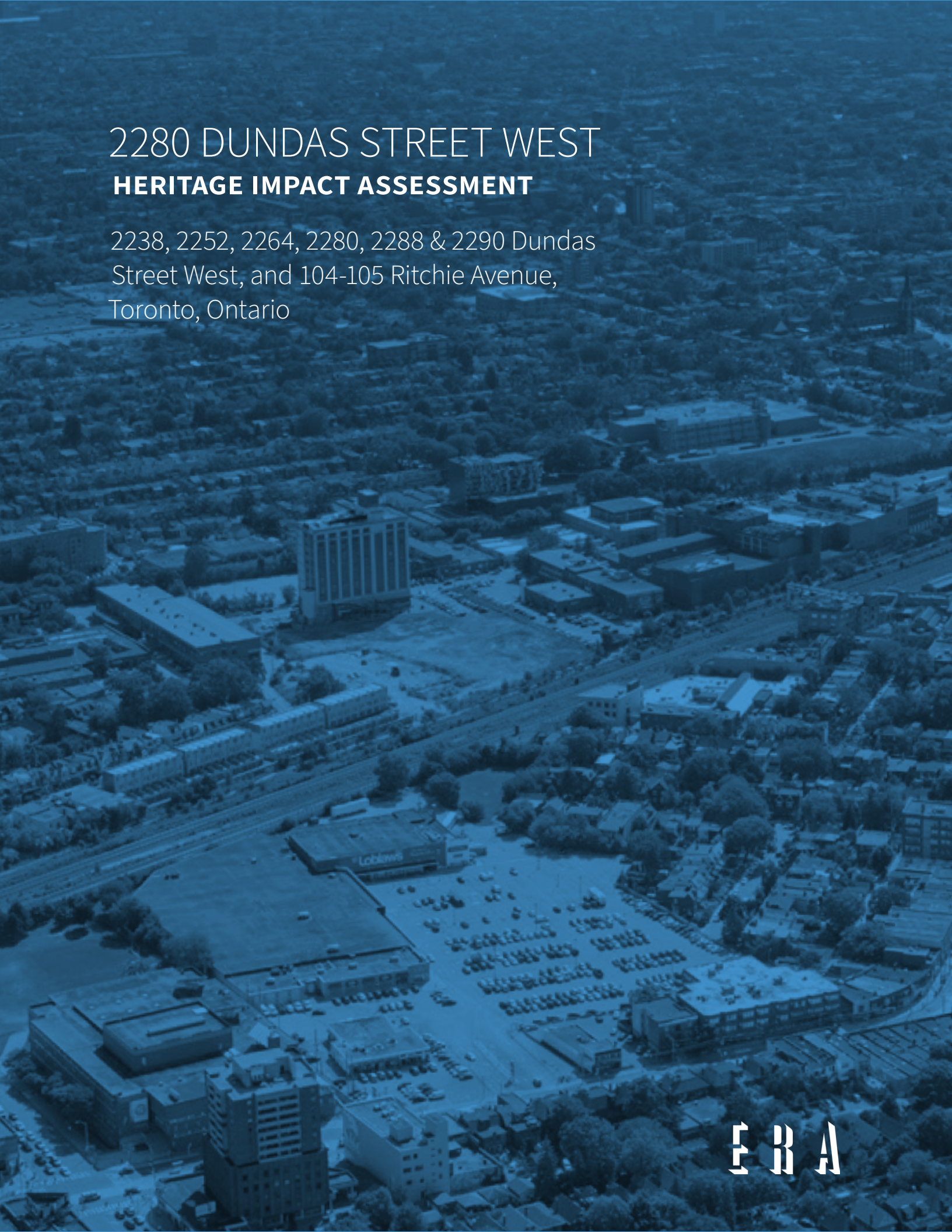
2280 DUNDAS STREET WEST

HERITAGE IMPACT ASSESSMENT

2238, 2252, 2264, 2280, 2288 & 2290 Dundas Street West, and 104-105 Ritchie Avenue, Toronto, Ontario



ERA

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COVER PAGE :Aerial image of the site (Source: Hariri Pontarini Architects).

Project # 17-137-02M

Prepared by GS / SH / HC / AM / JL

1 REQUIRED CONTENTS CHECKLIST

In accordance with the City of Toronto's Heritage Impact Assessment Terms of Reference (2021), a copy of the Terms of Reference and a completed Required Contents Checklist are attached to this report in Appendix A. Where any required field has been not been checked, or for further information, please consult the corresponding section of the report.

2 STATEMENT OF PROFESSIONAL QUALIFICATIONS

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

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

The project team for this report includes the following personnel:

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

Sharon Hong, Associate, MScPl, RPP, MCIP is an Associate with the heritage planning team at ERA. She holds a Master of Science in Planning from the University of Toronto and has over 10 years of experience working in both the public and private sectors in heritage, urban design, and community planning.

Hallie Church, BURPI, Dip. Heritage Conservation is a Project Manager with the heritage planning team at ERA. She holds a Bachelor of Urban and Regional Planning from Ryerson University, as well as a diploma in Heritage Conservation from the Willowbank School of Restoration Arts.

Ana Martins, MScPl, MMSt is a cultural heritage planner at ERA. She holds a Master of Science in Planning from the University of Toronto, as well as a Master of Museum Studies from the Faculty of Information at the University of Toronto, specializing in the curatorial practices of public history. She is a candidate member of OPPI and an intern member of the Canadian Association of Heritage Professionals.

Jane Law, MPl is a member of the planning team at ERA Architects and contributes to projects in the development realm across the City of Toronto. She holds a Masters in Urban and Regional Planning from Ryerson Unviersity and a BA from the University of Toronto and is pursuing her RPP Designation with the Ontario Professional Planners Institute.

3 EXECUTIVE SUMMARY

Background

This Heritage Impact Assessment (HIA) has been prepared by ERA Architects (ERA), on behalf of Choice Properties Limited Partnership. The HIA is part of a Zoning By-law Amendment and Site Plan Approval application and considers the impact of a proposal for the redevelopment of the properties municipally known as 2238, 2252, 2264, 2280, 2288 & 2290 Dundas Street West, and 104-105 Ritchie Avenue (the "Site" or "Subject Site") on the adjacent heritage property at 2224 Dundas Street West.

Cultural Heritage Value

There are no heritage properties on the Site. The existing buildings have not been previously identified as having potential cultural heritage value through planning studies in the area, including the 2009 Bloor-Dundas Avenue Study, and have not been identified to have value by members of the community.

As some properties within the Subject Site are over 40 years old, a Cultural Heritage Evaluation Report (CHER) has been recommended by Heritage Planning Staff. The CHER concludes that none of the existing properties carry sufficient value to satisfy the criteria under Ontario Regulation 9/06. The CHER has been submitted in conjunction with this report.

The Site is adjacent to one listed property at 2444 Dundas Street West. There are no identified heritage attributes to date.

Proposed Development

The proposed development contemplates the demolition of five existing buildings at 2238, 2252, 2264, 2288 & 2280-2290 Dundas Street West, and the redevelopment of a vacant site at 104-105 Ritchie Avenue. The existing buildings and vacant site are proposed to be replaced. The proposed development introduces three finer-grained neighbourhood blocks, the North Block, the Centre Block, and the South Block, with a proposed a public park at the center of the Site. Retail spaces are proposed at the ground floor level of all building elevations fronting Dundas Street West.

The North Block is proposed to comprise of 3 mixed-use towers with podium bases, 22-storeys, 32-storeys, and 38-storeys in height. The Centre Block is proposed to comprise of a mixed-use building with a 2-6 storey podium base and a 24-storey tower, a central public park, and a 28-storey residential tower with podium base. The South Block is proposed to comprise of a 10-storey mixed-use mid-rise building and 2 residential mid-rise buildings, 7-storeys and 10-storeys in height.

The proposed development also introduces two public east-west roads, Street A and Street B, running between the three blocks.

A green space buffer is proposed along the western and southern edge of the Site, with pedestrian connection to the residential neighbourhood to the south.

Analysis of Impact of Development

The proposed development maintains the integrity of the adjacent listed building at 2224 Dundas Street West through the incorporation of the following design measures:

- The design of the Dundas Street frontages which reflects the mainstreet character of Dundas Street West and the adjacent heritage building through articulated storefront bays, fenestration patterns and materiality; and,
- The proposed 2-storey loading bay that extends the length of Building 05 and provides an adequate transition in scale and massing from the adjacent listed building.

Mitigation

The proposed development incorporates design considerations intended to mitigate the potential impacts on the adjacent listed building and the character of the surrounding area, which are outlined in Section 18 and summarized below:

- The integration of the property into the Roncesvalles neighbourhood fabric through the transformation of the existing larger-scale post-industrial plot into a fine-grained block pattern. The proposed circulation network provides permeability and reflects the Roncesvalles neighbourhood street grid and block pattern.
- The continuation, extension and evolution of the street-related mainstreet retail character of Roncesvalles Avenue along Dundas Street.
- The reorientation of the existing Loblaws, an important neighbourhood community amenity, as street-related retail that establishes a contemporary iteration of mainstreet character along Dundas Street West.
- A design with articulated bays and fenestration and use of masonry at the base, which extends the mainstreet character of Roncesvalles Avenue to this portion of Dundas Street West.
- The introduction of mixed-use buildings with graduated transitions in height, and massing, beginning with a stepped transition from the adjacent heritage building and neighbourhood, and increasing north to Bloor Street.
- The introduction of a green network along the west and south of the Site, which acts as a buffer to the residential neighbourhood and the CN Rail.
- A public park that acts as a mid-block connection, allows for permeability through the Site, and creates a strong community anchor sheltered behind the main street.

Conservation Strategy

Given that the Site does not include any on-site heritage properties, a conservation strategy has not been prepared for the purposes of this application.

Statement of Opinion

The proposal is transformative and provides a contemporary iteration of neighbourhood fabric on a post-industrial site in the neighbourhood. The proposal is a contemporary iteration and extension of the mainstreet retail character along Roncesvalles Ave and Dundas Street West and re-orients the post-industrial site with street-related retail. It provides adequate transition in scale and massing from the Site's evolving context at Bloor and Dundas and abutting low-rise residential neighbourhood to the south.

Through the various design measures discussed in Section 18 of this report, the proposed development is found to maintain the integrity and conserve the cultural heritage value of the adjacent listed building at 2224 Dundas Street West and has been designed in a manner that is compatible with and distinguishable from the adjacent listed building.

ERA finds the proposal meets the recognized professional standards and best practices in the field of heritage conservation in Canada. The proposed development is consistent with the Provincial Policy Statement and conforms to applicable policies, plans and guidelines, including the Heritage polices of the City of Toronto's Official Plan and the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada, while allowing for intensification of the Site.

4 PROPERTY OWNER

Choice Properties Limited Partnership
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5 OWNER'S REPRESENTATIVE OR AGENT

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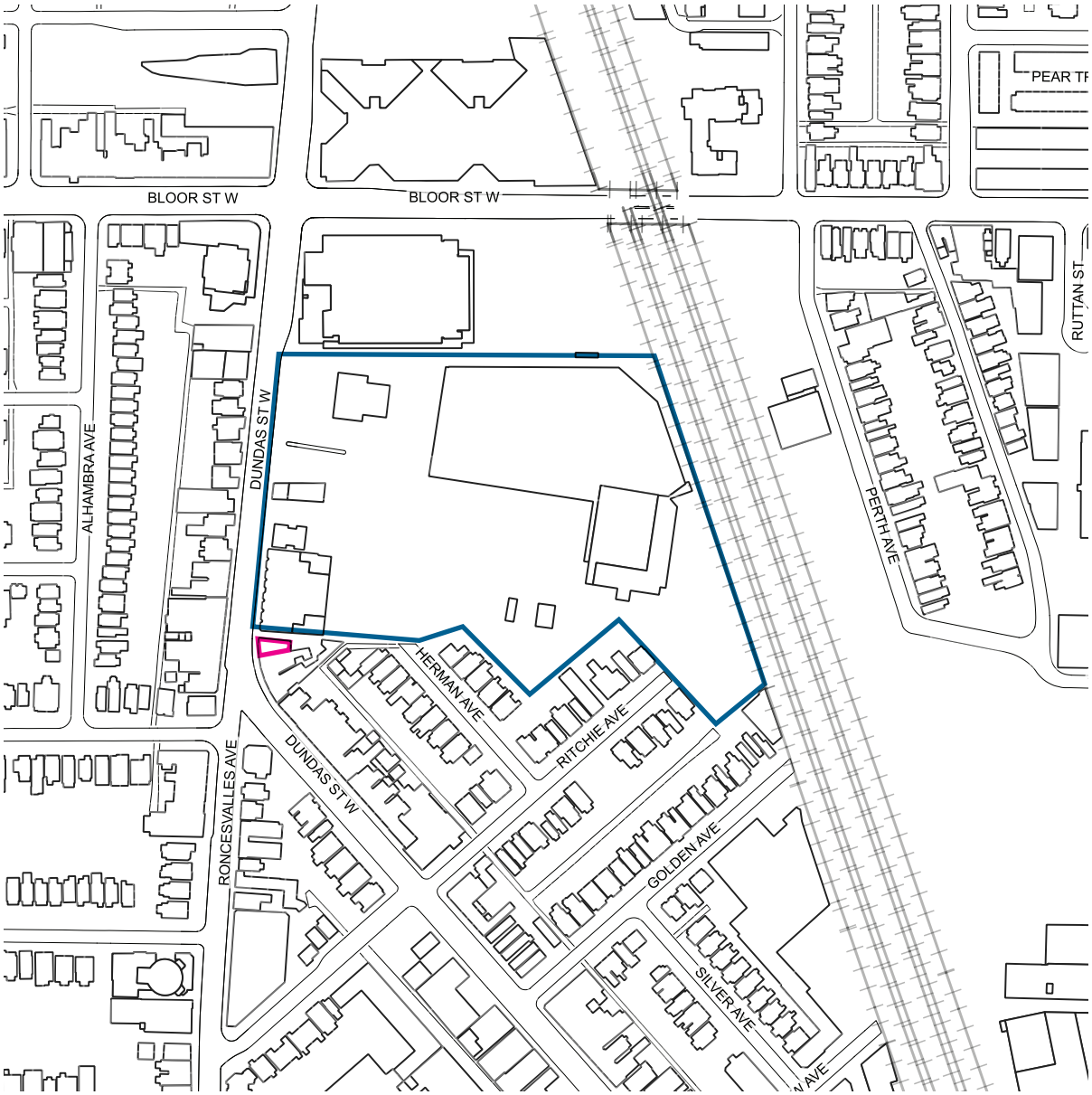
6 LOCATION PLAN



Property Data Map

Site

Adjacent Heritage Property

Context Map

Site

Adjacent Heritage Property

7 CULTURAL HERITAGE EVALUATION REPORT

As some properties within the Subject Site are over 40 years old, a Cultural Heritage Evaluation Report (CHER) has been recommended by Heritage Planning Staff. The CHER concludes that none of the existing properties carry sufficient value to satisfy the criteria under Ontario Regulation 9/06. The CHER has been submitted in conjunction with this report.

8 DESCRIPTION OF ON-SITE HERITAGE RESOURCES

The Site is neither listed on the City of Toronto Heritage Register, or designated under Parts IV or V of the OHA. As such, there are no on-site heritage resources.

9 HISTORIC PHOTOGRAPHS

ERA undertook primary and secondary research to identify historic photographs of the properties on the Subject Site. Apart from historic images of the streetscape of Dundas Street West, Roncesvalles Avenue, and Bloor Street West, historic images of the properties located on the Subject Site were not found.

The following resources were consulted:

- Ontario Jewish Archives (in-person visit on June 14, 2022)
- Ontario Jewish Archives website
- Toronto Archives (in-person visit on June 10 and June 13, 2022)
- Ontario Archives
- Toronto Public Library
- Sunnyside Historical Society/Parkdale Village Historical Society (website)
- Archeion: Archives Association of Ontario

1. Top: 1912 photograph showing Roncesvalles Avenue and Dundas Street West with north view (City of Toronto Archives).

2. 1912 photograph showing Roncesvalles Avenue and Dundas Street West with south view (City of Toronto Archives).

3. Top: 1923 photograph showing intersection at Bloor Street West and Dundas Street West (City of Toronto Archives).

4. 1923 photograph of Dundas Street West showing north view at Boustead (City of Toronto Archives).

5. 1936 photograph showing Dundas Street West south from Bloor Street West (City of Toronto Archives).

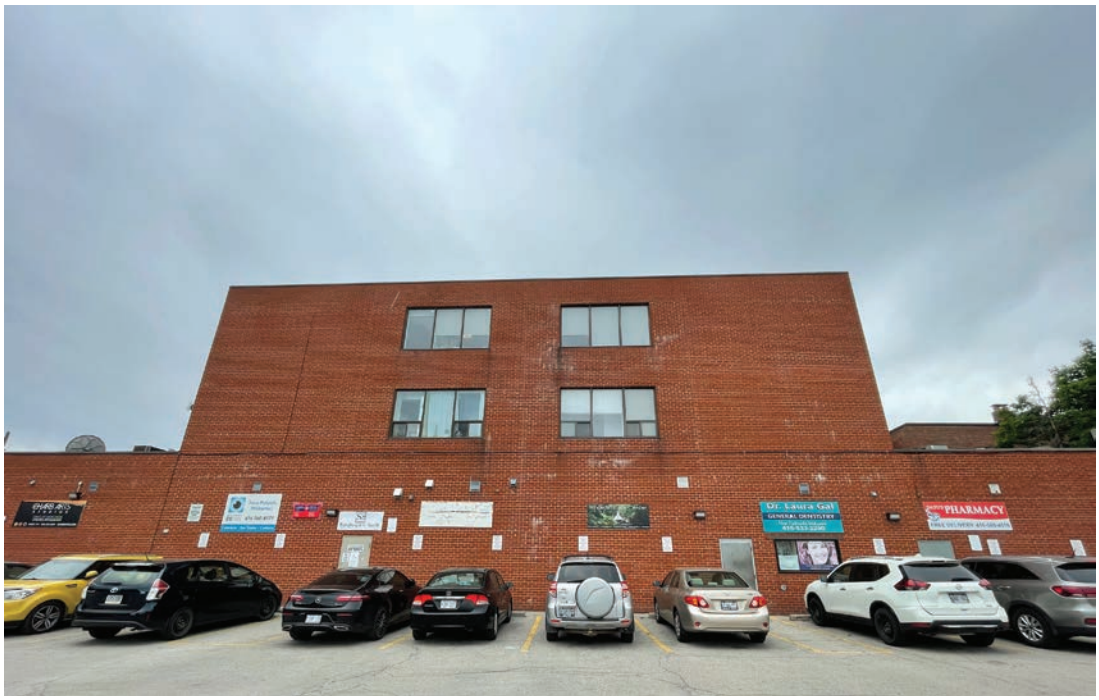
6. 1970s photograph showing Dundas Street West looking north with view of walk-up apartment building at 2252 Dundas Street West (City of Toronto Archives).

10 CURRENT PHOTOGRAPHS / IMAGES

9.1 2238 Dundas Street West

7. Primary (west) elevation of 2238 Dundas Street West (ERA Architects, 2022).

8. North elevation of 2238 Dundas Street West (ERA Architects, 2022).



9. East elevation of 2238 Dundas Street West (ERA Architects, 2022).

10. South elevation of 2238 Dundas Street West (ERA Architects, 2022).

10.1 2252 Dundas Street West

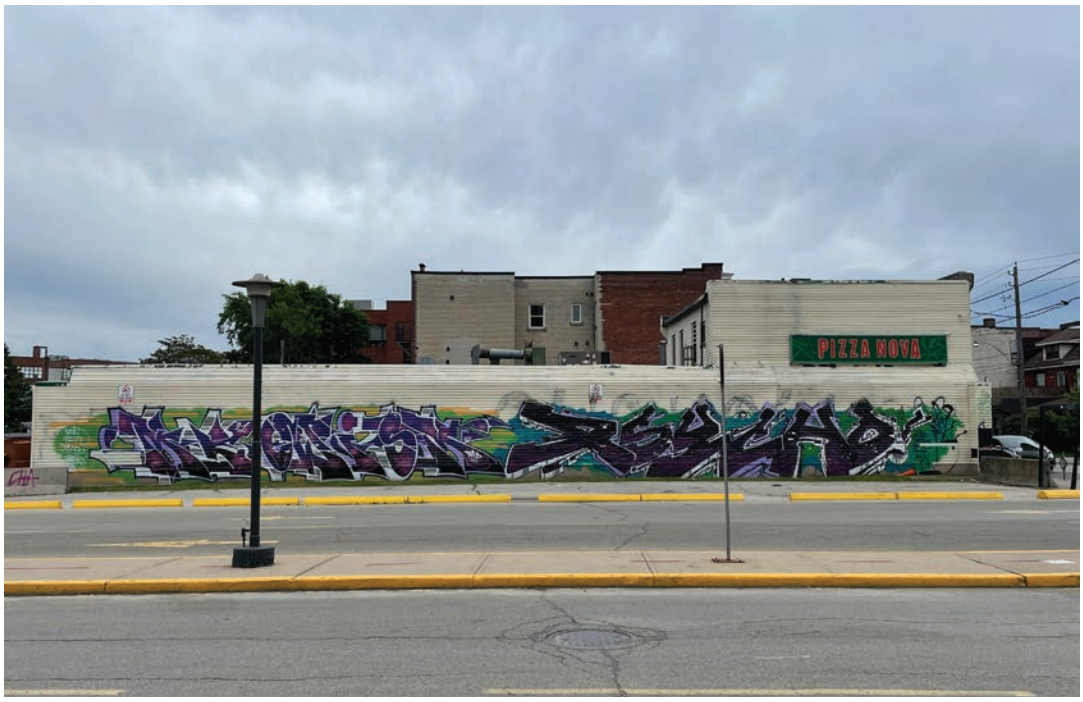
11. Primary (west) elevation of 2238 Dundas Street West (ERA Architects, 2022).

12. North elevation of 2238 Dundas Street West (ERA Architects, 2022).

13. East elevation of 2238 Dundas Street West (ERA Architects, 2022).

10.2 2264 Dundas Street West

14. Primary (west) elevation of 2264 Dundas Street West (ERA Architects, 2022).



15. North elevation of 2264 Dundas Street West (ERA Architects, 2022).

16. East elevation of 2264 Dundas Street West (ERA Architects, 2022).

17. South elevation of 2264 Dundas Street West (ERA Architects, 2022).

10.3 2280 Dundas Street West

18. Primary (west) elevation of 2280 Dundas Street West (ERA Architects, 2022).

19. North elevation of 2280 Dundas Street West (ERA Architects, 2022).

20. East elevation of 2280 Dundas Street West (ERA Architects, 2022).

21. South elevation of 2280 Dundas Street West (ERA Architects, 2022).

10.4 2288 Dundas Street West

22. Primary (west) elevation of 2288 Dundas Street West (ERA Architects, 2022).

23. North elevation of 2288 Dundas Street West (ERA Architects, 2022).

24. East elevation of 2288 Dundas Street West (ERA Architects, 2022).

25. South elevation of 2288 Dundas Street West (ERA Architects, 2022).

10.5 2290 Dundas Street West

26. Primary (west) elevation of 2290 Dundas Street West (ERA Architects, 2022).

27. North elevation of 2290 Dundas Street West (ERA Architects, 2022).

28. South elevation of 2290 Dundas Street West (ERA Architects, 2022).

10.6 104 & 105 Ritchie Avenue

29. 104-105 Ritchie Avenue (ERA Architects, 2022).

30. Path connecting to residential neighbourhood south of 105 Ritchie Avenue (ERA Architects, 2022).

11 DESCRIPTION OF SURROUNDING NEIGHBOURHOOD

- Site
- Roncesvalles and Dundas Planning Study, Urban Design Guidelines & SASP No. 553 (2018)
- Bloor Street Planning Study (2021)
- Bloor-Dundas 'Avenue' Study (2009)
- SASP No. 335 (2009)
- Dundas West Major Transit Station Area
- Development in Proximity to Rail, OPA No. 536 (2021)
- Dundas West TTC Station
- Bloor GO Station
- Listed Heritage Property
- Designated Heritage Property

The area surrounding the Subject Site is a mixed-use neighbourhood consisting of early-to-mid-20th century commercial, residential, and institutional buildings, and contemporary mid- and high-rise, mixed-use building types. Immediately abutting the Subject Site to the south is a low-rise residential neighbourhood. The Subject Site is north of the convergence of two commercial main streets: Dundas Street West and Roncesvalles Avenue, which are characterized by a fine-grained streetscape. The neighbouring areas to the west and east of both Roncesvalles Avenue and Dundas Street West are predominantly characterized as low-rise, residential and composed largely of house-form building types.

While building heights along Dundas Street West and Roncesvalles Avenue are generally 2-3 storeys, the immediate context contains notable exceptions. These include buildings at 55 Howard Park Avenue (10-storeys), 433-439 Roncesvalles Avenue (7-storeys), 25 Ritchie Avenue (6-storeys), an approved eight-storey building at 24-66 Howard Park Avenue, and an approved eight-storey building at 422-426 Roncesvalles Avenue.

The intersection of Bloor Street West and Dundas Street West presents an evolved context and is a major transportation node within the area, and the city more broadly. The Subject Site is within the Dundas West Major Transit Station Area and GO Transit's Bloor station.

The Subject Site is bound by Dundas Street West to the west, a three-storey secondary school and field to the north, the CN Rail corridor to the east, and a row of two-storey commercial buildings to the south.

Dundas Street West

The section of Dundas Street West south of Bloor Street West to Roncesvalles Avenue is comprised of a variety of built forms including a 12-storey mixed use building with a one-storey podium known as Bloor Dundas Square on the southwest corner of Bloor Street West and Dundas Street West. The remainder of the west side of Dundas Street West is low-rise commercial-retail and house-form buildings on narrow lots. In contrast, the east side is comprised of largely multi-storey buildings on larger properties including Bishop Marrocco/ Thomas Merton Catholic Secondary School and the Subject Site, comprised of multiple properties and a large surface parking area. South of the Subject Site, at the juncture where Dundas Street West meets Roncesvalles Avenue, Dundas Street continues in a south-east direction.

Bloor Street West

North of the Subject Site is Bloor Street West, an evolved commercial main street. The north side of Bloor Street West contains primarily narrow frontages and low-rise, mixed-use buildings, mostly comprised of two-storeys while the south side of this section of Bloor Street West also contains residential house-form buildings. The intersection of Bloor Street West and Dundas Street West contains two 29-storey residential towers, which sit on a two-storey podium and are set back from Bloor Street West. The Dundas subway station and access to surface transit lines are located at the northwest corner of the intersection. GO Transit's Bloor station, located approximately 200 metres east of Dundas Street West provides access to the Georgetown Corridor GO trains as is the Union-Pearson Express train linking Pearson International Airport and Union Station.

Roncesvalles Avenue

Roncesvalles Avenue has a main street character comprised of fine-grain late-19th to early-20th commercial and residential house-form buildings, early 20th century walk-up apartments, contemporary mid-rise, mixed-use buildings, and institutional buildings. A streetcar route runs along this commercial main street. Located to the west and east of Roncesvalles Avenue are residential areas comprised largely of house-form building types. Roncesvalles Avenue is associated with the neighbouring low-rise, residential areas as the commercial main street servicing these neighbouring areas.

12 DESCRIPTION OF ADJACENT HERITAGE PROPERTIES

The Site is considered adjacent to one listed heritage building:

2224 Dundas Street West

2224 Dundas Street West contains a two-storey commercial building, part of a commercial row constructed between in 1903-1913. The property was identified through the Dundas Street West and Roncesvalles Avenue Built Form Study (2018) and part of the Dundas-Roncesvalles Historic Context.

12.1 Current Photographs of 2224 Dundas Street West

31. Primary (west) elevation of 2282 Dundas Street West

32. North elevation of 2282 Dundas Street West

33. North elevation of 2282 Dundas Street West

34. West elevation of 2282 Dundas Street West

12.2 Historic Photographs of 2224 Dundas Street West

35. Roncesvalles and Dundas Street West, photographed on February 28, 1984 (Source: City of Toronto Archives).

13 CONDITION ASSESSMENT

As there are no on-site heritage buildings and the existing buildings are proposed to be removed, a condition assessment was not undertaken as part of this report.

14 DESCRIPTION OF DEVELOPMENT / SITE ALTERATION

The proposed development replaces all existing buildings on the Site and introduces three finer-grained neighbourhood blocks, the North Block, the Centre Block, and the South Block, with a proposed a public park at the center of the Site.

The North Block contains two mixed-use buildings. Building 01 fronts onto Dundas Street West and contains two towers, 22-storeys and 32-storeys in height, connected by an 8-storey base. Building 02 is 38-storeys in height, with a 6-storey podium.

The Centre Block contains a mixed-use podium building and tower to the west, a park with pedestrian pathways in the center, and a residential tower to the east. Building 03 fronts onto Dundas Street West, and contains a podium building that ranges in height from 2-6 storeys with a 24-storey tower. Building 04 is 28-storeys in height with a 6-storey podium.

The South Block contains one mixed-use building and two residential buildings. Building 05 fronts onto Dundas Street West and is 10 storeys in height, with retail uses at the ground floor. Building 06 is 7-storeys in height, and Building 07 is 10 storeys in height.

The proposed development also introduces two public east-west roads, Street A and Street B, running between the three blocks, as well as paved pedestrian pathways between the proposed residential towers within the northern and southern blocks to facilitate north-south connections to the adjacent buildings.

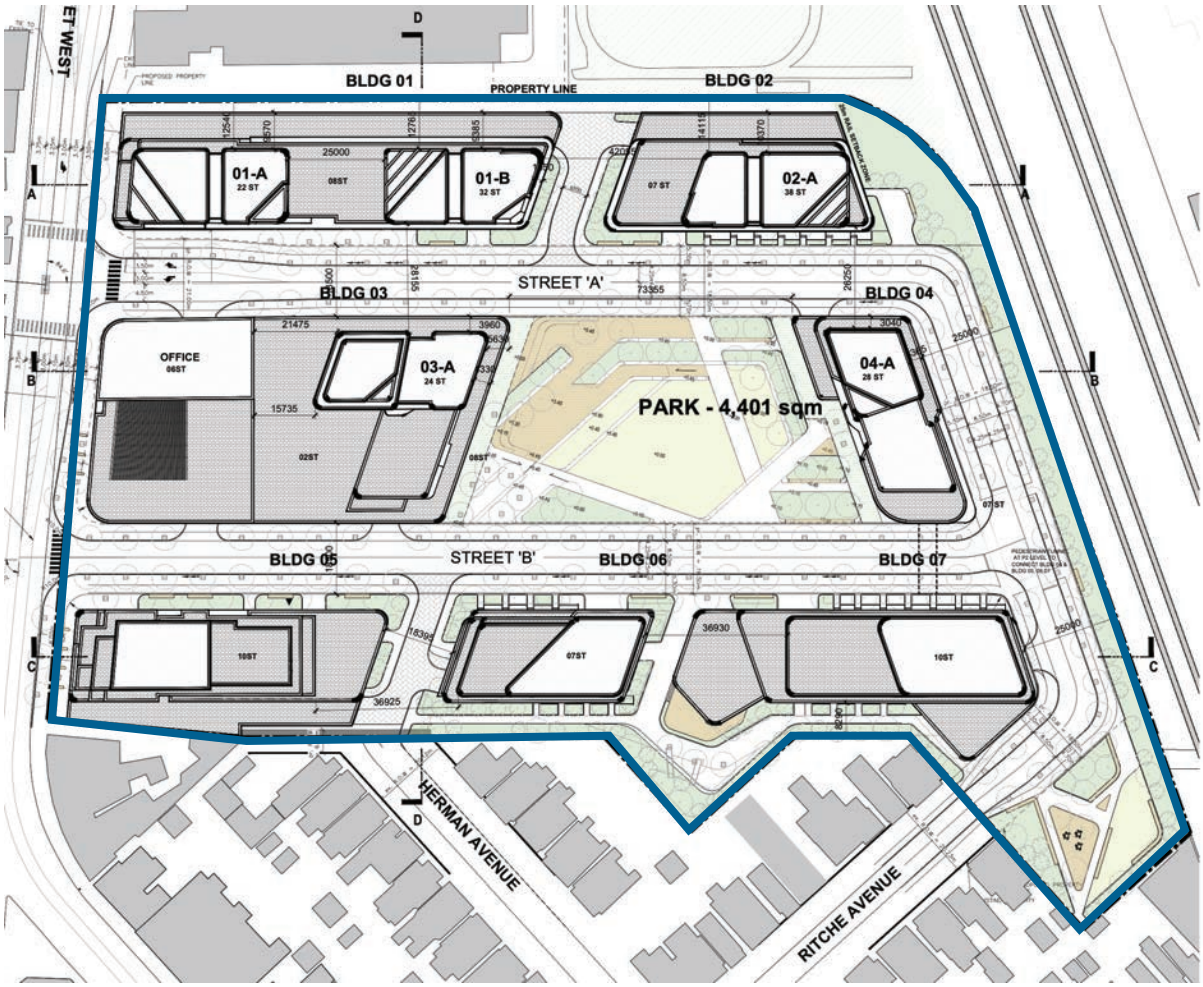
Retail spaces are proposed at the ground floor level of all building elevations fronting Dundas Street West.

A green space buffer is proposed along the western and southern edge of the Site, with pedestrian connection to the residential neighbourhood to the south. All towers include a green roof.

The materiality of the proposed buildings, which will be further developed through Site Plan Approval, is proposed to include masonry that is complementary to the streetscape character of Dundas Street West and Roncesvalles Avenue.

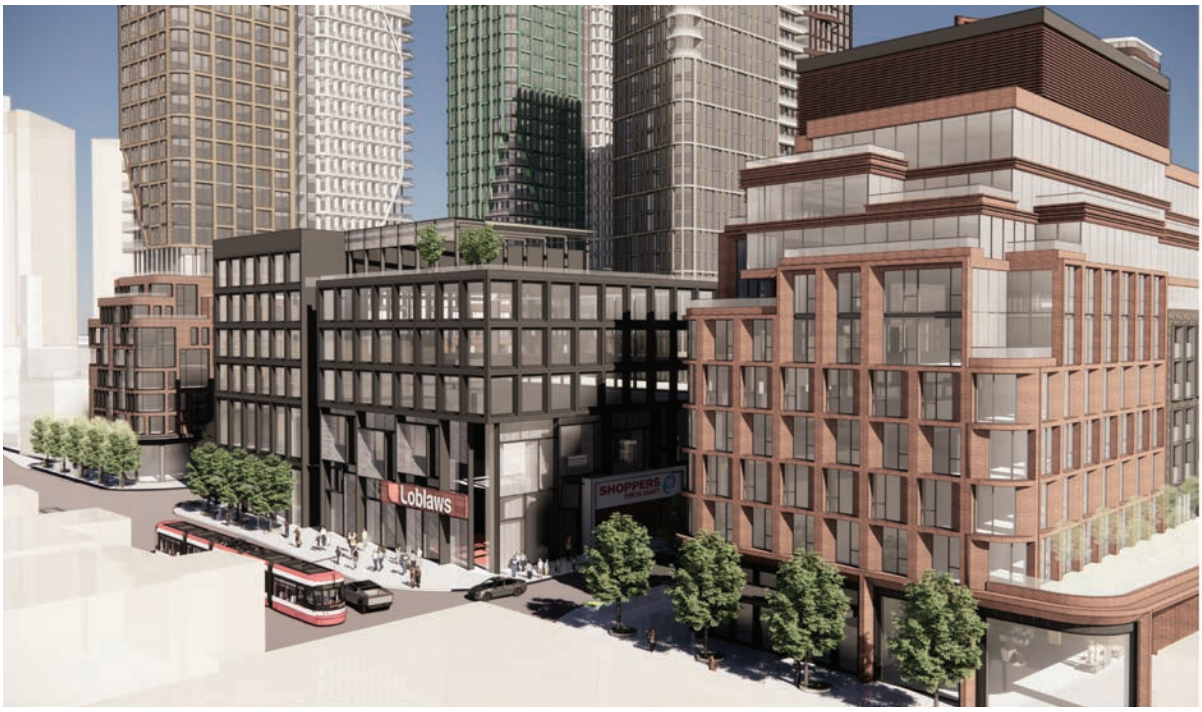
Buildings will be accessed from Street A and Street B on the Site. Streets A and B are proposed to be connected with Herman Avenue and Ritchie Avenue to the south, with Street A proposed as a pedestrianized right-of-way, and Street B proposed as a vehicular right-of-way.

For detailed architectural plans prepared by Hariri Pontarini Architects, refer to Appendix C.



36. Site plan of proposed development, with new construction outlined in blue (Source: Hariri Pontarini Architects, annotated by ERA Architects Inc.).

37. Rendering of proposed development (Source: Hariri Pontarini Architects).



38. Rendering of Dundas Street West elevation of proposed development (Source: Hariri Pontarini Architects).

39. Rendering of the south elevation of the North Block of the proposed development looking north west (Source: Hariri Pontarini Architects).

40. Rendering of the north elevation of the North Block of the proposed development looking south east (Source: Hariri Pontarini Architects).

41. Rendering of the south elevation of the Centre Block of the proposed development looking north west (Source: Hariri Pontarini Architects).

42. Rendering of the north elevation of the Centre Block of the proposed development looking south east (Source: Hariri Pontarini Architects).

43. Rendering of the south elevation of the South Block of the proposed development looking south east (Source: Hariri Pontarini Architects).

44. Rendering of the north elevation of the South Block of the proposed development looking north west (Source: Hariri Pontarini Architects).

15 DEMOLITION

As there are no on-site heritage buildings, no listed or designated heritage buildings are proposed for demolition or removal.

16 ANALYSIS OF IMPACT OF DEVELOPMENT / SITE ALTERATION

This section evaluates the impacts of the proposed development on the cultural heritage value of the Site and the adjacent listed building using the criteria provided in the Ontario Heritage Tool Kit (refer to sidebar).

Negative impact on a cultural heritage resource include, but are not limited to:
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 a 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 battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;
Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.
(Ontario Heritage Toolkit).

16.1 Policy Discussion

Pursuant to definitions contained in the Provincial Policy Statement (PPS), there are no built heritage resources on the Site, and one adjacent heritage property. The proposed development is consistent with the PPS as the proposed development has been evaluated and found to conserve the heritage attributes of the adjacent listed building.

Pursuant to the definitions contained in the Growth Plan for the Greater Golden Horseshoe (GPGGH), there are no built heritage resources on the Site. The proposed development conforms to the GPGGH as the mitigation measures outlined in Section 18 of this report ensure that the proposed development conserves the cultural heritage value of the adjacent listed building in order to support the social, economic, and cultural well-being of all communities.

This Heritage Impact Assessment has been prepared to evaluate the potential impact of the proposed alteration to the Subject Site on the adjacent listed building, and hence conforms to Policies 5, 23 and 26 of the Official Plan Chapter 3.1.5. In summary, the mitigation measures presented in Section 18 of this report fulfill the intent of Official Plan Chapter 3.1.5 by ensuring that the proposed development mitigates potential impacts on the adjacent listed building through a 2-storey loading bay that extends the length of Building 05 and provides an adequate transition in scale and massing from the adjacent listed building at 2224 Dundas Street West.

Further, the proposed development includes graduated transitions in scale, with height concentrated at the North Block, furthest away from the adjacent listed building and low-rise neighbourhood to the south.

16.2 Response to Parks Canada Standards and Guidelines of Historic Places in Canada

As the Site is not designated nor listed, it is not considered to be a historic place as defined by the Standards and Guidelines for the Conservation of Historic Places in Canada. There are no impacts on the adjacent listed building at 2224 Dundas Street West.

Further, the proposed podium at the south elevation of Building 05 provides adequate transition in scale and massing to the adjacent listed building at 2224 Dundas Street West. This is achieved through the incorporation of a 2-storey loading bay that extends the length of Building 05 and provides an adequate transition in scale and massing from the adjacent listed building. In addition, the design of the Dundas Street frontages are reflective of the mainstreet character of Dundas Street West and the adjacent heritage building through its articulated storefront bays, fenestration patterns and materiality.

16.3 Conservation Treatment

Given that there are no on-site heritage buildings, a conservation treatment has not been prepared as part of this submission.

16.4 Analysis of Integrity

The proposed development maintains the integrity of the adjacent listed building at 2224 Dundas Street West through the incorporation of the following design measures:

- The design of the Dundas Street frontages which reflects the mainstreet character of Dundas Street West and the adjacent heritage building through articulated storefront bays, fenestration patterns and materiality; and,
- The proposed 2-storey loading bay that extends the length of Building 05 and provides an adequate transition in scale and massing from the adjacent listed building.

In addition, review of the Shadow Study prepared by Urban Strategies Inc., and submitted as part of the associated Zoning By-law Amendment and Site Plan Approval application, reveals that the proposed development will not impact the integrity of the adjacent heritage building as it introduces no new shadows on the adjacent listed building.

Integrity: as it relates to a heritage property, or in an archeological site/resource, is a measure of its wholeness and intactness of the cultural heritage value and attributes. Examining the conditions of integrity requires assessing the extent to which the property includes all elements necessary to express its cultural heritage value; is of adequate size to ensure the complete representation of the features and processes that convey that property's significance; and the extent to which it suffers from adverse affects of development and/or neglect. Integrity should be assessed within a Heritage Impact Assessment (City of Toronto Official Plan).

16.5 Visual Impacts

The proposed development will have minimal visual impact on the adjacent listed building at 2444 Dundas Street West through the use of setbacks, stepbacks at the podium, and a green space buffer at the western and southern edges of the Site, which provide an appropriate transition in scale. The proposed development is situated within an evolved urban context, with multiple high-rise apartment buildings constructed, proposed, and approved in the surrounding area.

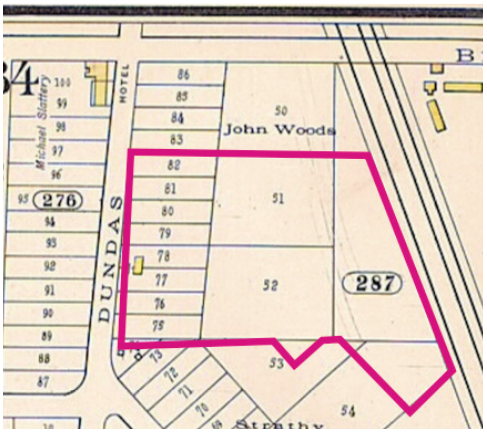
17 ENGINEERING CONSIDERATIONS

The existing buildings on the Site are not recognized heritage resources. As such, no engineering considerations have been included as part of this report.

18 MITIGATION

Fine-Grained, Community-Oriented Retail Frontages

The proposal fills a significant gap along the public realm from the intersection of Dundas Street West and Roncesvalles Avenue north to Bloor Street West. It establishes street-related, community-oriented retail and services, including the relocation of the Loblaws, extending the mainstreet character of Dundas Street West and Roncesvalles Avenue to Bloor Street West as intended in the 1880s (see image to the right), but was instead developed as an industrial tract associated with the railway. The proposed development closes the gap in the streetscape along this post-industrial block by incorporating fine-grained retail frontages along the Dundas Street West building elevations with articulated fenestration patterns reflective of the mainstreet character of Dundas Street West and Roncesvalles Avenue.



45. Above: 1884 Goads Fire Insurance Map showing subdivision plan 287. The Subject Site, outlined in Pink, shows the early intention of a fine-grain streetscape in parallel with the west condition of Dundas Street West (City of Toronto Archives).

Integration into Neighbourhood Grid

The proposed development introduces a fine-grained block pattern within the Site that re-integrates the existing large-scale post-industrial block into the city fabric and reflects the block pattern of the Roncesvalles neighbourhood. The proposed fine-grained block pattern also establishes a circulation pattern that responds to the existing street network of the Roncesvalles neighbourhood, providing permeability and mid-block connections.

Transition in Scale and Massing

The proposed development incorporates a graduated transition in scale and massing, with buildings gradually increasing in height from the South Block to the North Block, providing appropriate transitions between the Site, the adjacent listed building, and the surrounding neighbourhood. The graduated transition in scale and massing further allows for the proposed development to have minimal shadow impacts on the residential neighbourhood to the south of the Site.

The placement of green space at the western and southern edge of the Site contributes to the graduated transition in scale and massing by acting as a buffer zone between the proposed development and the surrounding neighbourhood.

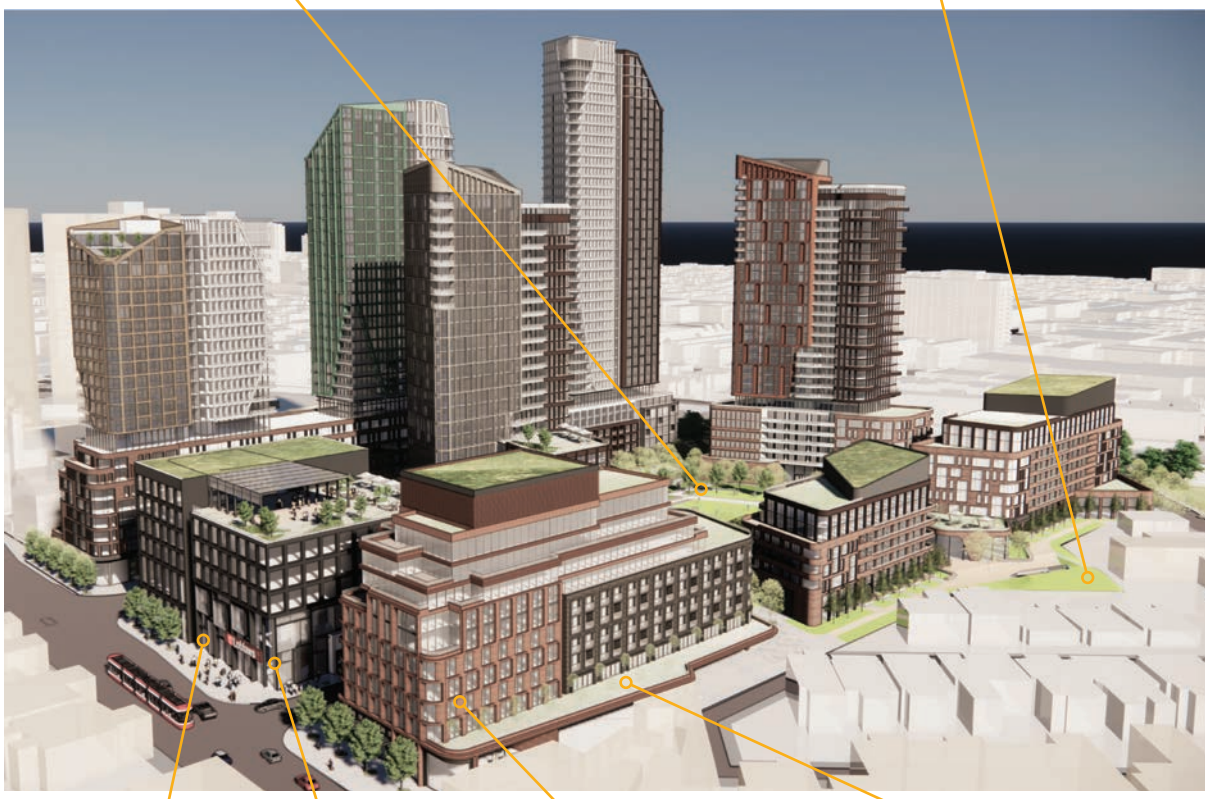
In addition, the 2-storey loading bay along the south elevation of Building 05 reflects the scale and height of the adjacent heritage building at 2224 Dundas Street West and provides an adequate transition in scale and massing.

Evolved Urban Context

The Site is situated within in a evolved urban context. The scale and massing of the proposed buildings are reflective of the existing and proposed buildings in the surrounding area, including the appealed 27-storey mixed-use building at 1540 Bloor Street West, the proposed 18-storey mixed-use building at 1423 Bloor Street West, the approved 8-storey mixed-use building and six 4-storey townhouses at 422 Roncesvalles Avenue, and the approved 5-storey commercial building at 421 Roncesvalles Avenue. The proposal is transformative and provides a contemporary iteration of neighbourhood fabric on a post-industrial site in the neighbourhood. It provides adequate transition in scale and massing from the Site's evolved context and the abutting low-rise residential neighbourhood to the south.

A public park that acts as a mid-block connection, allowing for permeability through the Site, and creating a strong community anchor sheltered behind the main street.

The introduction of greenspace along the western and southern edge of the Site, which acts as a buffer to the residential neighbourhood and the CN Rail.



The design of the Dundas Street frontages which reflects the mainstreet character of Dundas Street West and the adjacent heritage building through articulated storefront bays, fenestration patterns and materiality.

A design with articulated bays and fenestration and use of masonry at the base, extending the mainstreet character of Roncesvalles Avenue to this portion of Dundas Street West.

A 2-storey loading bay that extends the length of Building 05 and provides an adequate transition in scale and massing from the adjacent listed building.

The reorientation of the existing Loblaws, an important neighbourhood community amenity, incorporating street-related retail that establishes a contemporary iteration of mainstreet character along Dundas Street West.

19 CONSERVATION STRATEGY / SUMMARY

As there are no on-site heritage resources, a conservation strategy has not been included as part of this report.

20 STATEMENT OF PROFESSIONAL OPINION

The proposed development maintains the integrity and conserves the cultural heritage value of the adjacent listed building at 2224 Dundas Street West, and has been designed in a manner that is compatible with and distinguishable from the adjacent listed building. The proposed 2-storey loading bay that extends the length of Building 05 provides an adequate transition in scale and massing from the adjacent listed building. The design of the Dundas Street frontages reflect the mainstreet character of Dundas Street West and the adjacent listed building through articulated storefront bays, fenestration patterns and materiality.

The proposal is transformative and provides a contemporary iteration of neighbourhood fabric on a post-industrial site in the neighbourhood. The proposal is a contemporary iteration and extension of the mainstreet retail character along Roncesvalles Ave and Dundas Street West and re-orients the post-industrial site with street-related retail. It provides adequate transition in scale and massing from the Site's evolving context at Bloor and Dundas and abutting low-rise residential neighbourhood to the south.

ERA finds the proposal meets the recognized professional standards and best practices in the field of heritage conservation in Canada. The proposed development is consistent with the Provincial Policy Statement and conforms to applicable policies, plans and guidelines including the Heritage policies of the City of Toronto's Official Plan and the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada.

APPENDIX A: REQUIRED CONTENTS CHECKLIST

APPENDIX A: REQUIRED CONTENTS CHECKLIST

Heritage Impact Assessment Terms of Reference and Checklist
City Planning, Heritage Planning, Urban Design
Revised July 7, 2021

A. PURPOSE

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

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

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

B. POLICY CONTEXT

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

C. DESCRIPTION

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

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

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

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

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

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

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

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

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

D. STANDARDS AND PRACTICES

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

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

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

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

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

E. WHEN REQUIRED

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

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

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

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

- Consent and/or Minor Variance applications for any property on the Heritage Register

- Official Plan Amendment, Zoning By-law Amendment, Plans of Subdivision, Site Plan Control and/or Consent and/or Minor Variance applications adjacent to a property on the Heritage Register. Adjacency is defined in the Official plan and may go beyond contiguous properties

- Heritage Permit applications for any property designated under Part IV (individual) or Part V (Heritage Conservation District) of the OHA.

F. CULTURAL HERITAGE EVALUATION REPORT (CHER)

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

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

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

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

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

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

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

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

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

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

G. REQUIRED CONTENTS AND CHECKLIST

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

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

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

1. Required Contents Checklist

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

2. Statement of Professional Qualifications

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

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

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

3. Executive Summary

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

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

4. Property Owner

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

5. Owner's Representative or Agent

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

6. Location Plan

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

☑ City's property data map

☑ Aerial photograph

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

7. Cultural Heritage Evaluation Report (CHER)

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

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

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

Check all that apply:

☐ Evaluation of a property designated under Part IV, Section 29, of the Ontario Heritage Act prior to 2006 and date evaluation was completed.

☐ Evaluation of a property listed on the City's Heritage Register under Section 27 of the Ontario Heritage Act and date evaluation was completed.

☐ Evaluation of a property previously identified as having cultural heritage value through professional site assessments or planning studies and date evaluation was completed.

☐ Evaluation of a property believed to have cultural heritage value as identified by the community, City staff or local Councillor and date evaluation was completed.

☑ Evaluation of a property over 40 years old and date evaluation was completed.

8. Description of On-site Heritage Resources

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

☑ Description of each property in its location on the site and any associated buildings, structures and/or landscapes. The description needs to include reference to all structures; buildings; age, location, type of construction, heritage attributes, building elements, features and / or remains; building materials; architectural style, type or expression and finishes; floor plan; natural heritage features; landscaping and archaeological resources as applicable.

☐ For each listed property, the existing Statement of Significance, Reasons for Listing and/or Reasons for Identification as adopted by City Council describing each property's cultural heritage value. Include the City Council inclusion dates and relevant details. This information can be obtained from the Heritage Planning office or online.

☐ For each Part IV or Part V designated property on the site, the existing Statement of Significance, Reasons for Designation describing each property's cultural heritage value and heritage attributes and/or the established cultural heritage value or contribution as described in the relevant HCD Plan. Include the associated designation by-laws and City Council inclusion dates and details. This information can be obtained from the Heritage Planning office or online.

9. Historic Photographs

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

At minimum, the resources that must be consulted include:

☑ Toronto Archives

☑ Toronto Public Library

☑ Historical society archives

10. Current Photographs/Images

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

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

11. Description of Surrounding Neighbourhood Keyed to a Context Map

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

12. Description of Adjacent Heritage Properties (if applicable)

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

☑ Description of the property in its location adjacent to the site, including any buildings, structures and/or landscapes or landscape features.

☐ Part IV or V designation dates and details.

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

☑ Photographs to include:

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

13. Condition Assessment

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

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

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

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

14. Description of Proposed Development or Site Alteration

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

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

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

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

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

☑ Existing plans, sections and elevations showing the current condition of each property with any buildings, structures and attributes proposed to be demolished or removed identified in RED and/or altered in BLUE.

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

15. Demolition

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

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

☑ Check if NO demolition or removal is proposed.

☐ Where the demolition and/or removal of a building, structure and/or heritage attribute is proposed on an existing Part IV heritage property, a written description will explain the reason for the proposed demolition and/or removal and how it conserves the cultural heritage value and attributes of the property as described in the designation by-law or the CHER and how it conserves the integrity of the property.

☐ Where the demolition and/or removal of a building, structure and/or heritage attribute is proposed on a Part V designated property within a Part V designated district, a written description will explain the reason for the proposed demolition and/or removal and how such demolition and/or removal conserves the cultural heritage values and heritage attributes of the relevant Heritage Conservation District and describe how the proposal is not contrary to the objectives of that HCD Plan and how the proposal does not conflict with that HCD Plan.

☐ Where the demolition and/or removal of a building or structure on a listed heritage property is proposed, a written description will explain the reason for the proposed demolition and/or removal and how it conserves the cultural heritage value of the property as described in the reasons for listing or the CHER and conserves the integrity of the property.

☐ Where the demolition and/or removal of a building or structure on a potential heritage property is proposed, a written description will explain the reason for the proposed demolition and/or removal.

16. Analysis of the Impact of Development or Site Alteration

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

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

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

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

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

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

17. Engineering Considerations

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

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

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

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

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

18. Mitigation

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

- ☑ A detailed and itemized description of recommended mitigation measures that will best conserve the cultural heritage values and attributes of each existing, potential and adjacent heritage resource. Note: Potential heritage resources are defined in Section F above. Adjacent properties are defined in Section 3.1.5 of the City of Toronto Official Plan.
- ☑ If mitigation measures and/or alternative development options are not warranted because the cultural heritage values and attributes are being conserved, describe and provide a rationale for no recommendation.
- ☑ Where significant interventions occur, describe and provide a rationale for the alternative development approaches and mitigation measures that were explored but not recommended in this HIA.

19. Conservation Strategy/Summary

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

20. Statement of Professional Opinion

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

APPENDIX B: LIST OF SOURCES

APPENDIX B: LIST OF SOURCES

Primary Sources

Aerial Photographs, retrieved from the City of Toronto Archives, 1947, 1957, 1965, 1978, 1981, 2005

Archival Photographs, retrieved from the City of Toronto Archives

Building Records, retrieved from the City of Toronto Archives, 1914, 1917.

Building Records, received from the City of Toronto: Toronto East York Building Records, 1957, 1962, 1962b, 1972, 1986, 1987, 1995, 2013

Historical Mapping, retrieved from the City of Toronto Archives, 1851, 1893; retrieved from the the University of Toronto Map Library, 1884; and retrieved from the Bradford Library, "Toronto Carrying Place Trail Map 1750-1759"

Goad, Charles E. "Insurance Plan of the City of Toronto, Canada" Montreal: C.E. Goad, retrieved from the City of Toronto Archives, 1884, 1890, 1903, 1913, 1924; and 1910 retrieved from the University of Toronto Map Library

"Plan 287, Village of Brockton." Book 193: Ontario Land Registry Office. https:// www.onland.ca/ui/80/books/16472/viewer/269034369?page=1

Photograph, 1970, City of Toronto Archives, Toronto, Ontario, Canada

APPENDIX C: ARCHITECTURAL DRAWINGS