

64-66 WELLESLEY STREET EAST & 552-570 CHURCH STREET

Toronto, ON

HERITAGE IMPACT ASSESSMENT

November 4, 2021

Project # 16-027-02
Prepared by PE / SI / KK / CH

PREPARED FOR:

ONE Properties
2500-10111 104 Avenue NW
Edmonton AB T5J 0J4
647-256-1014

PREPARED BY:

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1 REQUIRED CONTENTS CHECKLIST

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

2 STATEMENT OF PROFESSIONAL QUALIFICATIONS

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

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

Kasper Koblauch, MCIP, RPP, is a planner and project manager at ERA with over six years of public and private-sector professional planning experience. He holds a Master of Planning from Ryerson University.

Catherine Huynh BURPI is a planner with ERA Architects. She holds a Bachelor of Urban and Regional Planning from Ryerson University.

3 EXECUTIVE SUMMARY

Report Background

This report has been prepared by ERA Architects Inc. (“ERA”) to provide a Heritage Impact Assessment (“HIA”) for the redevelopment of 64-66 Wellesley Street East and 552-570 Church Street (the “Site”). The Site is currently occupied by three commercial buildings and one residential building in the Church-Wellesley Village.

In accordance with the City of Toronto’s HIA Terms of Reference, this HIA evaluates the impact of the proposed development on the on-site, potential, and adjacent heritage resources.

Summary of Proposed Development

The proposed mixed-use development will add a 28-storey high-rise building and a 7-storey mid-rise building to the Site. The building at 64 Wellesley Street East will be partially retained and integrated with new construction. The other buildings on the Site will be removed.

Heritage Status

The Site contains the Wellesley Street Apartments, located at 64 Wellesley Street East, which is designated under Part IV of the Ontario Heritage Act (“OHA”) by By-law 659-2020 for design, associative and contextual value.

The Site is adjacent to three properties designated under Part IV of the OHA: the Granite Curling Club at 519 Church Street; the William McBean Terrace at 68-78 Wellesley Street East; and the Paul Kane House at 56 Wellesley Street East.

The Site also contains two potential heritage resources at 66 Wellesley Street East and 552-554 Church Street. Through a preliminary assessment, ERA has determined that the Site may have potential intangible value connected with its significance to the local LGBTQ+ community.

Conservation Strategy

The building at 64 Wellesley Street East will be partially retained and integrated with new construction, as described below:

- Retaining the existing principal (south) elevation and a portion of the return (east and west) elevations *in-situ*;
- Reconstruction of a portion of the west elevation with in-kind materials, to match original form; and
- Applying a conservation scope of work to the retained portion of the building.

The conservation strategy will be further detailed through a forthcoming Conservation Plan.

Impact of the Proposed Development

The significant elevations of 64 Wellesley Street East, along with their heritage attributes will be retained in the proposed development. All other building fabric will be removed to accommodate new construction. The cultural heritage value of the Site will be conserved through mitigation strategies.

The development will have minimal shadow impacts on the adjacent heritage resources.

Mitigation Measures

The following mitigation measures are proposed:

- Providing generous setbacks above the retained and rebuilt facades;
- Providing new construction that is sympathetic to and distinguishable from the retained building, through its materiality and form;
- Providing a step down in height towards Church Street to respect and reinforce the Church Street Village Character Area; and
- Exploring opportunities to commemorate the Site’s potential intangible value as the development process moves forward.

Summary Statement of Professional Opinion

In our opinion, the proposed development has been designed to be sympathetic to the retained building at 64 Wellesley Street East and is consistent with the emerging neighbourhood context of mid- to high-rise mixed-use development in the Church-Wellesley Village.

The proposal conserves all of the building's heritage attributes and maintains its legibility as a pre-war apartment building, including its three-dimensional form.

The proposed development appropriately balances planning, heritage conservation, and urban design objectives for the Site. In this way, the proposed development is consistent with and conforms to applicable provincial and municipal heritage policies.

4 PROPERTY OWNER INFORMATION

Property Owner

ONE Properties
2500-10111 104 Avenue NW
Edmonton AB T5J 0J4
c/o Stefan Savelli, ssavelli@oneproperties.com;
Michael Shabinsky, mshabinsky@oneproperties.com

5 REPRESENTATIVE INFORMATION

Representative

Bousfields Inc.
#200-3 Church Street
Toronto ON M5E 1M2
c/o Peter Smith, psmith@bousfields.ca

6 LOCATION PLAN

The Site is comprised of seven parcels known municipally as 64-66 Wellesley Street East and 552-570 Church Street, in the Church-Wellesley Village. The Site is bounded by a 1-storey commercial building and surface parking area to the north, Church Street to the east, Wellesley Street East to the south, and a 3-storey apartment building, including the Paul Kane House and parkette to the west.

The Site contains the four buildings:

- A 5-storey residential apartment building (64 Wellesley Street East);
- A 3-storey residential house converted for commercial uses and an attached one storey structure to the rear (66 Wellesley Street East);
- A 3-storey residential house converted for commercial uses with a one storey rear addition fronting Wellesley Street East (552-554 Church Street); and
- A 2-storey commercial building (560-570 Church Street).

The property at 64 Wellesley Street East is designated under Part IV of the Ontario Heritage Act (“OHA”) by By-law 659-2020. The description of on-site heritage resources is further discussed in Section 8 of this report.



64 Wellesley Street East: 5-storey apartment building constructed in 1931 (ERA, 2021).



66 Wellesley Street East: 3-storey mixed use building built between 1884-1890 (ERA, 2021).

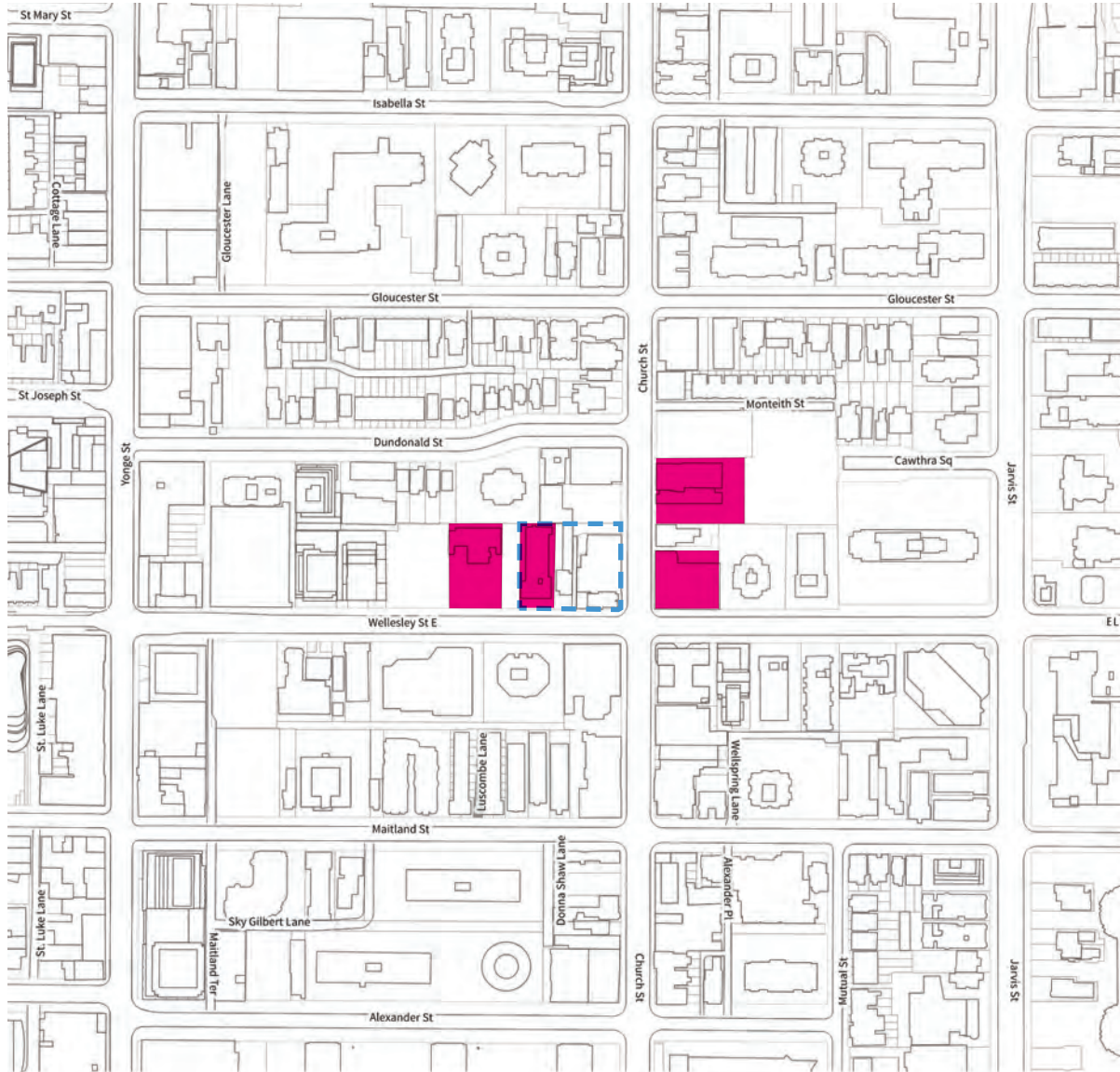


552-554 Church Street: 3-storey mixed use building built between 1884-1890 (ERA, 2021).

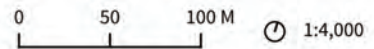


560-570 Church Street: 2-storey commercial building built 1959-1960 (ERA, 2021).

Property Data Map



Property Data Map showing the Site, and on-site and adjacent heritage properties (City of Toronto, 2021; annotated by ERA).

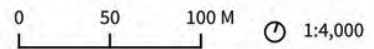


-  Site
-  Designated Part IV

Aerial Imagery



Property Data Map (including aerial imagery) showing the Site, and on-site and adjacent heritage properties (City of Toronto, 2021; annotated by ERA).



-  Site
-  Designated Part IV

7 CULTURAL HERITAGE EVALUATION REPORT

The property at 64 Wellesley Street East is designated under Part IV of the OHA by By-law 659-2020. The property meets Ontario Reg. 9/06 under all three categories of design, associative and contextual value. The enacting By-law and Reasons for Designation is further discussed in Section 7, and is included in Appendix B of this report.

Note: By-law 659-2020 to designate the property at 64 Wellesley Street East under Part IV of the Ontario Heritage Act was passed on July 29, 2020.

The properties at 66 Wellesley Street East and 552-570 Church Street are not listed on the Toronto Heritage Register, nor are they designated under the OHA. The properties at 552-554 Church Street are recognized in the North Downtown Yonge Urban Design Guidelines as a properties “with potential to be included in the City of Toronto Heritage Inventory”. The Design Guidelines recommend that such properties be “protected and conserved” and that adjacent developments complement their physical “scale and materiality”. In accordance with the HIA Terms of Reference (2021), a CHER is strongly recommended for these properties, but not required.

The subsequent sections of this Report, and its appendices, are intended to demonstrate “an understanding of the cultural heritage values and attributes of existing and potential on-site heritage resources, adjacent heritage properties and [properties] within or adjacent to Heritage Conservation Districts” (HIA Terms of Reference (2021)).

While a stand-alone Cultural Heritage Evaluation report (“CHER”) has not been provided at this time, a cultural heritage evaluation for each of the properties under O. Reg. 9/06 is provided in Appendix C. The accompanying history and evolution is provided in Appendix D. The evaluation under O. Reg. 9/06 concludes that 560-570 Church Street is not a candidate for designation under Part IV of the OHA, and although 66 Wellesley Street East and 552-554 Church Street may exhibit intangible value, they are not strong candidates for designation.

8 DESCRIPTION OF ON-SITE HERITAGE RESOURCES

64 Wellesley Street East (Designated Part IV)

The property is located along the western edge of the Site and contains a five-storey apartment building (c.1931). A landscaped area is located in the front yard, while the rear yard is occupied by surface parking. The building is of masonry construction. In its design, massing and detail, it is typical of the pre-war apartment buildings which emerged in Toronto, and particularly in the Church-Wellesley area, in the first half of the 20th century. The building was designed amidst an early 20th-century trend toward historic Revival styles, and invokes Georgian elements in its design.

On July 29, 2020, City Council passed By-law 659-2020 to designate 64 Wellesley Street East under Part IV of the OHA. The document contains 'Schedule A: Statement of Significance, Reasons for Designation, 64 Wellesley Street East' which outlines the property's heritage attributes:

Heritage attributes that convey the property at 64 Wellesley Street East's associative value with the pre-war apartment building type and its contextual value in supporting the pre-war apartment building context throughout the Church-Wellesley Village include:

- *The placement of the building on the north side of Wellesley Street East, between Yonge Street and Church Street, within the Church-Wellesley Village;*
- *The five-storey scale and massing organized with the street-facing south wing fronting Wellesley Street East, typical of a pre-war apartment building;*
- *The prominent central entrance and fenestration pattern along the south elevation; and*
- *The front yard setback that includes a path for pedestrian access to the central entrance.*

Heritage attributes that convey the property at 64 Wellesley Street East's design and physical value as a representative example of the Georgian Revival style include:

- *The brick cladding and stylistic articulation of the street-facing south wing, including brick, stone, and wood detailing;*

- *The flat roofline with the parapet on the street-facing south wing, which has stone-framed openings, stone coping and a triangular shaped stone pediment in the centre;*
- *The main (south) entrance, which is placed in a stone surround with classical detailing that includes an entablature, mouldings and brackets;*
- *The scalloped stone window surround above the main (south) entrance;*
- *The symmetrical division of the principal (south) elevation into five bays, with a rhythm of flat-headed single window openings in the centre and outer bays, and tripartite window openings in the remaining bays, with stone sills, brick flat arches and stone keystones;*
- *The stone band courses on the base and above the first- and fifth-floor openings on the principal (south) elevation, and which extend across the south ends of the east and west walls of the street-facing south wing; and*
- *The east and west elevations of the street-facing south wing, which continue the pattern and detailing of the flat-headed openings, stone coursing and parapet from the south elevation.*

The enacting By-law and Reasons for Designation is included in Appendix B of this report.

Potential Heritage Resources

66 Wellesley Street East

The property at 66 Wellesley Street East is occupied by a three-storey building, originally constructed for residential use between 1884-1890. A later 1-storey addition extends towards the property's rear lot line. The building is of brick masonry construction with a pitched roof. It has been rendered over on all elevations.

The building has potential intangible value connected with its significance to the local LGBTQ+ community.

552-554 Church Street

The properties at 552-554 Church Street are occupied by a three-storey brick building, originally constructed for residential use between 1884-1890. A commercial use was introduced in 1929, when a pharmacy occupied the building. Building records indicate that between 1933 to 1964, alterations to the building included an addition to the east elevation and interior renovations to the residential space.

The building has potential intangible value connected with its significance to the local LGBTQ+ community. In an interview, Councillor Kristyn Wong-Tam spoke to the intangible value commemorated by the building's murals, commissioned for World Pride in 2014:

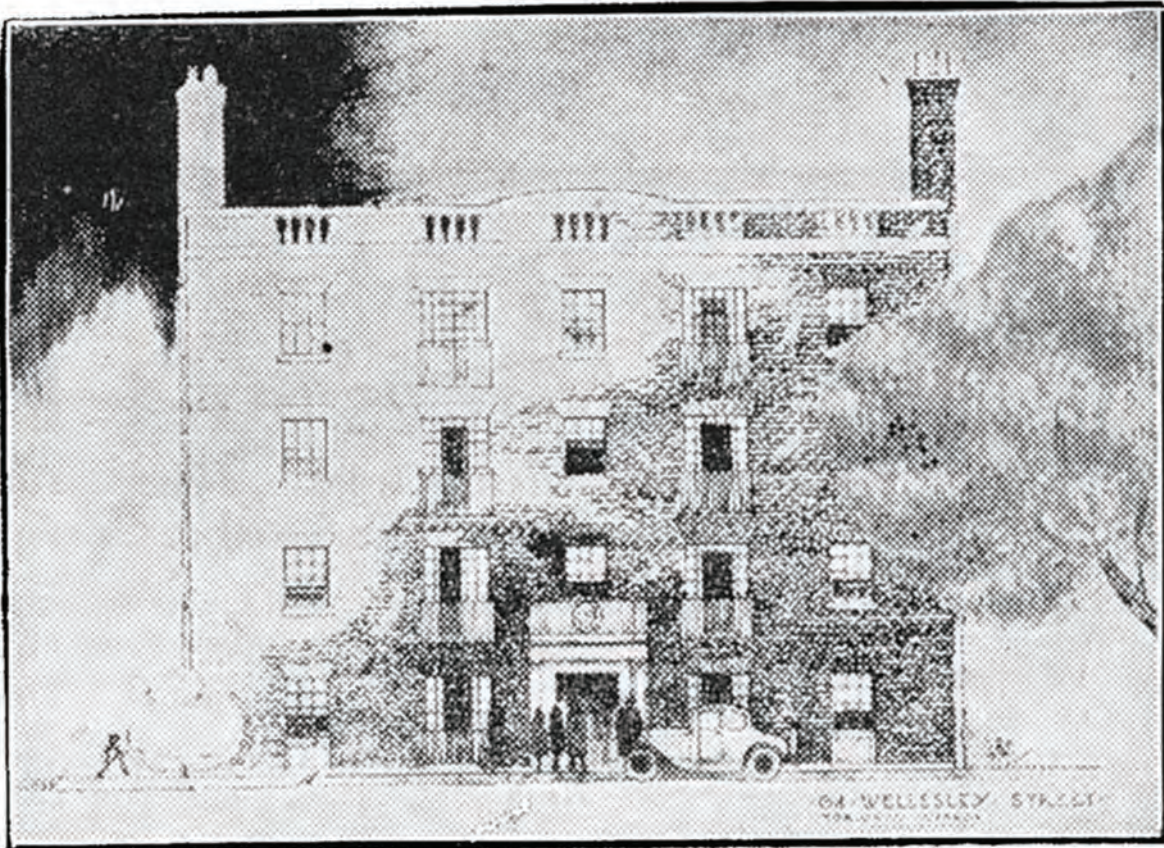
“The stories of the Church and Wellesley neighbourhood go beyond architecture. The community connection is cultural, belonging to every one of us in the LGBTQ2-spirited community and beyond. Seeing these murals foster a soulful, political and cultural connection the Village.”

(Xtra*, 2014).

9 HISTORIC PHOTOGRAPHS

The Toronto Public Library, the online portal of the Toronto Archives and local newspaper archives were consulted to locate historic photographs of the buildings on the Site. A comprehensive Site history is included in Appendix D of this report.

NEW APARTMENT HOUSE FOR WELLESLEY ST.



This attractive structure will be erected at 64 Wellesley Street as soon as wrecking operations at present in progress on the premises are completed. Designed by E. H. Paisley, architect, 247 Confederation Life Building, it will be built for G. C. Murdoch at a cost of approximately \$150,000.

The proposed renderings for 64 Wellesley Street East feature a four-storey drawings, while the existing building is five-storeys. Additionally, it features different ornamental treatment at the parapet and more ornate detailing on the front facade (including upper storey Juliet balconies) than the extant building on the Site (Toronto Star, 1930. p. 36).



The vacant Paul Kane House at 56 Wellesley Street East. The north wing of 64 Wellesley Street East is highlighted in blue (Toronto Star, 1984).

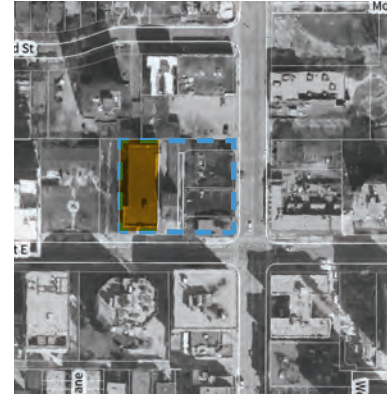
10 CURRENT PHOTOGRAPHS

Photographs were taken of the Site and adjacent context in October, 2021.

10.1 Building Elevations



The principal (south) elevation of 64 Wellesley Street East (ERA, 2021).



Key Map (City of Toronto, 2021; annotated by ERA).

Note: ERA was unable to obtain public access to photograph the rear (north) elevation of 64 Wellesley Street East.



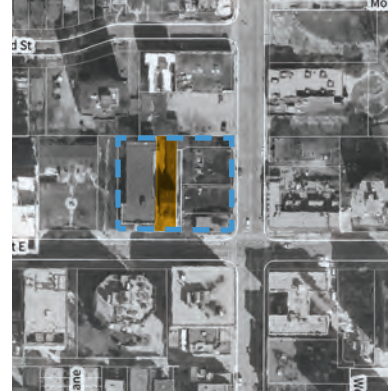
The west elevation of 64 Wellesley Street East (ERA, 2021).



Looking towards the east elevation of 64 Wellesley Street East (ERA, 2021).



The principal (south) elevation of 66 Wellesley Street East (ERA, 2021).



Key Map (City of Toronto, 2021; annotated by ERA).



The west elevation of 66 Wellesley Street East (ERA, 2021).



The rear (north) elevation of 66 Wellesley Street East (ERA, 2021).



1-storey rear addition at 66 Wellesley Street East (ERA, 2021).



The south elevation of 552-554 Church Street (ERA, 2021).



Key Map (City of Toronto, 2021; annotated by ERA).



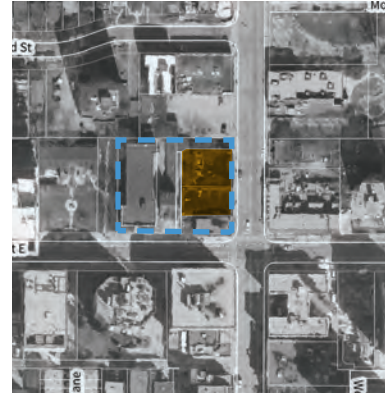
The west elevation of 552-554 Church Street (ERA, 2021).



The east elevation of 552-554 Church Street (ERA, 2021).



The east elevation of 560-570 Church Street (ERA, 2021).



Key Map (City of Toronto, 2021; annotated by ERA).

Note: ERA was unable to obtain access to photograph the west elevation of 560-570 Church Street.



The north elevation of 560-570 Church Street (ERA, 2021).

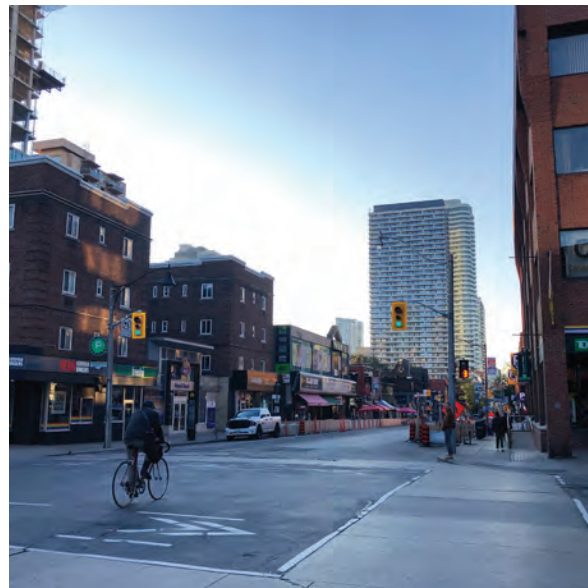
10.2 Surrounding Context



Looking northwest towards the Site (ERA, 2021).



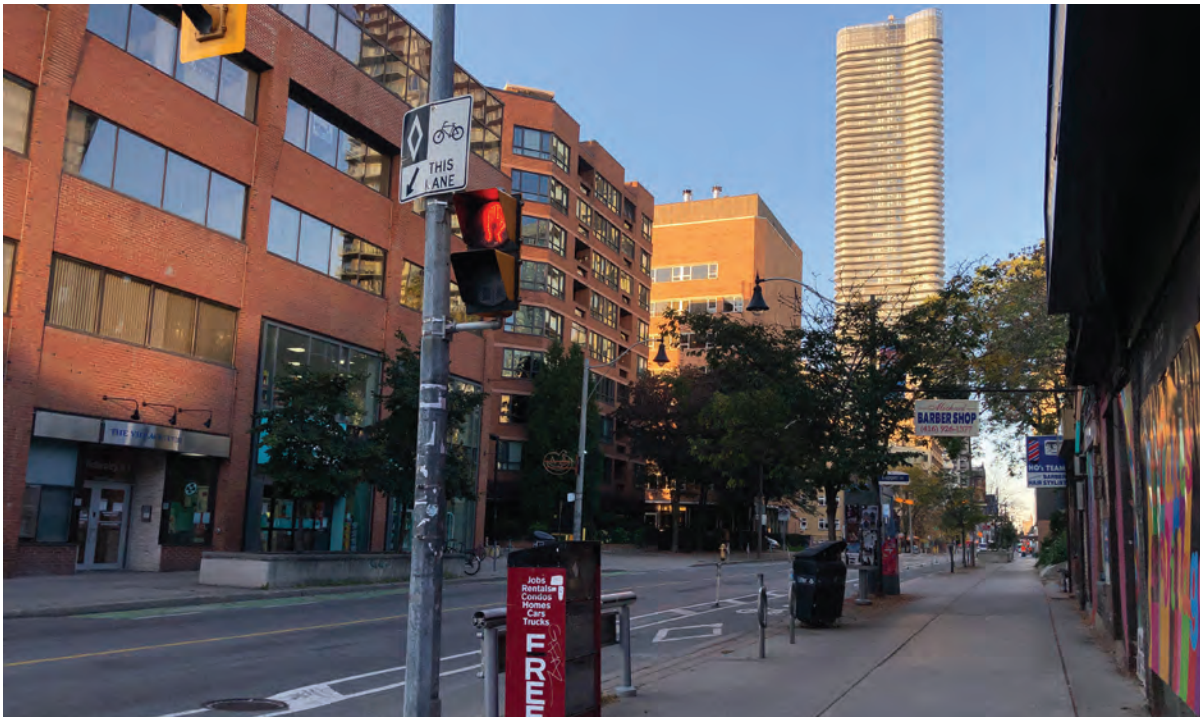
Looking north along Church Street, from Wellesley Street East (ERA, 2021).



Looking southeast along Church Street, from Wellesley Street East (ERA, 2021).



Looking east along Wellesley Street East, from Church Street (ERA, 2021).



Looking west along Wellesley Street East, from Church Street (ERA, 2021).

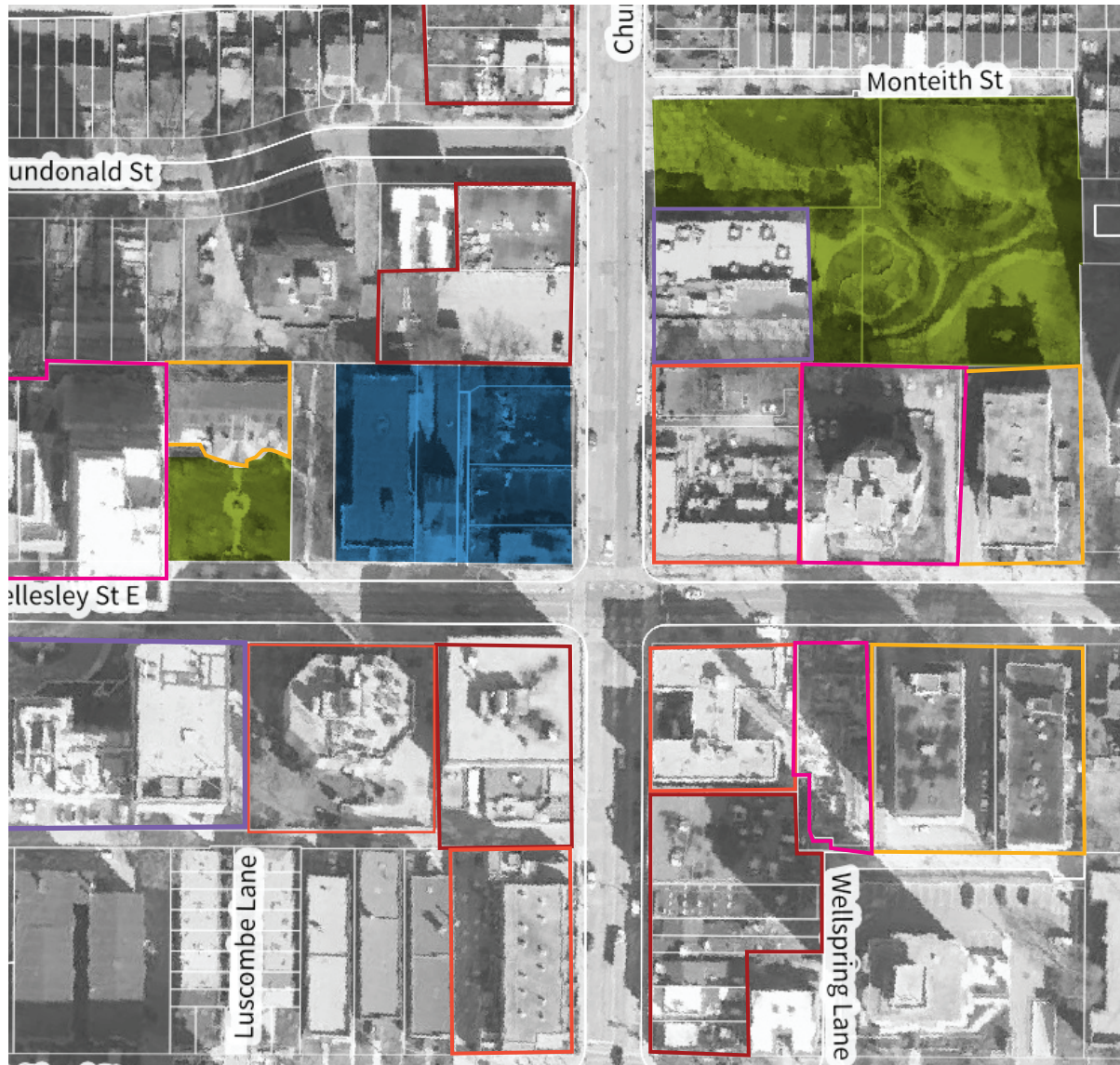
11 DESCRIPTION OF SURROUNDING NEIGHBOURHOOD

The Site is located within the Church-Wellesley Village in Toronto. Church Street is a busy commercial strip and traffic artery with a mix of uses and building typologies. Pedestrian traffic is high throughout the day. The built form along Wellesley Street East is a mix of low, mid-rise and tall buildings comprising both historic and contemporary building stock. The area has high residential density and a strong urban character, punctuated by small local parks and street trees.

The immediate surrounding context can be described as follows:

- **North:** 1-storey vacant commercial building and surface parking area awaiting redevelopment for a 16-storey mixed-use building. Further north, low-scale commercial buildings;
- **East:** Church Street. Low to mid-rise mixed-use buildings are located across Church Street;
- **South:** Wellesley Street East. Mid-rise office and residential buildings are located across Wellesley Street East; and
- **West:** A 2-storey building known as the “Paul Kane House”, 3-storey housing cooperative, and a parkette. Further west, mid to high-rise buildings containing residential, institutional, and commercial uses.

Context Key Map



Property Data Map (including aerial imagery) showing the existing built form surrounding the Site (City of Toronto Open Data).

- | | |
|--|--|
| ■ Site | Low to mid-rise mixed-use building (1-12 storeys) |
| ■ Park | Low to mid-rise Institutional building (1-12 storeys) |
| Low-scale commercial building (1-5 storeys) | |
| Low to mid-rise residential building (1-12 storeys) | |
| High-rise residential building (13+ storeys) | |

12 DESCRIPTION OF ADJACENT HERITAGE PROPERTIES

Adjacent Heritage Resources

The Site is considered adjacent to the following heritage resources:

- **519 Church Street (Designated Part IV):** Known as the “Granite Curling Club”. The building is an addition to the clubhouse. The property was designated under Part IV, Section 29 of the OHA on November 4, 1986 by By-law 768-86. The By-law and Reasons for Designation is included in Appendix E of this report.
- **68-78 Wellesley Street East (Designated Part IV):** Known as the “William McBean Terrace”. Group of Second Empire row houses. The properties were designated under Part IV, Section 29 of the OHA on August 28, 2014 by By-law 914-2014. The By-law and Reasons for Designation is included in Appendix F of this report.
- **56 Wellesley Street East (Designated Part IV):** Known as the “Paul Kane House”. Former home of Canadian painter Paul Kane. The property was designated under Part IV, Section 29 of the OHA on December 18, 1978 by By-law 13-79. The By-law and Reasons for Designation is included in Appendix G of this report.

Adjacent: means those lands adjoining a property on the Heritage Register or lands that are directly across from and near to a property on the Heritage Register and separated by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these; whose location has the potential to have an impact on a property on the heritage register; or as otherwise defined in a Heritage Conservation District Plan adopted by by-law. (Toronto Official Plan).




Adjacent Heritage Properties



Property Data Map (including aerial imagery) showing the Site, and adjacent heritage properties (City of Toronto Open Data).

0 50 100 M 1:4,000

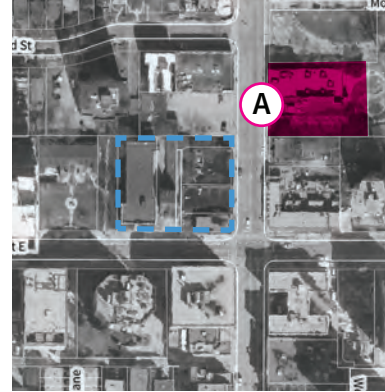
 Site

-  519 Church Street, Designated Part IV
-  68-78 Wellesley Street East, Designated Part IV
-  56 Wellesley Street East, Designated Part IV

12.1 Current Photographs



The west and south elevation of 519 Church Street (Google Maps, 2019).



Key Map (City of Toronto, 2021; annotated by ERA).



The south elevation of 68-78 Wellesley Street East (ERA, 2021).



Key Map (City of Toronto, 2021; annotated by ERA).



The east elevation of 68-78 Wellesley Street East (ERA, 2021).



The west elevation of 68-78 Wellesley Street East (ERA, 2021).



The south elevation of 56 Wellesley Street East (ERA, 2021).



Key Map (City of Toronto, 2021; annotated by ERA).



The east elevation of 56 Wellesley Street East (ERA, 2021).



The east elevation of 56 Wellesley Street East (ERA, 2021).

13 CONDITION ASSESSMENT

ERA conducted an exterior condition assessment of the building located at 64 Wellesley Street East on December 1, 2017. The assessment is based on visual inspection of all elevations. The inspection was completed from grade, and with access to the roof of 64 Wellesley Street East.

An additional inspection of the Site was also completed from grade on January 8, 2020.

The remaining buildings on the Site are proposed to be removed; no condition assessment has been conducted for the purposes of this application.

13.1 64 Wellesley Street East

Overall the building appears to be fair condition with some areas of poor condition. Evidence of settlement was detected in cracked masonry units, and the cast-stone trim (e.g. the door surround) is showing signs of deterioration and water damage.

Previous repair work to brick masonry on various areas of the building used unsympathetic cementitious mortar. Water damage/staining is present under most openings in the building. Brick spalling is evident in the masonry near grade, the result of salt damage.

Fenestration, which comprises modern sealed units, appears to be in good condition and functioning as intended. The roof, including flashing, appears to be in fair condition.

The masonry parapet appears to be in fair condition, noting some areas of mortar loss and brick spalling.

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.



Detail showing environmental staining -- typical (ERA, 2018).



Detail showing deterioration of cast-stone door surround (ERA, 2018).



Detail showing evidence of settlement in building (ERA, 2018).



Detail showing poorly executed previous masonry repairs using unsympathetic cementitious mortar (ERA, 2018).



Detail showing spalled masonry near grade due to salt damage (ERA, 2018).



South elevation showing deterioration of cast-stone trim and staining of masonry under windows (ERA, 2018).



Detail of flashing on roof in good condition (ERA, 2018).



Detail showing poorly executed previous masonry repairs using unsympathetic cementitious mortar (ERA, 2018).



Detail showing masonry in poor condition (ERA, 2018).

14 DESCRIPTION OF PROPOSED DEVELOPMENT

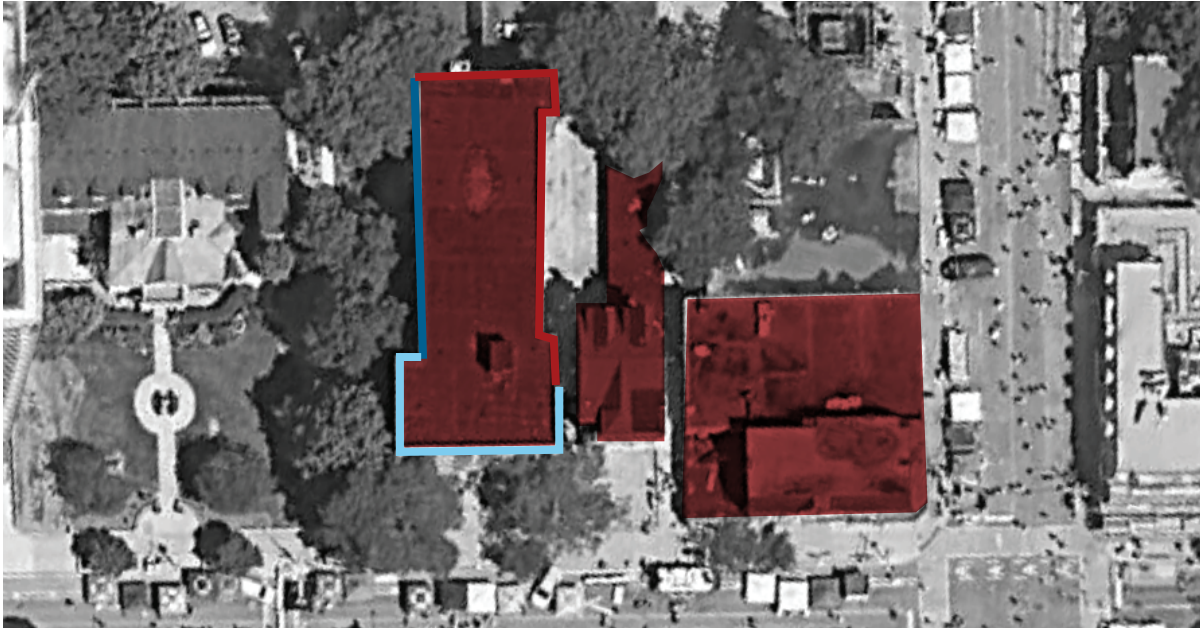
The proposed development consists of two new mixed-use buildings on the Site. A 28-storey high-rise building is proposed on the western portion of the Site and a 7-storey mid-rise building on the eastern portion.

The high-rise building will be integrated with the retained and rebuilt portion of the building at 64 Wellesley Street East. A tower will be stepped back from the heritage facade and distinguishable from the retained building. The building at 66 Wellesley Street East will be replaced with a contemporary podium, continuing the rhythm of the streetwall on Wellesley Street East. The remaining buildings will be removed to accommodate new construction.

The massing of the mid-rise building will complement the streetwall of the new construction at 572 Church Street, located directly north of the Site. The proposed building height of 7-storeys, with stepbacks starting at the 3rd storey, is consistent with the building's base at 572 Church Street.

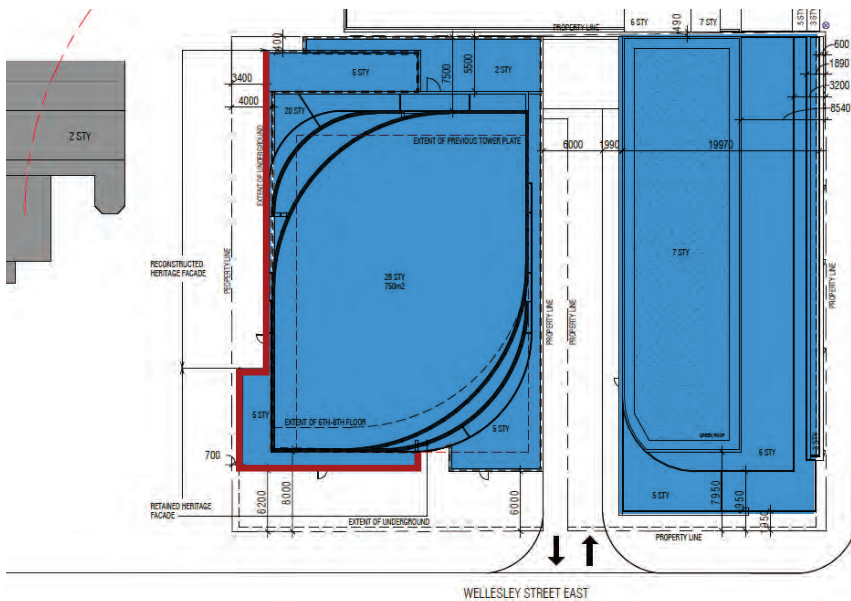
The existing laneway, accessed from Wellesley Street East, will be widened to provide access to the underground parking and loading area for both of the proposed buildings.

Further details are provided in the Architectural Drawings prepared by Graziani + Corazza Architects Inc., dated November 3, 2021 (see Appendix I), and the Structural Conservation Strategy memorandum prepared by Facet Group Inc., dated October 29, 2021 (see Appendix J).



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

- Retained portions
- Rebuild to match original material and form
- Removed portions and buildings



Proposed Site Plan showing the high-rise building and the mid-rise building (Graziani + Corazza Architects, 2021; annotated by ERA).

- Retained and reconstructed portions
- New construction

14.1 64 Wellesley Street Heritage Attributes

Through *in-situ* retention of the south wing's elevations, the proposed development will retain all of the heritage attributes outlined in Designation By-law 659-2020.



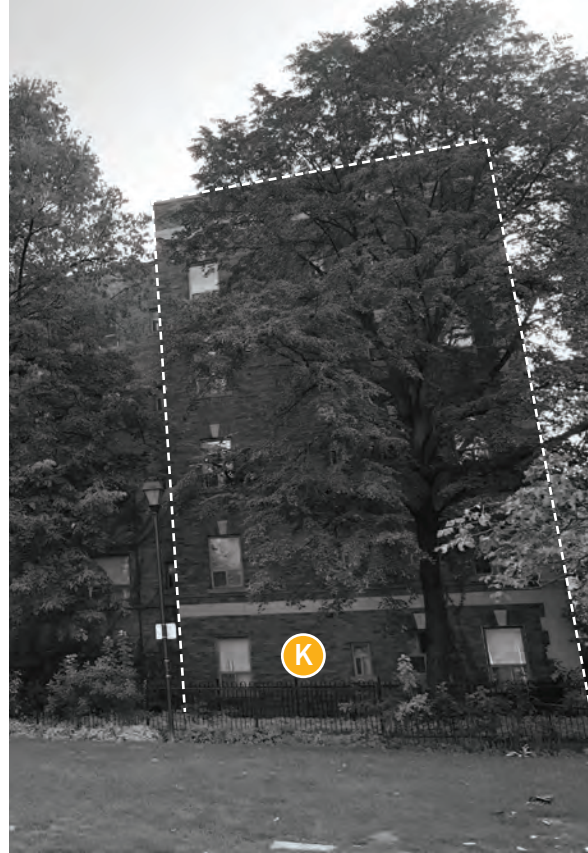
South elevation of 64 Wellesley Street East (ERA, 2021; annotated by ERA).

Heritage Attributes (retrieved from By-law 659-2020)

- A** The five-storey scale and massing organized with the street-facing south wing fronting Wellesley Street East, typical of a pre-war apartment building.
- B** The prominent central entrance and fenestration pattern along the south elevation.
- C** The front yard setback that includes a path for pedestrian access to the central entrance.
- D** The brick cladding and stylistic articulation of the street-facing south wing, including brick, stone, and wood detailing.
- E** The flat roofline with the parapet on the street-facing south wing, which has stone-framed openings, stone coping and a triangular shaped stone pediment in the centre.
- F** The main (south) entrance, which is placed in a stone surround with classical detailing that includes an entablature, mouldings and brackets.
- G** The scalloped stone window surround above the main (south) entrance.
- H** The symmetrical division of the principal (south) elevation into five bays, with a rhythm of flat-headed single window openings in the centre and outer bays, and tripartite window openings in the remaining bays, with stone sills, brick flat arches and stone keystones.
- I** The stone band courses on the base and above the first- and fifth-floor openings on the principal (south) elevation, and which extend across the south ends of the east and west walls of the street-facing south wing.



East elevation of the south wing at 64 Wellesley Street East (ERA, 2021; annotated by ERA).



The west elevation of the south wing at 64 Wellesley Street East (ERA, 2021; annotated by ERA).

Heritage Attributes (retrieved from By-law 659-2020)

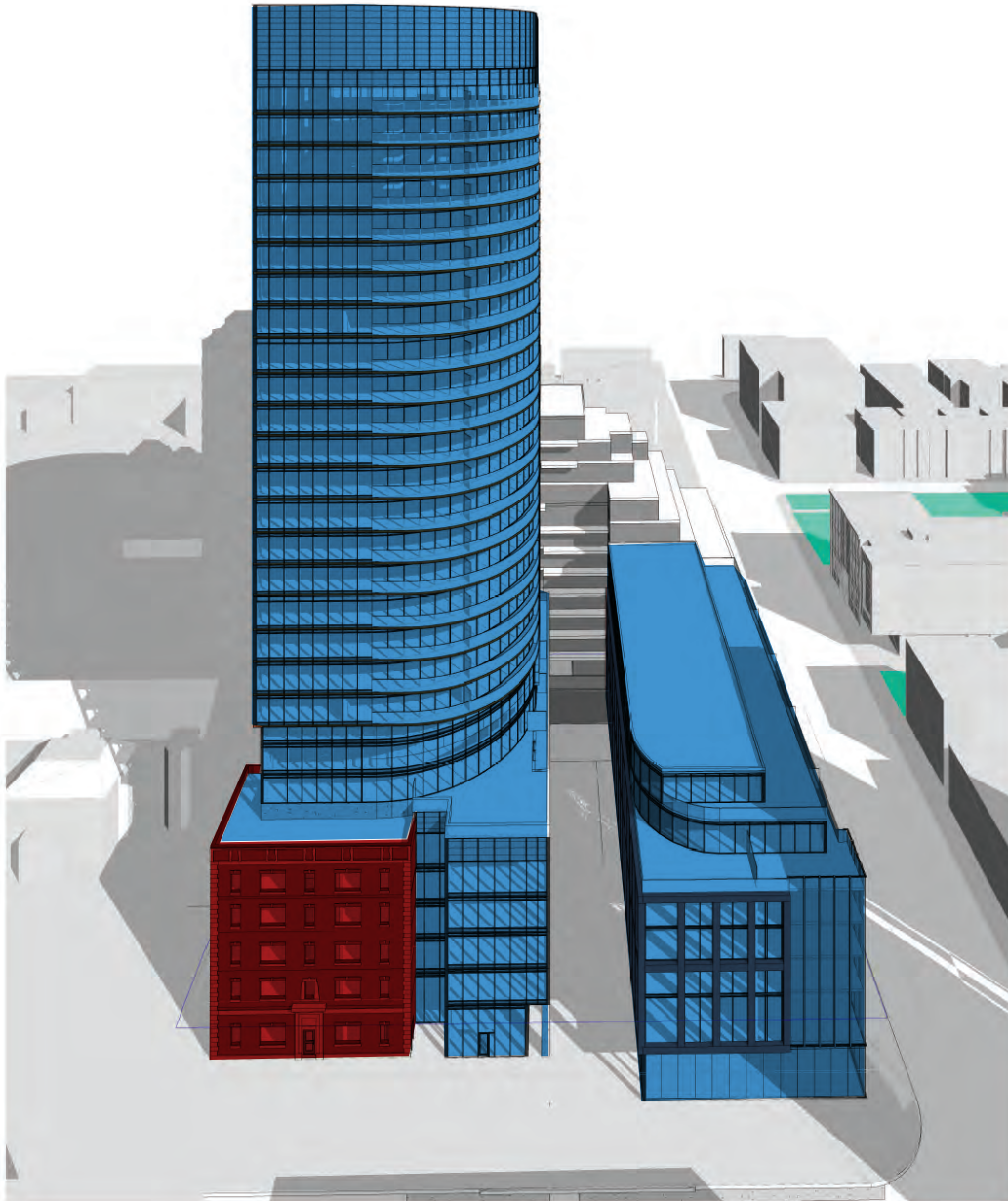
- J** The east elevation of the street-facing south wing, which continue the pattern and detailing of the flat-headed openings, stone coursing and parapet from the south elevation.
- K** The west elevation of the street-facing south wing, which continue the pattern and detailing of the flat-headed openings, stone coursing and parapet from the south elevation.



Looking northwest from the Church Street and Wellesley Street East intersection (ERA, 2021; annotated by ERA).

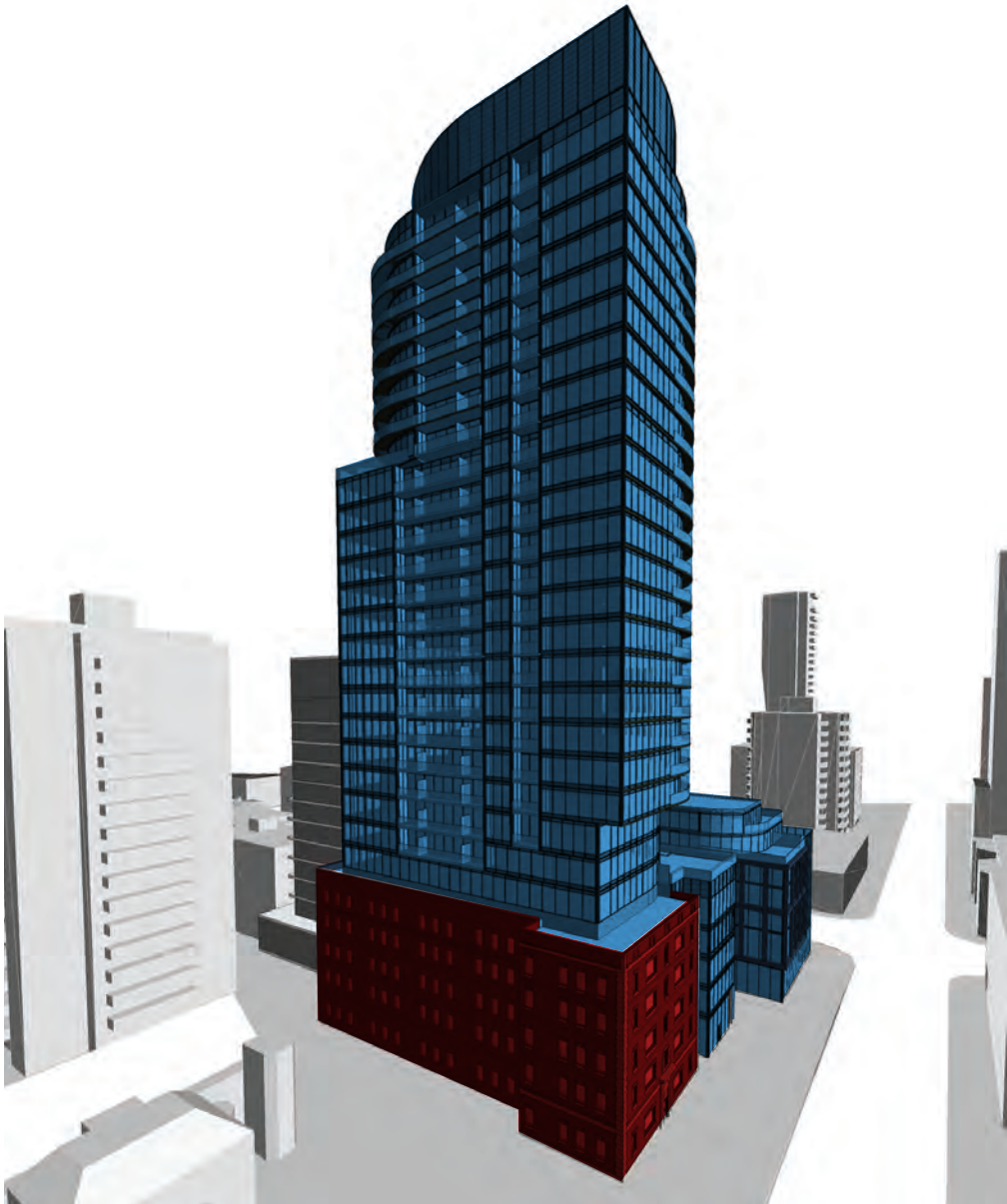
Heritage Attributes (retrieved from By-law 659-2020)

- L** The placement of the building on the north side of Wellesley Street East, between Yonge Street and Church Street, within the Church-Wellesley Village.



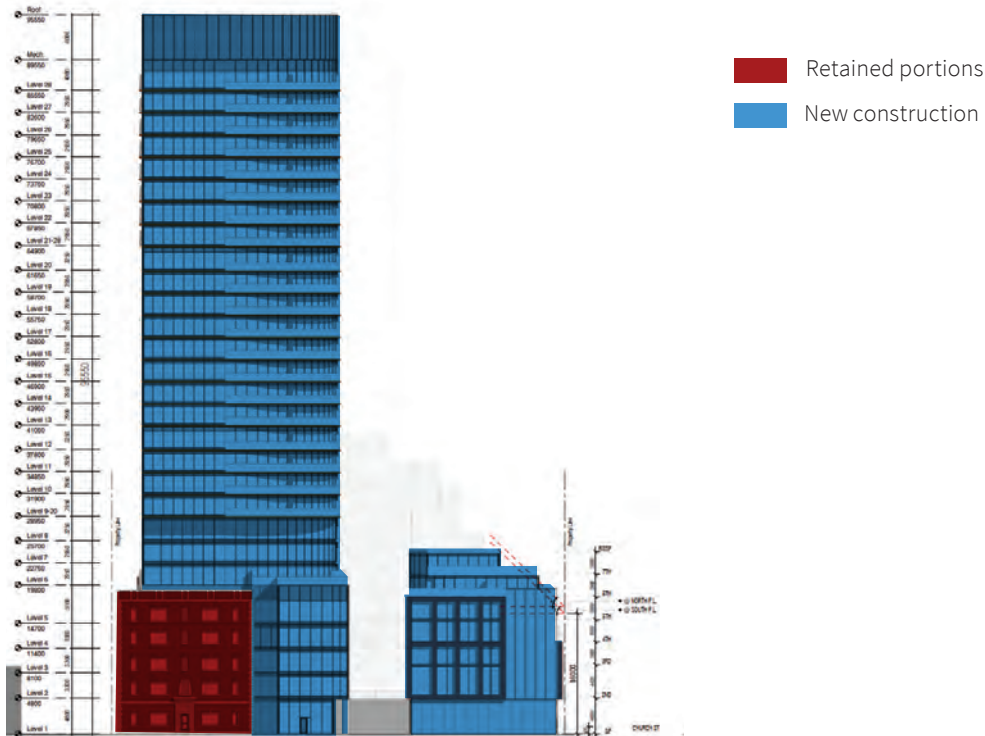
Rendering of the proposed development, looking north towards the Site. The existing principal (south) elevation and a portion of the return (east and west) elevation of 64 Wellesley Street East will be retained *in-situ* (Graziani + Corazza Architects, 2021; annotated by ERA).

- Retained and reconstructed portions
- New construction

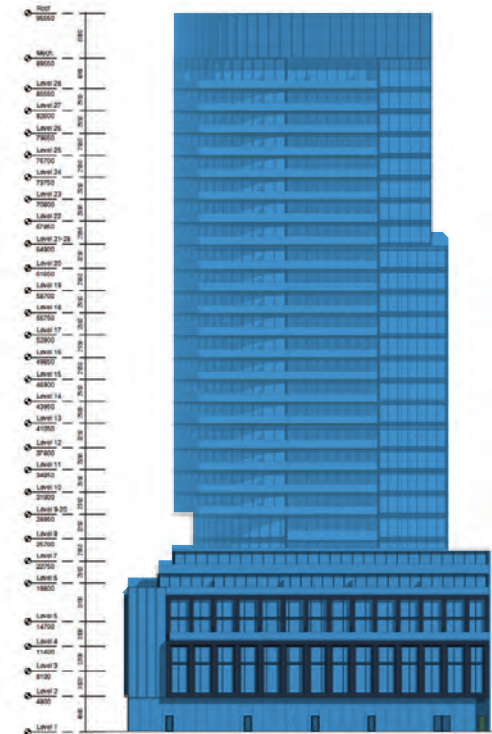


Rendering of the proposed development, looking north east towards the Site (Graziani + Corazza Architects, 2021; annotated by ERA).

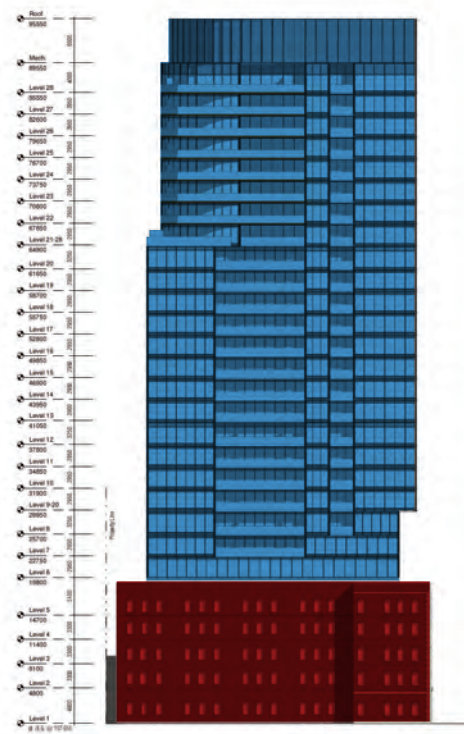
- Retained and reconstructed portions
- New construction



Proposed south elevation (Graziani + Corazza Architects, 2021; annotated by ERA).



Proposed east elevation (Graziani + Corazza Architects, 2021; annotated by ERA).



Proposed west elevation (Graziani + Corazza Architects, 2021; annotated by ERA).

15 DEMOLITION

To accommodate new construction on the Site, all building fabric, with the exception of the retained principal elevation and return walls of the heritage resource at 64 Wellesley Street East, are proposed to be demolished. The north wing's west elevation will be rebuilt to ensure that the three-dimensional form of the building remains legible, and is further discussed in Section 18.

16 ANALYSIS OF IMPACT

16.1 Response to Relevant Policies

This section evaluates the potential impact of the proposed development on the cultural heritage value of on-site and adjacent heritage properties, with reference to the applicable criteria in the Ontario Heritage Toolkit (refer to the sidebar) and considering the requirements in the Provincial Policy Statement (“PPS”) and the Toronto Official Plan. A list of relevant provincial and municipal heritage policies that apply to these policies is attached in Appendix H.

PPS

The proposed development is consistent with the PPS (2.6.1.) as it conserves the cultural heritage value of the heritage resource at 64 Wellesley Street East by retaining the building’s principal (south) and return elevations, along with their heritage attributes.

Official Plan

The proposed development conforms to the Official Plan (“OP”) and the Site and Area Specific Policy 382 (“SASP”). The proposed development is generally aligned with the North Downtown Yonge Urban Design Guidelines (“NDYUDG”).

In particular, the proposal is designed to retain all of the heritage attributes associated with the south wing of the building at 64 Wellesley Street East, while allowing for adaptive re-use through new construction that is sympathetic to the on-site and adjacent heritage resources. The cultural heritage value of the building will remain whole and intact, as the heritage attributes will be conserved (OP 3.1.5.5). The proposed built form will maintain the building’s placement at the intersection of Church Street and Wellesley Street East and public interface to the Paul Kane House (OP 3.1.5.26).

In addition to retaining heritage attributes, the proposal maintains the scale, form, and massing of the building. The proposal is consistent with the intent of OP Policy 3.1.5.27 as it maintains the building’s legibility as a pre-war apartment building. This is achieved by rebuilding the north wing’s west elevation to maintain building’s three-dimensional form.

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

(Toronto Official Plan, 2019).

In accordance to the heritage policies in the NDYUDG, the proposal responds to the mid-rise buildings along Wellesley Street East. The proposed high-rise building maintains the existing front yard setback and distinguishes the tower from the retained heritage facade through appropriate setbacks.

The proposed mid-rise building is generally aligned with the NDYUDG direction on heritage which, in part, aims to protect the low-scale streetwall condition of the Church Street Village in the context of new development. Ongoing design development should ensure that the massing, articulation and materiality of the Church Street base building appropriately responds to the character of Church Street Village.

Ontario Heritage Toolkit

Destruction, Alteration and Isolation

The significant elevations of the south wing and its attributes will be conserved through retention. The north wing's west elevation will be rebuilt, to maintain the building's three-dimensional form. The remaining building fabric will be removed to accommodate new construction.

Alterations to the main entrance are anticipated to accommodate university accessibility; these will be detailed in a Conservation Plan.

No adjacent heritage resources are proposed to be removed or altered as part of the proposed development.

Shadows

The proposed development has been designed to limit shadow impacts on adjacent heritage resources. Additional shadow is anticipated on adjacent heritage resources, as determined by the accompanying Sun/Shadow Study prepared by Ralph Bouwmeester, dated October 28, 2021. The study is summarized below:

- Paul Kane House (56 Wellesley Street East): September 21 from 9:18 AM to 10:18 AM;
- William McBean Terrace (68-76 Wellesley Street): September 21 from 4:18 PM to 6:18 PM; and
- Granite Curling Club (519 Church Street): September 21 from 2:18 PM to 4:18 PM.

Negative impact on a cultural heritage resource include, but are not limited to:

Destruction of any, or part of any, significant heritage attributes or features;

Alteration that is not sympathetic, or is incompatible, with the historic fabric and appearance;

Shadows created that alter the appearance of a heritage attribute or change the viability of a natural feature or plantings, such as a garden;

Isolation of a heritage attribute from its surrounding environment, context or a significant relationship;

Direct or indirect obstruction of significant views or vistas within, from, or of built and natural features;

A change in land use such as rezoning a battlefield from open space to residential use, allowing new development or site alteration to fill in the formerly open spaces;

Land disturbances such as a change in grade that alters soils, and drainage patterns that adversely affect an archaeological resource.

(Ontario Heritage Toolkit).

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

Restoration the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value

Preservation the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

(Parks Canada)

16.2 Response to Standards and Guidelines

The primary conservation treatment at 64 Wellesley Street East is rehabilitation, to allow for compatible contemporary uses while protecting the building's cultural heritage value.

The proposed development conforms with the Standards and Guidelines, by conserving the Site's heritage value and attributes, and maintaining the form and integrity of the retained elevations.

The final design details, including the articulation and materiality of new construction, and detailed conservation scope, will be determined at the Site Plan Approval stage.

17 ENGINEERING CONSIDERATIONS

A Structural Conservation Strategy memorandum has been prepared by Facet Group Inc. dated October 29, 2021. The memo concludes that the building at 64 Wellesley Street East's south elevation, partial west elevation, and partial north and east returns can be retained in the redevelopment.

Further information relating to the findings, recommendation, and methodology of structural retention can be found in Appendix J of this report.

18 MITIGATION

In order to allow for the Site's rehabilitation, the proposed development will require alterations to, and removal of, portions of the existing building at 64 Wellesley Street East. The impact of the partial removal and new construction will be mitigated by:

- Retaining the existing principal elevation and a portion of the return elevations, *in-situ*;
- Reconstruction of a portion of the west elevation with in-kind materials, to match the original form (reuse of salvaged bricks to be investigated as part of conservation scope of work);
- Providing generous setbacks above the retained heritage building fabric;
- Providing new construction that is sympathetic to and distinguishable from the retained building, through its materiality and form;
- Concentrating greater density along the western portion of the Site, to minimize shadow impacts on Barbara Hall Park and adjacent heritage resources;
- Altering the existing landscape and main entrance, to provide for universal accessibility, while conserving the Site's heritage attributes;
- Providing a mid-rise built form and step down in height toward Church Street to respect and reinforce the Church Street Village Character Area; and
- Exploring opportunities to commemorate the Site's potential intangible value as the development process moves forward.

19 CONSERVATION STRATEGY / SUMMARY

The proposed conservation approach is rehabilitation, which introduces a new compatible contemporary use of the existing building at 64 Wellesley Street East. The conservation strategy includes the following:

- Retention of the principal (south) elevation, *in-situ*;
- Retention of a portion of the return elevations, including approximately 10m of the west and 3m of the east elevation, *in-situ*;
- Reconstruction of a portion of the west elevation, approximately 32m, with in-kind materials, to match original form (reuse of salvaged bricks to be investigated as part of conservation scope of work); and
- Removal of all remaining building fabric to allow for the integration with new construction.

A conservation scope of work to be applied to the retained elevations of the south wing, and west elevation of the north wing at 64 Wellesley East will be detailed in a forthcoming Conservation Plan. The general scope of work for the existing building at 64 Wellesley Street East will include:

- Replacement windows in keeping with the historic style of the building at portions of the retained building;
- Alteration of openings, entrance and grade of principal (south) elevation;
- Alteration of openings on the east elevation;
- Replacement doors in keeping with the historic style of the building at portions of the retained building;
- Masonry and stone cleaning, repair and replacement where necessary; and
- Investigate reuse of salvaged bricks for the reconstructed west elevation.

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

Restoration: the action or process of accurately revealing, recovering or representing the state of an historic place, or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

Source: *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010).

19.1 Accessibility Strategy

Opportunities and details around building alteration and accessibility (AODA) recommendations will be explored at a later stage in the development application process.

20 STATEMENT OF PROFESSIONAL OPINION

The proposed development will rehabilitate the Site while conserving a portion of the building at 64 Wellesley Street East and integrating it with new construction. The proposal maintains the integrity of the building's cultural heritage value by conserving all of the building's heritage attributes and maintaining its legibility as a pre-war apartment building.

ERA finds that the proposed new construction is sympathetic to the retained building, adjacent heritage resources, and is consistent with the emerging neighbourhood context of mid- to high-rise mixed-use development in the Church-Wellesley Village. ERA recommends that as the development progresses through the design stage, further considerations be made for the Church Street base building to appropriately respond to the character of the Church Street Village.

The proposed development appropriately balances planning and heritage conservation objectives for the Site. The proposal is consistent with and conforms to applicable provincial and municipal heritage policies, including official plan policies regarding retention of integrity, encouragement of adaptive re-use, provision of mitigation measures, and the intent of policy regarding conservation of substantial portions of buildings.

21 APPENDICES

Appendix A: Required Contents Checklist



Heritage Impact Assessment Terms of Reference and Checklist

City Planning, Heritage Planning, Urban Design

Revised July 7, 2021

A. PURPOSE

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

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

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

B. POLICY CONTEXT

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

C. DESCRIPTION

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

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

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

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

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

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

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

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

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

D. STANDARDS AND PRACTICES

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

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

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

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

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

E. WHEN REQUIRED

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

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

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

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

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

F. CULTURAL HERITAGE EVALUATION REPORT (CHER)

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

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

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

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

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

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

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

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

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

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

G. REQUIRED CONTENTS AND CHECKLIST

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

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

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

1. Required Contents Checklist



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

2. Statement of Professional Qualifications

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



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

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

3. Executive Summary



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

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

4. Property Owner



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

5. Owner's Representative or Agent



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

6. Location Plan

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



City's property data map



Aerial photograph

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

7. Cultural Heritage Evaluation Report (CHER)

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

Where a property is subject to a notice of intention to designate under Section 29 of the OHA, designated under Part IV of the OHA after 2006 or designated under 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: 64 Wellesley Street East, Designation By-law 659-2020

Authority: Toronto and East York Community Council
Item TE3.15, as adopted by City of Toronto Council on
February 26, 2019 and Item CC23.10, as adopted by City
of Toronto Council on July 28 and 29, 2020

CITY OF TORONTO

BY-LAW 659-2020

To designate the property at 64 Wellesley Street East as being of cultural heritage value or interest.

Whereas the Ontario Heritage Act authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 64 Wellesley Street East as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto has caused to be served upon the owners of the lands and premises known as 64 Wellesley Street East and upon the Ontario Heritage Trust, Notice of Intention to designate the property, and has caused the Notice of Intention to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act; and

Whereas a notice of objection was served upon the Clerk of the municipality and such objection was referred to the Conservation Review Board for a hearing; and

Whereas the notice of objection was subsequently withdrawn; and

Whereas the reasons for designation are set out in Schedule A to this by-law;

The Council of the City of Toronto enacts:

- 1.** The property at 64 Wellesley Street East, more particularly described in Schedule B attached to this by-law, is designated as being of cultural heritage value or interest.
- 2.** The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule B to this by-law in the proper Land Registry Office.
- 3.** The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property 64 Wellesley Street East at and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's website for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the Ontario Heritage Act.

Enacted and passed on July 29, 2020.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE A

STATEMENT OF SIGNIFICANCE REASONS FOR DESIGNATION 64 Wellesley Street East

Description

The property at 64 Wellesley Street East, containing the Wellesley Apartments, is a five-storey multi-unit residential apartment building. It is located on the north side of Wellesley Street East, just west of the intersection of Church and Wellesley Streets and is part of the Church-Wellesley Village, an area where apartment construction thrived through the early to mid-20th century due in part to the area's proximity to downtown via north-south streetcars and a rise in the area's land values over several decades, fostered by its earlier status as a desirable residential neighbourhood. It was designed by architect James Ernest Harris Paisley, and built in 1931 for apartment developer Grover C. Murdoch. The site was identified as having cultural heritage interest in the North Downtown Yonge Street Urban Design Guidelines adopted by City Council in 2013.

Statement of Significance

The property at 64 Wellesley Street East is valued for its association with the pre-World War II apartment building type, its design as a representative example of the Georgian Revival style, and its role in supporting the context of the Church-Wellesley Village which is characterized by a high-concentration of pre-war apartment buildings.

The Village's early apartment buildings ranged from two-and-a-half to six storeys, and were designed to be sympathetic to their residential streetscapes through their scale, massing, and street-facing articulation. They were built to maximize their lot coverage, with indented floorplans to ensure the adequate provision of natural light throughout all units. The property at 64 Wellesley Street East's five-storey scale, setback from the street and orientation with the principal (south) entrance on Wellesley Street East are attributes indicative of the pre-war apartment building type and which are shared with other pre-war apartment buildings within the Village.

The property at 64 Wellesley Street East is valued for its design as a well-crafted apartment building from the interwar era with features of the Georgian Revival style, popularized for residential architecture. Its design is distinguished by the symmetrical division of the principal (south) elevation into five bays, the classical detailing on the main (south) entrance surround and the scalloped window surround above, which is a hallmark of the style, and the parapet along the south roofline with the stone-framed openings and triangular-shaped pediment. The architectural ornamentation on the south elevation extends on both the east and west elevations of the street-facing south wing, including the use of mottled brick cladding, stone keystones, stone band courses and a brick and stone parapet, before transitioning to the use of a solid brick and minimal architectural detailing for the rear sections of the building.

The Wellesley Apartments was built in 1931 for apartment developer Grover C. Murdoch, who was responsible for several other pre-war apartment buildings in the Church-Wellesley Village,

including the 1929 Carlton Court Apartments at 90-92 Carlton Street, the now-demolished 1931 apartment building at 18 Wellesley Street East, and 64 Wellesley's partner building at 110 Wellesley Street East, also designed by J. E. H. Paisley, and built in 1931.

Heritage Attributes

Heritage attributes that convey the property at 64 Wellesley Street East's associative value with the pre-war apartment building type and its contextual value in supporting the pre-war apartment building context throughout the Church-Wellesley Village include:

- The placement of the building on the north side of Wellesley Street East, between Yonge Street and Church Street, within the Church-Wellesley Village;
- The five-storey scale and massing organized with the street-facing south wing fronting Wellesley Street East, typical of a pre-war apartment building;
- The prominent central entrance and fenestration pattern along the south elevation; and
- The front yard setback that includes a path for pedestrian access to the central entrance.

Heritage attributes that convey the property at 64 Wellesley Street East's design and physical value as a representative example of the Georgian Revival style include:

- The brick cladding and stylistic articulation of the street-facing south wing, including brick, stone, and wood detailing;
- The flat roofline with the parapet on the street-facing south wing, which has stone-framed openings, stone coping and a triangular shaped stone pediment in the centre;
- The main (south) entrance, which is placed in a stone surround with classical detailing that includes an entablature, mouldings and brackets;
- The scalloped stone window surround above the main (south) entrance;
- The symmetrical division of the principal (south) elevation into five bays, with a rhythm of flat-headed single window openings in the centre and outer bays, and tripartite window openings in the remaining bays, with stone sills, brick flat arches and stone keystones;
- The stone band courses on the base and above the first- and fifth-floor openings on the principal (south) elevation, and which extend across the south ends of the east and west walls of the street-facing south wing; and
- The east and west elevations of the street-facing south wing, which continue the pattern and detailing of the flat-headed openings, stone coursing and parapet from the south elevation.

SCHEDULE B
LEGAL DESCRIPTION

PIN 21106-0153 (LT)
PART OF PARK LOT 7, CONCESSION 1 FTB GEOGRAPHIC TOWNSHIP OF YORK AS
IN CA217506

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

Appendix C: Cultural Heritage Evaluation (66 Wellesley Street East, 552-570 Church Street)

66 Wellesley Street East	
Value (quoted from Ontario Reg. 9/06)	Assessment of 66 Wellesley Street East
<p><i>The property has design value or physical value because it,</i></p> <ul style="list-style-type: none"> <i>i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,</i> <i>ii. displays a high degree of craftsmanship or artistic merit,</i> <p><i>or</i></p> <ul style="list-style-type: none"> <i>iii. demonstrates a high degree of technical or scientific achievement.</i> 	Not applicable. The property has been significantly altered.
<p><i>The property has historical value or associative value because it,</i></p> <ul style="list-style-type: none"> <i>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</i> <i>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture,</i> <p><i>or</i></p> <ul style="list-style-type: none"> <i>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i> 	<p>The property is associated with the Ho Team salon, an institution significant to the local LGBTQ community.</p> <p>The building murals, commissioned in 2014 for World Pride, reflect an event and individuals (the artists) significant both to local cultural groups and the LGBTQ community.</p>
<p><i>The property has contextual value because it,</i></p> <ul style="list-style-type: none"> <i>i. is important in defining, maintaining or supporting the character of an area,</i> <i>ii. is physically, functionally, visually or historically linked to its surroundings, or</i> <p><i>iii. is a landmark.</i></p>	Not applicable
<p>Summary: Although the Ho Team Salon and World Pride murals may have intangible cultural heritage value, they alone do not warrant a designation. As evaluated by Ontario Reg. 9/06, this property is not a candidate for designation under Part IV of the Ontario Heritage Act.</p>	

552-554 Church Street	
Value (quoted from Ontario Reg. 9/06)	Assessment of 552-554 Church Street
<p><i>The property has design value or physical value because it,</i></p> <ul style="list-style-type: none"> <i>i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,</i> <i>ii. displays a high degree of craftsmanship or artistic merit,</i> <p><i>or</i></p> <ul style="list-style-type: none"> <i>iii. demonstrates a high degree of technical or scientific achievement.</i> 	Not applicable. The property has been significantly altered.
<p><i>The property has historical value or associative value because it,</i></p> <ul style="list-style-type: none"> <i>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</i> <i>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture,</i> <p><i>or</i></p> <ul style="list-style-type: none"> <i>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i> 	The building murals, commissioned in 2014 for World Pride, reflect an event and individuals (the artists) significant both to local cultural groups and the LGBTQ community.
<p><i>The property has contextual value because it,</i></p> <ul style="list-style-type: none"> <i>i. is important in defining, maintaining or supporting the character of an area,</i> <i>ii. is physically, functionally, visually or historically linked to its surroundings, or</i> <ul style="list-style-type: none"> <i>iii. is a landmark.</i> 	Not applicable
<p>Summary: Although the World Pride murals may have intangible cultural heritage value, they alone do not warrant a designation. As evaluated by Ontario Reg. 9/06, this property is not a candidate for designation under Part IV of the Ontario Heritage Act.</p>	

560-570 Church Street	
Value (quoted from Ontario Reg. 9/06)	Assessment of 560-570 Church Street
<p><i>The property has design value or physical value because it,</i></p> <ul style="list-style-type: none"> <i>i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,</i> <i>ii. displays a high degree of craftsmanship or artistic merit,</i> <p><i>or</i></p> <ul style="list-style-type: none"> <i>iii. demonstrates a high degree of technical or scientific achievement.</i> 	<p>The properties contain a 2-storey commercial buildings, typical of the mid to late century construction. They are not high-quality examples and do not offer design or physical value.</p>
<p><i>The property has historical value or associative value because it,</i></p> <ul style="list-style-type: none"> <i>i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,</i> <i>ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture,</i> <p><i>or</i></p> <ul style="list-style-type: none"> <i>iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.</i> 	<p>No, the properties do not offer historical or associative value.</p>
<p><i>The property has contextual value because it,</i></p> <ul style="list-style-type: none"> <i>i. is important in defining, maintaining or supporting the character of an area,</i> <i>ii. is physically, functionally, visually or historically linked to its surroundings, or</i> <ul style="list-style-type: none"> <i>iii. is a landmark.</i> 	<p>No, the properties do not offer contextual value worthy of conservation.</p>
<p>Summary: As evaluated by Ontario Reg. 9/06, this property is not a candidate for designation under Part IV of the OHA.</p>	

Appendix D: Site History

Historic Context

Park Lot 7

The property's origins trace back to the initial subdivision of the area in the late 18th century. The Town of York was originally surveyed in 1793 under the direction of John Graves Simcoe, first Lieutenant-Governor of Upper Canada.

To encourage settlement, Simcoe authorized the creation of 'Park lots' — 100 acre parcels of land, which extended from Lot (Queen Street) to Bloor Street between the Don Valley and approximately Lansdowne Avenue.

These lots, numbering 32 in total, were granted to government officials and associates of the colonial administration. The Site originated as part of Park Lot 7, originally granted to John McGill, who later sold a large portion to John Elmsley.

19th Century Development

Church Street, so named because it bordered St. James's Church, was eventually surveyed north of Queen Street through the centre of Park Lot 7, as the area was subdivided for residential development. The neighbourhoods that emerged along and near Church, Jarvis and Sherbourne Streets (discussed in this report as the Church-Jarvis North corridor) became highly fashionable among the wealthy for residential housing in the mid- to late 19th century.



Elite houses on Jarvis Street c. 1910 (Toronto Archives).



1858 Boulton Atlas showing location of Site in blue (City of Toronto, 2017, annotated by ERA).

Evolution through the 20th Century

The early 20th century saw significant evolution in the Church-Jarvis North corridor. Changes in corporate capitalism throughout North America fostered the expansion of the managerial class, and increased clerical work to support new managers. White-collar opportunities proliferated, and became accessible to a less wealthy work force. In particular, these new jobs were well suited to young middle-class people early in their careers. For the first time, in the early 20th century, women were hired for office work, particularly as telephone operators, typists, and for other clerical positions.

As Toronto's central business district expanded northward, the adjacent neighbourhood to the east became the ideal location for these young, single, middle-class employees to take up residence. This influx, combined with high property values and an exodus of the wealthy upper class to the day's suburbs (the Annex, Rosedale, Forest Hill) fostered large-scale neighbourhood change. Notably, mansions were demolished and replaced by low-rise apartment buildings, or simply converted into multi-unit buildings. After 1912's by-laws outlawing apartment buildings on residential streets, the Church-Jarvis North corridor was subject to various exemptions which allowed this development to continue.



Diverse building forms and styles can be seen on Wellesley looking east from west of Church Street (ERA 2016).

While the 1890s-1920s saw an influx of the middle class, the neighbourhood experienced decline through the Great Depression, which it did not recover from. During the 1930s, much of the local housing stock was converted to rooming houses.

In the 1950s, tracts of buildings were razed and replaced by large-scale apartments complexes, including the famed City Park Apartments (1954) off Church Street, followed by the development of the new apartment community of St. James Town further east on Wellesley Street East.

Both Church and Wellesley Streets shifted from primarily residential arterial roads to a mix of commercial, institutional and residential uses. Church Street maintained somewhat more of its late-19th century architectural character, while Wellesley Street has been subject to consistent and ongoing redevelopment, and today is characterized by a diverse collection of buildings representing stylistic eras throughout the 20th century.

The cross-roads of Church and Wellesley Streets became the geographical centre of Toronto's Gay Village beginning in the 1960s, and has continued to be a major gathering place of the city's LGBTQ community to present day.



Church Street (north from Wellesley) exhibits only slightly more 19th-century character retention (ERA 2016).

64 Wellesley Street East

This five-storey apartment building of masonry construction was built in 1931. In its design, massing and detail, it is typical of the pre-war apartment buildings which emerged in Toronto, and particularly in the Church-Wellesley area, in the first half of the 20th century. The building was designed amidst an early 20th-century trend toward historic Revival styles, and invokes both Georgian and Mediterranean Revival elements in its design.

The building is the work of architect James Ernest Harris Paisley (1890-1955). Paisley worked as Chief Designer for the Toronto Board of Education for one year (1920-1921) and formed a brief partnership with Toronto architect Ferdinand Marani (1924-1929). The apartment building at 64 Wellesley was one of his final designs before moving to England at the onset of the Depression.

The Toronto Star reported in April 1930 that the proposed 60-suite building was being built for G. C. Murdoch at a cost of \$150,000. The building was to be of steel and masonry construction with central heating.

The proposed renderings feature a four-storey building, while the existing building is five-storeys. Additionally, it features different ornamental treatment at the parapet and more ornate detailing on the front facade (including upper storey Juliet balconies) than the extant building at the site.

The building bears a similarity to another Wellesley Street building, located east of Jarvis Street at 110 Wellesley Street East. That building's profile on the Toronto Heritage Register notes that it was designed by the firm of Mathers & Haldenby, and constructed eight years earlier in 1923. The reason for 64 Wellesley's similar design has not been identified.

NEW APARTMENT HOUSE FOR WELLESLEY ST.



This attractive structure will be erected at 64 Wellesley Street as soon as wrecking operations at present in progress on the premises are completed. Designed by E. H. Paisley, architect, 247 Confederation Life Building, it will be built for G. C. Murdoch at a cost of approximately \$150,000.



64 Wellesley St. E. - Principal elevation (ERA, 2018).



110 Wellesley St. E. - Principal elevation (ERA, 2018).

66 Wellesley Street East

This building was constructed for residential use between 1884-1890. It is three storeys, of brick masonry construction with a pitched roof (the elevations have since been rendered over). A long, single-storey addition extends along the rear of the property.

During the brief period from 1905-1911, the property was the first Toronto location of the Women's Welcome Hostel, an organization that received British domestic workers upon their arrival and provided them with free room and board.

The building was renovated in 1944 to provide five residential suites and again in 1973 for commercial tenants. A three storey bay window has been removed from the south elevation and replaced with a large three-storey extension. Many windows have been bricked-in though stone sills were left in place. The chimney has been altered. The roof was extended, and two dormers were removed (on the roof above the entrance and on the east elevation).

The property has potential intangible value in its association with the LGBTQ community in the Church-Wellesley area, which traces to the 1960s. The Ho Team salon, which formerly occupied the ground floor commercial space of the property, may have significance in the LGBTQ community. It was one of three Ho Team Salons in the immediate area.



66 Wellesley Street, front elevation (ERA, 2016).



66 Wellesley Street, rear elevation (ERA, 2016).

552-554 Church Street

This three storey brick masonry, pitched-roof building was constructed in between 1884-1890. The principal elevations include brick detailing and stone sills. The building at 552 Church Street has been in use as a pharmacy since 1929, when it was converted from residential uses for Nicholls Drug Store. The building at 554 Church Street appears to have been at least partially converted from residential uses by 1922 and appears to have been amalgamated with 552 Church Street in 1963, when Novacks Drug Store expanded and took over the space from the Devon Tea Room.

Building Records indicate internal renovations to 554 Church Street in 1933 (alterations to residential space) and to 552-554 Church Street in 1963 (554 adapted as an addition to the pharmacy at 552). The front addition and contemporaneous alterations may have been completed at this time. Anecdotal sources suggest that the upper floors of the building were destroyed by fire in 1943.

It is the location of Novacks Pharmacy, a local business in operation since 1943 (and in operation as a pharmacy in the corner building since 1929) and an outlet of Ho Team salons, another long-enduring and popular local business.

The property is painted with murals that celebrate the LGBTQ identity of the neighborhood. The south and west façades feature murals commissioned for World Pride Toronto as part of the Church Street Mural Project in 2014. The mural on the south façade is by Australian artist Meera Sethi and celebrates the queer South Asian Community. The mural on the west façade is by artist Wil Craddock and features paintings of pins buttons sourced from the Canadian Lesbian and Gay Archives.

In a 2014 interview with a local online LGBTQ magazine, Councillor Kristyn Wong-Tam spoke to the potential intangible value commemorated by the murals: “The stories of the Church and Wellesley neighbourhood go beyond architecture. The community connection is cultural, belonging to every one of us in the LGBTQ2-spirited community and beyond. Seeing these murals fosters a soulful, political and cultural connection to the Village.”



552-554 Church Street (ERA, 2016).

560-570 Church Street

The row houses on Site, dating to the 1880s, were removed and replaced with these two commercial buildings in between 1959-1960. The existing buildings are two storeys, rectangular in plan with flat roofs. Principal elevations are in brick with large glazed panels and storefronts.



550-560 Church Street (Google, 2017).

Appendix E: 519 Church Street Designation By-law 768-86

No. 768-86. A BY-LAW

*To designate the Property at No. 519 Church Street
of architectural value and of historic interest.*

(Passed October 20, 1986.)

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

Whereas the Council of The Corporation of the City of Toronto has caused to be served upon the owners of the lands and premises known as No. 519 Church Street and upon the Ontario Heritage Foundation notice of intention to so designate the aforesaid real property and has caused such notice of intention to be published in a newspaper having a general circulation in the municipality once for each of three consecutive weeks; and

Whereas the reasons for designation are set out in Schedule "B" hereto; and

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

Whereas Council by adoption of Clause 13, of Neighbourhoods Committee Report No. 18, at its meeting held on October 20, 1986, authorized the designation of the property at No. 519 Church Street of architectural value;

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

1. There is designated as being of architectural and historic value or interest the real property more particularly described in Schedule "A" hereto, known as No. 519 Church Street.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule "A" hereto in the proper land registry office.
3. The City Clerk is hereby authorized to cause a copy of this by-law to be served upon the owner of the aforesaid property and upon the Ontario Heritage Foundation and to cause notice of this by-law to be published in a newspaper having general circulation in the City of Toronto.

ARTHUR C. EGGLETON,
Mayor.

GLORIA JAMES
Assistant City Clerk.

Council Chamber,
Toronto, October 20, 1986.
(L.S.)

SCHEDULE "A"

In the City of Toronto, in the Municipality of Metropolitan Toronto and Province of Ontario, being composed of part of Park Lot 7 (Block 5) in Concession 1 From the Bay in the original Township of York, the boundaries of the said land being described as follows:

COMMENCING at a point in the easterly limit of Church Street distant 50.01 metres measured northerly along the said easterly limit of Church Street from the northerly limit of Wellesley Street East being a point in the southerly face of the southerly wall of the stone foundation of the Granite Rink building now destroyed by fire, and being also the northerly limit of lot 8 according to Plan D264 registered in the Land Registry Office for the Registry Division of Toronto (No. 63);

THENCE easterly along the southerly face of the said wall and the northerly limit of said lot 8 and continuation thereof as defined in 1915 by the line of a fence 54.10 metres more or less to the west limit of the lands heretofore sold to the York Badminton Club;

THENCE northerly in a straight line, being along the said westerly limit of the lands sold to the York Badminton Club, 38.89 metres to a point in a line of an old fence running westerly to Church Street, which point is distant 52.31 metres measured easterly therealong from the east limit of Church Street;

THENCE westerly along said line of old fence 52.31 metres to the easterly limit of Church Street;

THENCE south along the said easterly limit of Church Street 39.14 metres to the point of commencement.

The easterly limit of Church Street as confirmed under the Boundaries Act by Plan BA-2011 registered on February 9, 1983 as Instrument CT575082.

The said land being most recently described in Instrument CT69143.

SCHEDULE "B"

Reasons for the designation of the Property at No. 519 Church Street.

The property at 519 Church Street is designated on architectural and historical grounds. The Granite Curling Club built this building as an addition to their clubhouse in 1906. It was designed by Edwin R. Babington and was the only part to survive a 1913 fire. The building, raised slightly on a stone foundation, has balanced fenestration with semi-circular brick arches with keystones and continuous sills. The recessed semi-circular transomed entrance is flanked by engaged columns on brick piers supporting an elaborate hood containing a decorative keystone. Moulded band courses and four piers give variety to the brickwork. The building is finished with an elaborate bracketed cornice. The entrance hall and stair to the second floor are important interior features of this prominent community building in a City park.

Appendix F: 68-76 Wellesley Street East Designation By-law 914-2014

Authority: Toronto and East York Community Council Item 29.8,
as adopted by City of Toronto Council on February 19 and 20, 2014

CITY OF TORONTO

BY-LAW No. 914-2014

**To designate the property at 68 Wellesley Street East (William McBean Terrace) as being
of cultural heritage value or interest.**

Whereas the *Ontario Heritage Act* authorizes the Council of a municipality to enact by-laws to designate real property, including all buildings and structures thereon, to be of cultural heritage value or interest; and

Whereas authority was granted by Council to designate the property at 68 Wellesley Street East (William McBean Terrace) as being of cultural heritage value or interest; and

Whereas the Council of the City of Toronto caused to be served upon the owners of the land and premises known as 68 Wellesley Street East and upon the Ontario Heritage Trust, Notice of Intention to designate the property and caused the Notice of Intention to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*; and

Whereas the reasons for designation are set out in Schedule "A" to this by-law; and

Whereas no notice of objection was served upon the Clerk of the municipality;

The Council of the City of Toronto enacts:

1. The property at 68 Wellesley Street East, more particularly described in Schedule "B" and shown on Schedule "C" attached to this by-law, is designated as being of cultural heritage value or interest.
2. The City Solicitor is authorized to cause a copy of this by-law to be registered against the property described in Schedule "B" to this by-law in the proper Land Registry Office.
3. The City Clerk is authorized to cause a copy of this by-law to be served upon the owners of the property at 68 Wellesley Street East and upon the Ontario Heritage Trust and to cause notice of this by-law to be posted on the City's web site for a period of 30 days in accordance with Municipal Code Chapter 162, Notice, Public, Article II, § 162-4.1. Notice requirements under the *Ontario Heritage Act*.

Enacted and passed on August 28, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

SCHEDULE "A"
REASONS FOR DESIGNATION
STATEMENT OF SIGNIFICANCE

Description

The property at 68 Wellesley Street East (including the convenience addresses of 70-78 Wellesley Street East and 505-509½ Church Street) is worthy of designation under Part IV, Section 29 of the *Ontario Heritage Act* for its cultural heritage value, and meets the provincial criteria prescribed for municipal designation under the categories of design and contextual values. Located on the northeast corner of Wellesley Street and Church Street, the William McBean Terrace (1878) was designed as a group of 2½-storey row houses that were later converted to commercial and residential uses. The site was listed on the City of Toronto Inventory of Heritage Properties in 1974.

Statement of Cultural Heritage Value

The property at 68 Wellesley Street East has cultural heritage value as an early extant representative example in Toronto of the Second Empire style applied to a group of late 19th century row houses (which were afterward converted to mixed residential and commercial uses). The William McBean Terrace is distinguished for its design with surviving original detailing, including the distinctive mansard roofs with intricate dormers and the well-crafted decorative detailing applied to the fenestration in the second storey that are indicative of the Second Empire style.

Contextually, the William McBean Terrace is valued for the historical linkages to its surroundings in the Church and Wellesley community where the group stands as the only surviving original buildings adjoining the intersection. The property reflects the evolution of the Church and Wellesley neighbourhood from its origins in the 19th century as part of the Church Street residential corridor, through its transformation in the 20th century an anchor for two important commercial arteries in Toronto and, beginning in the 1960s to its position near the geographical cross-roads of the city's Gay Village that continues as the historic centre of the LGBTQ community.

Anchoring the northeast corner of an important city intersection, the William McBean Terrace at 68 Wellesley Street East has cultural heritage value as a long-standing local landmark in Toronto's Church and Wellesley neighbourhood.

Heritage Attributes

The heritage attributes of the property at 68 Wellesley Street East are:

- The buildings known historically as the William McBean Terrace
- The setback, placement and orientation of the buildings on the northeast corner of Wellesley and Church Streets
- The scale, form and massing on 2½-storey plans with projecting bays on the west elevation

- The materials, with brick cladding (which has been painted) and brick, stone and wood detailing
- The mansard roof with the decorative shingles, the extended eaves with brackets, the dormers with decorative detailing and, on the south slope, the firebreaks
- On the south facade facing Wellesley Street East and the west elevation on Church Street, the fenestration in the second storey with round-arched openings with hood moulds, keystones and brackets
- The oriel window on the west elevation, which is part of the design evolution of the building

The first-floor storefronts (south and west) and the single-storey north wing on Church Street are additions that are not identified as heritage attributes.

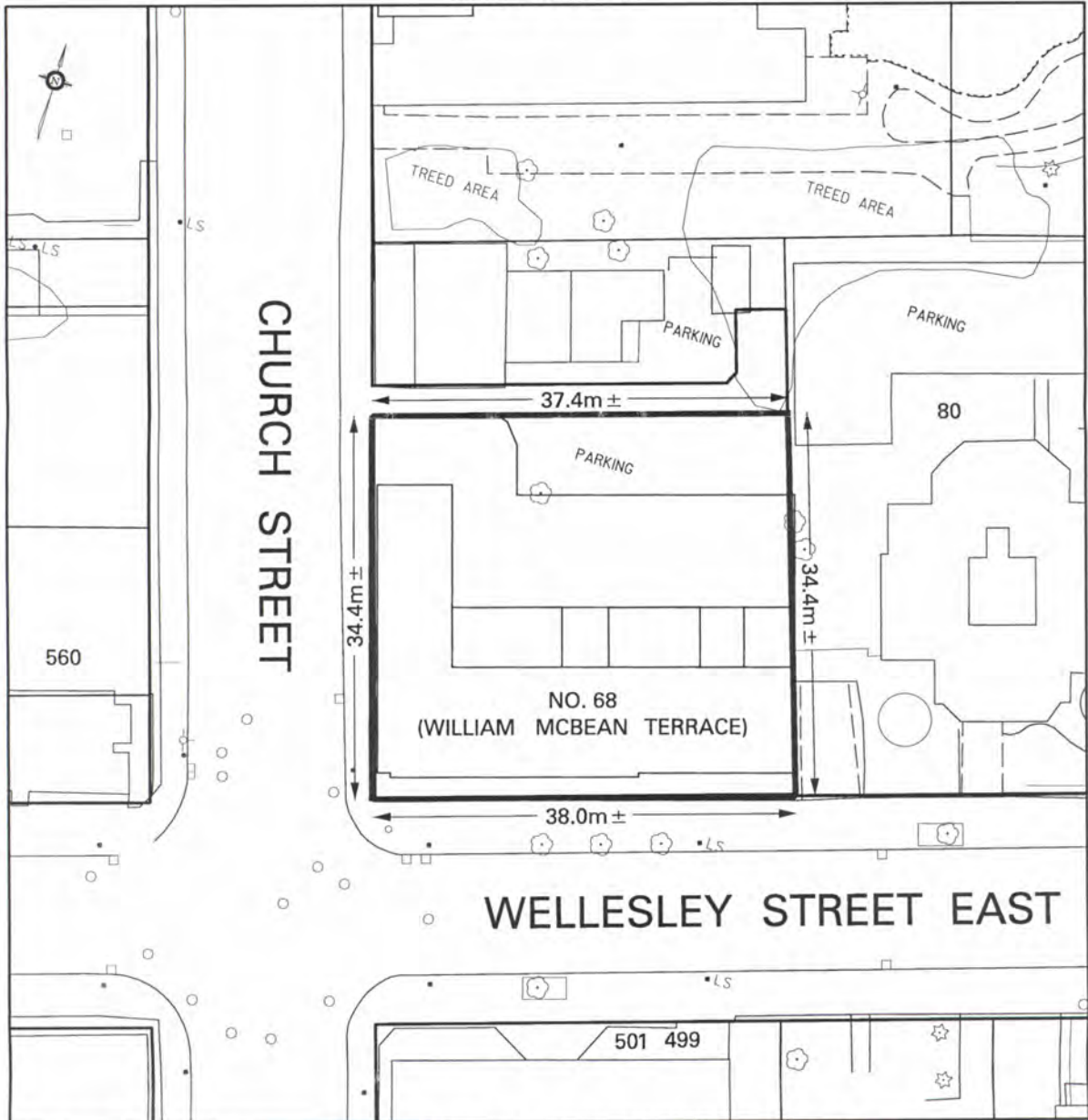
SCHEDULE "B"
LEGAL DESCRIPTION

PIN 21106-0174 (LT)
LT 1-6 PL D264 TORONTO

City of Toronto and Province of Ontario
Land Titles Division of the Toronto Registry Office (No. 66)

The hereinbefore described land being delineated by heavy outline on Sketch No. PS-2014-048 dated May 15, 2014, as set out in Schedule "C".

SCHEDULE "C"



NOTE:
THIS SKETCH IS NOT
A PLAN OF SURVEY
AND HAS BEEN COMPILED
FROM SURVEY NOTES AND
OFFICE RECORDS, IT SHALL
NOT BE USED EXCEPT FOR
THE PURPOSE INDICATED
IN THE TITLE BLOCK

CHECKED BY: JOHN HOUSE
PREPARED BY: DWAYNE PITT

WARD 27 - TORONTO CENTRE-ROSEDALE
DATE: MAY 15, 2014

PROPERTY INFORMATION SHEET
NO. 68 WELLESLEY STREET EAST
(WILLIAM MCBEAN TERRACE)
LAND DESIGNATED AS BEING OF
CULTURAL HERITAGE VALUE AND INTEREST

(NOT TO SCALE)

SKETCH No. PS-2014-048

Appendix G: 56 Wellesley Street East Designation By-law 13-79

No. 13-79. A BY-LAW

To designate the Property at No. 56 Wellesley Street East, of historic interest.

(Passed December 18, 1978.)

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

WHEREAS notice of intention to so designate the property at No. 56 Wellesley Street East having been duly published and served and a notice of objection to such designation having been received, the Council of the Corporation of the City of Toronto referred the matter to the Conservation Review Board for hearing and report; and

WHEREAS the Conservation Review Board, after due notice, conducted a public hearing and made a report to the aforesaid Council in which it recommended that No. 56 Wellesley Street East be duly designated by by-law of the City of Toronto pursuant to the provisions of The Ontario Heritage Act, 1974; and

WHEREAS the aforesaid Council has considered the said report; and

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

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

1. There is designated as being of historic interest the real property more particularly described in Schedule 'A' hereto, known as No. 56 Wellesley Street East.
2. The City Solicitor is hereby authorized to cause a copy of this by-law to be registered against the property described in Schedule 'A' hereto in the proper land registry office.

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

JOHN SEWELL,
Mayor.

ROY V. HENDERSON,
City Clerk.

Council Chamber,
Toronto, December 18, 1978.
(L.S.)

SCHEDULE 'A'

ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of Toronto, in the Municipality of Metropolitan Toronto, formerly in the County of York and Province of Ontario, being composed of parts of Park Lots 7 and 8 in Concession 1 from the Bay, Block 4, in the original Township of York, but now in the said City of Toronto, the boundaries of the said parcel being described as follows:

PREMISING that the northerly limit of Wellesley Street East has a bearing of North 74 degrees 00 minutes 00 seconds East astronomic as shown on a plan registered in the Land Titles Office at Toronto as Plan R-2551 and relating all bearings herein thereto;

COMMENCING at a standard iron bar set in the said northerly limit of Wellesley Street East distant 183.35 metres measured easterly thereon from its intersection with the easterly limit of Yonge Street;

THENCE NORTH 74 degrees 00 minutes and 00 seconds East along the said northerly limit of Wellesley Street East 30.62 metres to the site of an old wood stake set in the southerly production of an old wood fence defining the limit between the herein described lands and the lands to the East;

THENCE NORTH 15 degrees 43 minutes 30 seconds West along the last-mentioned limit 50.31 metres to an iron bar set in the southerly limit of Lot 32 according to a plan registered in the Registry Office for the Registry Division of Toronto as Plan 250-E;

THENCE SOUTH 77 degrees 02 minutes 30 seconds West along the last-mentioned southerly limit 0.86 metres to a point;

THENCE SOUTH 73 degrees 35 minutes 20 seconds West along the southerly limit of Lots 32 and 33 according to the said Register Plan 250-E, a distance of 17.67 metres to an iron bar set in the south-westerly angle of the said Lot 33;

THENCE SOUTH 74 degrees 46 minutes 20 seconds West along the southerly limit of Lot 34 according to the said Plan 250-E, a distance of 9.76 metres to an iron bar;

THENCE SOUTH 71 degrees 31 minutes 30 seconds West along the southerly limits of Lots 34 and 35 according to the said plan 250-E, a distance of 3.07 metres to the north-easterly angle of the lands shown as Part 1 on the aforesaid Plan R-2551;

THENCE SOUTH 16 degrees 33 minutes 20 seconds East along the easterly limit of the said Part 1 according to Plan R-2551, a distance of 50.24 metres to the point of commencement;

THE AFORESAID parcel of land containing by admeasurement 1558.91 square metres and being shown in heavy outline on a plan of survey No. 761 by John C. Beatson, Ontario Land Surveyor, dated 20th of March, 1973.

SCHEDULE 'B'

Reasons for the designation of the Property at No. 56 Wellesley Street East.

The Paul Kane House at No. 56 Wellesley Street East is designated on historic grounds as the home of Paul Kane, Canada's foremost painter of the west and its native inhabitants.

Appendix H: Heritage Planning Review

The following policy documents were reviewed in the preparation of this HIA, as they provide the framework for the property with respect to the cultural heritage resources on and adjacent to the Site.

- Provincial Policy Statement, 2014 (“PPS”);
- The City of Toronto Official Plan, consolidated 2019 (the “Official Plan”);
- North Downtown Yonge Site and Area Specific Policy 382 (“SASP 382”);
- The North Downtown Yonge Street Urban Design Guidelines, 2013 (the “Guidelines”).

Provincial Policy Statement, 2014

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

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

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

City of Toronto Official Plan

Policies within Section 3.1.5 of the Official Plan guide the conservation of heritage resources in the City of Toronto. The relevant policies in this Section for the redevelopment of the Site include:

- (5) Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property’s cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City.
- (6) The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

- (26) New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.
- (27) Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged..

Site and Area Specific Policy 382

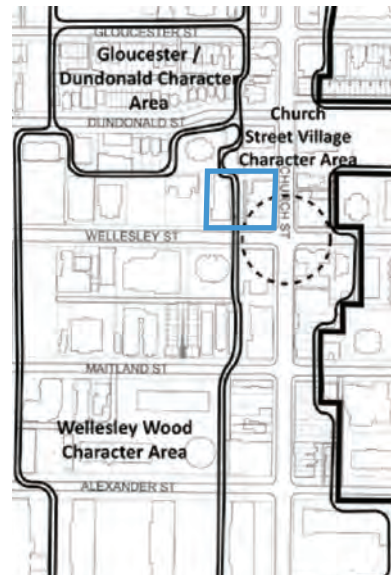
North Downtown Yonge SASP 382 provides direction for development /redevelopment within the area generally bounded by Charles, Church, Carlton and Bay Streets.

The SASP 382 provides heritage policies, which ensures that all development and alterations within the North Downtown Yonge area respect, conserve and maintain the integrity of the cultural heritage value and attributes of heritage properties. In addition to this, it requires development to provide appropriate transitions through setbacks, stepbacks, and step downs of height to protect and mitigate any negative impacts.

The Site is within the Church Street Village Character Area, with the exception of the property at 64 Wellesley Street East, which is within the Wellesley Wood Character Area. The development policies for both of these Character Areas provides that development respects and reinforce the general physical character, pattern, scale, massing, setbacks and heritage value of the area. In addition to this, the Church Street Village Character Area policies ensure development respects the fine grain retail at grade and is within a 44 degree angular plane commencing at 16m from the Church Street lot line.

North Downtown Yonge Guidelines

The Site is within the Church Street Village and Wellesley Wood Character Areas. The Guidelines state that the Church Street Village Character Area is characterized with a “Main Street” feel, and is generally three-storeys in height with retail at-grade and rental apartments and offices above. The design directions for the Church Street Village Character Area include, but are not limited to:



North Downtown Yonge Character Areas Map, with the Site outlined in Blue (City of Toronto, annotated by ERA).

- The materials used in the façade of new lowrise developments or the base of the mid-rise buildings will conform to the prevailing materials of adjacent existing heritage properties.
- Mid-rise buildings will have strategic setbacks from the base buildings to maintain the existing pedestrian scale and create architectural interest.
- Building frontages facing onto Church Street should create a continuous streetwall.
- New developments along Church Street should have a setback from the front property line to allow for enhanced streetscape design and wider sidewalks.

The Guidelines describe the Wellesley Wood Character Area as predominantly mid-rise and “tower in the park style”. The design directions for the Wellesley Wood Character Area include, but are not limited to:

- The height of new developments should create a height transition from Yonge Street to the midrise built form along Church Street.
- There shall be a compatible relationship of potential new developments to the street rightof-way, immediate context, existing heritage buildings, nearby parks and open spaces and Neighbourhoods.

Appendix I: Architectural Drawings (Graziani + Corazza Architects Inc., 2021).

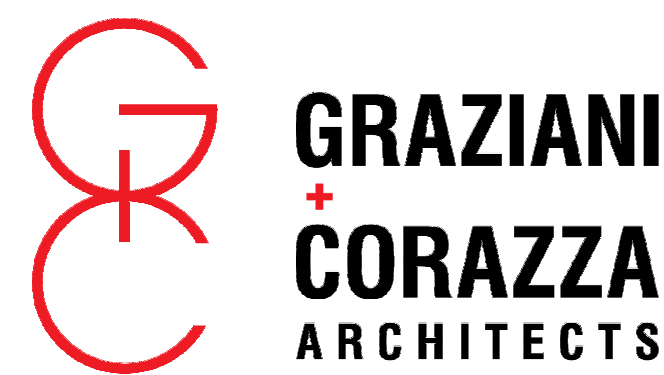


TORONTO, ON

66 WELLESLEY ST. EAST

Proposed Mix-use Development

OCT.28.2021. ISSUED FOR PAC MEETING
 NOV.05.2021. ISSUED FOR OPA/ ZBA/ SUB APPLICATION



CLIENT
 One Properties
 333 Bay Street, Suite 2710
 Toronto, Ontario
 M5H 2R2
 T. 647.256.1014
 F. 647.256.1015
 Michael Shabinsky

ARCHITECT
 G+C Architects Inc.
 8400 Jane Street, Building D, Suite 300
 Concord, Ontario
 L4K 4L8
 T. 905.795.2601
 F. 905.795.2844
 Berardo Graziani

SERVICING ENGINEER
 WSP
 100 Commerce Valley Drive W.
 Thornhill, Ontario
 L3T 0A1
 T. 289.982.4125
 F.
 Alex Williams

LANDSCAPE ARCHITECT
 Ferris + Associates Inc.
 11 Church Street, Suite 302
 Toronto, Ontario
 M5E 1W1
 T. 416.366.6800
 F.
 Paul Ferris

MECHANICAL / ELECTRICAL
 MCW Consultants LTD.
 207 Queen's Quay W., Suite 615
 Toronto, Ontario
 M5J 1A7
 T. 416.598.2920
 F. 416.598.5394
 Al Medeiros

PLANNER
 Bousfields
 3 Church Street, Suite 200
 Toronto, Ontario
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 T. 416.947.9744
 F. 416.974.0781
 Caitlin Allan

STRUCTURAL ENGINEER
 RJC LTD.
 100 University Avenue, Suite 400
 Toronto, Ontario
 M5J 1V6
 T. 647.792.0728
 F.
 Daniel Snodgrass

TRANSPORTATION ENGINEER
 BA Consulting Group LTD.
 45 St. Clair Avenue W.
 Toronto, Ontario
 M4V 1K9
 T. 416.961.7110
 F.
 Steve Krossey

HERITAGE ARCHITECT
 ERA Architects Inc.
 625 Church Street, Suite 600
 Toronto, Ontario
 M4Y 2G1
 T. 416.963.4497
 F. 416.963.8761
 Emma Cohlmeier

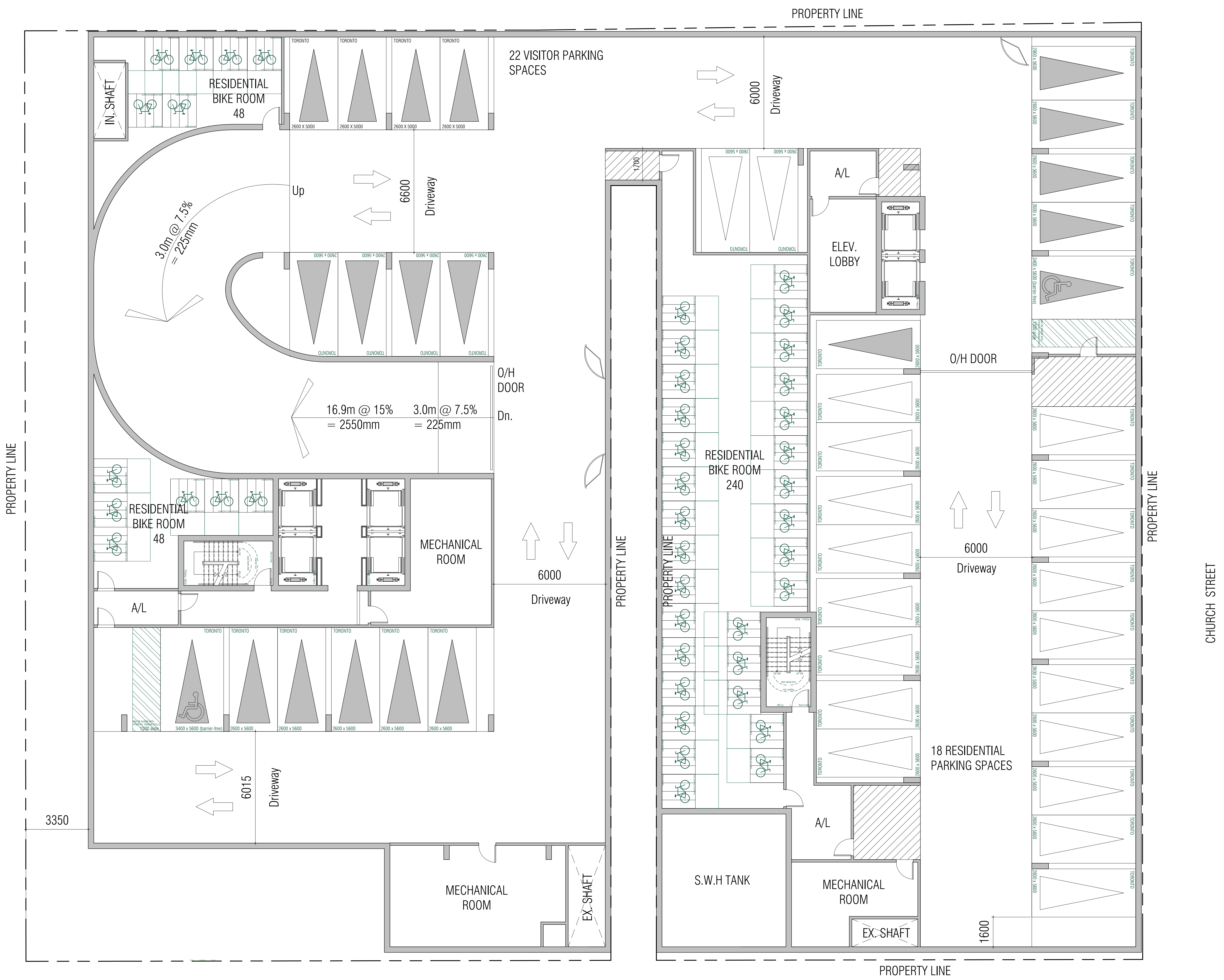
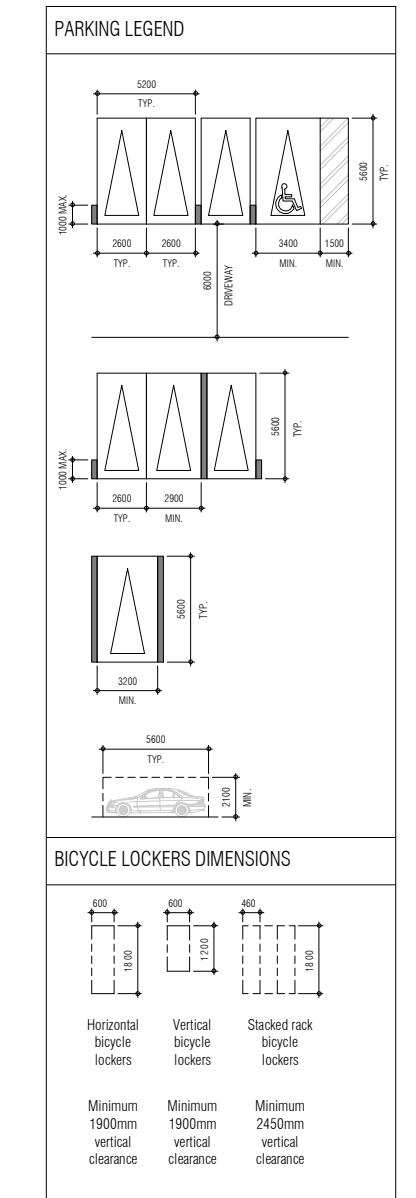
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 02. NOV.05.2021 ISSUED FOR OPA/ ZBA/ SUB APPLICATION B.G.



GRAZIANI + CORAZZA ARCHITECTS INC.
 8400 Jane Street, Building D Suite 300 Concord Ontario L4K 4L8
 Phone: 905.795.2801 Fax: 905.795.2844 www.gc-architects.com

ONTARIO ASSOCIATION OF ARCHITECTS
 BERARDO E. GRAZIANI LICENCE 46354

PROPOSED MULTI RESIDENTIAL DEVELOPMENT
CHURCH + WELLESLEY ST.

 TORONTO one properties ONTARIO

Project Architect : B.G.
 Assistant Designer : R.L.
 Drawn By : R.L.
 Checked By : D.B / G.C.
 Plot Date : NOV.03.2021
 Job # : 1518.172

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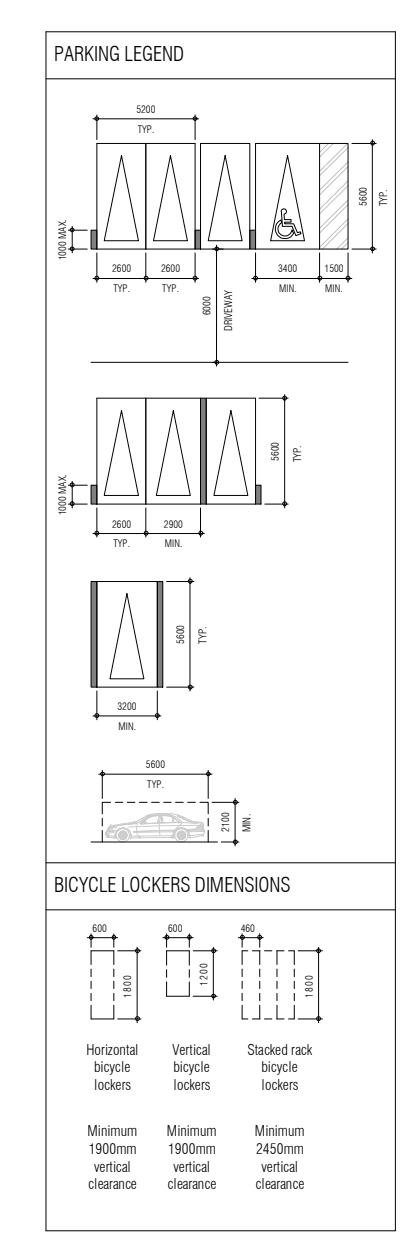
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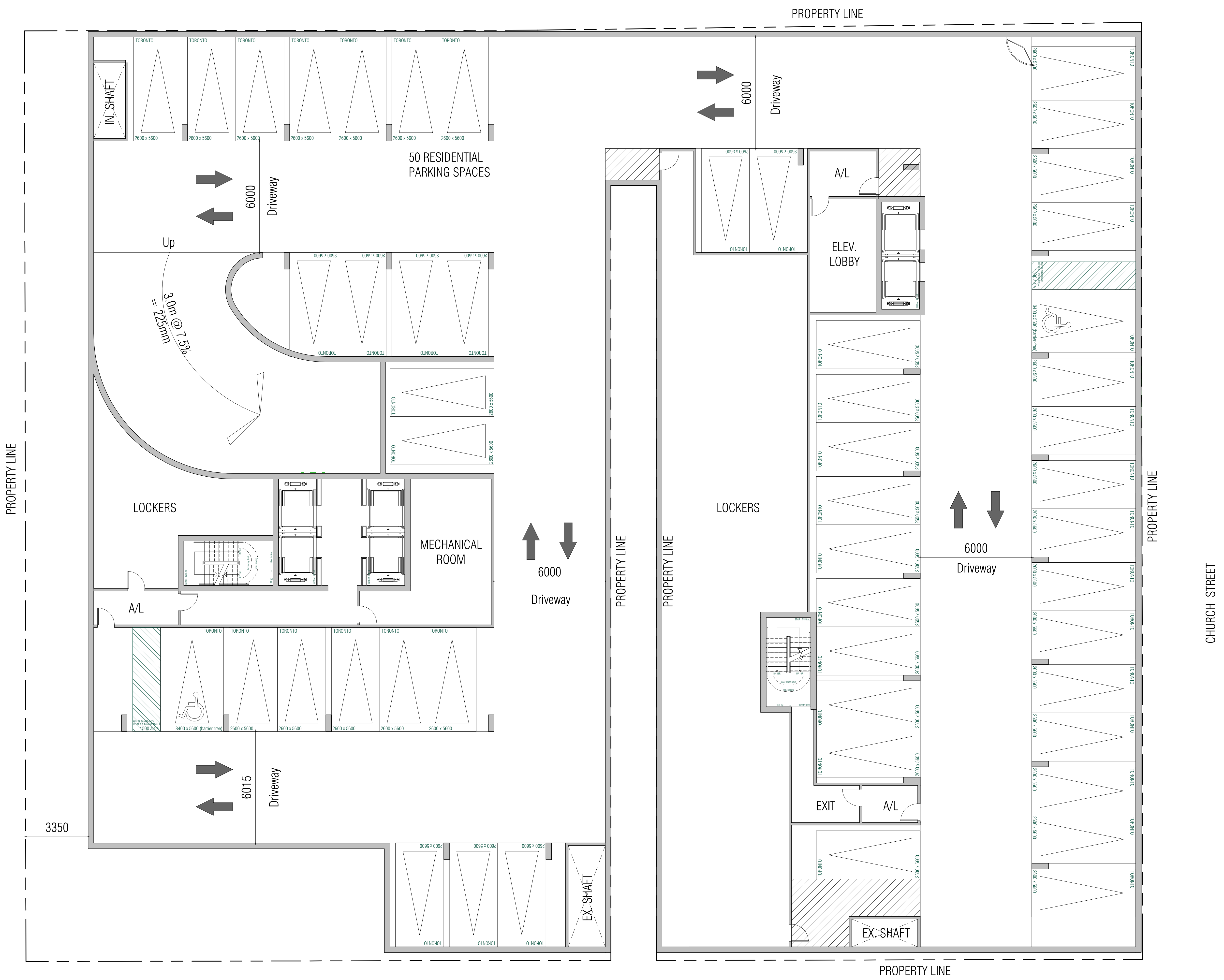
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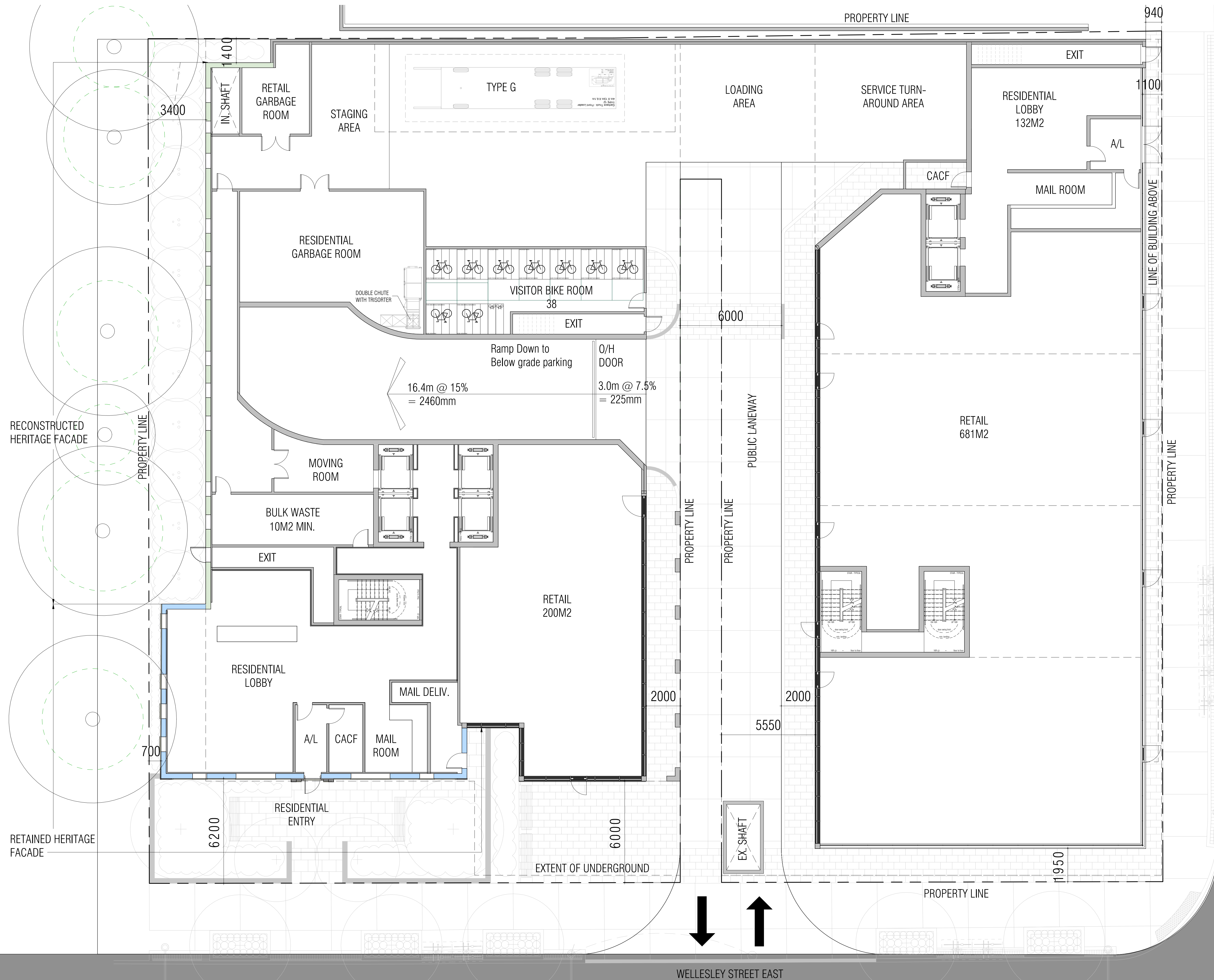
TORONTO one properties ONTARIO

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P2 UNDERGROUND PLAN



WELLESLEY STREET EAST



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GRAZIANI + CORAZZA ARCHITECTS INC.
 BERARDO E. GRAZIANI
 LICENCE 4634

8400 Jane Street, Building D Suite 300 Concord Ontario L4K 4L8
 Phone: 905.795.2601 Fax: 905.795.2844 www.gc-architects.com

PROPOSED MULTI RESIDENTIAL DEVELOPMENT
CHURCH + WELLESLEY ST.

Project Architect : B.G.
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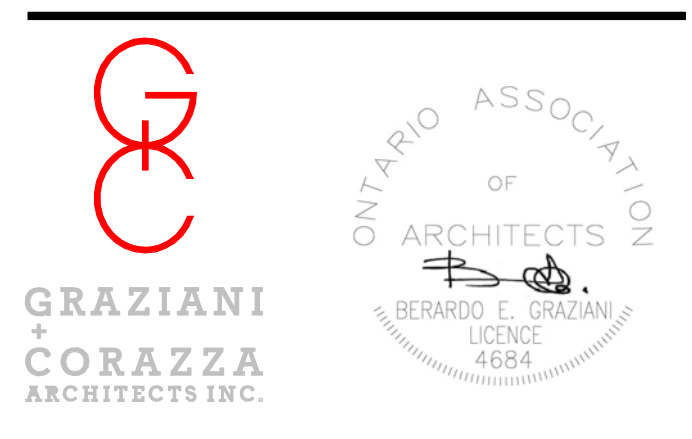
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 TORONTO one properties ONTARIO

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 Checked By : D.B / G.C.
 Plot Date : NOV.03.2021
 Job # : 1518.17Z



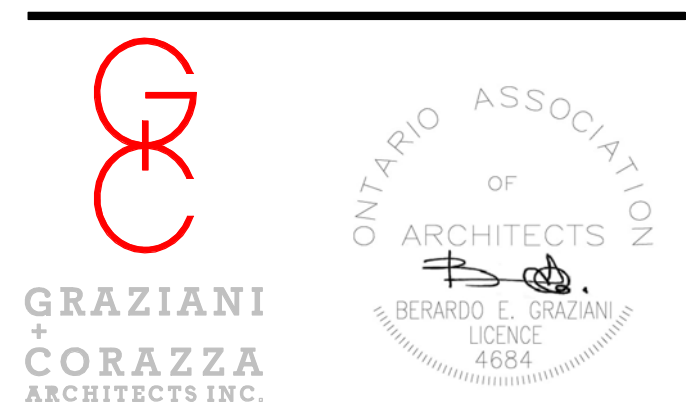
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PROPOSED MULTI RESIDENTIAL DEVELOPMENT
CHURCH + WELLESLEY ST.

Project Architect : B.G.
 Assistant Designer : R.L.
 Drawn By : R.L.
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 Plot Date : NOV.03.2021
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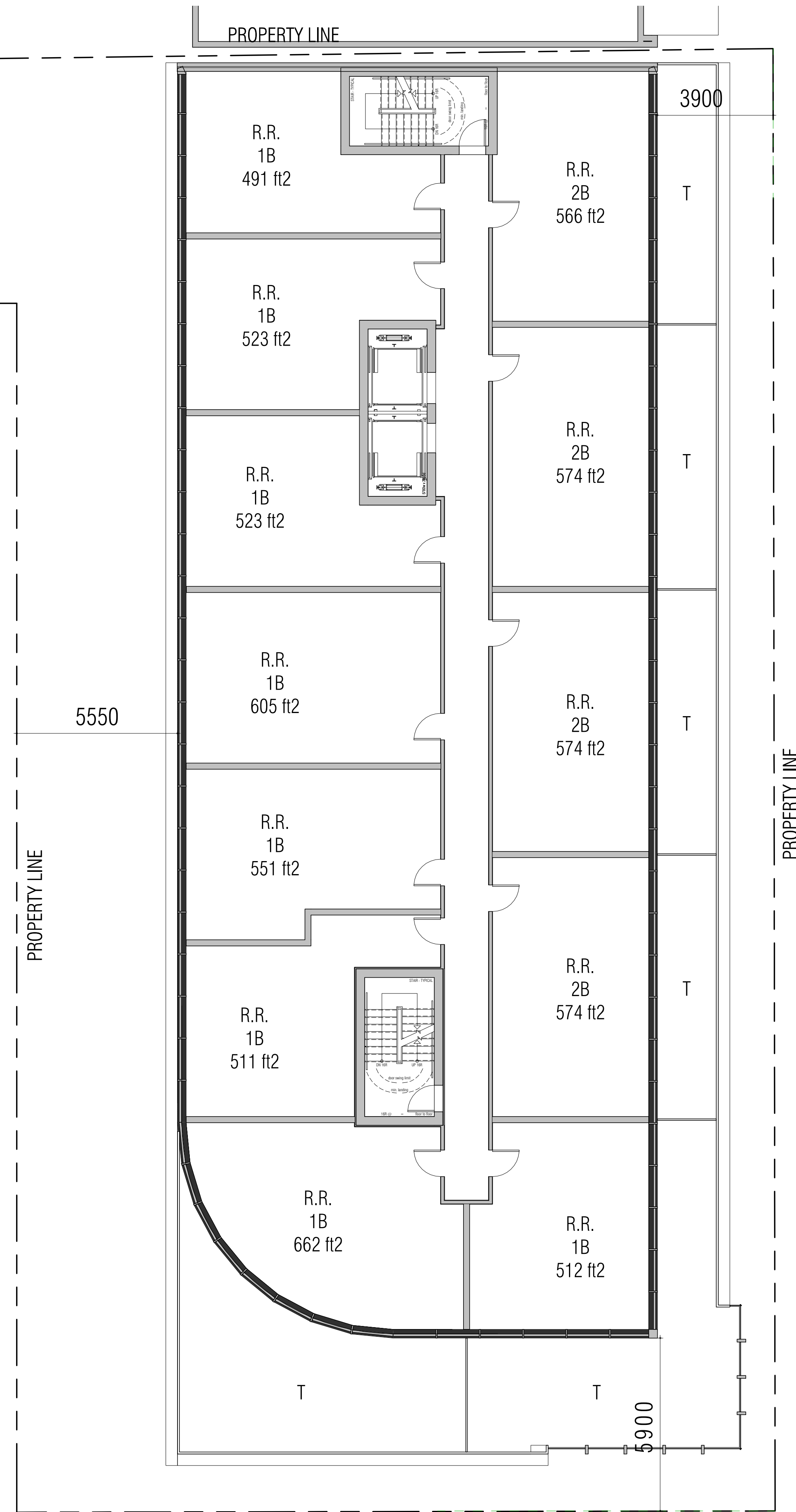
GRAZIANI + CORAZZA ARCHITECTS INC.
 BERARDO E. GRAZIANI
 LICENCE 4634

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PROPOSED MULTI RESIDENTIAL DEVELOPMENT
CHURCH + WELLESLEY ST.

TORONTO one properties ONTARIO

Project Architect : B.G.
 Assistant Designer : R.L.
 Drawn By : R.L.
 Checked By : D.B / G.C.
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WELLESLEY STREET EAST

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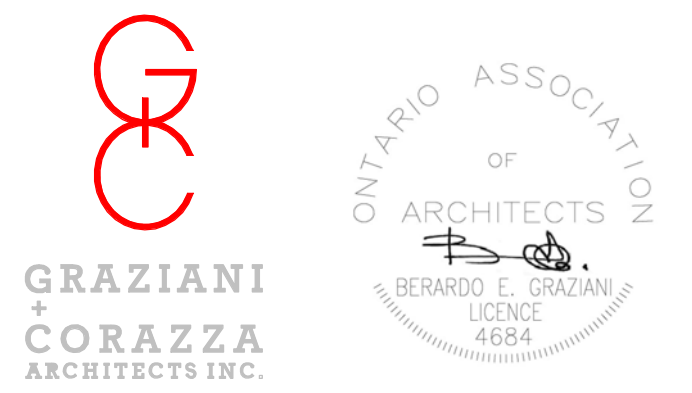
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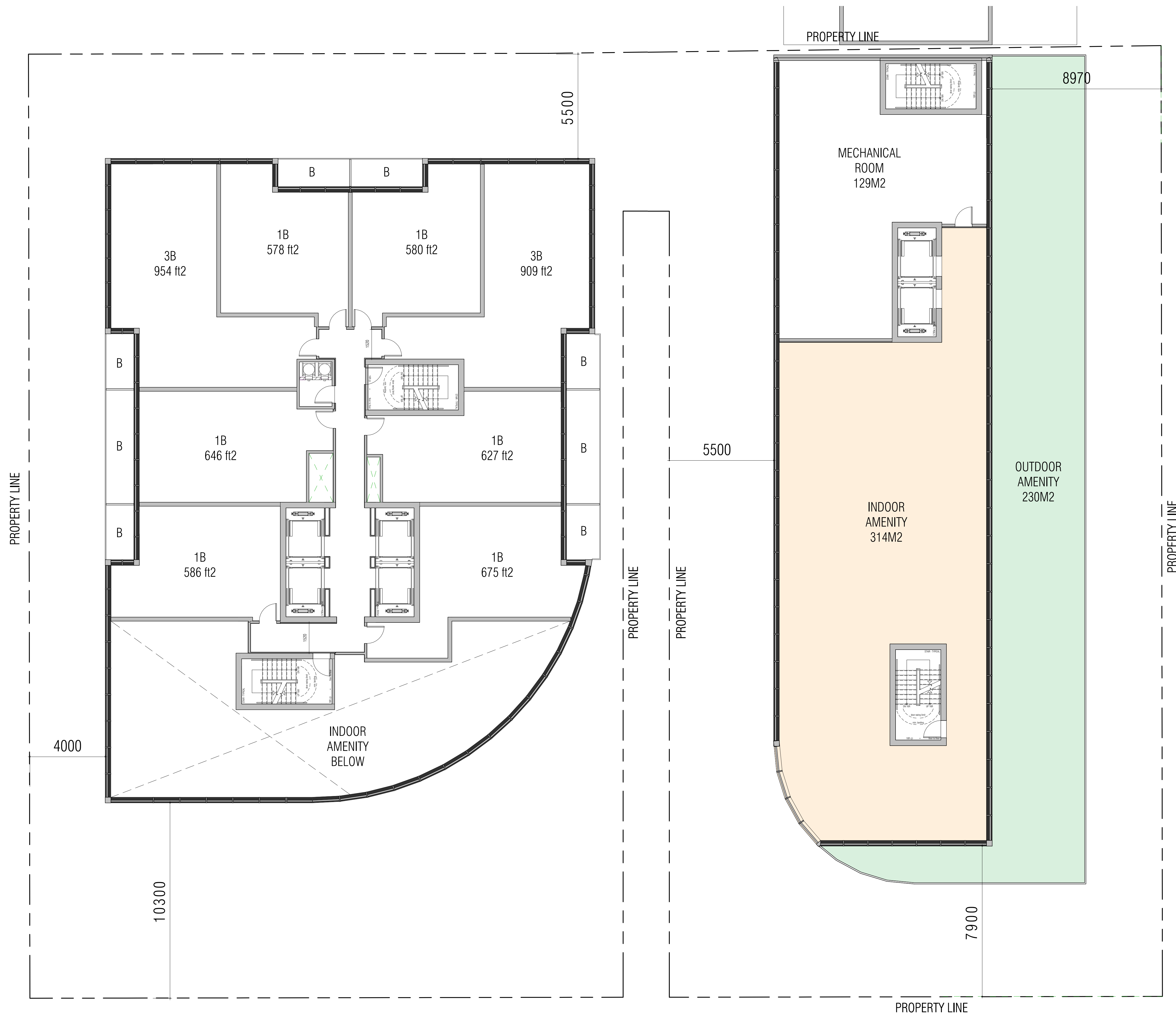
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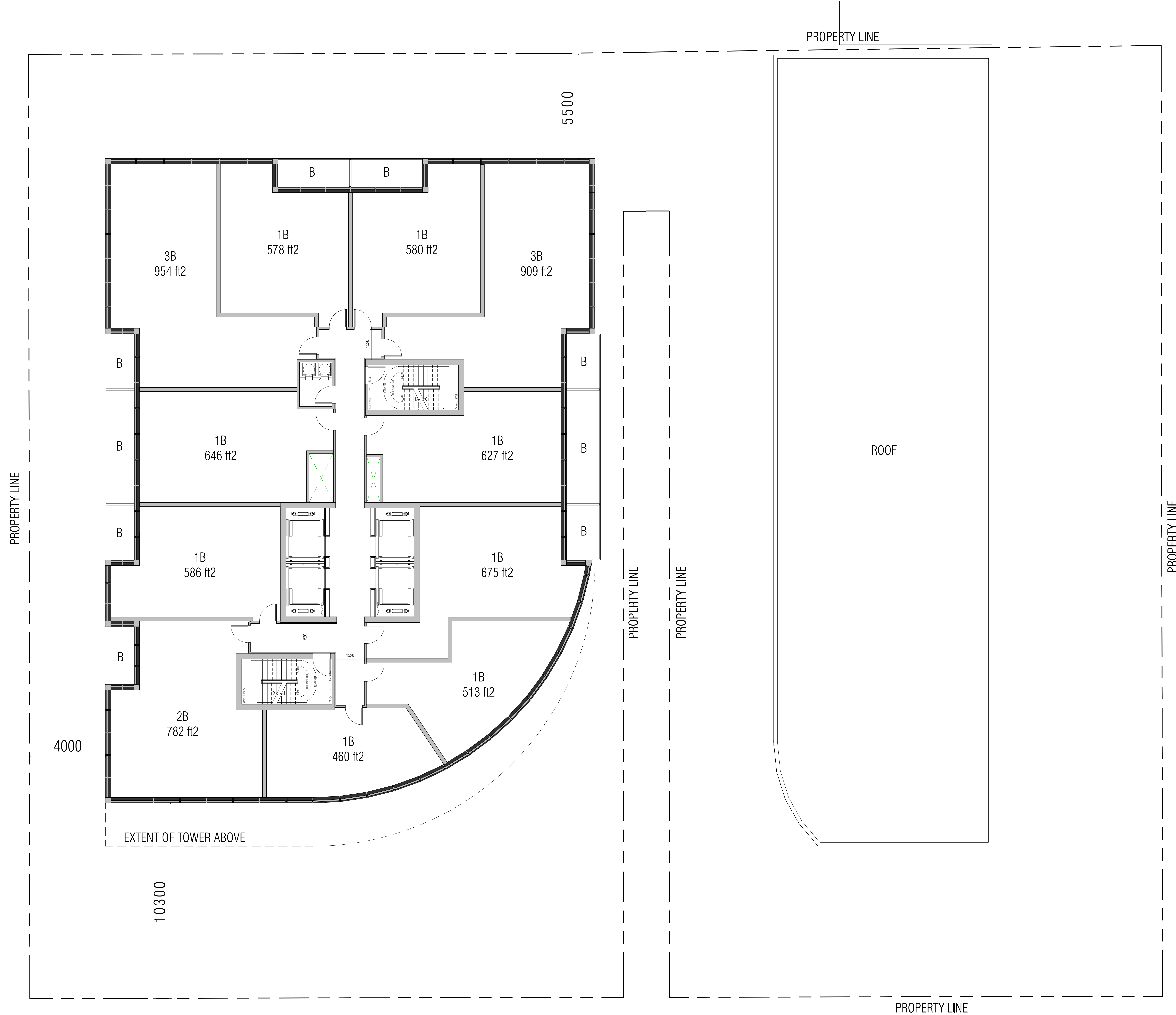
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7TH FLOOR PLAN



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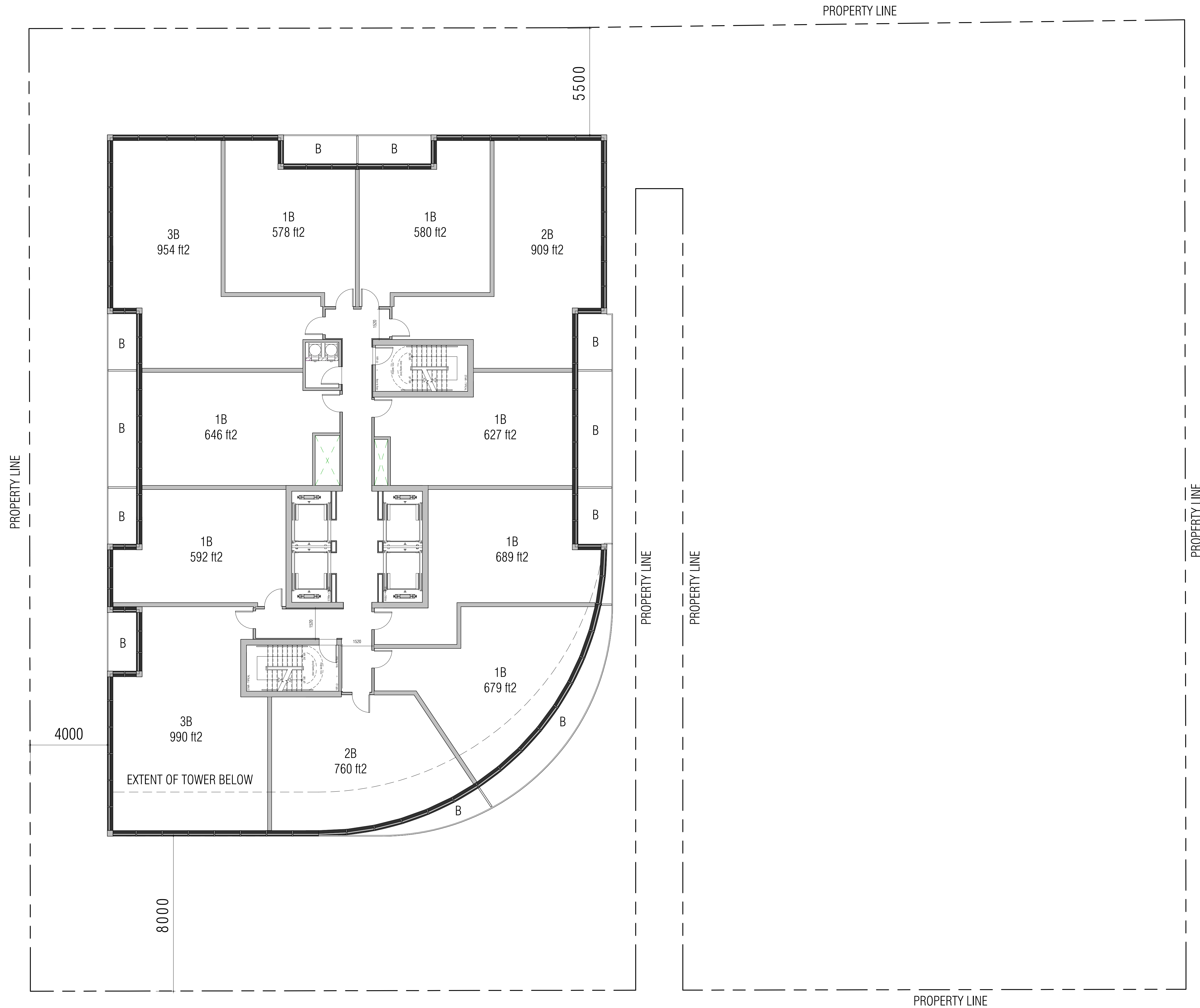
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PROPOSED MULTI RESIDENTIAL DEVELOPMENT
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TORONTO one properties ONTARIO

Project Architect : B.G.
Assistant Designer : R.L.
Drawn By : R.L.
Checked By : D.B / G.C.
Plot Date : NOV.03.2021
Job # : 1518.172



PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

CHURCH STREET

PROPERTY LINE

WELLESLEY STREET EAST

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9TH-20TH FLOOR PLAN

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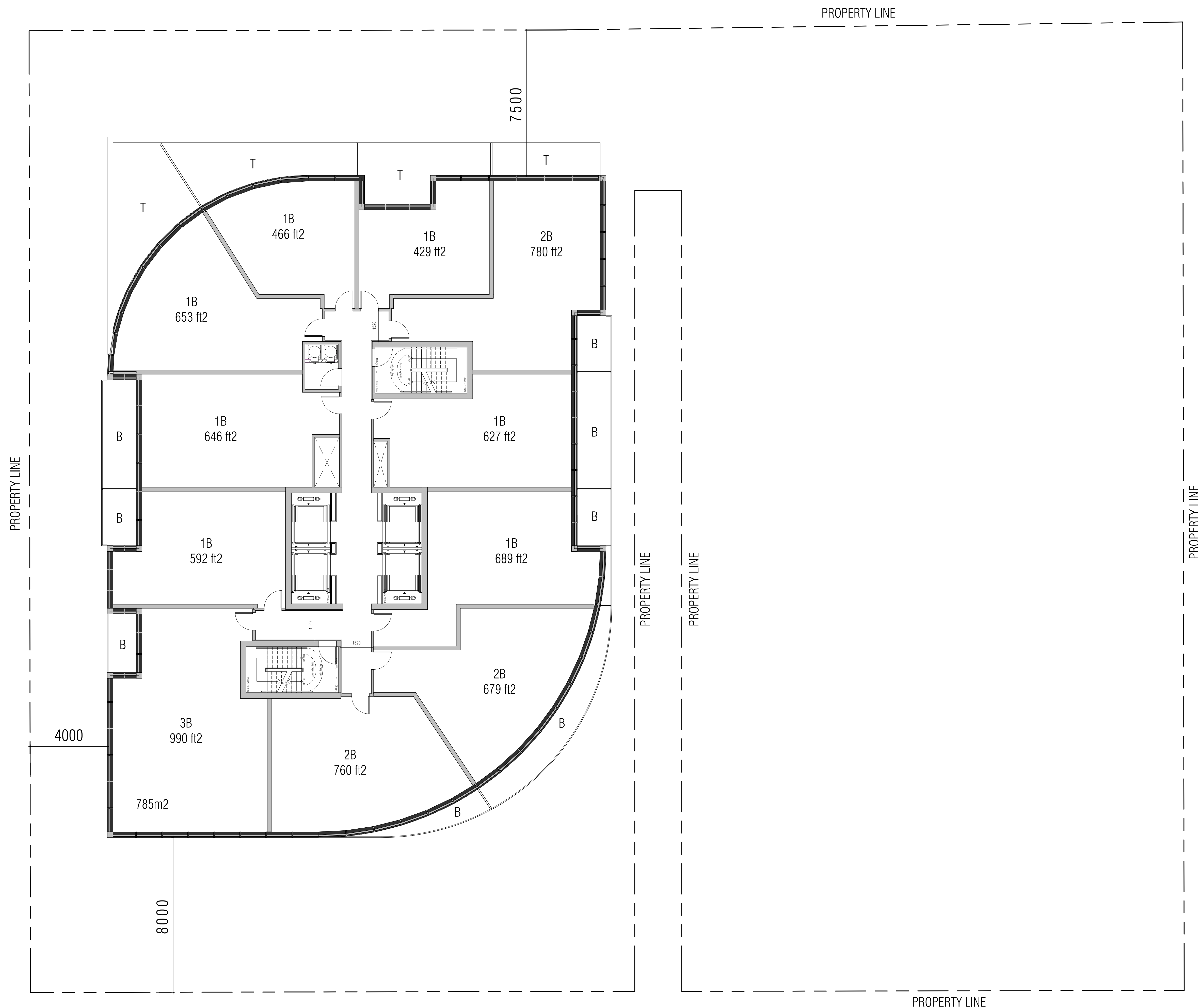
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PROPOSED MULTI RESIDENTIAL DEVELOPMENT
CHURCH + WELLESLEY ST.

Project Architect : B.G.
Assistant Designer : R.L.
Drawn By : R.L.
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Plot Date : NOV.03.2021
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21ST - 28TH FLOOR PLAN

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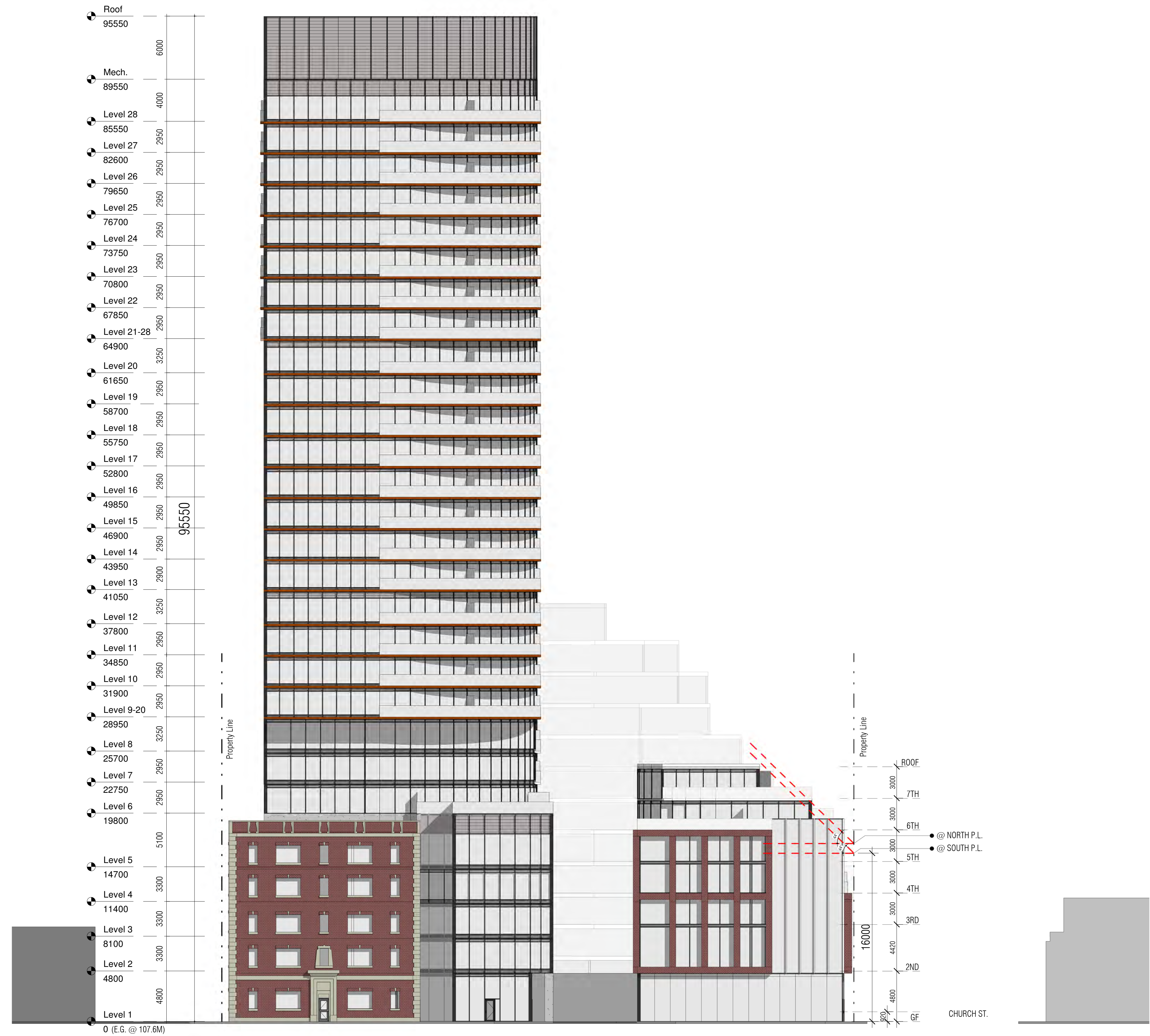
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PROPOSED MULTI RESIDENTIAL DEVELOPMENT

CHURCH + WELLESLEY ST.

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TORONTO ONTARIO

Project Architect : B.G.
 Assistant Designer : R.L.
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SOUTH ELEVATION

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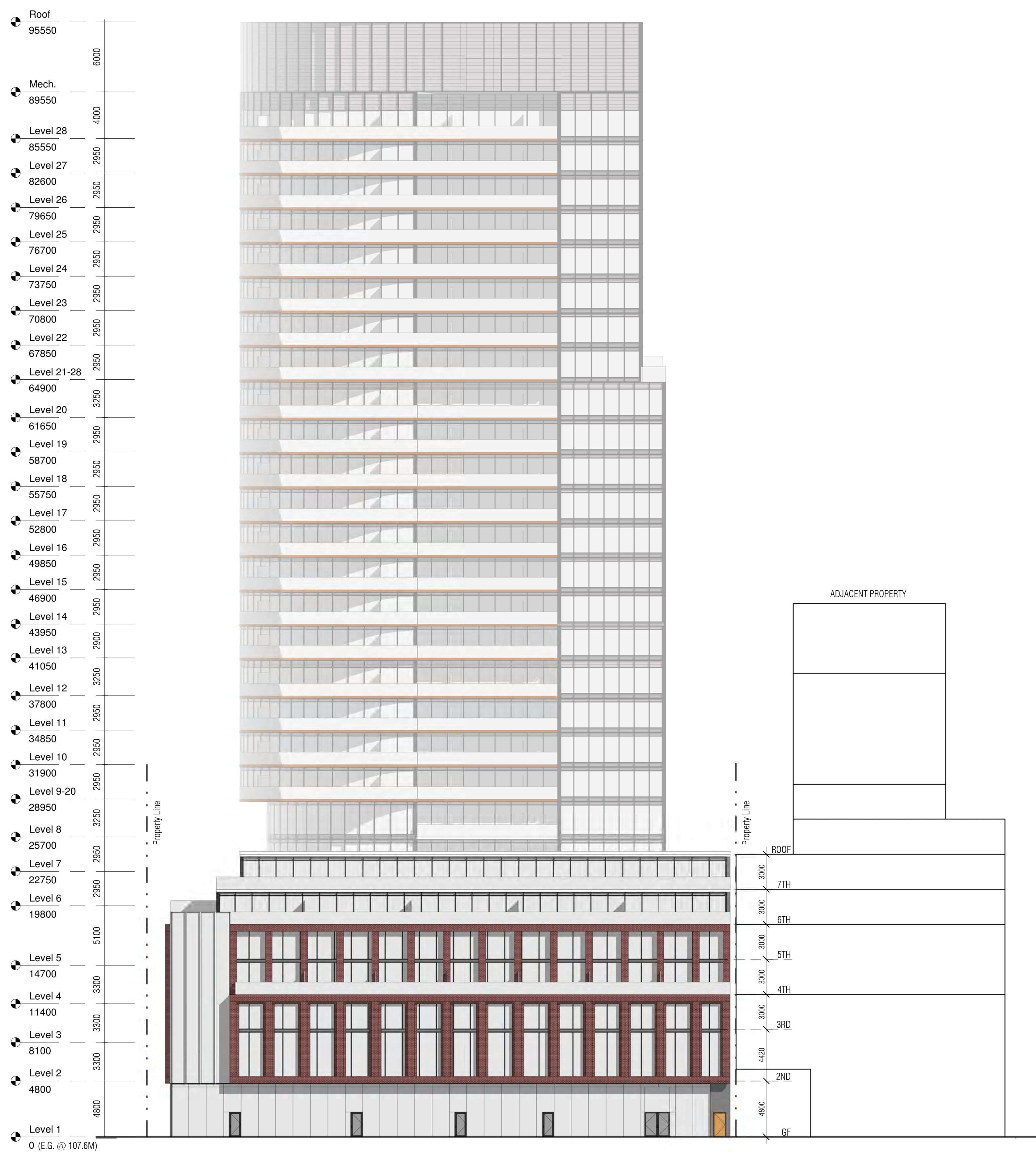
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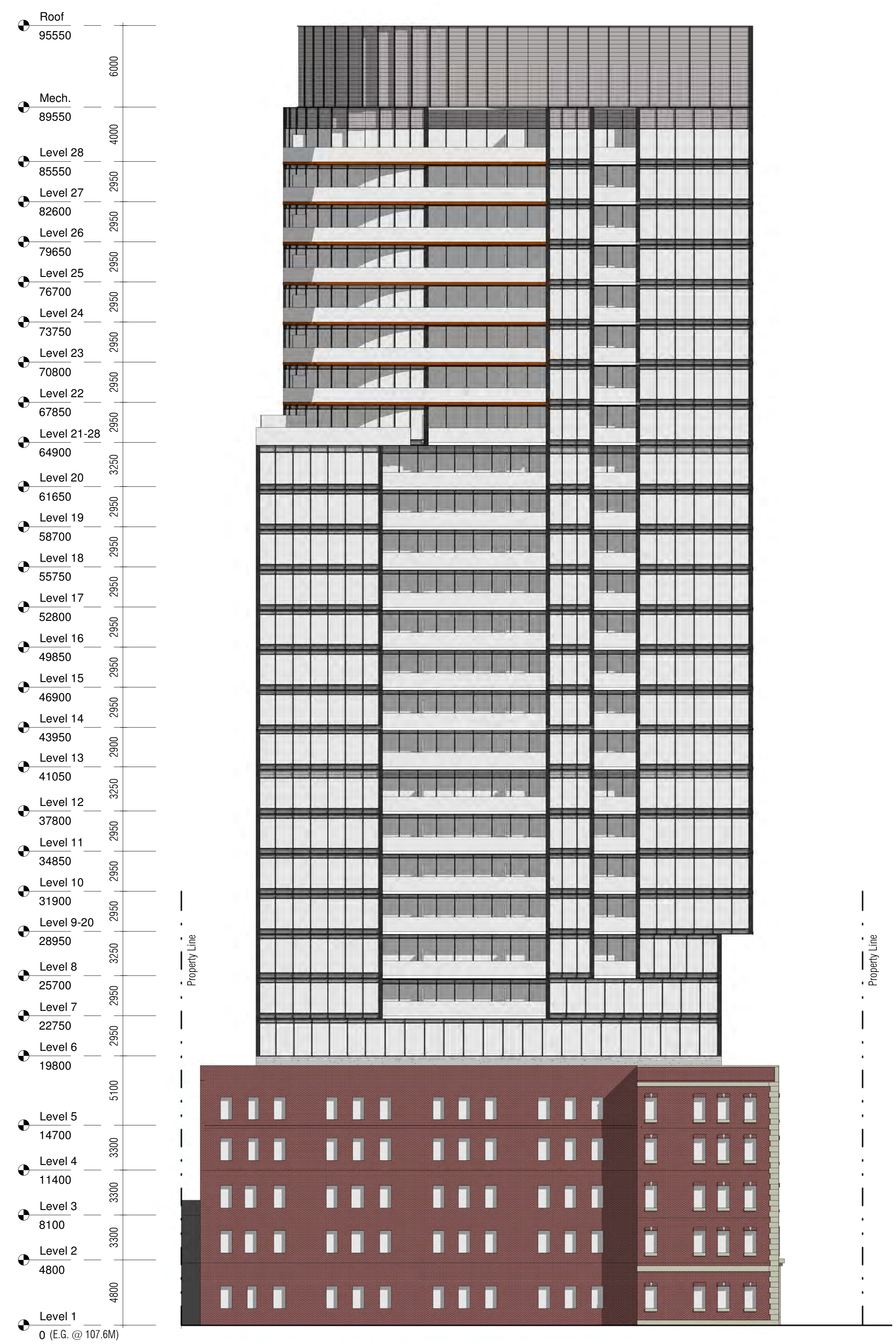
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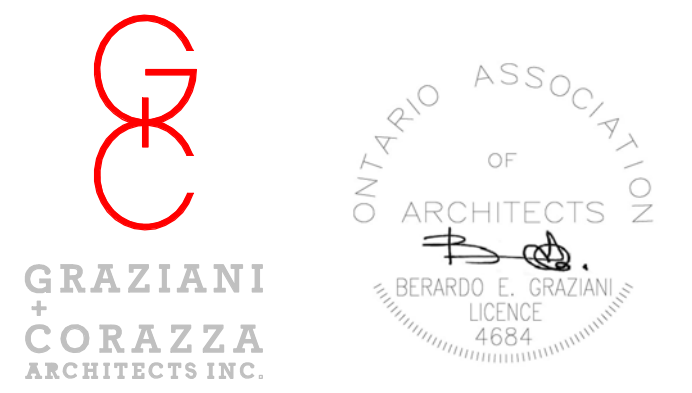
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EAST ELEVATION



WEST ELEVATION



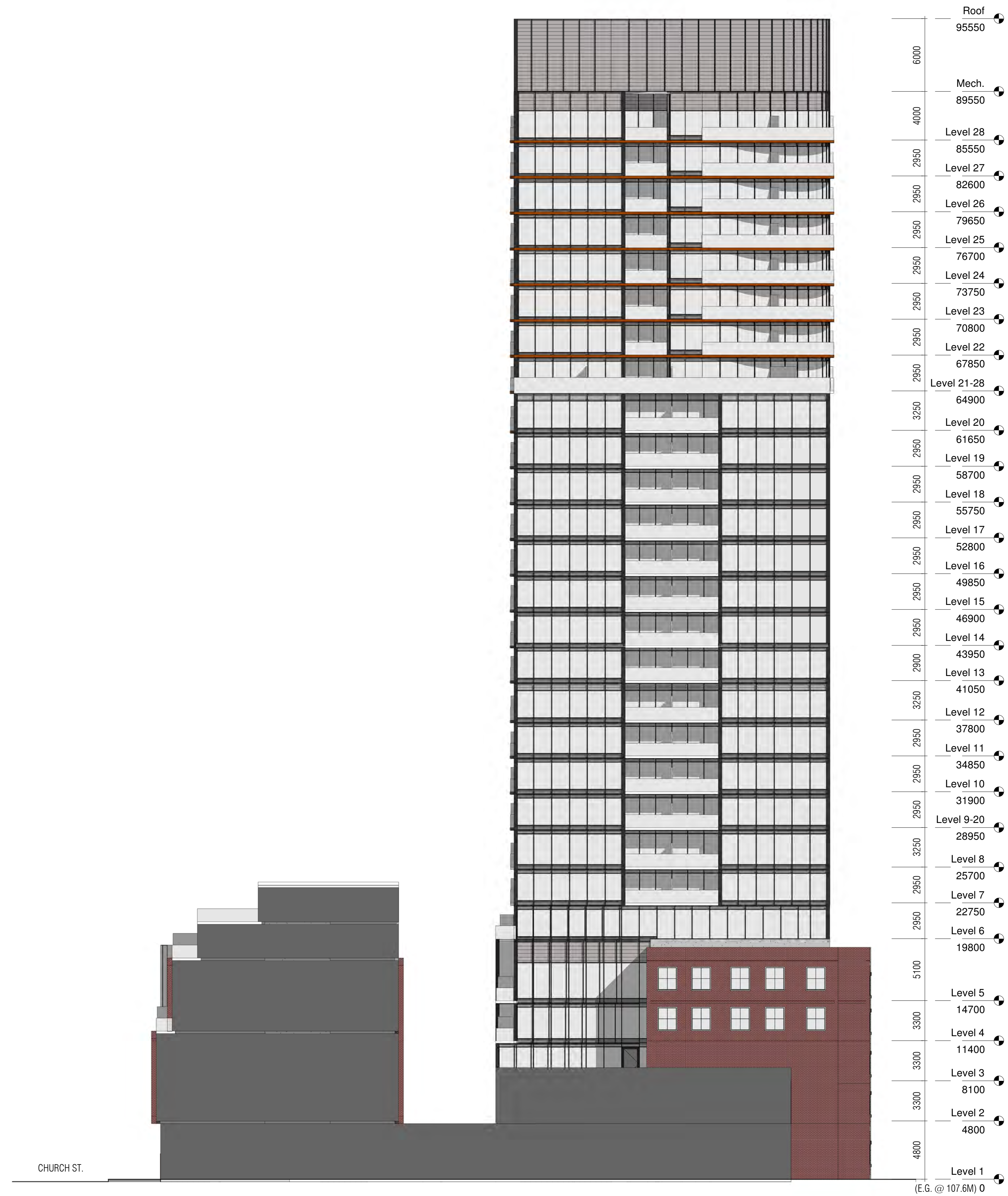
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 TORONTO one properties ONTARIO

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EAST & WEST ELEVATION



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PROPOSED MULTI RESIDENTIAL DEVELOPMENT

CHURCH + WELLESLEY ST.

TORONTO one properties ONTARIO

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NORTH ELEVATION

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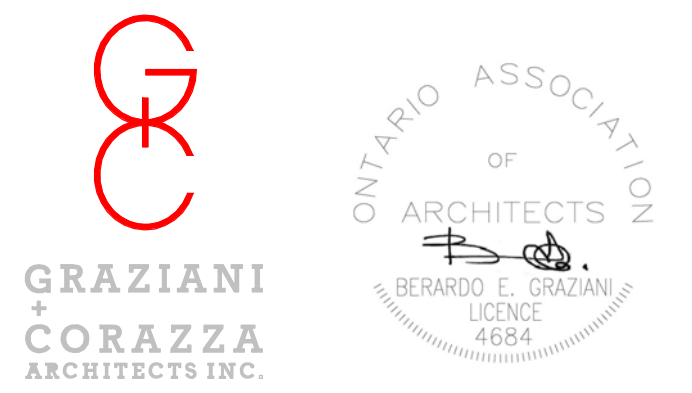
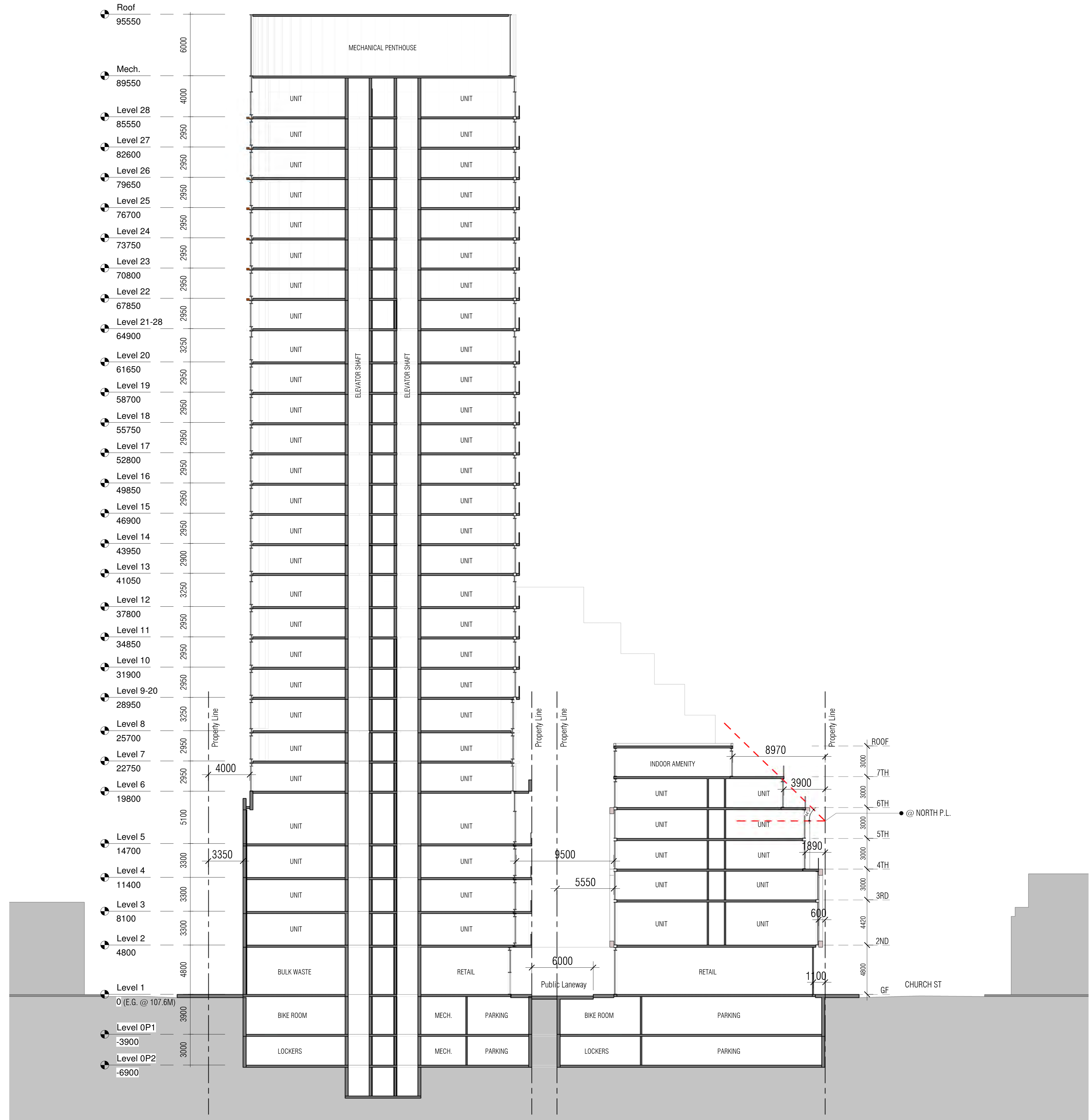
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 TORONTO one properties ONTARIO

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E-W SECTION

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TORONTO ONTARIO

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PERSPECTIVES



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PROPOSED MULTI RESIDENTIAL DEVELOPMENT
CHURCH + WELLESLEY ST.

TORONTO one properties ONTARIO

Project Architect : B.G.
 Assistant Designer : R.L.
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TOWER PERSPECTIVE



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PROPOSED MULTI RESIDENTIAL DEVELOPMENT
CHURCH + WELLESLEY ST.

TORONTO one properties ONTARIO

Project Architect : Approver
 Assistant Designer : Designer
 Drawn By : Author
 Checked By : Checker
 Plot Date : NOV.03.2021
 Job # : 1518.172

PODIUM PERSPECTIVE

Appendix J: Structural Conservation Strategy memorandum (Facet Group Inc, 2021)

Facet Group Inc.

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October 29, 2021

Re: 64 Wellesley Street East, Toronto – Structural Conservation Strategy Facet Group Project No. 202131

ERA Architects Inc.
Philip Evans
c/o One Properties
333 Bay Street, Suite 2710
Toronto, Ontario M5H 2R2

Dear Philip,

We have been engaged by One Properties to assess and comment on the feasibility of retaining the following attributes of 64 Wellesley Street East, Toronto: south (principal) elevation, +/- 10m of the west elevation, partial +/- 2.4m north return, and partial +/- 3m east return.

An exterior review was completed from grade. Interior inspections were completed at all levels. As part of our review, we have relied upon the following supporting documents:

- SPA drawings as prepared by Graziani & Corazza Architects, dated 27Sep2021
- Heritage impact assessment as prepared by ERA Architects, dated 28Feb2020
- Utility Digital Map, PUCC drawings received by the City of Toronto 2021

The proposed development includes two levels below grade. The south and west elevation façades are to be retained laterally from the exterior; the shoring will be installed on the interior of the façades; the foundation walls will remain undisturbed. Portions of the north and east returns may be cantilevered into the site, supported off the shoring, and retained laterally back to the adjacent façades and external retention systems.

The following right of way, site logistics and construction constraints were considered:

- The sidewalk is +/- 6.5m in front of the south elevation, below grade utilities will not impact our design.
- The west property line is +/- 0.9m from the façade to be retained; an access agreement with 56 Wellesley St. E. will be required.

- Pedestrian protection and traffic flow.
- Site access, staging and constructability.

See below our findings, recommendation, and methodology for the structural conservation of the heritage attributes.

64 Wellesley St. E., circa 1931, is a multi wythe, mass masonry, five-storey Georgian Revival apartment building with cast-in-place floor and roof assemblies. The masonry has been constructed using clay brick units installed in a common bond pattern with stone accents.

Areas of the interior load bearing, and perimeter walls were parged and painted, investigative openings were not required to confirm wall thicknesses. The ground floor and level 2 masonry were found to be four wythe, Levels 3 – 5, and the parapet were found to be three wythe. Selective brick replacements and repointing were found at the exterior on all levels; some areas appear to have been tuck-pointed with a cement-based mortar. The above grade masonry was generally found to be in good to fair condition.

The south portion, the area of the façades to be retained, does not contain a basement and the area could not be accessed. A partial basement is located behind the area to be retained, the middle section of the existing building. The north portion of the building was found to contain a partially excavated crawlspace. The foundation walls were found to be constructed of clay brick installed in a common bond pattern; minor efflorescence and deterioration was evident. The foundation wall masonry was generally found to be in good to fair condition.

We believe the south elevation, partial west elevation, and partial north and east returns can be retained.

Our retention design will include external steel skeletal frames supported on temporary cast-in-place concrete ballast foundations. Additional counterweights and micropiles may be installed to prevent overturn. Where possible, all lateral connections will be made through the existing window and door openings and at the parapet level.

Interior reinforcing channels and diagonal braces will be used to provide additional lateral support to the partial north and east returns. Our design may also include the installation of carbon fiber straps, Helical ties, and or Cintec anchors as permanent reinforcing.

Our design will rely on the existing foundation walls and footings. The interior will be excavated to the underside of the footings. Unshrinkable fill (U-fill) will be placed adjacent to the façades to be retained, up to the elevation of the future ground floor slab, prior to the demolition of the second floor assembly. The caisson shoring will be drilled through the U-fill to minimize any settlement between the shoring and the façades to be retained, and to allow for drainage.

The following selective investigative openings, interior and exterior test pits will be completed prior to the issuance of our concept drawings.

- Investigative openings will be used to develop connection details and determine if any additional supplemental supports or structural repairs, not already indicated above, are required.
- Investigative openings will be used to confirm if the bonding was reinstated in the areas of previous selective restoration and reconstruction.
- Interior and exterior test pits will be used to confirm the condition, size and depth of the foundations.
- Interior test pits will be used to coordinate the offset of the shoring from the façades to be retained.

The above investigation will not rule out or change our opinion on the ability for the façades to be retained.

Selective restoration, and or structural repairs may be completed concurrently with the installation of the retention system. The building demolition sequence, an integral part of preserving the heritage fabric, will be coordinated with our design.

Precision monitors will be installed on the façades and retention system. They will be surveyed monthly until the façades are supported and connected to the permanent structure.

Refer to Facet Group appendix 1, examples of current façade retention projects.

We are pleased to provide the above for your review and discussion with City of Toronto as part of the Heritage and Development approval process. We are available to meet to further discuss our findings and approach for the redevelopment of the north west corner of Church and Wellesley.

Best regards,



Neil Puype
Principal



FACET GROUP – APPENDIX 1
SIMILAR CURRENT EXAMPLES OF RETENTION PROJECTS:

462 Eastern Ave, Toronto, Facet Group Project No. 201909

External Retention with pedestrian walkway on cast-in-place concrete raft slabs, internal shoring



365-385 Yonge St, Toronto, Facet Group Project No. 201705

External Retention, multiple two to four-and-a-half storey buildings, pedestrian walkway on cast-in-place and pre-cast base walls, bridging over hydro vault, internal shoring



495, 511-529 King St W, Toronto, Facet Group Project No. 201822

495 King St W, internal and external building retention, north elevation external retention towers are connected to the caisson wall and cantilevered over the site

511 – 529 King St W, external three-storey and four-and-a-half storey with 2m return wall retention, pedestrian walkway, tapered towers to maintain 3m clearance from stood-off high voltage lines, internal shoring



495 King St W – Interior, south elevation



495 King St W – Exterior looking south-east



511-529 King St W – Pedestrian walkway



511-529 King St W – Exterior

160 Front St E, Toronto, Facet Group Project No. 201816

Façade Panelization (upper four floors), multi wythe masonry, up to six wythes panelized with compression frames
Cantilevered Retention (lower three and a half floors), needle beams connected to micropiles to prevent overturn, prefabricated towers providing lateral restraint



5 wythe decorative pilaster



Cantilevered retention on below grade steel support grid



Spandrel with toothed pilaster



Cantilevered retention, interior needle beams

Appendix J: References

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