

13 CONDITION ASSESSMENT

ERA performed a visual inspection of 1196-1210 Yonge Street and 8 Birch Avenue on November 4, 2021. All inspections were carried out from grade. Inspections were limited to visible exterior envelope features such as the masonry, wood cornice, windows and doors, flashings and rainwater management systems (gutters and downspouts).

The interior spaces were not included in the review, and the condition assessment does not consider structural, mechanical, electrical, or plumbing systems or elements. No close up “hands on” inspections were carried out using scaffolding or a lift, and the roof areas of the buildings were not accessible at the time of the inspection.

ERA’s Condition Assessment is complemented by a Condition Assessment of Building A conducted by RJC Engineers in 2018. The RJC Condition Assessment concludes that the responses to the regrading of Yonge Street (exposure of the full foundation, and removal of large parts of the foundation for retail bays) has caused exposure to frost heaving and redistribution of the building’s structural load over time. The Condition Assessment explored the potential for the retention of Building A’s facade, but concluded that facade retention would be structurally infeasible in the context of a new development.

1196-1210 Yonge Street (Buildings A and B)

East Elevation

General Observations

ERA reviewed the condition of Buildings A and B from Yonge Street. The elevation is divided into 10 bays at the four storey section with common bond brick pattern, brick soldier course lintels and stone sills which are painted beige with a section painted in black and white at grade.

The two storey elevation is divided into 3 bays with running bond brick pattern, brick rowlock lintels which are painted in teal and white.

The at grade condition is a mix of brick, tile and wood storefronts painted black.

Brick, Stone, Wood, Openings and Metals

The brick masonry appears to be in poor condition. Some areas show step cracking above and below the window lintels, open and

DEFINITION OF TERMS

The building components were graded using the following assessment system:

Excellent: Superior aging performance. Functioning as intended; no deterioration observed.

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, possible damage to support structure; may present a risk; must be dealt with immediately.

deteriorated mortar joints, and peeling paint. At the locations of deteriorated and damaged brickwork includes select locations of spalled, fractured, eroded, missing masonry units, obsolete fasteners and holes in the bricks.

The stone sills appear to be in fair condition. The stone base appears to be in fair to poor condition with some areas with efflorescence and paint flaking.

The windows appear to be a mix of wood windows and modern metal inserts and appear to be in fair to poor condition showing deteriorated wood and paint flaking. The ground floor storefront windows appears to be in fair to poor condition showing deteriorated wood, open joints and paint flaking.

The wood cornice is in poor to defective condition with areas of delaminated and missing wood elements, deformed sections and paint flaking.

The metal parapet flashing appears to be in fair condition.



Photos of east elevation of Building A shows cracking, open and deteriorated mortar joints, and peeling paint. Deteriorated and damaged brickwork includes spalled, fractured, eroded, missing masonry units, obsolete fasteners and holes in the bricks (ERA, 2021).



Peeling paint, deteriorated and damaged brickwork and masonry units (ERA, 2021).



Defective condition of wood cornice (ERA, 2021).



Metal parapet flashing in fair condition (ERA, 2021).

West Elevation

General Observations

ERA reviewed the condition of the west elevations of Buildings A and B from Birch Avenue. A limited section of the west is visible from grade due to the adjacent building obstruction. The brick façade is painted beige and is in a common bond coursing pattern and appears to be in poor condition with areas show step cracking above the door lintel, open and deteriorated mortar joints, damaged bricks, and peeling paint. The upper area of the façade is parged and appears to be poor condition with areas of cracking, delamination and paint flaking.

The window and doors appear to be new modern metal inserts and appear to be in fair condition.

The metal parapet flashing appears to be in poor condition showing areas of deformation and paint flaking.

South Elevation

General Observations

ERA reviewed the condition of Building A from Birch Ave. The brick façade is painted beige and appears to be in poor condition. There is an area of defective condition with a crack from the parapet level down to the lower second floor. The areas appearing in poor condition show step cracking above and below the window lintels, open and deteriorated mortar joints, and peeling paint. At the locations of deteriorated and damaged brickwork includes select locations of spalled, fractured, eroded, missing masonry units, obsolete fasteners, holes in the bricks and parging at the parapet area. The concrete block base appears to be in fair condition with areas of poor condition showing delaminated concrete, cracking and paint flaking.

The stone window sills appear to be in poor condition with areas of delamination and paint flaking.

The windows and doors appear to be in fair condition.

The wood cornice appears to be in poor to defective condition with areas of delaminated and missing wood elements, deformed sections and paint flaking.

The metal flashing appears to be in defective condition with a large area missing at the upper parapet level causing water damage on the brick façade.

North Elevation

General Observations

ERA reviewed the condition of the north elevation from Yonge St. The fourth floor elevation is visible from grade and is painted with a mural. The brick façade appears to be in poor condition with areas of paint flaking, brick delamination and parging at the parapet level. The metal parapet flashing appears to be in poor condition showing areas of deformation.



South elevation of Building A in poor condition, significant cracks, open and deteriorated mortar joints, and peeling paint. Deteriorated and damaged brickwork includes locations of spalled, fractured, eroded, missing masonry units, obsolete fasteners, holes in the bricks and parging at the parapet area (ERA, 2021).



Defective wood cornice on the south elevation of Building A (ERA, 2021).

8 Birch Avenue (Building C)

South Elevation

General Observations

ERA reviewed the condition of Building C from Birch Ave. The elevation is clad in white painted stucco and appears to be in fair condition with areas of poor condition showing cracking, holes, delamination and paint flaking. The windows and doors appear to be in poor condition showing deteriorated wood members and paint flaking. The parapet flashing appears to be in fair condition with areas of poor condition showing open joints between the flashing and chipped and delaminated areas.



South elevation of Building C, areas of poor condition showing cracking, holes, delamination and paint flaking. Windows and doors in poor condition with deteriorated wood members and paint flaking (ERA, 2021).

East Elevation

General Observations

Generally, the east elevation appears to be in fair condition with some areas of foliage growth on the upper section of the façade. The elevation is clad in white painted stucco and appears to be in fair condition with some areas of minor paint flaking. The eavestrough and downspout appear to be in fair condition.

West Elevation

ERA reviewed the condition of the west elevation of Building C from a private driveway. Generally, the elevation appears to be in fair to poor condition. The two-storey elevation is clad in white painted stucco and appears to be poor condition with areas at the parapet showing cracking and unsympathetic repair, paint flaking, obsolete fasteners and delamination at the base. The existing window and door openings have been boarded up with plywood and appears to be in fair to poor condition. The masonry sills appear to be in fair condition. The parapet flashing appears to be in fair to poor condition showing open joints between the flashing and chipped and delaminated areas.

The one-storey section is clad in wood, with a roof top patio, and appears to be in poor condition showing wood rot and delamination mainly at the base and window sills with paint flaking all over. The existing wood door appears to be in poor condition showing material loss, deterioration and paint flaking. The black garage doors appears to be in fair condition. The metal parapet flashing appears to be in fair condition.

North Elevation

The north elevation was not accessible to review.



Photos of the west elevation of Building C show poor condition with areas at the parapet showing cracking and unsympathetic repair, paint flaking, obsolete fasteners and delamination at the base of the two-storey portion. The one-storey section appears to be in poor condition showing wood rot and delamination mainly at the base and window sills with paint flaking all over (ERA, 2021).

14 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposed redevelopment envisions the replacement of the existing buildings on the Site with a 16-storey residential building with retail at grade.

The ground floor of retail is designed with stone columns, large curtain window glazing, ribbed metal cladding and deep canvas awnings.

The columns on the ground floor continue to the upper storeys to meet horizontal metal blocks to create a grid with glazing in between. Balconies are asymmetrically placed along the upper storeys of the principal elevation.

The proposed development integrates an interpretive building design strategy to conserve the Site's associative value. To ensure that the Site will continue to communicate the story of the 1914-16 Yonge Street regrading, and evidence of the original Yonge Street grade line, the proposed building's Yonge Street elevation incorporates:

- A brass inlaid marker at the historic grade line, accentuated with LED lighting;
- Rough-textured cladding below the historic grade line, referencing original building foundation;
- An etched datum line, with written cues, continuing across the shop windows fronting Yonge Street.



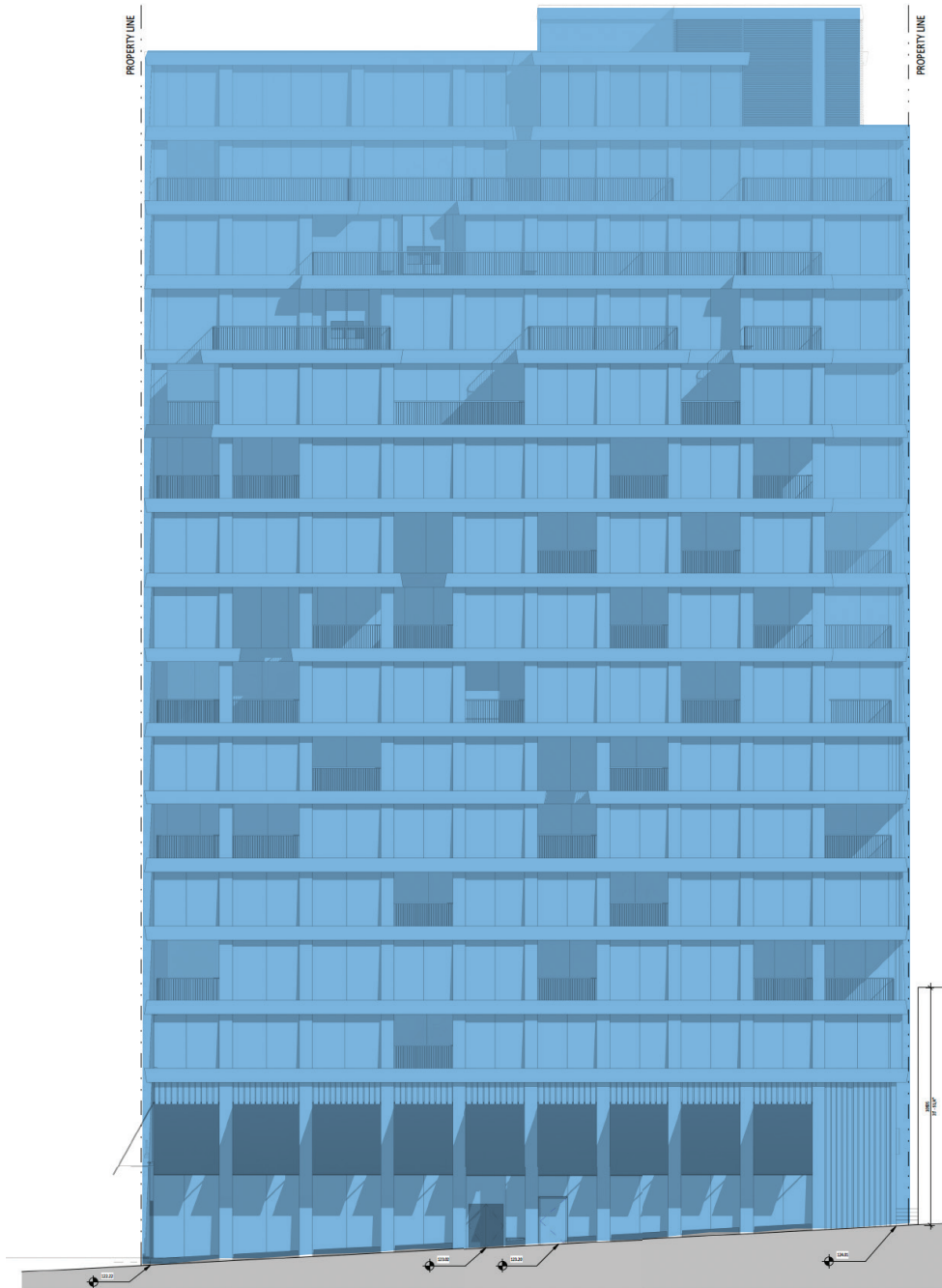
Render of proposed development showing the features that convey the original grade line of Yonge Street (KPMB, 2021).



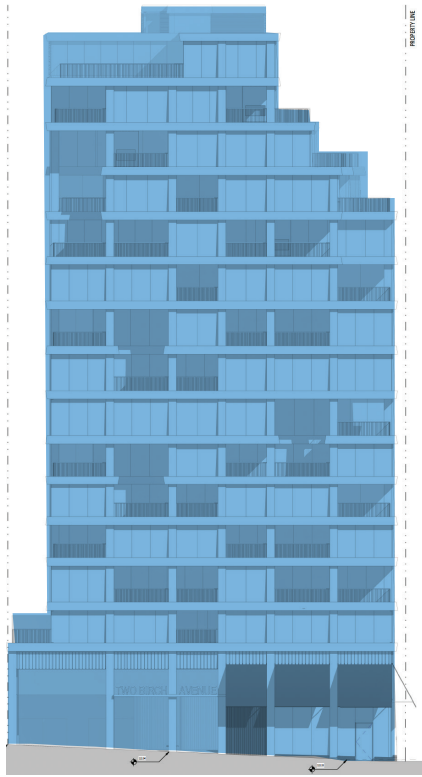
Existing east (principal) elevation of Building A with proposed demolition indicated in red (ERA, 2021).



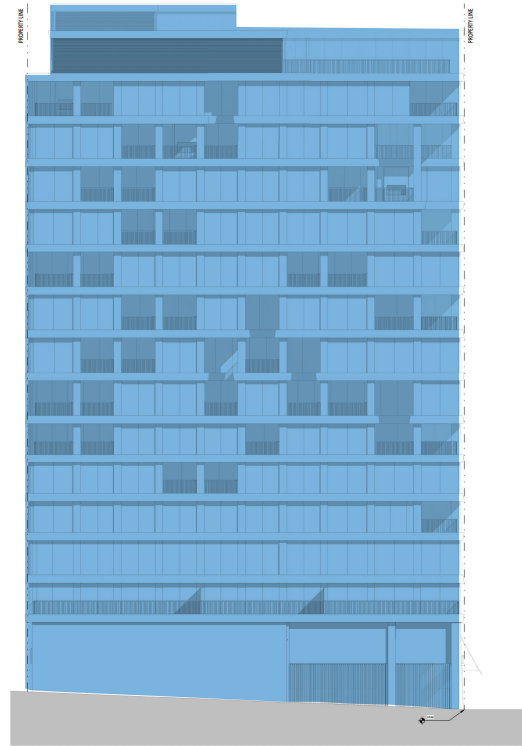
East and south elevations of Buildings A, B and C with proposed demolition indicated in red (ERA, 2021).



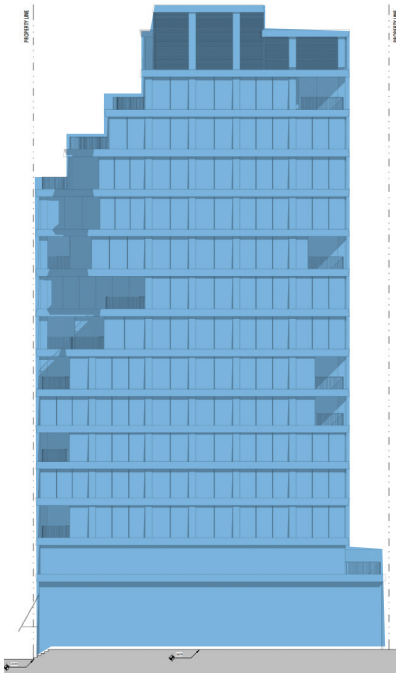
East (principal) elevation of the proposed development, new construction indicated in blue (KPMB, annotated by ERA, 2021).



South elevation of the proposed development, new construction indicated in blue (KPMB, 2021, annotated by ERA).



West elevation of the proposed development, new construction indicated in blue (KPMB, 2021, annotated by ERA).



North elevation of the proposed development, new construction indicated in blue (KPMB, 2021, annotated by ERA).

15 DEMOLITION

All buildings on the Site are proposed to be demolished. There is no demolition proposed to a listed, designated or prospective heritage property.

While Building A has been assessed to carry cultural heritage value through the CHER in Appendix B, it is not considered a candidate for Part IV designation, and its value is proposed to be conserved through alternative measures.

16 ANALYSIS OF THE IMPACT OF DEVELOPMENT

The following section reviews the impact of the proposed development on:

- The cultural heritage value and integrity of the adjacent heritage property at 1121 Yonge Street; and
- The protected views of the adjacent heritage property at 1121 Yonge Street, as outlined in the Toronto Official Plan, Schedule 4, A18.

None of the properties on the Site are considered candidates for Part IV designation. They do not retain the integrity to carry design/physical value, and Building A is not considered a candidate for designation on the basis of its associative value. As such, the provincial and municipal policies and federal guidelines for heritage properties have not been applied below.

The proposed development does incorporate a strategy to conserve the Site's associative cultural heritage value through interpretation. The analysis below includes an assessment of this conservation strategy under international best practices, relying on the Burra Charter and its guidance on interpretation for places of cultural significance.

16.1 Response to Relevant Policies and Guidelines

Provincial Policy Statement, 2020 (PPS)

Section 2.6.3 states:

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

The proposed development does not anticipate any adverse effect on the adjacent heritage resource at 1121 Yonge Street. The cultural heritage value and attributes of the designated Part IV property at 1121 Yonge Street will be conserved.

Toronto Official Plan, 2019 (Toronto OP)

In accordance with the City of Toronto's Official Plan (2019) Policy 3.1.5.2 a CHER was conducted by ERA to determine the cultural heritage value of the Site:



Looking northwest at 1121 Yonge Street (above) with the proposed development in the background left, and looking south from the Site (below) shows the relationship between the proposed development and the 1121 Yonge Street. The cultural heritage value and identified views of 1121 Yonge Street are conserved (KPMB, 2021).

Properties and Heritage Conservation Districts of potential cultural heritage value or interest will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto's diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register.

Adjacent lands: d) 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 (PPS, 2020)

Policy 3.1.5.5 states:

Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

Policy 3.1.5.26 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.

This HIA has been undertaken to assess the proposed development's potential impacts and mitigation strategies to conserve the cultural heritage value of the Site and adjacent heritage property at 1121 Yonge Street. The proposed development is not anticipated to have any adverse affects on the integrity of the adjacent heritage property's cultural heritage value or attributes.

Policy 3.1.5.44 states:

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

The "Summerhill Clock Tower" is included as a protected view in Schedule 4 of the OP:

A18. Summerhill Station Clock Tower. The clock tower at the former Summerhill train station can be viewed from Yonge Street from the following locations:

- i. Alcorn Avenue from the west side of Yonge Street.
- ii. Walker Avenue from the west side of Yonge Street.
- iii. The southwest corner of Yonge Street at Marlborough Avenue.

The proposed development maintains all protected views of the clock tower from Yonge Street. The proposed development is not anticipated to have any adverse impact on views toward the clock tower.

[A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 \(The Growth Plan\)](#)

The Growth Plan offers a framework for implementing the Province of Ontario’s vision for building stronger, prosperous communities by better managing growth in the Greater Golden Horseshoe region. With the objective of “protecting what is valuable”, Section 4.2.7 of the Growth Plan, 2019 states:

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

The proposed development is consistent with the Growth Plan as it conserves the adjacent heritage resource at 1121 Yonge St.

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

As there are no listed or designated heritage properties on Site, the Standards and Guidelines have not been applied.

[The Burra Charter and Practice Notes, ICOMOS](#)

Published in Australia in 1979 as an adaptation to the Venice Charter, the Burra Charter introduced the concept that recognized forms of cultural heritage exist beyond tangible and physical forms. The Burra Charter has been internationally influential in providing standard guidelines for heritage conservation practice.

Heritage interpretation is included in Article 1.17 of the Burra Charter as a way to "present the cultural significance of a place". Additional articles of the Burra Charter that discuss interpretation include:

Article 24.1 Significant associations between people and a place should be respected, retained and not obscured. Opportunities for the interpretation, commemoration and celebration of these associations should be investigated and implemented.

24.2 Significant meanings, including spiritual values, of a place should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.

Article 25 of the Burra Charter recognizes interpretation as being integral to the conservation of a place and its values. It states:

Article 25 Interpretation: The cultural significance of many places is not readily apparent, and should be explained by interpretation. Interpretation should enhance understanding and engagement, and be culturally appropriate.

The Burra Charter's Practice Notes on interpretation explain that the aim of interpretation is "to reveal and help retain the significance... of that place".

The ICOMOS Ename Charter for the Interpretation and Presentation of Cultural Heritage Sites (2008) defines interpretation as the "full range of potential activities intended to heighten public awareness and enhance understanding of cultural heritage sites". It is a means of "communicating ideas and feelings which help people understand more about themselves and their environment".

The Burra Charter Practice Note on Interpretation (2013) describes interpretive approaches as follows:

Interpretation may be achieved through many different means, for example: through use; in the way the fabric of a place is investigated or conserved; through interpretive media (e.g. signs, displays, activities, publications, events); community engagement and more. Essentially, all the actions taken on a significant place may contribute to people's appreciation of its significance and their engagement with the place and its meanings.

Currently, the Site does not effectively communicate its association with the Yonge Street regrading. The interpretative design features integrated into the proposed development are intended to better communicate the historical narrative of the regrading of Yonge Street and connect the Site to its surrounding context. In doing so, the proposal will enhance the public's understanding and appreciation of the Site, enriching their engagement with the place and its meaning.

16.2 Response to Integrity

The proposed development does not anticipate any adverse affects to the adjacent heritage resource at 1121 Yonge Street. The North Toronto station and clock tower will continue to remain whole, with all cultural heritage values and attributes intact.

16.3 Response to Visual Impact

In accordance with the city's Official Plan, all protected views of the "Summerhill Clock Tower" will be conserved and maintained.

The proposed development has been designed with buff stone at the base to complement, yet remain contemporary and distinguishable, from the limestone cladding of the adjacent CPR North Toronto Station at 1121 Yonge Street. The curtain window system of the proposed development's upper storeys is intended to create a transparent lightness to serve as a backdrop building to the solid landmark clock tower

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

Integrity should be assessed within a Heritage Impact Assessment (Toronto OP, 2019).



Render shows the light-coloured materiality and glazing of the proposed development intended to be a compatible, yet distinguishable and to serve as a backdrop to the solid landmark CPR North Toronto Station at 1121 Yonge Street (KPMB, 2021).



Render of the proposed development shows the use of buff stone at the first-storey, designed to be complementary, yet distinguishable from the limestone cladding of the CPR North Toronto Station at 1121 Yonge Street (KPMB, 2021).

17 ENGINEERING CONSIDERATIONS

There is no facade retention or relocation contemplated in the redevelopment proposal. While the retention of Building A's facade was explored as a considered alternative early in the project's design process, an RJC Condition Assessment concluded that facade retention would be structurally infeasible in the context of a new development (see Appendix C).

18 MITIGATION MEASURES

18.1 Impact Mitigation

On-Site Cultural Heritage Value

The proposed development involves the demolition of Building A, which carries associative cultural heritage value per the CHER in Appendix B. The impact of Building A's removal is proposed to be mitigated through a design that conserves the Site's association with, and communication of, Yonge Street's regrading in 1914-16.

The interpretive building design is proposed to include:

- a. A brass inlaid marker at the historic grade line, accentuated with LED lighting;
- b. Rough-textured cladding below the historic grade line, referencing the foundation;
- c. An etched datum line, with written cues, continuing across the shop windows fronting Yonge Street.

A Heritage Interpretation Plan is also recommended to address any additional on- or off-site strategies that could tell the story of the Yonge Street regrading, and the broader story of the CPR corridor's 1910s separation from grade across the city of Toronto.



Features of the interpretive design strategy are identified on a render of the proposed Yonge Street facade (KPMB 2021, annotated by ERA)

Adjacent Cultural Heritage Value

The proposed development does not present any adverse impact on the cultural heritage value, integrity or protected views of the adjacent heritage property at 1121 Yonge Street; no impact mitigation is required.

18.2 Considered Alternatives

The facade retention of Building A was explored in a Condition Assessment by RJC Engineers in 2018, prior to the property's assessment as a candidate for designation under the OHA.

The Condition Assessment concluded that building's facade is not considered to be a candidate for facade retention, due to structural issues caused in part by building alterations in response to Yonge Street's regrading. The exposure of the full foundation and removal of large parts of the foundation for retail bays has caused exposure to frost heaving and redistribution of the building's structural load over time. Irrespective of ERA's conclusion that Building A is not a candidate for designation, facade retention was determined to be structurally infeasible (see Appendix C).

19 CONSERVATION STRATEGY

The conservation strategy within the proposed development can be summarized as follows:

- Building A, which has been identified to carry cultural heritage value for its association with the 1914-16 Yonge Street regrading, is proposed to be demolished.
- The replacement construction on Site is proposed to retain the Site's associative cultural heritage value by continuing to communicate the story of the Yonge Street regrading, through new building features, identified in Sections 13 and 17.
- An Interpretation Plan is also recommended to address any additional on- or off-site strategies that could tell the story of the Yonge Street regrading, and the broader story of the CPR corridor's 1910s separation from grade across the city of Toronto.
- The proposed development does not present any adverse impact on the cultural heritage value, integrity or protected views of the adjacent heritage property at 1121 Yonge Street. The cultural heritage value of the adjacent heritage property is conserved.

20 STATEMENT OF PROFESSIONAL OPINION

It is ERA's professional opinion that the proposed development complies with the relevant heritage policies to conserve the cultural heritage value, integrity, and protected views of the adjacent heritage resource.

Further, it is ERA's professional opinion that the proposal represents an appropriate conservation strategy for the Site's cultural heritage value.

The CHER in Appendix B concludes that the properties on Site are not candidates for designation under Part IV of the OHA. In particular, Buildings A and B were assessed as prospective representative examples of turn-of-the-century main-street commercial buildings. A study of their alterations and an integrity assessment determined that they do not currently include the elements that would be necessary to express that design/physical value.

Building A was assessed to carry historical value for its association with the Yonge Street regrading, however its remnant features that express the regrading history do not effectively communicate the story by themselves. Building A is not considered a candidate for designation solely on the basis of its associative value. As such, it is ERA's professional opinion that the municipal and provincial policies and guidelines for heritage properties are not applicable in evaluating the proposed development.

The proposed development does integrate a strategy for the conservation of the Site's associative cultural heritage value that relies on international best practices outlined in the Burra Charter. The interpretative design features integrated into the proposed development are intended to better communicate the historical narrative of the regrading of Yonge Street and connect the Site to its surrounding context. In doing so, the proposal will enhance the public's understanding and appreciation of the Site, enriching their engagement with the place and its meaning.

By integrating strategies to reveal and help retain the Site's associative cultural heritage value, it is ERA's professional opinion that the proposed development complies with recognized professional standards and best practices in the field of heritage conservation in Canada.

21 APPENDICES

APPENDIX A

HIA Terms of Reference and Completed Required Contents Checklist (2021)



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 Part V of the OHA, the HIA must rely on the heritage values and attributes of the property which have already been determined by City Council.

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

Check all that apply:

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

8. Description of On-site Heritage Resources

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

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

9. Historic Photographs

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

At minimum, the resources that must be consulted include:

- ✓ Toronto Archives
- ✓ Toronto Public Library
- ✓ Historical society archives

10. Current Photographs/Images

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

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

11. Description of Surrounding Neighbourhood Keyed to a Context Map

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

12. Description of Adjacent Heritage Properties (if applicable)

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

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

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

✓ Photographs to include:

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

13. Condition Assessment

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

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

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

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

14. Description of Proposed Development or Site Alteration

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

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

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

- can be provided instead of including proposed plans, sections and elevations of that specific building, structure or heritage attribute.
- A written itemized and detailed description of all alterations and interventions affecting the cultural heritage value and attributes of each onsite existing and potential heritage property and adjacent heritage property with a clear narrative of what is proposed to be conserved, altered, visually or physically impacted or demolished and/or removed.
- Existing plans, sections and elevations showing the current condition of each property with any buildings, structures and attributes proposed to be demolished or removed identified in RED and/or altered in BLUE.
- Proposed plans, sections and elevations showing any attributes proposed to be demolished, removed or reconstructed in RED and new construction and alterations in BLUE.

15. Demolition

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

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

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

16. Analysis of the Impact of Development or Site Alteration

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

- ✓ An itemized and detailed analysis of the impact of and rationale for all alterations and interventions proposed affecting the cultural heritage value and attributes of each existing, potential and adjacent heritage property applying all relevant policies including the City of Toronto Official Plan, the Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe.
- ✓ A description of and rationale for the primary conservation treatment(s) based on the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*.
- ✓ An itemized and detailed analysis of and rationale for all alterations and interventions proposed affecting the cultural heritage value and attributes of each existing, potential and adjacent heritage property using all applicable guidelines in the *Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada*.
- ✓ Using the definition of "integrity" in the City of Toronto Official Plan, provide a description and analysis of the impact of the development/site alteration on the integrity of each existing, potential and adjacent heritage property.
- ✓ An analysis of the visual impact of the design of the new development on, and a description of the efforts to ensure mitigate the impact and ensure its compatibility with, the heritage value, attributes and character of each existing, potential and adjacent heritage property or HCD.

17. Engineering Considerations

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

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

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

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

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

18. Mitigation

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

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

19. Conservation Strategy/Summary

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

20. Statement of Professional Opinion

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

APPENDIX B

1196-1210 Yonge St, 8 Birch Ave CHER (ERA, 2021)

1196-1210 YONGE ST AND 8 BIRCH AVE
Toronto, ON

CULTURAL HERITAGE EVALUATION REPORT

November 22, 2021



ERA



The Site comprised of 1196-1204 Yonge Street, outlined in blue (referred to as Building A for the purposes of this report), 1206-1210 Yonge Street, outlined in yellow (referred to as Building B for the purposes of this report), and 8 Birch Avenue, outlined in green (referred to as Building C for the purposes of this report), (Google Maps, annotated by ERA).

Project # 17-170-03
Prepared by PE / SI / EA / PW

PREPARED FOR:

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1 REQUIRED CONTENTS CHECKLIST

In accordance with the City of Toronto's Cultural Heritage Evaluation Report Terms of Reference (2021), a copy of the Terms of Reference and a completed Required Contents Checklist are attached to this report at Appendix I.

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

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

Samantha Irvine JD, ICOMOS, CAHP is an Associate with the heritage planning team at ERA, where she has overseen projects that impact culturally significant buildings, neighbourhoods and landscapes since 2015. She holds a BA in History and Sociology from McGill University (Great Distinction); MA degrees in Historical & Sustainable Architecture (NYU) and Sustainable Urbanism (Wales); and a JD from Queen's University. She is a member of the Ontario Bar Association and a former Fellow of Sustainable Urbanism with the Prince's Foundation in London, England.

Emma Abramowicz CAHP is a planner and project manager at ERA Architects. She holds a Master of Planning in Urban Development from Ryerson University, and a Bachelor of Arts (Honours) from Queen's University.

Pauline Walters CAHP is a heritage planner with ERA Architects. She holds a BA in History and Political Science from McGill University, and a Master in Historic Preservation from the Boston Architectural College.

3 EXECUTIVE SUMMARY

Background

This Cultural Heritage Evaluation Report (“CHER”) has been prepared by ERA Architects Inc. (“ERA”) for the properties known municipally as 1196-1210 Yonge Street and 8 Birch Avenue (“the Site”). The Site is located on the northwest corner of Yonge Street and Birch Avenue, and contains:

- 1196-1204 Yonge Street (“Building A”): A four-storey main-street commercial building constructed 1888-89;
- 1206-1210 Yonge Street (“Building B”): A two-storey main-street commercial building constructed 1906-07;
- 8 Birch Avenue (“Building C”): A two-storey residential building constructed 1886-1890.

No properties on Site are listed on the Toronto Heritage Register or designated under the *Ontario Heritage Act* (“OHA”).

The Site is located in proximity to the CPR North Toronto Station (“1121 Yonge St”), designated under Part IV of the OHA. Although the historic North Toronto Station is located on the opposite side of the rail corridor, the Site is considered adjacent to the contemporary rear portion of the designated property at 1121 Yonge St.

The Site is located in proximity to, but not within, protected view A18 in Schedule 4 of the Toronto Official Plan: the Summerhill Station Clock Tower:

The clock tower at the former Summerhill train station can be viewed from Yonge Street from the following locations:

- *Alcorn Avenue from the west side of Yonge Street;*
- *Walker Avenue from the west side of Yonge Street;*
- *The southwest corner of Yonge Street at Marlborough Avenue.*

Site History

Building A, at the corner of Yonge and Birch Streets, was built as a typical three-storey late-Victorian main-street commercial building in 1888-89. Building B, to its north, was built as a typical two-storey Edwardian main-street commercial building in 1906-07. Building C was constructed as an outbuilding on Birch Avenue, for secondary commercial services like stables, a dairy and a garage, between 1886-1890.

In 1914-16, the Canadian Pacific Railway (“CPR”) undertook a major infrastructural project to separate the adjacent railway from street traffic. Along its corridor across Toronto, the rail tracks were elevated above street level, and north-south thoroughfares were regraded to create “sub-ways” under the railway.

In response to Yonge Street’s regrading, Building A sustained major alterations to provide pedestrian access to its commercial retail. First, staircases were added to reach the original retail bays, now well above grade. Later, new retail units were constructed in the former basement, and storefront windows were installed in the building’s foundation. The above-grade original retail bays were eventually closed, and altered as residential units.

Assessment of Integrity

Buildings A, B and C have all sustained significant alterations that have reduced their wholeness and intactness as exemplary representations of their type or style.

On Buildings A and B, the removal of prospective typological attributes (original retail storefronts) and architectural attributes (ornamental parapets, original windows) has rendered them less legible as representative turn-of-the-century main-street commercial buildings.

Building C shows little indication of its original form, style, materials or fenestration, and is unrecognizable as a late-Victorian outbuilding.

Cultural Heritage Value

The buildings on Site have been assessed for design/physical value, historical/associative value and contextual value per the Ontario Regulation (“O. Reg.”) 9/06 criteria.

None of the three buildings meet the criteria design/physical value. They are not rare, unique or early examples of their types or styles. They do not represent a high degree of craftsmanship, artistic merit, or technical or scientific achievement. While Buildings A and B might have once been representative examples of turn-of-the-century main-street commercial buildings, they do not have the integrity to express such design/physical value.

Building A was assessed to carry historical value for its association with a major infrastructural event: the 1914-16 regrading of Yonge Street. Building A exhibits a few remnant features that express the story of Yonge Street's regrading -the former cornice above the retail bays, a floating non-original retail window and a floating side door-, however they do not effectively communicate the history of the Yonge Street regrading by themselves.

The character this section of Yonge Street is evolved and diverse, and the three buildings are not considered important in defining, maintaining or supporting a dominant character in this area. Building A is historically linked to the CPR corridor to the south through its association with the 1914-16 Yonge Street regrading. None of the three buildings are considered landmarks.

Statement of Professional Opinion

The CHER concludes that the properties on the Site are not candidates for designation under Part IV of the OHA. A Statement of Significance has not been prepared.

It is ERA's professional opinion that Building A's associative value can be conserved and communicated instead through methods including commemoration and interpretation. The use of interpretation to reveal and retain cultural significance is provided for in international best practices (the Australia ICOMOS Burra Charter, 2013), and is considered a valid method of conserving cultural heritage value.

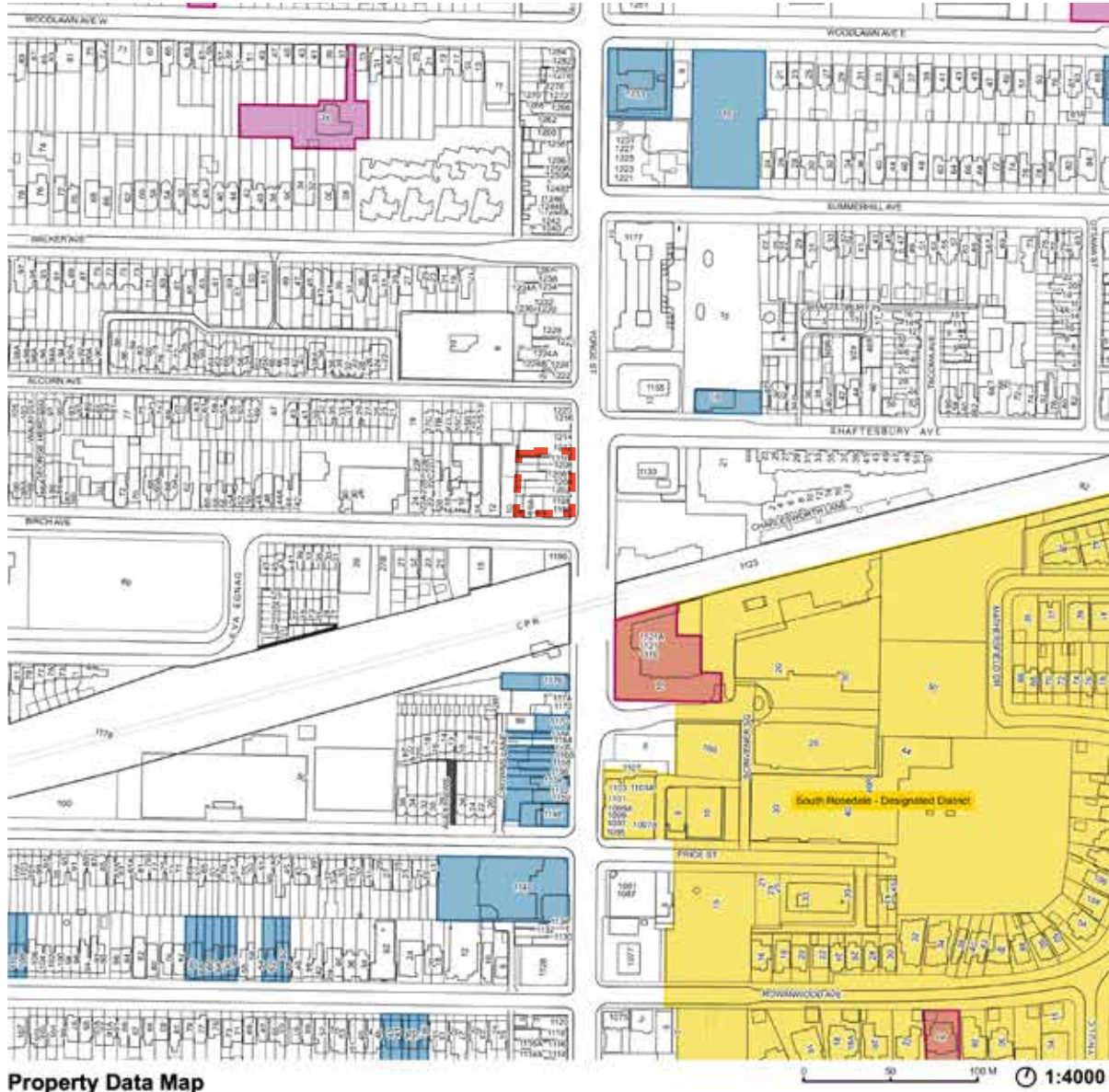
4 PROPERTY OWNER

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5 OWNER'S REPRESENTATIVE

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6 LOCATION PLAN



City of Toronto Interactive Map, Site indicated in hatched orange outline. (City of Toronto, annotated by ERA, 2021).



Context Map

Heritage Status

- Listed
- Part IV
- Designated HCD

City of Toronto Interactive Map, Site indicated in hatched orange outline. (City of Toronto, annotated by ERA, 2021).

7 BACKGROUND INFORMATION AND CHER RATIONALE

A CHER has been prepared for this Site to provide an evaluation of properties:

- Over 40 years old; and
- Believed to have cultural heritage value as identified by City staff.

Per the City of Toronto Terms of Reference for CHERs, this CHER is strongly encouraged, but not a required component of the submission.

8 DESCRIPTION OF PROPERTY AND VISUAL INSPECTION

8.1 Legal Address and Land Use Designation

The Site is comprised of the following properties:

- 1196-1204 Yonge Street, occupied by “Building A”;
- 1206-1210 Yonge Street, occupied by “Building B”;
- 8 Birch Avenue, occupied by “Building C”.

The Site is designated as a Mixed Use Area under the Toronto Official Plan. It is not located within any Secondary Plan or Site-and-Area-Specific Policy areas.



Site, with Building A in blue, Building B in yellow, and Building C in green (Google Maps, annotated by ERA).

8.2 Heritage Status

There are no properties on Site that are listed on the Toronto Heritage Register or designated under the OHA.

The Site is located in proximity to the CPR North Toronto Station (“1121 Yonge Street”). Although the historic North Toronto Station is located on the opposite (south) side of the rail corridor, the Site is considered adjacent to the contemporary rear portion of the property.

1121 Yonge Street is designated under Part IV of the OHA, with the following Reasons for Designation:

The C.P.R. North Toronto Station, 1121 Yonge Street, 1915-16 by Darling and Pearson is designated on architectural grounds as a particularly fine example of a railway station, in the Beaux Arts classical style, in this case the work of an important firm of Toronto architects. The building is especially important in contextual terms because of the landmark importance of its tower.

8.3 Description of Buildings / Structures on Site

8.3.1 1196-1204 Yonge Street: Building A

Description

Building A is a four-storey, flat roofed building with retail at grade. The east elevation of the building is divided at grade into three retail bays, and the upper storeys are divided into five distinct bays distinguished by stepped out brick pillars.

A wood cornice projects from the second storey (formerly the top of the retail shop windows) and wraps around the south elevation at Birch Avenue. A carved bracket sits at each bay. The upper floors feature windows with hoods outlined by 1-inch bullnose brick trim, and the trim on the third-storey windows wraps around the south facade along Birch Avenue.

The fenestration pattern of the east facade is largely symmetrical, with windows grouped in pairs. The second-storey windows of the east elevation feature a pointed arch, while windows above have a gentle arched hood topped by brick lintel detailing. The rough stone window sills of the third- and fourth-storey windows are extended with brick beyond the openings to create a belt course. All windows have been replaced.

The two northerly bays (1202 and 1204 Yonge Street) feature a decorative brick parapet at the roofline. The parapet has been removed along the other bays of the east (principal) elevation. The retail shops feature a variety of cladding materials, window styles and awnings.



East elevation of Building A (ERA, 2021).



South elevation of Building A (ERA, 2021).

Building Condition

ERA performed a visual inspection of all buildings on Site on November 4, 2021.

Building A's brick masonry appears to be in poor condition. Some areas show step-cracking above and below the window lintels, open and deteriorated mortar joints, and peeling paint. At the locations of deteriorated and damaged brickwork, there are select locations of spalled, fractured, eroded, missing masonry units, obsolete fasteners and holes in the bricks. There is an area of defective condition on the south elevation with a crack from the parapet level to the lower second floor.

The stone sills appear to be in fair condition on the east elevation, and poor condition on the south elevation, with areas of delamination and paint flaking. The stone base at 1202-1204 Yonge Street appears to be in fair-to-poor condition with some areas of efflorescence and paint flaking. The concrete base throughout the rest of the building appears to be in fair condition, with areas of poor condition showing delaminated concrete, cracking and paint flaking.

The windows appear to be in fair-to-poor condition, showing deteriorated wood and paint flaking. The ground floor storefront windows appear to be in fair-to-poor condition showing deteriorated wood, open joints and paint flaking. The windows and doors on the south elevation appear to be in fair condition.

The wood cornice between the second- and third storeys is in poor-to-defective condition, with areas of delaminated and missing wood elements, deformed sections and paint flaking.

The metal parapet flashing appears to be in fair condition on the east elevation, in poor condition on the west elevation, showing areas of deformation and paint flaking, and in defective condition on the south elevation, with a large area missing from the upper parapet level causing water damage on the brick facade.

Additions and Alterations

Building A has sustained alterations since its construction including:

- Exposure of its below-grade foundation during Yonge Street's regrading in 1914-16;
- Alteration of its foundation to accommodate three retail bays;
- Alteration of its original retail bays, now located on the building's second storey, to convert those spaces into residential units. Replacement of all remnant elements of main-street commercial storefronts except the wood cornice above the retail bays, and a non-original floating corner storefront window on the south elevation.
- Loss of the decorative parapet above 3/5 bays (1196-1200 Yonge Street).

ADDITIONS AND ALTERATIONS



Building A, east elevation. All images are marked in blue where alterations have occurred (ERA 2017).



Building A, south elevation (ERA 2017).



Building A, south elevation (ERA 2017).

8.3.2 1206-1210 Yonge Street: Building B

Description

Building B is comprised of three retail bays within a two-storey building. The bays follow a composition of a shop window and entrance on the ground floor and a bay window at the second storey. The two southerly shops are accessed by a recessed flight of stairs. The base of the southernmost shop is clad in a green marble tile.

Building Condition

Building B's brick masonry appears to be in poor condition. Some areas show step cracking above and below the window lintels, open and deteriorated mortar joints, and peeling paint. At the locations of deteriorated and damaged brickwork, there are select locations of spalled, fractured, eroded, missing masonry units, obsolete fasteners and holes in the brick.

The windows and doors on the west elevation appear to be new modern metal inserts and appear to be in fair condition. The metal parapet flashing on the west elevation appears to be in poor condition, showing areas of deformation and paint flaking.

ADDITIONS AND ALTERATIONS



Building B, east elevation. Image marked in blue where alterations have occurred (ERA 2017).

Additions and Alterations

Building B has sustained alterations since its construction including:

- Removal of its decorative rounded parapet;
- Alterations to the form and detailing of the three storefront retail bays, including the replacement of the storefront window and door at the southernmost bay, the recladding of the base of the southernmost bay, and the reconfiguration of the storefront at the northernmost bay;
- Removal of the upper-storey bay window on the southernmost bay.

8.3.3 8 Birch Avenue: Building C

Description

Building C is a two-storey, flat roof, rectangular building. The original brick cladding has been covered by white stucco, and the principal (south) facade incorporates contemporary window- and door openings. A slatted wood fence surrounds the building.

Building Condition

Building C's south (principal) elevation is covered in white painted stucco and appears to be in fair condition with areas of poor condition, showing cracking, holes, delamination and paint flaking. The windows and doors appear to be in poor condition, showing deteriorated wood members and paint flaking. The parapet flashing appears to be in fair condition with areas of poor condition, showing open joints between the flashing, and chipped and delaminated areas.

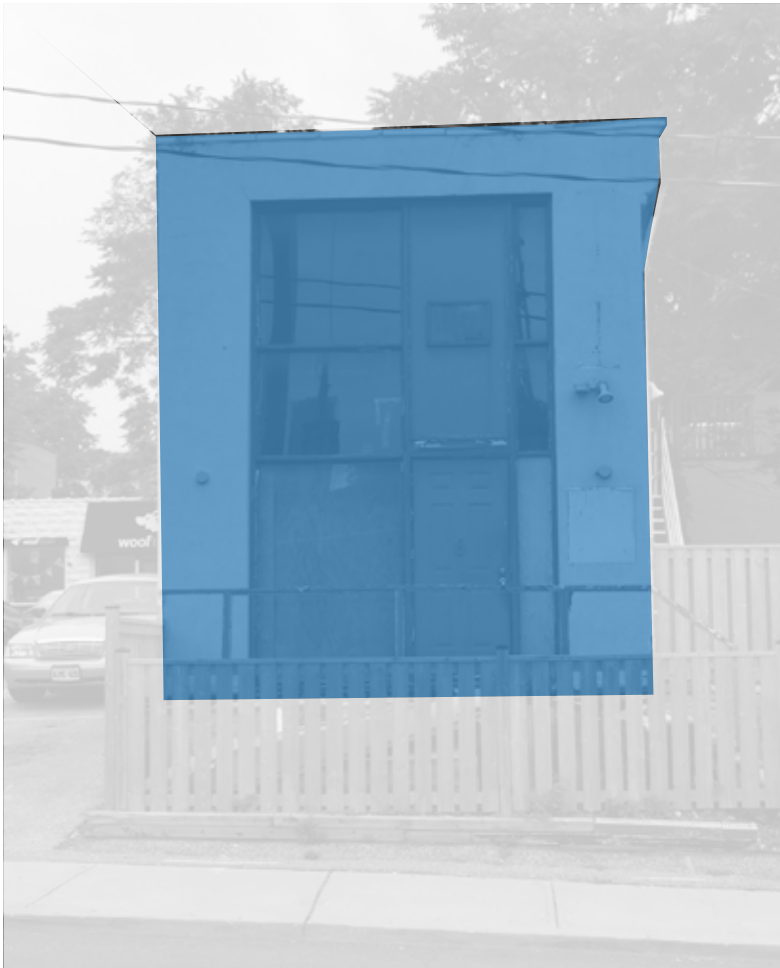
The east elevation appears to be in fair condition, with some areas of foliage growth. The white painted stucco appears to be in fair condition, with some areas of minor paint flaking.

The west elevation appears to be in fair-to-poor condition, with the white painted stucco in poor condition with areas at the parapet showing cracking and unsympathetic repair, paint flaking, obsolete fasteners, and delamination at the base. The existing window and door openings have been boarded up with plywood and appear to be in fair-to-poor condition. The masonry sills appear to be in fair condition. The parapet flashing appears to be in fair-to-poor condition, showing open joints between the flashing, and chipped and delaminated areas.

Additions and Alterations

Building C has sustained alterations since its construction including:

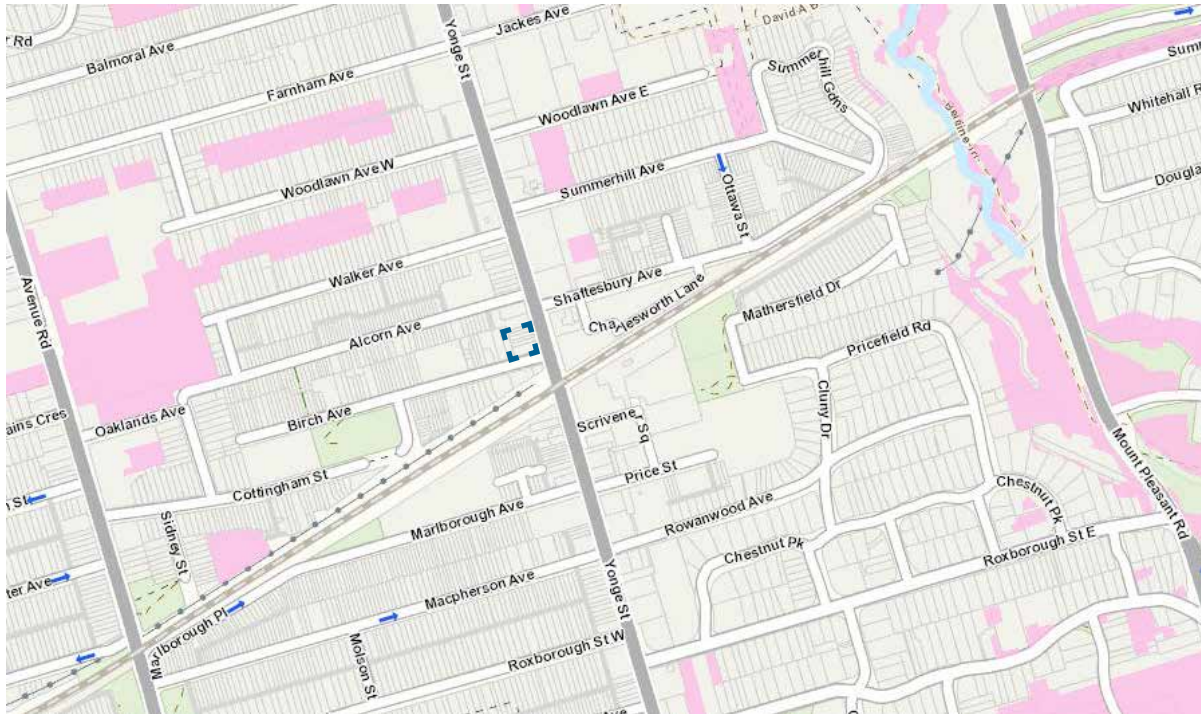
- Brick covered in white stucco;
- Replacement of its principal (south) elevation double doors at grade and window above with a new double-height window opening that includes a new doorway;
- Removal of original window- and door openings on secondary elevations, and installation of new windows and doors in different locations.



Building C, south elevation. There is no remaining original building fabric visible (ERA 2017).

8.4 Archaeological Potential

The Site is not located within an area of archaeological potential.



Toronto Map of Archaeological Potential with areas of archaeological potential shown in pink, Site identified in blue dash. (City of Toronto, annotated by ERA).

9 CURRENT PHOTOGRAPHS

9.1 Building Elevations



East (principal) elevation of Building A (ERA, 2021).



East (principal) elevation of Building B (ERA, 2021).



East elevation of Building C (ERA, 2021).



South elevation of Building A (ERA, 2021).



South elevation of Building C (ERA, 2021).



West (rear) elevation of Building A (ERA, 2021).



West (rear) elevation of Building B (ERA, 2021).



West elevation of Building C (ERA, 2021).

9.2 Building Details



Remnant cornice on building A marking the top of the original retail bays, and the floating corner shop window with replacement glazing convey the historic grade line (ERA, 2021).



The original side door on Building A (outlined in blue) that floats above the first storey of Building A on the south elevation (ERA, 2021).



Remnant wood cornice on Building A marks the top of the original retail bays, now located at the top of the second storey (ERA, 2021).

9.3 Existing Context



View of Buildings A and B from the east side of Yonge Street (ERA, 2021).



View northward up Yonge Street from the rail underpass, Buildings A and B visible at left (ERA, 2021).



View northward up Yonge Street from the Site (ERA, 2021).



Looking southward on site, with Buildings B and A at right, and the adjacent Part IV designated CPR North Toronto Station at 1121 Yonge St visible at left (ERA, 2021).



Looking east from the Site across Yonge Street (ERA, 2021).



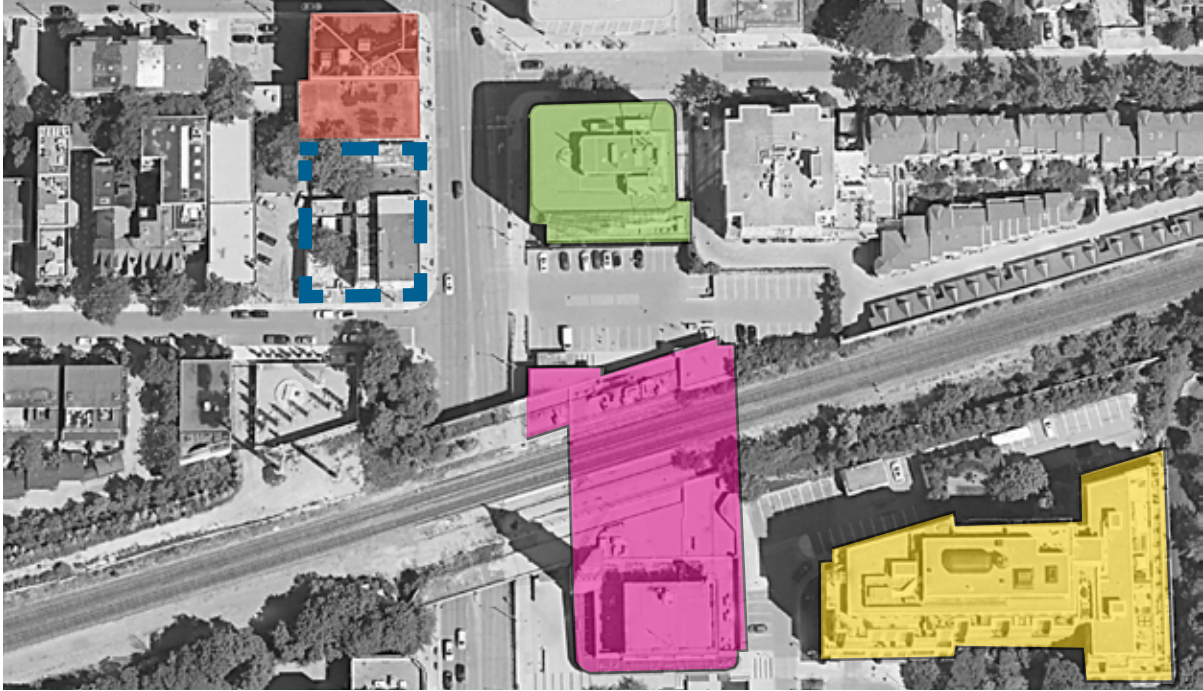
Looking west from the Site down Birch Avenue (ERA, 2021).

10 DESCRIPTION OF SURROUNDING NEIGHBOURHOOD

Yonge Street is Toronto's central north-south thoroughfare and a locally important commercial main street for adjacent residential neighbourhoods. The section of Yonge street surrounding the Site is an eclectic mix of Victorian-and-Edwardian era main street commercial buildings, late 20th and early 21st century commercial and residential developments, and the landmark building at 1121 Yonge Street.

Birch Avenue, west of the Site, houses a small group of hydroelectrical towers and is generally characterized by detached and semi-detached residential buildings, some of which have been converted for commercial use.

South of the Site is a steel bridge constructed for the CPR corridor which crosses over the North Toronto Station at 1121 Yonge Street. The North Toronto station and clock tower were rehabilitated as a flagship store for the Liquor Control Board of Ontario (LBCO) in 2004.



Context map of surrounding area, the Site outlined in dark blue (Google Maps, annotated by ERA).



2-storey stone Beaux Arts building and clock tower, designed by Darling and Pearson in 1915-16 for use as the CPR North Toronto Station.



10-12 storey contemporary residential building, constructed in 2004.

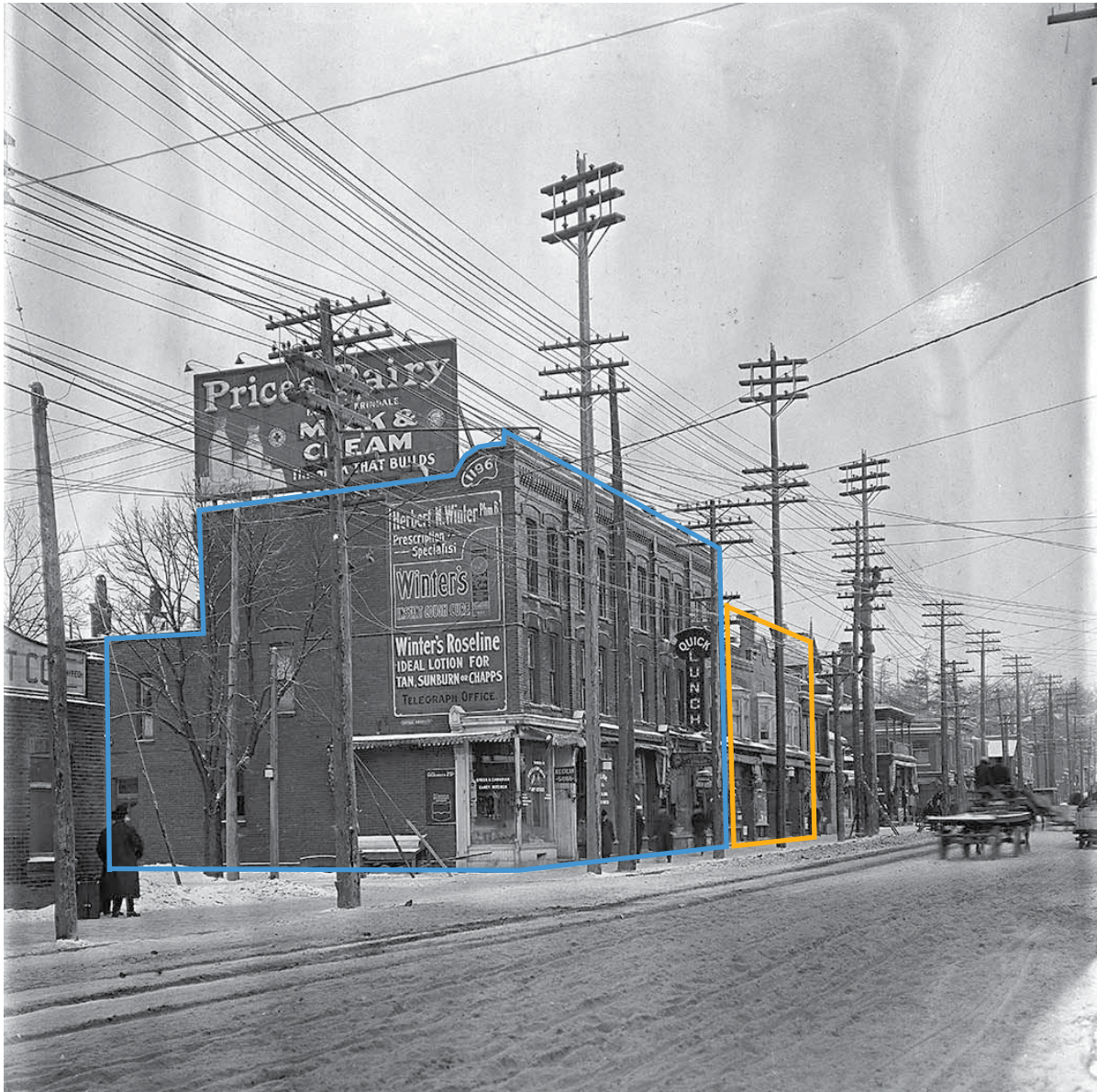


6-storey post-modernist office building constructed c. 1986, and reclad in 2016 for office and retail use.



3-4 storey commercial buildings north of the Site, constructed in mid-century modern (left) and post-modernist (right) styles in the mid-to-late 20th century.

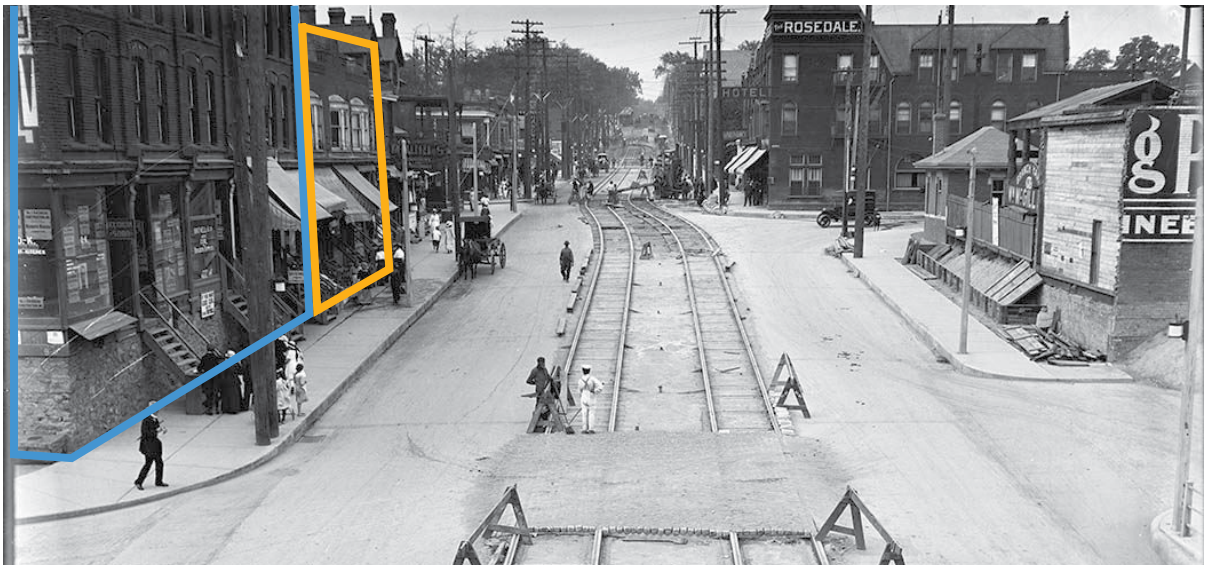
11 HISTORIC PHOTOGRAPHS



1912, view of Buildings A (outlined in blue) and B (outlined in yellow) at the northwest corner of Yonge Street and Birch Avenue (City of Toronto Archives, annotated by ERA).



1914-1916, view looking west from the east side of Yonge Street, Building B (outlined in yellow) and part of Building A (outlined in blue) during the regrading of Yonge Street (City of Toronto Archives, annotated by ERA).



1916, View looking north up Yonge Street from the CPR bridge, Buildings A and B at left, during the extension of the trolley line (City of Toronto Archives, annotated by ERA).



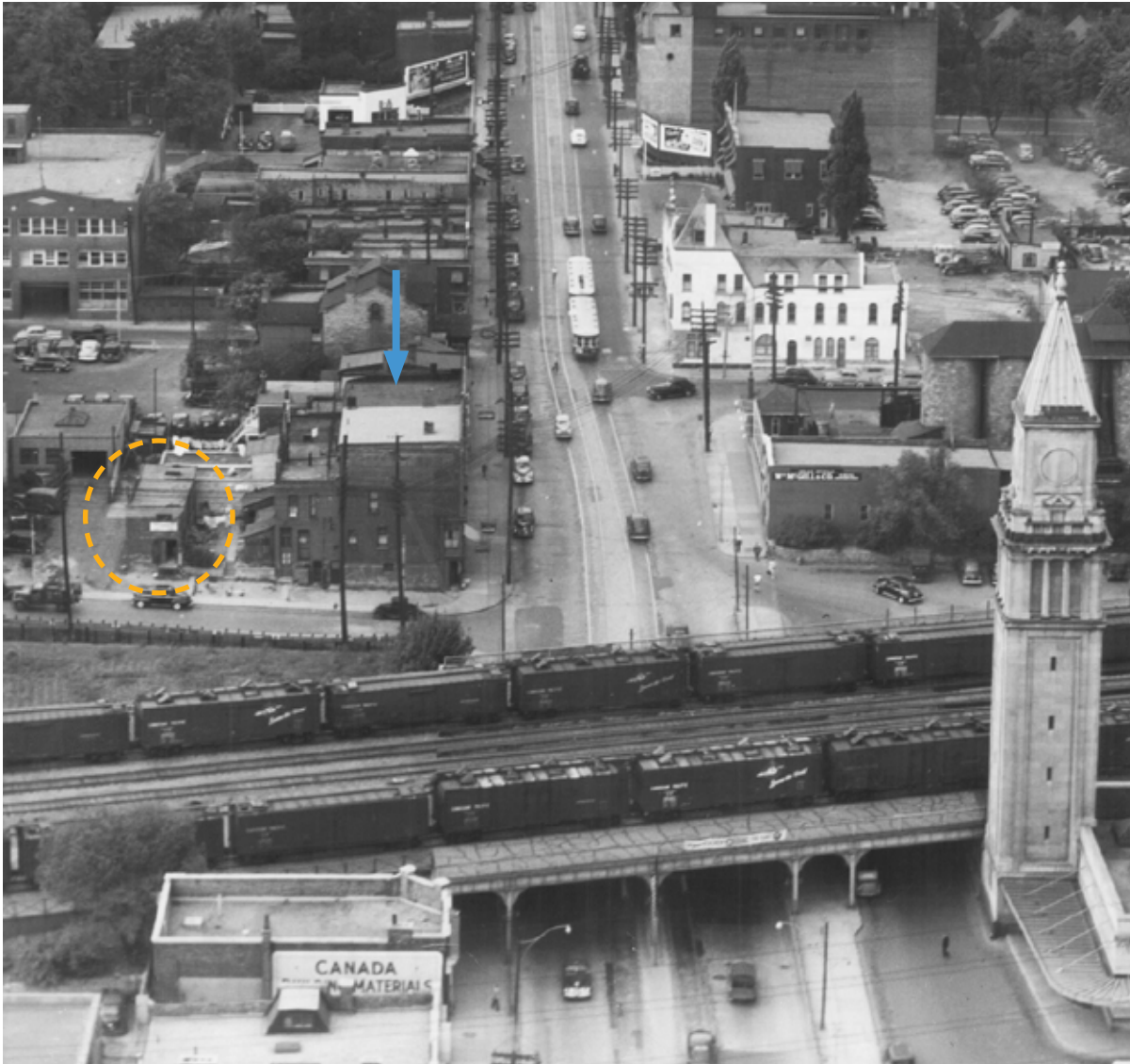
1920, view of northwest corner of Yonge Street and Birch Avenue that shows Buildings A (outlined in blue), B (outlined in yellow) and C (outlined in green). The exposed basement of Building A is enclosed with only one staircase entrance at the north bay, staircases have been installed to access the shops in Building B (City of Toronto Archives, annotated by ERA).



1920, view of Buildings A (outlined in blue) and B (outlined in yellow) looking southwest from the east side of Yonge Street (City of Toronto Archives, annotated by ERA).



1935, view looking northwest to the corner of Yonge Street and Birch Avenue. The new first storey of Building A (outlined in blue) has been retrofitted with shop windows (City of Toronto Archives, annotated by ERA).



1948 Bird's Eye photo looking north up Yonge street shows the south elevation of Building A (indicated with a blue arrow) and Building C (circled in yellow). The aerial photo shows the Site in relation to the raised railway tracks, North Toronto station clock tower (Railway Historical Society, annotated by ERA).



1973, view from the southwest toward to the northeast corner. The photo shows south and east elevation of Building A (outlined in blue). The building had been painted white with dark accents, shutters were installed on the east elevation windows (City of Toronto Archives, annotated by ERA).



1973, A portion of the south elevation of Buildings A (outlined in blue) and C (outlined in green) (City of Toronto Archives, annotated by ERA).

12 PRIMARY AND SECONDARY RESEARCH

At the time of writing this report, access to the City of Toronto Archives (Assessment Rolls, Building Permits) was restricted as part of the City's COVID-19 response. Archival research was limited to available digital resources.

Section 12: Primary and Secondary Resource includes historical context on Indigenous territory, the Village of Yorkville and the CPR grade separation, and a history of the buildings on the Site itself. The historical context draws from a range of sources that have been cited in Section 17: References. Statements of fact regarding the history of the buildings on the Site are sourced in the text that follows.

Indigenous Territory & Colonial Context

The historical record that follows was written from a non-Indigenous perspective, based on archaeological research and available written records. It does not necessarily reflect or represent the entirety of the rich history of Indigenous Peoples in this area.

The Site forms part of the traditional territory of diverse Indigenous Nations, including the Mississaugas of the Credit, Wendat, Haudenosaunee, and Anishinaabe.

The territory is the subject of the Dish with One Spoon Wampum Belt Covenant, an agreement between the Haudenosaunee Confederacy, the Anishnaabeg, and allied nations to peaceably share and care for the resources around the Great Lakes. This territory represents what is now southern Ontario, from the Great Lakes to Quebec and from Lake Simcoe to the United States.

The north shore of Lake Ontario, including present-day Toronto, was occupied by Iroquoian-speaking (ancestral Wendat) peoples during what is now categorized as the Late Woodland Period (900-1650 AD). This period saw the emergence of complex Iroquoian societies, with villages and agriculture established in the Humber, Don, Rouge and Duffin's Creek watersheds.

Between the 14th and the 16th centuries, the Iroquoians of the area slowly migrated north, forming the Wendat Confederacy in Huronia. Although uninhabited by 1600, Toronto remained part of the Wendat territory, serving as a hinterland for hunting. The north shore of Lake Ontario was connected to the Upper Great Lakes by the Toronto Carrying Place Trail, which followed the Humber River.

During the 1660s, the Seneca (part of the Haudenosaunee Confederacy) established two villages at the mouths of the Humber and Rouge Rivers, Teiaiaigon and Ganatsekwyagon. Both villages were visited by French Roman Catholic missionaries and recorded on French maps. The Seneca left Toronto in the 1680s, with the Mississaugas (part of the Anishinaabe Nation) arriving during the

late 1690s. The Mississaugas followed a seasonal cycle of movement and resource harvesting, establishing seasonal settlements along Cobecheonk (Humber River), Missinnihe (Credit River), Adoopekog (Etobicoke Creek), and Wonscotonach (Don River).

The Toronto Purchase Treaty No. 13 (1805)

After the British conquest of New France in 1763, the Crown issued a Royal Proclamation that established guidelines for the colonization of Indigenous territories in North America. The proclamation stated that Indigenous peoples held title to their territory until it was ceded by a treaty.

As a result, the British negotiated the first “Toronto Purchase” Treaty with the Mississaugas at the Bay of Quinte in 1787 – although the deed contained no accurate description of the lands purchased and lacked signatures.

Due to the illegitimacy of the first Treaty, a second “Toronto Purchase” Treaty was negotiated with the Mississaugas in 1805. It encompassed the territory between Ashbridges Bay and Etobicoke Creek, and north from Lake Ontario to King Township.

The 1805 “Toronto Purchase” Treaty was subject to a successful land claim by the Mississaugas of the Credit in 2010.

Village of Yorkville and Vicinity

The establishment of a British colonial administration in the 1790s brought the advent of private property patents and ownership. The Site was located on lands surveyed as Township Lot 21, Second Concession from the Bay.

The Village of Yorkville was first surveyed just south of the Site circa 1830 by nearby landowner William Botsford Jarvis and local brewer Joseph Bloor. The village expanded quickly, and by 1852 it was officially incorporated as the Village of Yorkville. The 1852 map of Yorkville included the Site at 1196-1210 Yonge Street as part of Mr. P. Armstrong’s 8-acre estate, which ran west off of Yonge Street.

In 1883, Yorkville became the first village to be annexed by the growing City of Toronto. The Ontario & Quebec railway was built through the former village and completed in 1884; around this time, it was also leased to CP Rail, and became known as the Canadian Pacific

Railway thereafter. Its tracks crossed Yonge Street at grade between Cottingham Avenue and Birch Street.

Site Development

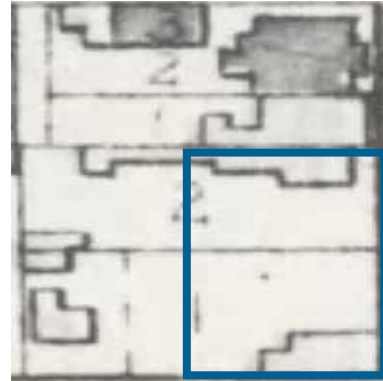
As the Village of Yorkville grew, development extended northward along Yonge Street. Fire insurance plans indicate that in 1884, there were two existing small frame buildings located on the Site: one at the northwest corner of Yonge Street and Birch Avenue, and another fronting onto Yonge Street at the north edge of the Site.

By the 1890 fire insurance plan, the two frame buildings had been demolished. The one at the north edge of the Site had been replaced by another wood frame commercial building with two retail units. The one at the corner of Yonge and Birch had been replaced by the existing building on site: Building A (1196-1204 Yonge Street).

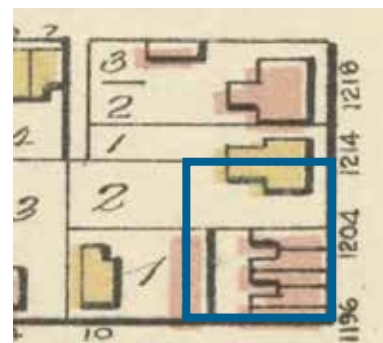
Building A first appears in the 1889 Toronto City Directory, indicating that it was built in 1888-1889. It was constructed as a three-storey brick main-street commercial building, with five retail units fronting onto Yonge Street.¹

The 1890 fire insurance plan indicates that **Building C** (8 Birch Avenue) was also constructed between 1884-1890.² Located at the rear of Building A, it is recorded in the Toronto City Directories to have hosted a variety of secondary commercial services over its early years, including stables, a dairy, and a garage. The vernacular building was constructed of brick materials, with simple wooden double-doors and windows, and a simple cornice detail at its east side, at the flat roof.³

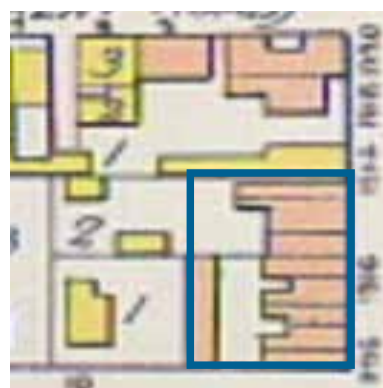
From 1889 to 1906, the Toronto City Directories record vacant space on the west side of Yonge Street between 1204 Yonge Street (the north end of Building A) and the building at 1212 Yonge Street.⁴



1884 Fire Insurance Plan, Site indicated in blue (City of Toronto Archives, annotated by ERA).



1890 Fire Insurance Plan, Site indicated in blue (City of Toronto archives, annotated by ERA).



1910 Fire Insurance Plan, Site indicated in blue (City of Toronto archives, annotated by ERA).

1 City of Toronto Directories, Toronto Public Library, retrieved from <https://digitalarchive.tpl.ca/objects/336228/the-toronto-city-directory-for-1889>

2 Fire Insurance Plans, City of Toronto Archives, retrieved from <https://www.toronto.ca/city-government/accountability-operations-customer-service/access-city-information-or-records/city-of-toronto-archives/whats-online/maps/fire-insurance-plans/fire-insurance-plans-1890/>

3 City of Toronto Archives, photograph entitled Re Yonge Street Subway — Northwest corner Yonge and Birch, 1920, s0372_ss0003_it0236,

4 City of Toronto Directories, Toronto Public Library <https://www.torontopubliclibrary.ca/history-genealogy/lh-digital-city-directories.jsp>

In 1907 for the first time, the Toronto City Directories include a record of **Building B**, with a vacant unit listed at 1206 Yonge Street. Building B appears to have replaced the south half of the wood-frame building at 1212-1214 Yonge Street. By 1908, 1206 Yonge Street was occupied, and by 1909, the two additional units at 1208-1210 Yonge Street had been occupied. The Directories thus indicate that Building B was constructed at 1206-1210 Yonge Street in 1906-1907.⁵

⁵ City of Toronto Directories, City of Toronto Archives retrieved from <https://digitalarchive.tpl.ca/objects/370494/toronto-city-directory-1907-vol>

Regrading of the Canadian Pacific Rail Corridor (1914-16)

In the 1910s, to increase safety in response to pedestrian accidents at rail crossings, Canada Pacific Rail (CPR) decided to raise the railway above the street level across the city of Toronto. Between Summerhill Avenue and Dufferin Street, north-south thoroughfares were regraded to allow traffic to pass under newly built railway bridges. These underpasses were called “sub-ways”, and were completed between 1914 and 1916.

The Yonge Street “sub-way” was shaped by two factors that distinguished it from the others: first, it was regraded to 18-foot deep rather than the standard 14-foot depth so that trolleys could pass under the “sub-way”; and second, the street regrading and rail-bridge construction was completed in conjunction with a large new North Toronto Station, built immediately south of the railway on the east side of Yonge Street. The North Toronto Station was intended to replace the original 1884 North Toronto Station, which was until then located south of the railway, west of Yonge Street, and just west of the railway’s intersection with Cottingham Avenue.

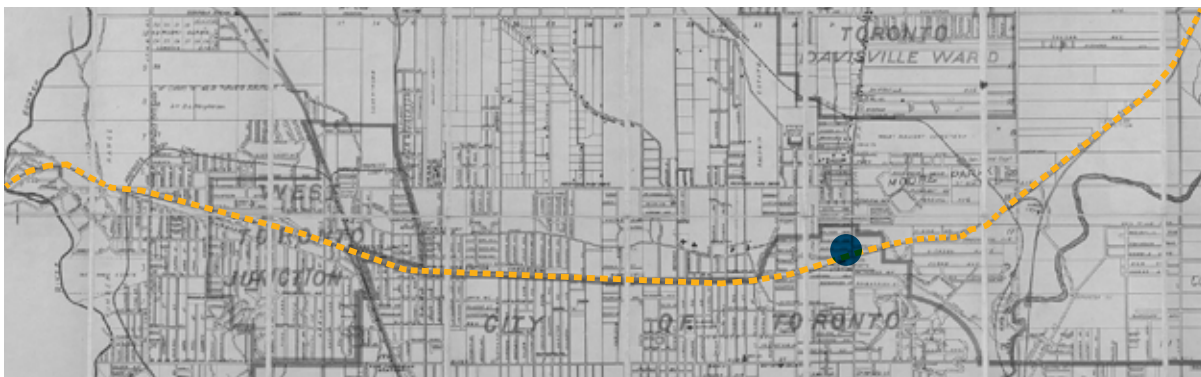
The sidewalk adjacent to the Site was regraded to follow the slope of the roadway that passed under the bridge. This differed greatly from the majority of other regraded intersections that were redesigned to maintain the existing sidewalk grade and only lowered the roadways to pass under the new rail bridges.

“It is expected that within a year’s time the Canada Pacific Railway will have completed the very considerable task of separating the grades in North Toronto, a work which was begun in July, 1912, the importance of which is perhaps not fully realized by the citizens of Toronto... From Summerhill avenue on the east side of Yonge street to Dufferin street on the west, a distance of some sixteen thousand feet or over three miles, the C. P. R. will have ten subways, while the whole length will have been graded...”

At Yonge street the subway will be an 18-foot passage, the largest of all, while from girder to girder it will measure a trifle over 140 feet in length. It is expected that work will be started here in the near future.

Grading was begun at Summerhill avenue, to the east of Yonge street, and the grade here now rises westward one foot in two hundred, where formerly it fell one foot in three hundred. With the proposed 20-foot widening of Yonge Street on the east side the main artery will have a total width in this spot of 86 feet. The new C. P. R. station is also to be built on the east side. The highest as well as the lowest point of grading is also to be found in the Yonge street subway plans - namely, eighteen feet.”

R. W. Bell, *The Globe*, May 2, 1914



1890 Unwin and Foster map of Toronto’s northern suburbs, with the Canadian Pacific Rail corridor highlighted in yellow. The Site is marked with a dark blue circle (Historical Maps of Toronto blog, annotated by ERA).



Existing “sub-ways” at Bathurst Street (left) and Christie Street (right), where the sidewalks remained at their original grade (Google Streetview, 2021 and 2017).

Alterations to Buildings in Response to Yonge Street Regrading

The Yonge Street regrading occurred between 1914 and 1916. Unlike at the other intersections being regraded at the time, including the east side of Yonge Street, the west side’s sidewalk was lowered with the road, and the adjacent building basements were exposed.

The evolution of the buildings on the Site in response to the regrading can be extrapolated from a combination of historical photographs and Toronto City Directories.

As the street was dug out, temporary wood staircases were constructed from the new sidewalk below to the retail storefronts that were now located above grade. Once the construction was complete, these became second-storey units. Many remained vacant in the years following the construction work, as the ownership and retail tenants were forced to reconfigure their street frontage in order to meet the building’s new form.

1202 Yonge Street was the first unit to be altered. During a two-year vacancy in 1918-1919, its entrances were shifted to sidewalk level, its original glass retail window was filled in with brick and replaced with two smaller windows, and a sandstone water table was installed. Based on archival photographs and City Directories, the closed-off unit became an undertaker’s office for at least the next fifteen years.

Over these next fifteen years, the other units in Building A followed, shifting their retail to the new ground level. This may have been due to a lack of commercial success while operating above grade, or this may have always been the intent following the regrading of Yonge Street.

The sidewalks outside Buildings B and C did not experience such a dramatic alteration to their slope to require a full basement exposure. At Building B's frontage onto Yonge Street and Building C's frontage onto Birch Avenue, the retail units were accessed via more stairs from grade.

1920-1935: Yonge Street Regrading (Buildings A + B)

As Building A's retail units shifted to ground level, the original storefronts were filled in with brick (except the corner unit, which was filled in post-1935 with concrete), and windows were installed that were inconsistent in height with the originals above. The cornice line above the original ground floor was retained in situ. The retail units at 1196-1200 Yonge Street eventually merged to become a single store. At Building C, the exposed basements were reclad and windows added at grade.

1924-47: Westward Rear Extension (Building A + C)

Sometime between 1924 and 1947, the northern two units of Building A at 1202-1204 Yonge Street were extended westward. Building C appears to have had a section of its rear (northern edge) removed, as its northern elevation formerly ran parallel to that of Building A. Building A was extended west to touch Building C, creating a U shape between the two buildings.

1935-73: Loss of Cornices and Parapets (Buildings A + B)

Between 1935 and 1953, the cornice and parapet above the southern section of Building A (1196-1200 Yonge Street) was removed. Between 1953 and 1973, the Edwardian-style cornice and parapet on Building B (above 1208 Yonge Street) was removed.

1947-73: Recladding + Window Wall (Building C)

Building C was eventually covered in stucco, and its street frontage (south elevation) altered with a modernist window wall.

13 VISUAL RESOURCES

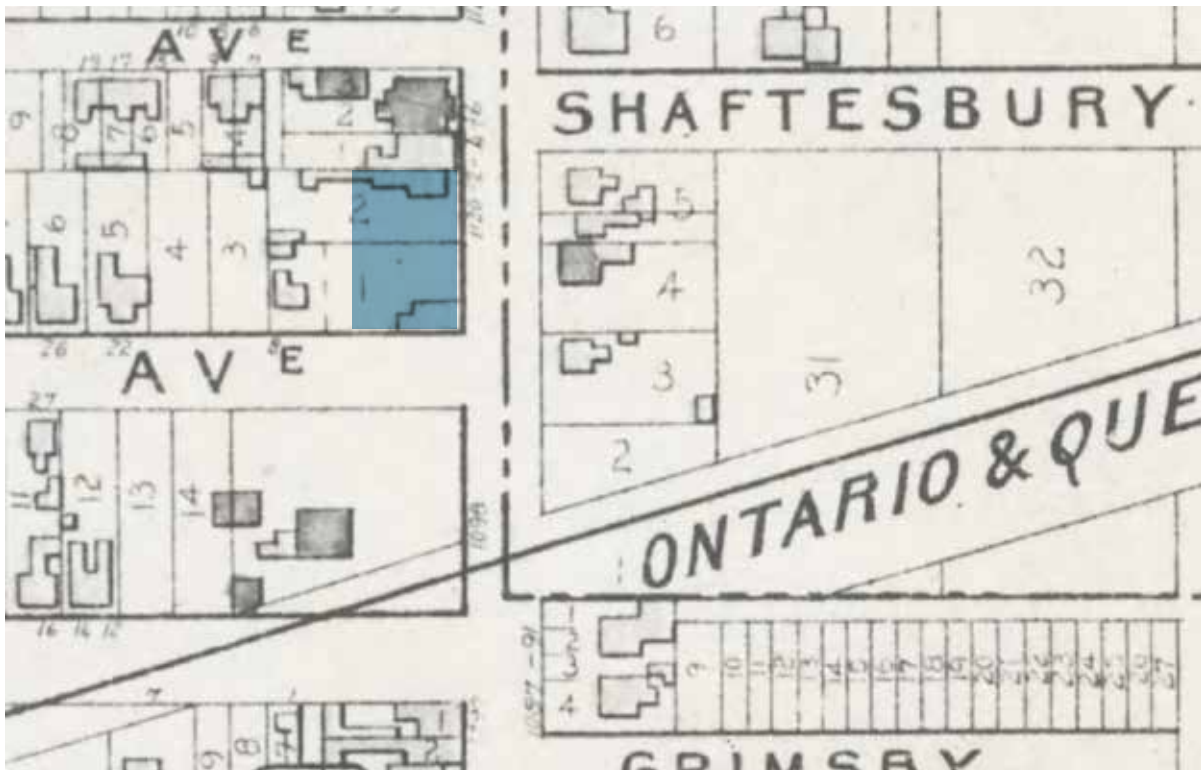
1852: Map of the Village of Yorkville

Site located on the property of Mr. P. Armstrong (Ontario Ministry of Natural Resources, Office of the Surveyor General).



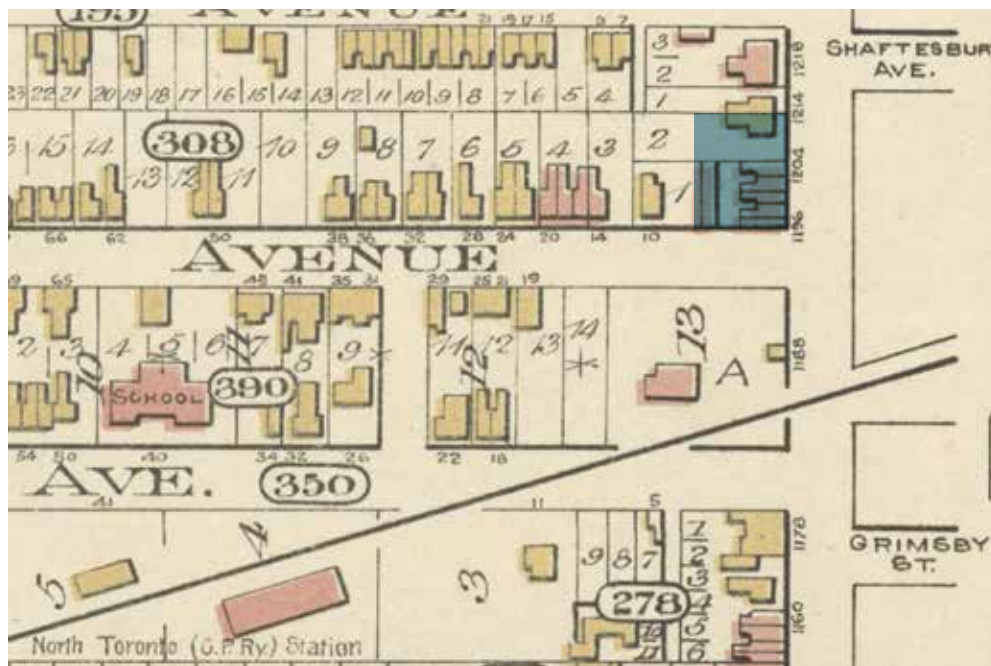
1884: Fire Insurance Plan Plate 31

Site featuring two wood-frame buildings, since demolished (City of Toronto Archives).



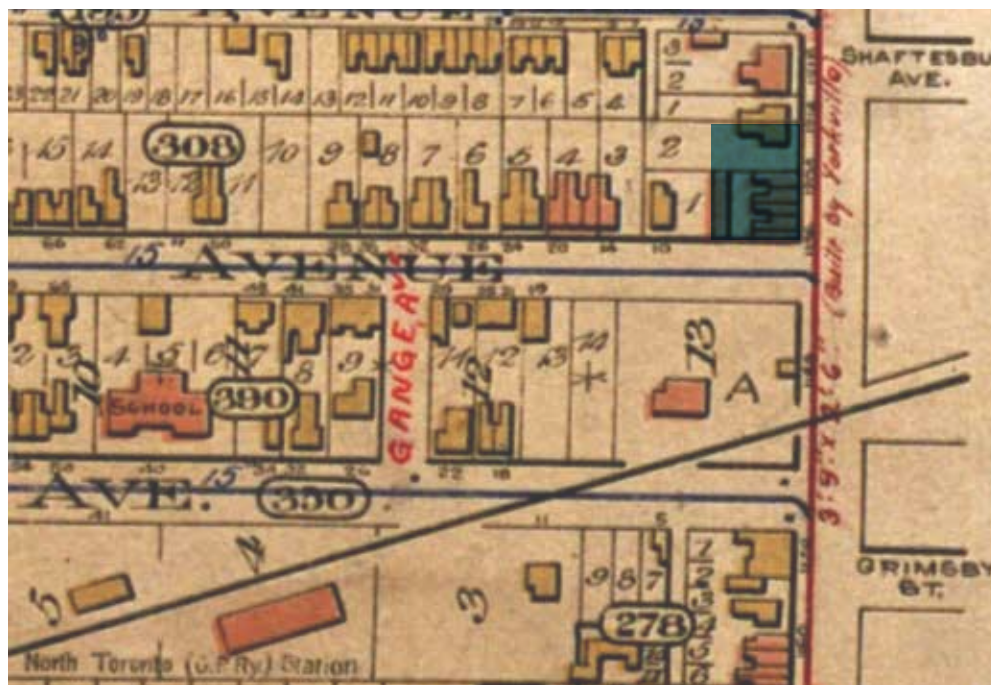
1890: Fire Insurance Plan Plate 36

Buildings A and C constructed on Site (City of Toronto Archives).



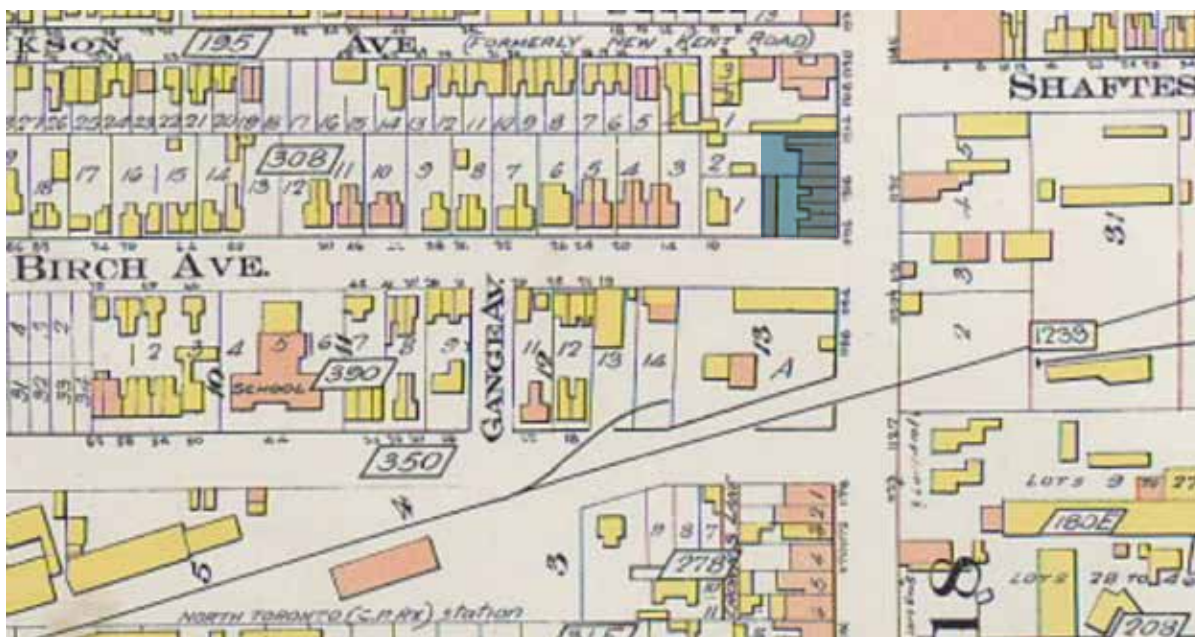
1903: Fire Insurance Plan Plate 36

No change on Site since 1890 (City of Toronto Archives).



1910: Fire Insurance Plan Plate 38

Building B constructed on Site (City of Toronto Archives).



1912: Level Crossing looking north up Yonge Street at the CPR Corridor

Building A visible at left, north of the tracks, with a billboard on top (City of Toronto Archives f1244_it7177).

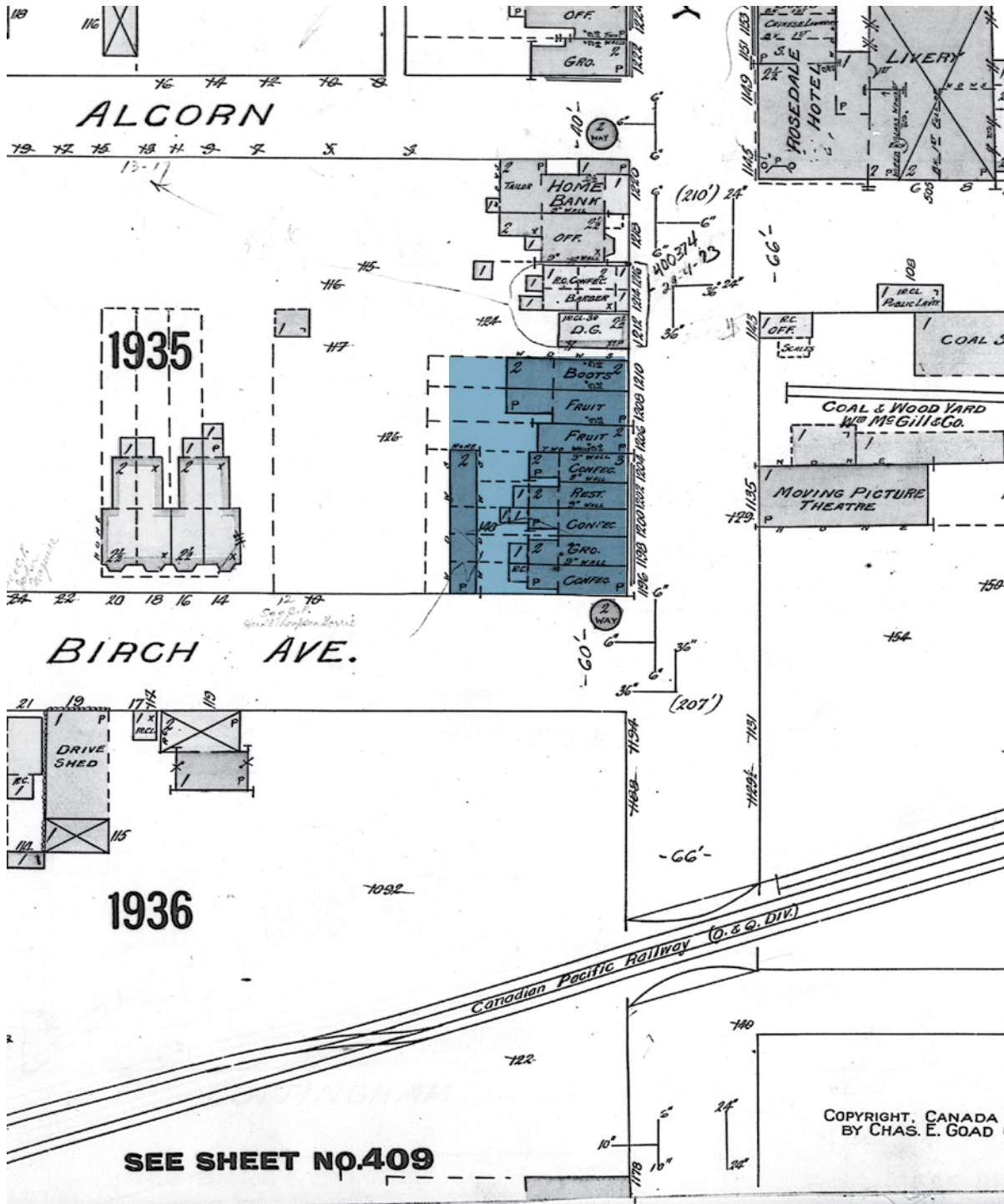


1912: Looking northwest up Yonge Street, at Birch Avenue
Buildings A and B visible at left (City of Toronto Archives f1231_it1687).



1914: Fire Insurance Plan Volume 5, 1907_407

Site occupied by commercial businesses (University of Toronto Maps and Data Library).



c. 1916: Yonge Street Regrading

Buildings A and B visible at left (City of Toronto Archives f1244_it7179).



1916: Yonge Street Track Extension

Buildings A and B visible at left (City of Toronto Archives f1231_it0489).



1916: Newly-Built CPR North Toronto Station and Rail Bridge

The North Toronto Station at 1121 Yonge St; Building A visible at left (Chuckman's Toronto Nostalgia blog).



1923, November 2: Yonge Street Sub-Way, looking North

The east sidewalk (left) remains elevated, but the west sidewalk (right) has been lowered with the street grade, resulting in the exposure of Building A's foundation (City of Toronto Archives s0372_ss0031_it0057).



1920, April 1: The Site Post-Regrading

Buildings A, B and C visible (City of Toronto Archives s0372_ss0003_it0236).



1920, April 1: The Site Post-Regrading

Buildings A, B and C visible (City of Toronto Archives s0372_ss0003_it0235).



1935: Retail Units at New Grade Level

On Building A, new retail units built within the foundation. On the second storey, some retail units have been converted and others remain, e.g. at the corner (City of Toronto Archives f0207_s1251_it0119).



1953: View up Yonge Street

The north portion of Building A, and Building B, are visible at left (Toronto Public Library).



1973: Buildings A and B

Further alterations to the second storey and the ground-floor retail have brought Building A in line with its current appearance. Bay window at Building B has been removed (City of Toronto Archives, f1526_f10001_it0086).



1973: Buildings A and B

Further alterations to the second storey and the ground-floor retail have brought Building A in line with its current appearance. Bay window at Building B has been removed (City of Toronto Archives, f1526_fl0001_it0088).



1973: Buildings A and C

Alterations have brought Building C essentially in line with its current appearance (City of Toronto Archives, f1526, fl001, it0087).



14 COMMUNITY CONSULTATION

Community consultation has not been undertaken at the time of submission, and is proposed to be undertaken at the earliest possible opportunity.

15 EVALUATION UNDER ONTARIO REGULATION 9/06

The three properties on Site have been evaluated using the Ontario Regulation 9/06 (O.Reg 9/06) “Criteria For Determining Cultural Heritage Value or Interest” under the Ontario Heritage Act (OHA).

O. Reg. 9/06 states that “a property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest” (emphasis ours). Meeting one or more of these criteria does not automatically mandate designation of the property.

A detailed evaluation of each of the three properties is provided in the following pages. The evaluation relies in part on the definition of “integrity” in the Toronto Official Plan.

Integrity

As it related to a heritage property or an archaeological site/resource, is a measure of its wholeness and intactness of the cultural heritage 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 the property’s significance; and the extent to which it suffers from adverse effects of development and/or neglect.

Integrity should be assessed within a Heritage Impact Assessment.

Toronto Official Plan, 2019.

	Value (quoted from O. Reg. 9/06)	Assessment: Building A (1196 - 1204 Yonge St)
DESIGN/PHYSICAL VALUE	a rare, unique, representative or early example of a style, type, expression, material or construction method,	Building A is not a rare, unique, early or representative example of main street commercial architecture. It no longer retains its wholeness, and intactness of the elements necessary to express cultural heritage value as an exceptional representation of late-Victorian main-street commercial architecture. The removal of potential attributes like the original retail storefronts, portions of the parapet and original windows has diminished its ability to express its cultural heritage value as a representative example.
	displays a high degree of craftsmanship or artistic merit	Building A does not display a high degree of craftsmanship or artist merit.
	demonstrates a high degree of technical or scientific achievement.	The structural alteration that exposed the building's foundation to accommodate the 1914-1916 regrading of Yonge Street was not regarded as a notable technical or scientific achievement at the time.
HISTORICAL/ASSOCIATIVE VALUE	direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Building A is directly associated with an event significant to a community: the cross-Toronto regrading of the CPR corridor in 1914-16. Yonge Street's regrading to develop the "sub-way" under the newly-elevated corridor directly resulted in major alterations to Building A, some evidence of which can still be seen on Building A today.
	yields, or has the potential to yield, information that contributes to an understanding of a community or culture	Although Building A exhibits remnant features that convey Yonge Street's historic regrading, it is not clear that it has the potential to yield information about the Yonge Street regrading without additional interpretation. The remnant features (the deteriorating cornice marking the top of the original retail bays, a floating corner shop window with non-original glazing and a floating side door) do not clearly express the history of the regrading to passersby.
	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Research to date has not revealed the architect or builder of the building.
CONTEXTUAL VALUE	important in defining, maintaining or supporting the character of an area,	The Site's vicinity includes turn-of-the-20 th -century commercial buildings, and low- and mid-rise late 20 th -early 21 st -century commercial office buildings. The remainder of the Site's block, to the north, and the entire block on the east side of Yonge Street is characterized by the latter. Because the area is evolved and diverse in its built form and there is no dominant character, Building A is not considered to define, maintain or support the character of the area.
	physically, functionally, visually or historically linked to its surroundings	Through its association with the Yonge Street regrading, Building A is historically linked to the adjacent CPR rail bridge and Yonge Street "sub-way" to the Site's south.
	a landmark.	Building A is not a landmark.

	Value (quoted from O. Reg. 9/06)	Assessment: Building B (1206 - 1210 Yonge St)
DESIGN/PHYSICAL VALUE	a rare, unique, representative or early example of a style, type, expression, material or construction method,	Building B is not a rare, unique, early or representative example of main street commercial architecture. It no longer retains its wholeness, and intactness of the elements necessary to express cultural heritage value as an exceptional representation of Edwardian main-street commercial architecture. The removal of potential attributes like the original retail storefronts, the ornamental parapet and original windows has diminished its ability to express its cultural heritage value as a representative example.
	displays a high degree of craftsmanship or artistic merit	Building B does not display a high degree of craftsmanship or artist merit.
	demonstrates a high degree of technical or scientific achievement.	Building C does not display a high degree of technical or scientific achievement.
HISTORICAL/ASSOCIATIVE VALUE	direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,	Building B is not directly associated with a theme, event, belief, person, activity, organization or institution significant to a community. While it sustained some minor alterations due to the Yonge Street regrading (increased stair access to retail units), these were not significant enough to meet the threshold for this criterion.
	yields, or has the potential to yield, information that contributes to an understanding of a community or culture	Building B does not yield information that contributes to an understanding of a community or culture.
	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Research to date has not revealed the architect or builder of the building.
CONTEXTUAL VALUE	important in defining, maintaining or supporting the character of an area,	The Site's vicinity includes turn-of-the-20 th -century commercial buildings, and low- and mid-rise late 20 th -early 21 st -century commercial office buildings. The remainder of the Site's block, to the north, and the entire block on the east side of Yonge Street is characterized by the latter. Because the area is evolved and diverse in its built form and there is no dominant character, Building B is not considered to define, maintain or support the character of the area.
	physically, functionally, visually or historically linked to its surroundings	Building B is not physically, functionally, visually or historically linked to its surroundings in any way that would meet the threshold for this criterion.
	a landmark.	Building B is not a landmark.

	Value (quoted from O. Reg. 9/06)	Assessment: Building C (8 Birch Ave)
DESIGN/PHYSICAL VALUE	a rare, unique, representative or early example of a style, type, expression, material or construction method,	Building C is unrecognizable as an historic building, and does not serve as a rare, unique, representative or early example of a style, type, expression, material or construction method.
	displays a high degree of craftsmanship or artistic merit	Building C does not display a high degree of craftsmanship or artist merit.
	demonstrates a high degree of technical or scientific achievement.	Building C does not display a high degree of technical or scientific achievement.
HISTORICAL/ASSOCIATIVE VALUE	direct associations with a theme, event, belief, person, activity, or organization or institution that is significant to a community,	Building C is not directly associated with a theme, event, belief, person, activity, organization or institution significant to a community.
	yields, or has the potential to yield, information that contributes to an understanding of a community or culture	Building C does not yield information that contributes to an understanding of a community or culture.
	demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.	Research to date has not revealed the architect or builder of the building.
CONTEXTUAL VALUE	important in defining, maintaining or supporting the character of an area,	The Site's vicinity along Birch Avenue includes a series of warehouse buildings (converted for residential and commercial uses), transitioning to residential house-form typologies moving westward along Birch Avenue. Building C is not considered to define, maintain or support the character of the area.
	physically, functionally, visually or historically linked to its surroundings	Building C is not physically, functionally, visually or historically linked to its surroundings in any way that would meet the threshold for this criterion.
	a landmark.	Building C is not a landmark.

Summary of O. Reg. 9/06 Assessment

The buildings on Site have been assessed for design/physical value, historical/associative value and contextual value per the Ontario Regulation (“O. Reg.”) 9/06 criteria.

None of the three buildings meet the criteria design/physical value. They are not rare, unique or early examples of their types or styles. They do not represent a high degree of craftsmanship, artistic merit, or technical or scientific achievement. While Buildings A and B might have once been representative examples of turn-of-the-century main-street commercial buildings, they do not have the integrity to express such design/physical value.

Building A was assessed to carry historical value for its association with a major infrastructural event: the 1914-16 regrading of Yonge Street. Building A exhibits a few remnant features that express the story of Yonge Street’s regrading -the former cornice above the retail bays, a floating non-original retail window and a floating side door-, however they do not effectively communicate the history of the Yonge Street regrading by themselves.

The character this section of Yonge Street is evolved and diverse, and the three buildings are not considered important in defining, maintaining or supporting a dominant character in this area. Building A is historically linked to the CPR corridor to the south through its association with the 1914-16 Yonge Street regrading. None of the three buildings are considered landmarks.

16 STATEMENT OF PROFESSIONAL OPINION

The CHER concludes that the properties on the Site are not candidates for designation under Part IV of the OHA. A Statement of Significance has not been prepared.

It is ERA's professional opinion that Building A's associative value can be conserved and communicated instead through methods including commemoration and interpretation. The use of interpretation to reveal and retain cultural significance is provided for in international best practices (the Australia ICOMOS Burra Charter, 2013), and is considered a valid method of conserving cultural heritage value.

17 REFERENCES

Reference List

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- City of Toronto. (2021). Heritage Impact Assessment Terms of Reference and Checklist.
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- Metro Toronto Land Registry Office. (n.d.). Abstract/Parcel Register Book. <https://www.onland.ca/ui/40/books/browse>
- Ryerson University. (2018). Truth and Reconciliation at Ryerson University Building a New Foundation for Generations to Come. <https://www.ryerson.ca/content/dam/aboriginal-news/aboriginalreport-web.pdf>
- Toronto Railway Historical Association (n.d) <https://www.trha.ca/trha/>
- University of Toronto. (n.d.). Map and Data Library. <https://mdl.library.utoronto.ca/>

Visual Resources List

1852. *[I]ncorporated Village of Yorkville in the County of York and Province of Canada. Drawn from an actual Survey by G.P. Liddy Late of the Engineering Department of the Ordnance Survey of Great Britain and Ireland. Provincial Land Surveyor, Civil Engineer etc. [Sgd] Geo. P. L[idy].* Ontario Ministry of Natural Resources, Office of the Surveyor General: SR7017. Retrieved from <http://oldtorontomaps.blogspot.com/2013/10/1852-liddy-incorporated-village-of.yorkville.html>.
- Fire Insurance Plans, showing the intersection of Yonge Street and Birch Avenue, 1884-1910, City of Toronto Archives, Toronto, Ontario, Canada.
- Photograph of level crossing looking north, 1910, f1244_it7177, City of Toronto Archives, Toronto, Ontario, Canada
- Photograph looking northwest up Yonge Street, at Birch Avenue, 1912, f1231_it1687, City of Toronto Archives, Toronto, Ontario, Canada
- Photograph of the Site Post-Regrading, 1920, s0372_ss0003_it0235 City of Toronto Archives. Toronto, Ontario, Canada
- Photograph of the Yonge Street Track Extension, 1916, f1231_it0489, City of Toronto Archives, Toronto, Ontario, Canada
- Photograph of the Yonge Street Regrading, c. 1916 f1244_it7179, City of Toronto Archives, Toronto, Ontario, Canada
- Postcard photograph of the Newly-Built CPR North Toronto Station and Rail Bridge, 1916, Chuckman's Toronto Nostalgia blog, retrieved from: <https://chuckmantorontonostalgia.wordpress.com/2010/07/10/canadian-pacific-north-toronto-station-yonge-street-south-of-st-clair-1916/>
- Photograph of the Yonge Street Sub-Way, looking North, 1923, s0372_ss0031_it0057, City of Toronto Archives, Toronto, Ontario, Canada
- Photograph of Retail at New Grade Level, 1935, f0207_s1251_it0119, City of Toronto Archives, Toronto, Ontario, Canada
- Photograph of the View up Yonge Street, 1953, Toronto Public Library, retrieved from <https://digitalarchive.tpl.ca/objects/349870/yonge-street-looking-north-from-birch-avenue?ctx=41dc64a492c7b6c80b06637fd629f1c6569309b1&idx=0>
- Photograph of altered buildings, 1973, f1526, fl001, it0087, City of Toronto Archives, Toronto, Ontario, Canada
- Photograph of altered buildings along Yonge Street, 1973, f1526_fl0001_it0086, City of Toronto Archives, Toronto, Ontario, Canada

18 APPENDICES

APPENDIX I CHER Terms of Reference and completed Required Contents Checklist (2020)



Cultural Heritage Evaluation Report Terms of Reference and Checklist

City Planning, Heritage Planning, Urban Design

Revised July 26, 2021

A. PURPOSE

The purpose of a Cultural Heritage Evaluation Report (CHER) is to assist the City in determining whether a property, collection of properties, or landscape feature has cultural heritage value. It will be considered when determining whether a recommendation is made to City Council for the inclusion of the property on the City of Toronto’s Heritage Register and/or designation under Part IV of the Ontario Heritage Act.

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

A CHER includes primary and secondary research, visual inspection, and evaluation against prescribed criteria (Ontario Regulation 9/06), and where appropriate, the preparation of a draft Statement of Significance and identification of Heritage Attributes. The CHER is the recommended first step in the development application process, and establishes what heritage values and attributes will be conserved when planning for change. The preparation of a CHER prior to determining what change may be appropriate enables a resource's significance to be determined at the earliest stages of the development application process. It may also be used to identify heritage resources outside of the development application process, in order to recognize valued community assets or qualify a property for the heritage property tax rebate and grant programs.

A CHER can ensure that an understanding of a resource's cultural heritage value is made without regard to pre-determined or desired outcomes. A clear understanding of the resource's heritage value can both ensure its long term conservation, as well as identify opportunities for flexibility and change early in the planning process.

In addition to a standalone document, a CHER may also be submitted as part of a development application, forming part of the Heritage Impact Assessment. Applicants are encouraged to undertake a CHER and submit that to the City of Toronto prior to the submission of a development application to assist with the conservation of buildings and structures as part of the land use planning process.

D. STANDARDS AND PRACTICES

The CHER 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 CHER 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, and the identification and evaluation of cultural heritage value or interest.

The CHER 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.

A CHER may be subject to a peer review if determined appropriate by the Senior Manager.

E. WHEN REQUIRED

A CHER **will be required**:

- for development applications that include a property that is listed under Section 27 of the Ontario Heritage Act on the City of Toronto's Heritage Register
- for development applications that include a property that is designated under Section 29 of the Ontario Heritage Act prior to 2006
- Prior to the submission of an application for either the heritage grant program or the heritage property tax rebate program

A CHER **is strongly encouraged**:

- for development applications that include a property that is not on the City's Heritage Register, but that is believed to have cultural heritage value as identified by the community, City staff, professional site assessments, planning studies or local Councillor
- for applications on properties that include a building or structure that is 40 years or older

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

F. REQUIRED CONTENTS AND CHECKLIST

If the property under review is on a development site, it is advisable that you discuss your project in advance with Heritage Planning staff during preliminary consultation meetings. Evaluation of cultural heritage resources prior to project planning is strongly encouraged.

The CHER 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 CHER 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 Professional member of the Canadian Association of Heritage Professionals and in good standing. The background and qualifications of the professional(s) completing the CHER 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 CHER is accurate and reflects their professional opinion.

3. Executive Summary

- This section includes a summary of the evaluation of the potential cultural heritage resource(s); a summary of recommended heritage values and attributes and a summary of the reasons for or against their identification as warranting inclusion on the Heritage Register, with reference to applicable regulation(s).

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 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. Reasons for the CHER and Background Information

This section will include information pertaining to the reasons why the CHER has been prepared. For properties that were designated under Part IV prior to 2006, or that are listed under Section 27 of the OHA, any pertinent information relating to either the designation or listing will be provided, including reasons for inclusion (where known) and the date of inclusion on the Heritage Register.

Check all that apply:

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

8. Description of the Property and Visual Inspection

This section will include an overview of the property, including its physical condition and noting any additions or alterations. It will include a description of the property's location and existing conditions as observed through a visual inspection of the property, a the date(s) of the visual inspection. The section must:

- Provide the resource's legal address and land use designation and, if applicable, any Secondary Plan or Site and Area Specific Policy that applies
- Identify any existing heritage recognitions
- Identify and describe all existing buildings and/or structures on the property

- Identify and describe any other features that may be of interest, including landscape features
- Identify whether the property is within an area of archaeological potential

9. **Current Photographs/Images**

This section will include photographs, both general and of each building, structure or landscape feature. For larger properties or properties with a number of features, a map or annotated aerial photograph may be required.

- Current photographs/images taken within 3 months of the CHER submission date showing the existing context and features of existing and potential heritage resources on the property. 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 heritage attribute, including both exterior and interior, where applicable
 - Existing context including other buildings on and adjacent to the site and existing landscaping
 - a photograph 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
 - a photograph showing the relationship of the site to the adjacent properties

10. **Description of Surrounding Neighbourhood Keyed to a Context Map**

- Provide a description 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.

11. **Historic Photographs**

- Historic photographs should be provided where available. If historic photographs cannot be located, it must be confirmed that the noted sources in Section 12 have been checked and no photographs were present.

12. **Primary and Secondary Research**

This section will document the research that was undertaken for the property, including the primary and secondary sources that were consulted, and will record and present the findings of the research in a logical and chronological order. This section will also identify any archaeological assessment reports that apply to the property, and whether the property has been identified as an area of archaeological potential in the City of Toronto's Archaeological Management Plan.

Primary resources must be consulted in order to identify the property's history of ownership and development. If certain primary resources are determined not to be of relevance or are unavailable, the rationale for the exclusion must be demonstrated. At minimum, the resources that must be consulted include:

- Toronto Archives
- Assessment Rolls
- Building Permits
- Toronto Building Records
- Goad's Atlas of the City of Toronto Maps
- Toronto City Directories
- Land Registry Office (or online equivalent)

At the time of writing this report, access to the City of Toronto Archives (Assessment Rolls, Building Permits) was restricted as part of the City's COVID-19 response. Archival research was limited to available digital resources.

Additional resources that may be consulted include:

- Ontario Archives
- Toronto Public Library
- Historical society archives
- The Biographical Dictionary of Architects in Canada 1800-1950
- City of Toronto Aerial Photographs
- Other historic maps including Cane, Boulton, Tremaine, Miles & Co., etc.

The section will include written narrative, describing the history of development and activity of the site, including any events, communities, individuals or activities that are historically or continue to be associated with to the property where applicable. A chronological timeline may be included as a summary historical narrative where warranted. All statements of fact regarding ownership, date of construction, occupation, sale, etc. will be footnoted providing the source, including relevant identifiers such as dates including day month, and year as appropriate, page numbers, and location of source.

Research results will be used as the basis for an evaluation of the property's cultural heritage value, following Ontario Regulation 9/06. In the event that City heritage staff find that the research provided within this section provides insufficient information or detail to properly inform the evaluation, additional information and a revised CHER will be requested.

Research sources must be documented using a consistent citation style (MLA, APA, or Chicago). All research sources will also be listed in an appendix attached to the report. If possible, copies of such sources should be provided to the City as part of the CHER submission.

13. Visual Resources (Maps, Drawings, Plans and Images)

This section will include a visual overview of the property over time, including the pertinent maps, images, drawings and plans consulted, to assist with understanding the general history of the site and its development over time. Images should be arranged chronologically and will illustrate the historical development and evolution of the site, including chronological construction and/or alterations to the size, features or primary use of the property and its associated buildings or features.

Images included in this section should be labelled appropriately with a title of the image, a description of what is being shown, and the source for the image including author, publication, date (day, month, year), volume where appropriate, page number, archival references, location or website, etc. All visual resources will also be listed in an appendix attached to this report.

14. Community Consultation

This section will outline what, when and how community input was undertaken as part of the research methodology for the property and describe the results. Based on the resource(s) being evaluated, the City may suggest groups, organizations or individuals for consultation and may participate/lead in the consultation. At a minimum, the relevant Community Preservation Panel must be consulted, and it is recommended that local heritage groups and historical societies are consulted. If consultation at the time of submission has not been undertaken, it is expected to take place at the earliest possible opportunity.

There may be circumstances where community input is fundamental to understanding the value of a property and an HIA or CHER may be considered incomplete until appropriate consultation has taken place.

- Community Preservation Panel
- Local heritage group/historical society
- Other (oral histories, individual meetings, etc.)

Community consultation has not been undertaken at the time of submission, and is proposed to be undertaken at the earliest possible opportunity.

15. ✓ Evaluation under Ontario Regulation 9/06

This section will describe how the prescribed criteria, Ontario Regulation 9/06 (Ontario Heritage Act), was applied to understand the property's cultural heritage value, if any. It will present a rationale supporting how each criterion was met or not met, and include a summary of the physical/design, historic/associative and/or contextual value of the property, where the prescribed criteria have been met.

16. ✓ Statement of Professional Opinion

The conclusion will summarize the research, survey and evaluation undertaken for the property, and where the property is believed to have cultural heritage value, will provide a

recommendation for its inclusion on the Heritage Register. If the evaluation believes that the property has cultural heritage value based on an evaluation against O. Reg. 9/06, a draft Statement of Significance must be prepared and a draft list of Heritage Attributes identified. The list of Heritage Attributes provided in the CHER should be organized in relation to each criterion met.

