GBCA
ARCHITECTS

CONSERVATION PLAN

for

8 Elm Street

includes properties at:
348-350 Yonge Street (including 2-6 Elm Street)
352-354 Yonge Street

Toronto, ON
(GBCA Project No: 19002)

prepared for:	prepared by:
8 Elm Park Properties Inc 50 Confederation Parkway Concord, L4k 4T8	**Goldsmith Borgal & Company Ltd. Architects** 362 Davenport Road, suite 100 Toronto, Ontario M5R 1K6

Date of Submission **8 November 2019**
Date of re-submission **1 April 2021**

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Top: 1978 archival photograph
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1. INTRODUCTION

The purpose of this Conservation Plan is to provide a commitment of intent for the conservation work as part of the development of the site at 8 Elm Street.

Snapshot of the interactive Heritage Research Map (as of January 1st 2021), showing properties included on the City's Heritage Register. Purple dots indicate properties designated under Part IV of the Ontario Heritage Act (8 Elm and 348-350 Yonge) and yellow dots indicate properties listed on the Heritage Register. The development site is approximately bounded by a red dashed boundary.

1.1 Property Description

The subject site is located at the northwest corner of Yonge Street and Elm Street and comprises the following properties:

8 Elm Street, occupied by a three-storey brick building. The property is designated under Part IV of the OHA as the James Fleming Buildings (by-law 1234-2007).

348-350 Yonge Street (including 2-6 Elm Street), occupied by a two-storey brick building and located at the corner of Yonge and Elm Streets. The property is currently designated under Part IV of the OHA (by-law 1636-2019)

352-354 Yonge Street, occupied by a three-storey brick building. The property is not on the Heritage Register.

356 Yonge Street, occupied by a two-storey building, of which the facade has been highly altered architecturally. The property is not on the Heritage Register and is not proposed to be conserved as part of this Conservation Plan.

1.2 Present Owner and Contact Information

Owner: **8 Elm Park Properties Inc**
50 Confederation Parkway
Concord, L4k 4T8

Contact: Catherine Bertucci
c.bertucci@rogers.com

Architect: IBI Group Architects
55 St. Clair Avenue West, 7th floor
Toronto, ON, M4V 2Y7

1.2 Development History

In support of the Zoning By-law Amendment for the subject site, GBCA prepared a Heritage Impact Assessment, dated 12 July 2016. The July 2016 HIA identified a number of impacts on heritage resources arising from the development proposal. Those impacts were primarily geared towards the height of the proposal in the context of Elm Street and the alterations to the storefront of 8 Elm Street.

A subsequent HIA, dated 30 May 2018, assessed a revised design proposal on a larger site, and was prepared to include additional properties (348-350 Yonge Street, 352-354 Yonge Street and 356 Yonge Street). The May 2018 HIA found that the proposal had mitigated impacts identified in the July 2016 HIA by means of reducing the height of the new building and conserving the storefront of 8 Elm Street. Following the submission of the second version of the HIA, negotiation and mediation with the City have been ongoing and resulted in a final (4th) submission of the HIA, dated 23 April 2019, which constituted the basis of the Staff Report which was presented at the Toronto Preservation Board at its 29th of May 2019 meeting.

At its 18th of June 2019 meeting, City Council adopted the application to alter the heritage properties with a condition that a Conservation Plan be prepared, consistent with the conservation strategy set out in the HIA dated 23 April 2019.

1.3 Heritage Status

At the time of this Conservation Plan (18 March 2021), the properties at 8 Elm Street and 348-350 Yonge Street are designated under Part IV of the OHA. All other properties associated with this development are not on the Heritage Register. 348-350 Yonge and 352-354 Yonge have contextual interest as these buildings inform on the low-scale commercial character along Yonge Street.

During negotiation with the City, the Owner has agreed to retain portions of the building facades at 348-350 Yonge Street and rebuild the Yonge Street facade of 352-354 Yonge Street, in order to maintain a contextual understanding of the low-scale commercial character along Yonge Street. To guide the conservation of these buildings, GBCA identified draft attributes for each of the buildings, under the HIA.

356 Yonge Street has been highly altered to accommodate the current facade of the McDonald's restaurant. This property has completely lost any traces of potential heritage integrity and is therefore of no heritage value.

2. SUMMARY OF CONSERVATION STRATEGY

This Conservation Plan details the redevelopment of the site which includes 8 Elm Street, 348-350 Yonge Street (including 2-6 Elm Street), 352-354 and 356 Yonge Street into a mixed-use, multi-unit residential, office and commercial building complex. In addition to a new high-rise construction on the site, the Yonge and Elm Street building facades will be partially conserved and adaptively re-used for new commercial purposes.

The overarching strategy is to rehabilitate the building portions proposed to be retained as part of the new mixed-use development to allow new uses to occupy the site in a manner that will remain sympathetic to the heritage character of the buildings. New uses related to the existing building facades include office and retail, which are compatible uses for the buildings.

For all buildings on the development site (except 356 Yonge Street, which will be removed), the rehabilitation will consist of restoring all building facades along Elm Street and Yonge Street. Some facades will be retained in situ (8 Elm Street), while others while require dismantling and rebuilding (352-354 Yonge Street) or panelization (348-350 Yonge Street).
The panelization strategy for the latter building was deemed necessary following additional reviews in conjunction with a heritage contractor. This revised strategy will permit the panelization of all building facades for this building (on the top storey), as opposed to only a portion as originally anticipated.Additional information about this strategy is provided under the Appendices.

No interior elements will be retained, as interiors have been modified and do not hold any heritage value. All existing roofs (which are all flat roofs) will be removed and replaced with new flat roofs.

As each building on the site varies in scale, design, and condition, the identification of specific conservation methods is explained in conjunction with observations of the existing condition of the buildings, and is available in Section 3 of the Conservation Plan. Proposed elevations related to the existing buildings are available in Appendix I.

As with all heritage-related projects, new information may be uncovered during the building dismantling process, which can impact details of the conservation strategy and inform on the proposed design to incorporate newly found items.

3. OBSERVATIONS AND ACTION

The information contained in this section is also annotated on drawings found in Appendix I to this Conservation Plan. Refer also to the Conservation notes on GBCA's drawings. The work is further detailed in the Heritage Specifications, which are not appended to this report.

For the purposes of this report, the following definitions apply:

Good:	Only minor repairs required (ie. cleaning)
Fair:	Functional, requires repair (ie. repointing)
Poor:	Requires repair in order to be functional
Very poor:	May be nearing functional failure
Unsalvageable:	Beyond repair, too far compromised to warrant retention/ repair

3.1 General Conservation Notes

- All conservation work to be executed as noted in the specifications prepared by GBCA
- Verify all conditions in the field and notify consultant immediately of any discrepancy between drawings and existing conditions.
- Fixing scaffolding, temporary barriers and/or hoarding into heritage materials (brick, stone, etc) is not be permitted. Anchor only into joint mortars
- Protect existing heritage features from damage during construction, and repair any damage to as found or better condition
- Make test patches (mock-up) and consult with GBCA to select the most suitable cleaning method in each case
- The level of cleanliness to be determined by heritage consultant on site.

3.2 8 Elm Street

This building is a three-storey brick building and is occupied by offices on all floors. A portion of the ground floor is vacant.

3.2.1 Exterior walls

OBSERVATIONS

- Exterior walls are of multi-wythe brick construction
- Bricks are laid in running bond, which indicate, based on the age of the building, that clip bonds may have been used as part of the construction of the building.
  - Clip-bond construction consists of using diagonally placed bricks to tie the wythes together, which is not a structurally stable method of construction.
  - The diagonal bricks have likely failed, however, there is no indication of failure (bulging) in the wall.
  - Bricks along Elm Street are in good condition
- Some areas of brick include soiling and bird droppings
- Ivy covers the eastern portion of the Elm facade and cover the entire east side wall
- Side walls are generally in good to fair condition, with the lower portions covered in stucco for protection against vehicular damage

Close-up of the upper storey and the parapet wall. Note the staining due to water runoff under the sills, which themselves are soiled. Soiling is also present at the top of the brick pilasters.

Remnants of ivy branches are present at the southeast corner , and cover the entire east side wall.

ACTIONS

The Elm facade is identified as having heritage value, including the ground level storefront and upper storey windows.

- Retain Elm Street facade in-situ with a retention structure
- Dismantle and rebuild the west side wall
  - The west side wall will be rebuilt to a larger extent of its original length to encompass the new uses on the ground level. The wall can not be retained in situ due to the site restrictions with the adjacent Arts and Letters Club and the requirement to use the eastern side of that side wall for excavation purposes.
  - Considering the wall will be rebuilt, the three-dimensional form of the building will be retained and will not impact the heritage value of the building.
- Dismantle and partially rebuild the east side wall
  - The east side wall will be partially rebuilt as the building will integrate with a new ground level design, where additional interior space is needed.
  - The rebuilt wall will be approximately 2.5 metres long and fully exposed to the exterior, for its entire height.
- Provide mock-ups of selected cleaning techniques for each element for review by the heritage consultant. The approved mock-up will serve as the standard of cleaning for the remainder of the work.
- Remove ivy from masonry, including all left-over tendrils, and clean surface where necessary with low-pressure wash.
- Repair or replace bricks and repoint mortar joints where indicated on the drawings

Overall view of the 8 Elm Street facade

3.2.2 Upper-storey Windows

All existing south-facing windows on the building will be conserved, however, in order to temporarily secure the facade with a retention structure, the windows will need to be removed so that beams can go through the existing openings. Windows will be removed, taken off-site for repair and maintenance, and brought back to the facade for re-installation.

OBSERVATIONS

- Windows are of wood. All windows are in good condition and their design / materiality are compatible with the heritage character of the building

ACTIONS

- Remove all windows and store in controlled environment for repair and maintenance
  - Removal is required for installation of retention structure to go through existing window openings.
- Reinstate existing windows in original openings following removal of retention structure.

Close-up of the upper storey windows. At the second storey, the windows consist of a pair of double hung windows separated with a thick mullion at the center, and topped with a fixed semi-circular transom. At the third storey, windows are double hung, with a vertical muntin bar on each sash.

3.2.3 Storefront

OBSERVATIONS

- Existing storefront consist of wood elements (bases, pilasters, brackets and signage bands).
- The storefront is not of original design
- Condition of storefront wood elements is generally good to fair.
- Paint is flaking in localized areas
- Windows are of wood frame and double glazed.
- Doors are of wood
- Entryways are not universally accessible as a step is required from the sidewalk to access the ground level

ACTIONS

- Preserve current storefront design and retain all storefront elements
- Remove all flaking paint from wood surfaces, apply wood treatment and repaint (maintain existing colour)
- Repair damaged wood surfaces with dutchman repairs or epoxy treatment, as required.
- Replace damaged metal flashing with new to match
- Make entrances accessible by lowering select concrete curbs
  - Alterations to the door will be required (new hardware and equipment)

Close-up of the storefront's western entrance. Note the flaking paint near the edges of the bases as they touch the ground as well as at edges overall. These conditions are typical throughout the storefront.

3.2.4 Upper cornice and brick parapet

OBSERVATIONS

- Upper cornice is of pressed metal with different brackets styles ending each brick pilaster
- Brick parapet spans the two central bays and is in good condition
- No visible sign of deterioration was noted

ACTIONS

- Preserve current appearance of cornice and brackets
- Additional interventions may be required upon closer access (cleaning, repairs, repainting, etc.)

Close-up of the upper cornice and brick parapet (collage photograph)

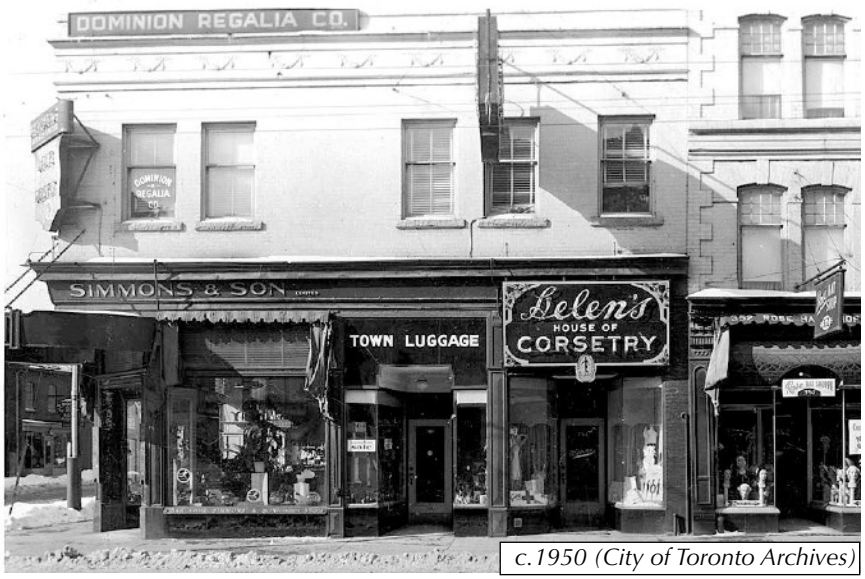
3.3 348-350 Yonge Street

This building occupies the northwest corner of Yonge and Elm Streets and is a two-storey brick building. The building is occupied on the ground floor by commercial establishments and is vacant on the second storey.

3.3.1 Exterior walls (including sills and lintels)

OBSERVATIONS

- Exterior walls observed to be 4 wythes in thickness
- Bricks are laid in common bond, with header bricks at every 6th course.
- All brick and stone surfaces are covered in successive layers of paint
- Beyond the paint the bricks may be spalled in localized areas.
- Holes are present throughout the brick surfaces (indicative of previous anchor fastenings)
- Many ferrous anchors are present near the top of the wall (location of flagpole holders)
- Localized stepped cracking in brick wall appears near lintels
- Bird droppings on top of window sills
- Sills: one is completely eroded and one is damaged
- Alterations to ground level openings are noticeable, primarily along the Elm Street facade
    - These openings appear disconnected with the upper storey windows, showing the independant occupancies at the ground and second levels.
    - Approximately 9 metres of the Elm Street facade portion closer to Yonge Street has been heavily altered with new finishes that include stucco parging.



c.1950 (City of Toronto Archives)

2018 (GBCA)

Yonge Street facades of 348-350 Yonge Street
Note the highly altered storefronts, which appear to have removed much of the original fabric (cornices, pilasters etc.) two window sills at the second storey which are heavily deteriorated.

ACTIONS

- Document the building through detailed photographs and drawings prior, during and following conservation work

Facade panelization

- Panelize the top storey of the Yonge and Elm Street facades
  - the original strategy was to retain the Yonge Street facade and the easternmost **4.8 metres** portion of the Elm Street frontage
  - Elm Street is the proposed entryway for vehicular access during construction work. Once re-assembled, it will include vehicular entry for the new development.
  - Considering this portion of the facade has no particular architectural expression or articulation, dismantling and rebuilding the ground level portion will not impact the building's design.
  - The logical cut lines of the facades are located at window jambs to ease the cutting process. See Appendix IV for elevations.
  - The re-assembly will include re-keying face bricks with salvaged bricks or new bricks to match to erase any indication of cut lines

Facade interventions

- Remove all paint on surfaces with chemical cleaning
- Remove all ferrous materials and patch all holes with mortar to match existing colours.
- Replace damaged bricks where required
- Repair cracks in masonry and stabilize, where required
- Clean all bird droppings from sills with chemical cleaning
- Replace sill that is completely eroded and repair sill that is damaged with dutchman repair.
- Repair, replace and repoint areas of the facade as necessary following paint removal
- Include two additional window openings on the top storey of the Elm Street frontage, once panels are reinstated.

Top: overall Elm Street facade, 2016 (GBCA)
Bottom: Close-up at grade, 2018 (GBCA)
Note the double doorway in the 2018 image that was added in a previous single doorway opening (see the lintel above as a trace). The exposed unpainted brick around the doorway is shown as in fair to poor condition.

Above left:
Close-up of second storey on Yonge Street facade. Note the deteriorated window sills. The brickwork above the signage light boxes is deteriorated with eroded mortar joints and damaged bricks, likely due to alterations to the storefronts (GBCA 2018).

Above right:
Close-up of storefront on Yonge Street facade. Materials visible near the signage light boxes do not appear to be original and are later alterations, all of which appear to have severely damaged the brickwork. (GBCA 2018)

Below right:
Close-up of base of storefront along Elm Street. Finishing shown in this portion of the Elm Street facade appears to be a concrete parging to mimic the appearance of brick with plywood backing. Traces of previous ceramic tiling is evident. This finishing is applied on the easternmost portion of Elm Street, under the signage band

Approximate areas of panelization of 348-350 Yonge Street. For elevation of areas, refer to Appendix IV.

3.3.2 Windows and doors (excluding Yonge Street storefront)

OBSERVATIONS

- At ground level: windows and doors are modern aluminum replacements
- At upper storey: windows are wood, double hung, single glazed and appear as original
- Original wood windows are in fair to poor condition.
- Successive layers of paint have been noted on the wood surfaces. Paint is flaking, exposing the wood

ACTIONS

- Remove all modern aluminum windows and doors.
  - Ground level will be redesigned with new aluminum framed windows and doors.
- Remove all upper storey wood windows and replace with new to match
  - Windows require removal prior of facade panelization strategy
  - New windows will be of wood with an aluminum cladding on the exterior and replicate the existing double-hung style and design shown.

Examples of windows on the Elm Street facade. Windows are of wood, double hung, with the lower sash larger than the upper sash.

Example of a lower sash with its bottom rail heavily deteriorated.

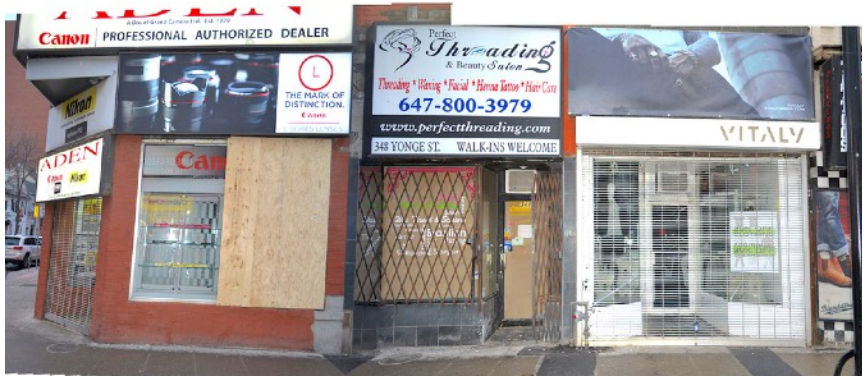
3.3.3 Yonge Street storefront

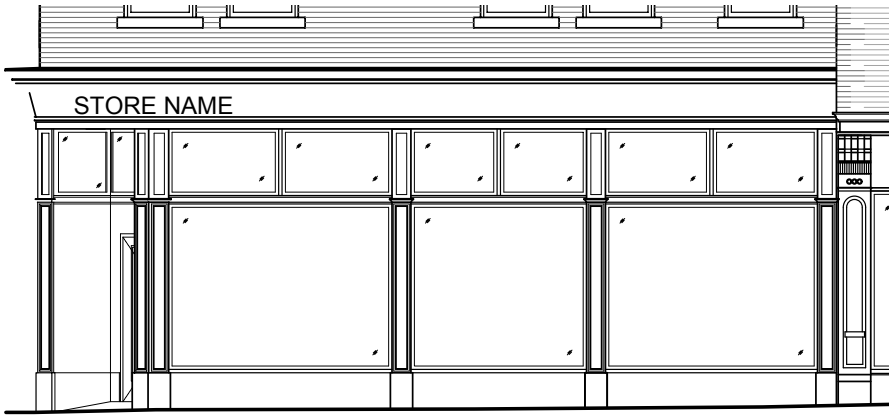
OBSERVATIONS

- Storefront structure not properly assessed due to amount of signage which, due to their current occupancy, could not be removed. A wood beam was visible, but its condition was not confirmed. It is expected the beam is in poor condition if it is original.

ACTIONS

- Remove all obstructions from current storefront and expose the existing structure and, if existing, any original finishes.
  - Undertake investigation and documentation of the existing condition of the structure
  - Intention is to remove the wood beam (as it is expected to be in poor condition) and replace with a new structural steel beam and columns.
- Rehabilitate storefront with a new design that respects design principles of late 19th century storefronts, using new materials.
  - New storefront is inspired by the 1950s photograph (see right) and takes design cues through similar proportions and elements.
  - Rehabilitated storefront will turn the corner of the building and extend to a portion of the Elm Street facade
  - In the event original heritage fabric is found, it will inform on the design of the new storefronts.
  - New materials to include wood, metals, glass and granite at the bases.
  - Rehabilitated storefront design must be considered preliminary as it is subject to change if additional information is found following existing storefront dismantling and through coordination with the new retail requirements
- Rehabilitate ground level openings along Elm Street





Top : 1950s photograph of storefronts
Middle: 2018 Panorama view of storefronts.
Bottom: Proposed schematic storefront design.

Close-up view of storefronts along Yonge Street

Close-up view of the condition between signage bands, showing a mix of materials resulting from successive alterations. At this location was noted a wooden beam, which appear to be original yet was not fully assessed due to obstructions of the signage bands.

3.3.4 Entablature

OBSERVATIONS

- Entablature consists of three parts:
  - a cornice in pressed metal
  - a frieze in crimped metal, which includes festoons that are possibly of metal appliqués
  - an architrave moulding, in pressed metal
- Entablature is painted
- Frieze appears to have multiple layers of paint as surface is "patchy"
- Cornices and architrave mouldings are damaged in localized parts due to bending corrosion and holes
- Some festoons are damaged in localized areas
- Metal flashing over cornice is generally damaged and deteriorated

ACTIONS

- Document and dismantle existing pieces. Cut pieces in strategic locations (at existing joints) for future reinstatement.
- Remove paint with chemical cleaning
- Remove patchy areas of frieze
- Repair all damaged elements
- Replace heavily damaged metal components with new to match in gauge and style
- Repair festoons with epoxy and replace heavily damaged components with new carved elements.
- Replace metal flashing

Overall view of the entablature along Elm Street. Note the metal anchors that have damaged the metal cornice and architrave moulding

Close-up view of the entablature, showing the decorative festoons. Note the seams of the wooden frieze which vary in their locations. Removal of pieces will need to consider these conditions to avoid damage to festoons located in front of seams. There appears to be plaster or epoxy applied throughout portions of the wooden frieze to mask any potential imperfections of the wood, although the plaster is crudely applied. The metal flashing of the cornice is generally bent and corroded.

3.4 352-354 Yonge Street

This building is a three-storey brick building, which is partly occupied on the ground floor and vacant on the upper floors.

3.4.1 Exterior walls

OBSERVATIONS

- Exterior walls are of multi-wythe brick construction
- Bricks are laid in running bond, which indicate, based on the age of the building, that clip bonds may have been used as part of the construction of the building (see description of clip bond on page 3)
  - 1950 photograph show some of the existing cracks before alterations to the storefront were made. Most likely, failure in the clip bond has been happening since before the 1950s.
- All brick surfaces are covered in paint
- Window sills are likely stone, but hidden behind pressed metal cornice and storefront signage. They are likely painted
- Holes are present throughout the brick surfaces (indicative of previous anchor fastenings)
- Remnants of previous signage metal framing are still present on the facade
- Facade stability: The facade is in very poor condition
  - Significant ''shifting downards'' is evident in the center of the facade, noticeable by step cracks and the misalignment of window openings, further made clear from the interiors.
  - This significant shifting of the facade is likely a result of recent storefront alterations that have worsen the stability of this facade.

Yonge Street facade of 352-354 Yonge Street
Top: c.1950 (City of Toronto Archives). Bottom: 2018 (GBCA)
Note the ''depression'' at the middle of the wall, likely due to the changes in the storefront design (green arrows indicates approximate direction of depression).

ACTIONS

- Document the facade through detailed pictures and drawings
- Dismantle façade and rebuild in kind
  - Facade is too deteriorated and the shifting in plane is significant.
  - In-situ conservation, while desirable, is not feasible or advisable.
  - Panelling will not be feasible as this strategy works best when the wall is plumb. The discrepancies in the wall will challenge panelling and render it inefficient.
  - While it is possible to stabilize the facade in its current ''shifted'' state, this strategy is not recommended as it will make rehabilitation challenging and inefficient, where the final product will not have an appealing appearance. Significant repairs and non-reversible interventions to the facade will be required, such as structural bracing, and reinforcement with ties.
  - Good quality salvaged bricks and sills, where available, will be re-used for the rebuilding.
- Replace top metal flashing, as required.

View of a second storey window showing the visible displacement of the lintel(green arrow). Stepped cracking is also notable above the lintel. Note the many holes on the facade, previous locations of anchors to secure signage.

3rd storey interior view. Note the cracking above the window (arrow) and the visible displacement of the wall towards the right (center of the facade).

3rd storey interior view. Note the cracking above the window (arrow) and the visible displacement of the wall towards the left (center of the facade), evident by the sloping window sill.

3.4.2 Upper storey windows

OBSERVATIONS

- Of the 12 windows, 10 are original in wood and 2 are aluminum replacements
- The original windows are double hung, with the upper sash of smaller size and consisting of 12 lites.
- Original windows are generally in fair to poor condition
- Successive layers of paint have been noted on the wood. Paint is flaking and exposing the wood.
- Bird droppings are present on windows
- Glass is broken on one of the lites. Windows are single pane.

ACTIONS

- Remove all wood windows for restoration to an off-site location
  - Window restoration will consist of:
    - paint removal and repainting
    - repair of damaged wood units and replacement of heavily damaged items
  - Interventions to address glass efficiency may consist of one (or a combination) of the following strategies:
    - removal of all glass panes, retention of sashes and frames and replacement with new insulated glazed units (only possible if sashes can accommodate an increase in glass thickness)
    - retention of existing glass and inclusion of new interior storm sash windows
    - replacement of lower sash with new wood sash and new insulated glazed units
- Replacement of 2 non-original windows with new wood windows to match.

Aluminum frame (non-original). *Wood frame (original)*

View of second storey windows. The upper sash has been lowered to include what appears to be an air conditioning unit. Note the bird droppings on the glass and the painted wood surfaces.

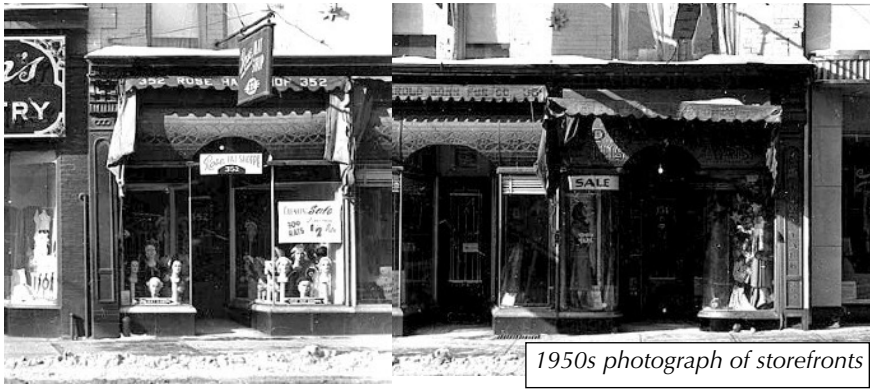
3.4.3 Storefront

OBSERVATIONS

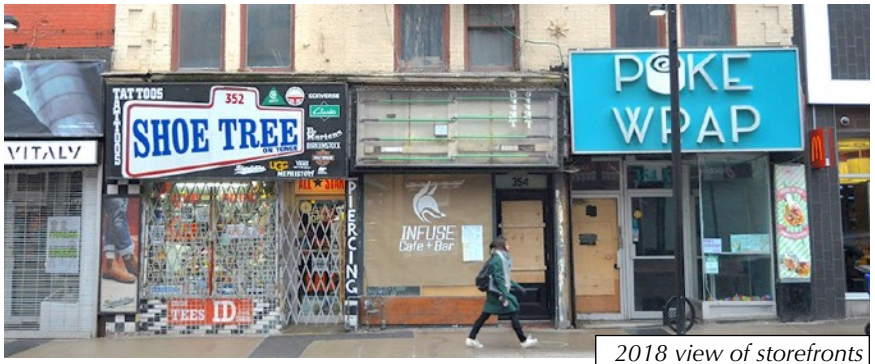
- The existing storefront is a result of successive layers of removals, additions and alterations. Almost all original storefront fabric has been lost.
- Current storefronts include modern finishes (ceramics, wood and metal) and signage light boxes, all of which are in fair to poor condition.
- Current entryways have been relocated from their original positions
- Remnants of original finishes have been noted, particularly traces of a wood cornice above 352 and 354 Yonge.

ACTIONS

- Remove all obstructions from current storefront and expose the existing structure and, if existing, any original finishes.
  - It is expected that original finishes will be in poor condition and their integrity lost due to layers of removals and alterations. Original finishes (such as the wood cornice), will be documented and referenced in a rehabilitated storefront
  - Intention is to remove the wood beam (as it is expected to be in poor condition) and replace with a new structural steel beam and columns.
- Rehabilitate storefront with a new design that respects design principles of late 19th century storefronts, using new materials.
  - New storefront is inspired by the 1950s photograph (see right) and takes design cues through similar proportions and elements.
  - New design to reference any traces of original finishes found following careful removal of existing non-original storefront finishes.
  - New materials to include wood, metals, glass and granite at the bases.
  - Rehabilitated storefront design must be considered preliminary as it is subject to change if additional information is found following existing storefront dismantling and through coordination with the new retail requirements



1950s photograph of storefronts



2018 view of storefronts

Proposed schematic storefront design.

3.4.4 Pressed metal cornice

OBSERVATIONS

- Located between the second and third storeys
- Painted in the same colour as the bricks on the facade
- Cornice is in fair to poor condition
  - Signs of rust in many areas
  - Metal is damaged with holes for signage structure
  - Presence of dirt throughout the surface

ACTIONS

- Remove cornice for restoration off-site. Restoration will include
  - Cleaning of surface
  - Repair and patch holes
  - Replace severely damaged metal pieces
  - Repaint surface to match existing colour.
  - Replace top metal flashing and lookout wood support, as required.

Close-up views of pressed metal cornice between the second and third storeys, which is punctured in some locations for signage structure. The cornice is bent, dirty and corroded at the top.

3.5 Heritage Specifications

The following heritage-related specifications have been prepared by GBCA and are available upon request:

Division 01 **GENERAL REQUIREMENTS**
General Requirements
Photographic Documentation
Submittal Procedures
Crack Monitoring
Scaffold Netting
Temporary Scaffolding

Division 02 **EXISTING CONDITIONS**
Existing Conditions Assessment
Dismantling procedures

Division 04 **MASONRY**
Conservation Treatment for Period Masonry
Period Masonry Cleaning
Common Work Results (Mortar & Grout)
Brick Masonry
Granite Cladding
Stone Masonry

Division 06 **WOOD**
Wood Restoration
Rough Carpentry

Division 07 **THERMAL AND MOISTURE PROTECTION**
Metal Restoration Work
Sheet Metal Flashing and Trim
Joint Sealants

Division 08 **OPENINGS**
Wood Window Restoration
New Wood Windows
Glass and Glazing

Division 09 **FINISHES**
Paint Cleaning
Painting

4. PHASING AND SCHEDULING OF CONSERVATION WORK

At this stage of the project, planning for the phasing of the conservation work is ongoing and will be determined upon further discussions with members of the design team.

4.1 Construction Site Access

The development site is located in a dense urban environment. Site access for construction purposes is not possible on Yonge Street and will only be feasible along Elm Street. The current access between 8 Elm and 2-6 Elm is approximately 2.5 metres (8 feet) wide and will need to be sufficiently increased to allow access to the site.

4.2 Facade stabilization

This strategy applies only to the 8 Elm Street facade. Refer to Appendix III.

4.3 Facade panelization

This strategy applies to 348-350 Yonge Street with facades along Yonge Street and Elm Street. Refer to Appendix IV.

4.3 Facade Restoration

Scheduling of the work based on the conservation measures identified in the following pages is typically determined by the restoration contractor, in collaboration with other contractors on the job site. The facade restoration scope typically begins later in the project schedule, once the facades are secured to a new backing structure, allowing any retention system (for 8 Elm Street) to be removed and scaffolding to be installed for access and masonry restoration.

4.4 Coordination with design team

At this early stage of the design of the project, coordination will be required as the development proceeds into subsequent phases, when other consultants are added to the design team and further assessments are prepared which may have an impact on portions of the conservation scope of work. For instance, considerations for building envelope performance, such as doors and window details, glazing types and hardware have not been fully developed at this early stage and will be addressed at appropriate times during design development and the preparation of construction drawings. As these items are developed, they will not impact the overarching conservation strategy approved by City Council.

4.5 Unknown conditions

As in all work involving existing buildings, new information may be uncovered during the building dismantling process, which can impact anticipated details in this Conservation Plan. An example is the unknown condition of the storefront structures, which may reveal existing conditions that impact the scope of work and require specific site instructions.

5. PRELIMINARY COSTING

Costing estimate will be provided under separate cover.

6. CONCLUSION AND NEXT STEPS

The current proposal for the subject site will be refined in subsequent phases (and will further be detailed in construction drawings). The Conservation Plan remains consistent with the guiding conservation strategy and will not be significantly affected as the design of the new development progresses. The original conservation strategy of retention in situ for a portion of 348-350 Yonge Street was reviewed based on site conditions and in coordination with a heritage contractor. The proposed conservation strategy of panelization is adequate and will allow a larger extent of physical conservation than originally anticipated, which is a positive change for the heritage value of the project.

Additional required plans will be submitted at the Site Plan Approval stage and will complement the information in this Conservation Plan.

As with all heritage related projects, new information may come to light as the construction work is undertaken, for instance, the removal of the existing storefronts along Yonge Street, which will provide a better understanding of the original storefront design and features, and can be either integrated or reinterpreted into the rehabilitated storefront design.

Further, considering the early stage of the design process, coordination with the design team is ongoing and details regarding building envelope performance (which includes items that pertain to the historic building fabric) will be confirmed throughout the design development stages.

7. CLOSURE

The information and data contained herein represents GBCA's best professional judgment in light of the knowledge and information available to GBCA at the time of preparation. GBCA denies any liability whatsoever to other parties who may obtain access to this report for any injury, loss or damage suffered by such parties arising from their use of, or reliance upon, this report or any of its contents without the express written consent of GBCA and the client.

APPENDIX I
Conservation Drawings
by GBCA Architects

8 ELM STREET

TORONTO, ONTARIO
CONSERVATION PLAN

RESTORATION NOTES

MASONRY

M1 RE-POINT JOINTS. COLOUR, PROFILE AND TEXTURE TO MATCH EXISTING SURROUNDING FINISH. SEE DETAIL 03/AH1.2. THIS ACTIVITY INCLUDES:

- REMOVAL AND CLEANING OF CRUSTS INCLUDING DOOR AND WINDOWS RETURNS WHERE APPLICABLE
- CUTTING OUT DETERIORATED AND/OR HARD CEMENT-BASED MORTAR JOINTS
- POINTING

AREAS MARKED-UP AS 10% RE-POINTING ARE COMPRISED OF ISOLATED MORTAR JOINTS TO BE CUT OUT AND RE-POINTED AS FOLLOWS:

- VERTICAL JOINTS: AT TOP AND BOTTOM OF THE DEFECTIVE JOINT, CUT OUT 25 mm AT BOTH SIDES, CLEAN AND FOLLOW PROCEDURE DESCRIBED IN THIS NOTE.

M2 REPLACE DAMAGED BRICKS. THIS ACTIVITY INCLUDES:

- CUTTING OUT MORTAR JOINT (SEE DETAIL 03/AH1.2)
- REMOVE DAMAGED BRICKS
- GROUTING OF VOIDS
- LAY OUT SALVAGED OR NEW BRICK. BRICK DIMENSION AND COLOUR TO MATCH EXISTING SURROUNDING
- THICKNESS, TEXTURE AND COLOUR OF NEW MORTAR JOINTS TO MATCH EXISTING SURROUNDING
- INSTALL NEW BRICK KEYED INTO EXISTING (SEE DETAIL 02/AH1.2)

M3 REMOVE PORTLAND CEMENT PATCH AND REPLACE DAMAGED BRICKS. FOR BRICK REPLACEMENT SEE NOTE M2. FOR PURPOSE OF TENDER ALLOW FOR 2 BRICKS TO BE REPLACED AT EACH LOCATION WHERE PORTLAND CEMENT PATCH IS REMOVED

M4 INFILL NON HERITAGE OPENING WITH BRICKS KEYED INTO EXISTING

M5 REMOVE MISCELLANEOUS ITEMS FROM MASONRY (ELECTRICAL WIRING, BOX, PLASTIC, WOOD AND/OR METAL ANCHORS AND OTHERS). REPAIR HOLES AS FOLLOW (SEE DETAIL 04/AH1.2):

- HOLES LESS THAN 1" (25 mm) LENGTH OR DIAMETER: USE COLOURED MORTAR TO MATCH EXISTING BRICK
- HOLES GREATER THAN 1" (25 mm) LENGTH OR DIAMETER: SEE NOTE M2
- UNLESS OTHERWISE NOTED, FOR PURPOSE OF TENDER ALLOW FOR 50% OF HOLES TO BE LESS THAN 1" (25 mm) AND 50% BIGGER THAN 1" (25 mm)

M6 INSTALL CRACK MONITOR PER STRUCTURAL ENGINEER INSTRUCTIONS TO VERIFY IF CRACK IS ACTIVE OR DORMANT. PROVIDE READING REPORT EVERY THREE MONTHS FOR HERITAGE CONSULTANT REVIEW

OPTION #1-CRACK IS ACTIVE
- SEE STRUCTURAL DRAWINGS FOR DETAILS

OPTION #2-CRACK IS DORMANT
- AFTER ALL STRUCTURAL WORK (EXCAVATION, NEW FOUNDATION AND ALL HEAVY-MACHINERY-RELATED WORK IS FINISHED, REPAIR CRACK PER RESTORATION NOTE M1

M7 STONE REPAIR WITH DUTCHMAN TO MATCH ORIGINAL PROFILE. THIS CONSIST OF (SEE DETAIL 06/AH1.2):

- REMOVE EXISTING DETERIORATED STONE
- CUT WEDGE-EDGE FACE AT BOTH SIDES OF EXISTING STONE
- CUT SQUARE FACE IN THE NEW PIECE
- INSERT STAINLESS STEEL BARS, SET IN EPOXY IN THE NEW STONE
- DRILL THE EXISTING STONE AND SET EPOXY TO RECEIVE THE STAINLESS STEEL BARS
- FINISH JOINTS WITH MORTAR

M8 CLEANING PAINT FROM BRICKS:

- CHEMICAL CLEANING. FOR PURPOSE OF TENDER, ALLOW FOR A SECOND APPLICATION IN 75% OF THE AREA. USE PEEL AWAY SYSTEM OR APPROVED ALTERNATIVE

M9 CLEANING BIOLOGICAL GROWTH ON BRICKS AND/OR STONES:

- REMOVE ALGAE, FUNGI AND LICHENS BY HOT WATER CLEANING
- MANUAL BRUSH CLEANED AREAS
- AFTER SURFACE IS DRIED, TREAT THE ENTIRE SURFACE WITH A MICROBIOCIDAL AGENT (ALGICID PLUS FROM KEIM OR APPROVED EQUAL).
- SEE ALSO GENERAL NOTES 8, 9 & 10

M10 CLEANING SOIL ON BRICKS AND/OR STONES:

- USE J.O.S SYSTEM OR OTHER APPROVED SYSTEM
- FOR PURPOSE OF TENDER, ALLOW FOR A SECOND APPLICATION WITH CHEMICAL PRODUCTS ON 25% OF THE TOTAL AREA TO BE CLEANED
- RINSE THE ENTIRE AREA WITH WATER THOROUGHLY. PRESSURE AND WATER FLOW PER MANUFACTURER'S OF CHEMICAL CLEANING INSTRUCTIONS AND BASED ON SITE MOCK-UP RESULTS.
- SEE ALSO GENERAL NOTES 8, 9, & 10

M11 CLEANING EFFLORESCENCE ON BRICKS AND/OR STONES:

- USE POULTICE
- FOR PURPOSE OF TENDER, ALLOW FOR A SECOND APPLICATION IN 25% OF THE TOTAL AREA TO BE CLEANED (ISOLATED AREAS)
- RINSE THE ENTIRE AREA WITH WATER THOROUGHLY. PRESSURE AND WATER FLOW PER MANUFACTURER'S OF POULTICE CLEANING INSTRUCTIONS.

M12 CLEANING METAL STAINING ON BRICKS, STONES AND/OR CAST-STONES:

- USE POULTICE PER MANUFACTURER'S INSTRUCTIONS. LEAVE IT ON STAIN AS LONG AS PREVIOUS MOCK-UP HAD DETERMINED, TO DRAW THE STAIN OUT OF THE MASONRY
- AFTER THE STAIN IS REMOVED, RINSE W/ WATER THOROUGHLY
- SEE ALSO GENERAL NOTES 8, 9 & 10

M13 CLEANING BIRD DROPPING ON BRICKS AND/OR STONE:

- SCRAPE WITH PLASTIC SCRAPERS
- APPLY DISINFECTANT
- FINAL CLEANING

M14 REMOVE VINES FROM WALLS

M15 REPRODUCE DECORATIVE BRICKWORK PATTERN AND CORNICE

M16 FILL GAP WITH SUITABLE MORTAR. SEE ALSO RESTORATION NOTE R3

M17 DOCUMENT AND CAREFULLY PANELIZE WALL PORTIONS AS INDICATED ON THE DRAWING. REFER TO STRUCTURAL ENGINEERING DOCUMENTS FOR DETAILS AND PROCEDURES.

M17A DOCUMENT AND CAREFULLY DISMANTLE EXISTING PORTION OF BRICK WALL AND PARAPET. SALVAGE BRICKS, STONE SILLS AND LINTELS. STORE AND CLEAN FOR RE-USE. REBUILD THE WALL AND PARAPETS CORRECTING SLOPE (GRADUALLY). REPRODUCE DISMANTLED ORIGINAL BRICK WORK

M18 REMOVE SILL AND INSTALL SALVAGED STONE SILL OR NEW STONE SILL TO MATCH ADJACENT SILLS IN GOOD CONDITION.

M18A SALVAGE EXISTING SILL/LINTEL FOR RE-USE DURING MASONRY RESTORATION WORK

M19 PROVIDE NEW OPENING FOR NEW WINDOWS AND/OR DOORS. SEE PRIME CONSULTANT DRAWINGS AND SCHEDULE FOR DETAILS

ROOF AND DRAINAGE SYSTEM

R1 REPLACE METAL FLASHING AT ALL PARAPETS (TYP.)

R2 REPLACE AND/OR PROVIDE NEW METAL FLASHING

R3 PROVIDE NEW SEALANT @ INTERFACE WITH MASONRY WALL

R4 REMOVE AND DISPOSE EXISTING METAL FLASHING

R5 RESET EXIST FLASHING. REGLET INTO MORTAR JOINT. SEE DETAIL 07/AH1.2

WOOD

WD1 REPAIR SURFACE: REMOVE LOOSE PAINT, SET PROUD FASTENER, SAND, REMOVE DEBRIS AND PREPARE SURFACE PRIOR OF APPLYING NEW PAINT. COLOUR T.B.D. BY CONSULTANT ON SITE.

WD2 WOOD REPAIR. PROFILE TO MATCH EXISTING, UNLESS OTHERWISE NOTED. CONDITION OF EXISTING WOOD T.B.D ON SITE W/ CONSULTANT. FOR PURPOSE OF TENDER, ALLOW FOR FOLLOWING WOOD CONDITIONS:

CONDITION #1: ROTTED WOOD

- CUT OUT 50mm BEYOND ROT PORTION
- SPLICE NEW WOOD
- FILL GAP BETWEEN NEW AND EXISTING WOOD WITH WOOD FILLER AND SAND UNTIL SURFACE IS SMOOTH
- PAINT. COLOUR T.B.D. ON SITE BY CONSULTANT

CONDITION #2: DAMAGED WOOD (WEATHERED, SOFT AND/OR PUNKY)

- CONSOLIDATE WOOD WITH EPOXY
- SAND UNTIL SURFACE IS SMOOTH
- PAINT. COLOUR T.B.D. ON SITE BY CONSULTANT

IF CONDITION IS NOT SPECIFIED ON DRAWINGS, ALLOW FOR A COMBINATION OF BOTH CONDITIONS (CONDITION #1=30% AND CONDITION #2=70% OF THE TOTAL AREA TO BE REPAIRED).

WD3 REPRODUCE MISSING AND/OR DAMAGED WOOD FINISH ELEMENT (MOULDING, TRIM, CASING, ETC.). PROFILE TO MATCH EXISTING SURROUNDING

WD4 REMOVE MISCELLANEOUS ITEMS IN WOOD AND FILL. FOR SMALL HOLES USE AN APPROPRIATE EXTERIOR GRADE FILLER. FOR LARGE HOLES USE A WOOD DUTCHMAN. FINISH WITH PAINT, COLOUR TO MATCH ORIGINAL.

WD5 REPAIR AND/OR REPLACE WOODEN LOOKOUT PIECES. FOR PURPOSE OF TENDER ALLOW FOR 25% OF EXISTING PIECES TO BE REPAIRED AND/OR REPLACED

WD6 DOCUMENT, DISMANTLE AND REUSE WOODEN LOOKOUT PIECES, SUPPORTING EXISTING METAL CORNICE. FOR REPAIRS SEE RESTORATION NOTE WD5 SEE

WINDOWS AND DOORS

W1 INSTALL NEW WINDOW IN EXISTING OPENING. C/W NEW SEALANT

W2 DISMANTLE EXISTING WOOD WINDOWS, STORE AND RESTORE FOR REUSE.

W3 REMOVE AND DISPOSE EXISTING WINDOW, DOOR AND ASSOCIATED BLOCKING.

D1 REMOVE EXISTING DOOR. INSTALL NEW DOOR PER PRIME CONSULTANT DOOR SCHEDULE

METAL WORK

MT1 REPAIR AND MAKE GOOD METAL FINISHES. REMOVE PAINT, SAND AND MAKE GOOD ALL SURFACES PRIOR OF APPLYING NEW PAINT. PAINT COLOUR T.B.D. ON SITE BY CONSULTANT

MT2 REPAIR HOLES: HOLES ≤ 50mm TO BE PATCHED WITH PUTTY. HOLES ≥50mm TO BE REPAIRED WITH METAL MATERIAL OR SIMILAR TO MATCH

MT3 PROVIDE NEW METAL COMPONENT OF SAME TYPE, GAUGE AND PROFILE WHERE MISSING

MT4 REMOVE AND REPLACE DAMAGED METAL COMPONENTS

MT5 PROVIDE NEW METAL CORNICE. SEE DRAWING AH1.4 AND AH1.5 FOR DETAILS

MT6 CLEAN BIRD DROPPINGS FROM METAL CORNICE

GENERAL

G1 DISMANTLE AND DOCUMENT EXISTING STOREFRONTS (INCLUDING SIGNAGE, GLAZING, FLASHINGS AND OTHER NON HERITAGE ELEMENTS). EXPOSE UNDERLYING STRUCTURE AND NOTIFY HERITAGE CONSULTANT AND STRUCTURAL ENGINEER ONCE COMPLETED. SEE AH1.4 AND AH1.5 FOR PROPOSED STOREFRONT DESIGN. SEE STRUCTURAL DRAWINGS FOR PRELIMINARY STRUCTURAL SUPPORT.

G2 RESERVED

G3 PROVIDE NEW STOREFRONT. SEE DRAWINGS AH1.4 & AH1.5 FOR DETAILS

G4 REMOVE AND DISPOSE OF EXISTING METAL FENCE. REPAIR ADJACENT MATERIALS. REFER TO NOTE M5, M2 AND WD4

G5 REMOVE EXISTING LIGHTS. REPAIR ADJACENT MATERIALS. REFER TO NOTE M2 AND M5

LEGEND

- DAMAGED AREA TO BE REPAIRED
- LETTER-# RESTORATION NOTE
- EXISTING CRACK. SEE RESTORATION NOTE M6. FOR PURPOSE OF TENDER CONSIDER ALSO 4 BRICKS TO BE REPLACED (RESTORATION NOTE M2) PER CRACK. UNLESS STATED OTHERWISE.
- SOILED AREA TO BE CLEANED. SEE ALSO RESTORATION NOTE M10
- NEW OPENING IN MASONRY (FOR WINDOWS, DOORS AND/OR MECHANICAL VENT). SEE NOTE M19. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS.
- XX% DAMAGED MORTAR JOINTS TO BE REPAIRED PERCENTAGE SHOWN ON DRAWING. SEE NOTE M1
- INFILL OPENING. SEE NOTE M4

GENERAL NOTES:

1. HERITAGE CONSULTANT IS GBCA ARCHITECTS
2. ALL WORK TO BE EXECUTED AS NOTED IN THE SPECIFICATIONS
3. ALL WORK TO BE OF HIGHEST WORKMANSHIP STANDARDS
4. VERIFY ALL CONDITIONS IN THE FIELD AND NOTIFY CONSULTANT IMMEDIATELY OF ANY DISCREPANCY BETWEEN DRAWINGS AND EXISTING CONDITIONS
5. CONTRACTOR IS RESPONSIBLE FOR DISPOSAL OF ALL DEMOLISHED MATERIAL EXCEPT WHERE NOTED OTHERWISE
6. FIXING SCAFFOLDING, TEMPORARY BARRIERS AND/OR HOARDING INTO HERITAGE MATERIALS (BRICK, STONE, ETC.) SHALL NOT BE PERMITTED. ANCHOR ONLY INTO JOINT MORTAR
7. PROTECT EXISTING HERITAGE FEATURES (BRICKS, STONE, ETC.) FROM DAMAGE AND REPAIR ANY DAMAGE TO AS FOUND OR BETTER CONDITION
8. MASONRY CLEANING (POULTICING, BIOLOGICAL GROWTH, STAINS AND EFFLORESCENCE) INCLUDES ALL WINDOW AND DOOR RETURNS
9. MAKE TEST PATCHES (MOCK-UP) AND CONSULT W/CONSULTANT TO SELECT THE MOST SUITABLE CLEANING METHOD IN EACH CASE (BRICK, STONE, STAIN AND/OR EFFLORESCES. ETC.)
10. THE LEVEL OF CLEANLINESS AND/OR ALTERNATE METHOD IN EACH CASE, TO BE DETERMINED BY ARCHITECT ON SITE

DRAWING LIST

by:

date :

DATE	NO.	DESCRIPTION
2019.11.07	1	ISSUED FOR CONSERVATION PLAN
2021.04.01	2	ISSUED FOR REVISED CONSERVATION PLAN

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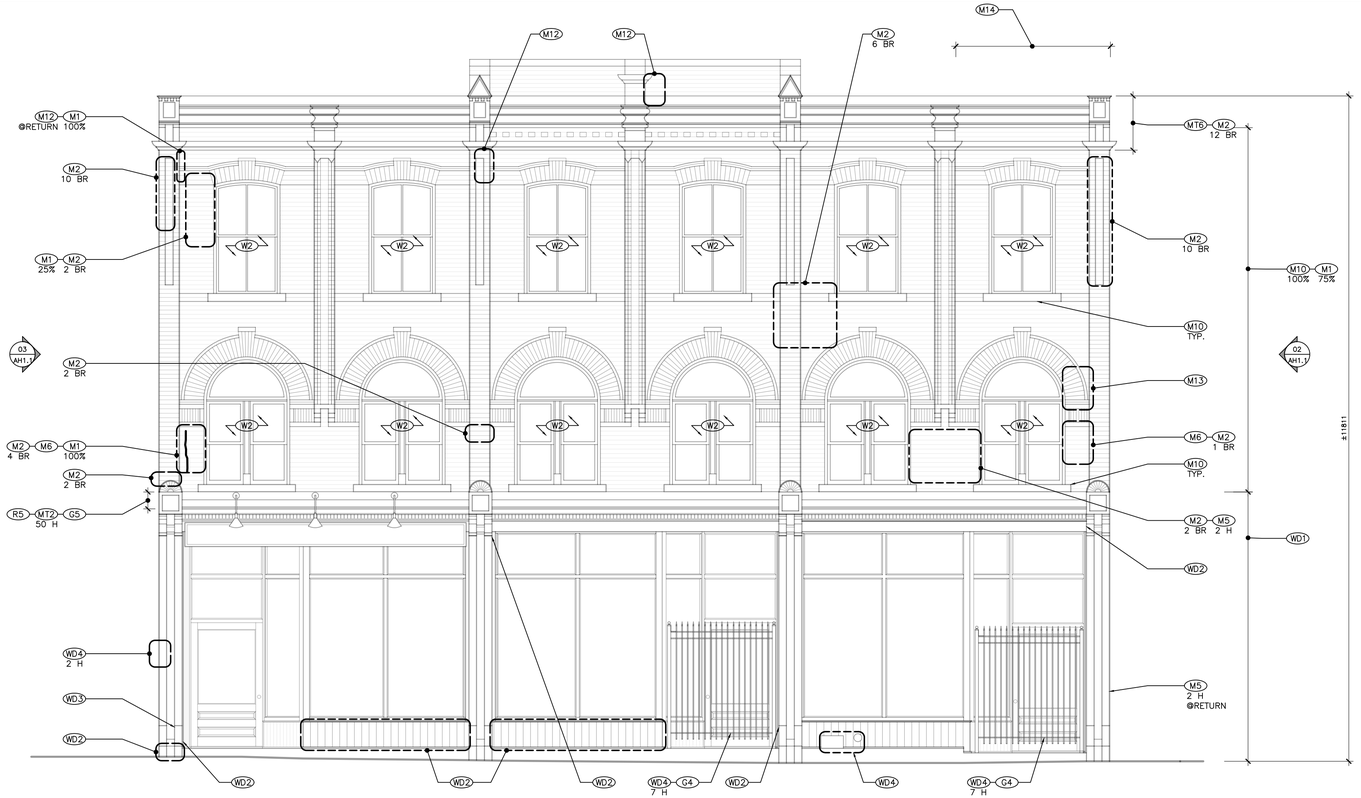
PROJECT:
8 ELM STREET
8 Elm Street and 348-354 Yonge Street
Toronto, Ontario

FOR:
8 ELM PARK PROPERTIES INC.
50 Confederation Parkway
Concord, Ontario

PROJECT NO.:	SCALE:
19002	**AS NOTED**
DRAWN BY:	REVIEWED BY:
JP	**CAM**

TITLE: Cover, Drawing List & Restoration Notes

DRAWING NO. AH0.1



01 ELM STREET CONDITION ASSEMENT (8 ELM)
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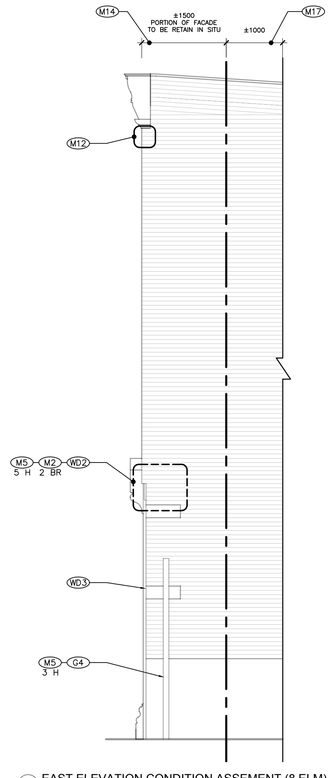

02 EAST ELEVATION CONDITION ASSEMENT (8 ELM)
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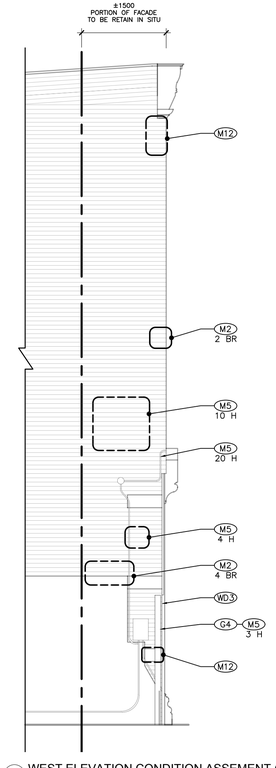

03 WEST ELEVATION CONDITION ASSEMENT (8 ELM)
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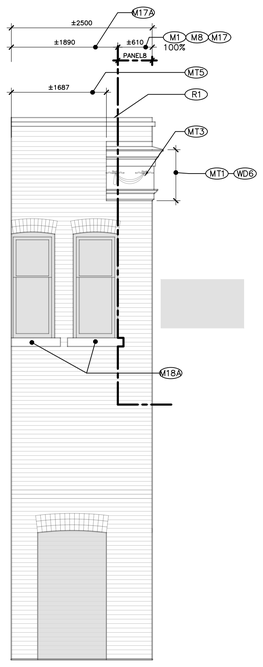

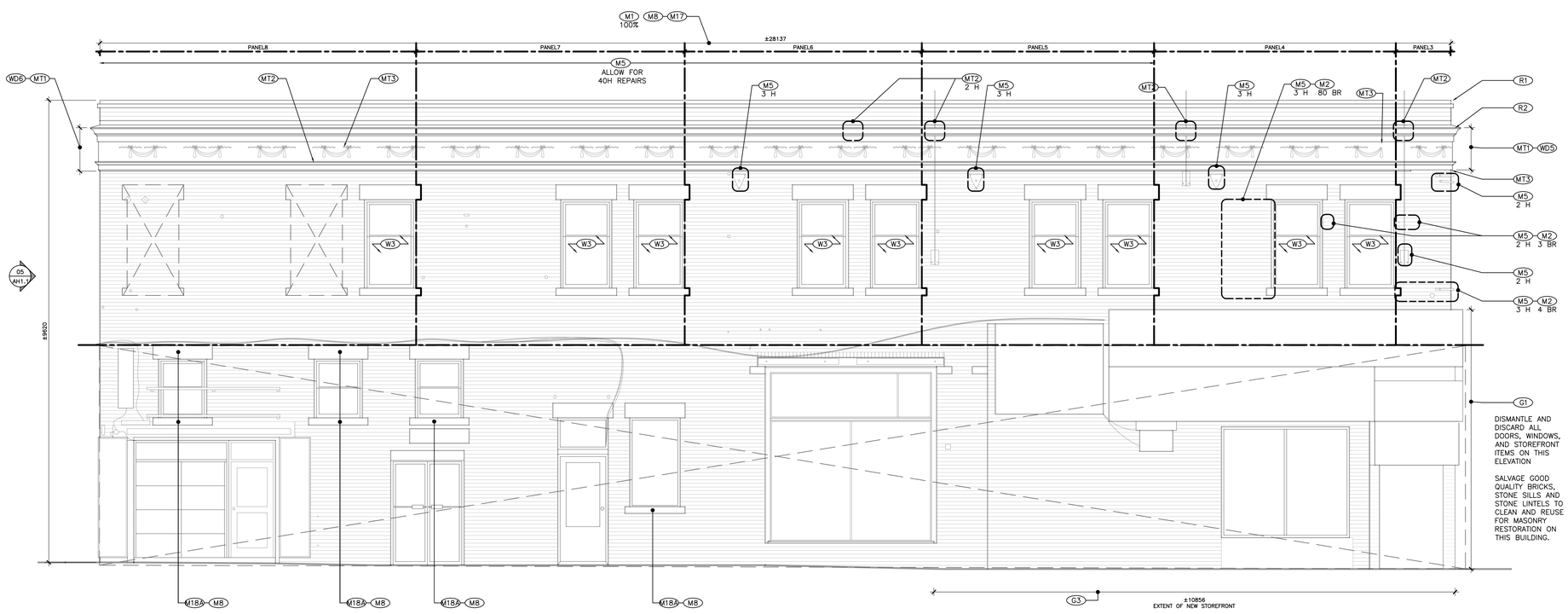

05 WEST ELEVATION CONDITION ASSEMENT (348-350 YONGE)
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04 ELM STREET CONDITION ASSEMENT (348-350 YONGE)
SCALE: 1:50

DATE	NO.	DESCRIPTION
2019.11.07	1	ISSUED FOR CONSERVATION PLAN
2021.04.01	2	ISSUED FOR REVISED CONSERVATION PLAN

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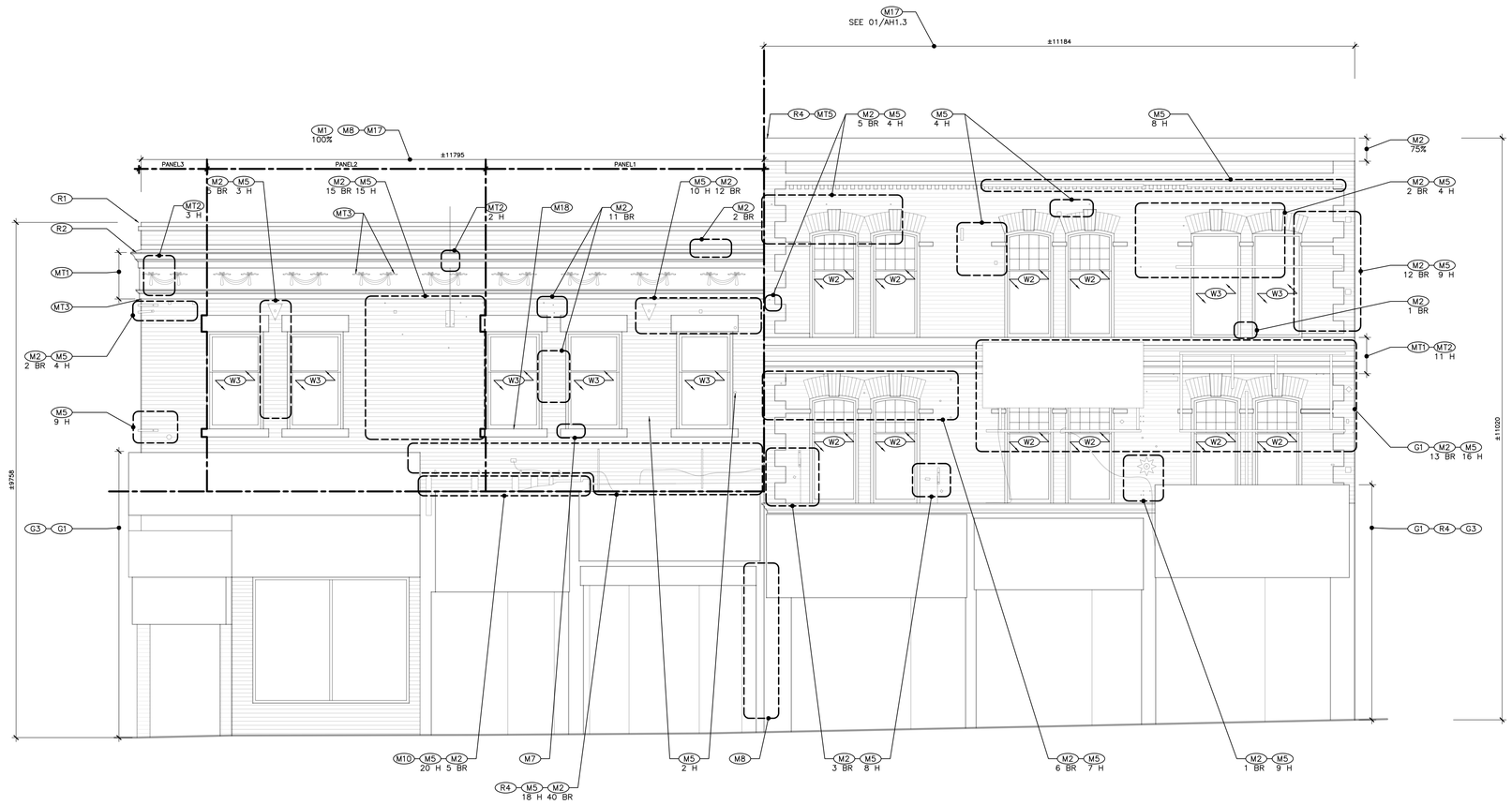
PROJECT:
8 ELM STREET
8 Elm Street and 348-354 Yonge Street
Toronto, Ontario

FOR:
8 ELM PARK PROPERTIES INC.
50 Confederation Parkway
Concord, Ontario

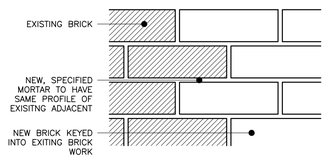
PROJECT NO.:	SCALE:
19002	**AS NOTED**
DRAWN BY:	REVIEWED BY:
JP	**CAM**

TITLE:
Elm Street Elevation Repairs

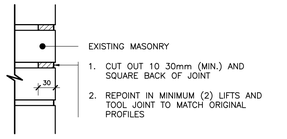
DRAWING NO.
AH1.1



01 YONGE STREET CONDITION ASSEMENT
SCALE: 1:5



02 NEW BRICK KEYED INTO EXISTING (TYP.)
SCALE: 1:5



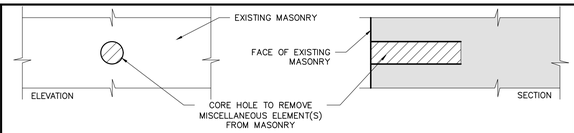
1. CUT OUT 10 30mm (MIN.) AND SQUARE BACK OF JOINT
2. REPOINT IN MINIMUM (2) LIFTS AND TOOL JOINT TO MATCH ORIGINAL PROFILES

NOTE:

CUT OUT DEFECTIVE JOINTS BY HAND WHERE POSSIBLE. WHERE JOINTS ARE THIN, USE SAW BLADE ON HORIZONTAL JOINTS ONLY. ENSURE THAT EDGES (ARRISES) OF BRICKS ARE NOT DAMAGED IN CUT OUT OPERATION.

MORTAR JOINTS ARE DEFECTIVE WHERE THEY ARE SPALLED, MISSING, CRACKED, OR HAVE PREVIOUSLY BEEN POINTED IN CEMENT–BASED MASONRY MORTARS.

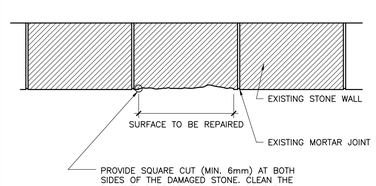
03 RE-POINT JOINTS DETAIL (TYP.)
SCALE: 1:5



REPAIR NOTES:

1. REPAIR HOLES ON STONE:
   - FOR REPAIR HOLES UP TO 75 mm (3") CORE HOLE, PROVIDE STONE DOWEL DUTCHMAN BEADED ONTO MORTAR TO FIT.
2. REPAIR HOLES ON BRICKS:
   - FOR REPAIR HOLES UP TO 25 mm (1") CORE HOLE, FILL WITH SUITABLE MORTAR (JAHN OR APPROVED EQUAL). COLOUR TO MATCH EXISTING SURROUNDING BRICKS

04 MISCELLANEOUS REMOVAL AND REPAIR DETAIL
SCALE: 1:5



05 STONE REPAIR DETAIL (TYP.)
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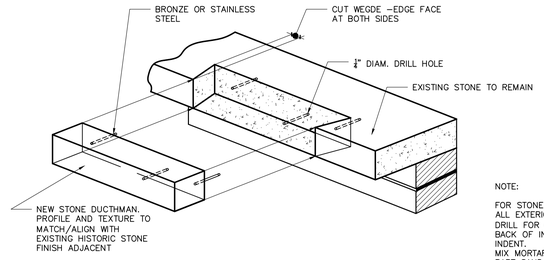
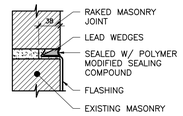


NOTE:

FOR STONE DUCTHMAN, CUT OUT DAMAGED STONE, SQUARE ALL EXTERIOR FACES AND WEDGE–EDGE AT INTERIOR FACES. DRILL FOR 6mm (1/4") BRONZE OR STAINLESS PINS INTO BACK OF INDENT PIECE, MARK AND DRILL HOLES TO RECEIVE INDENT.
MIX MORTAR AT RATE OF 1 PART HYDRAULIC LIME AND 1 PART SAND TO ACT AS A SETTING BED AND INSTALL USING EPOXY TO SET PINS INTO STONES.

06 STONE DUTCHMAN REPAIR DETAIL (TYP.)
SCALE: 1:5



07 REGLET DETAIL (TYP.)
SCALE: 1:5

DATE	NO.	DESCRIPTION
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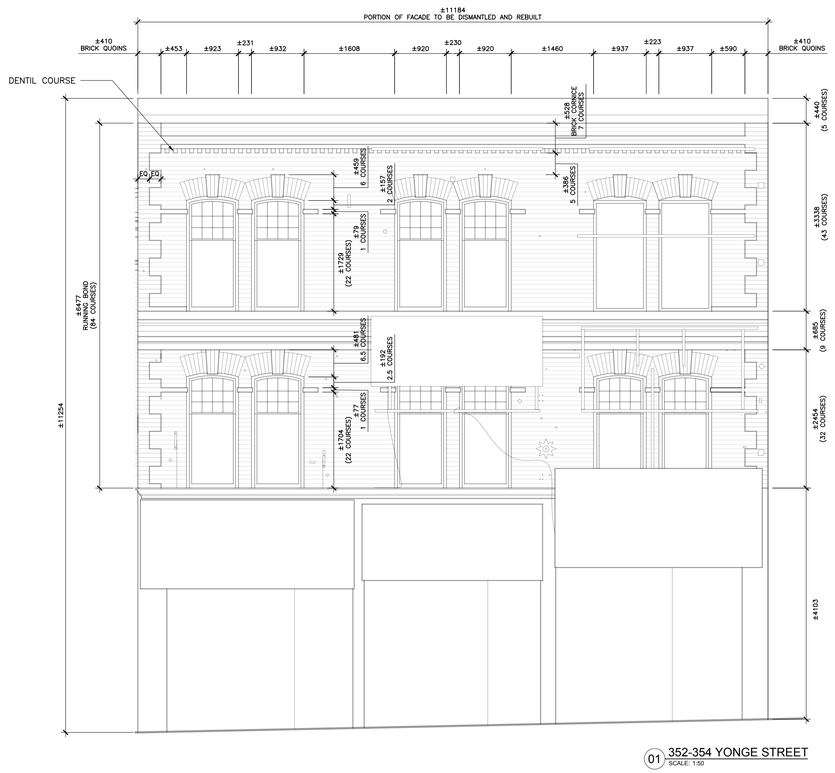
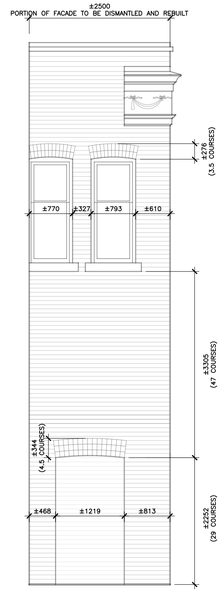
PROJECT NO.:	SCALE:
19002	**AS NOTED**
DRAWN BY:	REVIEWED BY:
JP	**CAM**

TITLE: Yonge Street Elevation Repair & Standard Details

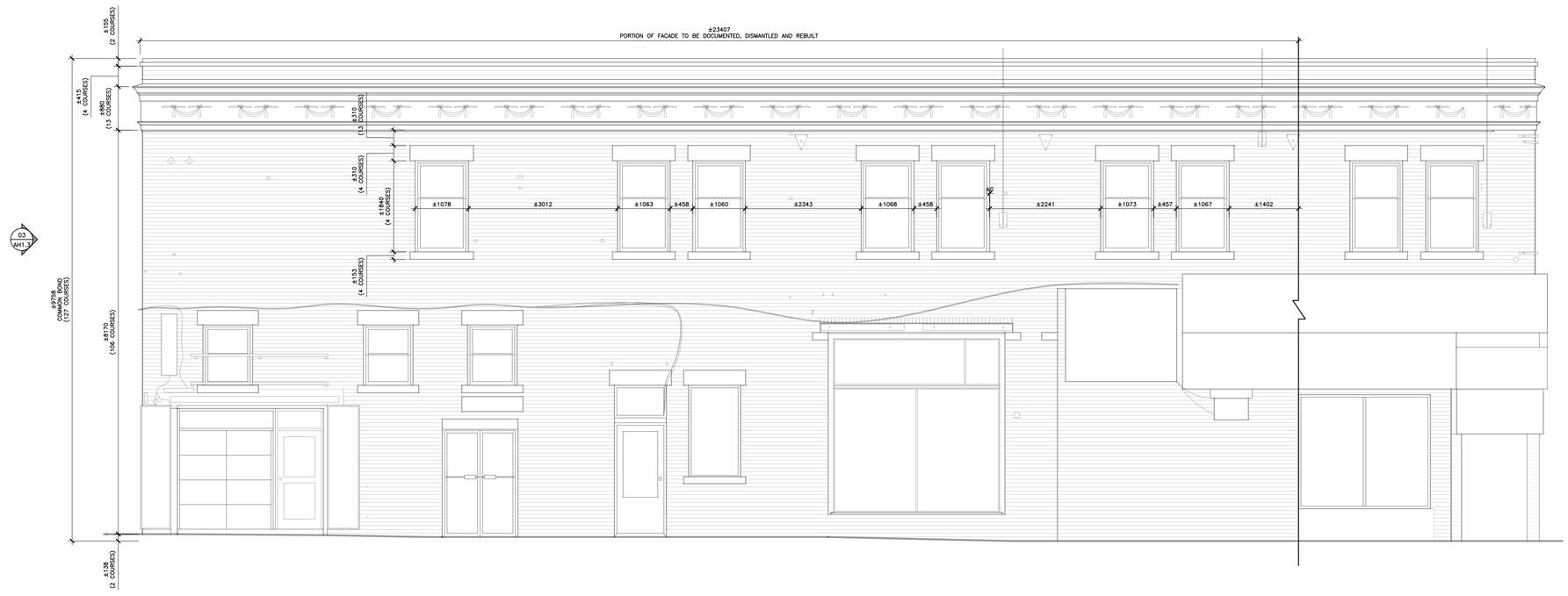
DRAWING NO.: AH1.2



01 352-354 YONGE STREET
SCALE: 1:50



03 348-350 YONGE STREET (WEST ELEVATION)
SCALE: 1:50



02 348-350 YONGE STREET (ELM STREET ELEVATION)
SCALE: 1:50

Contractor must verify all dimensions and be responsible for same. Report any discrepancies to the Architect and await further instruction before commencing work.

Do not scale drawings.

All drawings are the property of Goldsmith Borgal & Co. Ltd. Architects and must be returned upon request.

This drawing is not to be used for construction purposes unless counter signed.

by:

date :

DATE	NO.	DESCRIPTION
2019.11.07	1	ISSUED FOR CONSERVATION PLAN
2021.04.01	2	ISSUED FOR REVISED CONSERVATION PLAN

GENERAL NOTE:

1. LEVELS ARE APPROXIMATE, COORDINATE W/ ARCH DWG
2. HERITAGE CONTRACTOR TO DOCUMENT ALL ELEMENTS ALONG THE FACADE, BEFORE DISMANTLING. THIS INCLUDES, BUT NOT LIMITED TO WINDOW SILLS, BRICK ARCHES, WINDOW OPENINGS AND BRICK COURSE PATTERN.

DRAFT

GBCA
Goldsmith Borgal & Company Ltd., Architects
362 Davenport Rd. Suite 100 . Toronto ON . M5R 1K6
T 416.929.6556 F 416.929.4745 www.gbca.ca

PROJECT:
8 ELM STREET
8 Elm Street and 348-354 Yonge Street
Toronto, Ontario

FOR:
8 ELM PARK PROPERTIES INC.
50 Confederation Parkway
Concord, Ontario

PROJECT NO.:	SCALE:
19002	**AS NOTED**
DRAWN BY:	REVIEWED BY:
JP	**CAM**

TITLE: Dismantled Elevation Documentation

DRAWING NO. AH1.3

01 ELM STREET PROPOSED ELEVATION (8 ELM)
SCALE: 1:50

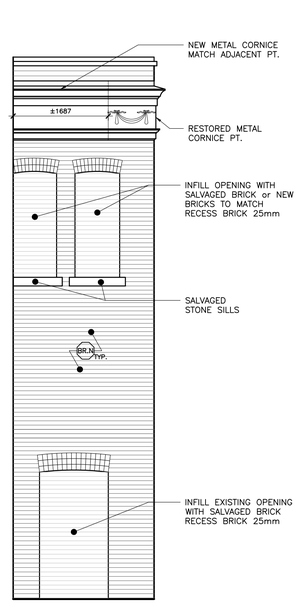
DATE	NO.	DESCRIPTION
2019.11.07	1	ISSUED FOR CONSERVATION PLAN
2021.04.01	2	ISSUED FOR REVISED CONSERVATION PLAN

GENERAL STOREFRONT NOTES

1. CHANGES TO STOREFRONT DESIGN MAY OCCUR AND MEASUREMENTS TO SUIT NEW FINDINGS MAY REQUIRE REVISIONS AFTER EXISTING STOREFRONT REMOVAL.
2. EXISTING SHOPFRONT BEAMS HAVE NOT BEEN ASSESSED. BEAMS TO BE UNCOVERED AND HERITAGE CONSULTANT TO BE CALLED ON SITE WITH STRUCTURAL ENGINEER.
3. FOR PURPOSES OF TENDER, ALLOW FOR ALL EXISTING SHOPFRONT BEAMS TO BE REMOVED AND REPLACED.

NEW MATERIALS LEGEND

- WD — WOOD, PT
- MT — METAL, ALUMINUM
- BR.N — BRICK MASONRY (NEW TO MATCH EXISTING)
- BR.S — BRICK MASONRY (SALVAGED)
- GR — GRANITE
- GL — GLAZING



03 WEST PROPOSED ELEVATION (348-350 YONGE)
SCALE: 1:50

02 ELM STREET PROPOSED ELEVATION (348-350 YONGE)
SCALE: 1:50

DRAFT

GBCA
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T 416.929.6556 F 416.929.4745 www.gbca.ca

PROJECT:
8 ELM STREET
8 Elm Street and 348-354 Yonge Street
Toronto, Ontario

FOR:
8 ELM PARK PROPERTIES INC.
50 Confederation Parkway
Concord, Ontario

PROJECT NO.:	SCALE:
19002	**AS NOTED**
DRAWN BY:	REVIEWED BY:
JP	**CAM**

TITLE: Proposed Elevation Elm Street

DRAWING NO. AH1.4

01 YONGE STREET PROPOSED ELEVATION
SCALE: 1:50

by:

date :

DATE	NO.	DESCRIPTION
2019.11.07	1	ISSUED FOR CONSERVATION PLAN
2021.04.01	2	ISSUED FOR REVISED CONSERVATION PLAN

GENERAL STOREFRONT NOTES

1. CHANGES TO STOREFRONT DESIGN MAY OCCUR AND MEASUREMENTS TO SUIT. NEW FINDINGS MAY REQUIRE REVISIONS AFTER EXISTING STOREFRONT REMOVAL.
2. EXISTING SHOPFRONT BEAMS HAVE NOT BEEN ASSESSED. BEAMS TO BE UNCOVERED AND HERITAGE CONSULTANT TO BE CALLED ON SITE WITH STRUCTURAL ENGINEER.
3. FOR PURPOSES OF TENDER, ALLOW FOR ALL EXISTING SHOPFRONT BEAMS TO BE REMOVED AND REPLACED.

NEW MATERIALS LEGEND

- WD — WOOD, PT
- MT — METAL, ALUMINUM
- BR.N — BRICK MASONRY (NEW TO MATCH EXISTING)
- BR.S — BRICK MASONRY (SALVAGED)
- GR — GRANITE
- GL — GLAZING

DRAFT

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Goldsmith Borgal & Company Ltd., Architects
362 Davenport Rd. Suite 100 . Toronto ON . M5R 1K6
T 416.929.6556 F 416.929.4745 www.gbca.ca

PROJECT:

8 ELM STREET

8 Elm Street and 348-354 Yonge Street
Toronto, Ontario

FOR:

8 ELM PARK PROPERTIES INC.

50 Confederation Parkway
Concord, Ontario

PROJECT NO.:	SCALE:
19002	**AS NOTED**
DRAWN BY:	REVIEWED BY:
JP	**CAM**

TITLE: Proposed Elevation Yonge Street

DRAWING NO. AH1.5

APPENDIX II
Select Architectural Drawings
by IBI Group Architects

ARCHITECTURE DRAWING LIST

A00	COVER	
A01	CONTEXT +STATS	1:1500
A02	SITE PLAN	1:200
A03	P1 PARKING LEVEL PLAN	1:200
A03a	P2 PARKING LEVEL PLAN	1:200
A03b	P3 PARKING LEVEL PLAN	1:200
A03c	P4 LEVEL PLAN	1:200
A04	GROUND FLOOR PLAN	1:200
A05	2ND FLOOR PLAN	1:200
A06	3RD FLOOR PLAN	1:200
A07	4TH FLOOR PLAN	1:200
A08	5TH FLOOR PLAN	1:200
A09	6TH FLOOR PLAN	1:200
A10	7TH FLOOR PLAN	1:200
A11	8TH FLOOR PLAN	1:200
A11b	9TH FLOOR PLAN	1:200
A11c	10TH FLOOR PLAN	1:200
A11d	11TH FLOOR PLAN	1:200
A11e	12TH FLOOR PLAN	1:200
A11f	13TH FLOOR PLAN	1:200
A11g	14TH FLOOR PLAN	1:200
A11h	15TH FLOOR PLAN	1:200
A12	16TH LOWER TYP. TOWER FLOOR PLAN	1:200
A13	39TH UPPER TYP. TOWER FLOOR PLAN	1:200
A14	56TH UPPER TOWER FLOOR PLAN	1:200
A15	60TH UPPER TOWER FLOOR PLAN	1:200
A16	SOUTH ELEVATION	1:500
A16a	WEST ELEVATION	1:500
A17	NORTH ELEVATION	1:500
A17a	EAST ELEVATION	1:500
A18	BUILDING SECTION	1:500
A19	BUILDING SECTION	1:500

ISSUE

No.	DATE	DESCRIPTION
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REVISIONS

No.	DATE	DESCRIPTION

DRAWING STATUS

STATUS APPROVAL

DATE

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DRAWINGS ARE NOT TO BE SCALED.

8 ELM ST. & 348-356
YONGE STREET
Toronto, ON

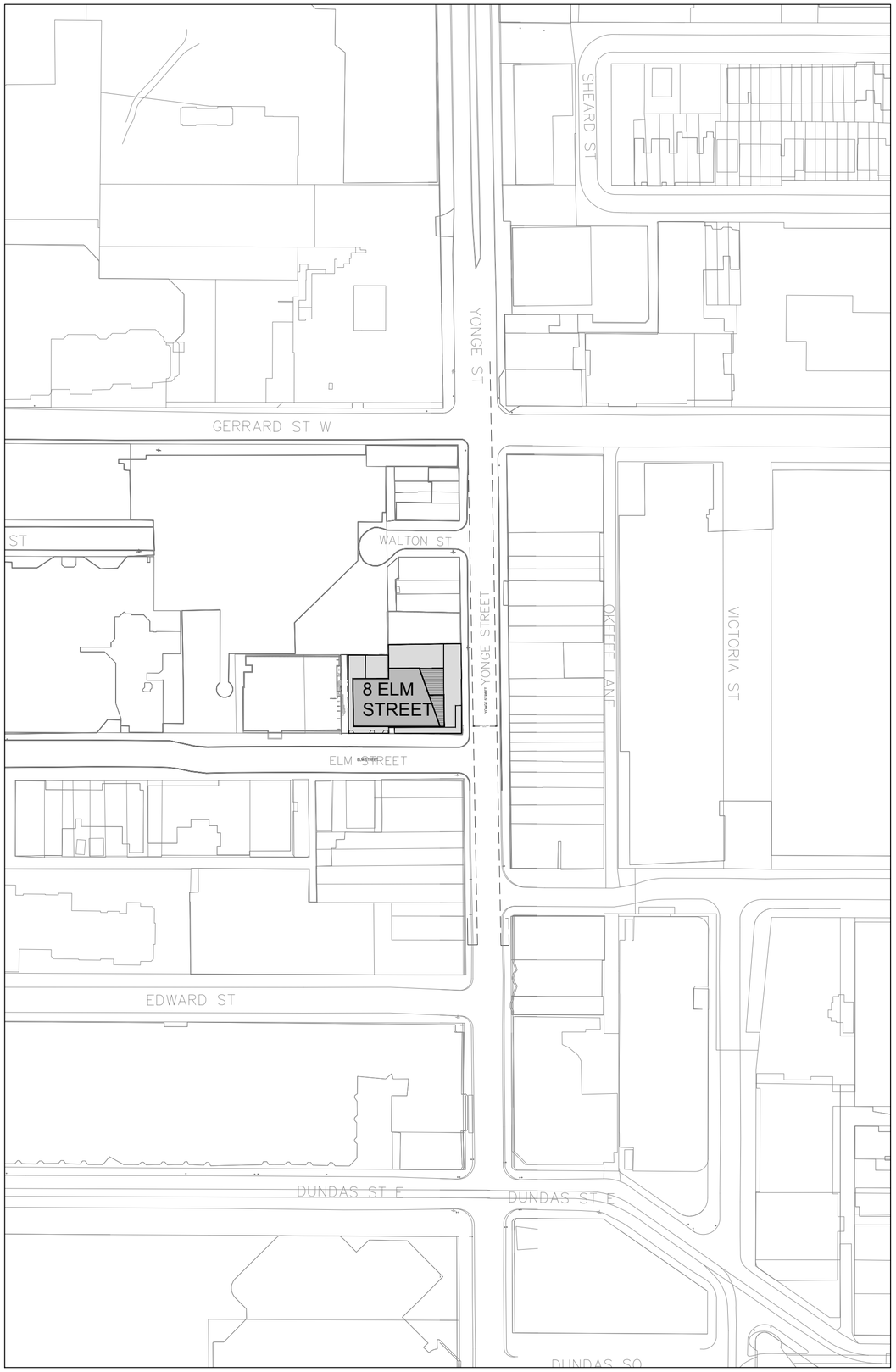
DRAWING TITLE

DRAWN BY	DATE	SCALE	CHECKED BY
	JULY 2,2019		

IBI

SEAL

JOB No.	DWG. No.
100952	A00



CONTEXT PLAN

8 Elm St. & 348-356 Yonge Street, Toronto, Ontario
Proposed Residential Building

Site Area:
8 Elm & 348 Yonge St. - 1,355.3m2
356 Yonge Street - 444.5m2
TOTAL - 1,799.8 m² (19,372 ft²)

Top of Last Residential Floor = 215m
** MPH = 3.2m ABOVE 215m*

Lot Frontage:

Yonge St: 37.7 m
Elm St: 50.4 m

ZBL 438-86

Retail:
8 Elm & 348 Yonge St - 671.3m2
356 Yonge St - 553.1m2
TOTAL = 1,224.4 m² (**13,179 ft²**)

Office:
8 Elm & 348 Yonge St - 0m2
356 Yonge St - 945.6 m² (10,177 ft²)
TOTAL = 945.6 m² (**10,177 ft²**)

Community Space:
8 Elm & 348 Yonge St - 471.4 m2 **(5,074 ft²)**

Residential:
8 Elm & 348 Yonge St - 49,397.1m2
356 Yonge St - 748m2
TOTAL = 50,145.1 m² **(539,757 ft²)**

Total Zoning GFA on Site: 52,785.8m² **(568,181 ft²)**

F.S.I (8 Elm/348 Yonge St & 356 Yonge St) : **29.32**

ZBL 569-2013

Retail:
8 Elm & 348 Yonge St - 671.3m2
356 Yonge St - 553.1m2
TOTAL = 1,224.4 m² (**13,179 ft²**)

Office:
8 Elm & 348 Yonge St - 0m2
356 Yonge St - 945.6 m² (10,177 ft²)
TOTAL = 945.6 m² (**10,177 ft²**)

Community Space:
8 Elm & 348 Yonge St - 471.4 m2 **(5,074 ft²)**

Residential:
8 Elm & 348 Yonge St - 50,806.7m2
356 Yonge St - 748m2
TOTAL = 51,554.77 m² **(554,930 ft²)**

Total Zoning GFA on Site: 54,196.17 m² **(583,362 ft²)**

F.S.I (8 Elm/348 Yonge St & 356 Yonge St) : **30.11**

Unit Count:
8 Elm & 348 Yonge St - 662 units
356 Yonge St - 5 Units
TOTAL UNITS = 667

8 Elm & 348 - 356 Yonge St Unit Mix:

B.:	35	5.25%
1BR & 1+D:	366	54.87%
2BR:	199	29.84% (Including 5 2BR units on 356 Yonge St.)
3BR:	67	10.04%

8 Elm & 348 Yonge Amenity Provided:
Indoor Amenity = 1,324.2 m² (14,253 ft²)
Outdoor Amenity = 677 m² (7,287 ft²)

356 Yonge St. Amenity Provided:
Indoor Amenity = 10m2 (107.6 ft2)
Outdoor Amenity = 0m2

Loading Provided:

At Grade - Type 'G' -1
At Grade - Type 'C' - 1

Bicycle Req:

8 Elm & 348 Yonge St. -

*Residential long-term bicycle parking:*0.9 x 657 units = **592** bicycle parking spots
*Residential short-term bicycle parking:*0.1 x 657 units = **66** bicycle parking spots

*Retail long-term bicycle parking:*0.2 per 100 SQM of office GFA (671.3m2) = **2** bicycle parking spots
*Retail short-term bicycle parking:*3 + 0.3 per 100 SQM of retail GFA (671.3m2) = 5 bicycle parking spots

*Office long-term bicycle parking:*0.2 per 100 SQM of office GFA (945.6) = 2 bicycle parking spots
*Office short-term bicycle parking:*3 + 0.2 per 100 SQM of office GFA (945.6) = **5** bicycle parking spots

Total long-term req.:**596**
Total short-term req.:**76**

Total bicycles req: 672

8 Elm & 348 Yonge St. Bicycle Provided:

Total long-term (res. + office + retail) provided.: **634**
Total short-term (res. visitors + office + retail) prov.: **80**
Total bicycles provided: 714

356 Yonge St. -

*Residential long-term bicycle parking:*0.9 x 10units = **9** bicycle parking spots
*Residential short-term bicycle parking:*0.1 x 12 units = **1** bicycle parking spots

*Retail long-term bicycle parking:*0.2 per 100 SQM of retail GFA (553.1m2) = **1** bicycle parking spots
*Retail short-term bicycle parking:*3 + 0.3 per 100 SQM of retail GFA (553.1m2) = 5 bicycle parking spots

Total long-term req.:**10**
Total short-term req.:**6**
Total bicycles req: 16
Total bicycles provided: 16

8 Elm & 348 Yonge St. Parking Required/Provided:

37 Parking spaces @ P1 level
37 Parking spaces @ P2 level
26 Parking spaces @ P3 level

TOTAL PROVIDED: **100 SPACES**

ISSUE

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REVISIONS

DRAWING STATUS
STATUS APPROVAL
DATE

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DRAWINGS ARE NOT TO BE SCALED.

8 ELM ST. & 348-356 YONGE STREET
Toronto, ON

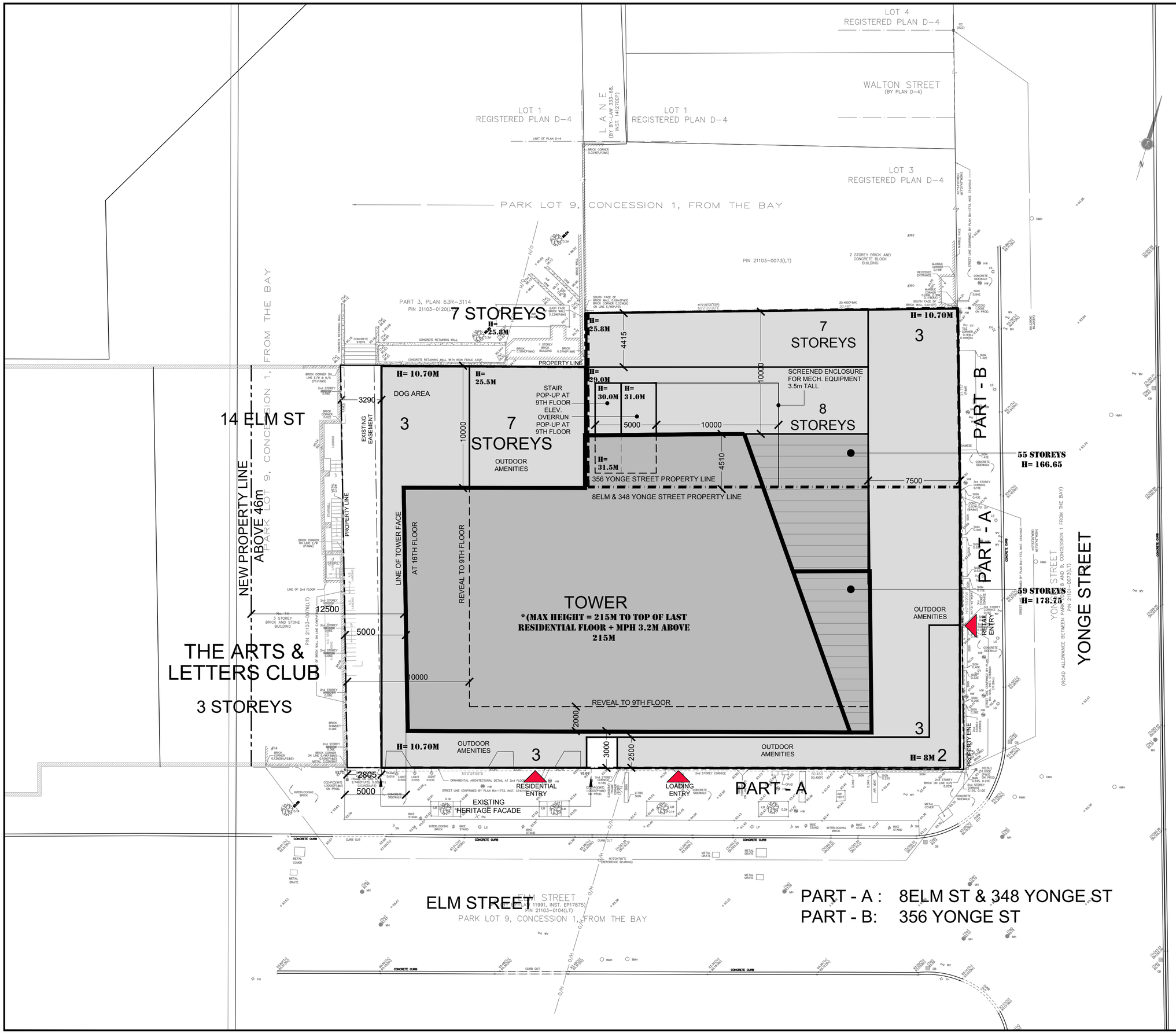
DRAWING TITLE
CONTEXT PLAN + BUILDING STATS

DRAWN BY	DATE	SCALE	CHECKED BY
	JULY 2,2019	1:1500	

IBI

SEAL

JOB No.	DWG. No.
100952	A01



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8 ELM ST. & 348-356 YONGE STREET
Toronto, ON

DRAWING TITLE

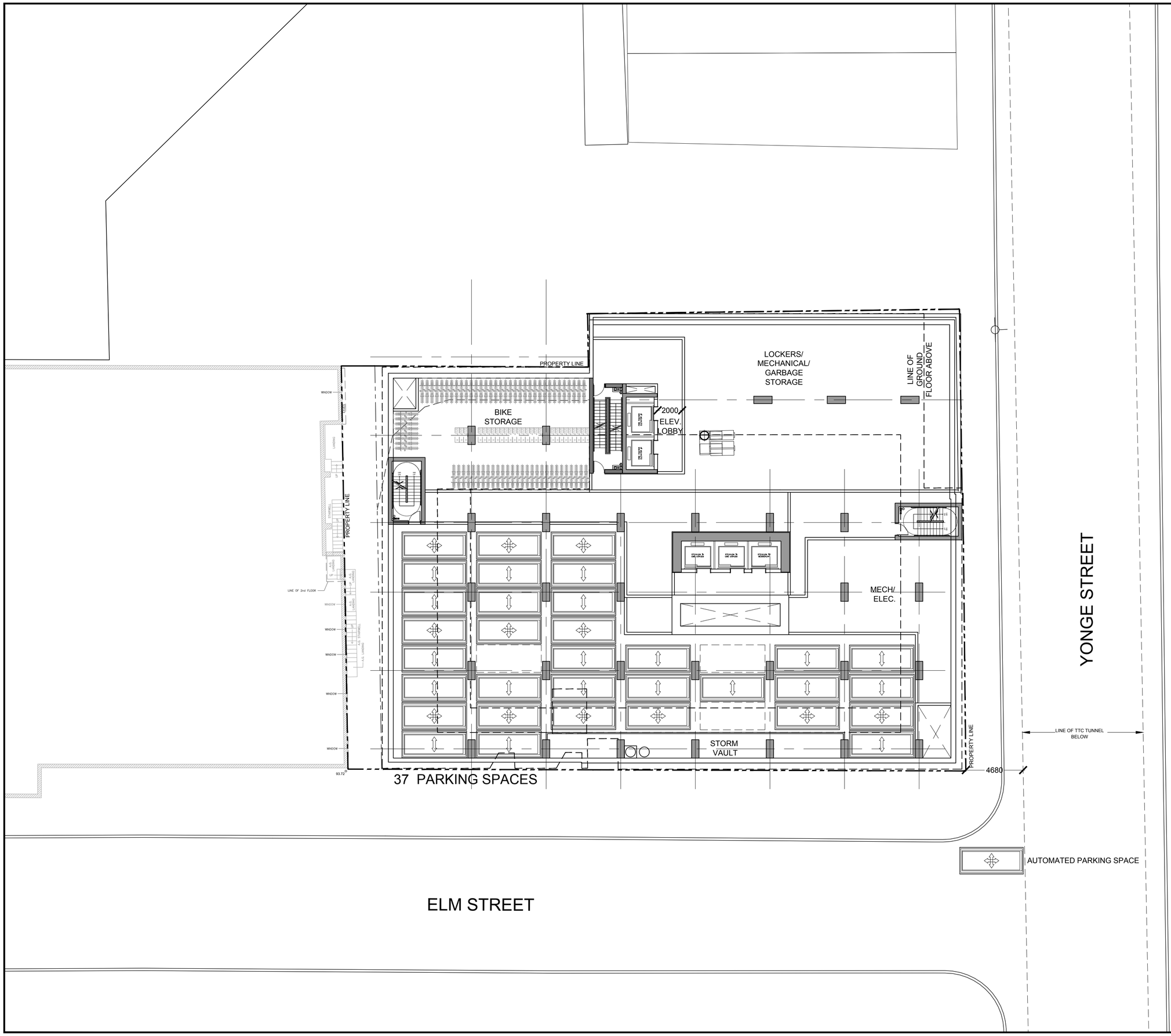
SITE PLAN

DRAWN BY	DATE	SCALE	CHECKED BY
	JULY 2,2019	1: 200	

IBI

SEAL

JOB No.	DWG. No.
100952	A02



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8 ELM ST. & 348-356 YONGE STREET
Toronto, ON

DRAWING TITLE

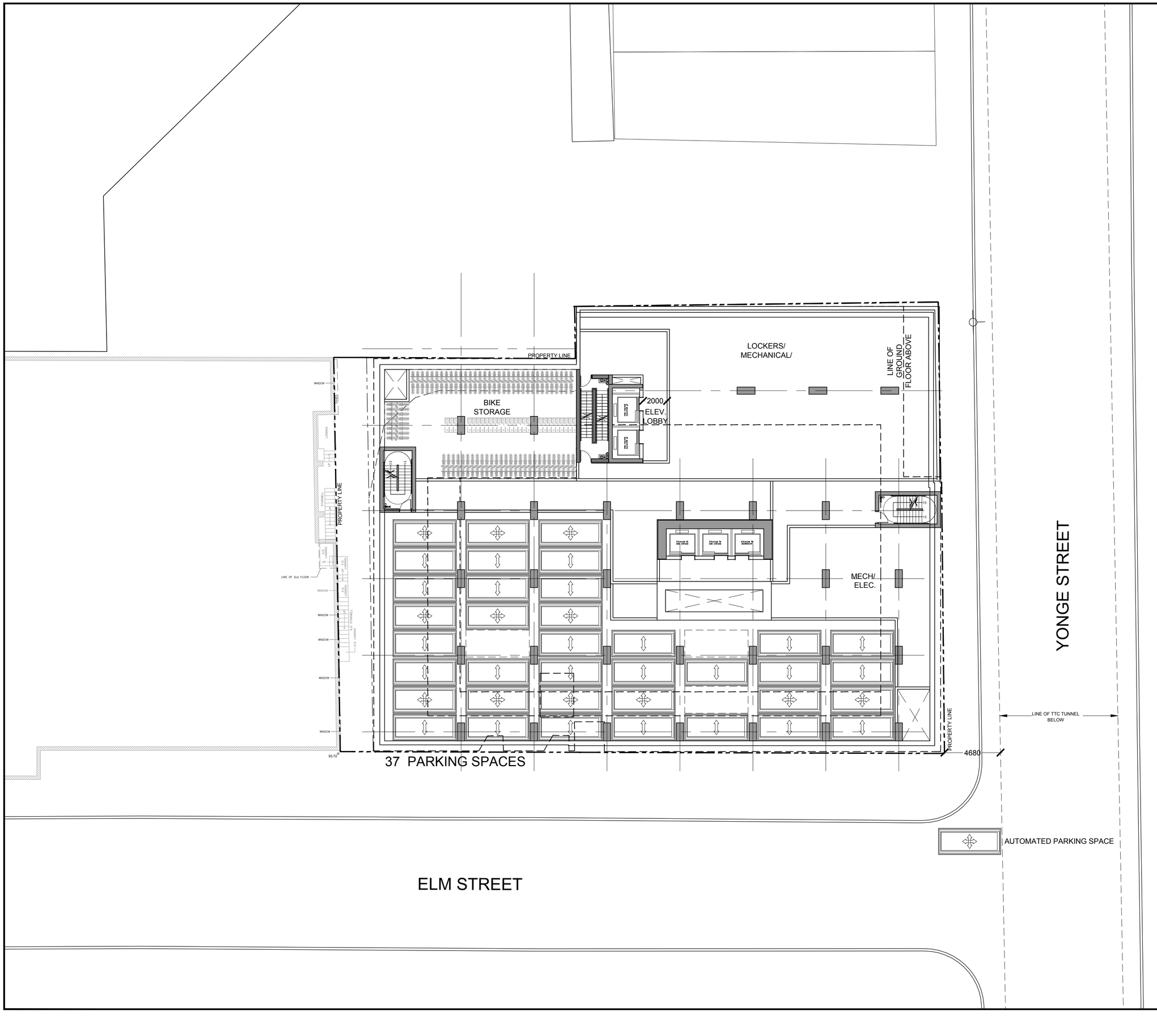
P1 PARKING

DRAWN BY	DATE	SCALE	CHECKED BY
	JULY 2,2019	1:200	

IBI

SEAL

JOB No.	DWG. No.
100952	A03



ISSUE

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8 ELM ST. & 348-356 YONGE STREET
Toronto, ON

DRAWING TITLE

P2 PARKING

DRAWN BY	DATE	SCALE	CHECKED BY
	JULY 2,2019	1:200	

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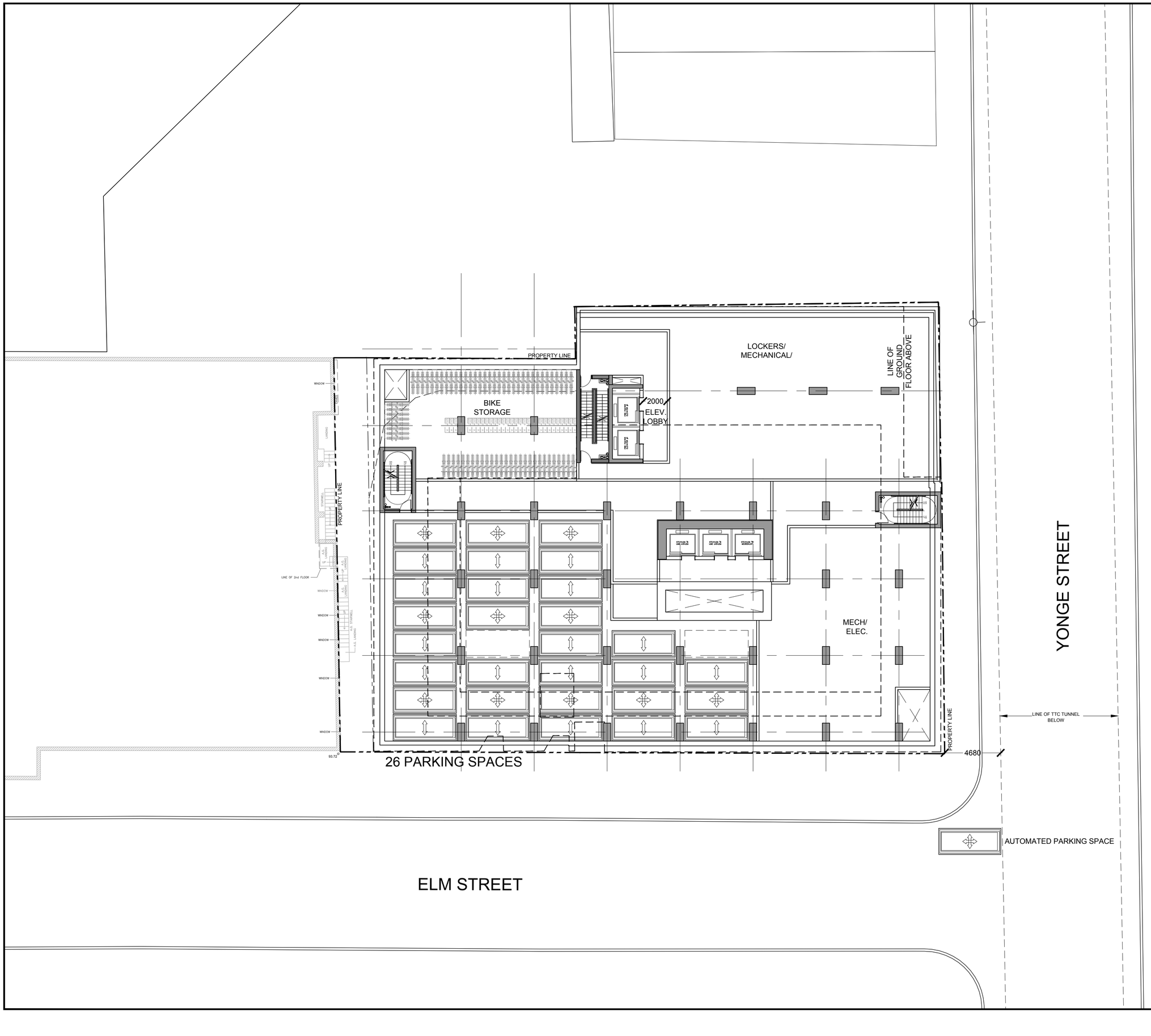
IBI

JOB No.	DWG. No.
100952	A03a



ISSUE

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8 ELM ST. & 348-356 YONGE STREET
Toronto, ON

DRAWING TITLE

P3 PARKING

DRAWN BY	DATE	SCALE	CHECKED BY
	JULY 2,2019	1: 200	

IBI

SEAL

JOB No.	DWG. No.
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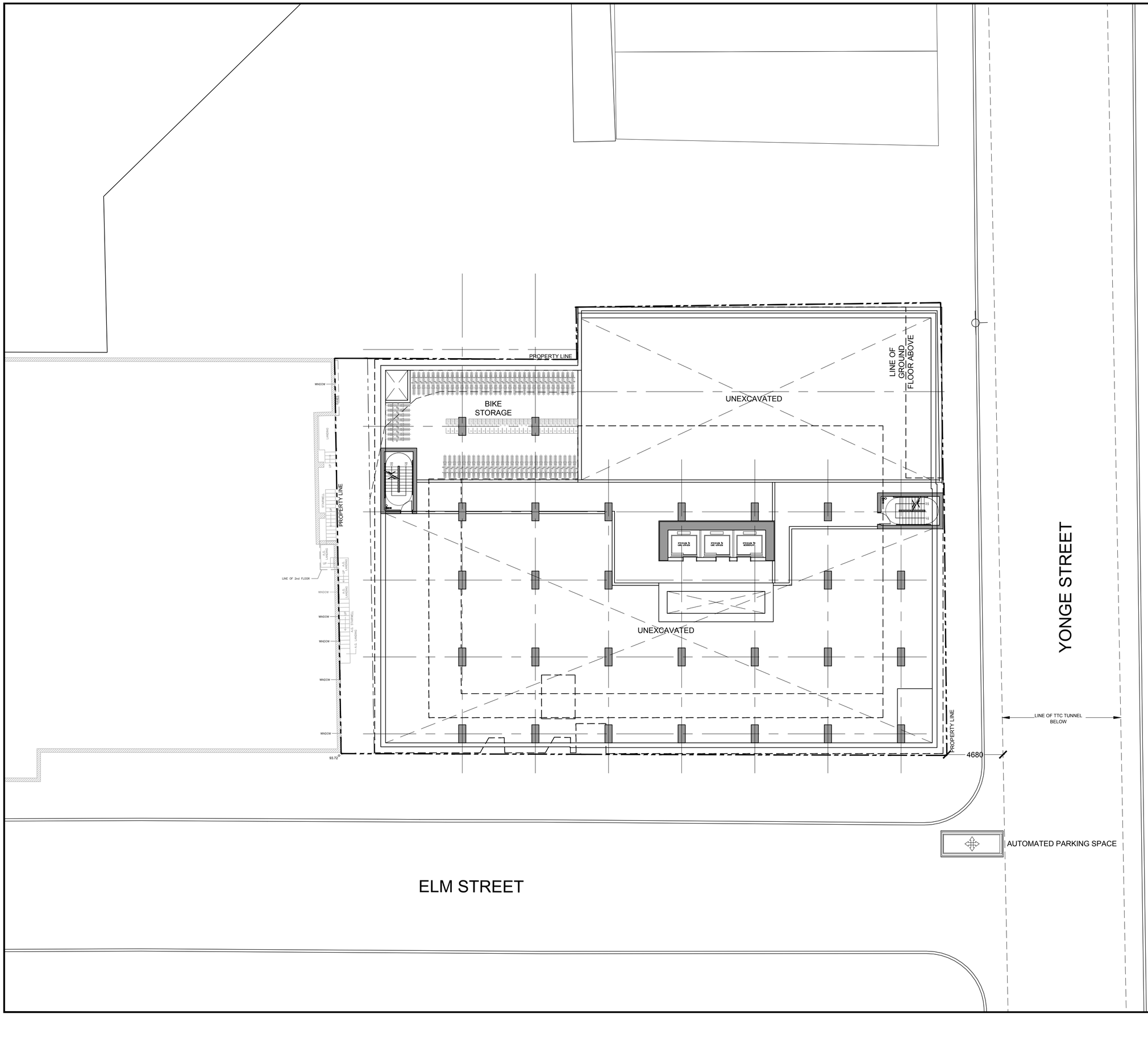

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8 ELM ST. & 348-356 YONGE STREET
Toronto, ON

DRAWING TITLE

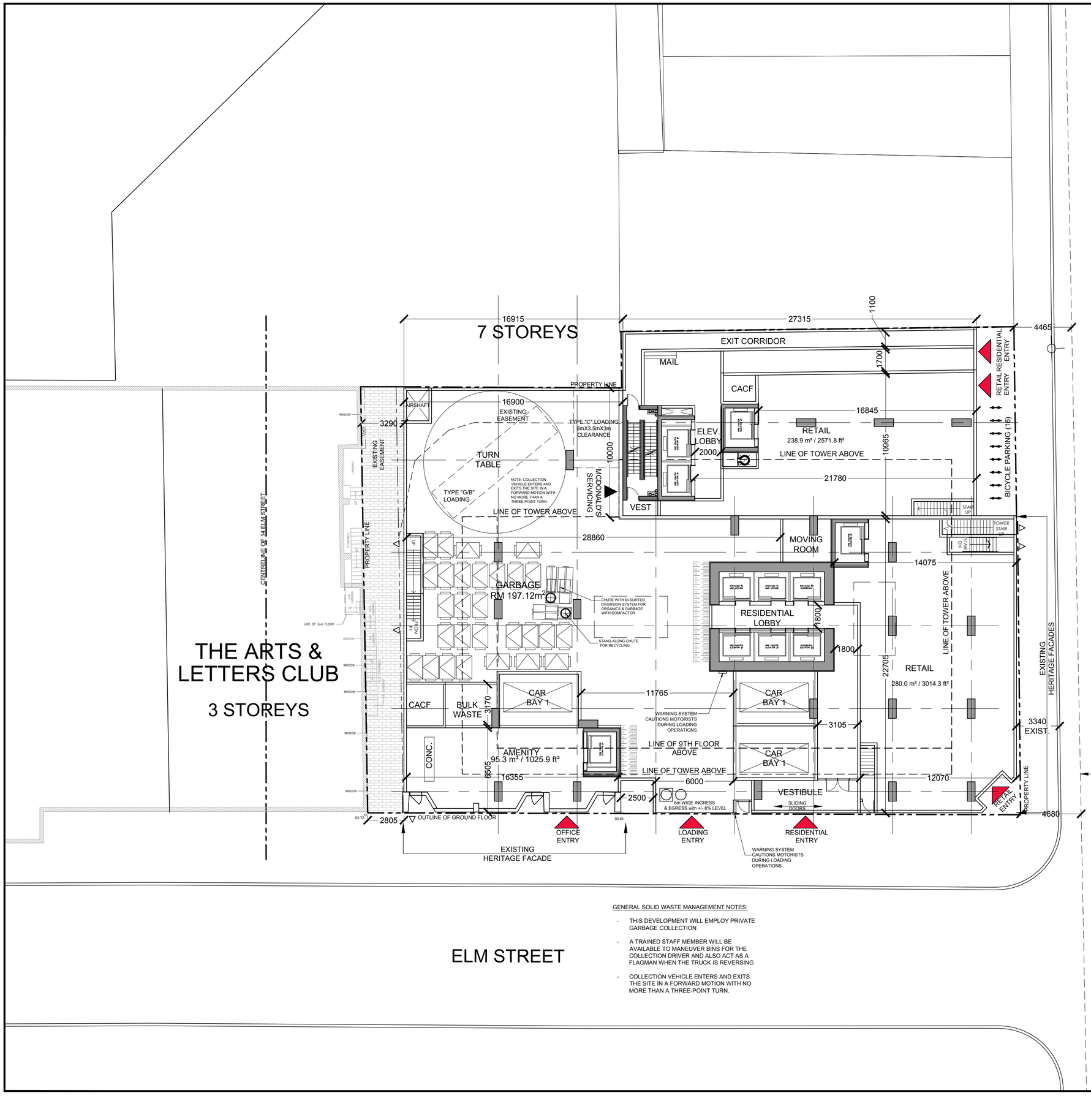
P4 LEVEL

DRAWN BY	DATE	SCALE	CHECKED BY
	JULY 2,2019	1: 200	

IBI

SEAL

JOB No.	DWG. No.
100952	A03c



GENERAL SOLID WASTE MANAGEMENT NOTES:

- THIS DEVELOPMENT WILL EMPLOY PRIVATE GARBAGE COLLECTION
- A TRAINED STAFF MEMBER WILL BE AVAILABLE TO MANEUVER BINS FOR THE COLLECTION DRIVER AND ALSO ACT AS A FLAGMAN WHEN THE TRUCK IS REVERSING
- COLLECTION VEHICLE ENTERS AND EXITS THE SITE IN A FORWARD MOTION WITH NO MORE THAN A THREE-POINT TURN.

ISSUE

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8 ELM ST. & 348-356 YONGE STREET
Toronto, ON

DRAWING TITLE

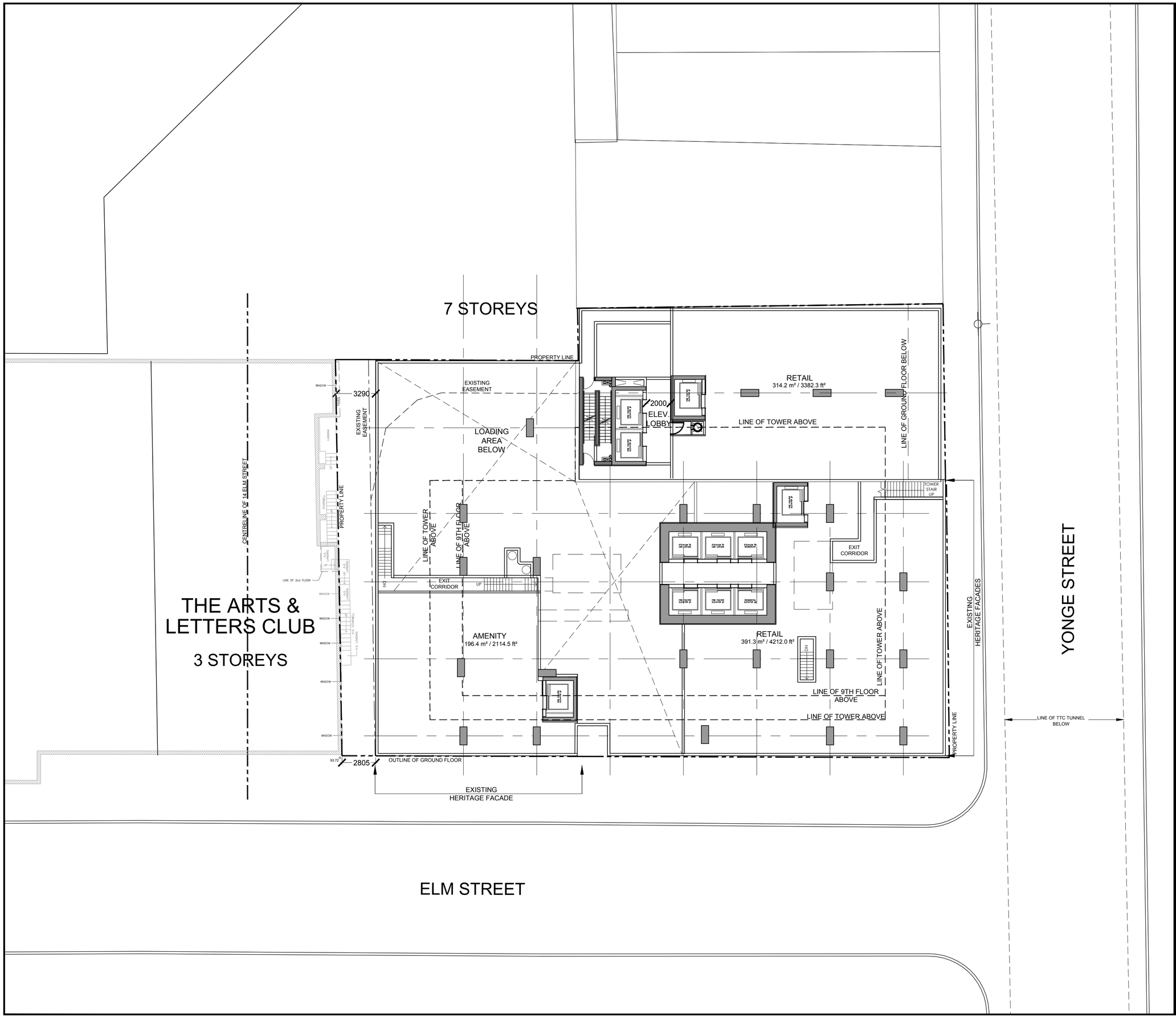
GROUND FLOOR PLAN

DRAWN BY	DATE	SCALE	CHECKED BY
	JULY 2,2019	1:200	

IBI

SEAL

JOB No.	DWG. No.
100952	A04



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8 ELM ST. & 348-356 YONGE STREET
Toronto, ON

DRAWING TITLE

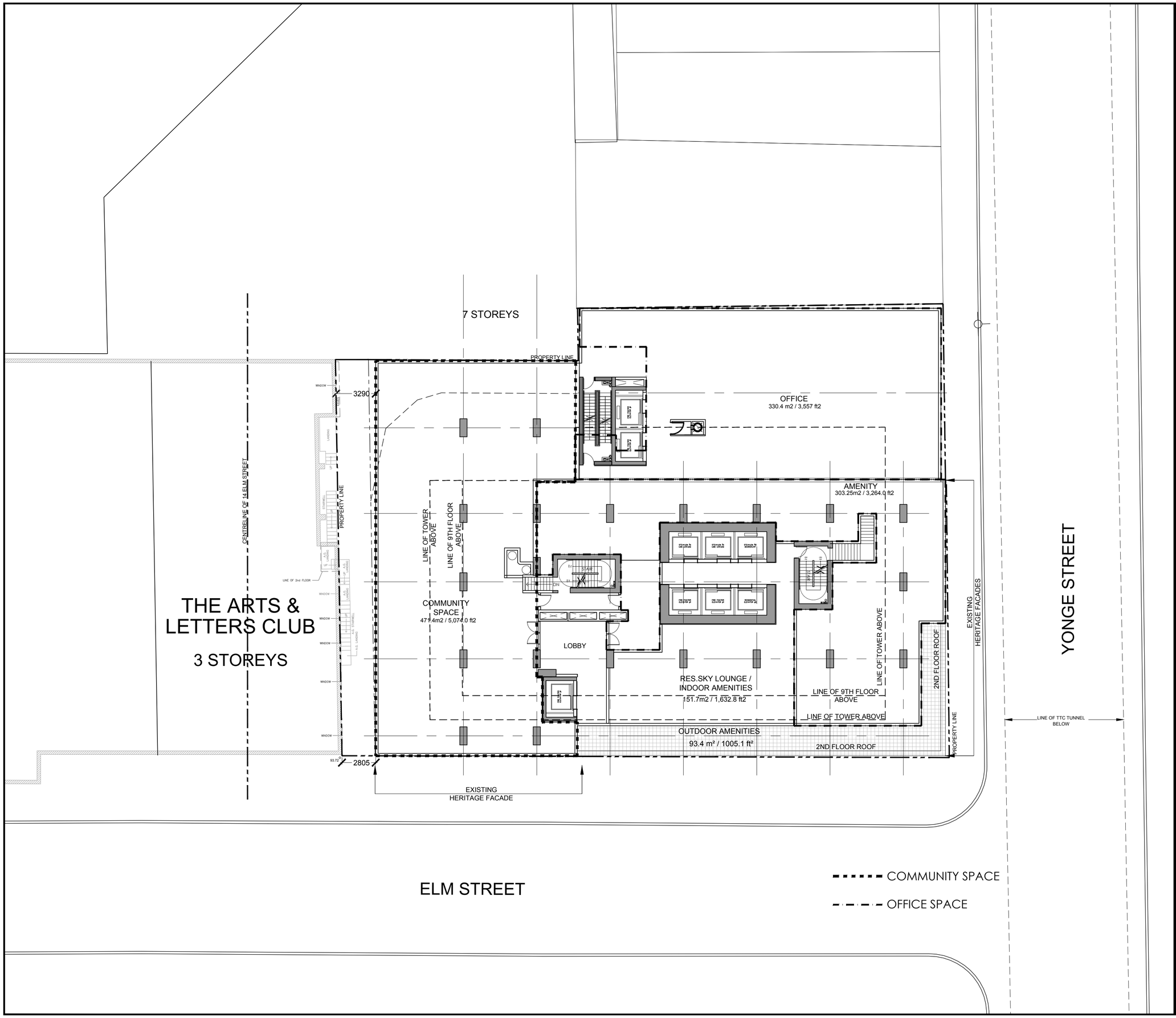
2ND FLOOR PLAN

DRAWN BY	DATE	SCALE	CHECKED BY
	JULY 2,2019	1: 200	

IBI

SEAL

JOB No.	DWG. No.
100952	A05



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8 ELM ST. & 348-356
YONGE STREET
Toronto, ON

DRAWING TITLE

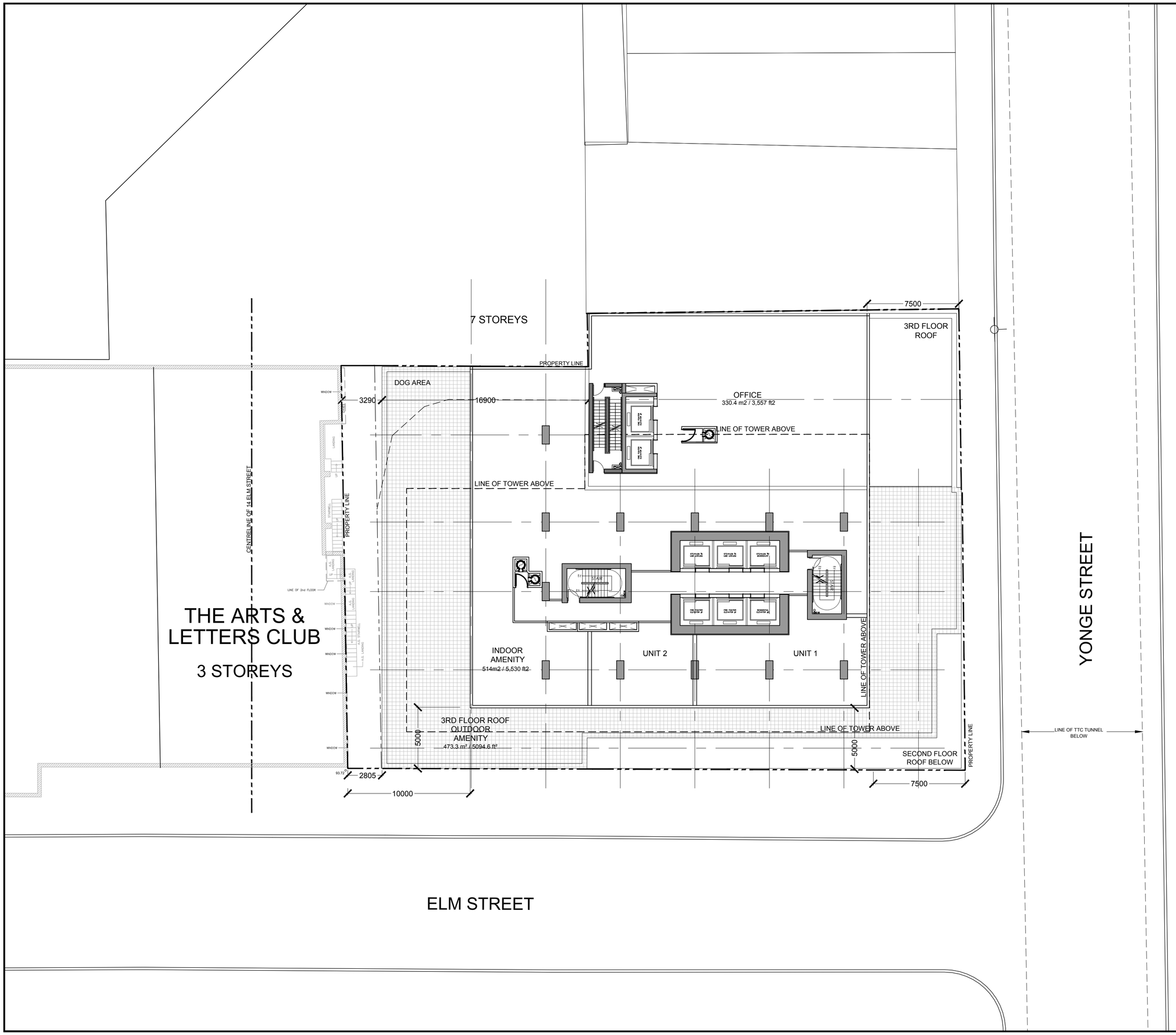
3RD FLOOR PLAN

DRAWN BY	DATE	SCALE	CHECKED BY
	JULY 2,2019	1: 200	

SEAL

IBI

JOB No.	DWG. No.
100952	A06



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8 ELM ST. & 348-356
YONGE STREET
Toronto, ON

DRAWING TITLE

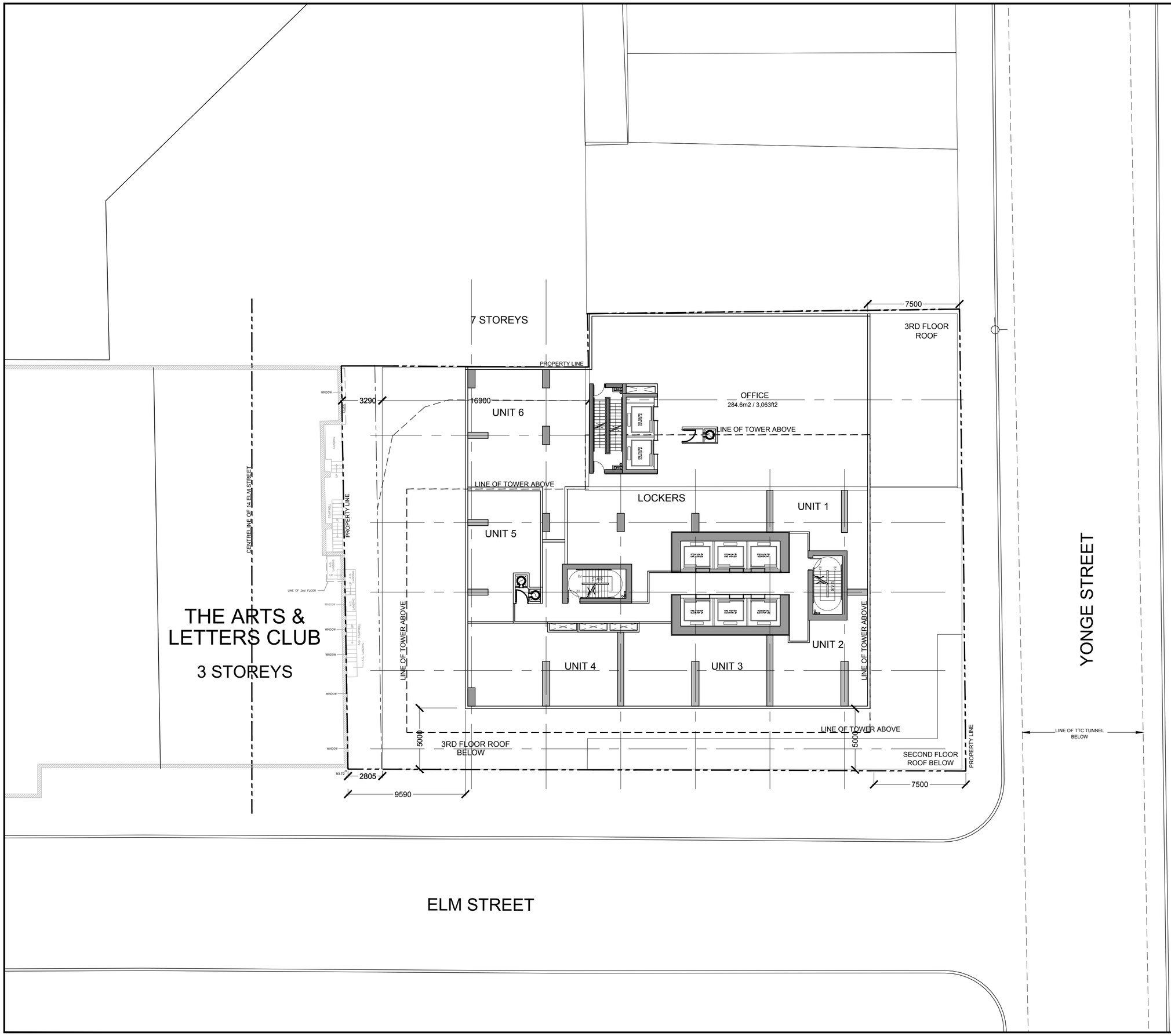
4TH FLOOR PLAN

DRAWN BY	DATE	SCALE	CHECKED BY
	JULY 2,2019	1: 200	

IBI

SEAL

JOB No.	DWG. No.
100952	A07



ISSUE

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8 ELM ST. & 348-356
YONGE STREET
Toronto, ON

DRAWING TITLE

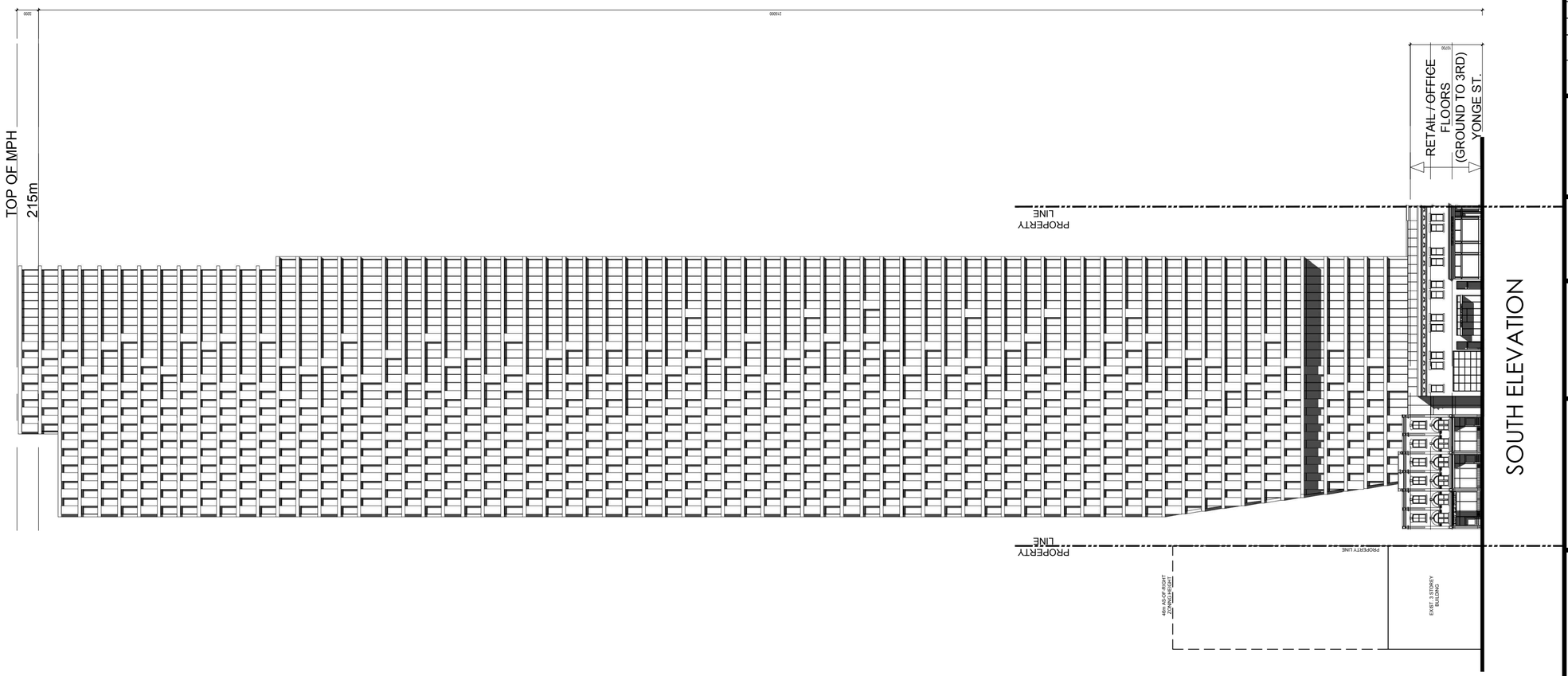
5TH FLOOR PLAN

DRAWN BY	DATE	SCALE	CHECKED BY
	JULY 2,2019	1: 200	

IBI

SEAL

JOB No.	DWG. No.
100952	A08



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8 ELM ST. & 348-356 YONGE STREET
Toronto, ON

DRAWING TITLE

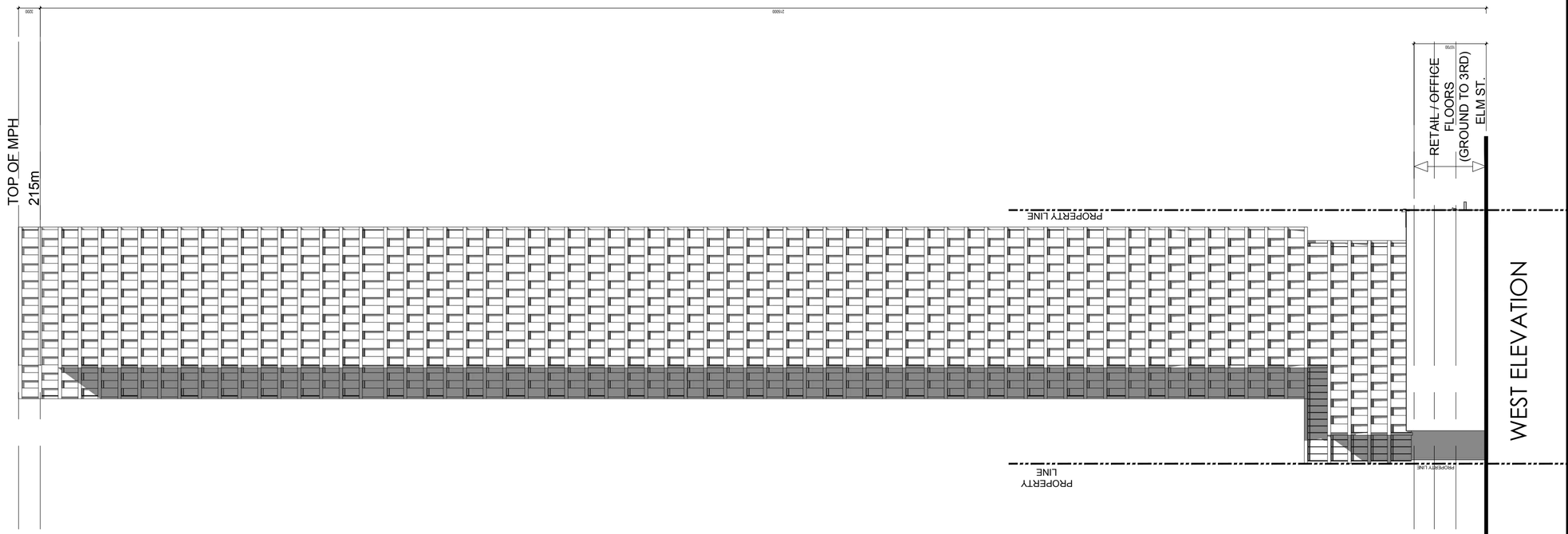
SOUTH ELEVATION

DRAWN BY	DATE	SCALE	CHECKED BY
	JULY 2,2019	1:500	

IBI

SEAL

JOB No.	DWG. No.
100952	A16



ISSUE

No.	DATE	DESCRIPTION
1		ISSUED FOR ZONING AMENDMENT APPLICATION

REVISIONS

No.	DATE	DESCRIPTION

DRAWING STATUS

STATUS APPROVAL

DATE

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DRAWINGS ARE NOT TO BE SCALED.

8 ELM ST. & 348-356
YONGE STREET
Toronto, ON

DRAWING TITLE

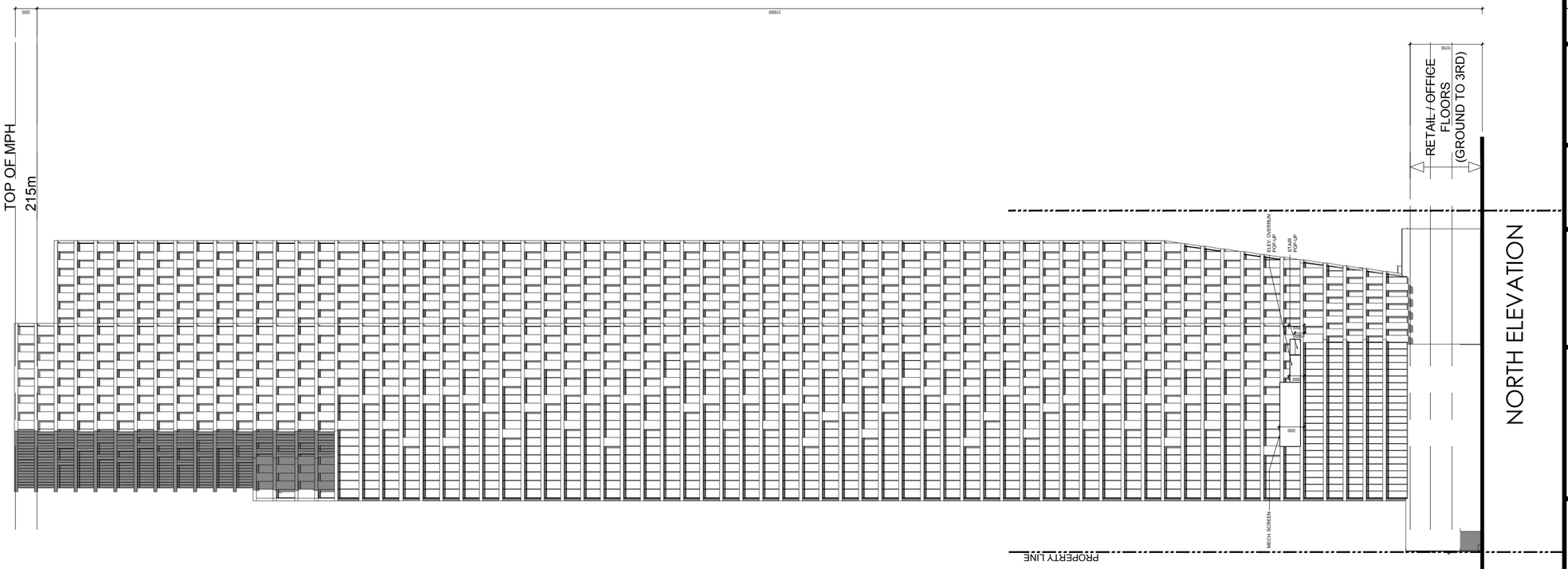
WEST ELEVATION

DRAWN BY	DATE	SCALE	CHECKED BY
	JULY 2,2019	1:500	

IBI

SEAL

JOB No.	DWG. No.
100952	A16a



ISSUE

No.	DATE	DESCRIPTION
1		ISSUED FOR ZONING AMENDMENT APPLICATION

No.	DATE	DESCRIPTION

REVISIONS

DRAWING STATUS

STATUS APPROVAL

DATE

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DRAWINGS ARE NOT TO BE SCALED.

8 ELM ST. & 348-356
YONGE STREET
Toronto, ON

DRAWING TITLE

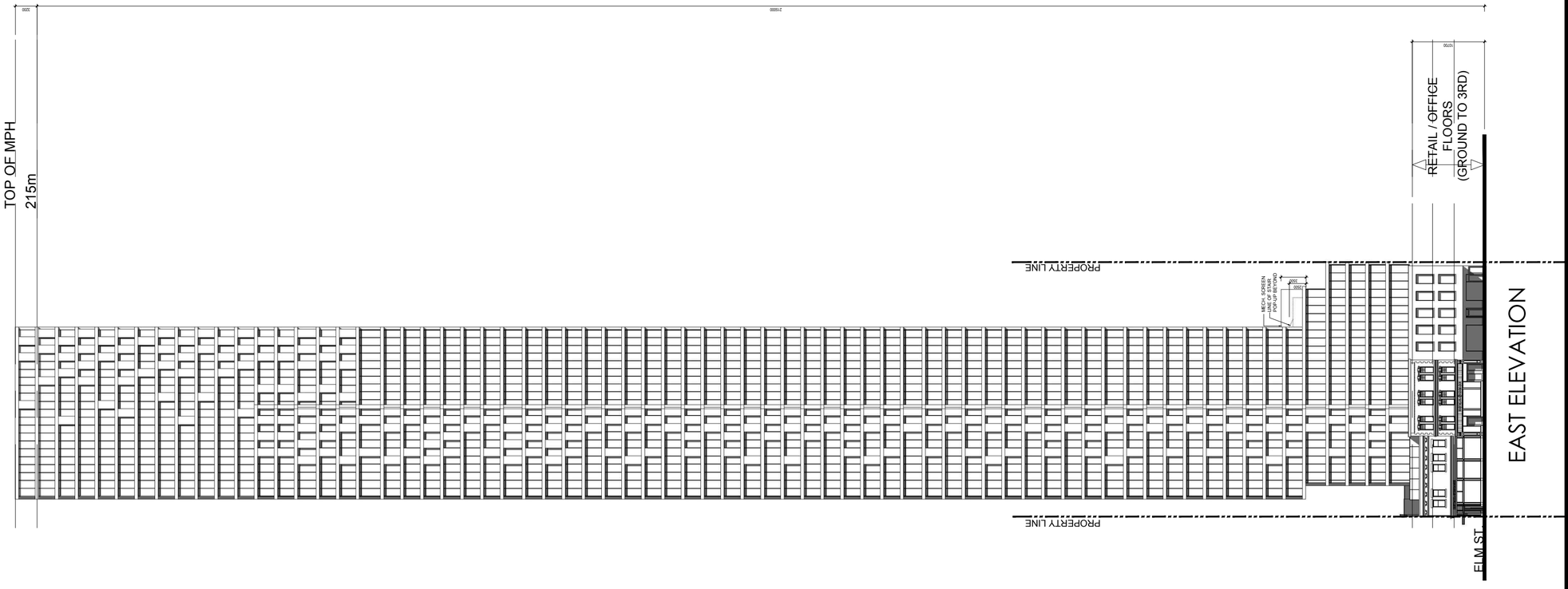
NORTH ELEVATION

DRAWN BY	DATE	SCALE	CHECKED BY
	JULY 2,2019	1:500	

IBI

SEAL

JOB No.	DWG. No.
100952	A17



ISSUE

No.	DATE	DESCRIPTION
1		ISSUED FOR ZONING AMENDMENT APPLICATION

REVISIONS

No.	DATE	DESCRIPTION

DRAWING STATUS

STATUS APPROVAL

DATE

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BY THE CONTRACTOR. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

DRAWINGS ARE NOT TO BE SCALED.

8 ELM ST. & 348-356 YONGE STREET
Toronto, ON

DRAWING TITLE

EAST ELEVATION

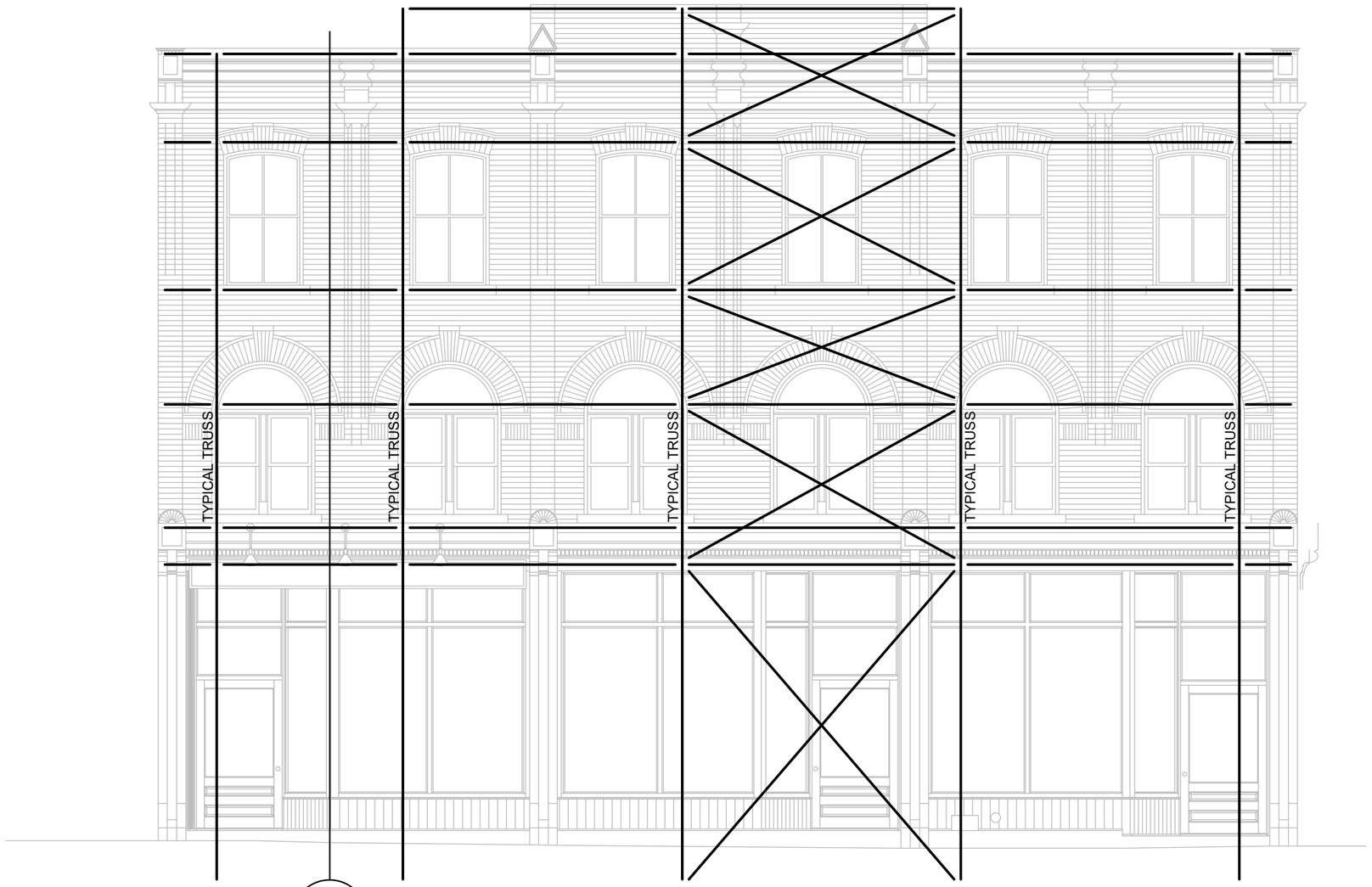
DRAWN BY	DATE	SCALE	CHECKED BY
	JULY 2,2019	1:500	

IBI

SEAL

JOB No.	DWG. No.
100952	A17a

APPENDIX III
Structural Retention Drawings
8 Elm Street
by Jablonsky Ast and Partners



1
SK-2

ELEVATION A

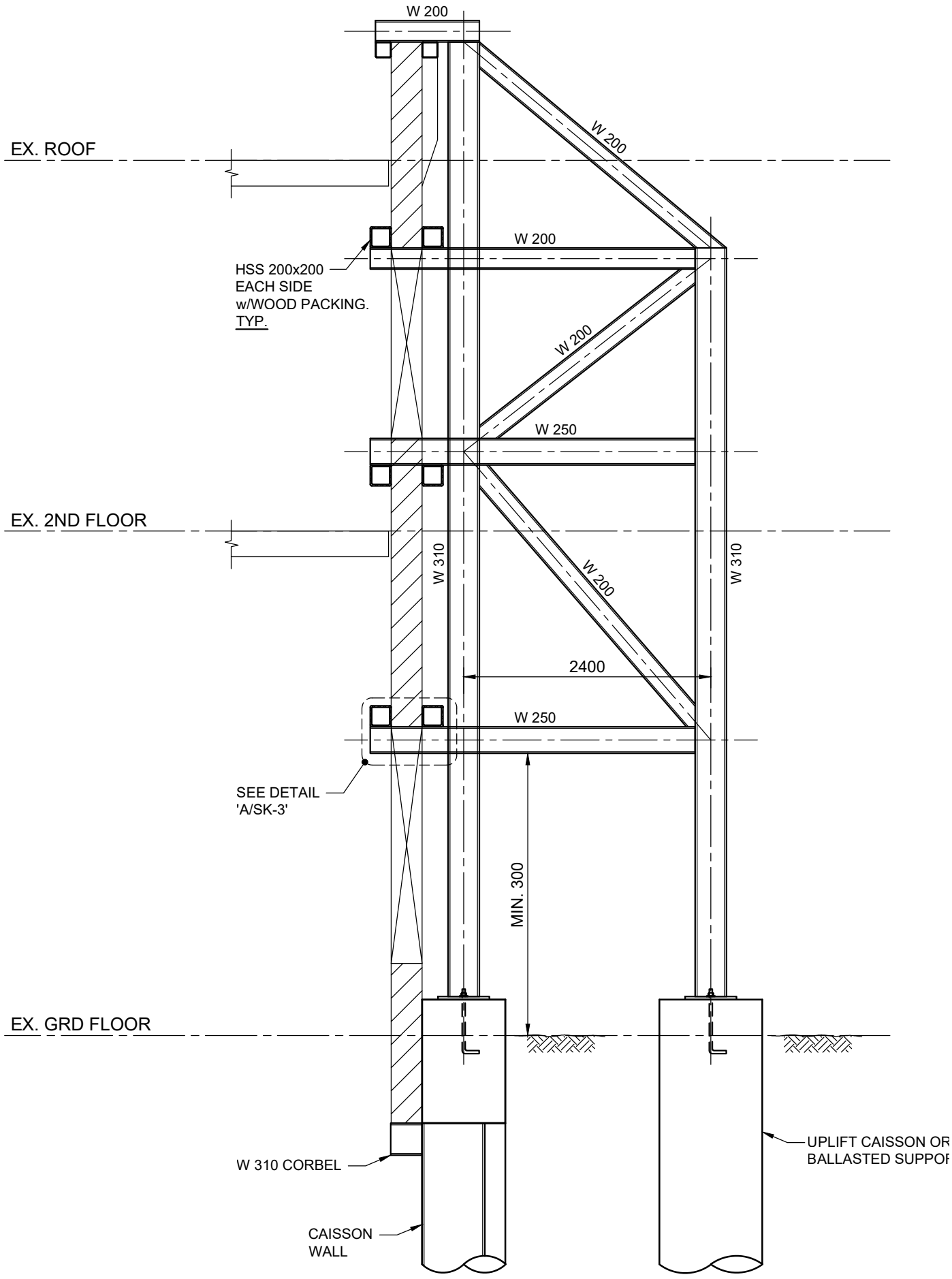
SCALE 1:75

SK-1

REGISTERED PROFESSIONAL ENGINEER
C.J. SLAMA
PROVINCE OF ONTARIO

Jablonsky, Ast and Partners
CONSULTING ENGINEERS
1129 LESLIE STREET
DON MILLS, ON., M3C 2K5
TEL. 416-447 7405
FAX 416-447 2771

PROJECT/DWG. TITLE	YONGE & ELM - FACADE
JOB NUMBER	18306
DRAWN C.C.	DATE 2021-04-01
SCALE 1:75	SKETCH No. SK-1



TYPICAL TRUSS

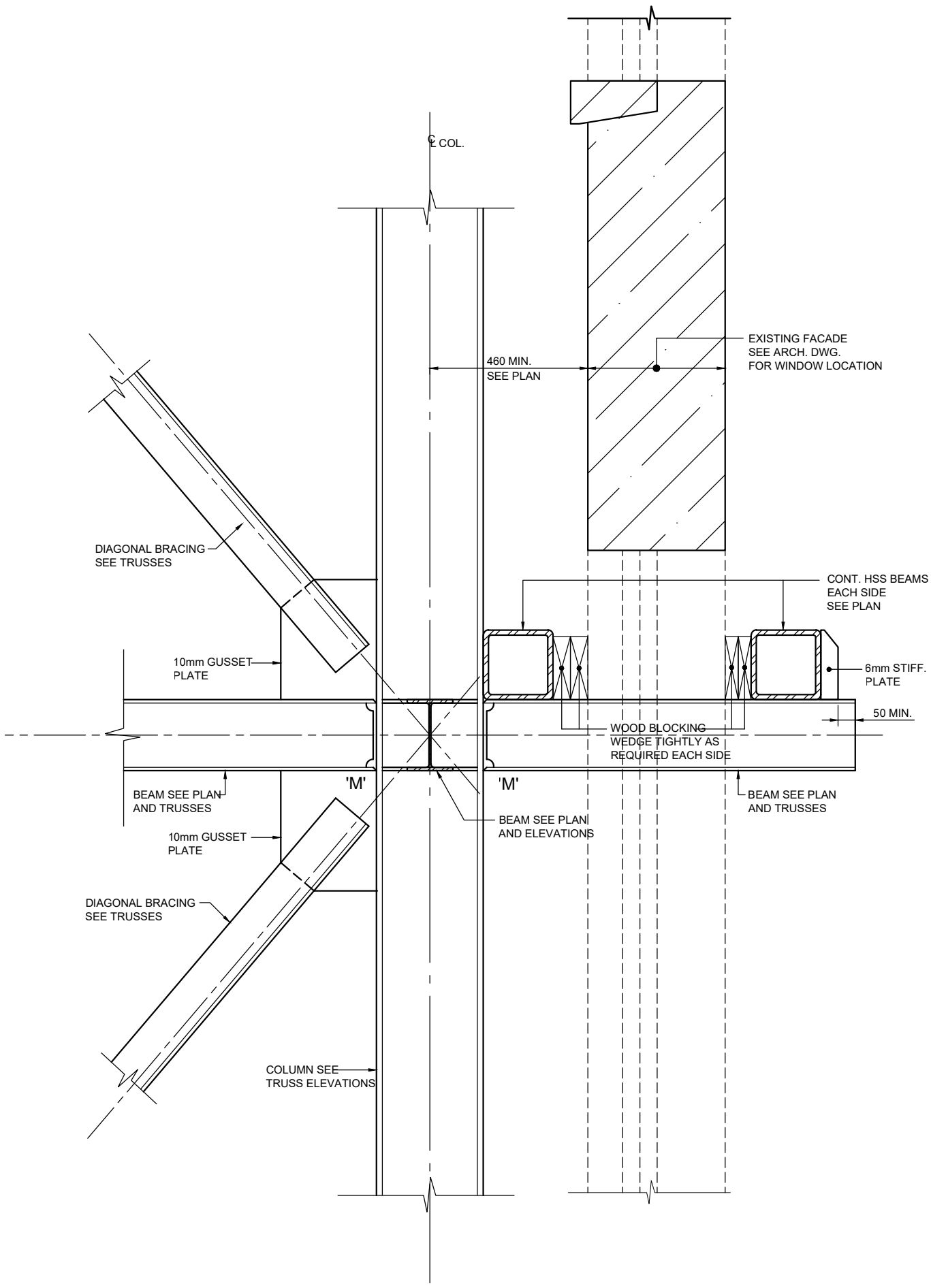
SECTION 1

SCALE 1:50 — SK-2

REGISTERED PROFESSIONAL ENGINEER
C.J. SLAMA
PROVINCE OF ONTARIO

Jablonsky, Ast and Partners
CONSULTING ENGINEERS
1129 LESLIE STREET
DON MILLS, ON., M3C 2K5
TEL. 416-447 7405
FAX 416-447 2771

PROJECT/DWG. TITLE	YONGE & ELM - FACADE
JOB NUMBER	18306
DRAWN: C.C.	DATE: 2021-04-01
SCALE: 1:50	SKETCH No.: SK-2



DETAIL A
SCALE 1:15 SK-3

REGISTERED PROFESSIONAL ENGINEER
C.J. SLAMA
PROVINCE OF ONTARIO

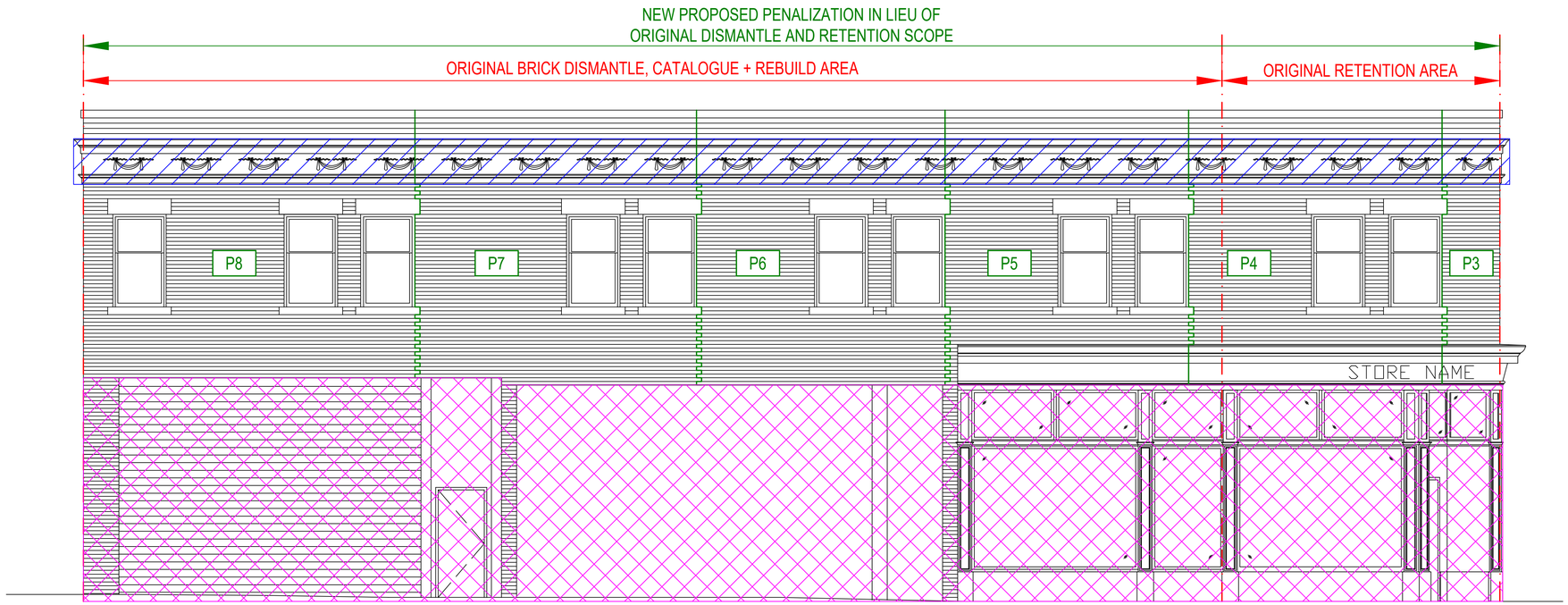
Jablonsky, Ast and Partners
CONSULTING ENGINEERS
1129 LESLIE STREET
DON MILLS, ON., M3C 2K5
TEL. 416-447 7405
FAX 416-447 2771

PROJECT/DWG. TITLE	YONGE & ELM - FACADE
JOB NUMBER	18306
DRAWN C.C.	DATE 2021-04-01
SCALE 1:15	SKETCH No. SK-3

APPENDIX IV

Panelization Strategy
by Clifford Restoration Group

1 SD1 EAST ELEVATION (YONGE STREET)
1:50



2 SD1 SOUTH ELEVATION (ELM STREET)
1:50

GENERAL NOTES:

1.

ARCH. DRG. REFERENCE
DETAIL NO. 2
DRAWING NO. A201
CLIFFORD DRG. REFERENCE
DETAIL NO. 2
DRAWING NO. SD1

LEGEND:

P1 PANELIZATION

CATALOGUE, DISMANTLE AND SALVAGE. SHOP RESTORATION AND PREPARE FOR REINSTALLTION

BRICK AND HERITAGE ELEMENTS TO BE CATALOGUED AND SALVAGED FOR REUSE.

REV	DATE:	DESCRIPTION:
R00	16 FEB 2021	FOR REVIEW

ORIENTATION: N

CLIFFORD RESTORATION LIMITED
1190 BIRCHMOUNT ROAD, SCARBOROUGH, ON M1P 2B8
TEL (416) 691 - 2341 FAX (416) 691 1329

PROJECT TITLE:

8 ELM STREET

8 ELM STREET
TORONTO, ONTARIO

PROJECT NO:

DRAWING TITLE:

PENALIZATION LAYOUT

ELEVATIONS

SCALE: AS NOTED
DATE: 16 FEBRUARY 2021
SHEET NO. SD1