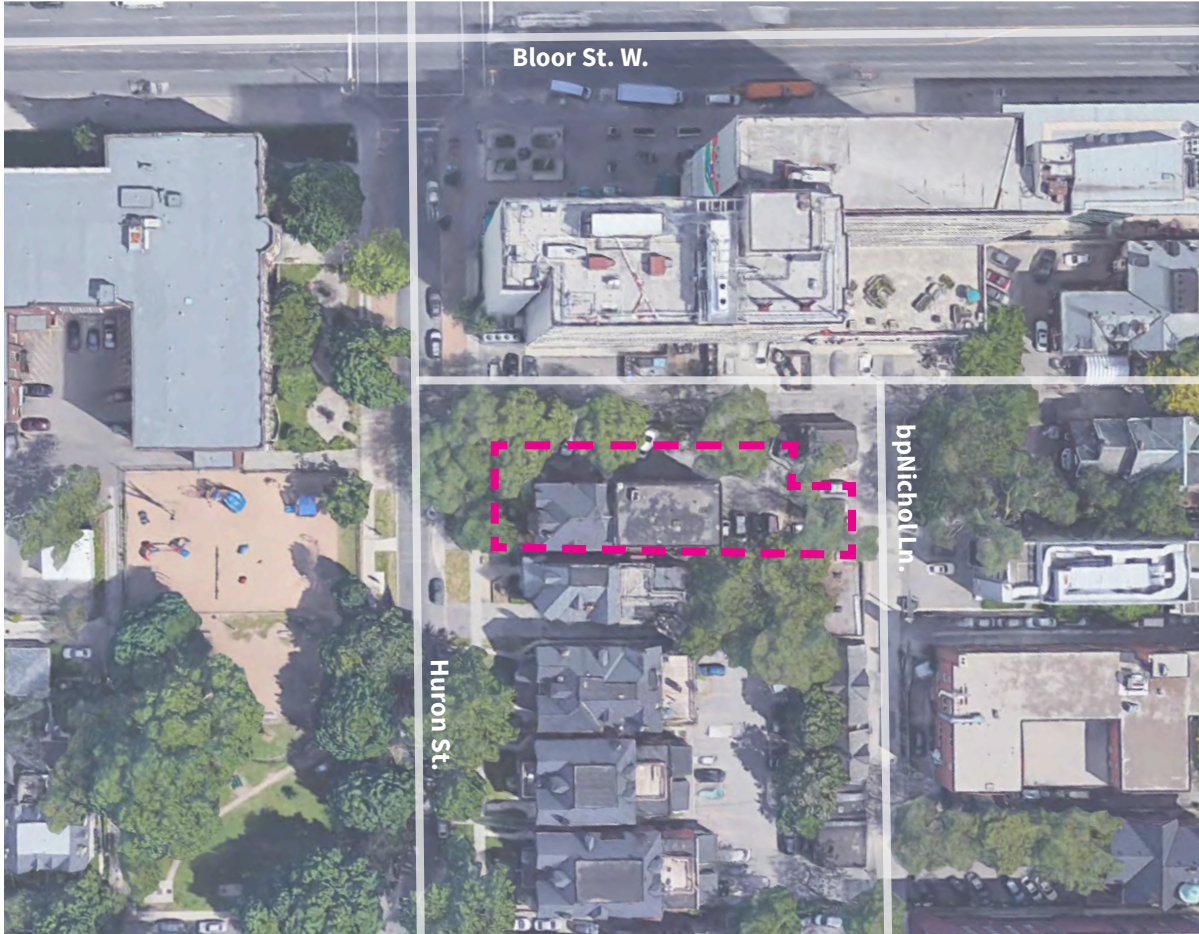
1.2 Present Owner Contact

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1.3 Site Location and Description

The Development Site is located on the east side of Huron Street, just south of Bloor Street West. The Development Site is bounded by a laneway to the north, bpNichol Lane to the east, the side lot line of an adjacent property at 407 Huron Street to the south, and Huron Street to the west.

The Development Site currently contains an early 20th century two-and-a-half-storey red brick residential building, with a large three-storey rear addition. The building is set back from its west, north, and east property lines, and the surrounding grounds are paved, with the north and east setbacks featuring surface parking.



1. Aerial photograph, with the Development Site indicated in pink (Source: Google Earth, annotated by ERA Architects).

1.4 Current Context

The Development Site lies within Toronto's Huron-Sussex Neighbourhood, at the north-west of the University of Toronto's St. George Campus. This neighbourhood is typified by its low-rise residential buildings, commonly featuring the Bay and Gable and Victorian style dating from the mid to late-1800s. This low-rise neighbourhood houses both the University itself, and residential buildings for students, faculty and private owners. North of the Development Site is Bloor Street West, which is predominantly lined with large-scale institutional and residential uses.

The immediate surrounding context of the Development Site is as follows:

North: Senator David A. Croll Apartments, an 18-storey high-rise apartment building in modernist concrete design, which fronts onto Bloor Street West.

East: 100 bpNichol Lane; a laneway coachhouse dating from the 1880s.

South: Thomas W. Wilson House at 407 Huron Street, a 2½ storey house form building.

West: University of Toronto Schools and the Huron Washington Parkette.

1.5 Site and Context Photographs



2. Primary (west) elevation of 409 Huron Street (left), showing adjacent residential properties to the south (Source: ERA Architects).



3. Surrounding context of the west side of Huron Street showing adjacent multi-storey tower at 341 Bloor Street West to the north (Source: ERA Architects).



4. North elevation of 409 Huron Street showing the original structure and 1950s rear addition. The on-site surface parking is also pictured (Source: ERA Architects).



5. North and east elevations of 409 Huron Street, looking south west, showing the rear surface parking lot on the Development Site (Source: ERA Architects).



6. View looking south on bpNichol Lane. The Development Site is located to the right of the photo. The coach house at 100 bpNichol Lane is visible on the immediate right (Source: ERA Architects).



7. East elevation of 409 Huron Street from bpNichol Lane. (Source: ERA Architects).



8. East elevation of 409 Huron Street showing construction at adjacent 407 Huron Street (Source: ERA Architects).



9. Huron Washington Parkette located to the west of 409 Huron Street on the west side of Huron Street (Source: ERA Architects).



10. University of Toronto Schools located to the north west of 409 Huron Street on the west side of Huron Street (Source: ERA Architects).

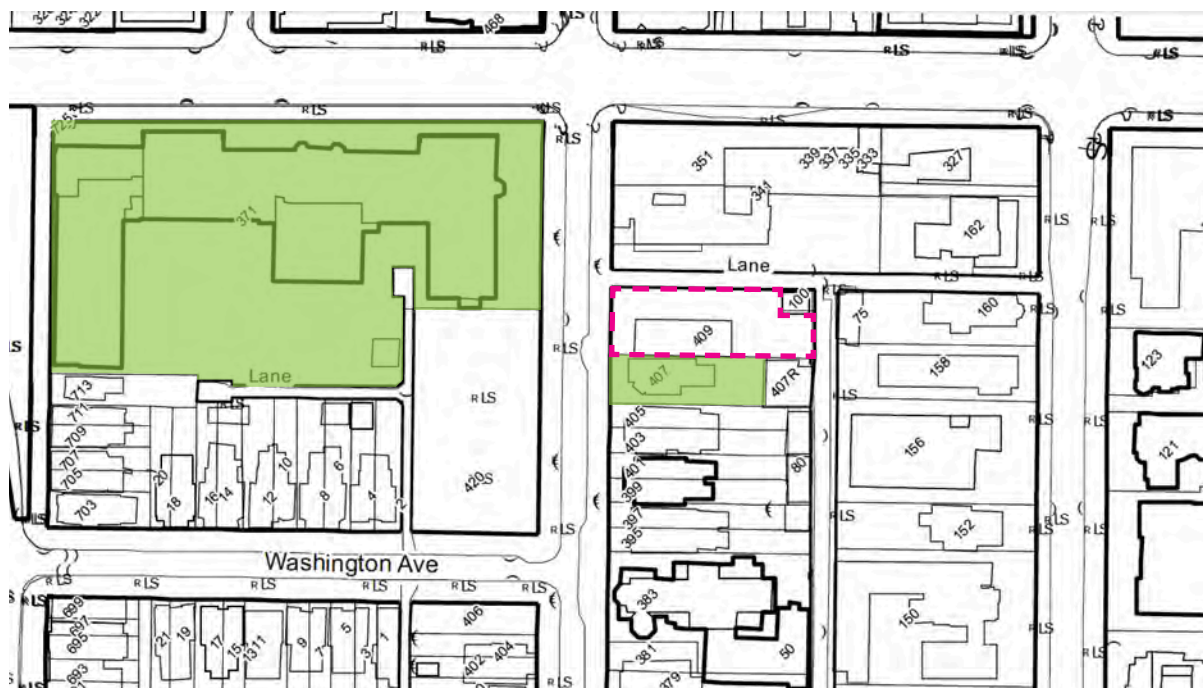
1.6 Heritage Context

On-Site Heritage Resources

Currently, the property at 409 Huron Street is neither listed on the Toronto Heritage Register, nor designated under Part IV of the Ontario Heritage Act (OHA). However, on July 23, 2018 City Council adopted a recommendation contained within a City of Toronto Staff Report, which directs the Senior Manager, Heritage Preservation Services to report to the Toronto Preservation Board and the Toronto and East York Community Council on the possibility for inclusion on the City's Heritage Register of several potential heritage resources within the U of T Secondary Plan area, including 409 Huron Street.

Another Council-adopted recommendation found within the same Staff Report directs City Council to require Heritage Impact Assessments for development applications affecting existing and potential heritage properties within the in-force U of T Secondary Plan area.

The Subject Site is not within a Heritage Conservation District (HCD).



11. City of Toronto Property Data Map showing the Development Site in pink, and adjacent heritage properties in green (Source: City of Toronto, annotated by ERA Architects).

Adjacent Heritage Resources

The Subject Site is also considered adjacent to two municipally-recognized heritage properties:

- 371 Bloor Street West (Listed): University of Toronto Schools (UTS) and Ontario Institute for Studies in Education of the University of Toronto (OISE/UT); 1910, Darling & Pearson, Architects: 1924; east wing, Darling & Pearson, architects; 1931, first west wing; 1949, second West Wing.
- 407 Huron Street (Part IV designated): Thomas W. Wilson House. City Council adopted Intention to Designate on June 8, 2010. Designating By-law 1431-2012 enacted by City Council November 1, 2012.

Provincial Policy Statement, 2014

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

City of Toronto Official Plan, Chapter 3.1.5 (Consolidated June, 2015):

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.

2 BACKGROUND RESEARCH AND ANALYSIS

The content of this section is based on information found within Heritage Property Research and Evaluation Report for the adjacent heritage property on 407 Huron Street (City of Toronto Heritage Preservation Services, 2010), as well as additional historical and archival research.

2.1 Historical Context

The land containing the University of Toronto's St. George campus was a site of human activity for thousands of years prior to European settlement. The Development Site is located on the traditional territory of the Wendat, the Anishnaabeg, Haudenosaunee, Metis, and the Mississauga of the New Credit First Nation.

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

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

Following the founding of York in 1793, town lands were divided into a series of park lots that extended from present-day Queen to Bloor Streets. The property at 409 Huron Street was originally part of Park Lot 14, which, along with neighbouring Park Lots 15 and 16, was purchased by Peter Russell, the first Receiver-General for the Province of Upper Canada. While Russell's primary residence was located near Sherbourne and King Streets, he built a large farmhouse, known as "Petersfield", within Park Lot 14, close to present-day Queen Street. The remainder of Park Lot 14 remained undeveloped until the mid-1800s, when Russell's heirs began subdividing and selling portions of the large property for residential development.

In 1874, a tract of land bounded by Bloor Street West, St. George Street, Sussex Avenue, and Huron Street was subdivided into 30 lots, and registered as City of Toronto Plan D207.

Built during a single building boom in the 1870-1890s, the Huron-Sussex neighbourhood which originally extended between Bloor and College Streets developed over a very short time span resulting in a highly cohesive and consistent built form and street layout. During this period, semi-detached and detached homes were constructed to house the Victorian middle class. Laneways were also a key component of the original street layout, and accommodated stables and outbuildings which facilitated the delivery of ice and coal.

Due to its proximity to major thoroughfares, the Huron-Sussex neighbourhood quickly became a self-sufficient neighbourhood that included a school, churches, grocers and other small businesses that reinforced a sense of community. The St. Thomas' Church located south of the Development Site was constructed in 1892 (Figure 18), and remains within the neighbourhood today.

The early 20th century saw the construction of the University of Toronto Schools (UTS) building west of the Development Site (1910), followed by expansions in subsequent decades. The boundaries and make-up of the Huron-Sussex neighbourhood were largely influenced by the University of Toronto's growth and expansion in the mid 20th century.

Further, Bloor Street West was transforming into an institutional corridor, accompanied by higher-density uses by the mid-20th century. For example, Rochdale College at 341 Bloor Street was an 18-storey student apartment built in 1968, located immediately north of the Development Site (Figure 12).

This student-run, alternative education, and co-operative living space was initially a solution to the student housing problem at the University of Toronto, and eventually became the largest co-op residence in North America (Thomas Fisher Rare Book Library, 2018). It is best known for its rejection of traditional educational models, experimental hippie lifestyle, and eventual decline into a haven for drugs and crime. Several organizations were founded by Rochdale community members such as Coach House Press, which still exists on bpNichol Lane today, located at the rear of the Development Site. This laneway was named for the Canadian Poet Barrie Phillip Nichol in 1994.



12. Archival photograph of Rochdale College with the Development Site in the background (date unknown) (Source: City of Toronto Archives).



13. Archival photograph showing the McLeod and Allen Publishing building at 42 Adelaide Street West, date unknown (Source: urbantoronto).

2.2 Development Site History

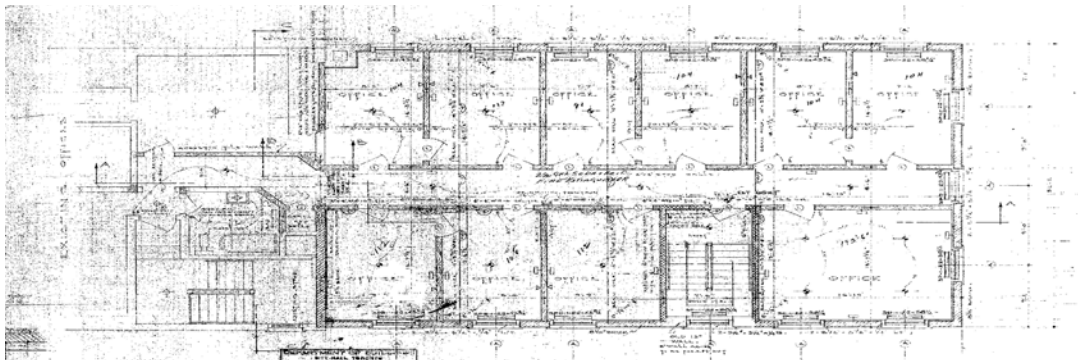
The first indication of built form on the Development Site appears in the 1889 Goad's Fire Insurance Plan. By this year, a brick structure surrounded by wooden sheds/barns is noted on the lot. The assessment rolls for this period indicate that these structures were municipally referred to as 415 Huron Street, occupied by William J. Laing, florist.

The Toronto City Directory reveals that the house at 409 Huron Street was built over a decade later in 1903, with Joseph G. Carroll listed as its original owner and occupant. The 1910 Goad's Fire Insurance Plan indicates that the north elevation of 409 Huron was originally obstructed from view at street level by adjacent built form to the north at 415 Huron Street. At the time of construction, a wooden building as well as the existing brick building at 415 Huron were located immediately north of 409 Huron Street (Figure 19).

By 1909, the house was inhabited by George McLeod, of McLeod & Allen Publishers (see Figure 13), who occupied the building until the late-1930s. Beginning in 1938, the building was owned by the Ontario Whole Milk Producers League, and was occupied by a variety of commercial tenants associated with the dairy industry, including the Milk Foundation of Toronto, Ontario Concentrated Milk, Ontario Cream Patrons Association, and the Toronto Milk Producers Association. The building was occupied by dairy and agriculture-related tenants until the 1960s, including the Farm Radio Forum, which operated on-site between the 1950s and 1960s. Building permit plans from show that the large three-storey brick addition was approved and constructed at the rear of the building in 1955 for commercial purposes.



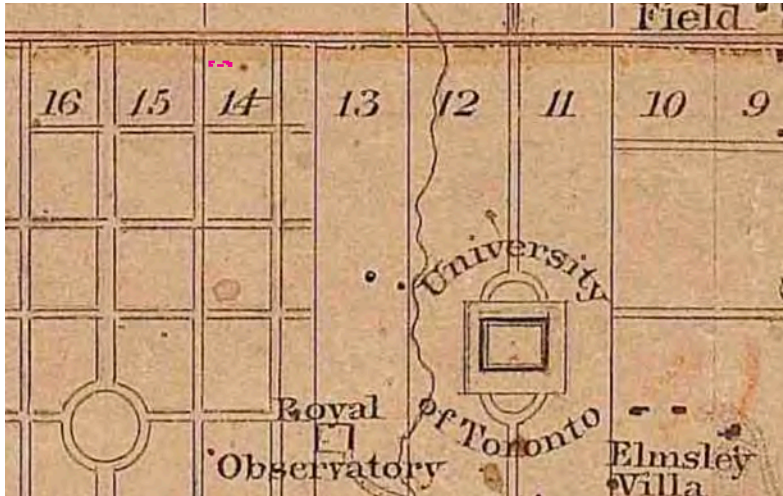
14. Newspaper advertisement for the Dairy Farmers of Canada in 1960, whose offices were at 409 Huron Street (Source: Toronto Public Library).



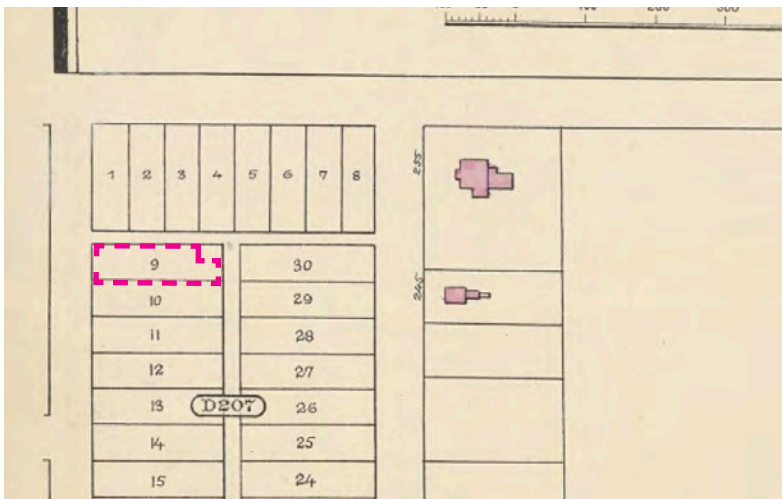
15. Building plans for the rear addition approved in 1955 indicate the addition was used for office space (Source: City of Toronto).

In 1966, the building was bought by the Phi Gamma Delta Fraternity, after which the building was used as a fraternity house for its members. It was sold in the early 1970s, followed by an approval for conversion of the rooming house into a lodging house in 1973. Apart from minor fire code retrofit alterations, 409 Huron Street has not undergone any significant changes since the 1970s.

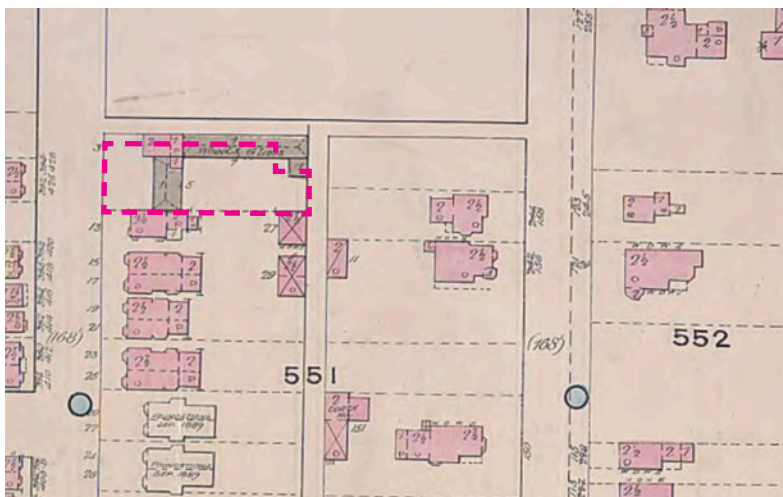
Site Evolution



16. 1851 Browne Map showing the early development of the University of Toronto campus. The Development Site is found north of the Spadina Circle just below Bloor Street West. The approximate location of the Development Site is shown in pink (Source: Library and Archives Canada, annotated by ERA Architects).



17. 1884 Goad's Fire Insurance Map showing further subdivision of Lot 14, but no built form yet in the surrounding area. The Development Site is shown in pink (Source: City of Toronto Archives).

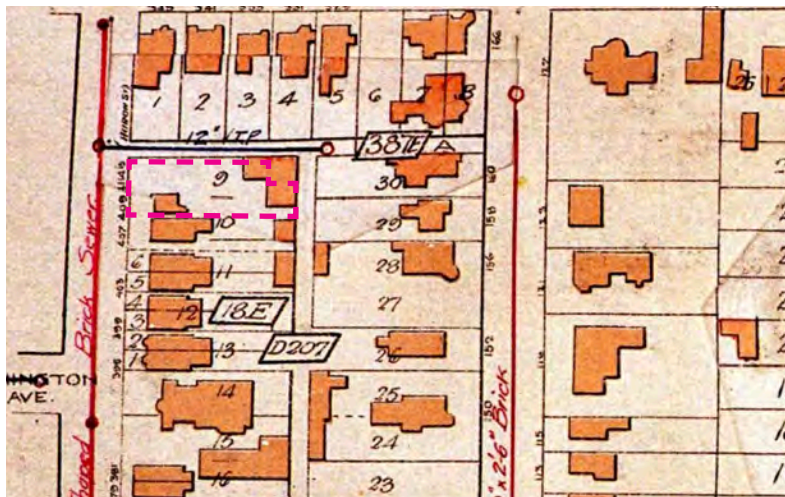


18. 1889 Goad's Fire Insurance Map with the Development Site shown in pink. By this year, the first structures appear on the property. It appears there was a brick building as well as a wooden barns/shed on the lot before 409 Huron Street as it exists today was constructed (Source: City of Toronto Archives).

Site Evolution



19. 1910 Goad's Fire Insurance Plan with the Development Site shown in pink. By this point 409 Huron Street has been constructed (Source: Toronto Public Library, annotated by ERA Architects).



20. 1924 Goad's Fire Insurance Plan with the Development Site shown in pink. The brick structure at the north of the lot is now demolished (Source: City of Toronto Archive, annotated by ERA architects).



21. 1947 aerial map with the Development Site shown in pink (Source: City of Toronto Archive, annotated by ERA architects).



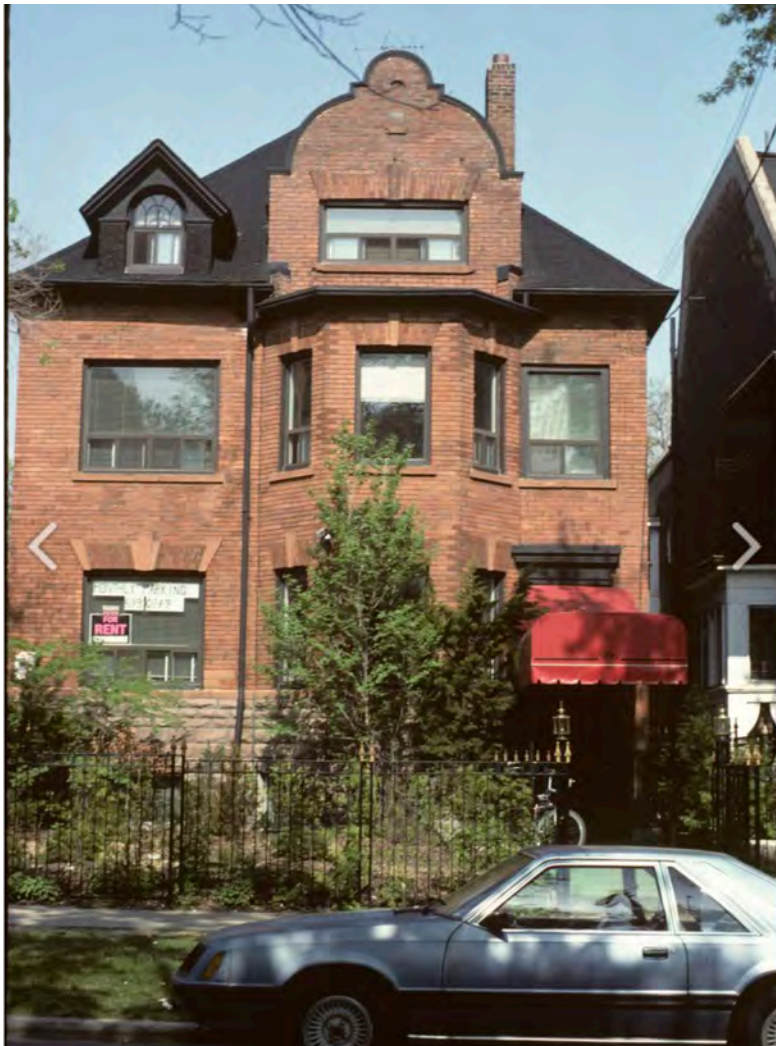
22. 1956 aerial map showing the Development Site in pink. By this point the rear 3-storey addition has been constructed (Source: City of Toronto Archive, annotated by ERA architects).



23. 1969 aerial map showing the Development Site in pink. By this point the 18-storey Rochdale College has been constructed to the north of 409 Huron Street (Source: City of Toronto Archives, annotated by ERA architects).



24. Archival photograph of adjacent 407 Huron Street c. 1970s, 409 Huron Street can be seen on the left (Source: City of Toronto Archives).



25. Archival photograph of the Development Site c. 1980s-1990s taken from Huron Street (Source: City of Toronto Archives).

2.3 Design

The Development Site contains an early 20th century two-and-a-half storey detached residential building, with a large three-storey rear addition. The structure is rectangular in plan, and is set back from its west, north and east property lines. The surrounding grounds are paved, with the north and east setbacks featuring surface parking.

The building design contains elements of Queen Anne Revival style, with an asymmetrical façade, hipped roof, and a Dutch-gable dormer. There is a single chimney behind the main gabled dormer on the primary elevation. The primary elevation features a 2-storey bay window with tall decorative lintels above each of its 6 windows. The building is clad in red brick, with a stone base on its primary facade. The main entrance is situated to the right of the lower bay window, and is covered by an awning over a modified entrance staircase. Original door and window units appear to have been replaced with contemporary units. Both the north and south elevations contain minimal detailing on the brickwork, as they were designed to be hidden from view by adjacent structures.

The entire property is surrounded by a contemporary black metal fence around its perimeter added in the 1980s.

To the rear of the original heritage building is a 3-storey rectangular-shaped brick addition dating to 1955. Some windows on the north, south and east elevations appear to be filled in with brick.

2.4 Architects

Original architects for 409 Huron Street were not found. The architect for the three-storey brick addition constructed in 1955 was J.E. Hoare Jr., well-known for the development of the Regent Park Housing complex (Biographical Dictionary of Architects).

3 ASSESSMENT OF EXISTING CONDITION

This visual building condition assessment was carried out on 3rd December 2018. The review was conducted from grade, and the interior was not viewed. The operability of doors and windows was not checked. The weather was cloudy with light snow showers, with a temperature of 2°C.

The condition of the building appears to be generally fair to poor, with a limited number of building elements that are in a defective condition. 409 Huron Street is a three storey with basement red brick building, with large three storey extension at the rear. The windows at the front elevation to Huron Street have stone sills, and brick segmental arches with stone keystones. The two storey bay, has three windows at each level, and a Dutch gable at the top. Adjacent to the Dutch gable is a dormer window. The walls at the basement level of the Huron Street elevation are ashlar stone.

The South elevation on Huron Street is in a fair condition. There is a limited number of deteriorated and open mortar joints throughout the elevation. Spalled and defective bricks are located in a limited number of locations. At the base of the building adjacent to the steps there has been a parge repair to the bricks, and some bricks have been replaced with stone. There is a minor amount of staining to the bricks. The chimney could only partially be seen, and appears to be in fair condition, although deteriorated and open mortar joints could be seen from street level.

The ashlar stone at the base of the building is in a good condition. Some of the stone has been replaced, and whilst it appears to be functioning as intended, it is a poor match to the exterior stone. The basement windows have been enlarged, and the stone has been cut, and then parged. Whilst unsightly, the parging is in a fair condition. There is a stepped crack through the mortar of the stone in one location between the lintel and sill to the window above.

The stone sills, and stone band at first floor sill level are defective. There are cracks in all the sills, and in places the face of the stone has delaminated, and detached from the sill. Stone adjacent to a window on the first floor is spalled. The key stones are in a fair condition, with some minor delamination to a limited number.

The sills to the basement windows are concrete. One is cracked, and another has a chip at its edge.

DEFINITION OF TERMS

The building components were graded using the following assessment system:

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

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

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

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



Fig.1: 409 Huron Street (South elevation).

The steps to the main entrance are in a fair condition. The side walls to the steps appear to be partially finished.

The wooden cornice to the Dutch gable is in a fair to poor condition. It appears to be over painted, and some splitting of wood can be seen. The metal flashing to the cornice is rusting.

The West elevation is mostly in a fair condition, with some areas that are poor or defective. Throughout the elevation there are spalled and deteriorated bricks, especially at ground level. Open mortar joints are also evident at ground level, and in a limited number of places elsewhere on the elevation. Bricks are stained in a limited number of places throughout the elevation. At the North West corner of the building, there are a number of chipped and damaged bricks which are defective. At the gable, there are some missing bricks above a segmental window arch. There are a small number of linear cracks through the bricks and mortar between basement and first floor level.

There are numerous cables and outlets fixed to this elevation. Where penetrations have been made in the brick, a patch repair has taken place.

The stone at the base of the building is in a fair condition, with open mortar joints. The three stone sills are in a fair to poor condition, with some spalling.

One window sill has been covered with a metal sheet, so the condition of the sill behind cannot be ascertained. The majority of the sills on the elevation are concrete and in a fair condition. Four of the sills have cracks in them, and one sill is out of alignment with the brick wall. There are a limited number of minor chips in some concrete sills.

One of the down pipes on the elevation is defective missing the connection to the drain. This has caused the bricks around the opening to become saturated, and the mortar to deteriorate.

The North elevation is in a fair condition. The bricks are in a fair condition with a limited number of open joints, confined mainly to underneath sills, and around one of the windows at third floor level. There are a couple of hairline cracks in bricks and mortar underneath the windows at first floor level.

The concrete sills are in a fair condition. One sill has a large chip, and two of the sills have open mortar joints.

The lintel to one of the basement windows is rusting.

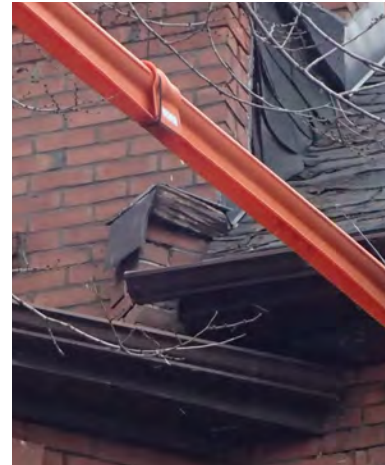


Fig.2: Exposed wood underneath cap flashing at roof.



Fig.3: Open mortar joints at edge of Dutch gable. Note rusting flashing.



Fig.4: Open mortar joints, patch repair, and poorly matched replacement material for bricks.

Due to the proximity of the adjacent building, the East elevation could only be partially viewed. The elevation is in a fair condition, with some areas that are poor or defective.

The bricks are mostly in a fair condition. Bricks at the base of the building are defective and spalled, and there are open mortar joints underneath some sills.

The stone sills at ground level are defective with the surface spalled and delaminating. One stone sill at first floor level is defective with a large part of the underside missing. Another stone sill at the upper level is missing a large part. The concrete sills are mostly in a fair condition. One sill is cracked, and another is out of alignment with the brick.

One down pipe on the East elevation is defective missing the connection to the drain. The bricks underneath the missing connector are saturated, and spalling, and the mortar joints are deteriorated and open.

The door and door frame to the Huron Street elevation appears to be in a good to fair condition. The frame is over painted, with some of the paint cracking.

The windows all appear to be modern units, apart from part of one of the dormer windows on the South elevation. The upper part is divided into multiple lights, and appears to be in a poor condition with cracked glazing, over painting of timber, and putty missing. The modern units appear to mostly be in a good condition. A limited number of the windows at basement level, have had the glazing broken and part of the unit is out of alignment.

The pitched roof could only partially be seen, and appears to be in a fair to poor condition, with shingles that are now deteriorating. The flat roof was not viewed.

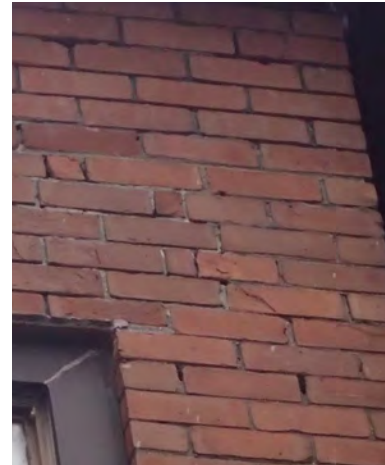


Fig.5: Spalled bricks, South elevation.



Fig.6: Open mortar joints in chimney



Fig.7: General condition of stone at basement level. Note poorly selected replacement material adjacent to steps. South elevation.



Fig.8: Parging to stone where cut for enlarged basement window. South elevation.



Fig.9: Stepped crack through mortar joints. South elevation.



Fig.10: Spalled and cracked stone. South elevation.



Fig.11: Spalled and cracked stone sill. South elevation.



Fig.12: Minor surface deterioration to keystone. South elevation.



Fig.13: Fair condition of masonry at Dutch gable. Note over painted cornice.



Fig.14: Unfinished side of steps. South elevation.



Fig.15: Rusting flashing to cornice. South elevation.



Fig.16: Open mortar joints in brick and stone, spalled bricks, and stained bricks. West elevation.



Fig.17: Bricks starting to spall. Note minor spalling to stone sill. West elevation.



Fig.18: Spalled and damaged bricks at corner; open joints in mortar, and poorly repointed joints. West elevation.



Fig.19: Partially spalled stone sill. West elevation.



Fig.20: Staining to bricks. West elevation.



Fig.21: Example of crack in bricks between basement lintel and first floor sill. West elevation.



Fig.22: Metal covering over sill. Note bricks missing above segmental arch. West elevation.



Fig.23: Example of spalled bricks. West elevation.



Fig.24: Missing downpipe connection. Note saturated masonry, and open mortar joints. West elevation.

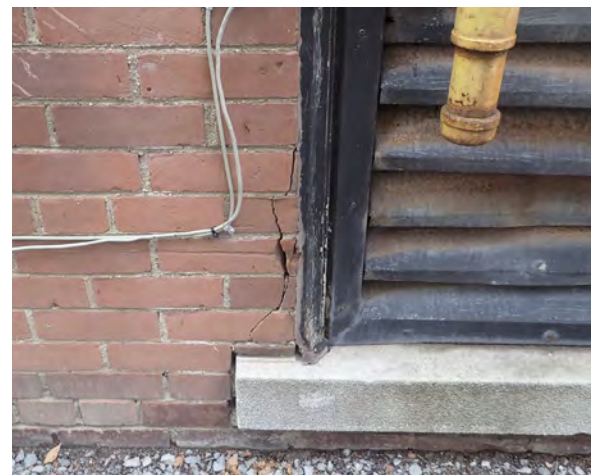


Fig.25: Cracked bricks adjacent to basement grille. West elevation.



Fig.26: Example of cracked sill. West elevation.



Fig.27: Example of sill out of alignment. West elevation.



Fig.28: Open mortar joints. North elevation.



Fig.29: Hairline crack in bricks, and open mortar joint in sill. North elevation.



Fig.30: Missing down pipe connection. Note saturated masonry, and open mortar joints. East elevation.



Fig.31: Vegetation staining to bricks, open mortar joints, and spalled bricks underneath down pipe. East elevation.



Fig.32: Spalled and defective stone sill, and spalled bricks. East elevation.



Fig.33: Defective stone sill missing base. East elevation.



Fig.34: Broken stone sill. East elevation.



Fig.35: Concrete sill out of alignment. East elevation.

4 HERITAGE POLICY REVIEW

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

- Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada;
- The Province of Ontario's 2014 Provincial Policy Statement for the Regulation of Development and Land Use;
- The Growth Plan for the Greater Golden Horseshoe;
- The Ontario Heritage Act (R.S.O. 1990);
- City of Toronto Official Plan Section 3.1.5;
- Heritage Impact Assessment Terms of Reference, City of Toronto (see Appendix A);
- University of Toronto Secondary Plan (In-Force)
- Updated University of Toronto Secondary Plan (Proposed)
- University of Toronto (Main Campus) Urban Design Guidelines (In-Force)
- University of Toronto St. George Campus Urban Design Guidelines (Proposed)
- University of Toronto St. George Campus Master Plan (2011)
- University of Toronto Cultural Heritage Resource Assessment (2018)
- University of Toronto Huron Sussex Neighbourhood Planning Study (2014)

4.1 Review of Key Heritage Policy

The following section contains a summary of all relevant in-force and emerging policy and guideline documents that relate to the Development Site.

Further evaluation and analysis of the development proposal against these policies and guidelines is contained in Section 7 of this report.

Provincial Policy Statement

The Provincial Policy Statement (PPS) provides policy direction on matters of Provincial interest related to land use planning and development. The PPS “is intended to be read in its entirety and the relevant policies are to be applied to each situation” (PPS Part III).

Section 2.6 of the PPS titled “Cultural Heritage and Archaeology” provides specific direction regarding heritage sites. Policy 2.6.1 of the PPS states that:

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

Further, Policy 2.6.3 of the PPS states that:

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

The Growth Plan for the Greater Golden Horseshoe (“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 Section 3.1.5

Section 3 Subsection 3.1.5 of the City of Toronto Official Plan contains policies relating to heritage conservation.

Policy 5 states:

Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property’s cultural heritage value

Provincial Policy Statement, 2014

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

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

and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

Policies 22-25 of OP Section 3.1.5 specifically relate to Heritage Impact Assessments.

Policy 23 states:

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

Further, policies 26-29 of Section 3.1.5 concern properties on the Heritage Register.

Policy 26 states:

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

University of Toronto Secondary Plan (In-Force)

The Subject Site is contained within the boundaries of the in-force University of Toronto Secondary Plan ('the Secondary Plan').

Section 2.0 of the Secondary Plan outlines 'Objectives for the University of Toronto Area', providing direction to 'preserve, protect and enhance the unique built form, heritage and landscape character of the Area'.

Section 2.3 states:

The University of Toronto Area exhibits notable characteristics which distinguish it from the rest of the City: unique land division, ownership and building patterns, and a significant grouping of heritage buildings set in a spacious and prominent open space network. These characteristics provide a unique urban structure, form and physical amenity within the City, to be protected and enhanced.

Section 3.3.2 provides further direction regarding heritage properties:

The heritage buildings and properties which are designated under the Ontario Heritage Act or listed on the City of Toronto Inventory of Heritage Properties will be conserved.

Within the Secondary Plan, the Subject Site is contained within the ‘Huron-Sussex Area of Special Identity’ as shown on Map 20-5. Section 4.2 of the Secondary Plan discusses the characteristics and objectives for this area:

The Huron-Sussex Area of Special Identity shown on Map 20-5 is a low-density residential enclave which houses students, faculty and staff of the University and other homeowners and tenants. The area includes an incidental mix of small-scale commercial and institutional uses which serve the neighbourhood or are related to the University of Toronto. Secondary Plan objectives for the Huron-Sussex Area of Special Identity are to: retain the character of residential uses and house form buildings along tree-lined streets; encourage improvement of existing housing stock and the development of infill housing on vacant lands; and encourage both a year-round use of residential units and a mix of long term and temporary residents.

Section 5.3 of the Secondary Plan contains policies related to the Huron-Sussex neighbourhood. Subsection 5.3.1 states:

In Neighbourhoods designated on Map 20-5 as the Huron-Sussex Area of Special Identity, the residential house form character and low scale of the interior of the Huron-Sussex Area of Special Identity will be protected. In addition, limited intensification to accommodate the needs of the University of Toronto for institution-related residential development may be permitted where appropriate to provide a transition between the residential neighbourhood and the adjacent areas of higher density and activity.

Updated University of Toronto Secondary Plan (Proposed)

In September 2016, the University submitted an application to establish a new University of Toronto St. George Campus Secondary Plan (‘the proposed Secondary Plan’), which is currently under review by the City.

King-Spadina HCD Plan, 2017

Adjacent: *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.*

Contributing property: *A property, structure, landscape element or other feature of an HCD that supports the identified significant cultural heritage value, heritage attribute and integrity of the District.*

Non-contributing property: *A property, structure, landscape element or feature of a district that does not support the overall cultural heritage value, heritage attributes and integrity of the District.*

Within the latest iteration of the proposed Secondary Plan submitted in February 2018, the Subject Site is contained within the 'Huron-Sussex' Character Area as shown on Map 2 of the proposed Official Plan Amendment (OPA).

Of relevance to the Subject Site, Subsection 4.1.3 states that:

New development in the interior of the Huron Sussex Character Area will generally be low-rise house form.

Regarding built form considerations for all new buildings in the Secondary Plan area, Subsection 4.2.1 of the proposed Secondary Plan states that:

To contribute to an architecturally varied and interesting built environment and an enhanced public realm, new buildings will:

a) Be sensitive to and designed to be compatible with the heritage, neighbourhood, and built form context within which they are located by, for example, using architectural expression to reflect the datum line or scale of heritage buildings or transitioning in height and scale to adjacent neighbourhoods;

Section 4.3 of the proposed Secondary Plan addresses the conservation of heritage resources. Section 4.3.1 states:

In order to sustain the historical, cultural, social, and architectural value of the St. George Campus Secondary Plan Area, a balance will be achieved between the conservation of heritage character (physical patterns, buildings, open spaces) and ongoing evolution of the campus, to enable the provision of state-of-the-art facilities and sustain the living heritage of world-class research and teaching.

Further, Sections 4.3.2 and 4.3.3 state:

Development will respect the characteristics of each character area within the St. George Campus. and;

A combination of conservation, adaptive reuse, building addition and redevelopment will be required to support the ongoing significance of the St. George Campus Area.

Regarding the Huron Sussex Character Area specifically, Subsection 4.4.2.1 of the proposed Secondary Plan states:

Development within the Huron Sussex Character Area will:

a) Be predominantly low-rise house-form buildings and infill townhouses, with the exception of mid-scale institutional buildings, as described in Policy 4.1.1 of this Plan, on sites fronting Spadina Avenue and Harbord Street;

The proposed Secondary Plan remains under review and is not in-force.

In support of the proposed Secondary Plan, ERA Architects completed a Cultural Heritage Resource Assessment (CHRA). The CHRA describes Character Areas and Sub-Areas within the campus and identifies a series of attributes associated with these areas (the Subject Site is within the 'Huron-Sussex' Character Area). This report has been reviewed in preparation of this HIA.

University of Toronto (Main Campus) Urban Design Guidelines (In-force)

The in-force University of Toronto Urban Design Guidelines (in-force UDG) are intended to be read in conjunction with the in-force Secondary Plan.

The in-force UDG contain site-specific urban design guidelines for identified sites within the St. George Campus. The Subject Site is not impacted by any of these site-specific guidelines.

University of Toronto St. George Campus Urban Design Guidelines (Proposed)

The University of Toronto St. George Campus Urban Design Guidelines (proposed UDG) are intended to be read in conjunction with the proposed Secondary Plan.

Section 3.1 of the proposed UDG addresses the campus' character areas, and states:

New development, including both buildings and public realm improvements, should respect and reinforce the attributes of each Character Area in conformity with Section 4.4 of the University of Toronto St. George Campus Secondary Plan.

Section 3.2 of the proposed UDG addresses redevelopment and heritage conservation stating:

New development will continue to sustain the cultural heritage value of the campus through a combination of conservation, adaptive reuse, building additions and sensitive redevelopment. A balance will be achieved between the conservation of heritage character (including physical patterns, buildings and open spaces) and the ongoing evolution of the campus, to enable the provision of state-of-the-art facilities and to sustain the living heritage of world-class research and teaching.

Further, Section 3.2 states:

Interventions to significant heritage resources will be carried out in accordance with the Standards and Guidelines for the Conservation of Historic Places in Canada.

The proposed UDG remain under review and are not in-force.

University of Toronto - St. George Campus Master Plan (2011)

The St. George Campus Master Plan “provides a roadmap for future development that is consistent with City strategies and sensitive to contextual relationships.” In addressing heritage properties within the campus, the master plan states:

The University of Toronto seeks to protect and maintain its heritage properties and landscapes. Listed and designated properties cannot be considered in isolation, but as elements within the overall precinct. New development should respect the contextual value of these heritage elements.

Section 4.1.1 discusses objectives for this area:

Secondary Plan objectives for the Institutional Area of Special Identity are to preserve and enhance the built and open space environment, to encourage the usefulness of, but limit physical changes to, existing buildings within this area and to ensure that any infill development is carefully designed to be compatible with and supportive of the area’s patterns and heritage character.

University of Toronto Cultural Heritage Resource Assessment (CHRA)

The University of Toronto Cultural Heritage Resource Assessment is intended to guide conservation planning for the stewardship, growth and enhancement of the St. George Campus, which holds historical, cultural, social and architectural value within Toronto. The University of Toronto CHRA was completed in conjunction with an application by the University of Toronto to establish a new Secondary Plan for the St. George Campus.

The CHRA divides the St. George Campus into a series of character areas based on a comprehensive analysis of the development and evolution of the University of Toronto, assigning to each a series of themes and associated attributes. The Development Site is located within the “Huron-Sussex” Character Area.

The following attributes are associated with the “Huron-Sussex” Character Area:

- *Predominantly house-form character of the neighbourhood, enriched by the presence of small-scale institutions, organizations, and businesses, in particular along the boundaries.*
- *Highly consistent house-form character on interior streets; houses are generally semi-detached, brick clad, two-to-three storeys in height, and most were constructed during the 1800s and 1890s.*
- *Characteristic features of the bay-and-gable houses, specifically their tall, narrow form, brick cladding, two-to-three storey height, side entrances, and wood porches and trim.*
- *Adaptation of the ground-floor level of selected residences to accommodate small businesses serving the local community.*
- *Punctuation of the neighbourhood by a small number of historic landmark buildings: two former churches and Sussex Court. These have been adapted to serve new uses, but continue to make important contributions to the Huron-Sussex community.*
- *19th century residential streetscape pattern and street layout, characterized by a historic street grid, largely consistent streetwall and setbacks, semi-private laneways with outbuildings, and narrow residential lots.*

- *The pattern of grassed front yards, rows of street trees creating a sheltering canopy, and occasional gardens at the rear of residential properties.*
- *The public green spaces, such as Huron-Washington Park.*

Built resources in the Huron-Sussex Character Area have also been assessed to determine their cultural heritage value and contribution to the Character Area. The classifications consist of “Landmark”, “Character-Defining”, and “Character-Supporting”.

While 409 Huron Street is not individually assessed within the CHRA as it is not a University-owned property, other buildings nearby have been recognized as “Historic House Form Buildings”. This resource category has been classified as “Character-Supporting”, with the following description provided in the CHRA:

These historic residential buildings, most of which exhibit the bay-and-gable style, compose much of the fabric of Huron-Sussex. Cumulatively, they support the neighbourhood’s character.

University of Toronto Huron Sussex Neighbourhood Planning Study (2014)

The University of Toronto Huron Sussex Neighbourhood Planning Study (HSNPS) was completed in 2014, with the goal of guiding the design, location and appropriate mix of future development, including residential, commercial and open space, in the Huron Sussex neighbourhood.

The HSNPS identifies 409 Huron Street as being within the Core Huron Sussex Low-Rise Area. According to Section 4.2 of the Study, development within the Core Huron Sussex Low-Rise Area “will protect and enhance the existing character, including building height, massing, and architectural style.” Further, the Study states that development outside of the Core Area should “mitigate negative impacts on the established blocks, including adverse shadow, privacy issues, traffic infiltration, etc.”

The Subject Site is not identified in the HSNPS as a site for future low-rise or mid-rise infill.

5 STATEMENT OF SIGNIFICANCE

An assessment of the cultural heritage value of 409 Huron Street under Ontario Regulation 9/06 was undertaken as part of this Heritage Impact Assessment. This evaluation, presented below, concludes that the property does not possess significant design or associative value however it possesses some contextual value. As such, the property may be considered for designation under Part IV of the Ontario Heritage Act.

1.1 9/06 Heritage Evaluation: 409 Huron Street

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

i. is a rare, unique, representative, or early example of a style, type, expression, material, or construction method;

ii. displays a high degree of craftsmanship or artistic merit, or;

iii. demonstrates a high degree of technical or scientific achievement

409 Huron Street is a two and a half storey brick residential building constructed in 1903, that reflects the Victorian character of the Huron-Sussex neighbourhood. Although it exhibits certain elements of Queen Anne revival style with its Dutch-gabled roof and asymmetrical primary façade, this building does not qualify as a rare or good representative example of this architectural style. Since the building features minimal ornamental elements, it does not display a high degree of craftsmanship or artistic merit. Further, window alterations on its primary elevation are not sympathetic to the original design.

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

i. has direct associations with a theme, event, belief, person, activity, organization, or institution that is significant to a community;

ii. yields, or has the potential to yield information that contributes to an understanding of a community or culture, or;

iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer, or theorist who is significant to a community.

A review of Toronto City Directories indicates that after serving as a residential home for three decades, 409 Huron Street was used as offices for organizations within the dairy industry, such as the Toronto Milk Producers Association and the Dairy Farmers of Canada. This office use continued until 1966, when a fraternity purchased the property to be utilized as a residence for its members. After roughly a decade, its use as a fraternity residence transitioned to student apartment residences. While the property's association with providing a student rooming house continues to this day, this connection is no more significant than that of other houses within the Huron-Sussex neighbourhood containing student apartments, and therefore does not qualify as a strong association.

3. The property has contextual value because it:

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

The construction of 409 Huron Street predates the north-western expansion of the University of Toronto campus area, which occurred in the 1960s. The house was constructed in the later stages of residential development of the Huron-Sussex neighbourhood around the turn of the 19th century. Visually, 409 Huron Street is important in maintaining and supporting the residential character of the Huron-Sussex neighbourhood, alongside similar Victorian-style house form buildings on Huron Street, Sussex Avenue and Washington Avenue. It shares common design features such as brick cladding, 2-3 storey height, shallow front yard, and largely consistent setback from the street with surrounding residential properties. Further, 409 Huron Street's continued use since the mid-1960s as a residence for students demonstrates that the property is functionally related to its surroundings in the University of Toronto campus precinct, which contains properties associated with the university's residential, administrative and academic functions.

The property possesses some contextual value due to its visual and functional links to its surroundings.

Summary Statement:

In conclusion, the above assessment for 409 Huron Street under Ontario Regulation 9/06 reveals that while the property does not possess significant design or physical value, or historical or associative value, it possesses some contextual value which may be sufficient to merit designation under Part IV of the Ontario Heritage Act.

6 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed development, as illustrated in the drawings by SvN included in Appendix B, removes and replaces the existing 1950s 3-storey brick addition located at the rear of 409 Huron Street with a new 4-storey residential building. The replacement building will also infill the surface parking to the north and east of the property, occupying most of the lot surface.

The replacement building is irregularly-shaped and consists of a single-storey base, above which the building rises an additional 3 storeys. The existing building is incorporated into the proposed building base, retaining 4.3 metres of the north wall, and 4.9 metres of the south wall. Above the second storey, the upper massing of the new development will be tapered directly back.

The proposed building base is set back from the east (rear) property line by approximately 13 metres. The 3-storey top component overhangs the rear driveway by approximately 6.1 metres, and is supported by trusses.

The infill portion on the north side of the lot is set back 9.8 metres from the west property line, and 4.3 metres from the principle elevation of the existing house form building at 409 Huron Street. A reveal of approximately 3 metres wide is located beside the north return wall where 409 Huron Street meets the north infill portion.

While the building takes a generally rectilinear form, it features sawtooth detailing on both its north and south elevations. On the south elevation, the sawtooth design is found on both the base and 3-storey component. On the north elevation, this design is found only on the top 3-storey portion.

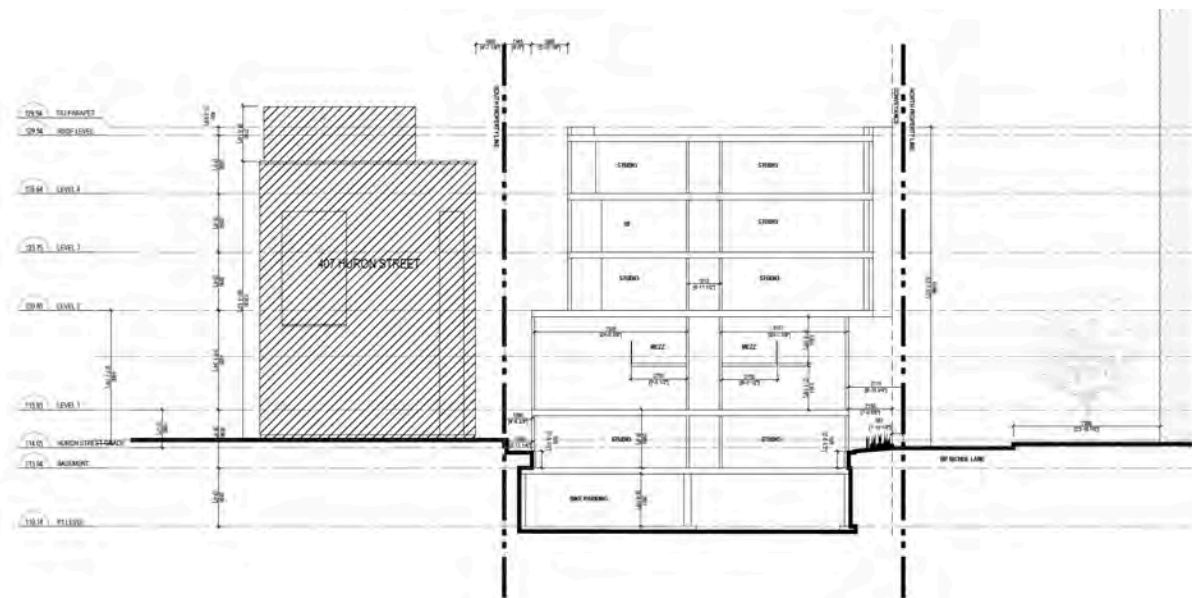
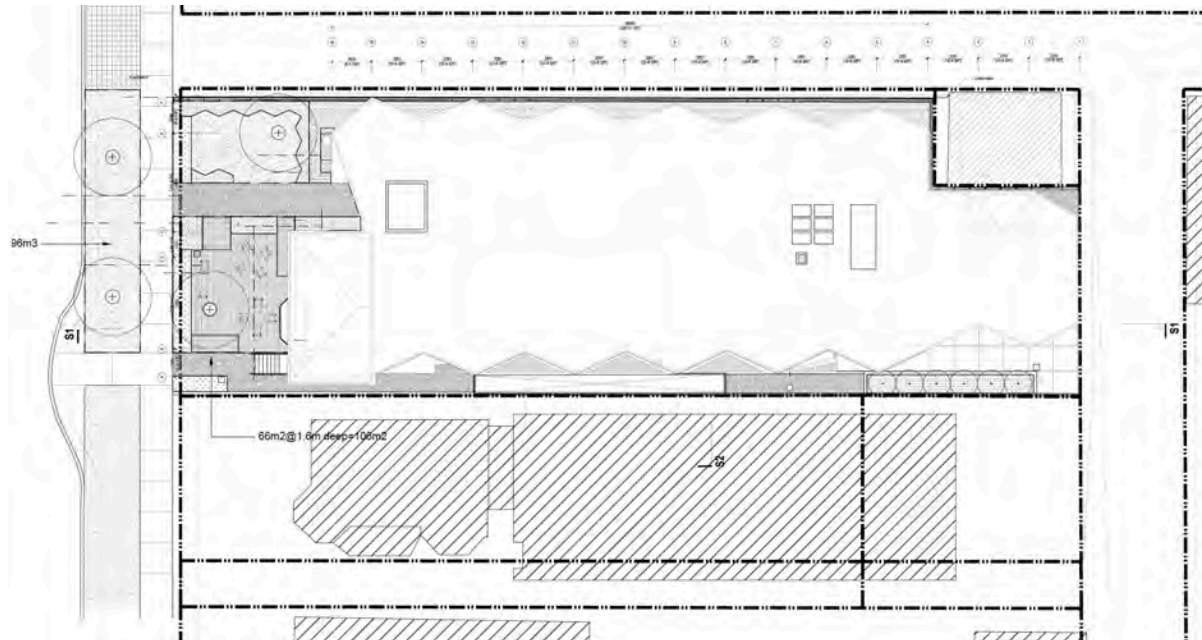
As shown in the architectural drawings by SvN, the single-storey building base features transparent glass cladding, articulated by a lattice-like wooden frame on the north and west elevations. Above this base, the 3-storey saw-toothed building component is clad in grey masonry with horizontal bands of windows. The portion of the 3-storey massing which protrudes above the existing house will be treated in a mirrored cladding.

The infill portion of the development will function as the primary entrance to the residential building, along with the original entrance serving as the secondary residential entrance. The existing floor partitions will be re-levelled to match the floor levels of the new residential component, and pulled back away from the windows.

The first storey of the proposed development contains loft units, as well as the lobby, mailroom and garbage room which leads to the loading area. Above this are 3 additional storeys of residential studio units with shared amenity spaces on each floor. Below grade contains a basement level of studio units, with parking for bicycles below.

An outdoor amenity space is also proposed at the front of the existing building at 409 Huron Street, to be finished in wooden decking. Creation of the amenity space will include a minor change of grade in front of 409 Huron Street, requiring the existing non-original concrete front stairs to be rebuilt. Further, a ramp for accessibility is also proposed in front of 409 Huron Street.

See the Appendix for a complete set of architectural drawings by SvN.



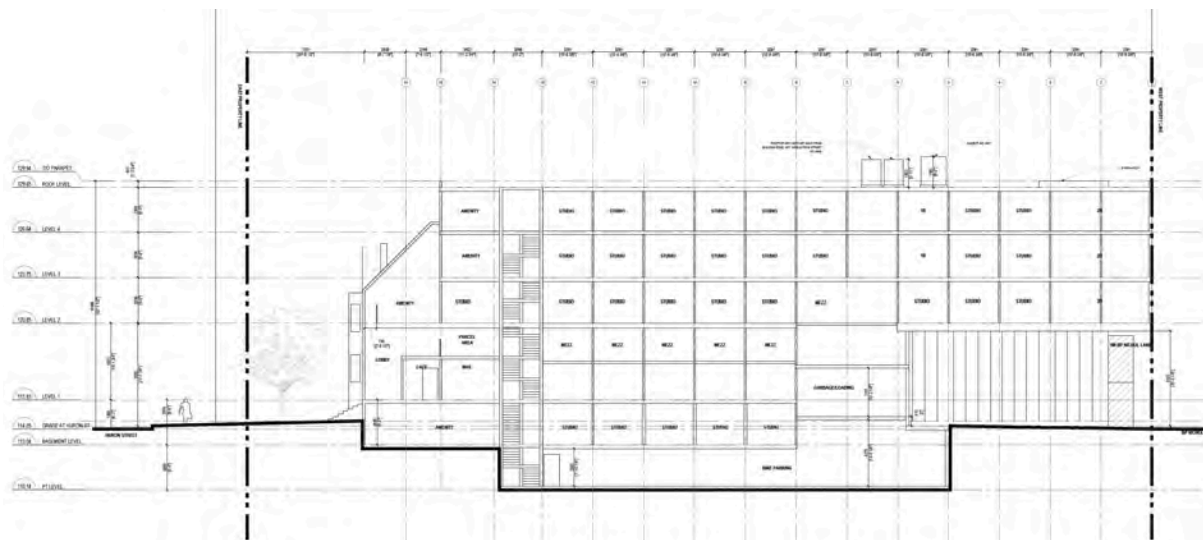


Fig.38: Section drawing of the proposed development looking north (Source: SvN Architects + Planners).

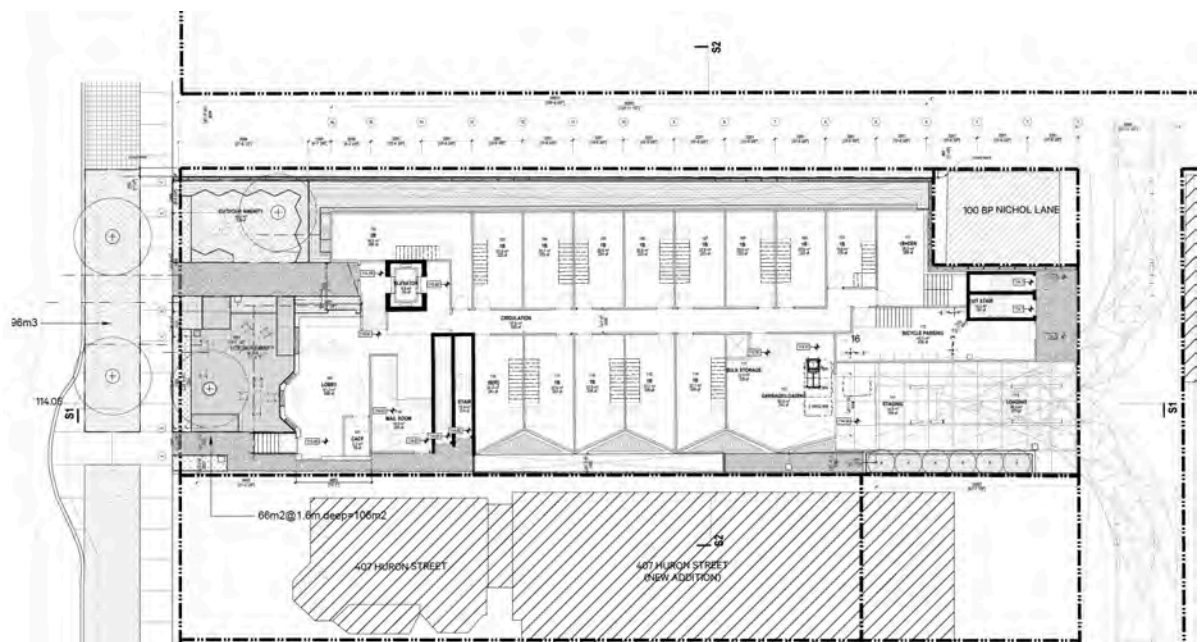


Fig.39: Level 01 Plan of the proposed development (Source: SvN Architects + Planners).

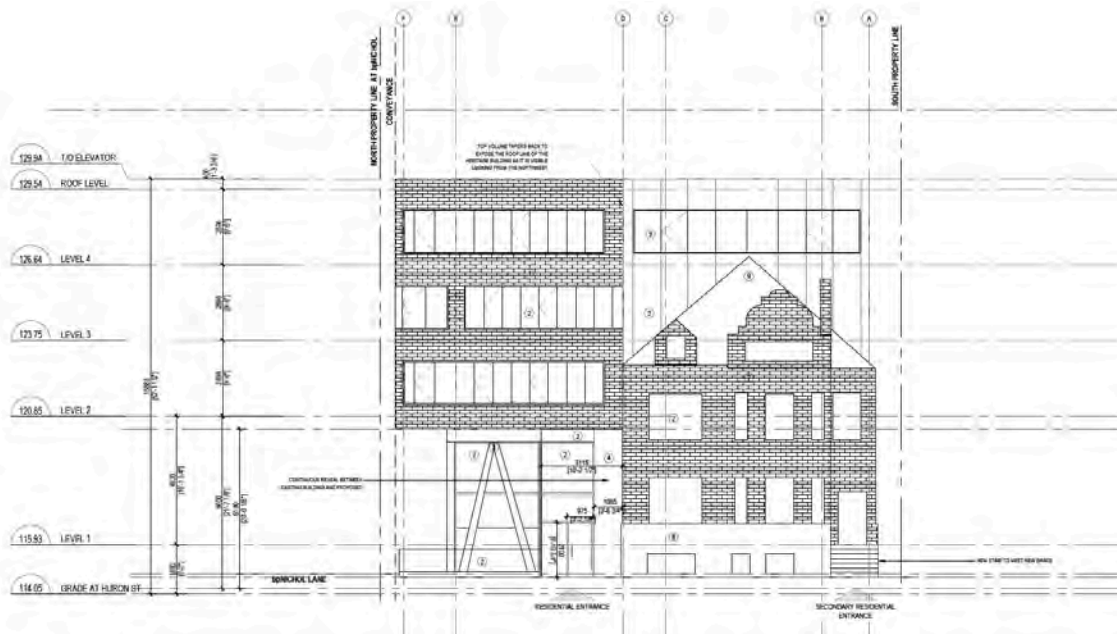


Fig.40: West (primary) elevation of the proposed development (Source: SvN Architects + Planners).

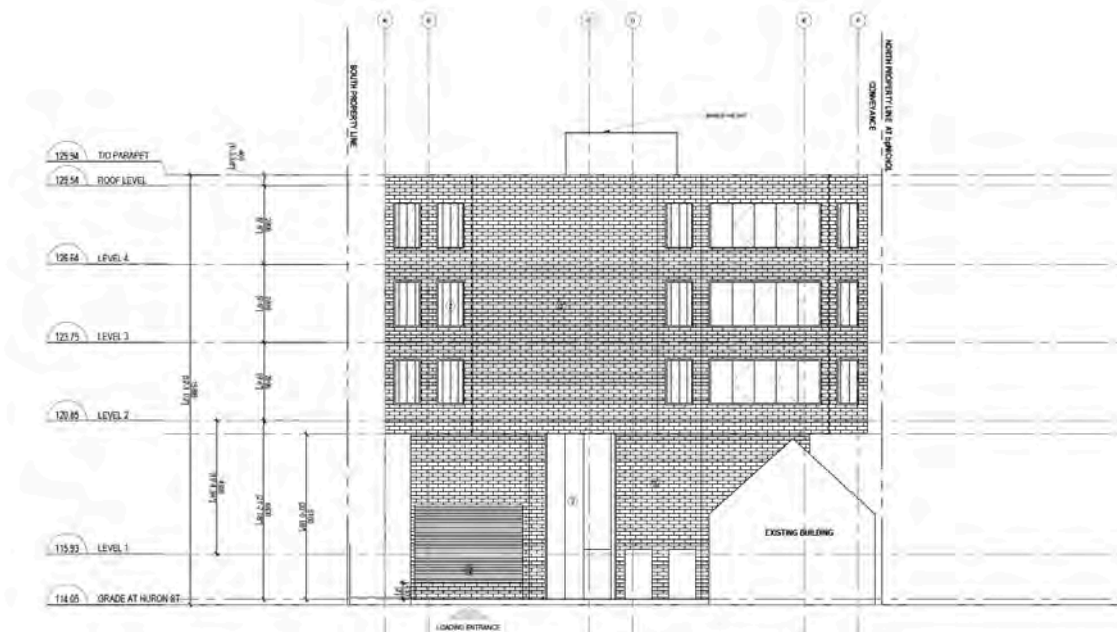


Fig.41: East (rear) elevation of the proposed development (Source: SvN Architects + Planners).

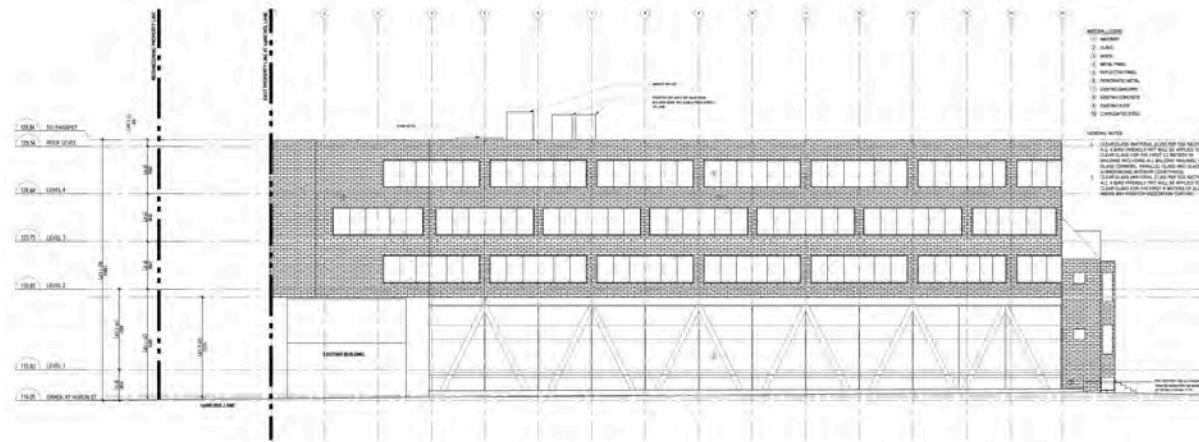


Fig.42: North elevation of the proposed development (Source: SvN Architects + Planners).

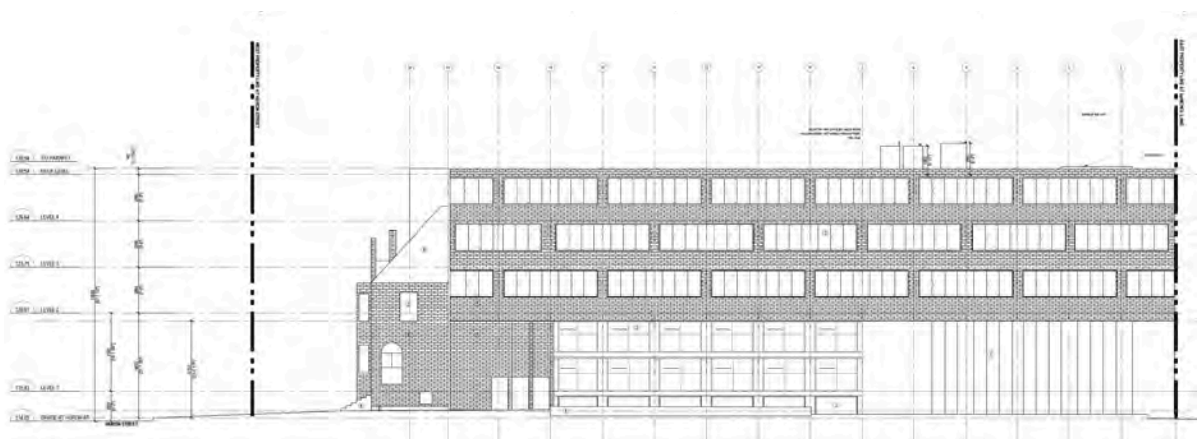


Fig.43: South elevation of the proposed development (Source: SvN Architects + Planners).

7 DEVELOPMENT IMPACTS & MITIGATION

The development proposal's impacts on both potential on-site, and recognized heritage resources adjacent, along with associated mitigation measures, are summarized below.

7.1 Development Impacts

Potential On-Site Heritage Resources

While the building is not officially recognized by the City as a heritage resource, it was identified as a potential heritage resource in a City of Toronto Staff Report dated June 21, 2018, which directed the Senior Manager of Heritage Preservation Services to report to the Toronto Preservation Board and the Toronto and East York Community Council on the possibility for inclusion on the City's Heritage Register of this and other properties within the UTSP area.

An evaluation of 409 Huron Street under Ontario Regulation 9/06 presented in Section 5 of this report concludes that while the property does not contain any design or associative value, it possesses some contextual value, and therefore may merit designation under Part IV of the Ontario Heritage Act. As such, impacts on the property's heritage value are described below.

The proposed redevelopment of 409 Huron Street will conserve the cultural heritage value of 409 Huron Street as a significant portion of the original building will be retained in-situ and incorporated into the proposed development; specifically, 4.3 metres of the north wall and 4.9 metres of the south wall will be retained. Additionally, the proposed development will incorporate a reveal of approximately 3 metres in width at the primary elevation where the north return wall meets the north infill portion. These design strategies will result in the building maintaining a sense of its three-dimensional integrity, and will mitigate visual impacts on the potential heritage property.

Apart from partial retention of the north return wall, the north elevation of the existing structure at 409 Huron Street will be removed and replaced by new construction. However, the north elevation of 409 Huron Street contains minimal architectural detailing as a secondary elevation, and was initially obscured from view by adjacent properties. Therefore, the proposed building base abutting the north elevation of Huron Street will have minimal impact on the potential heritage property.

A tapered wall design will be used on the upper massing of the north infill building in order to reveal as much of the retained house and roofline as possible at the primary elevation. Further, the mirrored cladding on the portion of the mass which protrudes above the existing house's roofline will give the illusion that the existing house appears to extend further back.

Within the retained portion at the front of 409 Huron Street, the floor partitions will be re-levelled to match those of the new building behind. To mitigate the visual impact of the floor meeting the second floor windows from the public realm, the floorplate will be stepped back from the windows.

The rear 3-storey brick addition will be removed and replaced by a contemporary structure that is visually compatible with, and distinguishable from the existing house. The brick addition to be removed is not an original component of 409 Huron Street as it was constructed in 1955 for commercial uses. The replacement infill structure will be configured side-by-side, to the retained portion of 409 Huron Street. This configuration responds to the existing rhythm of Huron Street that sees houses appearing in coupled relationships, and will therefore be visually compatible with the existing houseform building.

Although much of the existing structure will be removed, those features recognized in the University of Toronto Cultural Heritage Resource Assessment to be character-supporting of the Huron-Sussex neighbourhood mostly remain. These character-supporting features include the brick cladding, shallow front yard and largely consistent streetwall and setbacks.

Adjacent Heritage Resources

The proposed redevelopment of 409 Huron Street will conserve the heritage attributes and cultural heritage value of adjacent heritage properties at 407 Huron Street and 371 Bloor Street West. While the development proposal will change the surrounding context of these heritage properties, the contemporary low-rise development offers a density transition northwards to Bloor Street, and will have minimal impact on the residential character of Huron Street. This gentle intensification will not negatively impact the heritage attributes of recognized adjacent heritage properties.

In terms of scale, the proposed development remains smaller in size than the adjacent University of Toronto Schools building at 371 Bloor Street West, therefore presenting a minimal impact on the streetscape of Huron Street. Further, the replacement of the surface parking lot with a visually interesting contemporary addition will have a positive contextual influence on the surrounding public realm, and will animate the laneways to the north and east.

7.2 Mitigation Measures

The proposed development incorporates a number of design considerations intended to mitigate negative impacts on the heritage attributes and cultural heritage value of potential on-site heritage properties and recognized adjacent properties. These mitigation measures outlined below ensure that the proposed development conserves the cultural heritage attributes of on-site and adjacent properties, and the character of the Huron-Sussex neighbourhood:

- The proposed building represents a high-quality contemporary architectural addition to the Huron-Sussex neighbourhood that is distinctly of its time, yet compatible with adjacent heritage buildings;
- The lattice-like wooden frame at the base of the addition generally corresponds to the height of the existing house form building at 409 Huron Street, and visually breaks up the massing of the proposed development;
- The sawtoothed wall design on the south elevation contributes to the physical separation from the adjacent heritage property at 407 Huron Street;
- The tapered wall of the upper massing at the primary elevation is designed to maximize view of the retained house form building;
- The new building base to the north of 409 Huron Street is set back 4.3 metres from the existing house form building's west elevation ensuring that the original building maintains visual prominence from the public realm;
- At the north return wall where 409 Huron Street meets the new infill building, a reveal of approximately 3 metres in width will further differentiate the proposed development from the existing structure;
- The glass and neutral masonry cladding materials are compatible with the character of on-site and adjacent built form;

- The mirrored cladding on the portion of the development which protrudes above the existing house minimizes the impact of the massing and enhances the depth of perception for the existing house form building;
- The interior setback of the re-levelled floor partition from the second-storey window will lessen the visual impact on the primary elevation of 409 Huron Street

7.3 Heritage Policy Discussion

Provincial Policy Statement

Consistent with the PPS, the mitigation measures outlined above ensure that the proposed development conserves significant built heritage resources on and adjacent to the Development Site.

Growth Plan for the Greater Golden Horseshoe

In accordance with the Growth Plan, the mitigation measures outlined above ensure that the proposed development conserves cultural heritage resources in order to foster a sense of place in the Huron-Sussex neighbourhood.

Official Plan

This Heritage Impact Assessment has been prepared to evaluate the impacts of the development proposal on the cultural heritage values and attributes of adjacent heritage properties, and hence fulfills Policies 5, 23, and 32 of Official Plan Chapter 3.1.5.

In summary, the mitigation measures presented in this report fulfill the intent of policies found in Official Plan Chapter 3.1.5, by ensuring that the proposed development conserves the integrity, cultural heritage values, attributes and character of adjacent heritage properties, and by ensuring that visual and physical impacts on these heritage properties are mitigated (see Ch. 3.1.5 policies 5 & 26).

The proposed development is also in accordance with Section 2.3 of the University of Toronto Secondary Plan (UTSP), as it enhances the unique built form, heritage and landscape character of the Area.

This is seen in the proposed development's design measures such as building height, massing, scale, setbacks, profile, architectural character and expression.

The Development Site falls within the UTSP-identified Huron-Sussex Area of Special Identity (Section 4.2). The mitigation measures of this report fulfill the intent of the in-force UTSP objectives for the Huron-Sussex Area of Special Identity which seeks to:

“retain the character of residential uses and house form buildings along tree-lined streets; encourage improvements of existing housing stock and the development of infill housing on vacant lands; and encourage both a year-round use of residential units and a mix of long term and temporary residents.”

Urban Design Guidelines

The in-force University of Toronto (Main Campus) Urban Design Guidelines contain site-specific guidelines for properties within the St. George Campus. There are no design guidelines relevant to the Development Site.

8 CONSERVATION STRATEGY

8.1 Conservation Approach

With respect to the proposed development, the Conservation Strategy proposes to conserve the potential on-site and adjacent heritage resources through *rehabilitation*.

The Standards and Guidelines for the Conservation of Historic Places in Canada (second edition) defines *rehabilitation* as:

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.

The conservation objective for the project is to partially retain the existing house form building, while accommodating residential intensification of the Development Site. Specifically, the street-facing façade will be conserved in-situ, along with approximately 4.2 metres of the north return wall, and 4.9 metres of the south return wall. The 3-storey 1950s brick addition behind will be removed and replaced with a contemporary infill structure which will integrate the existing house form building at 409 Huron Street.

On the interior, the 409 Huron Street's floor partitions will be removed with new floor levels to be aligned with those of the new building. The re-levelled floorplate for the second-storey amenity will be pulled back from the windows on 409 Huron Street's principal (west) elevation to avoid being visually read from the outside.

The future conservation of 409 Huron Street will include minor repairs to address the items identified in the condition assessment to ensure long-term conservation of the potential heritage property.

In order to protect the potential on-site heritage property during construction of the site, the retained brick walls will be held up in-situ using a structural support system, as there will be no underground or foundation work immediately below. The property will be regularly monitored throughout construction of the proposed building on the Development Site.

Should it be required by Heritage Preservation Services, a Conservation Plan may be produced during the project's detailed design phase.

9 CONCLUSION

This report finds that the development proposal for 409 Huron Street conserves the cultural heritage value of potential on-site and adjacent recognized heritage resources, while allowing for intensification of the Development Site within its evolving urban context.

A number of design measures have been incorporated into the development proposal, which help mitigate any potential impacts on, and conserve the cultural heritage value of potential on-site and recognized adjacent heritage resources. In summary, the proposal represents a high-quality contemporary addition to the area, which presents a density transition north towards Bloor Street West.

Based on our review, the proposed development is also found to conform with provincial policy directives, Official Plan heritage policies, The University of Toronto Secondary Plan, and relevant municipal design guidelines.

Further Reports and Studies

At this time, no further heritage-related reports or studies are recommended. A Conservation Plan may be prepared if required as part of Site Plan Approval.

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Project Personnel

Michael McClelland, Principal, OAA, FRAIC, CAHP

Michael McClelland, a founding principal of ERA Architects Inc., is a registered architect specializing in heritage conservation, and in particular in heritage planning and urban design. After graduating from the University of Toronto Michael worked for the municipal government most notably for the Toronto Historical Board, advising on municipal planning, permit and development applications, and on the preservation of City-owned museums and monuments.

Michael is well known for his promotion and advocacy for heritage architecture in Canada and in 1999 was awarded a certificate of recognition from the Ontario Association of Architects and the Toronto Society of Architects for his contribution to the built environment and to the profession of architecture.

Graeme Stewart, Principal, OAA MRAIC RPP MCIP CAHP

Graeme Stewart has been involved in numerous urban design, cultural planning, conservation and architecture projects with particular focus on neighbourhood design and regional sustainability. Graeme was a key initiator of the Tower Renewal Project. He is also the co-editor of *Concrete Toronto: A Guidebook to Concrete Architecture from the Fifties to the Seventies*. He is a regular lecturer in the Toronto Area's Universities and Colleges and has been a sessional instructor at the Daniels Faculty of Architecture at the University of Toronto. Graeme is a founding director of the Centre for Urban Growth and Renewal (CUG+R), an urban research organization formed by ERA and planningAlliance in 2009. In 2010, he was recipient of an RAIC National Urban Design Award for his ongoing research and design work related to Tower Renewal. Graeme has studied architecture in Canada and Germany and received his Master of Architecture from the University of Toronto.

Julie Tyndorf, Associate, MCIP RPP

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

and assessment documents, and works with property owners on the adaptive reuse and rehabilitation of heritage buildings in evolving urban environments.

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

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

Julia Smith

Julia is an urban planner at ERA, whose interest in cultural heritage first led her to complete an undergraduate degree in Art History from U of T, and an MA in Arts and Heritage Management from Maastricht University, the Netherlands, before gaining a Masters of Planning from Ryerson University. Julia started her career working as a development planner in the private sector, and combines her knowledge of development and municipal processes with a deep appreciation for culture and heritage in her work at ERA.

Yuki Naganuma

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

11 APPENDICES

APPENDIX A:

Heritage Impact Assessment Terms of Reference, City of Toronto (2010)

HERITAGE IMPACT ASSESSMENT TERMS OF REFERENCE

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

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

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

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

APPENDIX B:

Architectural Drawings by SvN dated May 1, 2019



**STUDENT FOCUSED HOUSING
409 HURON STREET
TORONTO**

ZBA Submission May 6th, 2019

409 Huron	
Sheet Number	Sheet Title
A000	DRAWING LIST
A001	STATISTICS
A002	SURVEY
A003	CONTEXT PLAN
A010	SITE PLAN
A100	PARKING LEVEL PLAN
A101	BASEMENT LEVEL PLAN
A102	LEVEL 01 PLAN
A103	MEZZANINE LEVEL PLAN
A104	LEVEL 02 PLAN
A105	TYP. LEVEL 03 & 04 PLAN
A106	ROOF LEVEL PLAN
A300	ELEVATION - EAST & WEST ELEVATION
A301	ELEVATION - NORTH & SOUTH ELEVATION
A400	SECTION 01
A401	SECTION 02

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03	2019.03.26	ZBA DRAFT - REVISED
04	2019.04.17	ZBA DRAFT - SUBMISSION
04	2019.05.06	ZBA - SUBMISSION

ARBORIST	LANDSCAPE
KUNZT FORESTRY 146 LAKESHORE, W OAKVILLE, ONTARIO L6K 0B3	JANET ROSENBERG • STUDIO 148 KENWOOD AVE YORK, ONTARIO M6C 2P3
HERITAGE	CIVIL
ERA ARCHITECTS 255 CHURCH ST. #600 TORONTO, ONTARIO M5E 2G1	COLE ENGINEERING 70 VALLEYWOOD DR MARKHAM, ONTARIO L3R 4T5
PLANNING	TRANSPORTATION
BOUSFIELD INC. 3 CHURCH STREET TORONTO, ONTARIO M5E 1M2	TRANSPLAN 17 ATLANTIC AVE TORONTO, ONTARIO M6K 3E7
HYDRO-GEO TECHNICAL	ENERGY
EDWARD WONG & ASSOCIATES INC. 411 EENA PARK DR MARKHAM, ONTARIO L3R 5H7	S & I IDEAS 439 MILL STREET RICHMOND HILL ONTARIO L4C 7Y1

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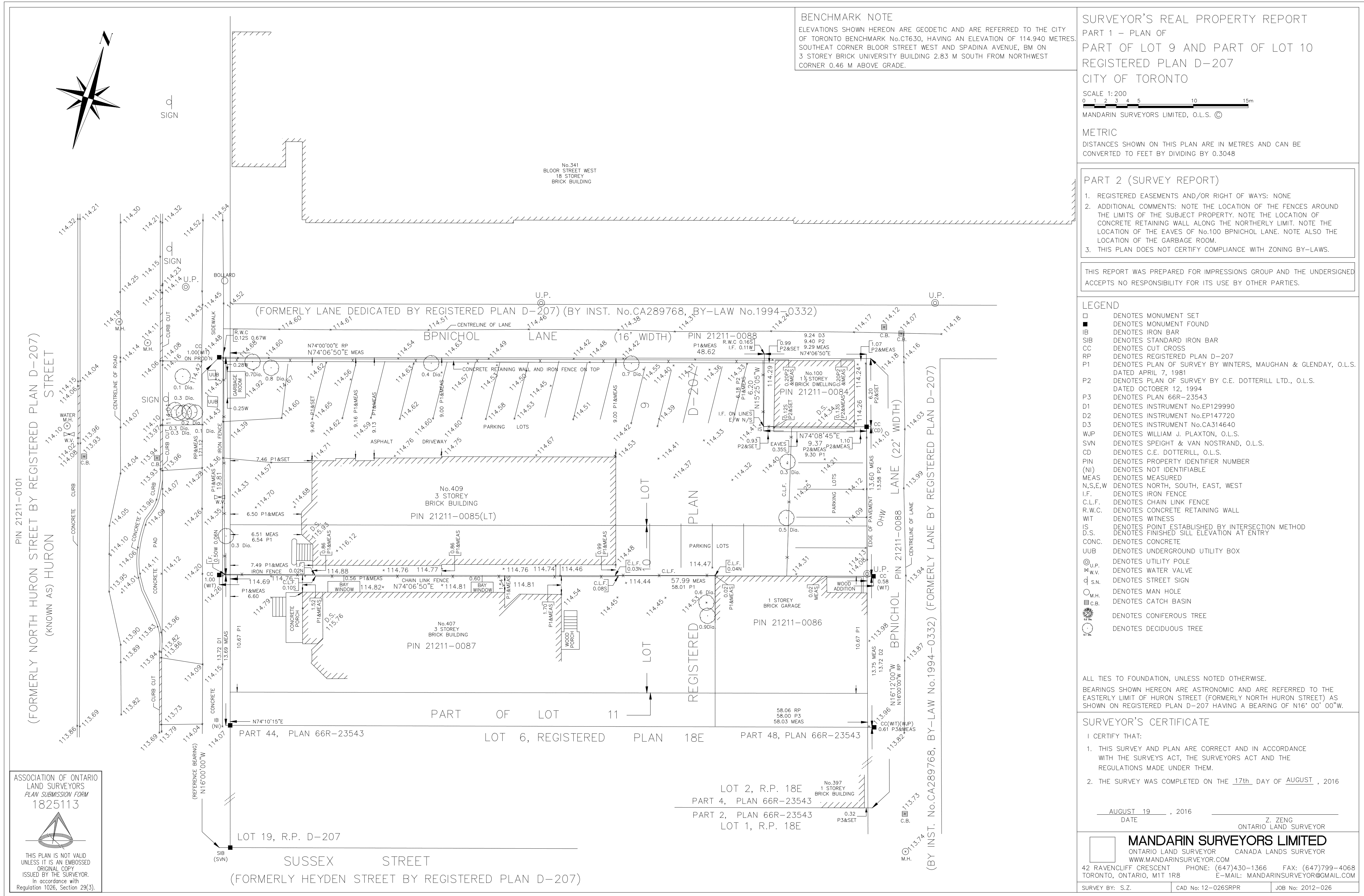
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DRAWING LIST

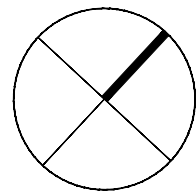
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ARBORIST KUNTZ FORESTRY 146 LAKESHORE W OAKVILLE, ONTARIO L6K 0B3	LANDSCAPE JANET ROSENBERG + STUDIO 148 KENWOOD AVE YORK, ONTARIO M6C 2S3
HERITAGE ERA ARCHITECTS 625 CHURCH ST. #600 TORONTO, ONTARIO M5Y 2G1	CIVIL COLE ENGINEERING 70 VALLEYWOOD DR. MARKHAM, ONTARIO L3R 4T5
PLANNING BOUSFIELDS INC. 3 CHURCH STREET TORONTO, ONTARIO M5E 1M2	TRANSPORTATION TRANS-PLAN 17 ATLANTIC AVE TORONTO, ONTARIO M6K 3E7
HYDRO-G/ GEOTECHNICAL EDWARD WONG & ASSOCIATES INC. 441 LESNA PARK DR. MARKHAM, ONTARIO L3R 1H7	ENERGY S & I IDEAS 439 MILL STREET RICHMOND HILL, ONTARIO L4C 7X1

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SURVEY

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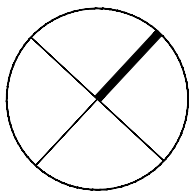
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PLANNING BOUSFIELDS INC. 3 CHURCH STREET TORONTO, ONTARIO M5E 1M2	TRANSPORTATION TRANS-PLAN 17 ATLANTIC AVE TORONTO, ONTARIO M6K 3E7
HYDRO-G/ GEOTECHNICAL EDWARD WONG & ASSOCIATES INC. S & I IDEAS 441 ESNA PARK DR. MARKHAM, ONTARIO L3R 1H7	ENERGY TRANS-PLAN 439 MILL STREET RICHMOND HILL, ONTARIO L4C 7X1

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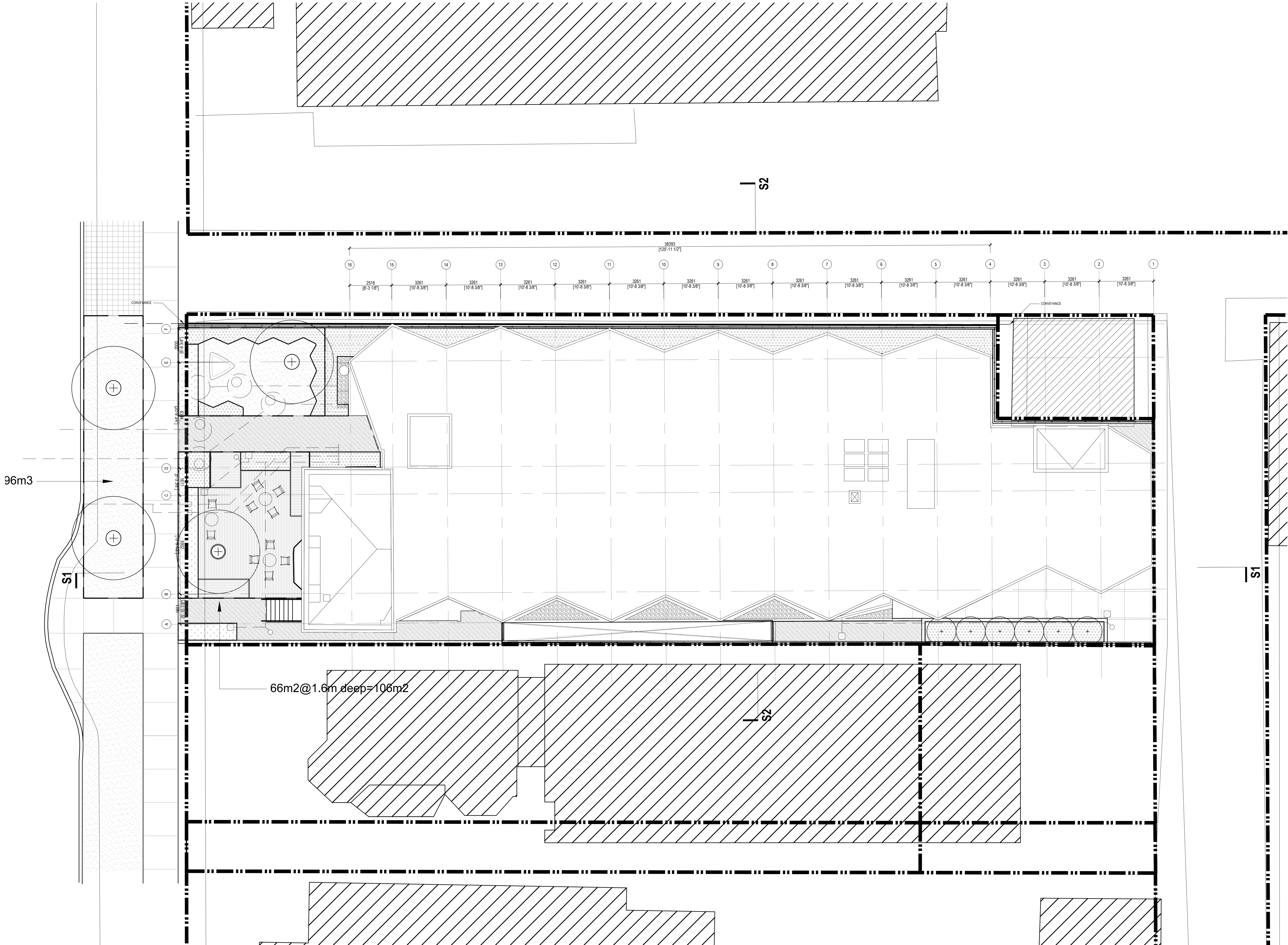
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CONTEXT PLAN

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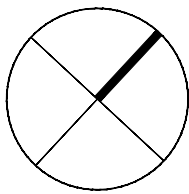
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PLANNING BOUSFIELDS INC. 3 CHURCH STREET TORONTO, ONTARIO M5E 1M2	TRANSPORTATION TRANS-PLAN 17 ATLANTIC AVE TORONTO, ONTARIO M6K 3E7
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SITE PLAN

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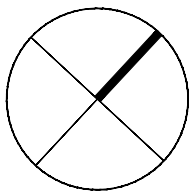
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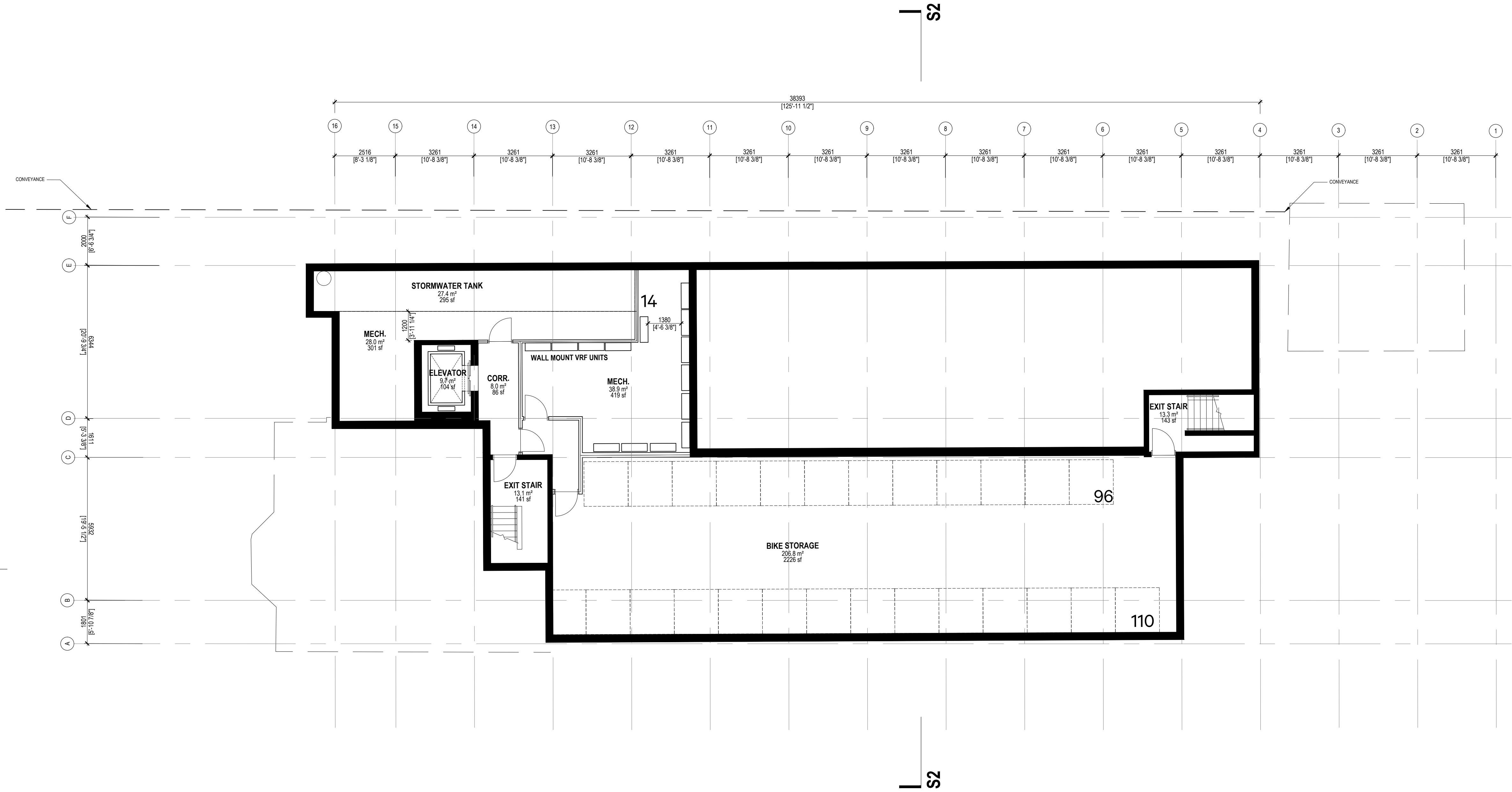


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P1 PLAN

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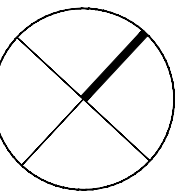
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04	2019.04.17	ZBA DRAFT - SUBMISSION
04	2019.05.06	ZBA - SUBMISSION

GENERAL NOTES

- UNITS DENOTED WITH AN [R] ARE INTENDED AS RENTAL REPLACEMENT.

ARBORIST KUNTZ FORESTRY 146 LAKESHORE W OAKVILLE, ONTARIO L6K 0B3	LANDSCAPE JANET ROSENBERG + STUDIO 148 KENWOOD AVE YORK, ONTARIO M6C 2S3
HERITAGE ERA ARCHITECTS 625 CHURCH ST. #600 TORONTO, ONTARIO M5E 2G1	CIVIL COLE ENGINEERING 70 VALLEYWOOD DR. MARKHAM, ONTARIO L3R 4T5
PLANNING BOULSFIELDS INC. 3 CHURCH STREET TORONTO, ONTARIO M5E 1M2	TRANSPORTATION TRANS-PLAN 17 ATLANTIC AVE TORONTO, ONTARIO M6K 3E7
HYDRO-G/ GEOTECHNICAL EDWARD WONG & ASSOCIATES INC. 441 ESNA PARK DR. MARKHAM, ONTARIO L3R 1H7	ENERGY S & I IDEAS 439 MILL STREET RICHMOND HILL, ONTARIO L4C 7X1

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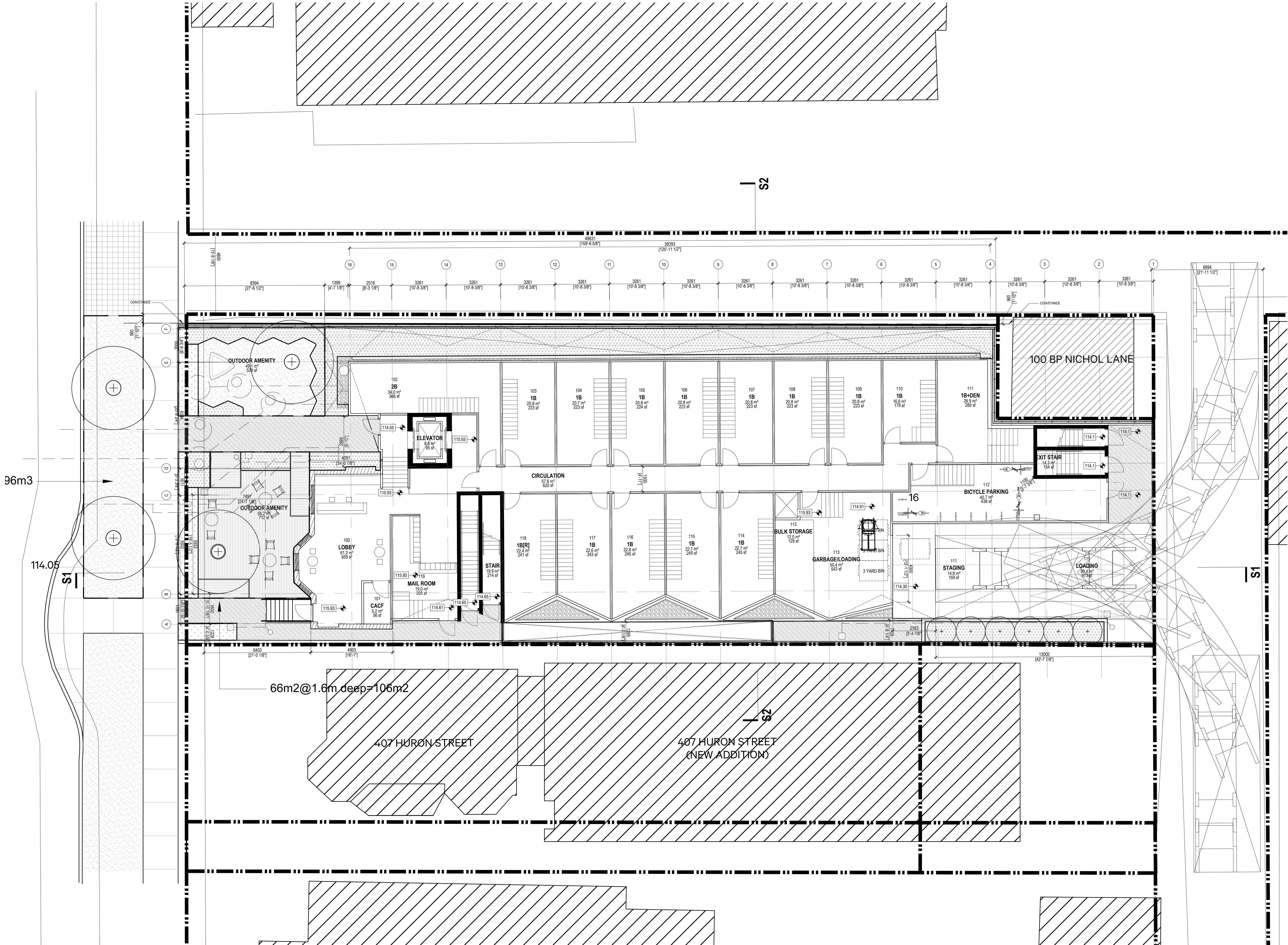


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BASEMENT LEVEL PLAN

PROJECT	41841	DRAWN	CO
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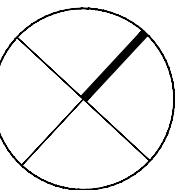
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ARBORIST KUNZ FORESTRY 146 LAKESHORE W OAKVILLE, ONTARIO L6K 0B3	LANDSCAPE JANET ROSENBERG + STUDIO 148 KENWOOD AVE YORK, ONTARIO M6C 2S3
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PLANNING BOUSFIELDS INC. 3 CHURCH STREET TORONTO, ONTARIO M5E 1M2	TRANSPORTATION TRANS-PLAN 17 ATLANTIC AVE TORONTO, ONTARIO M6K 3E7
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LEVEL 01 PLAN

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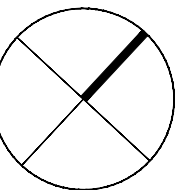
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MEZZANINE LEVEL PLAN

PROJECT	41841	DRAWN	CO
SCALE	1:100	CHECKED	DS
DATE	2019.05.01	PLOTTED	2019.05.01

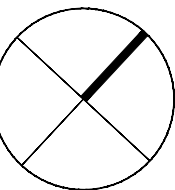
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HERITAGE ERA ARCHITECTS 625 CHURCH ST. #600 TORONTO, ONTARIO M5E 2G1	CIVIL COLE ENGINEERING 70 VALLEYWOOD DR. MARKHAM, ONTARIO L3R 4T5
PLANNING BOULSFIELDS INC. 3 CHURCH STREET TORONTO, ONTARIO M5E 1M2	TRANSPORTATION TRANS-PLAN 17 ATLANTIC AVE TORONTO, ONTARIO M6K 3E7
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LEVEL 02 PLAN

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DATE	2019.05.01	PLOTTED	2019.05.01

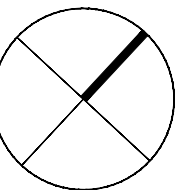
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HERITAGE ERA ARCHITECTS 625 CHURCH ST. #600 TORONTO, ONTARIO M5E 2G1	CIVIL COLE ENGINEERING 70 VALLEYWOOD DR. MARKHAM, ONTARIO L3R 4T5
PLANNING BOUSFIELDS INC. 3 CHURCH STREET TORONTO, ONTARIO M5E 1M2	TRANSPORTATION TRANS-PLAN 17 ATLANTIC AVE TORONTO, ONTARIO M6K 3E7
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TYP. LEVEL 03 & 04 PLAN

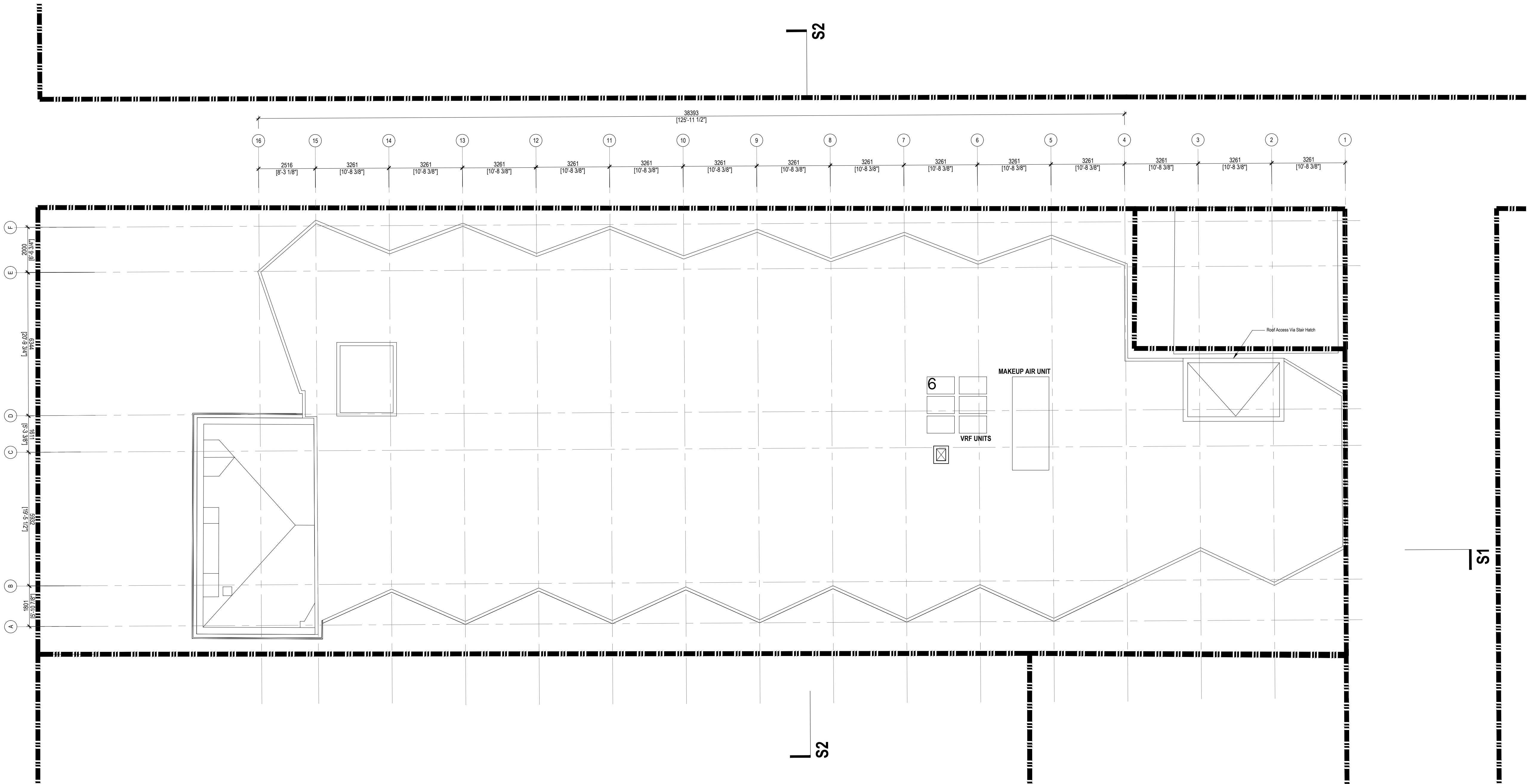
PROJECT	41841	DRAWN	CO
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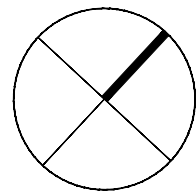
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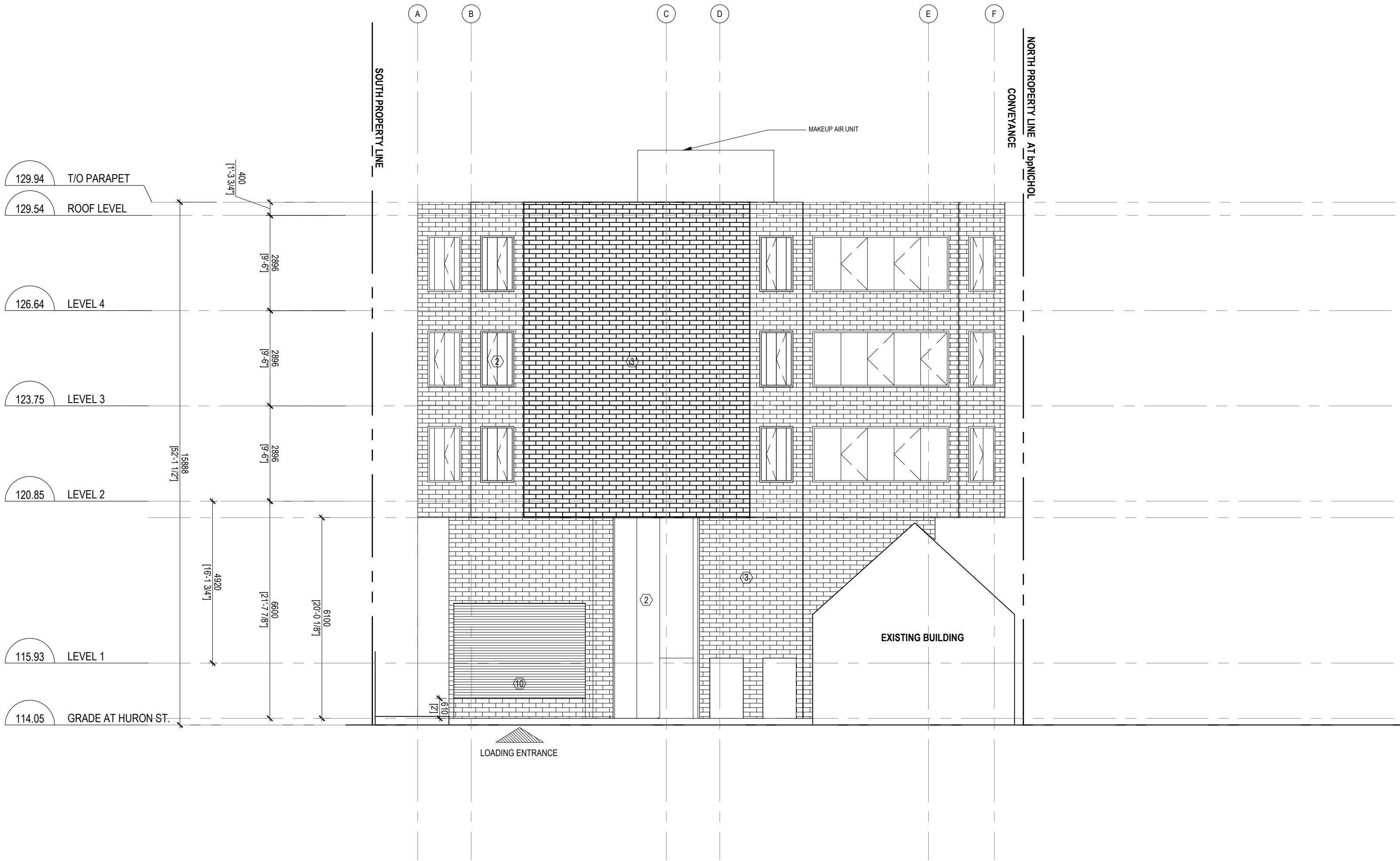
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MATERIAL LEGEND

- ① MASONRY
- ② GLASS
- ③ WOOD
- ④ METAL PANEL
- ⑤ REFLECTIVE PANEL
- ⑥ PERFORATED METAL
- ⑦ EXISTING MASONRY
- ⑧ EXISTING CONCRETE
- ⑨ EXISTING ROOF
- ⑩ CORRUGATED STEEL

GENERAL NOTES

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

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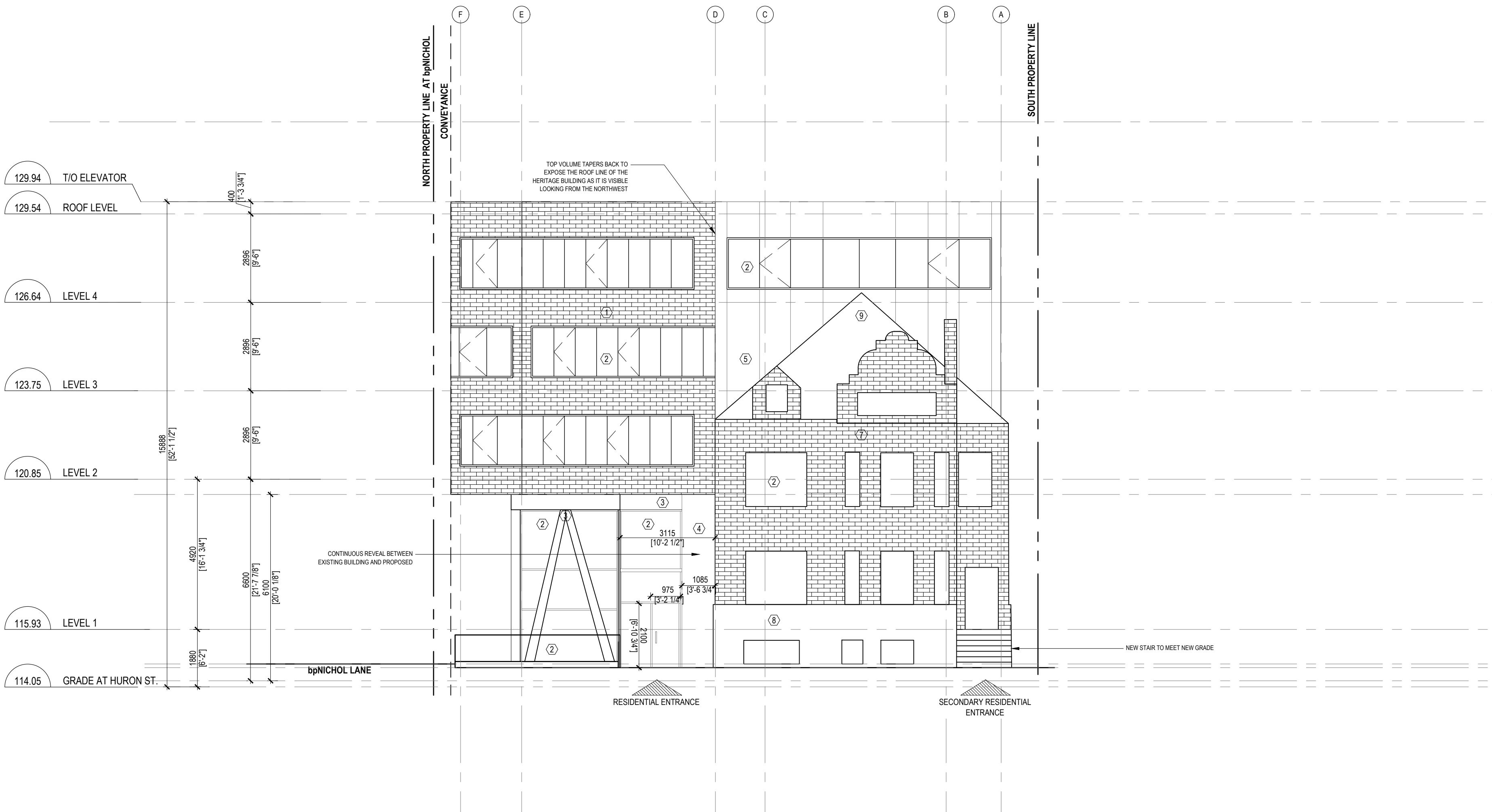
Toronto

Station: Toronto - Town Centre Station 5.0
Bird Friendly Design

For further information, please visit: www.toronto.ca/greenbuildingdesign/

Number of birds at risk

Orientation	Visual Glazing	Leaf Reflectance (Minimum)	Visual Markers	Qualified	Total Potential Area (m²)	Total Potential Area (ft²)
North	25%	75%	75%	75%	75%	75%
East	25%	75%	75%	75%	75%	75%
South	25%	75%	75%	75%	75%	75%
West	25%	75%	75%	75%	75%	75%
Total (m²)					300.0	322.8
Total (ft²)						322.8



ARBORIST KUNTZ FORESTRY 146 LAKE SHORE W OAKVILLE, ONTARIO L6K 0B3	LANDSCAPE JANET ROSENBERG + STUDIO 148 KENWOOD AVE YORK, ONTARIO M6C 2S3
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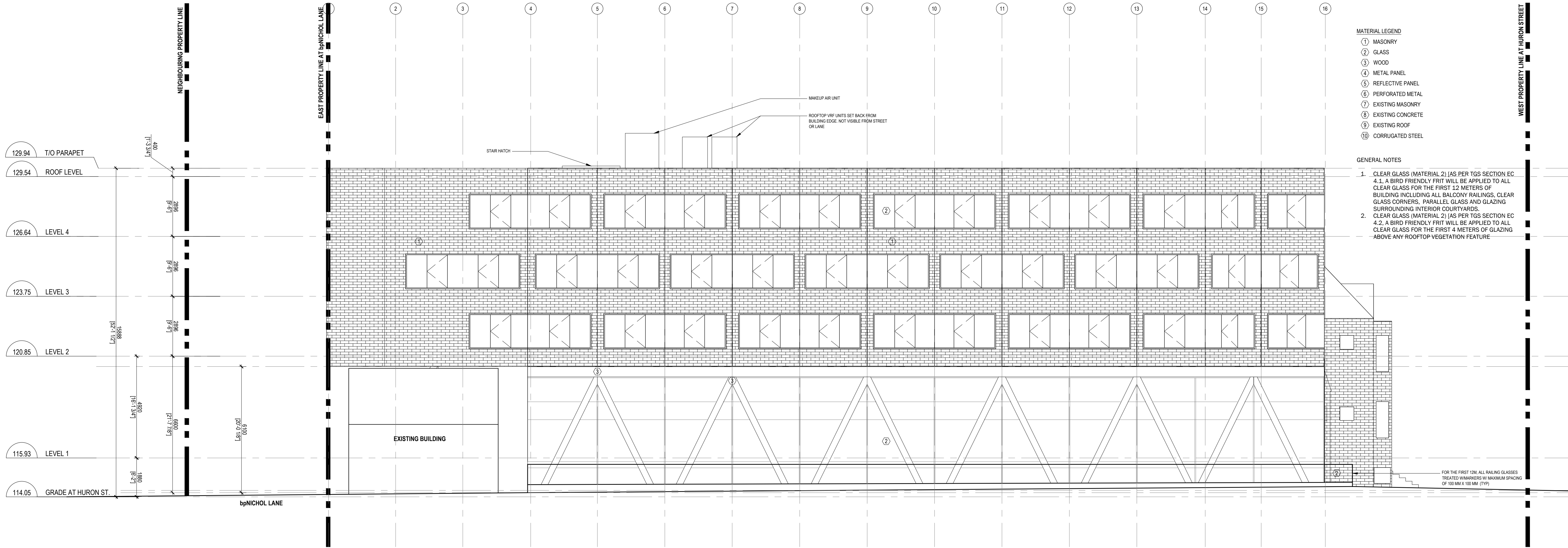
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ELEVATIONS - EAST & WEST

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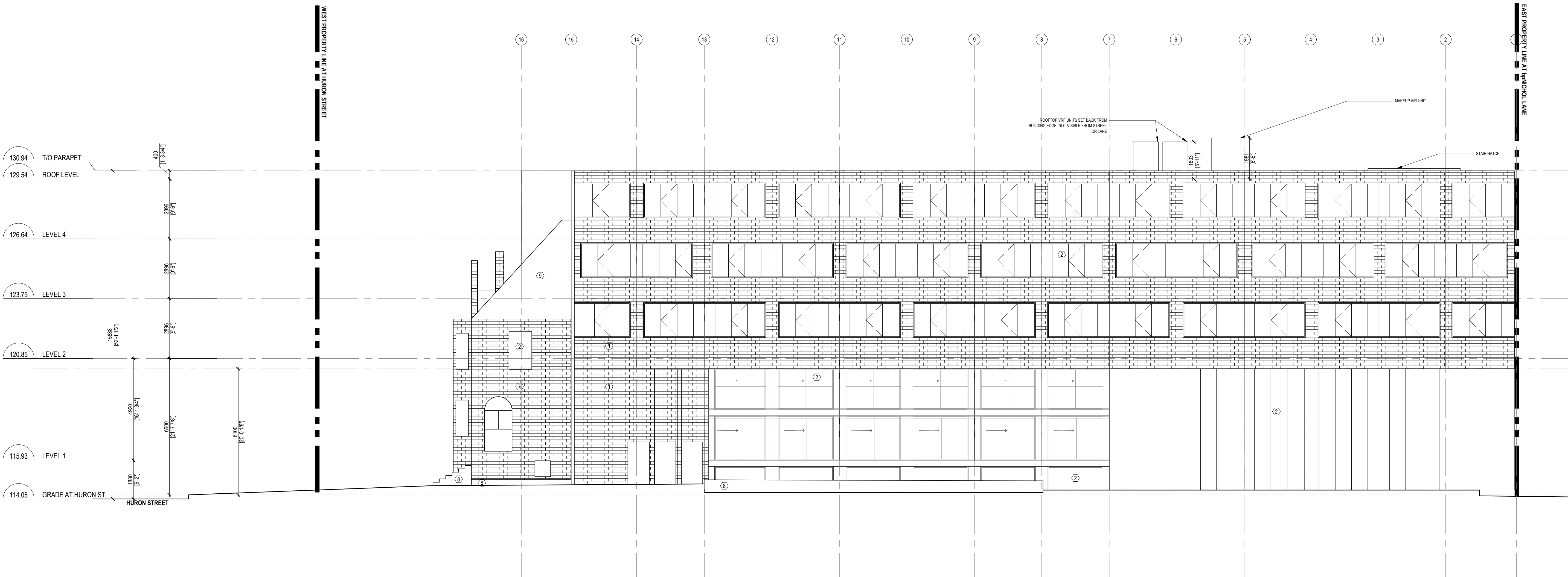
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For further information, please visit www.toronto.ca/greenandgreentools/

Greenhouse Gas Emissions

Station	Vehicle Emissions (g/kWh)	Building Emissions (g/kWh)	Visual Markers	Gridlines	Total Emissions (g/kWh)	Total Emissions (g/kWh)
East	250	250	250	250	250	250
West	250	250	250	250	250	250
Total (g/kWh)	500	500	500	500	500	500



ARBORIST KUNZ FORESTRY 146 LAKESHORE W OAKVILLE, ONTARIO L6K 0B3	LANDSCAPE JANET ROSENBERG + STUDIO 148 KENWOOD AVE YORK, ONTARIO M6C 2S3
HERITAGE ERA ARCHITECTS 625 CHURCH ST. #600 TORONTO, ONTARIO M5E 2G1	CIVIL COLE ENGINEERING 70 VALLEYWOOD DR. MARKHAM, ONTARIO L3R 4T5
PLANNING BOUSFIELDS INC. 3 CHURCH STREET TORONTO, ONTARIO M5E 1M2	TRANSPORTATION TRANS-PLAN 17 ATLANTIC AVE TORONTO, ONTARIO M6K 3E7
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ELEVATIONS - NORTH & SOUTH

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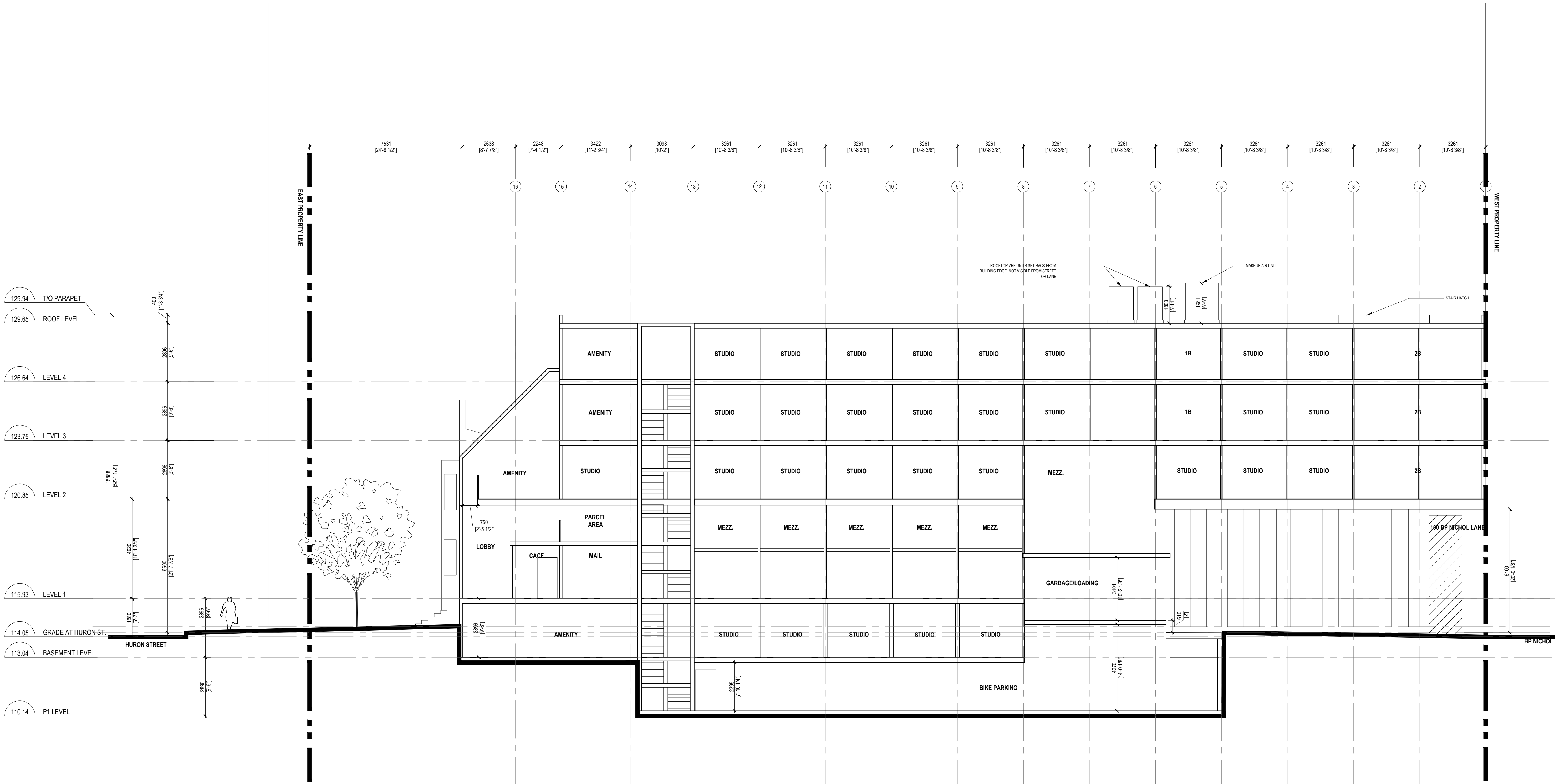
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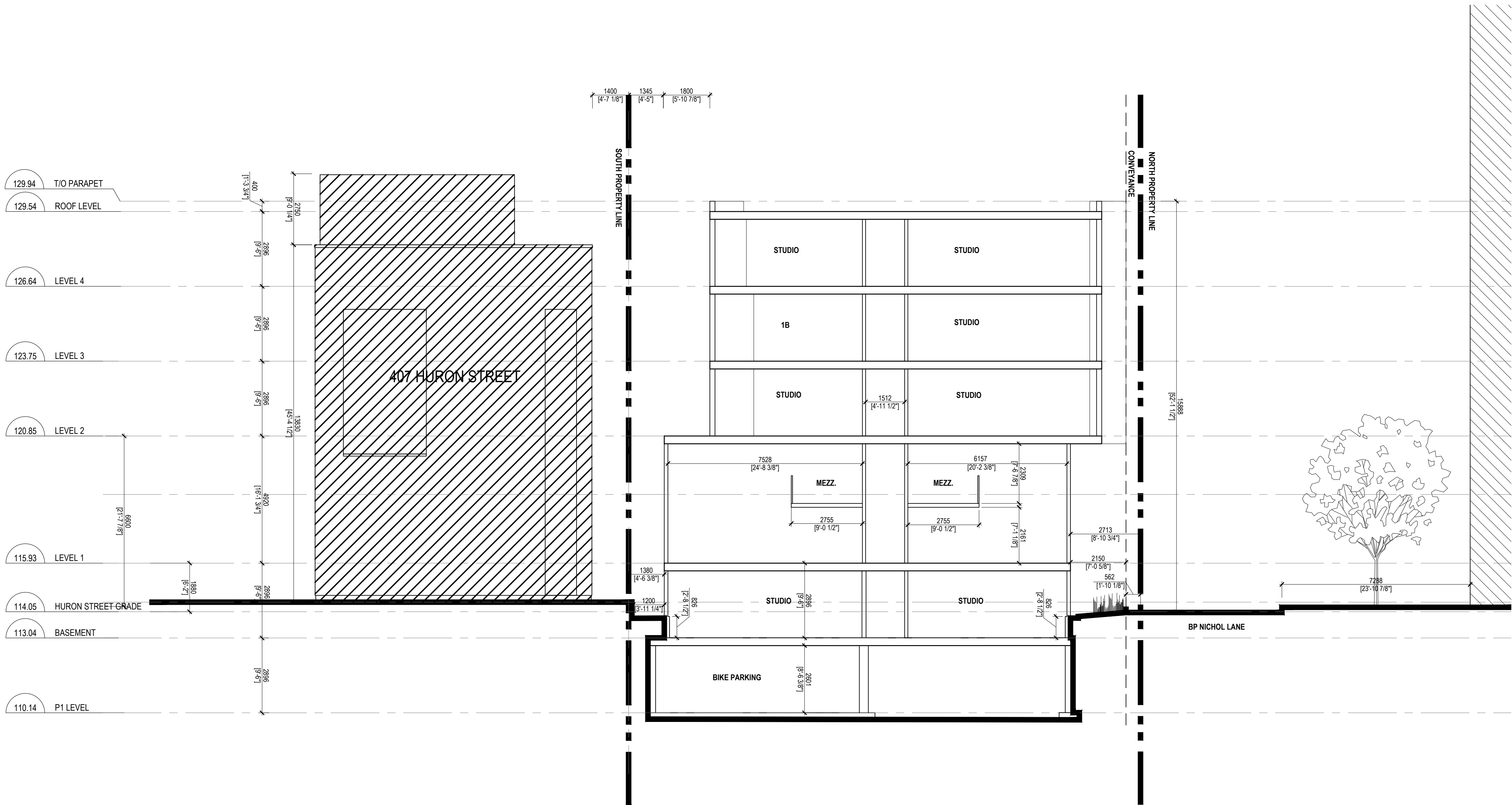
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SECTION 01

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ARBORIST	LANDSCAPE
KUNZ FORESTRY 146 LAKESHORE W OAKVILLE, ONTARIO L6K 0B3	JANET ROSENBERG + STUDIO 148 KENWOOD AVE YORK, ONTARIO M6C 2S3
HERITAGE	CIVIL
ERA ARCHITECTS 625 CHURCH ST. #800 TORONTO, ONTARIO M5T 2G1	COLE ENGINEERING 70 VALLEYWOOD DR. MARKHAM, ONTARIO L3R 4T5
PLANNING	TRANSPORTATION
BOUSFIELDS INC. 3 CHURCH STREET TORONTO, ONTARIO M5E 1M2	TRANS-PLAN 17 ATLANTIC AVE TORONTO, ONTARIO M6K 3E7
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SECTION 02

PROJECT	41841	DRAWN	CO
SCALE	1:100	CHECKED	DS
DATE	2019.04.17	PLOTTED	2019.05.01

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