

CC44.25 - Confidential Schedule A.1.6.
Revised Heritage Impact Assessment -
Part 1 - made public on August 8, 2018

HERITAGE IMPACT ASSESSMENT

698-706 Spadina Avenue & 54 Sussex Avenue

CONFIDENTIAL AND WITHOUT PREJUDICE

Project # 14-176-01
Prepared by MM / GS / JT / EM

ERA

PREPARED FOR:

Gilbert Delgado (Chief of University, Planning & Construction)
University of Toronto
McMurrich Building, 4th floor
Toronto, Ontario M5S 1S8
416.978.5515
gilbert.delgado@utoronto.ca

Christine Burke (Director, Campus & Facilities Planning)
University of Toronto
McMurrich Building, 4th floor
Toronto, Ontario M5S 1S8
416.978.6844
christine.e.burke@utoronto.ca

PREPARED BY:

ERA Architects Inc.
10 St. Mary Street, Suite 801
Toronto, Ontario M4Y 1P9
416.963.4497

Issued: 2018-07-03

CONTENTS

1	Introduction	1
1.1	Scope of the Report	
1.2	Present Contact	
1.3	Site Location and Description	
1.4	Heritage Context	
1.5	Heritage Policy Context	
2	Background Research and Analysis	14
2.1	Site History	
2.2	Design	
2.3	Architect	
2.4	Context	
3	Assessment of Existing Condition	20
4	Policy Review	21
5	Statement of Significance	22
6	Description of Proposed Development	25
7	Impact of Development	30
8	Conservation Strategy	33
9	Conclusion	35
	Project Personnel	
	Sources	
10	Appendices	39
Appendix 1	Heritage Impact Assessment Terms of Reference, City of Toronto (2010)	
Appendix 2	Ontario Regulation 9/06	
Appendix 3	Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 698 Spadina Avenue	
Appendix 4	Condition Assessment prepared by ERA Architects Inc.	
Appendix 5	View Study for Official Plan Amendment 368	
Appendix 6	Heritage Value Statement for Phase 2 of the Harbord Village Heritage Conservation District Plan	
Appendix 7	Site Photos	
Appendix 8	Annotated Sections and Elevations of 698 Spadina Avenue prepared by Diamond Schmitt Architects	
Appendix 9	Architectural Drawings prepared by Diamond Schmitt Architects	

EXECUTIVE SUMMARY

This Heritage Impact Assessment (HIA) revises an earlier HIA prepared by ERA Architects dated June 21, 2016 and has been prepared on behalf of the University of Toronto, the proponents of an application to redevelop the properties municipally known as 698-706 Spadina Avenue & 54 Sussex Avenue (the “Development Site”), to assess the impact of a proposed new development on recognized heritage properties on, and adjacent, to the Development Site. The revisions detailed within this report respond to architectural drawings prepared by Diamond Schmitt Architects dated June 2018.

At the time of the initial development application submission in June 2016, 698 Spadina Avenue (“698 Spadina”) was not municipally recognized for its cultural heritage value. City Council subsequently stated its intention to designate 698 Spadina Avenue under Part IV of the Ontario Heritage Act (OHA) on March 9, 2017.

The Development Site is adjacent to one property listed on the Heritage Register at 666 Spadina Avenue and eight properties designated under Part V of the Ontario Heritage Act at 57-71 Sussex Avenue. These properties form part of the Harbord Village Heritage Conservation District - Phase 2 (the “Harbord Village HCD” or the “HCD”).

The revised development proposal partially retains 698 Spadina Avenue while removing 704-706 Spadina Avenue to accommodate construction of a multi-storey building containing student residences and retail uses at-grade. The privately-owned vacant property at 54 Sussex Avenue is proposed to be replaced by a row of 3-storey contemporary townhouses.

Proposed mitigation measures include the extensive use of glazing surrounding the retained elevations of 698-700 Spadina Avenue and the arrangement of the podium to respond to the low-rise scale of adjacent recognized heritage properties. The intensification of the site is also appropriate to the evolved built form context of Spadina Avenue and is consistent with the height of the adjacent 25-storey listed property at 666 Spadina Avenue.

This HIA finds that the design, mitigation measures, and proposed conservation strategies contained herein conserves the described cultural heritage value and identified heritage attributes of 698 Spadina Avenue. Similarly, this report finds that the proposed development does not negatively impact the cultural heritage value of 666 Spadina Avenue and the adjacent Harbord Village HCD nor does it impact proposed and in-force views to the former Knox College at 1 Spadina Crescent.

Details of the proposed conservation work for 698 Spadina Avenue will be included in a future Conservation Plan.

1 INTRODUCTION

1.1 Scope of the Report

This revised Heritage Impact Assessment (HIA) has been prepared by ERA Architects Inc. to assess the impact of the development proposed at 698-706 Spadina & 54 Sussex Avenues and on adjacent heritage properties.

Purpose and Scope

The purpose of an HIA, according to the Heritage Impact Assessment Terms of Reference for the City of Toronto, is to evaluate the proposed development in relation to cultural heritage resources and recommend an overall approach to the conservation of the heritage value of these resources.

1.2 Present Contact

Gilbert Delgado (Chief of University, Planning & Construction)

University of Toronto
McMurrich Building, 4th floor
Toronto, Ontario
416.978.5515
gilbert.delgado@utoronto.ca

Christine Burke (Director, Campus & Facilities Planning)

University of Toronto
McMurrich Building, 4th floor
Toronto, Ontario
416.978.6844
christine.e.burke@utoronto.ca



1. Aerial Map showing the Development Site location in red
(Source: Google Maps, annotated by ERA Architects).

1.3 Site Location and Description

The Development Site, comprised of the properties municipally known as 698-706 Spadina Avenue & 54 Sussex Avenue, is located on the northwest corner of Sussex and Spadina Avenues and extends the width of the block to Sussex Mews. The Development Site contains three brick buildings varying in height between two & three storeys as well as a fenced-in green space off Sussex Avenue. Current uses include retail, office and residential uses.

The surrounding context includes a mixture of building types and uses including retail and high-density residential developments along Spadina Avenue, institutional uses within the St. George Campus of the University of Toronto to the east and low-rise residential dwellings to the west. A large green space (Aura Lee Playing Field) associated with the University of Toronto is located directly to the west of the Development Site.

The property directly to the south of the Development Site (666 Spadina Avenue) has development approvals for an 11-storey mixed-use building containing 133 rental residential apartments. The proposal retains the on-site heritage building.

For photo-documentation of the site, see Appendix 7 of this report.



2. Development Site as seen from the east side of Spadina Avenue, 2016
(Source: ERA Architects).



3. Development Site looking southwest from Spadina Avenue, 2016 (Source: ERA Architects).



4. Development Site looking northwest from Spadina Avenue, 2016 (Source: ERA Architects).



5. Fenced-in playing field along Sussex Avenue (municipally known as 54 Sussex Avenue), 2016 (Source: ERA Architects).



6. South elevation of 698 Spadina as seen from Sussex Avenue, 2016 (Source: ERA Architects).



7. Rear of the Development Site as seen from Sussex Mews. 2016 (Source: ERA Architects).

1.4 Heritage Context

The Development Site contains one property that is included on the City of Toronto Heritage Register:

- 698 Spadina Avenue. Council stated its intention to designate under Part IV of the Ontario Heritage Act on March 9, 2017.

One property adjacent to the Development Site is listed on the Heritage Register and 8 properties are designated under Part V of the OHA.

- 666 Spadina Avenue (Uno Priei, architect - 1972). Adopted by City Council on March 1, 2, 3, 2004.

The Development Site is adjacent to the boundary of Phase 2 of the Harbord Village HCD.

- 57-71 Sussex Avenue (By-Law No. 28-2011). Adopted by City Council on November 30, December 1, 2, 4 and 7, 2009. *Note: these properties are included in the designation by-law but are not included in the Heritage Property search tool managed by Heritage Preservation Services.*

Chapter 3.1.5 of the City of Toronto Official Plan (consolidated June 2015) contains policies relating to development on or adjacent to heritage properties. Policy 26 states:

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

Regarding development adjacent to a Heritage Conservation District (HCD), Section 32 states:

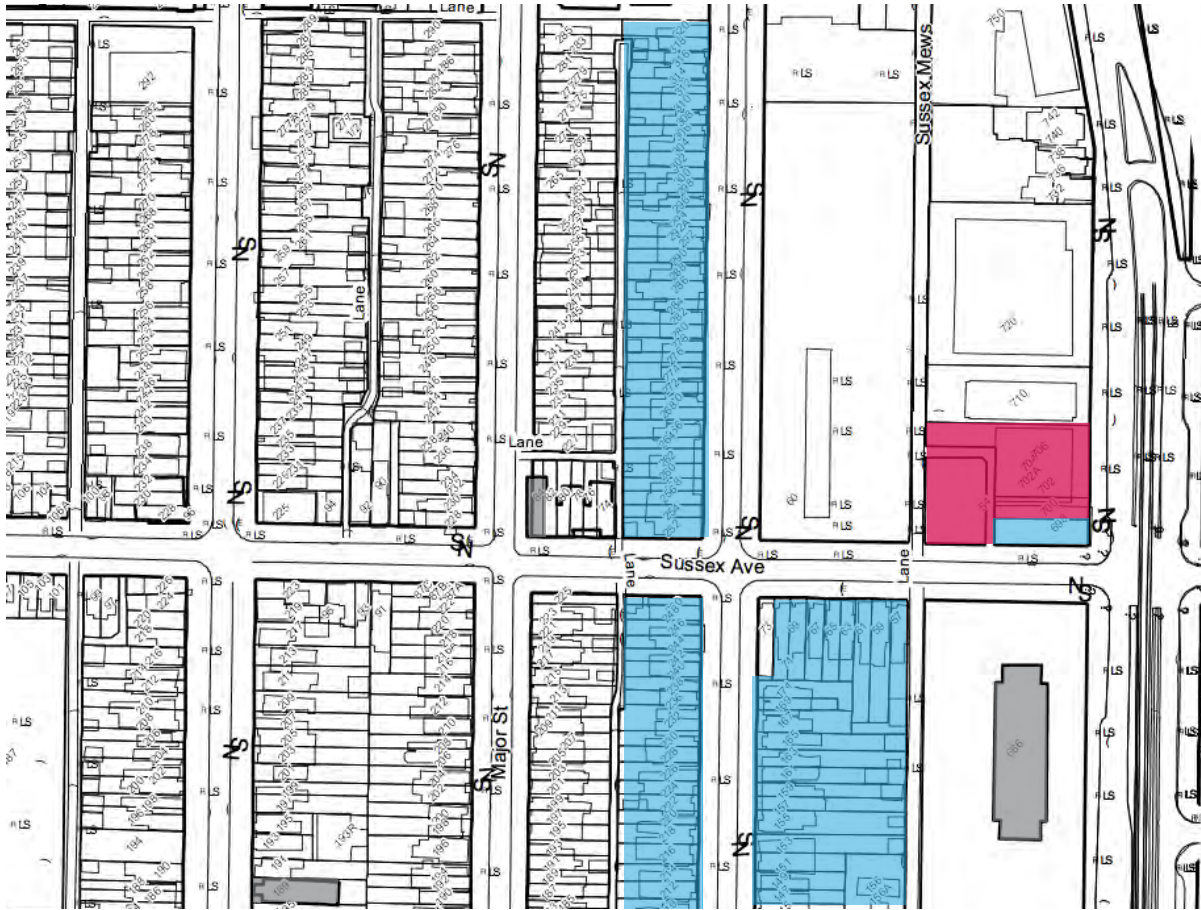
Impacts of site alterations, developments, municipal improvements, and/or public works within or adjacent to Heritage Conservation Districts will be assessed to ensure that the integrity of the districts' heritage values, attributes, and character are conserved.

Provincial Policy Statement, 2014

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

City of Toronto Official Plan, Chapter 3.1.5 (City of Toronto By-law No. 468-2013):

Adjacent: shall refer to those lands adjoining a property on the Heritage Register and lands that are separated from a property on the Heritage Register 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; or, as otherwise defined in a heritage Conservation District Plan adopted by by-law.



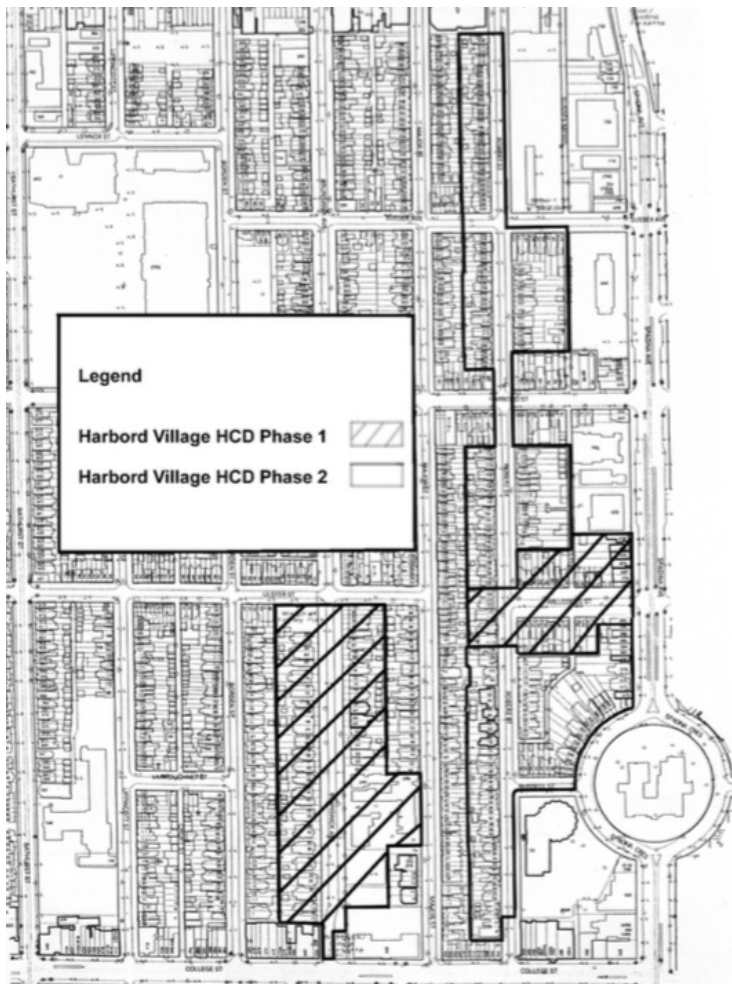
8. Property Data Map showing listed (gray) and designated properties (blue) adjacent to or nearby the Development Site (red). Intention to Designate properties shown in green (Source: City of Toronto, annotated by ERA Architects).

1.5 Heritage Policy Context

Harbord Village Heritage Conservation District (Phase 2)

The Development Site is adjacent to the boundaries of Phase 2 of the Harbord Village HCD. Toronto City Council designated the area identified in figure 9 under Part V of the OHA on November 30, 2009 and adopted Phase 2 of the Harbord Village HCD Plan by by-Law: 28-2011.

For a copy of the cultural heritage value statement for Phase 2 of the Harbord Village HCD, see Appendix 6.



9. Boundaries of Phases 1 & 2 of the Harbord Village HCD.

In Section 6.5.2 of the Harbord Village HCD Plan, 698 Spadina Avenue is identified as an entrance building to the HCD and recommends that it be examined for listing on the City of Toronto Heritage Register because of its contextual relationship to the HCD.

Section 7.2 of the Harbord Village HCD Plan addresses properties adjacent to the HCD, stating that:

In event of redevelopment, the properties immediately adjacent to the HCD should have regard for the Guidelines that apply to the District.

Further, Section 9.12 states that:

These are the mixed commercial residential properties at College Street and Robert Streets, Harbord Street and Robert Street, as well as the north-west corner of Sussex Avenue and Spadina Avenue. The existing zoning on these properties is not creating undue incentive for redevelopment. In the event of redevelopment of any of these sites the existing zoning and height regime must be respected and the District Guidelines for Infill applied to ensure compatible development with the adjacent District.

It is important to note that the meaning of “adjacent” used when the Harbord Village HCD Plan was written referred to the definition provided in the 2005 Provincial Policy Statement rather than the definition currently offered in Chapter 3.1.5 of the Official Plan. As such, discussion of “adjacent” properties, specifically within the HCD plan, refers to those properties abutting the HCD.

Spadina Avenue Built Form Study

The Development Site falls within the boundaries of the in-progress Spadina Avenue Built Form Study. The study's focus is on the built form and physical character within the study area and how to accommodate future development. This includes examining building envelopes, height and massing, public realm, streetscape, landscape improvements and a review of heritage resources in the area. The block containing the Development Site is described below:

The west side of Spadina Avenue between Sussex Street and Bloor Street West is designated Mixed Use Areas. The lots within this segment are generally large, and contain mixed use buildings ranging in height from 2 to 18-storeys.

A preliminary report to TEYCC produced in July 2014 proposed a completion date of Fall 2015. As of June 2018, no further information has been released for review.

Knox College Views

In-force View Protections

The Development Site is located north of the former Knox College building at 1 Spadina Crescent, designated by City Council under Part IV of the Ontario Heritage Act on March 17, 1976 (By-Law No. 89-76). Chapter 3.1.5 of the Official Plan addresses views of heritage properties. Section 44 states:

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

Knox College is identified on Map 7b and the views relating to the property is discussed in Schedule 4: (Note: all references to Knox College below refer to the building at 1 Spadina Crescent).

Knox College Spire:

The view of the Knox College Spire, as it extends above the roof line of the third floor, can be viewed from the north along Spadina Avenue at the southeast corner of Bloor Street West and at Sussex Avenue.

Knox College:

The view of Knox College, located in Spadina Circle north of College Street and between the north and southbound lanes of Spadina Avenue, where it wraps around the property, can be viewed clearly and in its entirety (including its spire) from College Street at the southwest and southeast corners of College at Spadina, as well as from the Spadina streetcar right of way, when traveling toward or from the property on the streetcar at College Street.

Policy 45 of OPA 199 offers additional protection for public ceremonial sites of exceptional importance and prominence. This policy prevents further intrusions visible above and behind the building silhouette, and protects the view to the buildings from any further obstruction. Three sites have been identified within policy 45: The Queen's Park Legislative Assembly, Old City Hall, and City Hall. Knox College is not identified in the policies or maps contained with the OP as a public ceremonial site of exceptional importance and prominence that benefits from additional view protections described in policy 45.

Proposed View Protections

On January 31, 2017, City Council adopted OPA 368 amending the described view to the former Knox College contained within Schedule 4, policy A5 of OPA 199 (see By-law 246-2017 in Appendix 5).

OPA 368 proposes to delete the existing description within policy A5 and replace it with the following:

The Knox College building at 1 Spadina Crescent is a prominent Toronto landmark since its construction in 1875 and an excellent example of a High Victorian Gothic style college building. The views from the public realm at the southeast and southwest corners of College Street and Spadina Avenue as identified on Official Plan Map 7B (Identified Views from the Public Realm) will include the prevention of any further intrusion into the silhouette view against the sky above the spires and the east and west wing ridgeline of Knox College in its entirety. The views from the identified public realm of College Street to and beyond Knox College in its entirety will be conserved.

OPA 368 is currently under-appeal and not-in force.

Huron-Sussex Neighbourhood Planning Study

Completed by Brook McIlroy + NBLC in 2014, the study offers direction for the evolution of the Huron-Sussex neighbourhood. The neighbourhood is bounded by Harbord Street to the south, Spadina Avenue to the west, the properties on the north side of Washington Avenue to the north and Huron Street and bpNichol Lane to the east.

Relevant to this report for its proposed intensification of the east side of Spadina, Section 4.6 of the report states:

The greatest opportunities for mid-rise infill accommodation are on Spadina Avenue and Harbord Street. On Spadina Avenue (between Sussex Avenue and Glen Morris Street, and north of the Chiller Plant) the existing row housing represents an underutilization of these properties along one of the City's busiest streets.

The report continues:

Given the character of the area, including the adjacent neighbourhood context, we recommended building heights on the east side of Spadina Avenue and the north side of Harbord Street that reflect a 1:1 ratio with the width of the ROW. This results in a 13-storey building on Spadina Avenue and an 8-storey building on Harbord Street. It is recommended that buildings achieve these maximums.

2 BACKGROUND RESEARCH AND ANALYSIS

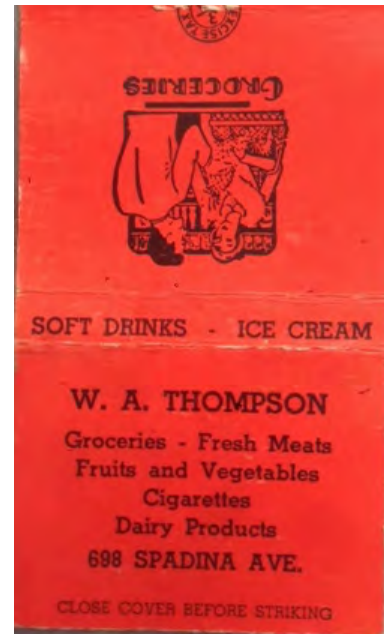
The following summarizes supporting research and analysis of the Development Site done in preparation of this report.

2.1 Site History

Surveyed as part of the initial township survey, the Development Site was included in Park Lot 16 running between present day Bloor Street and Lot Street (Queen Street). Granted to James Baby in July 1798, marriages and connections between the Baldwin, Willcocks and Russell families led to a consolidation of land holdings and the creation of an expansive estate that eventually stretched from Lot Street in the south to above present-day Davenport in the north.

The Development Site was included in the 1860 plan of subdivision for the Baldwin Estate with the first mention of 698 Spadina Avenue (originally assigned the municipal address of 560 Spadina Avenue) appearing in the 1886 City Directory as J.J. Funston Grocer. The remainder of the properties on the Development Site were constructed between 1887-1900, providing a mix of commercial and residential uses on Spadina and solely residential uses on Sussex Avenue. The nature of tenancy for 698 Spadina Avenue remained remarkably consistent from 1886-1960, housing a succession of approximately six different grocers with only brief periods of interruption before its conversion to a laundromat in 1965 and then a bookstore between 1975-1980. By 1985, the City Directory lists the current tenant (Ten Editions Books) as the occupant.

The first major alteration to the Development Site occurred between 1965-1970 with the demolition of all the properties on the north side of Sussex Avenue between Spadina Avenue and Robert Street, including 54 Sussex, to accommodate the construction of the University of Toronto Playing Field (Aura Lee Playing Field). Further changes occurred with the demolition of 702-706 Spadina Avenue to make way for the construction of the former Canada Post Office between 1973-1974. By the mid-1970s, the Development Site had assumed its present configuration.



13. Matchbook cover for W.A. Thompson Grocers, 1940-1945 (Source: City of Toronto Archives).

2.2 Design

698 Spadina Avenue is a three-storey Victorian building with a single retail space at-grade and residential uses above. The structure, although not heavily modified, appears to be in a poor state of repair. The exterior walls have been painted and later patched to repair damage, obscuring much of the original brickwork while portions of the parapet on the south elevation are missing.

The placement of windows appear to be original with the exception of the closing in of a second storey window on the south facade and the addition of a small window, also on the second storey of the south facade. The rear of the structure was likely used as a garage at one point, as indicated in the annotations on the 1945 Goad's Fire Insurance Map, but now appears to be sealed with the driveway off Sussex Avenue overgrown with vegetation. Originally separated from the rest of the building, the space between the garage and the three-storey building has been enclosed, forming an exterior connection between the two formerly separate structures. Extending from the back of the second storey on to the roof of the garage, a vinyl-clad addition has been constructed with a wooden deck extending roughly two-thirds of the length of the garage.

2.3 Architect

The architect of record was not found.

2.4 Context

Historically, the Development Site is located within the Baldwin Estate, an expansive parcel of land that stretched across parts of Park Lots nos. 14, 15, 16. As a means to connect his estate with Lot Street (present day Queen Street), William Baldwin began construction on Spadina Avenue between 1813-1815. Laid out at 113 feet wide and later widened to 160 feet, the grand scale of the street surpassed that of other major arteries in the city at over twice the width of Yonge, Bloor and Lot Streets. Substantial development would not reach the area north of College and Spadina until the 1880s when the expansion of railways and the related industrial boom generated demand for new housing.

The majority of the homes adjacent to the Development Site, (corresponding to the boundaries of Phase 2 of the Harbord Village HCD) were constructed between 1885-1890 in a variety of architectural styles including Second Empire, Victorian Bay n' Gable and Annex style. Connecting the new residential area to the transportation network of the city, the Toronto Railway Company operated the first horse-drawn streetcar line on Spadina, later incorporating it into the Belt Line Streetcar as a route operating both ways running along King, Spadina, Bloor and Sherbourne Street (the service was electrified in 1892). The first dedicated streetcar line on Spadina came into operation in 1927 with conversion to bus service in 1948 to help the TTC reduce its power consumption (Bow, 2015).

On the east side of Spadina, the Development Site borders the St. George Campus of the University of Toronto. Originally contained in the area east of St. George Street, significant growth in enrollment beginning in the 1950's drove the westward growth of the campus towards Spadina. The need for expansion began to be discussed as early as 1948 with the formation of a Planning Committee by the Board of Governors. James Murray, an urban planner and member of the committee, created a guiding principle that it should take no longer than 10 minutes to walk from one part of the campus to another (the length of time between lectures). With Hart House as the central reference point, this time frame meant that Spadina Avenue would form the new western perimeter for the campus.

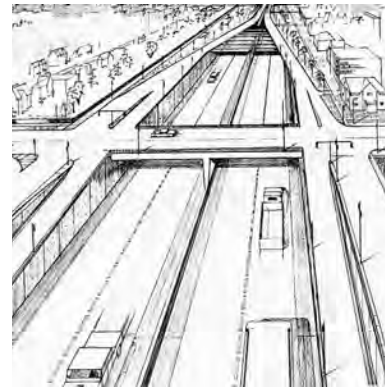
By the early 1950's, a slow migration of university facilities west of St. George Street had already started, confirming the logic of further westward growth. By the end of 1956, the provincial government approved designation of a 33-acre west campus for the university, expropriation of the remaining properties west of St. George and north of Harbord began as did the planning for a series of new student residences and teaching/research facilities. This new precinct was



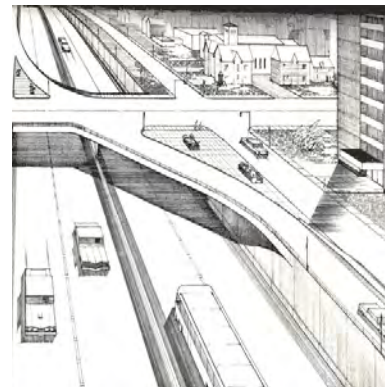
14. Plan of subdivision off for the Baldwin Estate, 1860 (Source: Harbord Village Heritage Conservation District Plan - Phase 2).

originally planned to be an exclusive pedestrian zone by closing off Russell, Huron and Willcocks Streets to traffic with deliveries via underground access from a reconstructed Spadina Avenue. The cost of this plan, however, was prohibitive and a model of site-by-site development was adopted in its place (Friedland, 2013).

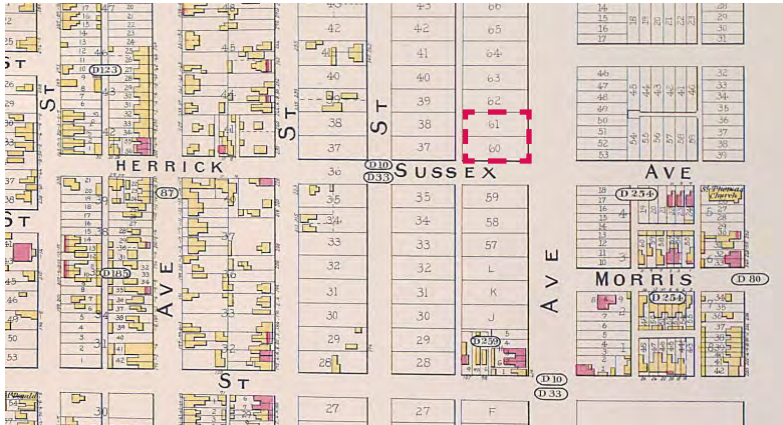
Affecting the orientation of the university's western extension, the proposed Spadina Expressway also had a significant impact on the traffic patterns and built form of the area more broadly. Intended to run from Wilson Avenue south to Harbord Street, the Expressway would have ended just north of Knox College which would have been demolished to allow for efficient access to the expressway. The remainder of Spadina Avenue was proposed to be reconstructed and widened to accommodate the anticipated increase in traffic. Schedule delays, increasing costs and strong community opposition led Premier William Davis to cancel the expressway in 1971 (Marshall, 2016). Despite the cancellation, anticipation of the expressway's arrival had an effect on the built form bordering Spadina. In the design for New College by Fairfield & Dubois, for example, a series of blank walls and small windows were placed along the Spadina elevation in reaction to the proposed Expressway while the high-rise development at 666 Spadina Avenue (Sussex Square) was seen as an acceptable buffer between the planned expressway and the low-rise residential neighbourhood to the west.



15. Proposed configuration of the Spadina Expressway, looking south along Spadina at Bloor Street (Source: Spacing Magazine).



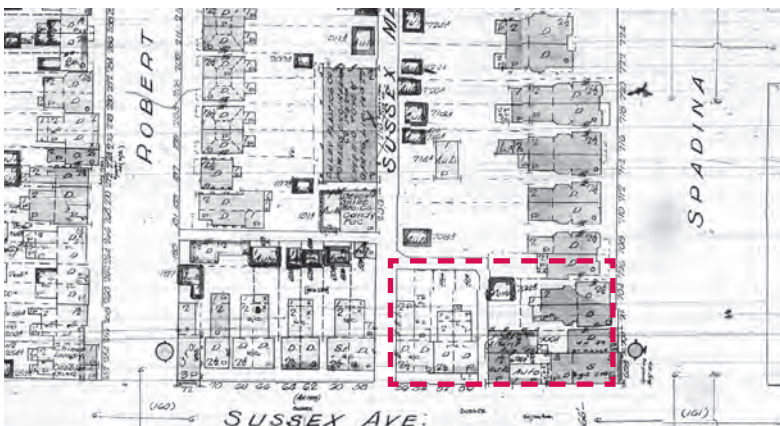
16. Proposed trench for the Spadina Expressway, looking south along Spadina at Harbord Street (Source: Transit Toronto).



17. 1884 Goad's Fire Insurance Map showing the Development Site in red (Source: Toronto Public Library, annotated by ERA Architects).



18. 1899 Goad's Fire Insurance Map showing the Development Site in red (Source: Toronto Public Library, annotated by ERA Architects).



19. 1945 Goad's Fire Insurance Map showing the Development Site in red. (Source: City of Toronto Archives, annotated by ERA Architects).



20. 1947 aerial image showing the Development Site in red (Source: City of Toronto Archives, annotated by ERA Architects).



21. 1971 aerial image showing the Development Site in red, note the demolition of all properties on the east side of Robert Street and the north side of Sussex Avenue between Spadina and Robert (Source: City of Toronto Archives, annotated by ERA Architects).



22. 2015 aerial image showing the Development Site in red (Source: Google Maps, annotated by ERA Architects).

3 ASSESSMENT OF EXISTING CONDITION

Refer to Appendix 4 of this report.

4 POLICY REVIEW

The following were among sources reviewed in preparing this HIA.

- City of Toronto Heritage Register
- Heritage Impact Assessment Terms of Reference, City of Toronto (see Appendix 1);
- City of Toronto Official Plan Section 3.1.5 (Consolidated June 2015)
- Harbord Village Heritage Conservation District Plan (Phase 2)
- Tall Building Design Guidelines (2013)
- Spadina Avenue Built Form Study - Preliminary Report (2014)
- University of Toronto Secondary Plan (1997)
- Downtown Tall Buildings: Vision and Supplementary Design Guidelines (Consolidated May 2013)
- Huron-Sussex Neighbourhood Planning Study (Brook McIlroy + NBLC, 2014)
- The Ontario Heritage Act (R.S.O. 1990)
- Ontario Regulation 9/06, Criteria For Determining Cultural Heritage Value or Interest (see Appendix 2);

5 STATEMENT OF SIGNIFICANCE

The following draft Statement of Significance is extracted from the Staff report dated January 21, 2017 recommending City Council state its intention to designate 698 Spadina Avenue under Part IV of the OHA (see Appendix 3 for a copy of the report). As of June 2018, a designation by-law has not been enacted by City Council:

The property at 698 Spadina Avenue (John James Funston grocery store/Ten Editions Bookstore) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 698 Spadina Avenue contains the original John James Funston grocery store, constructed in 1885, as a three-storey, brick-clad building with a commercial unit on the ground floor and residential units on the upper two floors. Since 1984, the property has been known as the Ten Editions bookstore. The property is east and north of the Harbord Village Heritage Conservation Districts and on the western edge of the University of Toronto campus.

Statement of Cultural Heritage Value

The building has design value as an example of a late 19th century corner-store building type designed with a high degree of craftsmanship in the late Victorian style. The design value is evident in such elements as the characteristic recessed diagonal corner entry, the decorative wood elements of the shop front, window and door frames and in the variety of the brick cladding details on the east and south elevations.

The building has associative value with the late 19th-century development of the lands of the former Baldwin estate on either side of Spadina Avenue, between Bloor Street and College Street, which became known as the Harbord Village and Huron-Sussex neighbourhoods. As a corner store related to the adjacent residential community, it has the potential to yield information contributing to an understanding of the social and commercial aspects of urban life from the late 19th century to the present. Since opening it operated as a neighbourhood grocery store for 75 years, then as a laundromat and finally, since 1978, as a bookstore. The building has contributed to the cultural life of the Harbord Village neighbourhood as well as the adjacent University of Toronto community.

Contextually, the building is valued as a local landmark in the Harbord Village/University of Toronto neighbourhood, and sits in proximity to the Harbord Village Heritage Conservation Districts. It has provided a variety of commercial services which contributed to the vitality of the local community for over 130 years. Situated on the historic main thoroughfare of Spadina Avenue at the north-west corner with Sussex Avenue, the building has contextual value as it is visually, functionally and historically linked to its surroundings, maintaining the late 19th century character of the two streets and the adjacent neighbourhood.

Heritage Attributes

The heritage attributes of the property at 698 Spadina Avenue are:

Exterior:

- The setback, placement and orientation of the building on the north-west corner of Spadina and Sussex avenues*
- The scale, form and massing of the three-storey building with a lower rear wing and a recessed diagonal corner entrance*
- The principal (east) elevation and side (south) elevation which are clad with brick, wood and metal*
- The arrangement of openings on the principal (east) elevation which includes the three equally spaced and identically sized windows at the second and third levels*
- The arrangement of window openings on the side (south) elevation including the blind opening at the second floor level which are aligned between the second and third floors*
- The large window opening on the side elevation, at the ground floor, with its wood frame comprising fluted pilasters and an entablature and projecting cornice*
- The buff brick and decorative brick details including the buff brick window heads and string courses, the decorative string courses of bricks set in relief patterns, and the pilasters with their upper molded corner details and the drop pendants at the third storey*
- The details of the roofline with its projecting cornice, paired and single brackets and parapet*

- *The details of the shop opening on both the east and south elevations with the fluted pilasters, brackets, projecting cornice and on the north end of the east elevation small pediment detail above paired brackets*
- *The metal column supporting the south-east corner*

(The wood-clad sunroom addition, the garages and out buildings are not identified as heritage attributes)

6 DESCRIPTION OF PROPOSED DEVELOPMENT

6.1 Original Proposal (June 2016)

The material in Section 6.1 describes the proposed development as indicated in the architectural drawings appended to the HIA prepared by ERA Architects dated June 21, 2016.

The proposal will remove and replace the existing 3-storey building at 698 & 700 Spadina Avenue and the 2-storey building at 704-706 Spadina Avenue with a multi-storey building with retail uses at-grade. The vacant property at 54 Sussex Avenue is proposed to be replaced by a row of 3-storey contemporary townhouses with roof-top terraces.

The proposed material composition of the podium and tower consists primarily of vision glass and metal paneling with brick applied to portions of the podium's south elevation. The exterior of the townhouses are composed primarily of brick. The massing of the tower is arranged to respond to the height of the 7-storey apartment building directly to the north of the Development Site through the creation of a podium of corresponding height. Above the podium, the tower adopts an H-shaped configuration, creating two visually distinct elements. To distinguish the two elements, a reveal of vision glass is proposed to be applied to the recessed elevation between them. On each elevation of the tower, a staggered window placement is suggested to add variation to the facade. At-grade retail is proposed along the frontages of both Sussex and Spadina Avenues along with event space within the development that can be booked for community use.

Pedestrian access to the student residence is proposed off Spadina Avenue while access to the townhouses is proposed to be on either side of a publicly owned laneway running between the tower and the row of townhouses. Vehicular access is indicated off Sussex Mews, connecting to one level of below-grade parking.

6.2 Current Proposal (June 2018)

The material in Section 6.2 describes revisions to the proposed development as detailed in the drawings and images prepared by the Diamond Schmitt Architects dated June 14, 2018.

The primary elevations (east and south) of 698 Spadina Avenue, as identified in the municipally prepared Statement of Significance, are proposed to be retained and incorporated into the podium of the proposed development. The building's west and north return walls, currently obscured, are proposed to be rebuilt using new material to match the existing brick masonry in size and colour. The wood-clad sunroom addition, garages and out-buildings at the rear (south) of the property are proposed for removal. These features are not identified as heritage attributes within the municipally prepared Statement of Significance.

The podium has been redesigned to reflect the partial retention of 698 Spadina Avenue. To respond to the scale of the heritage building, the height of the podium has been reduced and the massing reconfigured into two visually discrete elements, creating a transition in scale between the low-rise heritage building and the multi-storey tower. Extensive glazing surrounding the heritage building is also proposed in order to distinguish new from extant built form. To maintain the legibility of 698 Spadina Avenue as a discrete volume, the first two levels of the tower component stepbacks approximately 4.3 metres (south elevation) and 6.4 metres (east elevation) from the retained heritage building. Portions of the north and west return walls will also be retained to reinforce the understanding of 698 Spadina as a three-dimensional volume.

See Appendix 8 for drawings showing the partial retention of 698 Spadina Avenue.

Original Proposal



23. A rendering of podium as original proposed (Source: Diamond Schmitt Architects)

Current Proposal

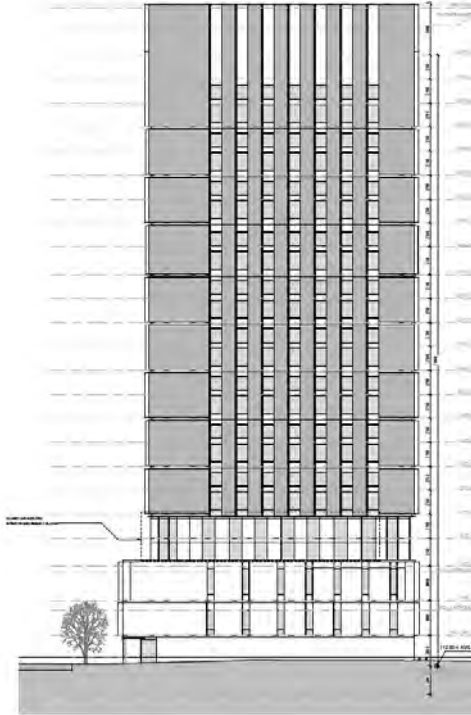
The materials illustrated in the image below are for demonstration purposes only and may be subject to revision. Details including materials will be provided as part of a future site plan approval (SPA) application.



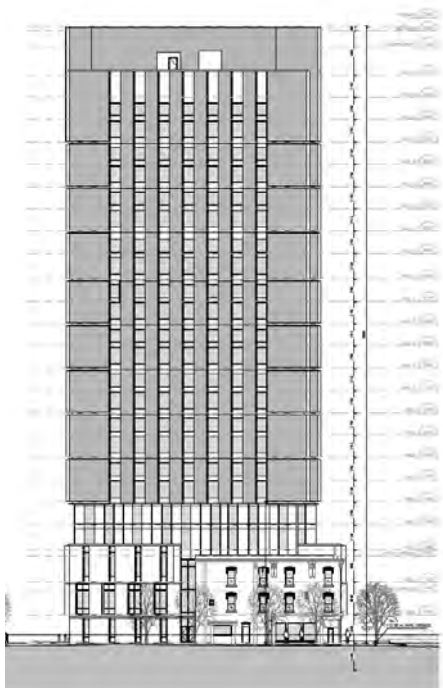
24. A rendering of podium as currently proposed showing the partial retention of 698 Spadina Avenue (Source: Diamond Schmitt Architects)

Tower Elevations

Note that elevations are subject to change during the site plan approval stage



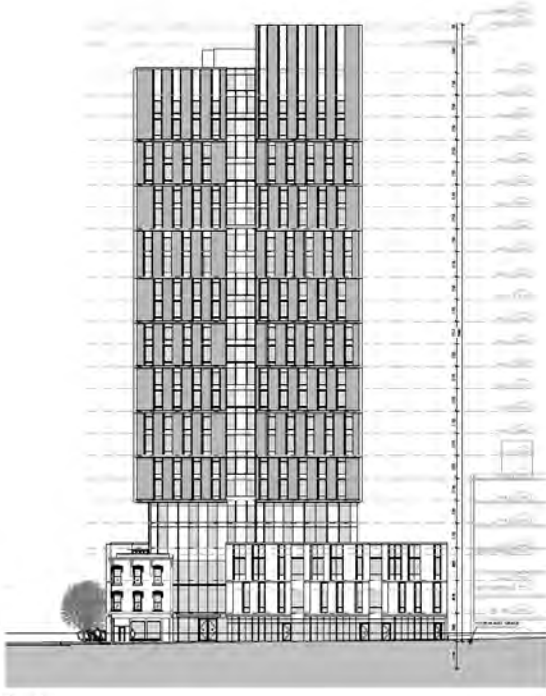
25. North elevation of the current proposal (Source: Diamond Schmitt Architects)



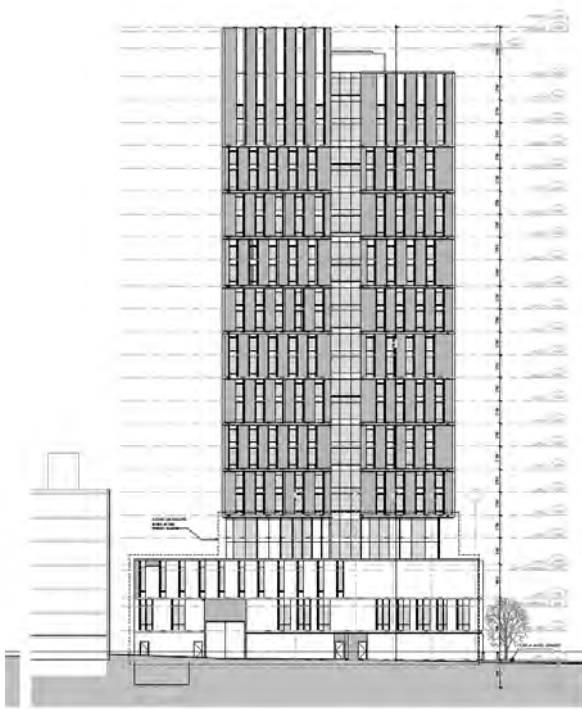
26. South elevation of the current proposal (Source: Diamond Schmitt Architects)

Tower Elevations

Note that elevations are subject to change during the site plan approval stage



27. East elevation of the current proposal (Source: Diamond Schmitt Architects)



28. West elevation of the current proposal (Source: Diamond Schmitt Architects)

7 IMPACT OF DEVELOPMENT

The revised development proposal, as described in Section 6, removes all existing structures on the Development Site with the exception of the south and east elevations of 698 Spadina Avenue and replaces them with a multi-storey building with retail uses at-grade. A row of 3-storey townhouses is also proposed off Sussex Avenue.

Relationship to 698 Spadina Avenue

The retention of the south and east elevations of 698 Spadina Avenue, including the reconstructed north and west return walls, maintains the building's primary elevations as described in the municipally prepared Statement of Significance (see Section 5.0 of this report) while ensuring the legibility of the heritage building as a three-dimensional volume. The appreciation of 698 Spadina as an independent volume is further enhanced by the tower stepbacks and glazing that delineate new built form from retained heritage fabric. To prevent the tower from visually overwhelming 698 Spadina Avenue, the podium is divided into visually discrete 3-storey elements that respond to the scale of the low-rise heritage building.

The proposed cladding of both the tower and podium, namely the light coloured brick masonry, is compatible yet distinct from the brick masonry of 698 Spadina while the contemporary design of the proposed building is clearly distinguishable from heritage fabric. Additional design-related details, including cladding material for the proposed new building, will be provided as part of a future SPA application. Further, proposed replacement floors will be constructed at the same height as existing floors within the heritage building while the inclusion of retail space at-grade maintains the building's long-standing function as a commercial gateway to the adjacent HCD.

Relationship to Built-form along Spadina Avenue

The height of the proposed tower is in keeping with the evolved built form on the west side of Spadina Avenue (between Harbord and Bloor Streets) and reinforces the urban character of the street. The area is characterized by a series of residential and mixed-use projects of varying heights and vintages including the adjacent 25-storey heritage building at 666 Spadina Avenue completed in 1972 and a 20-storey residential project at 736 Spadina Avenue completed in 2007. Further, a 2014 study of the Huron-Sussex neighbourhood undertaken by Brook McIlroy identified the opportunity for intensification along Spadina Avenue. Section 4.6 of

the report addresses the built form on the east side of Spadina Avenue between Sussex Avenue and Glen Morris Street, describing the existing 3-storey structures as an “underutilization of the properties along one of the City’s busiest streets” and recommends their replacement with mid-rise buildings of 13-storeys. Similarly, the in-force University of Toronto Secondary Plan (1997 - currently under review) identifies the property directly across the street from the Development Site at 50 Sussex Avenue as a site for future redevelopment. The proposed development, therefore, is in keeping with the continued intensification of this portion of Spadina Avenue.

Relationship to the Harbord Village HCD

The division of the podium into visually discrete volumes, as referenced earlier in this section, provides a scale that responds to both 698 Spadina Avenue and the adjacent low-rise properties in the Harbord Village HCD (57-71 Sussex Avenue). The scale contemplated for the row of townhouses along Sussex Avenue also responds to the height of the adjacent properties contained within the Harbord Village HCD (see figure 27).

At the time the Harbord Village HCD Plan was written, the term “adjacent” within the 2005 Provincial Policy Statement referred to those properties abutting a heritage property rather than the definition currently provided in Chapter 3.1.5 of the Official Plan. The guidelines provided for infill by the Harbord Village HCD Plan, therefore, likely envisioned development abutting the HCD rather than adjacent to it. This is reflected in the heavily prescriptive nature of the guidelines, an approach best suited to properties abutting, but not adjacent to the HCD. As such, it is appropriate to view the townhouse component of the proposed development as conforming with the spirit of the infill guidelines contained within the HCD Plan.

Knox College View Protections

As part of the resubmission package, a view study was produced to examine the impact of the proposed development on described views to the former Knox College contained within proposed OPA 368 (see Appendix 5). ERA has reviewed the view study and find that the proposed development does not intrude into the silhouette of the spires and the east and west wing ridgeline of Knox College. As such, we find that the proposed development has no impact on the described views to the former Knox College contained within proposed OPA 368.



29. Massing model showing the relationship between the proposed development (centre) and the adjacent Harbord Village HCD (red). Note the compatibility in scale of the townhouses and podium with the low-rise properties within the HCD (Source: Diamond Schmitt Architects)

8 CONSERVATION STRATEGY

8.1 Conservation Approach

The primary treatment selected as a conservation approach is *rehabilitation*.

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

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

The conservation objective of the proposed development is to maintain the long-standing retail use of 698 Spadina Avenue while allowing for intensification of the Subject Site.

8.2 Outline of Proposed Conservation Strategy

The revised development proposal will conserve the east and south elevations of 698 Spadina Avenue while reconstructing portions of the north and west return walls. As identified in the condition assessment appended to this report, the western most portion of the south elevation is in poor condition (see Appendix 4). As such, further investigation is required to determine if in situ retention is feasible. Should reconstruction be required to resolve the items identified in the condition assessment, the relevant portion of the south elevation will be photo-documented prior to disassembly. Salvage and reuse of existing brick may be explored following testing undertaken by a qualified heritage contractor.

As part of the repair scope for the south elevation, a simplified wood cornice will also be added to provide continuity with existing cornice along the remainder of the south elevation.

A feasibility report from a structural engineer concerning in situ retention of the building's south and east elevations is forthcoming and will be submitted under separate cover.

The building's east elevation, containing the storefront, will be rehabilitated, and unsympathetic alterations such as non-original doors and windows removed. Additional investigation including selective demolition will be undertaken to determine the extent of original heritage fabric and guide the conservation to the storefront.

Archival photographs and other documentation, where existing, will also be used to inform the conservation approach. A similar approach will be used to inform replacement of the existing window units in the building with historically accurate wood replacements.

Where further investigation determines that original storefront fabric remains, the material will either be restored or when repair isn't feasible, replaced to match.

The proposed conservation of 698 Spadina Avenue includes a repair scope to address the items identified in the condition assessment to ensure long-term conservation of the listed building. Prior to and during construction, the retained elevations will be protected and regularly monitored. Where new material is required (e.g. reconstruction of the return walls or the potential reconstruction of part of the south elevation), it will be compatible in dimension, detailing and colour with retained heritage fabric.

Further details on the construction-related protection and later repair of the heritage building will be provided in a future Conservation Plan.

9 CONCLUSION

This revised Heritage Impact Assessment finds that the proposed redevelopment of 698-706 Spadina Avenue & 54 Sussex Avenue conserves the described cultural heritage value and identified heritage attributes of 698 Spadina Avenue while also conserving the cultural heritage value of the adjacent listed property at 666 Spadina Avenue and the Harbord Village HCD.

Additional details on the construction-related protection and later repair and alterations to 698 Spadina Avenue will be provided in a future conservation plan. The Conservation Plan will include conservation drawings showing details of conservation work, and will be developed in accordance with Parks Canada's *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Project Personnel

Michael McClelland, Principal, OAA, FRAIC, CAHP

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

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

Graeme Stewart, Principal, OAA MRAIC RPP MCIP CAHP

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

Julie Tyndorf, Associate, MCIP RPP

As an Associate with ERA Architects, Julie Tyndorf engages in the field of heritage conservation through urban planning. Her key areas of focus are on municipal heritage policies and the heritage approvals process as they relate to new development. Julie specializes in the interpretation and preparation of complex policy and assessment documents, and works with property owners on the adaptive reuse and rehabilitation of heritage buildings in evolving urban environments.

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

Professionally, Julie is a member of the Canadian Institute of Planners and a Registered Professional Planner with the Ontario Professional Planners Institute.

Evan Manning, M.Pl

Evan, a planner at ERA, brings an appreciation for the social dimension of planning and the need for an equitable vision of urbanism. His work with the preservation organization Dominion Modern imparted a respect for our modern built heritage that guided the direction of his studies in the graduate planning program at Ryerson University, with particular focus on Toronto's post-industrial landscapes and post-war suburbs.

This interest in modernism led him to examine the use of cultural landscape stewardship as an alternative to heritage conservation districts in the protection of mid-century communities. Through this work, he hopes to contribute to the discussion about holistic approaches to conservation for both our natural and built systems.

Sources

Bow, James. (2015). "Route 510 - The Spadina Streetcar" Transit Toronto.
<http://transit.toronto.on.ca/streetcar/4108.shtml>

Friedland, M. L. (2013). The University of Toronto: a history. University of Toronto Press.

Marshall, Sean. (2016). "The Expressways of Toronto (Built and Unbuilt)" Transit Toronto.
<http://transit.toronto.on.ca/spare/0019.shtml>

10 APPENDICES

APPENDIX 1

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

HERITAGE IMPACT ASSESSMENT TERMS OF REFERENCE

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

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

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

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

APPENDIX 2

Ontario Regulation 9/06



ServiceOntario
e-Laws

[Français](#)

ONTARIO REGULATION 9/06

made under the

ONTARIO HERITAGE ACT

Made: December 7, 2005

Filed: January 25, 2006

Published on e-Laws: January 26, 2006

Printed in *The Ontario Gazette*: February 11, 2006

CRITERIA FOR DETERMINING CULTURAL HERITAGE VALUE OR INTEREST

Criteria

1. (1) The criteria set out in subsection (2) are prescribed for the purposes of clause 29 (1) (a) of the Act.

(2) A property may be designated under section 29 of the Act if it meets one or more of the following criteria for determining whether it is of cultural heritage value or interest:

1. The property has design value or physical value because it,
 - i. is a rare, unique, representative or early example of a style, type, expression, material or construction method,
 - ii. displays a high degree of craftsmanship or artistic merit, or
 - iii. demonstrates a high degree of technical or scientific achievement.
2. The property has historical value or associative value because it,
 - i. has direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community,
 - ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture, or
 - iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community.
3. The property has contextual value because it,
 - i. is important in defining, maintaining or supporting the character of an area,
 - ii. is physically, functionally, visually or historically linked to its surroundings, or
 - iii. is a landmark.

Transition

2. This Regulation does not apply in respect of a property if notice of intention to designate it was given under subsection 29 (1.1) of the Act on or before January 24, 2006.

APPENDIX 3

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act - 698
Spadina Avenue

Intention to Designate under Part IV, Section 29 of the Ontario Heritage Act – 698 Spadina Avenue

Date: January 12, 2017
To: Toronto Preservation Board
 Toronto and East York Community Council
From: Chief Planner and Executive Director
Wards: Ward 20 - Trinity Spadina

SUMMARY

This report recommends that Toronto City Council state its intention to designate the property at 698 Spadina Avenue under Part IV, Section 29 of the Ontario Heritage Act and include the property on the City of Toronto's Heritage Register.

The property located on the north-west corner of Spadina Avenue and Sussex Avenue in the Harbord Village neighbourhood, contains a three storey Victorian block with commercial space at grade and residential units above, completed in 1885 as the John James Funston grocery store and, since 1984, known as the Ten Editions Bookstore.

Following research and evaluation, it has been determined that the property at 698 Spadina Avenue Road meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act for its design, associative and contextual value.



The inclusion of the property on the Heritage Register and its designation would ensure that all of the heritage values and attributes of the property are identified and conserved.

RECOMMENDATIONS

The Chief Planner and Executive Director recommends that:

1. City Council include the property at 698 Spadina Avenue on the City of Toronto's Heritage Register.
2. City Council state its intention to designate the property at 698 Spadina Avenue under Part IV, Section 29 of the Ontario Heritage Act, in accordance with the Statement of Significance: 698 Spadina Avenue (Reasons for Designation) attached as Attachment No. 3 to the report (January 12, 2017) from the Chief Planner and Executive Director, City Planning Division
3. If there are no objections to the designation in accordance with the Ontario Heritage Act, City Council authorize the City Solicitor to introduce the necessary bill in Council.
4. If there are objections in accordance with the Ontario Heritage Act, City Council direct the City Clerk to refer the proposed amendment to the Conservation Review Board.
5. If the designation is referred to the Conservation Review Board, City Council authorize the City Solicitor and appropriate staff to attend any hearing held by the Conservation Review Board in support of Council's decision to amend the designating by-law.

FINANCIAL IMPACT

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

At its meeting of August 12, 2014, the Toronto and East York Community Council directed the Manager, Heritage Preservation Services to assess the heritage value of the properties at 698, 700 and 704 Spadina Avenue and 54 Sussex Avenue and report back to Toronto and East York Community Council regarding the appropriateness of heritage designation.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.174>

COMMENTS

A location map (Attachment No. 1) and photographs (Attachment No. 2) are attached, The Statement of Statement of Significance (Reasons for Designation) is included as Attachment No. 3. Staff have completed the attached Research and Evaluation

Summary (Attachment No. 4) for the property at 698 Spadina Avenue and determined that the property meets Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act under all three categories of design, associative and contextual values.

Completed in 1885, the building at 698 Spadina Avenue, known as the John James Funston grocery store/Ten Editions Bookstore, has design value as an example of a late-Victorian style, neighbourhood corner-store with commercial use at grade and residential units above, featuring decorative brick and wood detailing and a diagonal corner entrance which are characteristic of the type. The property also has value as it is associated with the mid-19th century development of the Baldwin estate and Spadina Avenue, as well as the late 19th century historic origins of Harbord Village. For the past 40 years, the bookstore has been a local resource for the Harbord Village neighbourhood to the west and the Huron-Sussex and University of Toronto communities to the east.

Situated at the north-west corner of Spadina Avenue and Sussex Avenue, in proximity to the Harbord Village Conservation Districts the building maintains the original late 19th-century scale and character of the neighbourhood still evident in the buildings lining portions of the main thoroughfare of Spadina Avenue and the minor route of Sussex Avenue. For over 130 years, the property has been a neighbourhood landmark.

Staff also evaluated the other properties requested by the Toronto and East York Community Council including 700 and 704 Spadina Avenue and 54 Sussex Avenue and determined that these properties do not meet the criteria under Ontario Regulation 9/06

for the following reasons. 700 Spadina Avenue has been dramatically altered since its construction and no longer retains its integrity, 704 Spadina Avenue is contemporary infill and 54 Sussex Avenue is a vacant site.

CONTACT

Tamara Anson-Cartwright, CAHP
Program Manager
Heritage Preservation Services
Tel: 416-338-1083; Fax: 416-392-1973
E-mail: tamara.ansoncartwright@toronto.ca

SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment No. 1 – Location Map
Attachment No. 2 – Photographs
Attachment No. 3 – Statement of Significance (Reasons for Designation)
Attachment No. 4 – Heritage Property Research and Evaluation Report



This location map is for information purposes only; the exact boundaries of the properties are not shown.

The arrow marks the site of the property at 698 Spadina Avenue.



Photograph of 698 Spadina Avenue showing its principal elevation facing east towards Spadina Avenue and side elevation facing south to Sussex Avenue. To the north are 700 and 704 Spadina Avenue. (Heritage Preservation Services [HPS], 2016)



Photograph of 698 Spadina Avenue, with 700 Spadina on the right, showing the principle (east) elevations facing Spadina Avenue. (HPS, 2017)



Photograph of 698 Spadina Avenue taken in 1972.
(City of Toronto Archives [CTA], Fonds 2032, Series 641, File 55, Item 13)



Photograph of 704 Spadina Avenue, showing the principle (east) elevation facing Spadina Avenue. (HPS, 2017)



Photograph of the vacant property at 54 Sussex Avenue to the west of the property at 698 Spadina Avenue (HPS, 2017)

The property at 698 Spadina Avenue (John James Funston grocery store/Ten Editions Bookstore) is worthy of designation under Part IV, Section 29 of the Ontario Heritage Act for its cultural heritage value, and meets Ontario Regulation 9/06, the provincial criteria prescribed for municipal designation under all three categories of design, associative and contextual value.

Description

The property at 698 Spadina Avenue contains the original John James Funston grocery store, constructed in 1885, as a three-storey, brick-clad building with a commercial unit on the ground floor and residential units on the upper two floors. Since 1984, the property has been known as the Ten Editions bookstore. The property is east and north of the Harbord Village Heritage Conservation Districts and on the western edge of the University of Toronto campus.

Statement of Cultural Heritage Value

The building has design value as an example of a late 19th century corner-store building type designed with a high degree of craftsmanship in the late Victorian style. The design value is evident in such elements as the characteristic recessed diagonal corner entry, the decorative wood elements of the shop front, window and door frames and in the variety of the brick cladding details on the east and south elevations.

The building has associative value with the late 19th-century development of the lands of the former Baldwin estate on either side of Spadina Avenue, between Bloor Street and College Street, which became known as the Harbord Village and Huron-Sussex neighbourhoods. As a corner store related to the adjacent residential community, it has the potential to yield information contributing to an understanding of the social and commercial aspects of urban life from the late 19th century to the present. Since opening it operated as a neighbourhood grocery store for 75 years, then as a laundromat and finally, since 1978, as a bookstore. The building has contributed to the cultural life of the Harbord Village neighbourhood as well as the adjacent University of Toronto community.

Contextually, the building is valued as a local landmark in the Harbord Village/University of Toronto neighbourhood, and sits in proximity to the Harbord Village Heritage Conservation Districts. It has provided a variety of commercial services which contributed to the vitality of the local community for over 130 years. Situated on the historic main thoroughfare of Spadina Avenue at the north-west corner with Sussex Avenue, the building has contextual value as it is visually, functionally and historically linked to its surroundings, maintaining the late 19th century character of the two streets and the adjacent neighbourhood.

Heritage Attributes

The heritage attributes of the property at 698 Spadina Avenue are:

EXTERIOR:

- The setback, placement and orientation of the building on the north-west corner of Spadina and Sussex avenues
- The scale, form and massing of the three-storey building with a lower rear wing and a recessed diagonal corner entrance
- The principal (east) elevation and side (south) elevation which are clad with brick, wood and metal
- The arrangement of openings on the principal (east) elevation which includes the three equally spaced and identically sized windows at the second and third levels
- The arrangement of window openings on the side (south) elevation including the blind opening at the second floor level which are aligned between the second and third floors
- The large window opening on the side elevation, at the ground floor, with its wood frame comprising fluted pilasters and an entablature and projecting cornice
- The buff brick and decorative brick details including the buff brick window heads and string courses, the decorative string courses of bricks set in relief patterns, and the pilasters with their upper molded corner details and the drop pendants at the third storey
- The details of the roofline with its projecting cornice, paired and single brackets and parapet
- The details of the shop opening on both the east and south elevations with the fluted pilasters, brackets, projecting cornice and on the north end of the east elevation small pediment detail above paired brackets
- The metal column supporting the south-east corner

(The wood-clad sunroom addition, the garages and out buildings are not identified as heritage attributes)

HERITAGE PROPERTY RESEARCH AND EVALUATION REPORT



698 SPADINA AVENUE, TORONTO

Prepared by:

Heritage Preservation Services
City Planning Division
City of Toronto

January 2017

1. DESCRIPTION



Above: 698 Spadina Avenue, with its principal (east) elevation facing Spadina Avenue and side (south) elevation facing Sussex Avenue, (Heritage Preservation Services [HPS], 2016)

Cover: Photograph of 698 Spadina Avenue taken in 1972

(City of Toronto Archives [CTA], Fonds 2032, Series 641, File 55, Item 13)

698 Spadina Avenue - John James Funston Grocery Store/Ten Editions Bookstore	
ADDRESS	698 Spadina Avenue
WARD	Ward 20 (Trinity-Spadina)
LEGAL DESCRIPTION	Plan 438 Lot 1
NEIGHBOURHOOD/COMMUNITY	Harbord Village
HISTORICAL NAME	John James Funston Grocery
CONSTRUCTION DATE	1885
ORIGINAL OWNER	John James Funston
ORIGINAL USE	Grocery store and residence
CURRENT USE*	Bookstore and 3 residential units
ARCHITECT/BUILDER/DESIGNER	n/a
DESIGN/CONSTRUCTION/MATERIALS	Brick cladding
ARCHITECTURAL STYLE	Late Victorian
ADDITIONS/ALTERATIONS	Minor rear additions, 1945 and later
CRITERIA	Design, Associative and Contextual
HERITAGE STATUS	n/a
RECORDER	Heritage Preservation Services: Marybeth McTeague
REPORT DATE	January 2017

2. BACKGROUND

This research and evaluation report describes the history, architecture and context of the property at 698 Spadina Avenue, and applies the evaluation criteria which determine that it merits designation under Part IV, Section 29 of the Ontario Heritage Act. The conclusions of the research and evaluation are found in Section 4 (Summary). The other properties identified by the TEYCC, 700 Spadina Avenue, 704 Spadina Avenue and 54 Sussex Avenue, have been screened and do not merit inclusion. However a brief summary of their origins has been provided in the Historical Background below.

i. HISTORICAL TIMELINE

Key Date	Historical Event
1793	Park Lot 15 is granted to William Willcocks
1802	Peter Russell, owner of Lot 14 purchases Lot 15 and 16
1822	Following the death of Peter Russell's sister, Elizabeth, Lots 14, 15 and 16 are inherited by Maria Willcocks and her sister Phoebe, wife of William W. Baldwin
1836	William W. Baldwin lays out Spadina Avenue (between Lots 15 and 16) with a series of gardens along its length and subdivides the property on either side into residential lots with streets named after family members, including Heyden Street (now known as Sussex Avenue)
1844	William Baldwin's son, Robert, inherits Lots 15 and 16
1858	Robert Baldwin dies and his estate is divided and sold
1883	Assessment rolls indicate that Lots 60-63, on the north-west corner of Spadina and Sussex avenues are vacant
1884	Lots 60-63 have been subdivided as Plan 438. Lot 1 (698 Spadina Avenue) is vacant and owned by John Kerr and Robert Jenkins. Lot 2 (700 Spadina Avenue) is vacant and owned by John R. McKenzie. Two vacant houses owned by R. H. Bullen are located on Lots 3 and 4 at 702 and 704 Spadina Avenue
1885	By September of this year, the assessment rolls indicate that a three storey building is owned and occupied by John James Funston. The assessment for this property indicates that Funston is operating his grocery business at this location.
1945	Building Permit 83178 is approved for the property at 698 Spadina Avenue to convert the store and dwelling to a store and four-suite apartment house
1960	Building Permit 58147 is approved for the property at 698 Spadina Avenue to convert the grocery store to a coin-operated laundromat
1973 1977	Two building permits (044332 and 096933) are submitted to convert the laundromat to a book store. The 1973 proposal was never built. The 1977 permit, submitted by Sally Kirsh, retains the existing entrance and shows a reconfiguration of the dwelling units to include three units.
1978	Atticus Bookstore is opened at 698 Spadina Avenue

1984	Christine Duff, opens Ten Editions Bookstore at 698 Spadina Avenue, naming the store for her ten children
2017	Susan Duff, daughter of Christine Duff, continues to operate the family bookstore

ii. HISTORICAL BACKGROUND

Harbord Village Neighbourhood

The property at 698 Spadina Avenue is located in the Toronto neighbourhood now known as Harbord Village. (Image 1) The land was originally subdivided following the establishment of the Town of York in 1793 as part of the 100-acre Park Lots in the First Concession which stretched from Lot Street, (now known as Queen Street) to the road marking the second concession boundary (now known as Bloor Street) and granted to individuals associated with Lieutenant Governor John Simcoe's government. Park Lot 16 (on the west side of Spadina Avenue between Queen Street and Bloor Street) was initially granted to Q. Baby. Peter Russell (1731-1808), who had been granted Lot 14, purchased Lots 16 and 15 before his death. Simcoe had encouraged Russell personally to come to York, promising him a position in the new government. Russell was joined by his friend, William Willcocks and the Baldwin family. All three families emigrated from Cork, Ireland. Through purchase, inheritance and marriage Russell's property ultimately passed from the Russell and Willcocks families to the Baldwin family. (Image 2)

Dr. William Warren Baldwin (1775-1884) arrived in Canada at age 24 and married Phoebe Willcocks. They built their home on the two-hundred acre Lot 24, in the Second Concession (north of Bloor Street), which Phoebe had inherited from her father William Willcocks in 1813. Baldwin named the estate Spadina; explaining in a letter of 1819 the origins of the name "I have called the place Spadina, the Indian word for Hill – or Mont..."¹ Following the death of Peter Russell's younger sister Elizabeth in 1822, Phoebe inherited Lots 15 and 16 which were immediately south of Lot 24.

In 1836, Baldwin, who had trained as a doctor and lawyer and demonstrated considerable architectural skills, laid out Spadina Avenue, running between Lots 15 and 16, as an extra-wide boulevard with planted areas along its central axis providing a view towards the lake from his estate. To either side of Spadina, Lots 15 and 16 were subdivided with a grid of streets. Those streets north of today's College Street were given names associated with the three Irish families including: Baldwin, Russell, Phoebe, Robert, William and Heyden. Heyden Street, now known as Sussex Avenue, was named for William's son-in-law, the barrister Lawrence Heyden. (Image 3)

Development of the property in the Harbord Village neighbourhood which is bound by today's Bloor Street, Spadina Avenue, College and Bathurst streets, was slow and by the 1860s through to the mid-1880s was largely characterized by market gardens. (Image 4) The neighbourhood's eastern boundary, Spadina Avenue would evolve into a significant commercial and transportation artery in the city.

¹ Lundell, p. 65. "Espadinong" is closer to the original Ojibway-Huron word.

Goads' Atlas of 1884, records the block on the west side of Spadina Avenue between Sussex and Bloor Street, bound to the west by Robert Street with Sussex Mews providing a rear laneway to the properties was subdivided under Plan D 10 into a sequence of lots all vacant. (Image 5) In that same year, Lots 60-63 at the north-west corner of Spadina and Sussex Avenues were subdivided under Plan 438 into 14 lots with an L-shaped laneway separating those facing Spadina (lots 1-11) from those facing Sussex Avenue (Lots 12-14). (Image 6)

698 Spadina Avenue

Lot 1 (now 698 Spadina Avenue), at the corner of Spadina and Sussex avenues, was owned by John Kerr and Robert Jenkins in 1884. By September of 1885, the property was owned and occupied by John James Funston, a grocer. The assessment rolls² indicate that the lot was occupied by a brick clad building of three storeys, measuring 25 x 56'9" with a brick stable of 25 x 16'9." The property assessment indicated that Funston ran his grocery business on the site and had a single dwelling on the upper floors. It also indicated that Funston was 50 years of age, ten people in total occupied the property, seven of whom were between the ages of 5 and 21, and a cow or horse was an additional occupant. Goads indicates that the property retained the same footprint until 1924. (Image 7)

In 1945, the single dwelling above the store was converted into four apartment units and extended the building with a sun room on the west side.³ The Planning Board atlas shows this extension as an 'L' at the rear of the building as well as indicating an extension of the original stable building. (Image 8) In 1960, the property was owned by Rebekah Hurvitch and an application was submitted by W. Hilger to convert the grocery store into a coin-operated laundromat.⁴ (Image 9) By 1970, the brick cladding had been painted white.

In 1973 and 1977 building permits were submitted to convert the laundromat into a bookstore.⁵ The first, under the ownership of Ernie Genovese and designed by the architect Russell Pysklywoc, proposed alterations which would have removed the corner entry but were never constructed. The alterations of 1977, under the ownership of James and Sally Kirsh, and applied for by Sally Kirsh, retained the existing diagonal entrance and proposed significant improvements creating three dwelling units on the upper two floors. In 1978, the book store was known as Atticus Books.⁶ According to Susan Duff, the current bookstore owner, her mother Christine Duff, opened the current second-hand bookstore when she retired in 1984.⁷ She named the bookstore 'Ten Editions' for her ten children.⁸ It has continued to be run by the Duff family for the last 33 years.

2 Assessment Rolls for St. Patrick's Ward, 1886 (recorded in September 1885)

3 Building Permit 83178

4 Building Permit 58147

5 Building Permits 044332 and 096933

6 City Directories 1978

7 Assessment rolls for Ward 6, Division 7, 1984 for 1985 confirm the date.

8 Conversation with Susan Kirsh, 2 January 2017

700 Spadina Avenue

Lot 2 (now 700 Spadina Avenue) was owned by John R. McKenzie, a carpenter. It was not until 1887 that McKenzie built a two-storey brick house, measuring 20 x 28'6." At that time he was 25 years old and only two people were recorded as living on the property.⁹ By 1900 the directories indicate that a butchery business was being operated at the property. Building record drawings indicate that before 1920 the house had been extended forward to the property line and the first floor had a traditional shop elevation.¹⁰ In the same year, drawings were submitted to extend the third floor by eliminating the traditional hipped roof and a full bathroom was added. The side (north) elevation of the current building shows the difference in brick indicating the various extensions before and after 1920. (Image 10) Remnants of a traditional early 20th century storefront survive with the entablature and two pilasters. The projecting bay window above, the entablature and parapet date to 1920. In 1943, building records indicate that the shop and shop front were removed and the building converted to three residential units with the current elevation.¹¹ This can be seen in an archival photograph of 1948. (Image 11) As the property has been much altered from its original construction in 1887, the evaluation has concluded that it lacks sufficient integrity to merit inclusion on the Heritage Register.

704 Spadina Avenue

Lots 3 and 4 (now part of the property at 704 Spadina Avenue) were owned by R. H. Bullen who had constructed two houses, which were still vacant by September of 1884.¹² Building Permit records of 1972,¹³ and a photograph of the same year (Image 9, as above), indicate that the houses has been demolished and were to be replaced by Post Office Sub-Station P, the flat-roofed, two-storey, brick clad building now at 704 Spadina Avenue and occupying the properties formerly known as 702, 704 and 706 Spadina Avenue which remains to this day. (Images 12 and 13)

54 Sussex Avenue

Lots 12-14, (now part of the property known as 54 Sussex Avenue) were filled with two pairs of semi-detached wood-clad buildings also completed by 1890. (Image 6, as above). They have since been demolished and the site is currently vacant.

iii. ARCHITECTURAL DESCRIPTION

698 Spadina Avenue

The building located at the property known as 698 Spadina Avenue is three storeys, originally designed to accommodate a grocery store at the ground floor and a single dwelling on the two upper floors. The building is a long rectangular block with its shorter, principal elevation facing east on to Spadina Avenue and a long, side elevation facing south onto Sussex Avenue. (Images 14 and 15) This south elevation shows a lower rear wing as well as a later addition which includes the second-storey, wood-clad

9 Assessment Rolls for St. Patrick's Ward, 1888 (recorded in September 1887)

10 Building Permit 35592, 1920

11 Building Permit 77396, 1943

12 Assessment Rolls for St. Patrick's Ward, 1885 (recorded in September 1884)

13 Demolition Permit 026462, 1972 and Building Permit 024883

sunroom. A single storey wall connects the main building with the original, rear, gable-roofed outbuilding. (Image 16) The ground floor features a diagonal cut across its massing creating a wide corner entrance which addresses both streets as was customary for neighbourhood grocery stores, or corner stores as they were called, in Toronto in the late 19th century. The upper floors are supported on a single metal column.

The building features elements of the late Victorian style. These are evident in the brick cladding which was originally primarily red brick with a contrasting buff brick trim in the segmental-arched window heads and in the decorative horizontal banding. (Images 17-18) It is also present in the relief patterns of the horizontal brick string courses. The principal (east) elevation is framed at its outer corners by projecting brick piers with decorative corner moldings. The piers are matched by the drop pendants between the three upper storey windows on the principal windows. As indicated in the 1972 photograph, a chimney on the south elevation was originally aligned with a pair of the drop pendants. (Image 9, above) The building is capped by a projecting cornice which is enriched as it steps forward to be supported by long decorative brackets.

The store front was originally fully glazed and archival photograph indicates that transom over the broad entry had leaded glass. (Images 19-21) The shop front and the entry to the residential accommodation retain their fluted pilasters with capitals which support a plain entablature above which is a moulded cornice whose ends are terminated with pairs of scroll brackets supporting miniature pediments. (Image 22) The floral and saw tooth decorative elements are typical of the late Victorian taste for elaboration. A full-height window on the ground floor, at the rear on the south elevation, is framed by fluted pilasters supporting an entablature with a projecting cornice. (Images 23-24) The adjacent door may indicate that at one time this functioned as a separate shop with its own entrance. A moulded wood frame for a sign remains at the east end of the south elevation at the second floor level above the corner entrance and within the frame reveals red brick paint.

The interior of the store is devoted to books. (Images 25-27) Little evidence of the historic interiors remain apart from a brick-arched opening which exists in the wall between the front building and rear wing.

iv. CONTEXT

The John James Funston grocery store, completed in 1886 and now known as the Duff family's Ten Editions bookstore, was part of the neighbourhood developing on both Sussex and Spadina avenues, on the former Baldwin Estate, in the late 19th century. (Images 28-30) To the east and south of the property are the Harbord Village Heritage Conservation Districts.

The 1972 photograph (Image 9, as above) indicates the changes which occurred along Spadina Avenue after World War II. The apartment buildings to the north and the apartment building to the south, completed in 1972 to the design of the architect Uno

Prii,¹⁴ are illustrations of the changes in both scale and typology which occurred along Spadina Avenue. (Images 13 and 31)

However the late 19th century neighbourhood with its characteristic scale and form and rich material qualities is still present. Kitty-corner to 698 Spadina Avenue, on the south-east corner of Spadina and Sussex avenues, is the Daddy-o café, another corner store dating from the same period as the original Funston's grocery store. (Image 29) The two corner stores function as lynchpins connecting the side street of Sussex Avenue and the Harbord Village and Huron-Sussex neighbourhoods with the main thoroughfare of Spadina Avenue and its remaining 19th century streetscape. Their diagonal corner forms are an important indication of the relationship and the historical, as well as the physical, continuity that exists between the two and remains present today.

3. EVALUATION CHECKLIST

The following evaluation applies Ontario Regulation 9/06 made under the Ontario Heritage Act: Criteria for Determining Cultural Heritage Value or Interest. While the criteria are prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, the City of Toronto uses it when assessing properties for inclusion on the City of Toronto Inventory of Heritage Properties. The evaluation table is marked “N/A” if the criterion is “not applicable” to the property or X if it is applicable, with explanatory text below.

Design or Physical Value	
i. rare, unique, representative or early example of a style, type, expression, material or construction method	X
ii. displays high degree of craftsmanship or artistic merit	X
iii. demonstrates high degree of scientific or technical achievement	n/a

The building has design value as an example of a late 19th century corner-store building type designed with a high degree of craftsmanship in the late Victorian style. The design value is evident in such elements as the characteristic recessed diagonal corner entry, the decorative wood elements of the shop front, window and door frames and in the variety of the brick cladding details on the east and south elevations.

Historical or Associative Value	
i. direct associations with a theme, event, belief, person, activity, organization or institution that is significant to a community	n/a
ii. yields, or has the potential to yield, information that contributes to an understanding of a community or culture	X
iii. demonstrates or reflects the work or ideas of an architect, artist, builder, designer or theorist who is significant to a community	n/a

The building has associative value with the late 19th-century development of the lands of the former Baldwin estate on either side of Spadina Avenue, between Bloor Street

14. In 2004, the property was included on the City of Toronto's Heritage Register.

and College Street, which became known as the Harbord Village and Huron-Sussex neighbourhoods. As a corner store related to the adjacent residential community, it has the potential to yield information contributing to an understanding of the social and commercial aspects of urban life from the late 19th century to the present. Since opening it operated as a neighbourhood grocery store for 75 years, then as a laundromat and finally, since 1978, as a bookstore. The building has contributed to the cultural life of the Harbord Village neighbourhood as well as the adjacent University of Toronto community.

Contextual Value	
i. important in defining, maintaining or supporting the character of an area	X
ii. physically, functionally, visually or historically linked to its surroundings	X
iii. landmark	X

Contextually, the building is valued as a local landmark in the /University of Toronto neighbourhood, and sits in proximity to the Harbord Village Heritage Conservation Districts. It has provided a variety of commercial services which contributed to the vitality of the local community for over 130 years. Situated on the historic main thoroughfare of Spadina Avenue at the north-west corner with Sussex Avenue, the building has contextual value as it is visually, functionally and historically linked to its surroundings, maintaining the late 19th century character of the two streets and the adjacent neighbourhood.

4. SUMMARY

Following research and evaluation according to Regulation 9/06, it has been determined that the property at 698 Spadina Avenue has design, associative and contextual values.

698 Spadina Avenue has design value as an example of a late-Victorian style, neighbourhood corner-store, with commercial use at grade and residential units above, featuring decorative brick and wood detailing and a diagonal corner entrance which are characteristic of the type. The property has value as it is associated with the mid-19th century development of the Baldwin estate and Spadina Avenue, as well as the late 19th century historic origins of Harbord Village. Situated at the north-west corner of Spadina Avenue and Sussex Avenue, the building maintains the original late 19th-century scale and character of the neighbourhood still evident in the residential buildings lining portions of the main thoroughfare of Spadina Avenue and the quieter Sussex Avenue. For over 130 years it has been a neighbourhood landmark and for almost 40 years has provided books to the Harbord Village neighbourhood to the west and the Huron-Sussex and University of Toronto communities to the east.

5. SOURCES

Archival Sources

Archival Photographs, City of Toronto Archives (CTA) (see Images with individual citations)

Assessment Rolls, St. Patrick's Ward, 1883-1891. Ward 6, Division 7, 1983-5.

W. S. Boulton and H. C. Boulton: *Atlas of the City of Toronto and Vicinity*, 1858. (Toronto Public Library).

Browne, J. O. *Map of the Township of York*. 1851. (Ng)

Cane, James. *Topographical Map of the city and liberties of Toronto*. 1842. (CTA)

City of Toronto Directories, 1885 ff.

Fleming, Ridout and Schreiber. *Plan of the City of Toronto, Canada West, 1857*. (CTA)

Goad, Charles E. *Atlas of the City of Toronto and Suburbs*. 1884, 1890, 1899, 1903, 1913, 1924. (CTA)

Wesbroom, W. *City of Toronto [Birds-eye view]*. 1886. (Ng)

Secondary Sources

Arthur, Eric. *Toronto: No Mean City*. 1964

The Canadian Encyclopaedia, entry for Robert Baldwin.
<http://www.thecanadianencyclopedia.ca/en/article/robert-baldwin/>

Donegan, Rosemary. *Spadina Avenue*. 1985.

Harkness, Alessandra. "Two new residence buildings in the works" *The Varsity*, 6 February 2014, p. 1
<http://thevarsity.ca/2014/02/06/two-new-residence-buildings-in-the-works/>

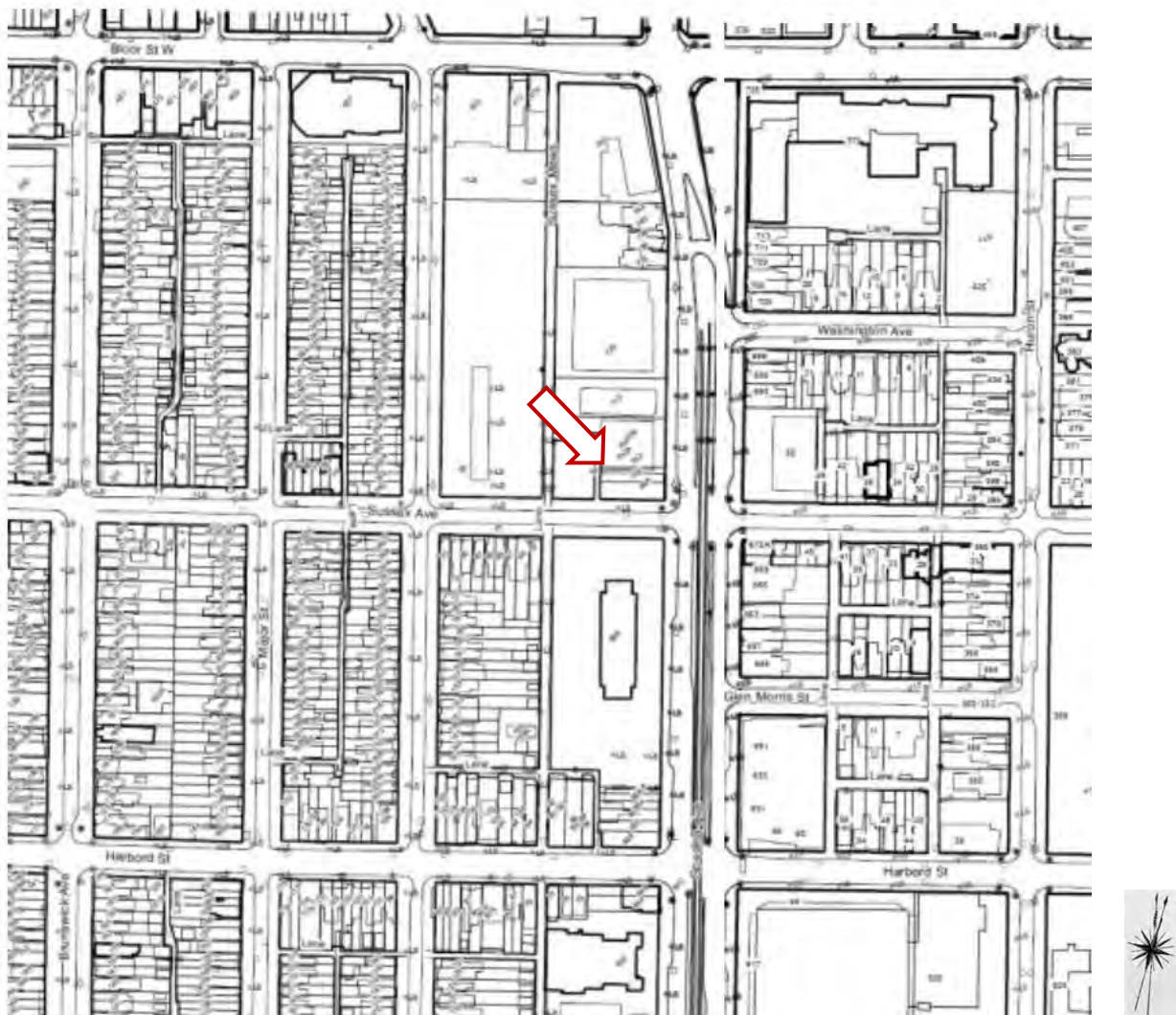
Lundell, Liz. *The Estates of Old Toronto*. 1997.

Ng, Nathan. *Historical Maps of Toronto*. Website.
<http://oldtorontomaps.blogspot.ca/2013/01/1878-illustrated-historical-atlas-of.html>

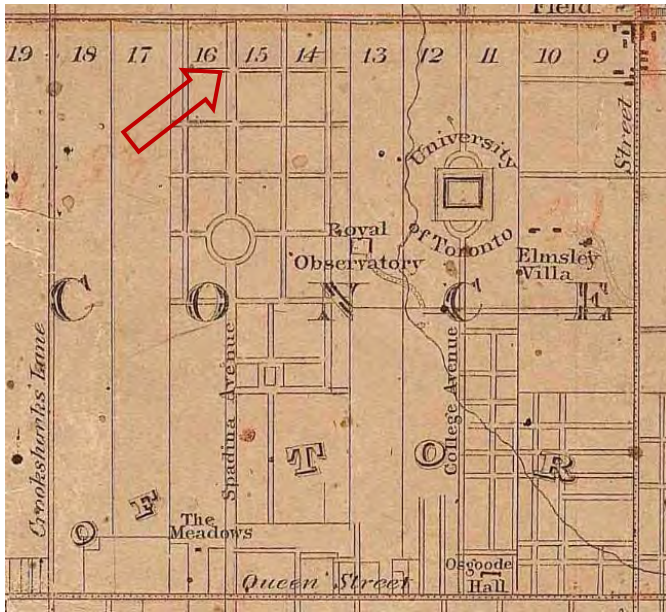
Warren, David. "Ten Editions," *Essays in Idleness*. 19 December 2014.
<http://www.davidwarrenonline.com/2014/12/19/ten-editions/>

6. IMAGES:

The arrows mark the location of the property at 698 Spadina Avenue. Please note: all maps are oriented with north at the top, unless otherwise indicated



1. City of Toronto Property Data Map: the subject property at 698 Spadina Avenue is marked at the north-west corner of Spadina Avenue and Sussex Avenue



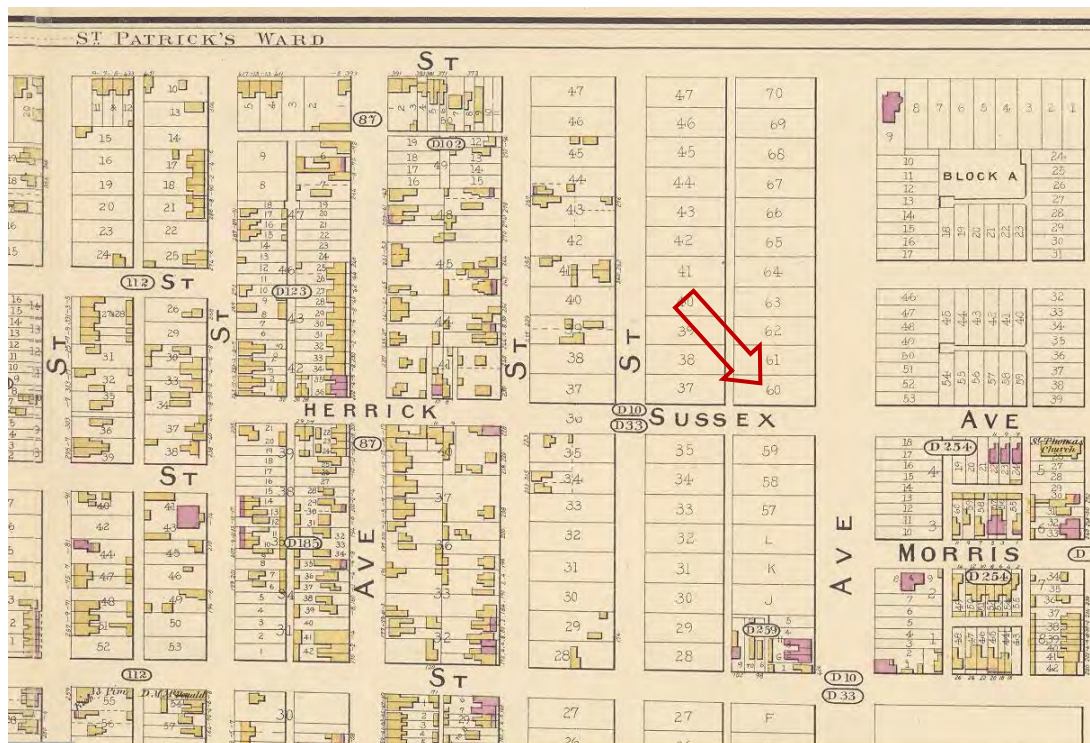
2. J. O. Browne, *Map of the Township of York, 1851* (detail): showing Lots 14, 15 and 16, in the First Concession between today's Queen and Bloor Streets. Following the establishment of the Town of York, these properties were owned by the Russell, Willcocks and Baldwin Families. The map shows the subdivision of 1836 including the layout of Spadina Avenue with Spadina Crescent surrounding the circle of land. (Ng)



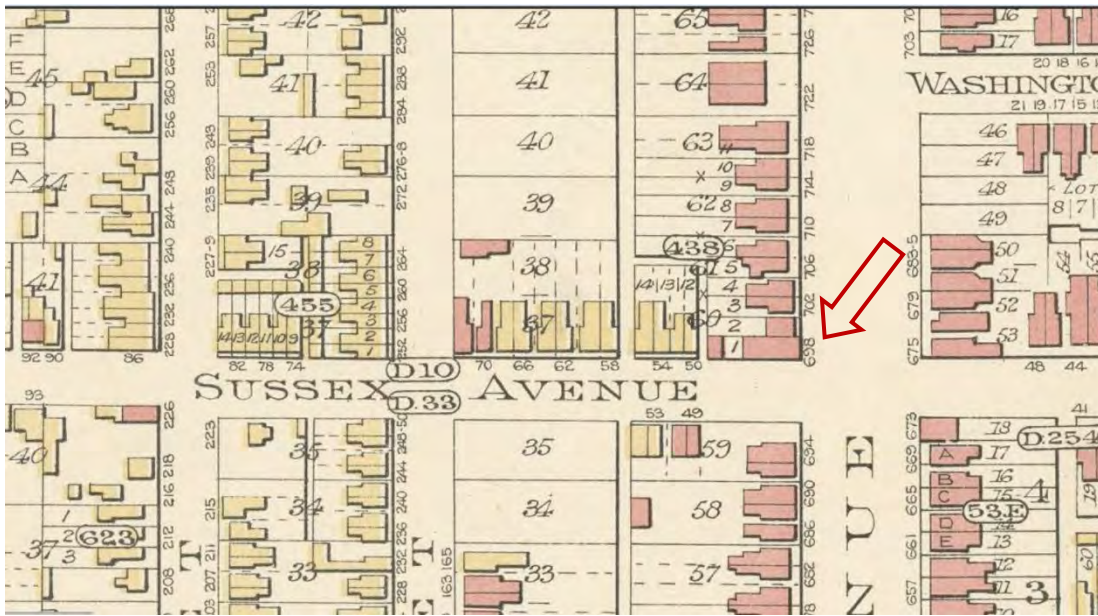
3. Fleming, Ridout & Schreiber, *Plan of the City of Toronto, Canada West, 1857*. (detail): showing the street names of the Baldwin family subdivision including Heyden Street, now known as Sussex Avenue. Bloor Street marks the north boundary and College Street the south (City of Toronto Archives [CTA])



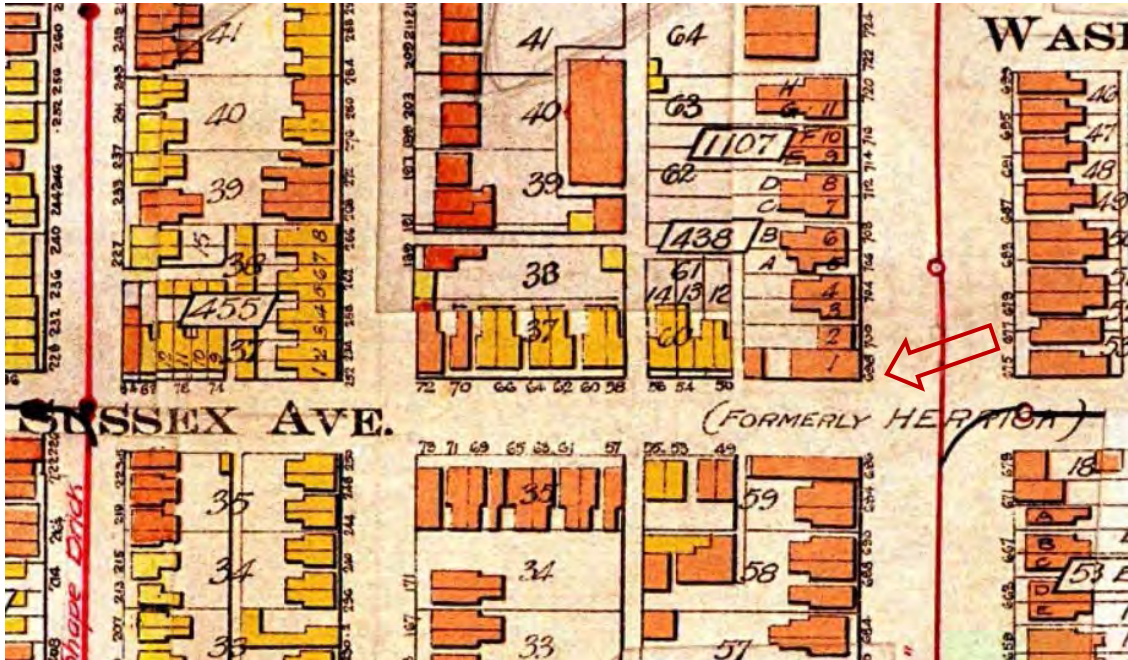
4. W. Wesbroom. *City of Toronto [Bird's-Eye-View]*, 1886 (detail): showing the Baldwin family lands north of College Street, south of Bloor and west of the University of Toronto with the extra-wide Spadina Avenue and Spadina Crescent with Knox College to the south-west. The lithograph indicates the lack of development of the block north-west of Spadina and Sussex avenues in the mid-1880s. (Ng)



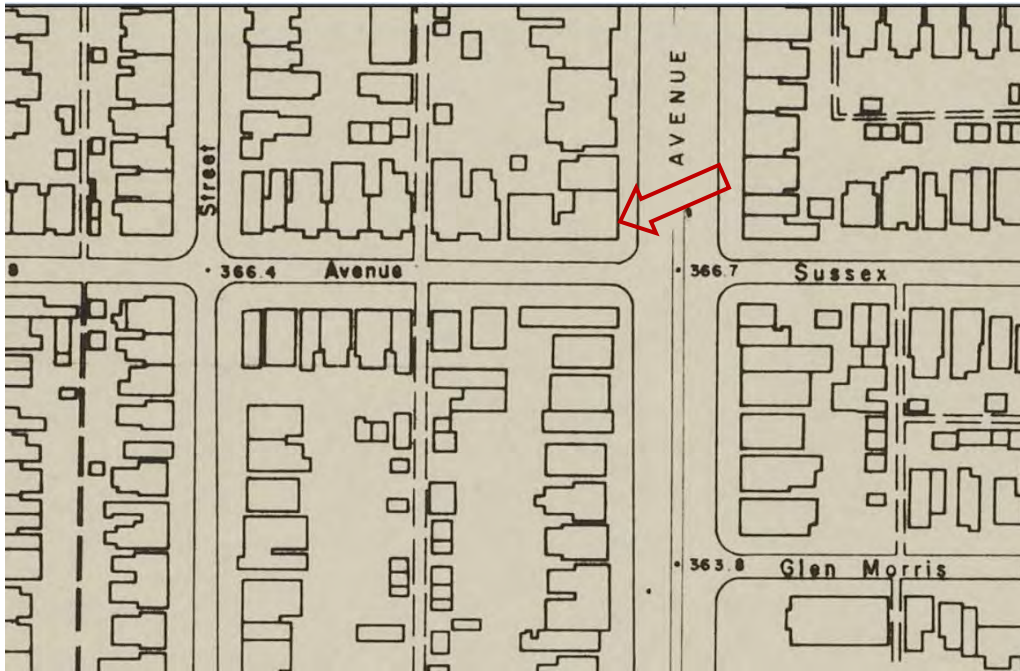
5. Goads Atlas, 1884 (detail): As per Wesbroom's Birds Eye View above, Goads Atlas in 1884 indicates the lack of development of the block north of Sussex and west of Spadina Avenue (CTA)



6. Goads Atlas, 1890 (detail): showing the subdivision of Lots 60-63 as Plan 438 and renumbered lots 1-14. Note the addition of the rear lane separating the properties on Spadina from those at 50-56 Sussex Avenue. John James Funston's store is located on Lot 1 at 698 Spadina Avenue and included an outbuilding. On Lot 2, 700 Spadina Avenue, John R. McKenzie's house had been constructed and was set back from the property line. To the north, at 702-4 Spadina Avenue, two houses, owned by R. H. Bullen (no longer existing), had been built. (CTA)



7. Goads, 1924 (Detail): shows there has been no change to the buildings on the properties located at 698, 700, 702-4 Spadina Avenue. (CTA)



8. City of Toronto Planning Board atlas, 1957 (detail of Sheet 13A): showing the development of the rear extensions of the building at 698 Spadina Avenue and the extension of 700 Spadina to the street edge indicating that the commercial elevation, still evident has been added by this time. (CTA)



City of Toronto Archives, Fonds 2032, Series 841, File 55, Item 13

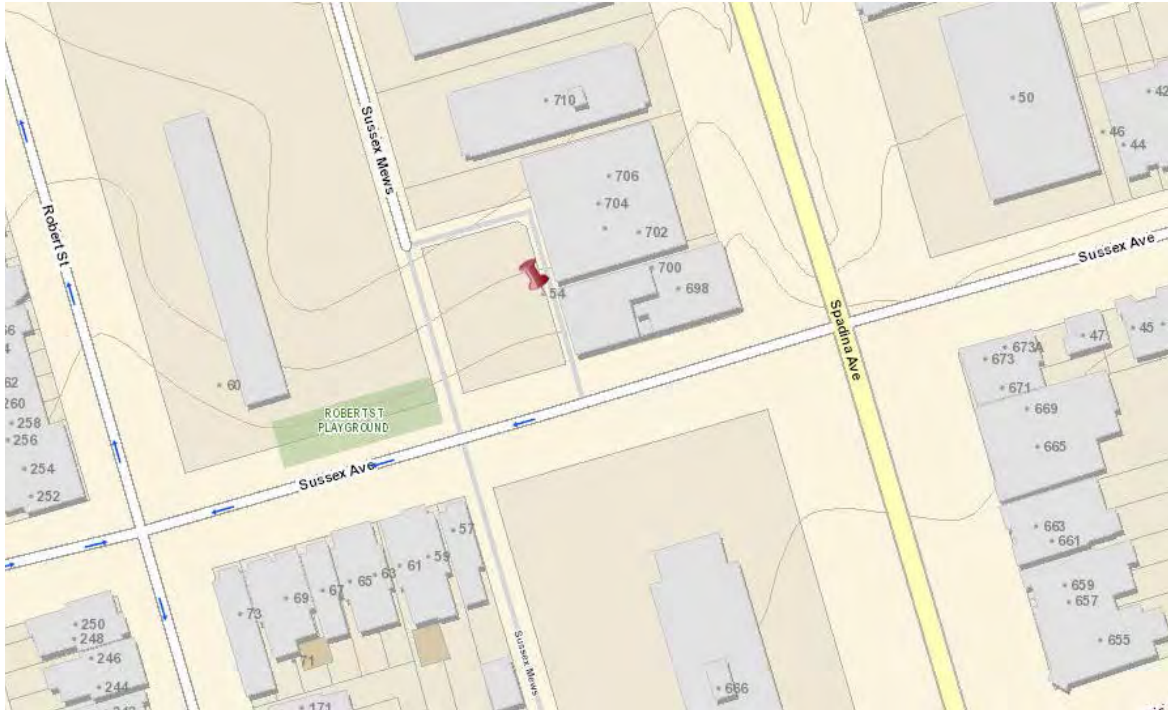
9. 1972 Photograph of 698 and 700 Spadina Avenue showing the post-1924 extended store front of 700 Spadina Avenue which has now been converted back to residential use. Note the two R. H. Bullen houses have been demolished and the site is empty prior to the construction of the current building known as 704 Spadina Avenue (CTA, Fonds 2032, Series 841, File 55, Item 13)



10. Photograph of the north (side) elevation of 700 Spadina Avenue showing the difference in brick and the keying of new brick with old at the left indicating the extension of the building to the east and the addition of the third storey between 1924 and 1945. (HPS, 2017)



11. Detail of a photograph from 1945. Looking at the elevation of the building at 700 Spadina Avenue, between the two cars, the brick infill wall, the current window and the pilaster at the north end of the elevation can be seen. (CTA, Series 372, ss0058, it 1837)



12. I-View Map showing the footprints of the buildings on the properties located at 698, 700 and 704 (702-6) Spadina Avenue and the vacant site at 54 Sussex Avenue.



13. Photograph of the north-west corner of Spadina and Sussex avenues with the original building at 698 Spadina Avenue, the extended and altered building at 700 Spadina Avenue and the two-storey block at 704 Spadina Avenue dating from 1972 (HPS, 2016)



14. 698 and 700 Spadina Avenue: showing the principal (east) elevation (HPS, 2017)



15. 698 Spadina Avenue showing the side (south elevation) with the lower rear wing, clapboard sunroom (1945) and the one-storey wall enclosing the property and linking with the rear gable roofed out building. (HPS, 2017)



16. 698 Spadina Avenue, side (south) elevation: showing the rear view of the property and the gable-roofed outbuilding with its dormer windows and the walls enclosing the property. (HPS, 2016)



17. South and east elevations: showing the decorative brick banding, buff brick window headers, pilasters, drop pendants of the upper two floors. (HPS, 2016)



18. East Elevation: showing the details of the bricks and the cornice and brackets (HPS, 2016)



19. Corner Entrance (HPS, 2017)



20. Detail of archival photograph of Spadina Avenue looking north from Glen Morris Street, 1948: showing to the left and above the first car, the shop entrance with the glazed doors and transom lights with small leaded panes can be seen. (CTA, Series 372, ss0058, it1837)



21. Photograph of Ten Editions Bookstore, 2014: showing the store with glazing in the window openings (Carolyn Levett, *The Varsity*, February 6, 2014)



22. Two photographs of the shop front in the east elevation: showing the decorative wood details. (HPS, 2016)



23. Side (south) elevation: showing the disposition of window openings and the side entrance and large window at the rear wing. Note the frame for a sign at the second level above the door also evident in Image 13 and 17 etc. (HPS, 2016)



24. Side (south) elevation: showing the side entrance and large window with decorative wood framing. (HPS 2016)



25. Interior of Ten Editions Bookstore: showing the main front room looking towards the rear of the store. (HPS, 2017)



26. Interior of the bookstore, rear wing, looking towards the brick opening in the wall between the wing and the main building. (HPS, 2017)



27. Photograph showing a few of the many historic posters and notices which line the walls of the bookstore. The item in the frame is an 1896 invoice from John Labatt, brewer. (HPS, 2017)



28. Sussex Avenue, south side to the west of Sussex Mews showing the late 19th century character of the neighbourhood which the John James Funston's grocery store would have served. (HPS, 2016)



29. South-east corner of Spadina and Sussex avenues: showing the Daddy-o café, a corner store of a similar type and period with adjacent late 19th-early 20th century houses facing Spadina Avenue (HPS, 2017)



30. Late Victorian houses on the east side of Spadina Avenue, north of Sussex Avenue (HPS, 2017)



31. Uno Prio apartment block at 660 Spadina Avenue seen from 698 Spadina Avenue (HPS, 2017)

APPENDIX 4

Condition Assessment prepared by ERA Architects Inc.

CONDITION ASSESSMENT OF 698 SPADINA AVENUE

This visual building condition assessment was carried out on 31st May 2018. The review was conducted from grade, and the interior of the building was not viewed. The weather was overcast at first and then sunny, with a temperature of 23°C.

The condition of the building appears to be generally fair to poor. 698 Spadina Avenue is a three storey corner building, brick clad with commercial use on the first floor. The building has been painted and this paint obscures the condition of the bricks. The South elevation on Sussex Avenue is largely obscured by vegetation. Notes taken from an assessment conducted in March 2018 have been used for the rear Western most part of this elevation.

The East elevation on Spadina Avenue is generally in a fair condition, with a number of elements that are in a poor or defective condition. The bricks have been stained, and this obscures the condition of the surface. The bricks appear to mostly be in a fair condition. There are some parging repairs underneath the sills on the third floor and the bricks in this location are spalled and in a poor condition. There are open mortar joints in some of the window arches, and at the base of the sills. Generally the majority of the mortar appears to be in a fair condition.

One of the segmental brick window arches on the second floor is defective. The brick arch is separating from the rest of the wall, and now sits out of alignment. The bricks directly above the arch have also been pulled out of alignment.

The wooden window frame on the first floor, the fluted pilasters, brackets, small pediment, and projecting cornice are all in a fair to poor condition. The paint on these wooden features is weathered and cracked. Decorative details are missing on the fluted pilasters and the small pediment. There are holes in the base of the window frame. The flashing to the cornice is damaged, and in parts missing.

The windows have modern storms installed, which appear to be in a good condition. The wood frames to the windows on the second floor are weathered, with paint peeling and in a poor condition. The frames on the second floor are obscured as plastic casing has been placed over them.

The soffit and cornice at the roof line are in a poor condition, with flashing missing, and large holes. The wood brackets underneath the cornice are not painted, but appear to be in a fair condition.

DEFINITION OF TERMS

The building components were graded using the following assessment system:

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

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

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

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



Fig.1: East elevation (Spadina Avenue).

The South elevation on Sussex Avenue is in a fair to poor condition, with deterioration focused on the western most section of the south elevation. In numerous places parging has been placed over the bricks obscuring the condition of the bricks and mortar beneath. The facade has previously been painted, and the paint is beginning to peel. This paint obscures the condition of the bricks. At third floor level, there are spalled bricks, and mortar joints that have deteriorated, leaving the joints open. In a number of places the spalling of bricks has left deep cavities in the brick. Part of the brick parapet wall has been removed, leaving a small section in situ.

At the second and third floor level below both window sills, parge repairs have taken place. Adjacent to this are some spalled bricks, and open mortar joints. Repointing has taken place between the window sill on the second floor, and the window on the first floor.

At first floor level, part of the segmental brick arch above the door has been cut into and replaced with brick infill. This appears to have been a repair after a previous fixture (probably mechanical with a flue running up the face of the building judging from the lack of paint on the bricks above) has been removed. The bricks adjacent to the door at the base, are spalling on one side. On the other side, they have been repointed, and are cracked.

The rear elevation (West elevation) could only partially be viewed. The upper section of this elevation (third floor), is mostly covered with parging obscuring the condition of the brick and mortar behind. At the upper part of the third floor, there are open mortar joints.

Due to the deteriorated nature of the upper third portion of this section of wall, it is likely that this section of masonry will need to be rebuilt if the wall is retained in place during construction. The condition of the remaining section of the wall below will be better known once further investigation, such as the removal of the paint from the bricks, takes place.

The bricks as on the East elevation have been stained or painted, and this obscures the condition of the surface. The masonry on the first section of this elevation (that closest to Spadina Avenue) is in a fair condition. There is a limited amount of open mortar joints, and a vertical crack between two window openings. A limited number of the bricks are spalled, some at the base of the building, and others at third floor level. Two bricks in a segmental window arch on the second floor have slipped, and are now out of alignment.

The Western most part of the masonry on this elevation is in a poor condition. In numerous places, especially at the upper levels parging has been placed over bricks obscuring condition of the bricks and



Fig.2: Residential door framed by fluted pilasters.



Fig.3: Commercial entrance at corner of Spadina Avenue and Sussex Avenue

mortar beneath. At first floor level, part of the segmental arch above the door has been cut into and replaced with brick infill. This appears to have been a repair after a previous fixture (probably mechanical with a flue running up the face of the building judging from the lack of paint on the bricks above) has been removed. The bricks adjacent to the door at the base are spalling on one side. On the other side, they have been repointed, and are cracked.

At second and third floor level below window sills parge repairs have taken place. Adjacent to this are some spalled bricks, and open mortar joints. Repointing has taken place between the window sill on the second floor, and the window on the first floor. At third floor level there are spalled bricks and mortar joints that have deteriorated, leaving the joints open. In a number of places the spalling of bricks has left deep cavities in the brick. Part of the brick parapet wall has been removed, leaving a small section in situ.

The wooden pilaster that forms part of the main entrance is in a fair condition, with paint peeling from the frame. The large window with decorative wood frame comprising fluted pilasters, entablature and cornice is in a fair condition. The paint is peeling from the wood, and there are numerous dents to the wood. At the base of the frame there are some small pieces missing.

The other windows on this elevation are modern additions. Where seen, and not covered by plastic casing the frames to two of the windows are in a fair to poor condition with the wood weathered, and paint peeling or no longer there.

The cornice and flashing at the roof line is in a poor condition. The paint is peeling from the cornice and there are holes in a number of places. The brackets where not obscured by vegetation appear in a fair condition.



Fig.4: Parge repairs to segmental arch.



Fig.5: Spalled bricks at either side of window, and underneath sill. Parge repairs to bricks underneath sill



Fig.6: Chip in sill, and spalled brick adjacent to sill, East elevation.



Fig.7: Cracked bricks, and defective arch protruding from building, East elevation.



Fig.8: Cracked arch protruding and out of alignment. Parge repairs to spalled bricks underneath sill, East elevation.



Fig.9: Weathered and peeling timber window frame, East elevation.



Fig.10: Weathered and peeling paint from window frame on East elevation.



Fig.11: Pediment missing decorative details, East elevation.



Fig.12: Poor condition of flashing to cornice above window, East elevation.



Fig.13: Weathered paint at base of window frame, East elevation.



Fig.14: Hole in window frame, East elevation.



Fig.15: Weathered cornice, and slipped timber pieces above bracket, East elevation.



Fig.16: Holes in cornice and soffit, East elevation.



Fig.17: Holes in soffit. Note weathered bracket that appears to be in a fair condition, East elevation.



Fig.18: Missing parts of cornice, East elevation.



Fig.19: Holes in cornice and soffit, East elevation.



Fig.20: Condition of bricks obscured by paint. Note evidence of tuck pointing of mortar, South elevation.



Fig.21: Spalled bricks at corner of building, South elevation.



Fig.22: Vegetation obscuring building, South elevation.



Fig.23: Cracked bricks and open mortar joints, South elevation.



Fig.24: Patching repair to bricks, and open mortar joints adjacent to sill, South elevation.

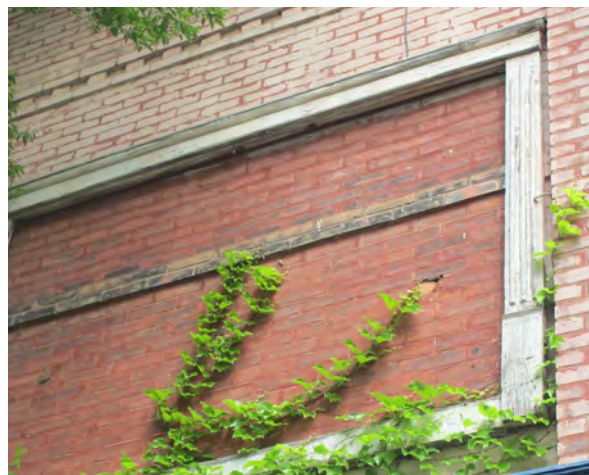


Fig.25: Paint peeling from advertising frame, South elevation.



Fig.26: General condition of Western portion of South elevation.



Fig.27: Spalled bricks and open mortar joints at third floor of South elevation.



Fig.28: Cracked parging at third floor, with spalled bricks below, and open mortar joints at South elevation.



Fig.29: Hole in brick at third floor at South elevation.



Fig.30: Poor condition of partial parapet wall, with open mortar joints and hole in brick at South elevation.



Fig.31: Poor condition of parapet wall, with spalled bricks at South south elevation.



Fig.32: Poor condition of parapet wall, with spalled bricks, parged repair, and open mortar joints at South elevation.



Fig.33: Spalled bricks and open mortar joints at third floor at South elevation.



Fig.34: Parged bricks below window sill at South elevation. Note open mortar joints, and spalled bricks.



Fig.35: Brick infill cut into arch at South elevation.

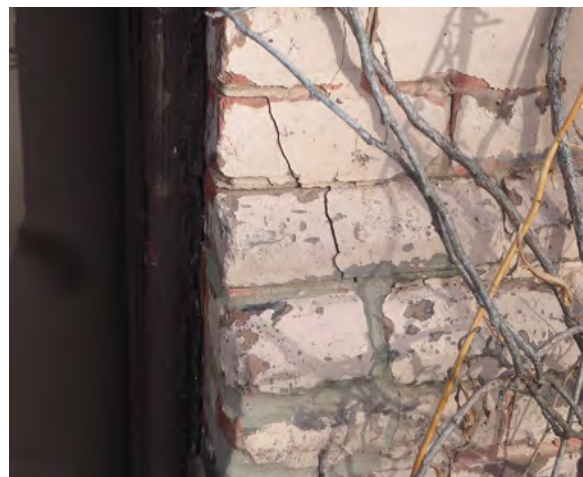


Fig.36: Cracked bricks at base adjacent to door at South elevation.



Fig.37: Poor condition of cornice with piece missing at South elevation.



Fig.38: Weathered base of pilaster, with piece missing at South elevation.



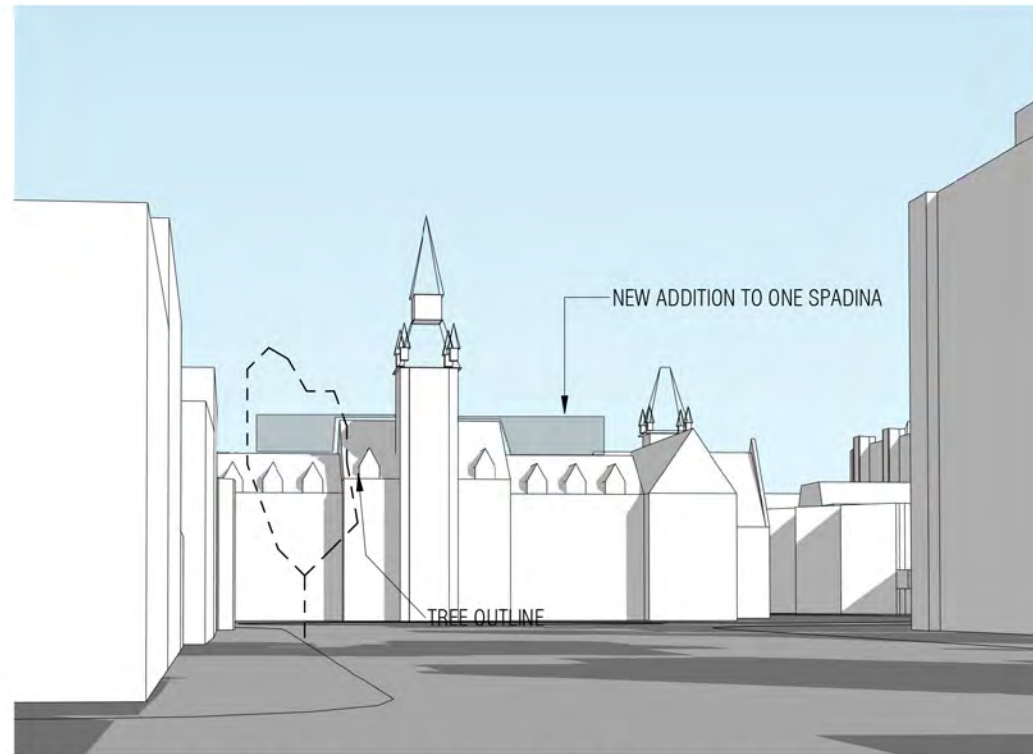
Fig.39: Weathered fluted pilaster



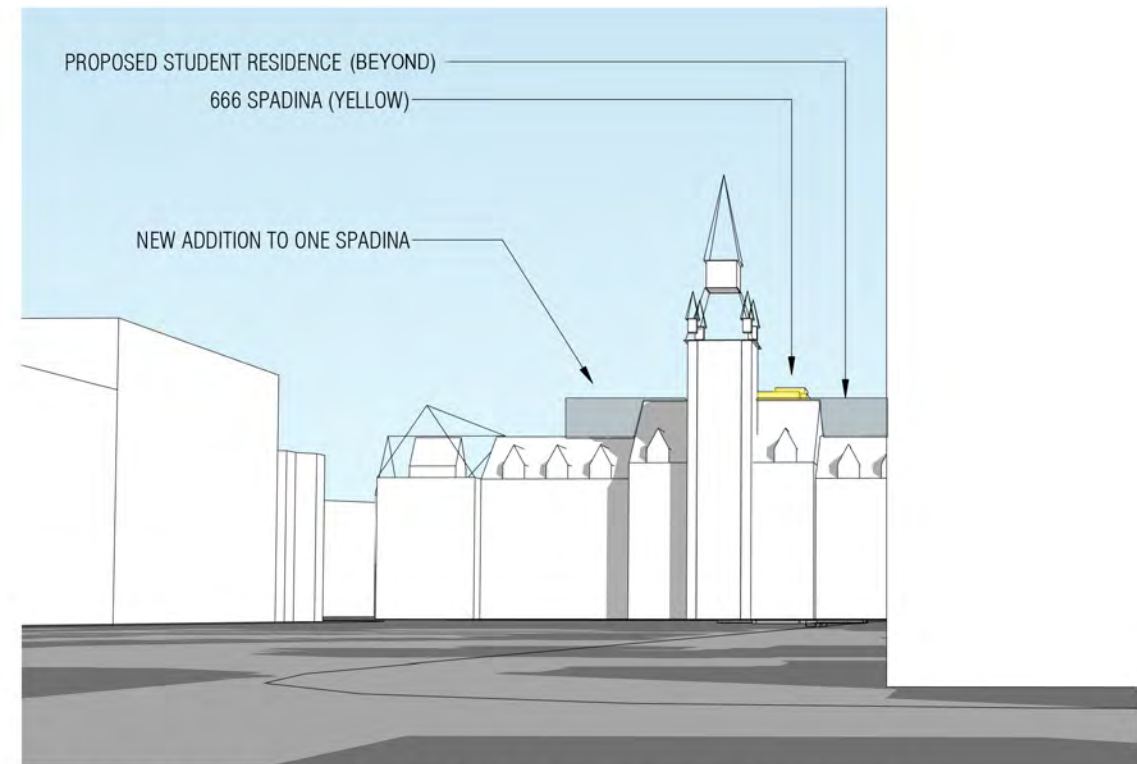
Fig.40: Poor condition of cornice, out of alignment, with holes and pieces missing.

APPENDIX 5

[View Study for Official Plan Amendment 368](#)



APPROXIMATE VIEW LOOKING NORTH ON SPADINA FROM COLLEGE STREET -
SOUTHWEST CORNER OF INTERSECTION



APPROXIMATE VIEW LOOKING NORTH ON SPADINA FROM COLLEGE STREET -
SOUTHEAST CORNER OF INTERSECTION



Diamond Schmitt Architects

384 Adelaide Street West, Suite 300, Toronto, Canada M5V 1R7
 Tel: 416 862 8800 Fax: 416 862 5508
 info@dsai.ca www.dsai.ca

SPADINA SUSSEX RESIDENCES
 University of Toronto

SPADINA AND COLLEGE VIEWS
 Scale:

Project No: 1447

APPENDIX 6

Heritage Value Statement for Phase 2 of the Harbord Village Heritage Conservation District Plan

6.0 Heritage Value Statement

6.1 General



Second Empire Houses



Bay-n-Gable



Annex Style

The value of this area is associated with its historic development as a neighbourhood responding to the rapid growth of Toronto following the expansion of the railway and the related industrial boom.

The architecture reflects the popular styles of the time, including Second Empire, Victorian Bay n’ Gable and Annex style, the latter two of which are unique to Toronto. Most of the houses were constructed between 1880 and the turn of the century, the greatest number in the building boom that occurred from 1885-1890. The houses are representative of typical workers housing constructed by a number of small speculative builders. They are generally modest in scale and detail and retain much of their original

artistic embellishments, such as decorative bargeboards, porches and stained glass windows.

Contextually, the area is significant for its fine grain pattern of development, the eclectic diversity of its built form, and the repeating patterns in height, massing, scale and density. Because of its intact condition, the area communicates strongly a defined sense of time and place that is representative of other Toronto neighbourhoods of this era. It is the relative completeness of the “sets,” the consistency of their character and the continuous streetscape settings that makes this area unique and warrants protection under Part V of the *Ontario Heritage Act*.

APPENDIX 7

Site Photos



698 Spadina Avenue, southeast corner, 2016 (Source: ERA Architects).



Rear addition to 698 Spadina Avenue, 2016 (Source: ERA Architects).



Rear of Development Site as seen from Sussex Avenue, 2016 (Source: ERA Architects)



Rear of Development Site as seen from Sussex Mews, 2016 (Source: ERA Architects)

APPENDIX 8

Annotated Sections and Elevations of 698 Spadina Avenue prepared by
Diamond Schmitt Architects



Diamond Schmitt Architects

384 Adelaide Street West, Suite 300, Toronto, Canada M5V 1R7

Tel: 416 862 8800 Fax: 416 862 5508

info@dsai.ca www.dsai.ca

SPADINA SUSSEX RESIDENCES

University of Toronto