

APPENDIX IV

Landscape Plan

TREE PLANTING NOTE:

HIGH QUALITY PLANTING SOIL TO THE FOLLOWING SPECIFICATION:

SANDY LOAM SOIL MIXTURE WITH A PH OF 7.5 OR LESS TO BE COMPRISED OF:

- 50 - 60% SAND
- 20 - 40% SILT
- 6 - 10% CLAY
- 2 - 5% ORGANIC MATTER

GRADING NOTE:

SEE ENGINEERING DRAWINGS FOR ALL GRADING INFORMATION AND ARCHITECT DRAWINGS FOR ALL WALL ELEVATIONS.

WATERING PROGRAM:

SEE MAINTENANCE SECTION IN SPECIFICATIONS ON SHEET D-1, WHICH CALLS FOR CONTRACTOR TO WATER FOR 4 GROWING MONTHS. THEN OWNER ASSUMES WATERING RESPONSIBILITY FOR THE REMAINING 20 MONTHS OF THE 2 YEAR TREE / SHRUB ESTABLISHMENT PERIOD BY PROVIDING WATERING AS REQUIRED, USING HOSE BIBS AT THE FRONT OF EACH UNIT.

MIGRATORY BIRD NOTE

PRIOR TO SITE DISTURBANCE THE OWNER MUST CONFIRM THAT NO MIGRATORY BIRDS ARE MAKING USE OF THE SITE FOR NESTING. THE OWNER MUST ENSURE THAT THE WORKS ARE IN CONFORMANCE WITH THE MIGRATORY BIRD CONVENTION ACT AND THAT NO MIGRATORY BIRD NESTS WILL BE IMPACTED BY THE PROPOSED WORK.

IRRIGATION DESIGN, SPECIFICATIONS AND IRRIGATION WATER RE-USE CALCULATIONS, IN PROGRESS

LANDSCAPE LIGHTING FIXTURE LAYOUT AND PHOTOMETRICS PLAN IN PROGRESS.

FOR ELECTRICAL INFORMATION REFER TO ENGINEERING DRAWINGS.

PAVING SPECIFICATIONS:

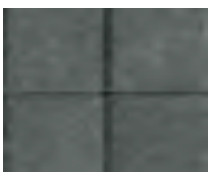
UNIT PAVING - TYPE 1

MANUFACTURE: UNILOCK
STYLE: SERIES
SIZE: T.B.D.
PATTERN: SQUARE CUT
MINERAL ICE GREY
[SRI VALUE] 55



UNIT PAVING - TYPE 2

MANUFACTURE: UNILOCK
STYLE: UMBRIANO
SIZE: T.B.D.
PATTERN: LINEAR
COLOUR: BLACK
[SRI VALUE] 15



CONCRETE PAVING - TYPE 1

FINISH: BROOM SWEEP
COLOUR: NATURAL CONCRETE
INSTRUCTION: NO TROWELLED BORDER.
[SRI VALUE] 24 MIN.

KEY PLAN



LEGEND

- PROPERTY LINE
- TREE PROTECTION HOARDING LIMITS PER ARBORIST REPORT
- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING TREE TO BE REMOVED (DECIDUOUS / CONIFEROUS)
- PROPOSED DECIDUOUS STREET TREE
- PROPOSED SHRUBS, PERENNIALS & ORNAMENTAL GRASS
- CONCRETE UNITE PAVER TYPE 1
- CONCRETE UNITE PAVER TYPE 2
- CONCRETE PAVING
- WOODEN FENCE

BASE INFORMATION OBTAINED ELECTRONICALLY FROM DIAMOND SCHMITT ARCHITECTS (PROJECT NO. 1613 - TEL:416.862.8800)

no.	date	version	by
3	AUG 22 2019	REISSUED FOR S.P.A NO.1	RS
2	JUN 14 2019	ISSUED FOR S.P.A NO.1	RS
1	JUN 7 2019	ISSUED FOR DRAFT SUBMISSION #1	RS

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ALEXANDER BUDREVICS & ASSOCIATES LIMITED
LANDSCAPE ARCHITECTS

885 Don Mills Road, Second Tower, Suite 212
Toronto, Ontario, Canada, M3C 1W3

416.444.5201
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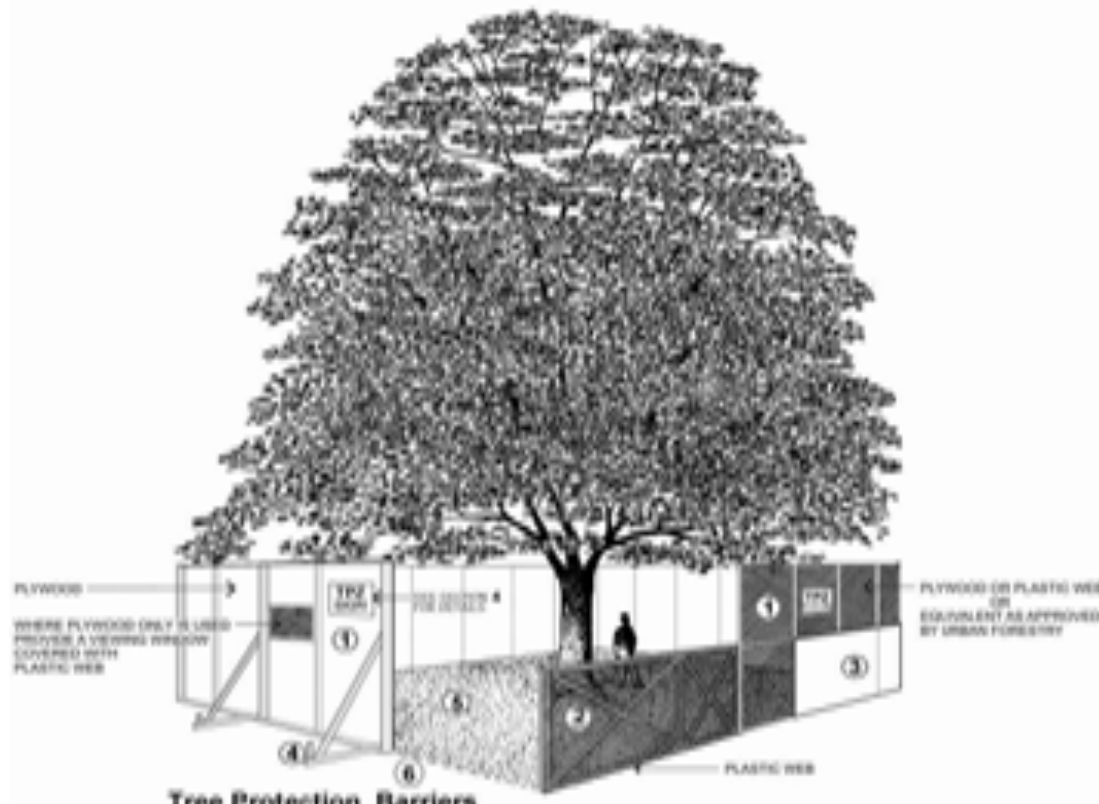
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OVERALL GROUND LEVEL PLAN

date	MAY 30, 2019	drawn	RS
scale*	1:200	file	3298 L1 V3-190822
direction			
project no.	3298		
sheet no.	L-1		

*NOTED SCALE IS APPLICABLE ONLY WHEN PRINTED ON ARCH D (34"x36") SIZE SHEET



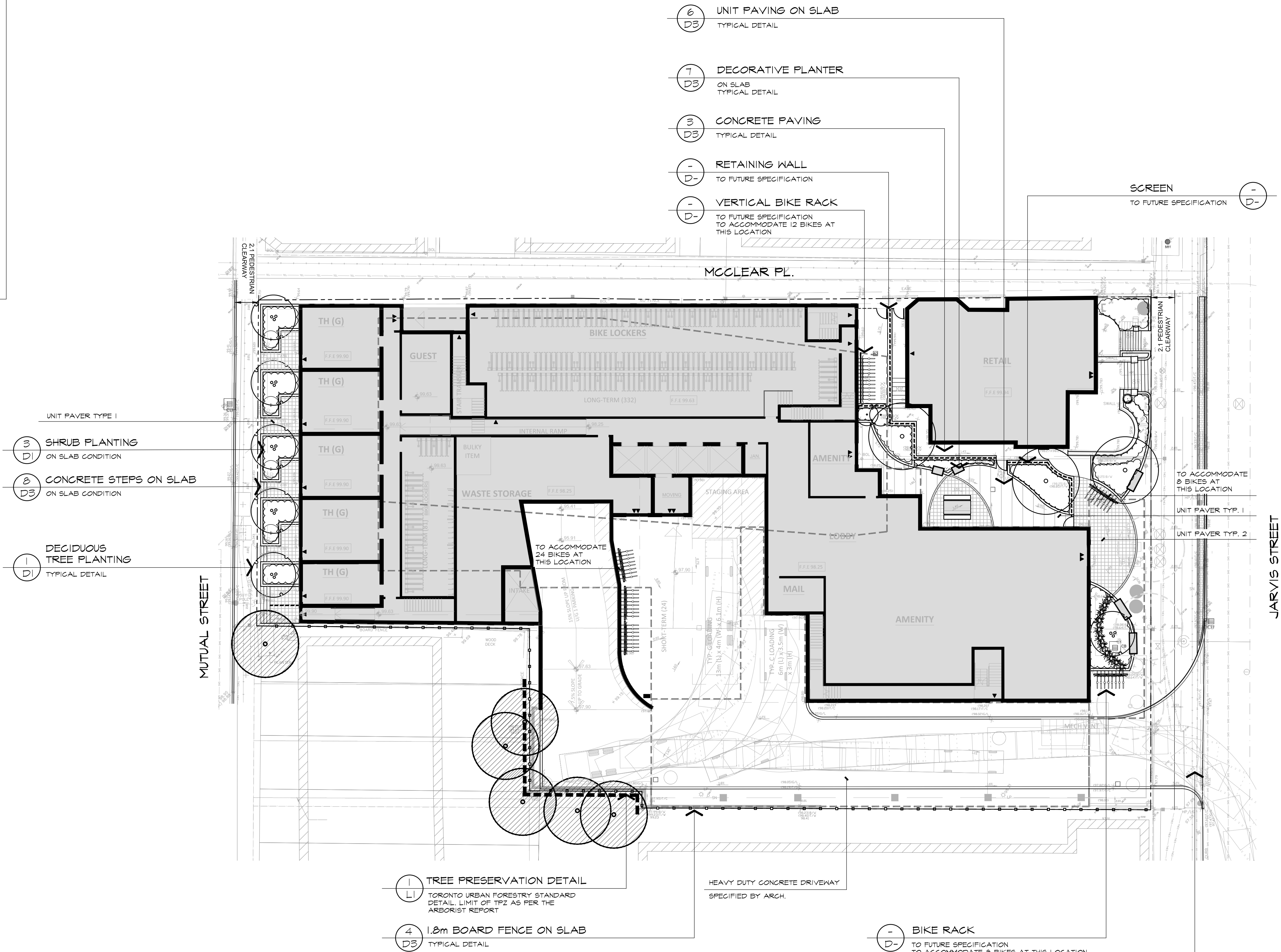
Tree Protection Barriers

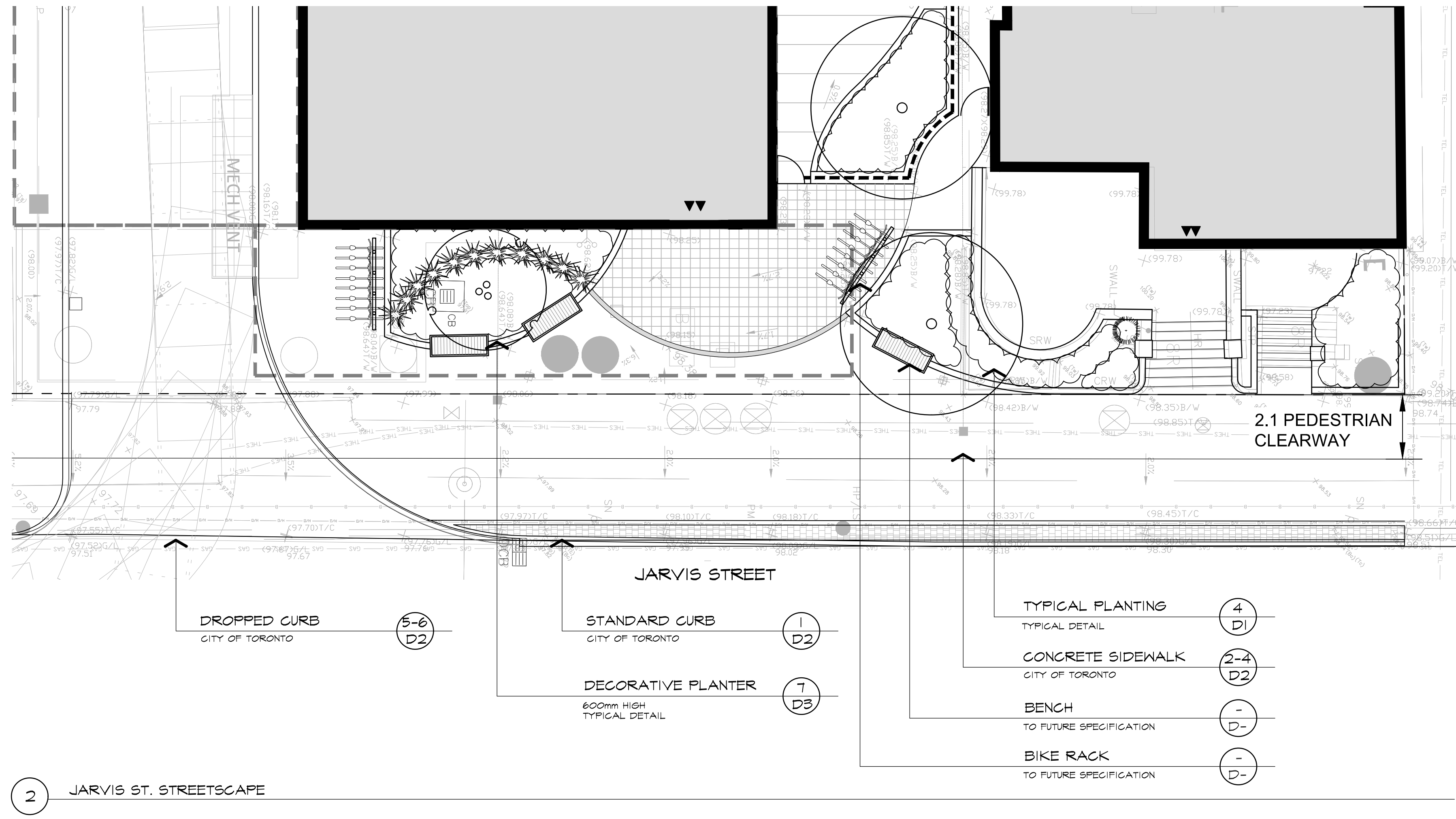
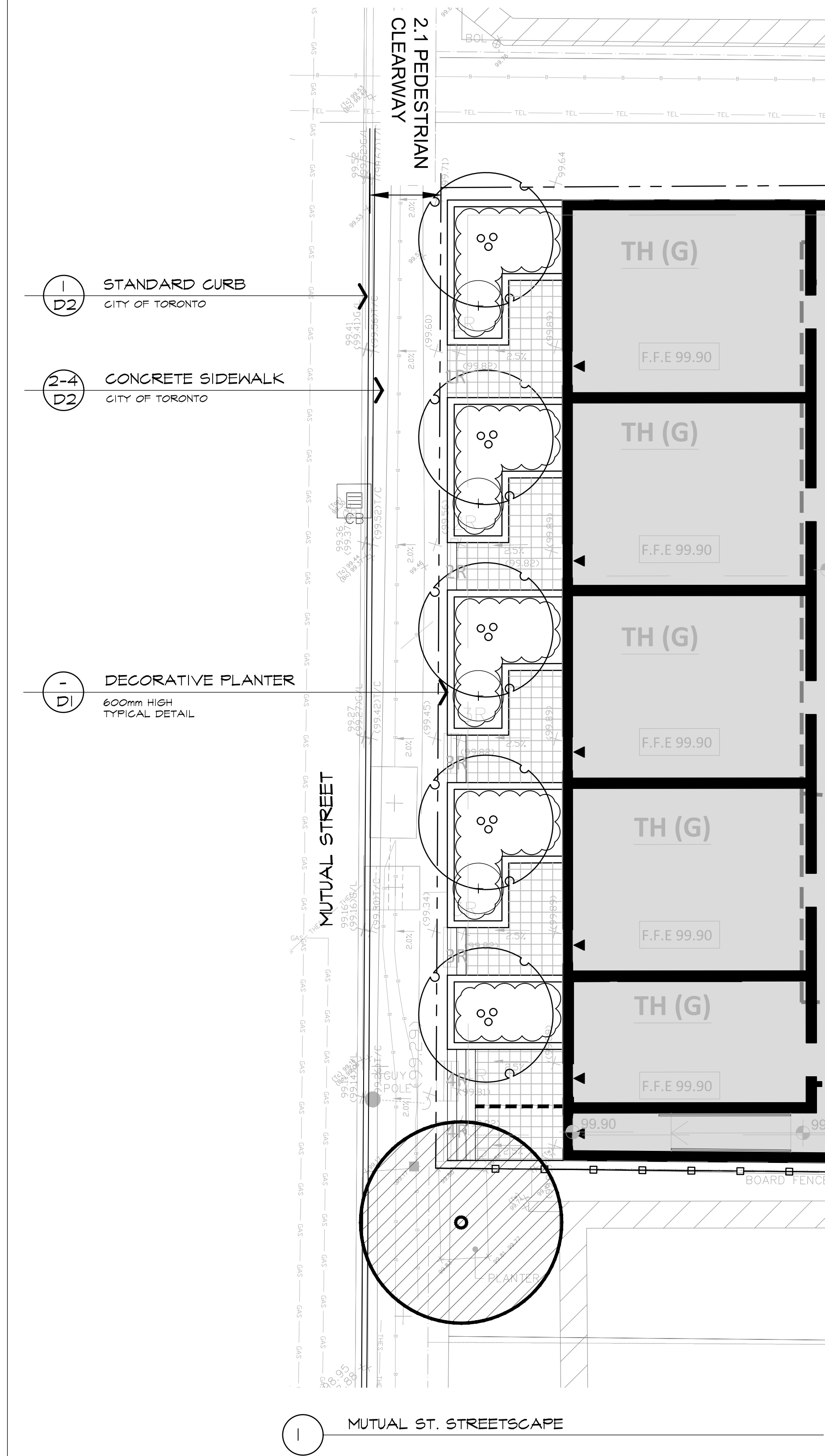
- Tree protection barriers must be a plywood or plastic web hoarding or equivalent as approved by Urban Forestry.
- Tree protection barriers for trees situated on the City road allowance where visibility must be maintained can be 1.3m (4ft.) high and consist of orange plastic web snow fencing on a wood frame made of 2"x4"s.
- Where some excavate or fill has to be temporarily located near a tree protection barrier, plywood must be used to ensure no material enters the Tree Protection Zone.
- All supports and bracing should be outside the Tree Protection Zone. All such supports should minimize damaging roots outside the Tree Protection Barrier.
- No construction activity, grade changes, surface treatment or excavations of any kind is permitted within the Tree Protection Zone.
- Sediment control fencing shall be installed in locations indicated in an Urban Forestry approved Tree Protection Plan. The sediment control fencing must be installed to Ontario Provincial Standards (OPSD-219-116) and to the satisfaction of Urban Forestry.



Urban Forestry Sept 2008 **Detail TP-1**

TREE PRESERVATION DETAIL
CITY OF TORONTO - URBAN FORESTRY





LEGEND

- PROPERTY LINE
- EXISTING DECIDUOUS TREE TO REMAIN
- PROPOSED DECIDUOUS STREET TREE
- PROPOSED SHRUBS, PERENNIALS & ORNAMENTAL GRASS
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drawing

STREETSCAPE ENLARGEMENT PLANS

date	MAY 30, 2019	drawn	RS
scale*	1:100	file	3298 L2 V3-190822
direction		project no.	3298
		sheet no.	L-2

*NOTED SCALE IS APPLICABLE ONLY WHEN PRINTED ON ARCH D (34"x36") SIZE SHEET

PAVING SPECIFICATIONS:

UNIT PAVING - TYPE 1

MANUFACTURE: UNILOCK
STYLE: SERIES
SIZE: T.B.D.
PATTERN: SQUARE CUT
MINERAL ICE GREY
[SRI VALUE] 33



UNIT PAVING - TYPE 2

MANUFACTURE: UNILOCK
STYLE: UMERIANO
SIZE: T.B.D.
PATTERN: LINEAR
COLOUR: BLACK
[SRI VALUE] 15



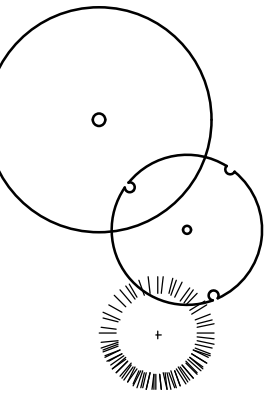
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AND IRRIGATION WATER RE-USE
CALCULATIONS, IN PROGRESS

LANDSCAPE LIGHTING FIXTURE
LAYOUT AND PHOTOMETRICS PLAN IN
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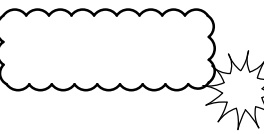
NOTE:
TERRACES FURNISHINGS AND
ACCESSORIES TO BE SPECIFIED AS
PART OF TENDER PACKAGE

LEGEND



PROPOSED
DECIDUOUS TREE

PROPOSED
CONIFEROUS TREES



PROPOSED SHRUBS,
PERENNIALS
& ORNAMENTAL GRASS



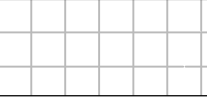
PROPOSED SCREEN



ARTIFICIAL TURF



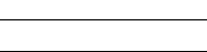
CONCRETE UNIT PAVER TYPE 1



CONCRETE UNIT PAVER TYPE 2



DECORATIVE PLANTER
1000mm HIGH



DECORATIVE PLANTER
600mm HIGH

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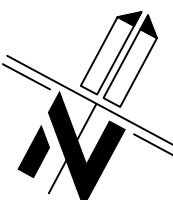
drawing

LANDSCAPE PLAN
7th & 10th FLOOR
AMENITY TERRACES

date MAY 30, 2019

scale* AS SHOWN

direction



drawn RS

file 3298 L3 V3-190822

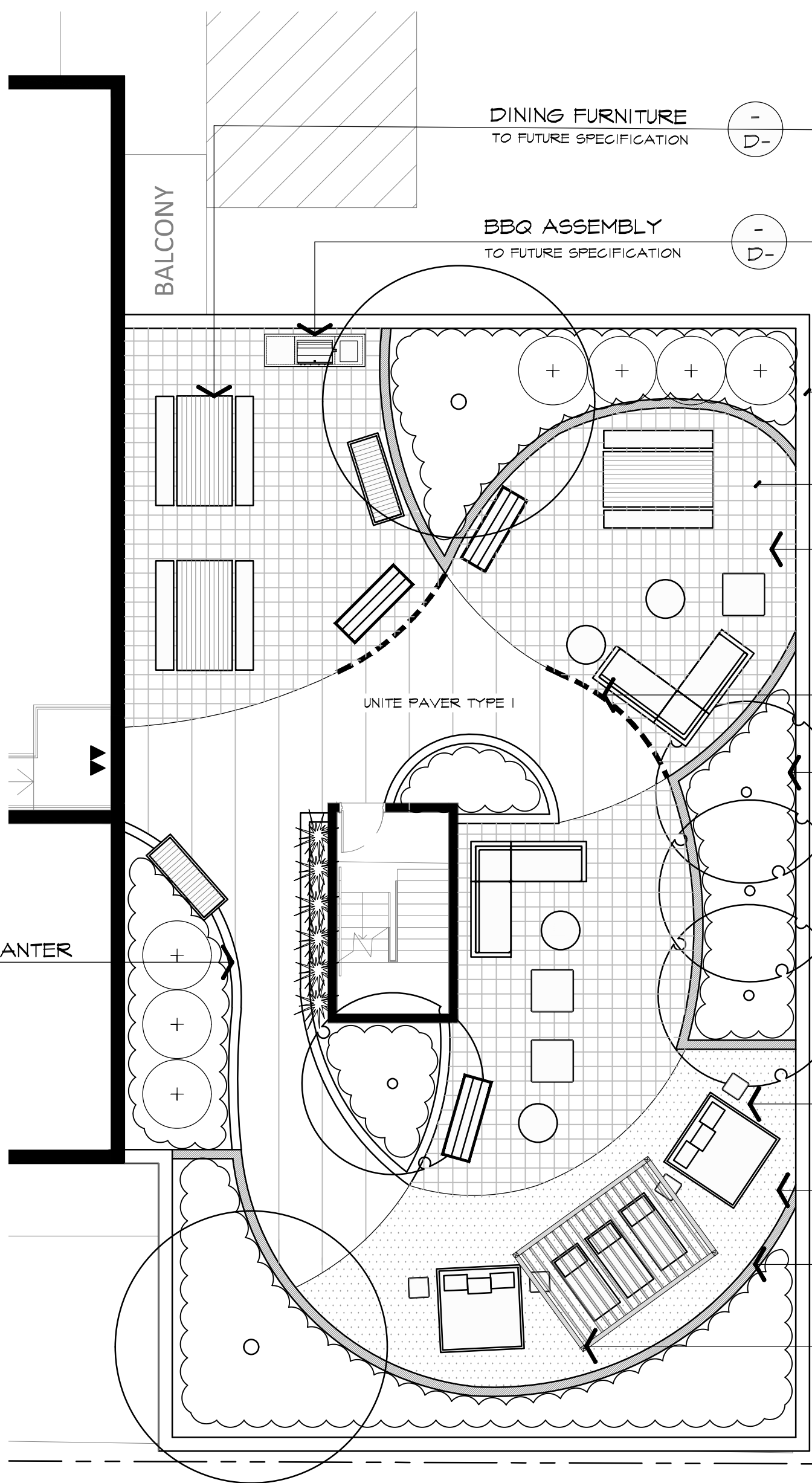
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sheet no.

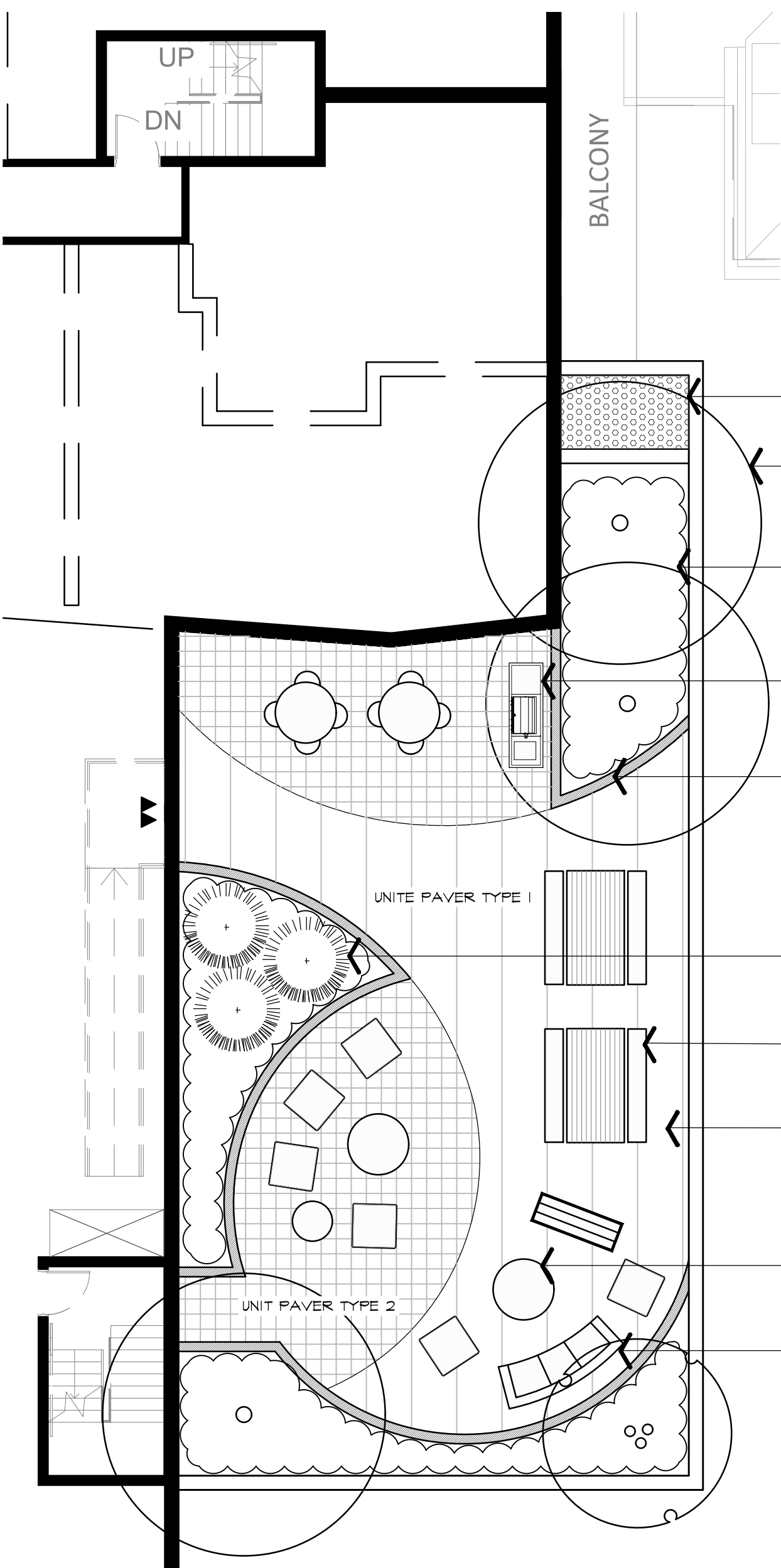
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1 7th FLOOR AMENITY TERRACE

1:100



2 10th FLOOR AMENITY TERRACE

1:100



BIO-ROOF ECO-SYSTEM 4 ASSEMBLY (PRE-VEGETATED)
Image provided by BIOROOF

GENERAL NOTES:

- GREEN ROOF INSTALLER TO ENSURE ANCHORAGE OF SYSTEM TO ROOF
- NO ACCESS TO TENANTS
- REFER TO ENGINEERING PLAN FOR ROOF DRAIN DETAILS AND SPECIFICATIONS
- GREENROOF SUPPLIER TO PROVIDE WIND UPLIFT REPORT AND MAINTENANCE PLAN.
- GREEN ROOF TO COMPLY WITH THE REQUIREMENTS OF THE GREEN ROOF DESIGNER CHECKLIST AND CITY OF TORONTO BY-LAW NO. 503-2004
- FALL ARREST ANCHOR SYSTEM TO BE INSTALLED FOR OSHA AND OBC STANDARDS.

PRE-VEGETATED PERENNIAL MAT SPECIFICATIONS:

TOTAL GREEN ROOF AREA: 239.6m²

TYPE

- BIOROOF, URBAN MEADOW MIX PRE-VEGETATED PERENNIAL MAT
- Arvens Creeping Red Fescue
 - J-S Chewings Fescue
 - EcoStar Hard Fescue
 - Beebalm - Wild Bergamot
 - Mixed Columbine
 - Black Eyed Susan
 - Viola (mixed colours)
 - Purple Coneflower
 - Pale Purple Coneflower
 - Shasta Daisy

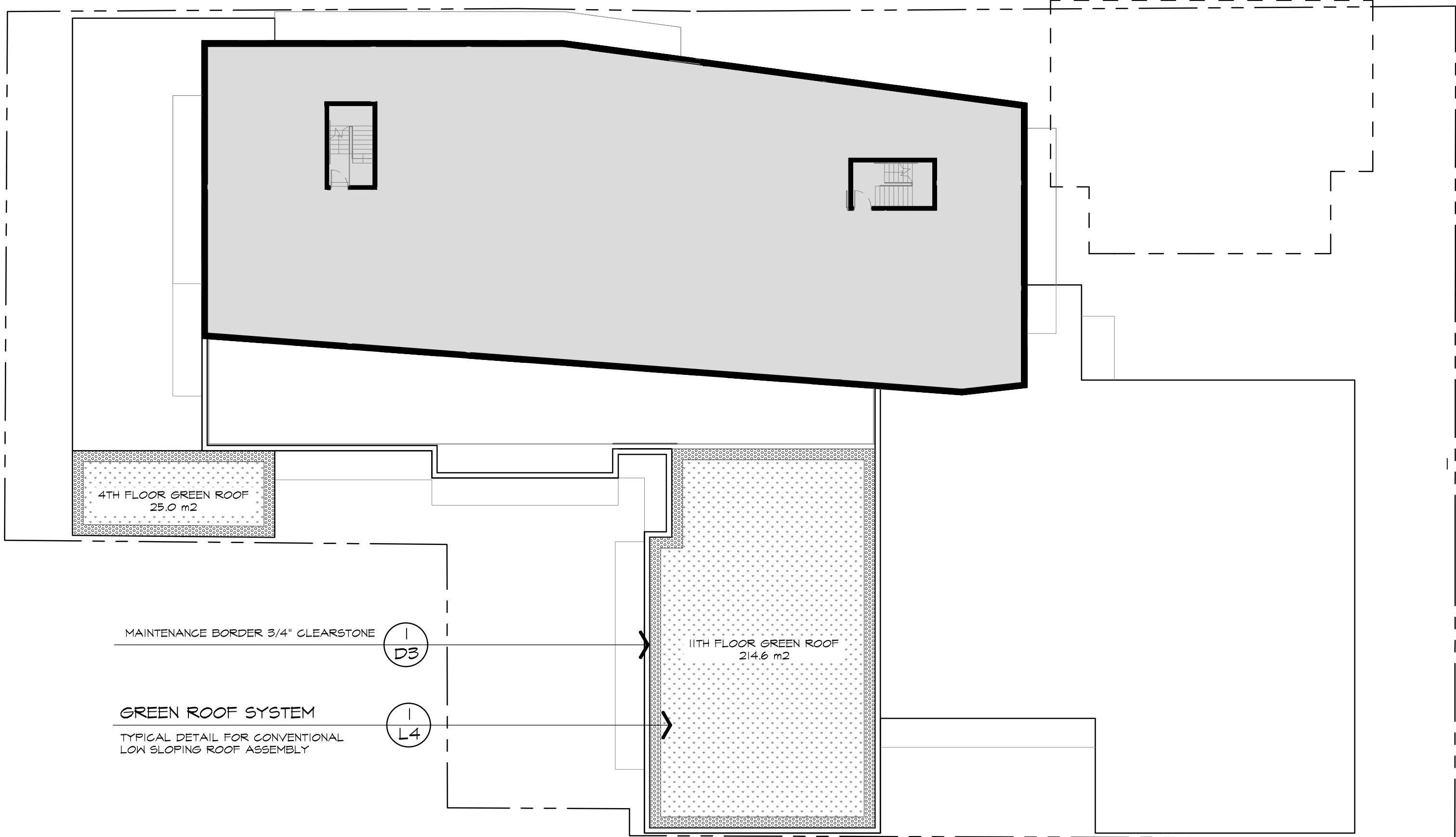
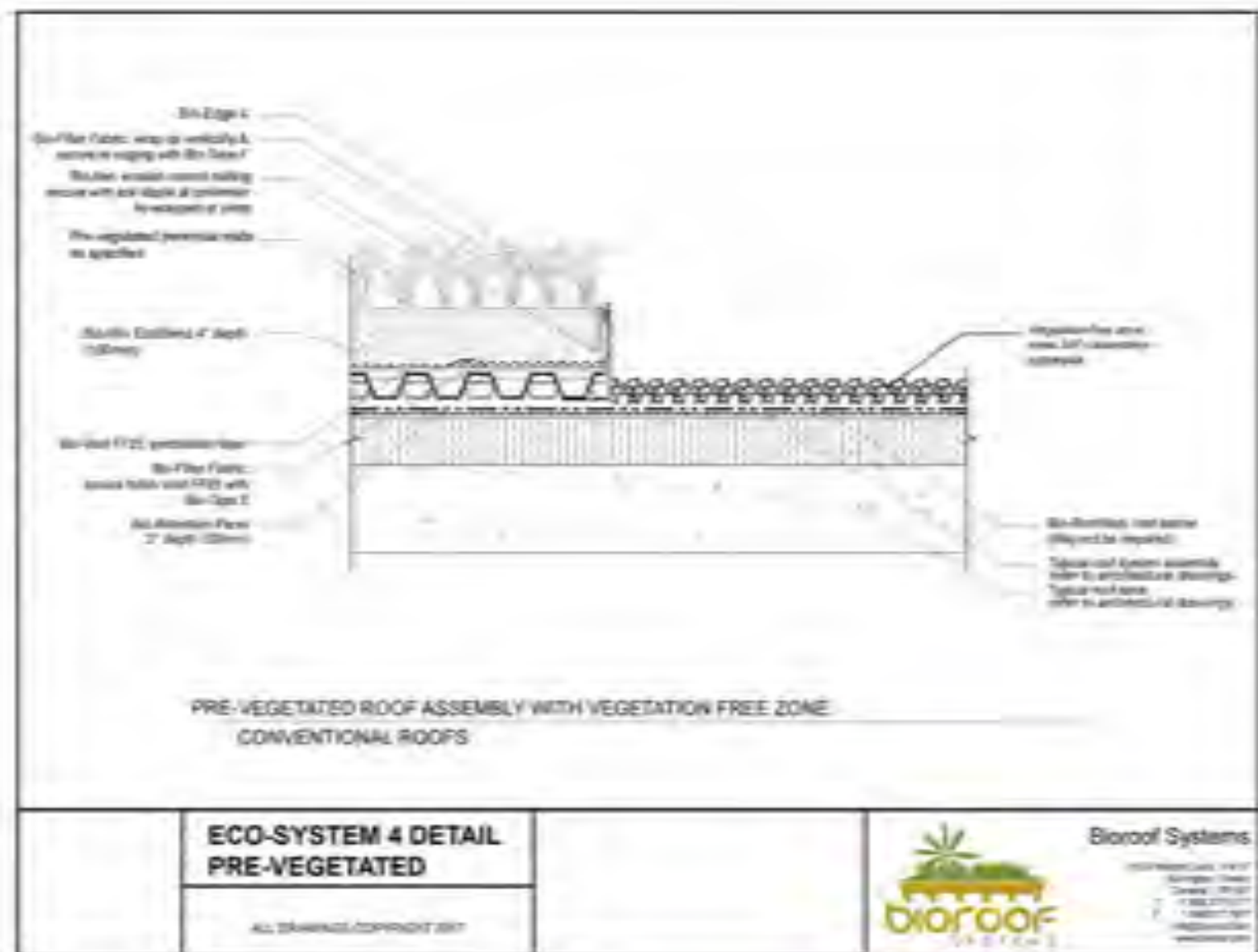
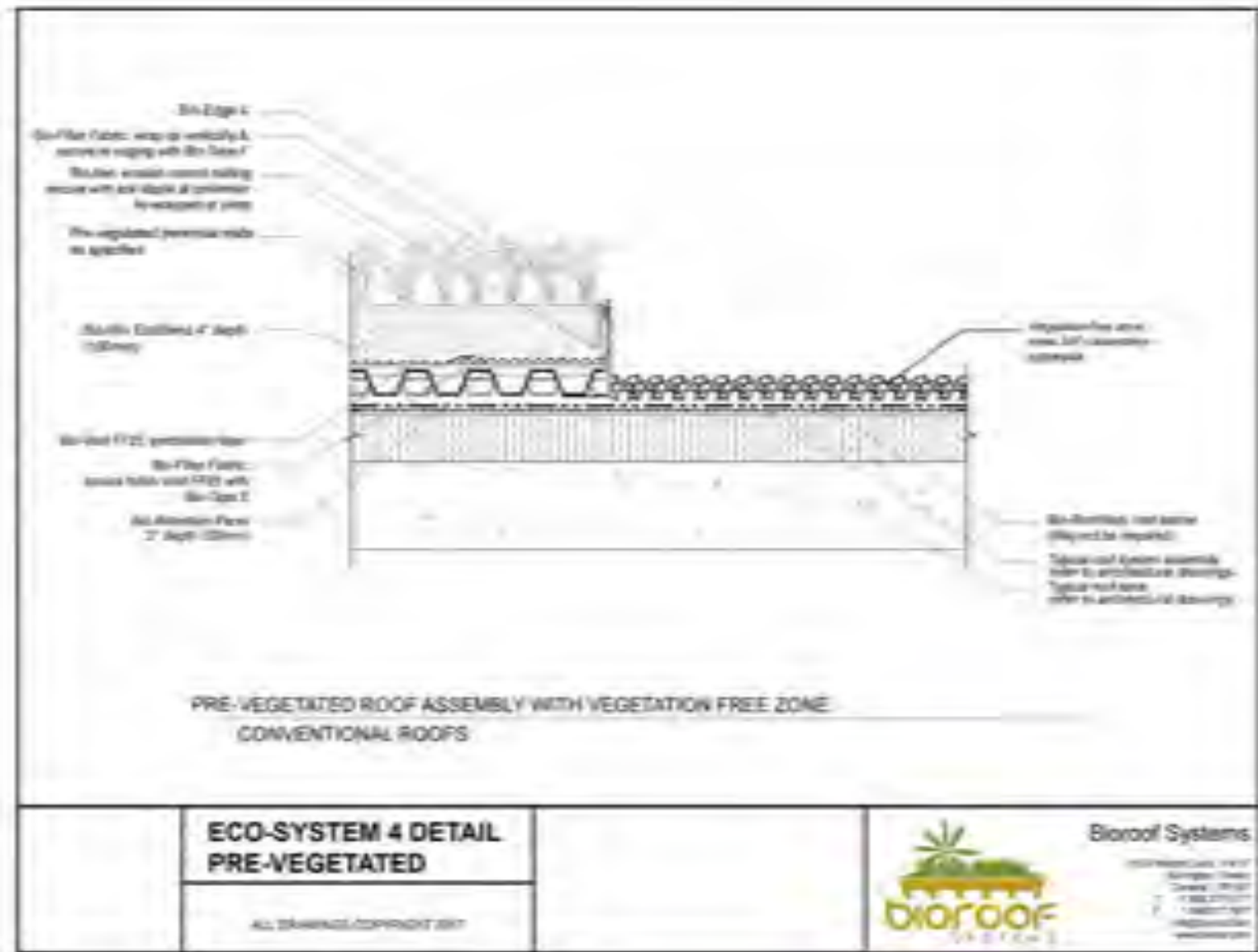


Green Roof Statistics

The Green Roof Statistics Template is required to be submitted for Site Plan Control Applications where a green roof is required under the Toronto Municipal Code Chapter 462, Green Roofs. Complete the table below and copy it directly into the Roof Plan submitted as part of any Site Plan Control Application requiring a green roof in accordance with the Bylaw. Refer to Section 4.402-1 of the Municipal Code for a complete list of defined terms, and greater clarity and certainty regarding the intent and application of the terms included in the template. The Toronto Municipal Code Chapter 462, Green Roofs can be found online at: http://www.toronto.ca/bylaws/municipalcode/1164_462.pdf

Green Roof Statistics

	Required	Provided
Gross Floor Area, as defined in Green Roof Bylaw (m ²)		64,884.0
Total Roof Area (m ²)		7,480.0
Area of Residential Private Terraces (m ²)		604.0
Roof-top Outdoor Amenity Spaces, if in a Residential Building (m ²)		104.0
Area of Renewable Energy Devices (m ²)		
Tower (s) Roof Area with Slope (steepness) less than 750:1		104.0
Total Available Roof Space (m ²)		104.0
Green Roof Coverage	Required	Provided
Coverage of Available Roof Space (m ²)	100%	100%
Coverage of Available Roof Space (%)	100%	100%



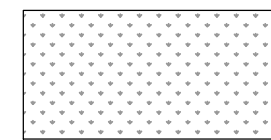
1 GREEN ROOF, ECO-SYSTEM 4 (PRE-VEGETATED)

NTS

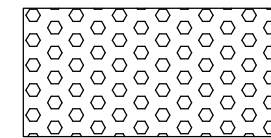
GREEN ROOF SYSTEM MANUFACTURED AND SUPPLIED BY:
BIOROOF SYSTEMS, (OR APPROVED EQUAL)

CONTACT: KEN MCGOWAN
PHONE: 416.444.5201
EMAIL: KEN@BIOROOF.COM

LEGEND



GREEN ROOF -
VEGETATED AREA

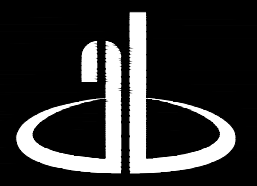


3/4\"/>

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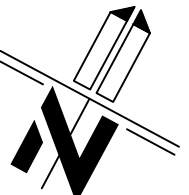
project

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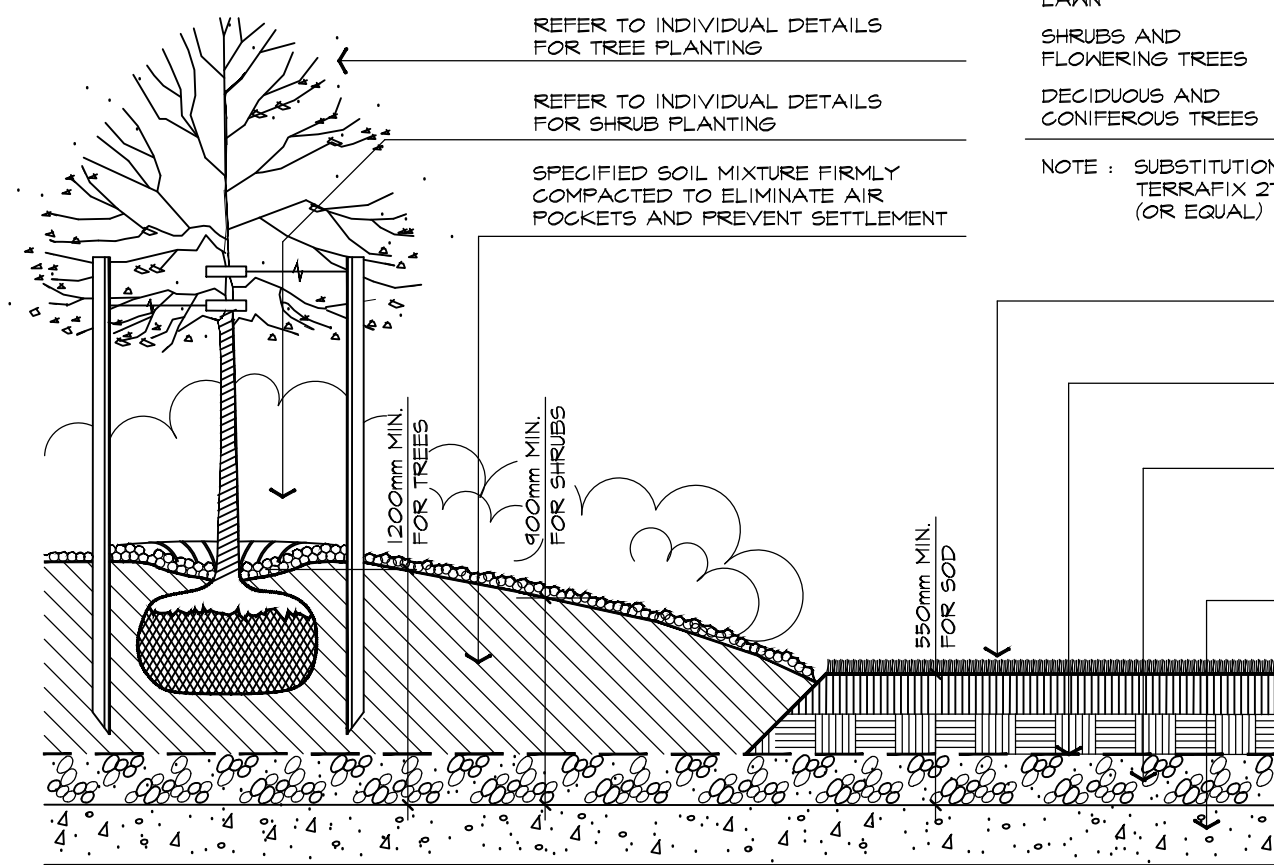
drawing

ROOF PLAN GREEN ROOF & DETAIL

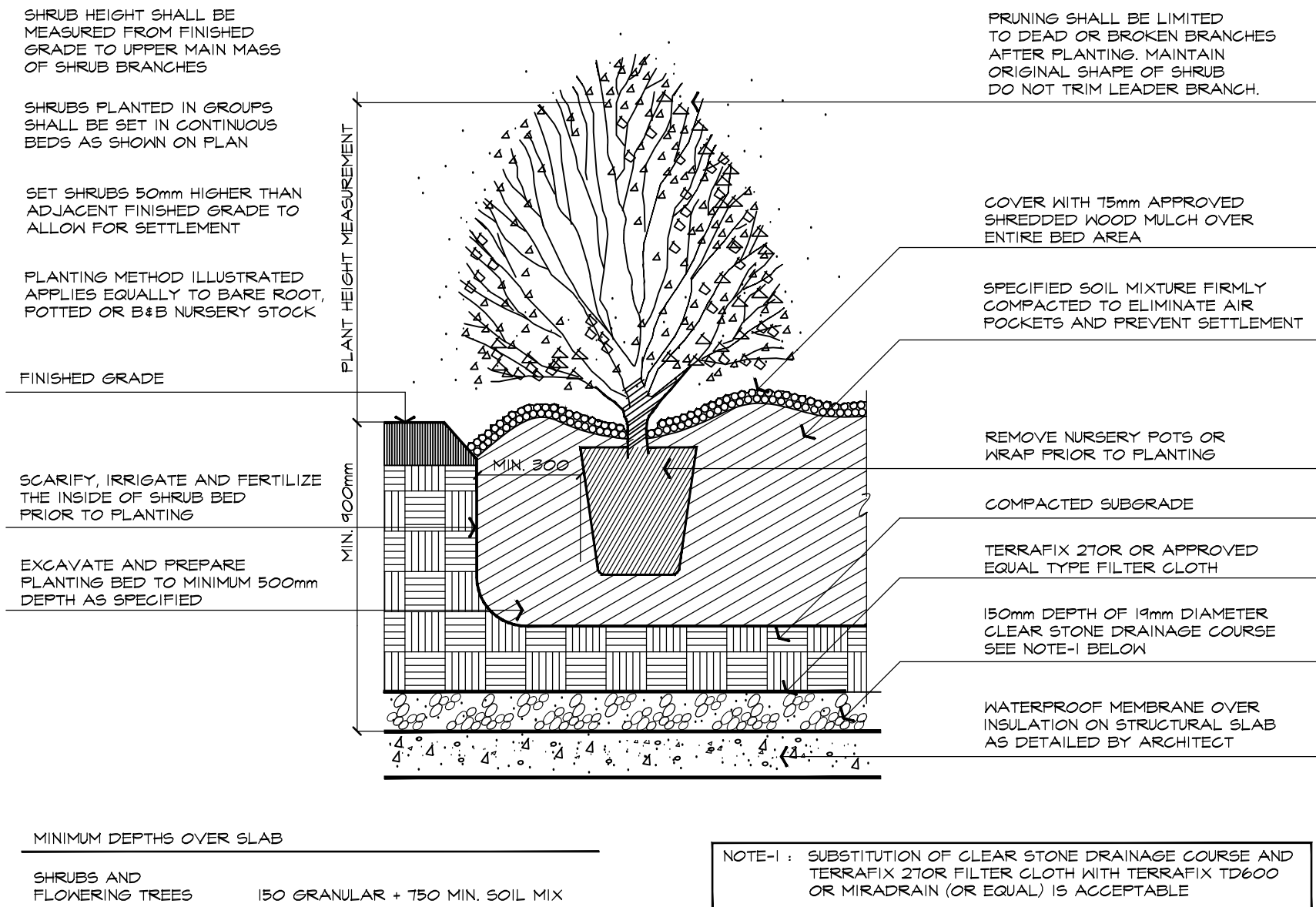
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direction	project no.
	3298
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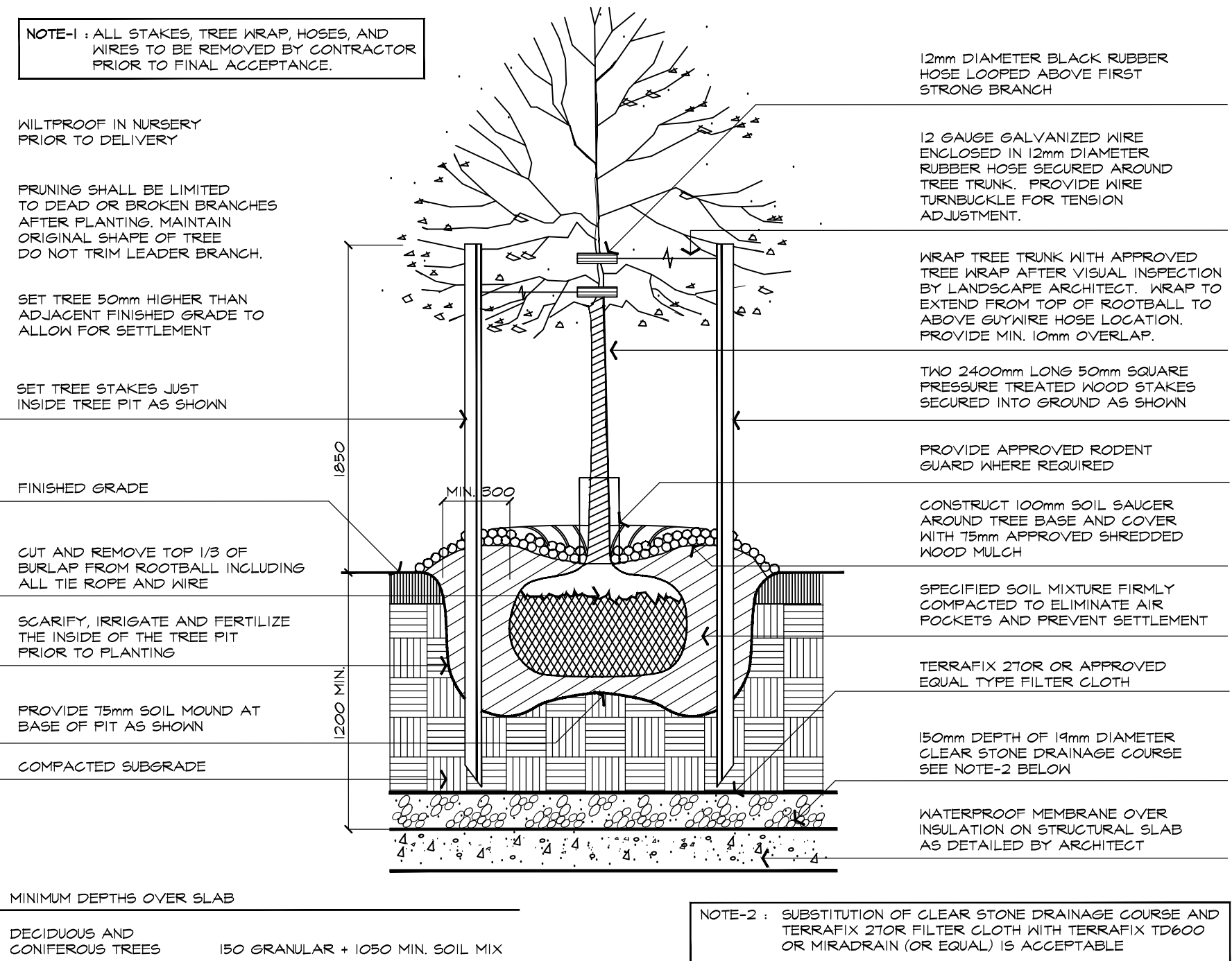
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4 TYPICAL PLANTING ON SLAB DETAIL NTS
ABAL 05/01-07/104



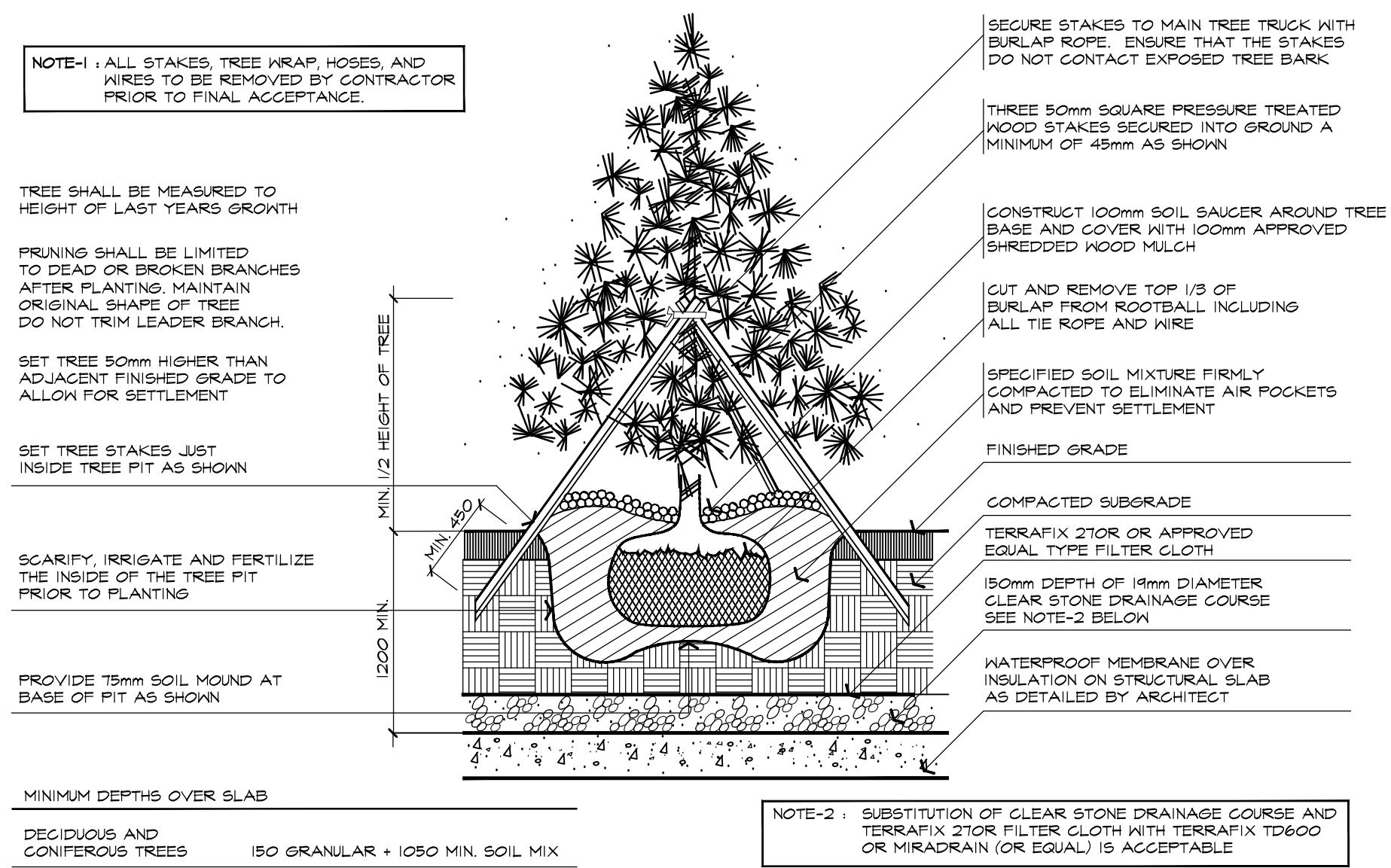
3 SHRUB PLANTING ON SLAB DETAIL NTS
ABAL 05/13-07/101



1 DECIDUOUS TREE PLANTING ON SLAB DETAIL NTS
ABAL 05/11-07/101

MASTER PLANT LIST

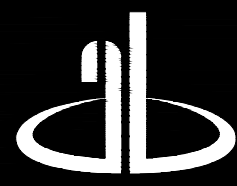
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	NATIVE	DROUGHT TOLERANT	CALIPER	HEIGHT	SPREAD	ROOT	REMARKS	O.C. SPACING
DECIDUOUS SHADE TREES											
A	-	CERIS CANADENSIS	EASTERN REDBUD	✓	✓	70mm	2500mm	1200mm	B4B	SPECIMEN	N/A
B	-	AMELANCHIER CANADENSIS	SERVICEBERRY	✓	✓	70mm	2500mm	1200mm	B4B	SPECIMEN	N/A
C	-	CORNUS ALTERNIFOLIA	PASODA DOGWOOD	✓	✓	70mm	2500mm	1200mm	B4B	SPECIMEN	N/A
D	-	ULMUS AMERICANA	AMERICAN ELM	✓	✓	70mm	2500mm	1200mm	B4B	SPECIMEN	N/A
CONIFEROUS (EVERGREEN) TREES											
E	-	PINUS STROBUS 'FASTIGIATA'	COLUMNAR EASTERN WHITE PINE	✓	✓	1500mm	1000mm	S.B.	SPECIMEN	- - - -	
CONIFEROUS & BROADLEAF (EVERGREEN) SHRUBS											
F	-	TAXUS X MEDIA DENSIFORMIS	DENSE YEW	- - - -	- - - -	- - - -	2500mm	1200mm	B4B	EVEN FORM	1200mm
G	-	BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	- - - -	✓	- - - -	- - - -	400mm	3 gal. POT	MIN. 2 YRS. GTH.	500mm
H	-	EVONYMUS FORTUNEI 'SARCOXIE'	SARCOXIE EVONYMUS	- - - -	✓	- - - -	- - - -	500mm	POTTED	MIN. 2 YRS. GTH.	600mm
DECIDUOUS SHRUBS											
aa	-	ASTER ALPINUS	ALPINE ASTER	- - - -	✓	- - - -	- - - -	100mm	1 gal. POT	MIN. 2 YRS. GTH.	- - - -
bb	-	HYDRANGEA PANICULATA 'LIMELIGHT'	LIMELIGHT HYDRANGEA	- - - -	- - - -	- - - -	500mm	- - - -	POTTED	MIN. 10 STEMS	650mm
ORNAMENTAL GRASSES											
cc	-	HAKONECHLOA MACRA 'ALBOSTRIATA'	JAPANESE FOREST GRASS	- - - -	- - - -	- - - -	- - - -	- - - -	1 gal. POT	- - - -	500mm
PERENNIALS AND GROUND COVERS											
aaa	-	CORNUS CANADENSIS	BUNCHBERRY	✓	- - - -	- - - -	- - - -	- - - -	1 GAL. POT	- - - -	200mm
bbb	-	DELOSPERMA X 'FIRE SPINNER'	FIRE SPINNER ICE PLANT	- - - -	✓	- - - -	- - - -	- - - -	1 GAL. POT	- - - -	PER PLAN
ccc	-	GUACAMOLE HOSTA	GUACAMOLE HOSTA	- - - -	✓	- - - -	- - - -	- - - -	1 GAL. POT	- - - -	500mm
ddd	-	ATHYRIUM FILIX-FEMINA	LADY FERN	- - - -	✓	- - - -	- - - -	- - - -	1 GAL. POT	- - - -	PER PLAN
eee	-	PARTHENOCISSUS QUINQUEFOLIA 'ENSEL'	ENSELMANN'S VIRGINIA CREEPER	✓	✓	- - - -	- - - -	- - - -	2 GAL. POT	- - - -	- - - -
fff	-	RUDBECKIA HIRTA	GLORIOSA DAISY	✓	✓	- - - -	- - - -	100mm	1 GAL. POT	MIN. 2 YRS. GTH.	- - - -
ggg	-	ECHINACEA PURPUREA	PURPLE CONE FLOWER	✓	✓	- - - -	- - - -	100mm	1 GAL. POT	MIN. 2 YRS. GTH.	- - - -



2 CONIFEROUS TREE PLANTING ON SLAB DETAIL NTS
ABAL 05/12-07/101

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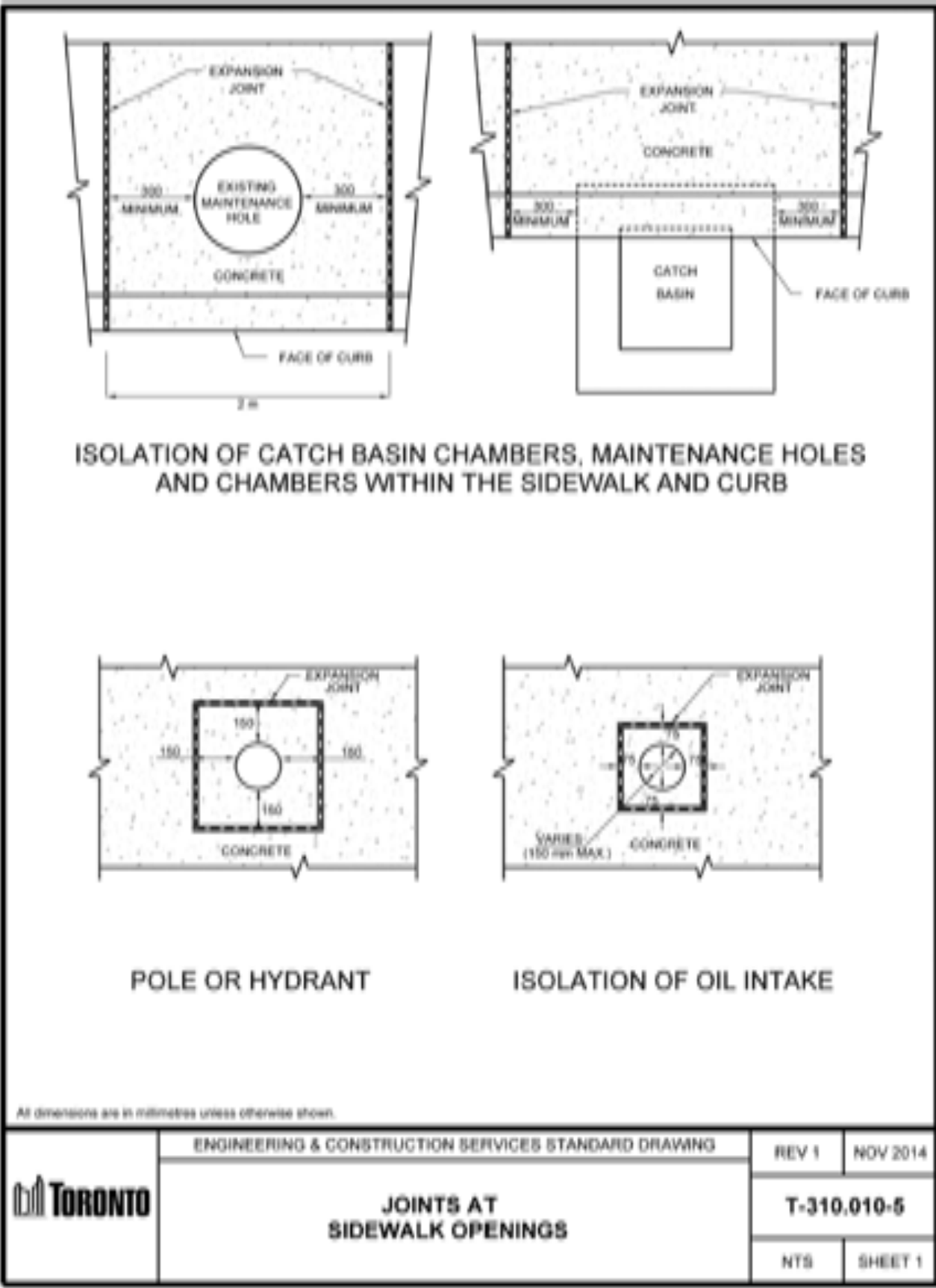
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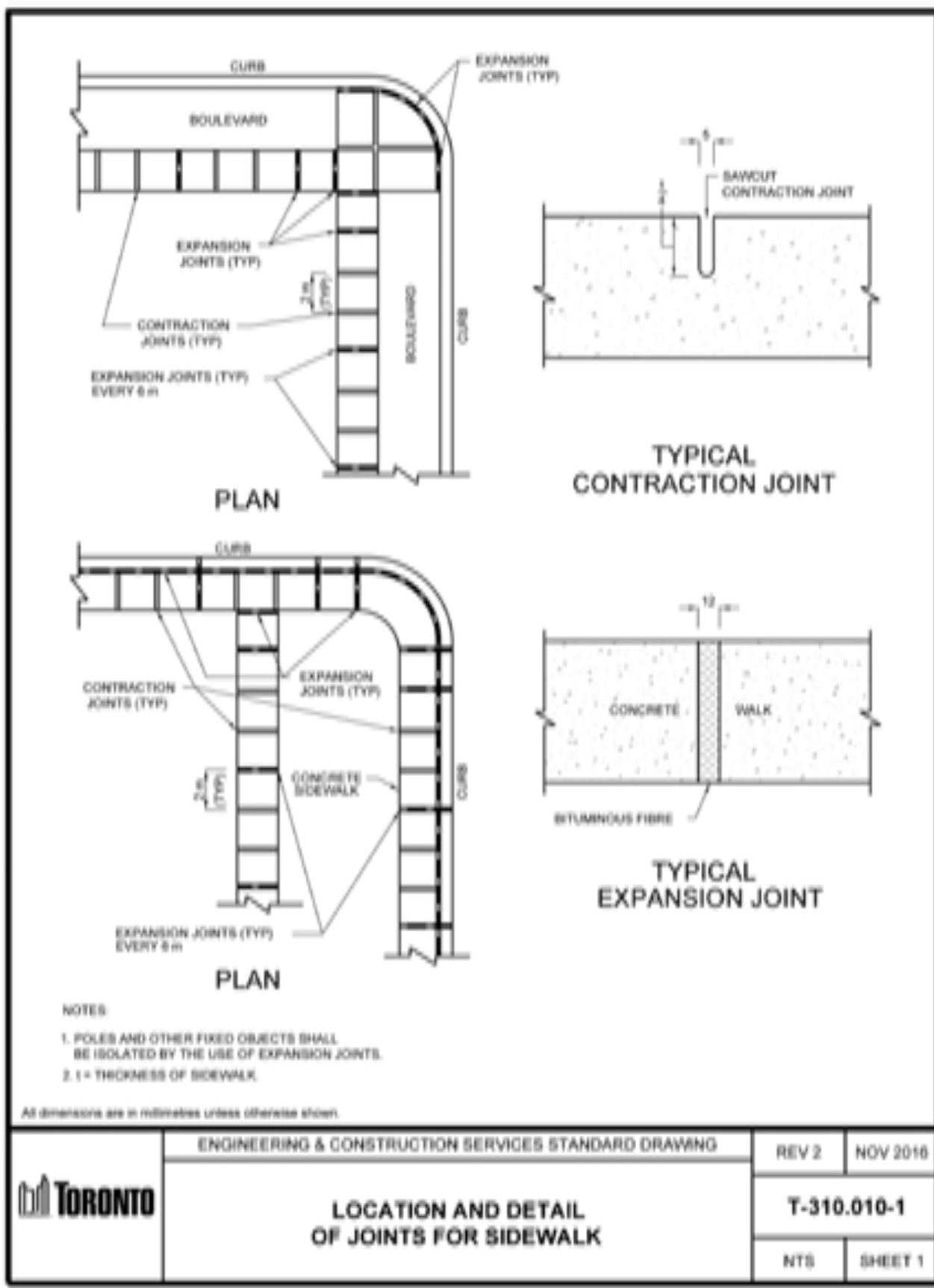
PLANTING DETAILS

date	MAY 30, 2019	drawn	RS
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direction		project no.	3298
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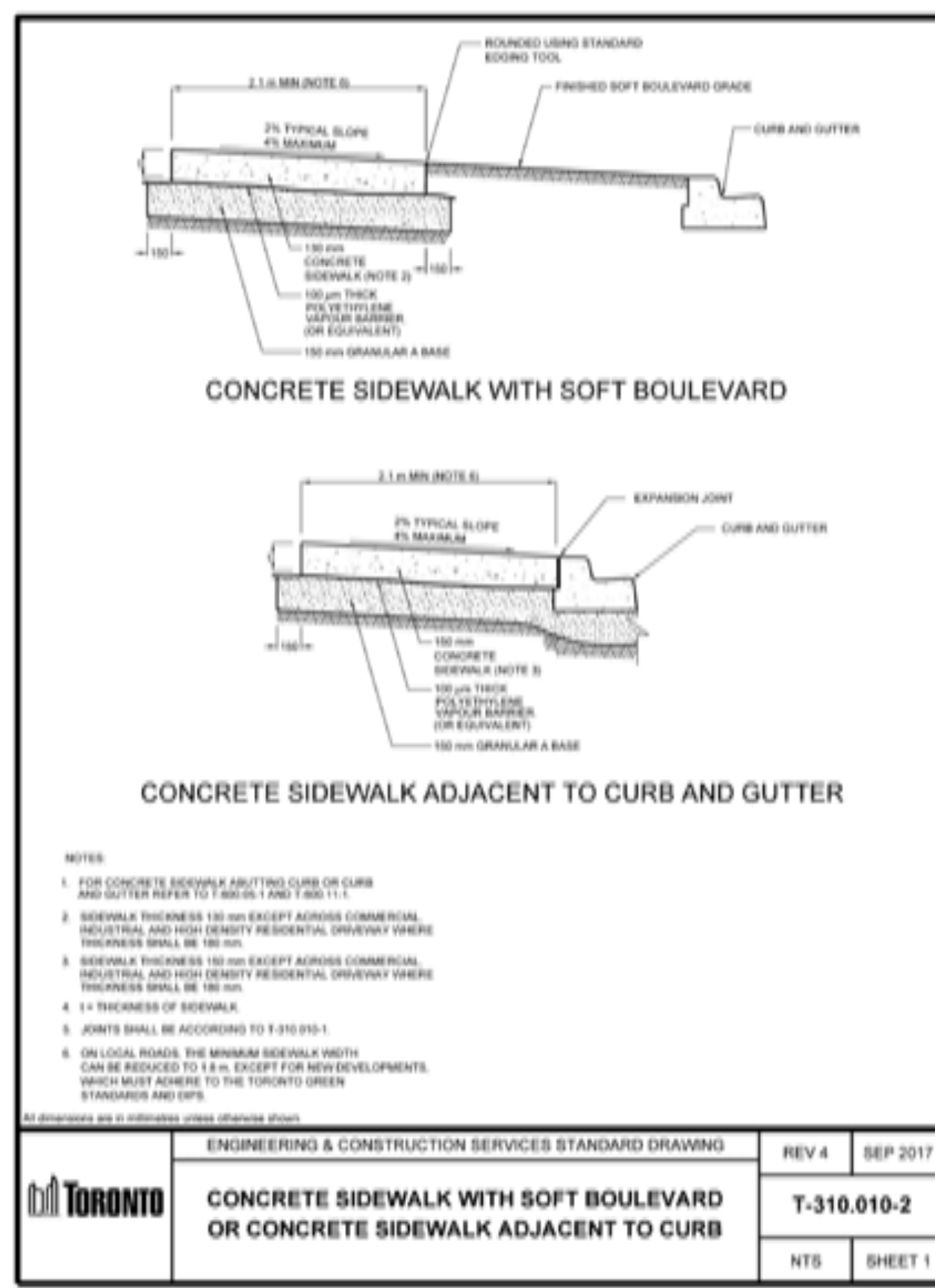
*NOTED SCALE IS APPLICABLE ONLY WHEN PRINTED ON ARCH D (34"x36") SIZE SHEET



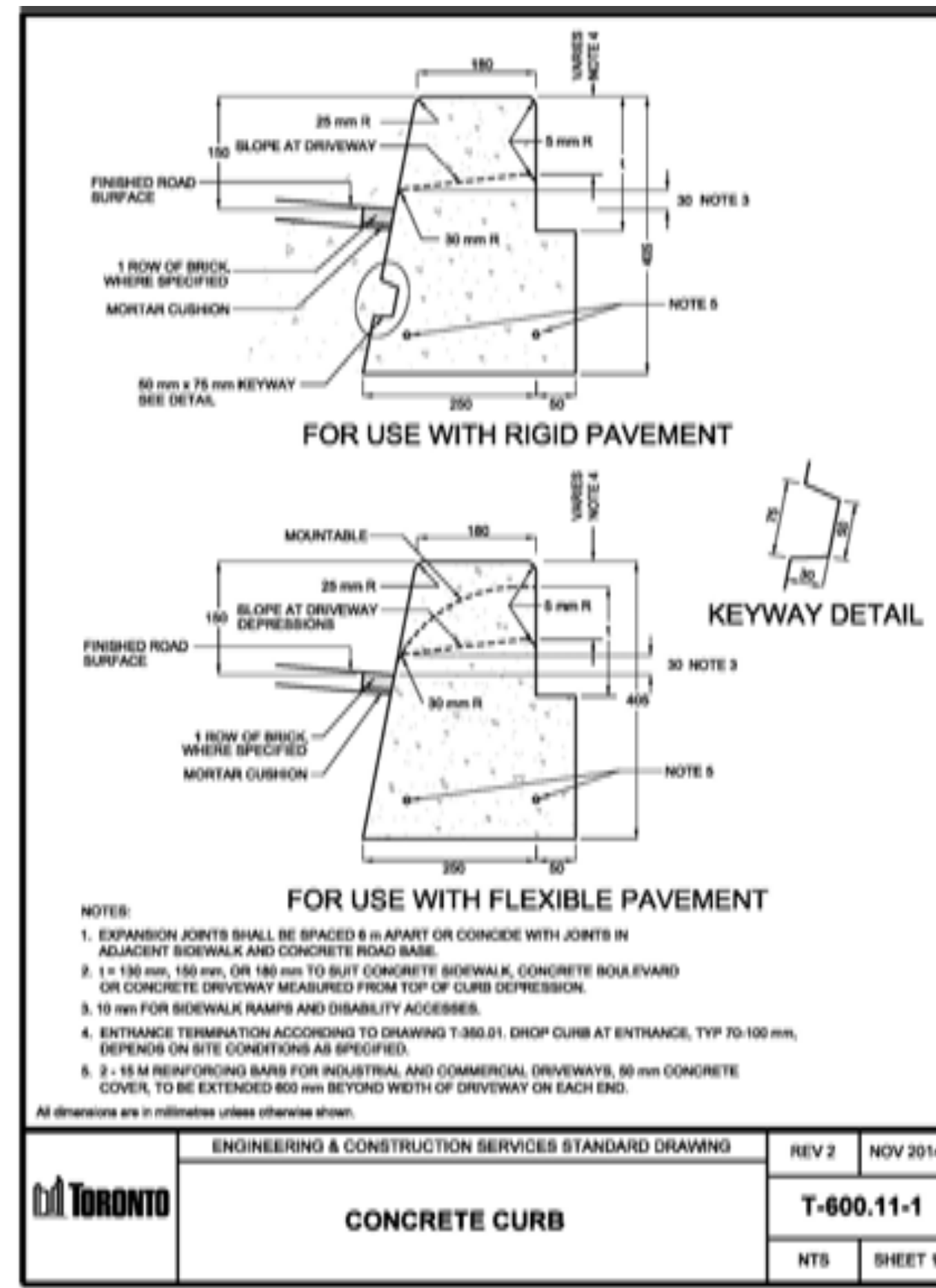
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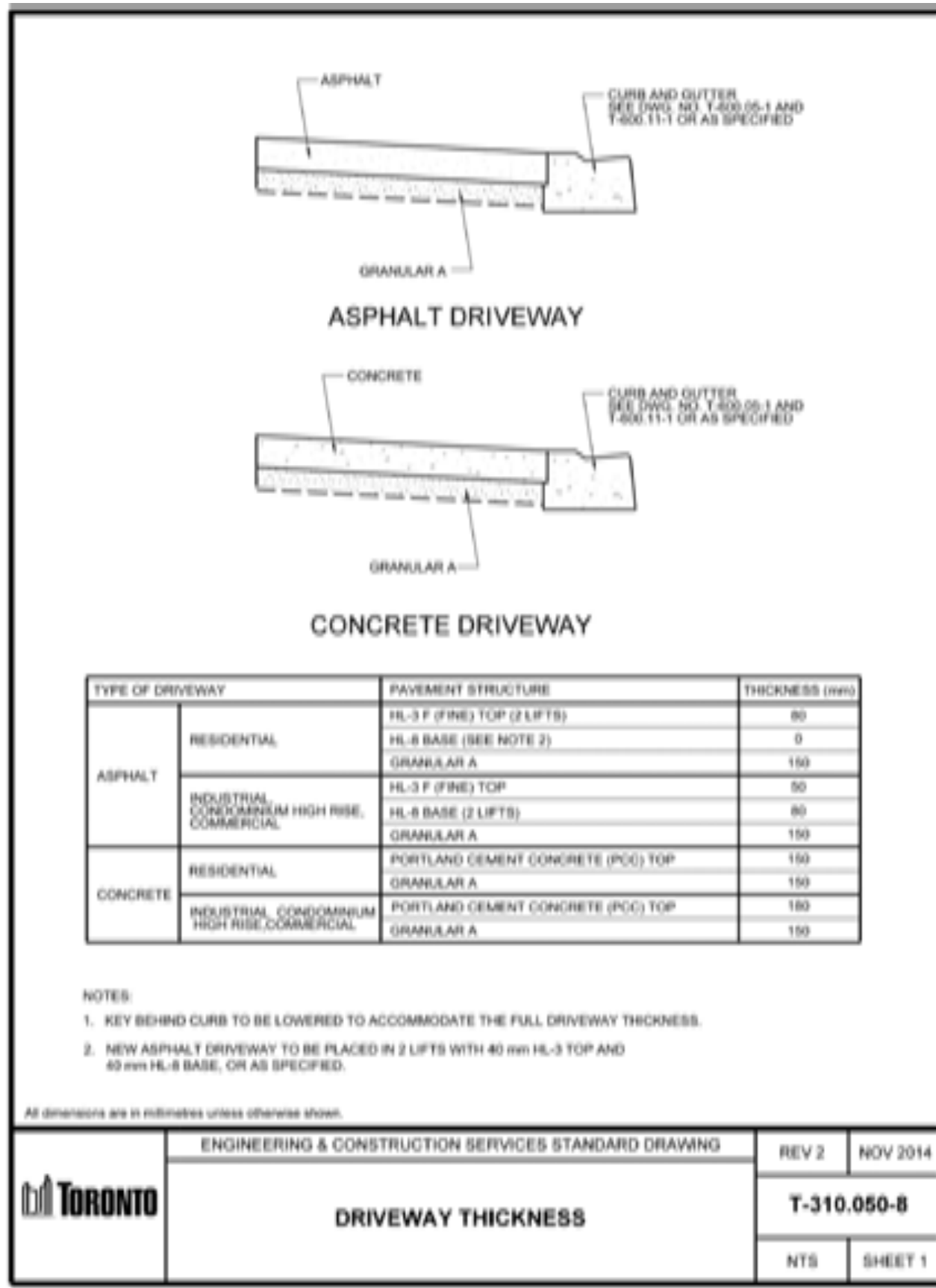
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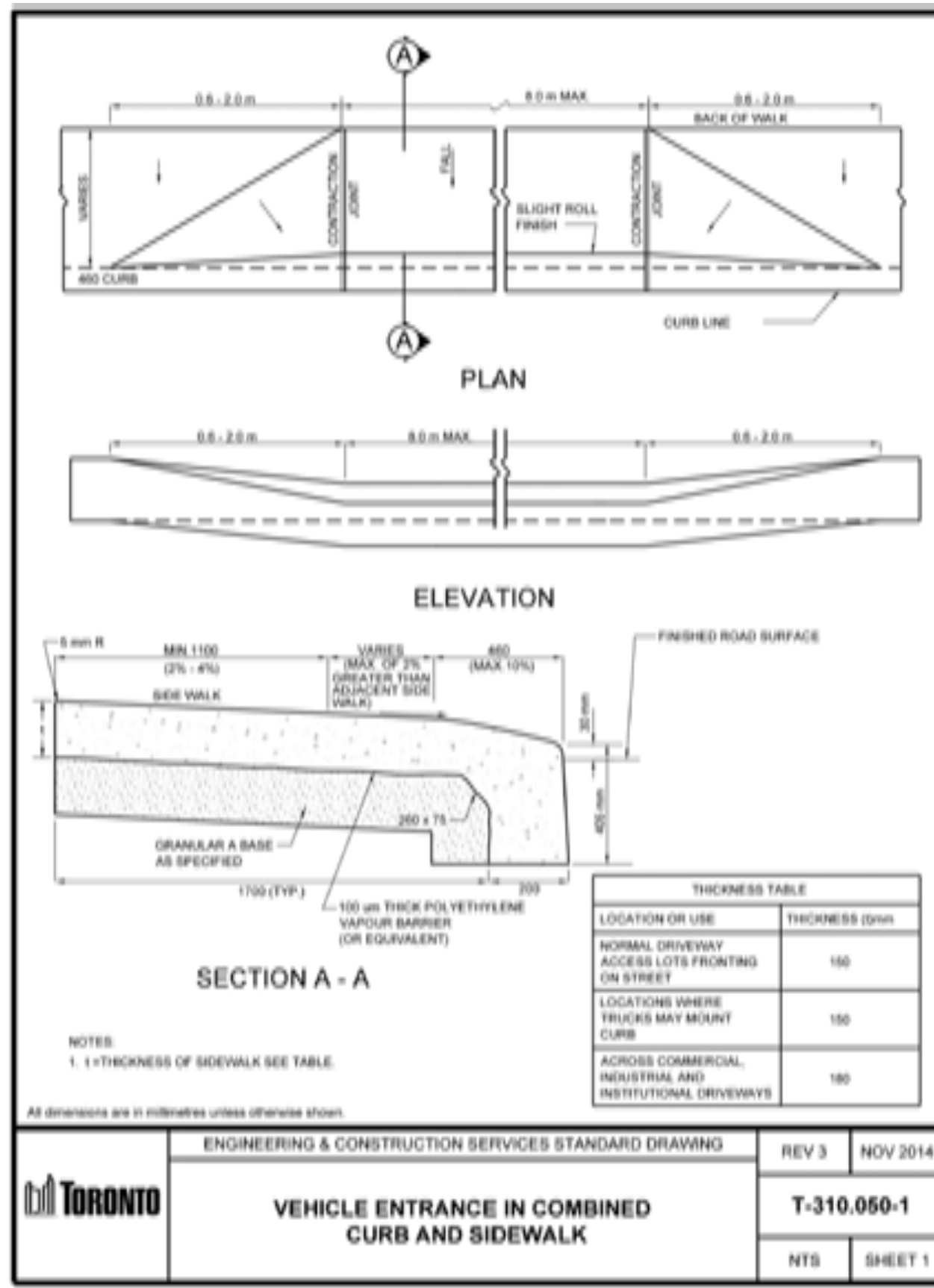
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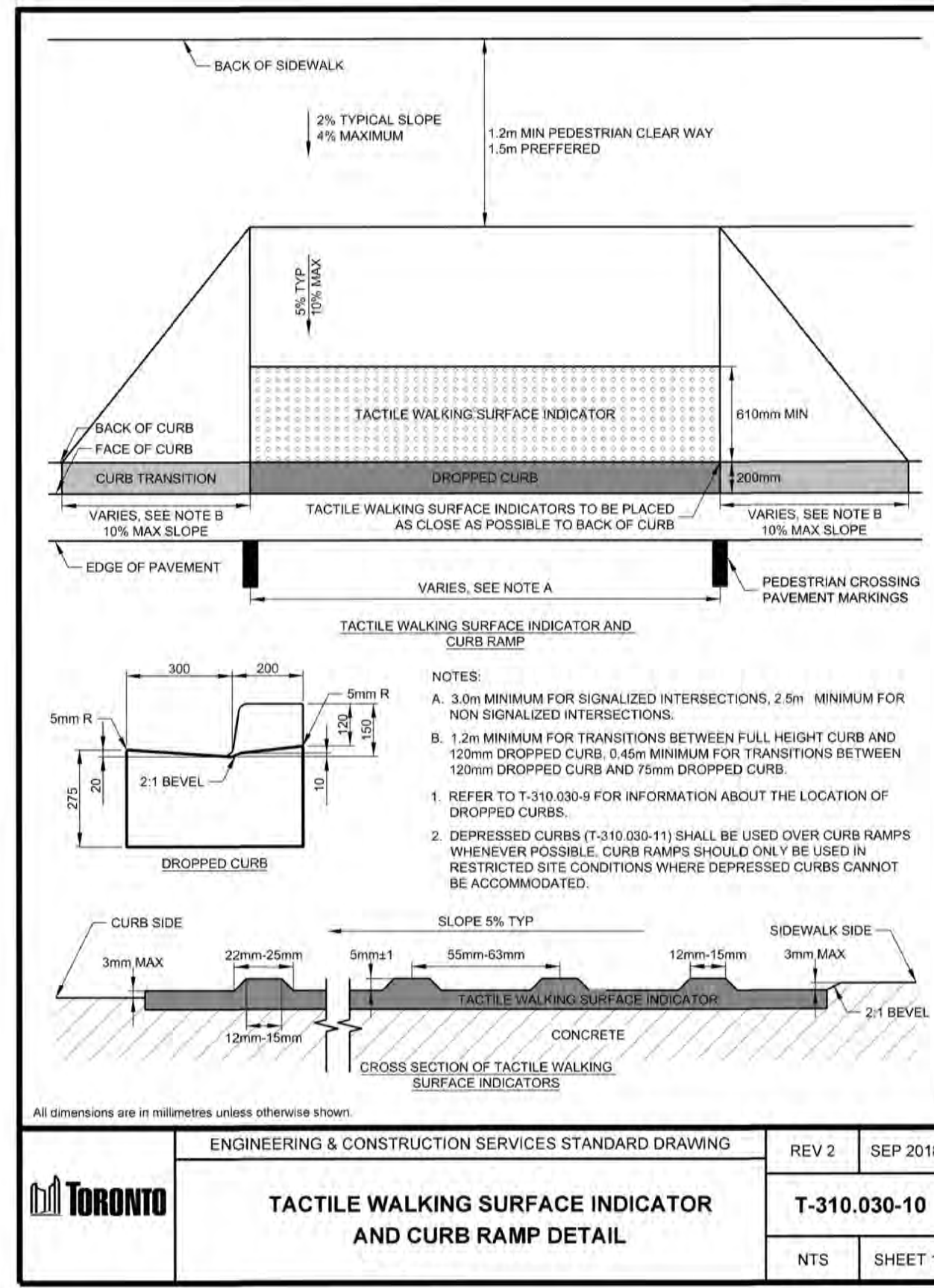
1 CONCRETE CURB
CITY OF TORONTO STANDARD
REFER TO ENGINEERING DRAWINGS FOR CURB AND GUTTER DETAIL WHERE APPLICABLE



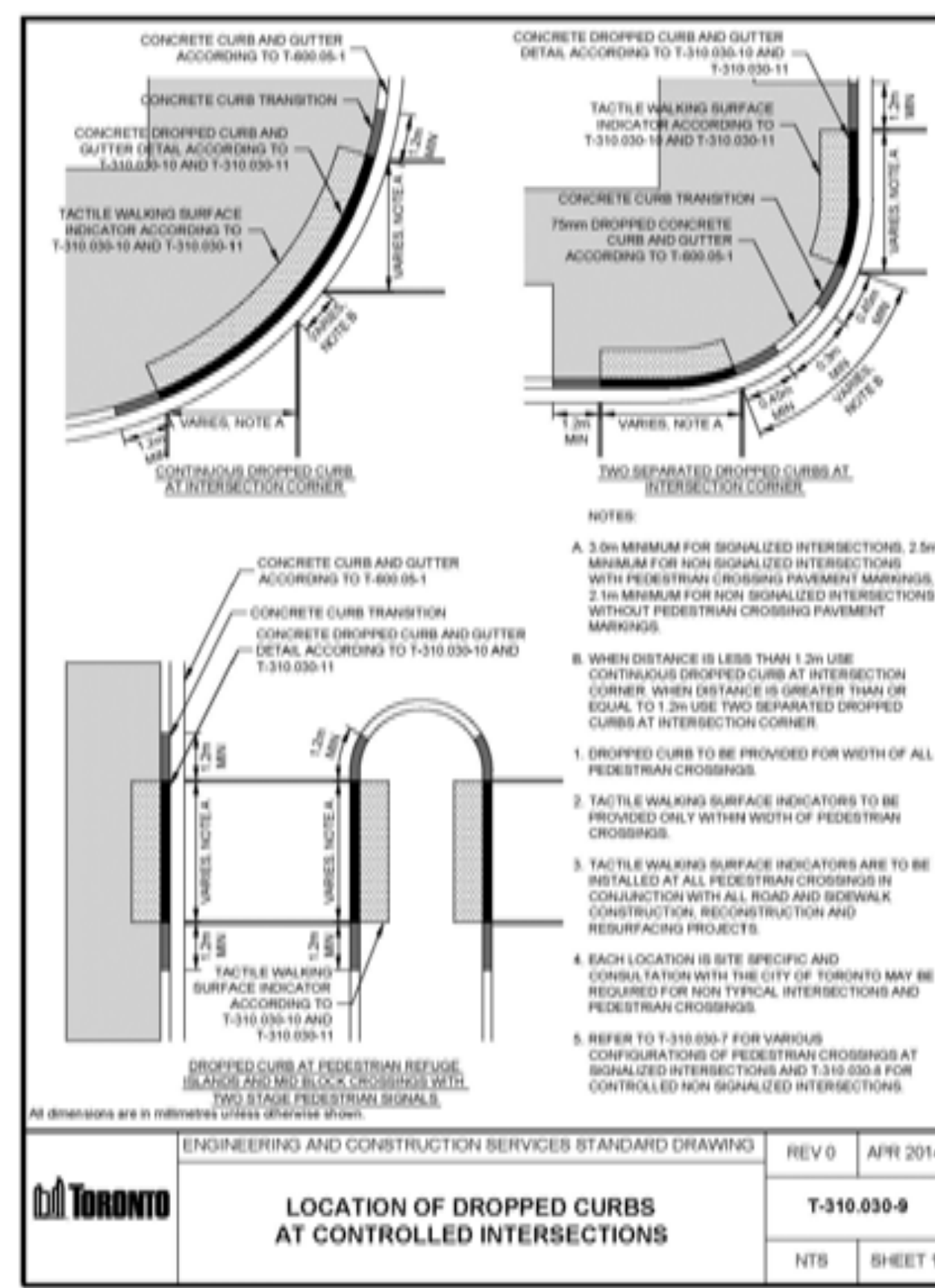
8 DRIVEWAY THICKNESS
CITY OF TORONTO STANDARD



7 VEHICLE ENTRANCE
CITY OF TORONTO STANDARD



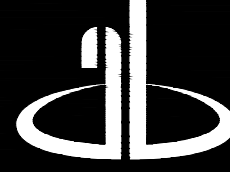
6 TACTILE SURFACE INDICATOR
CITY OF TORONTO STANDARD



5 DROPPED CURBS
CITY OF TORONTO STANDARD

3	AUG 22 2019	REISSUED FOR S.P.A NO.1	RS
2	JUN 14 2019	ISSUED FOR S.P.A NO.1	RS
1	JUN 7 2019	ISSUED FOR DRAFT SUBMISSION #1	RS
no.	date	version	by

All information hereon to be checked and verified at the site and any discrepancies must be reported to and clarified by the landscape architect before commencing work. All drawings, specifications, details, digital information, etc., prepared by the landscape architect are instruments of service and as such are his property and must be returned at his request.



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ASSOCIATES LIMITED
LANDSCAPE ARCHITECTS



ONTARIO ASSOCIATION OF LANDSCAPE ARCHITECTS
MEMBER

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project

308-314 JARVIS STREET &
225 MUTUAL STREET
TORONTO, ONTARIO
GRAYWOOD DEV.'S/ ALTERRA GROUP

drawing

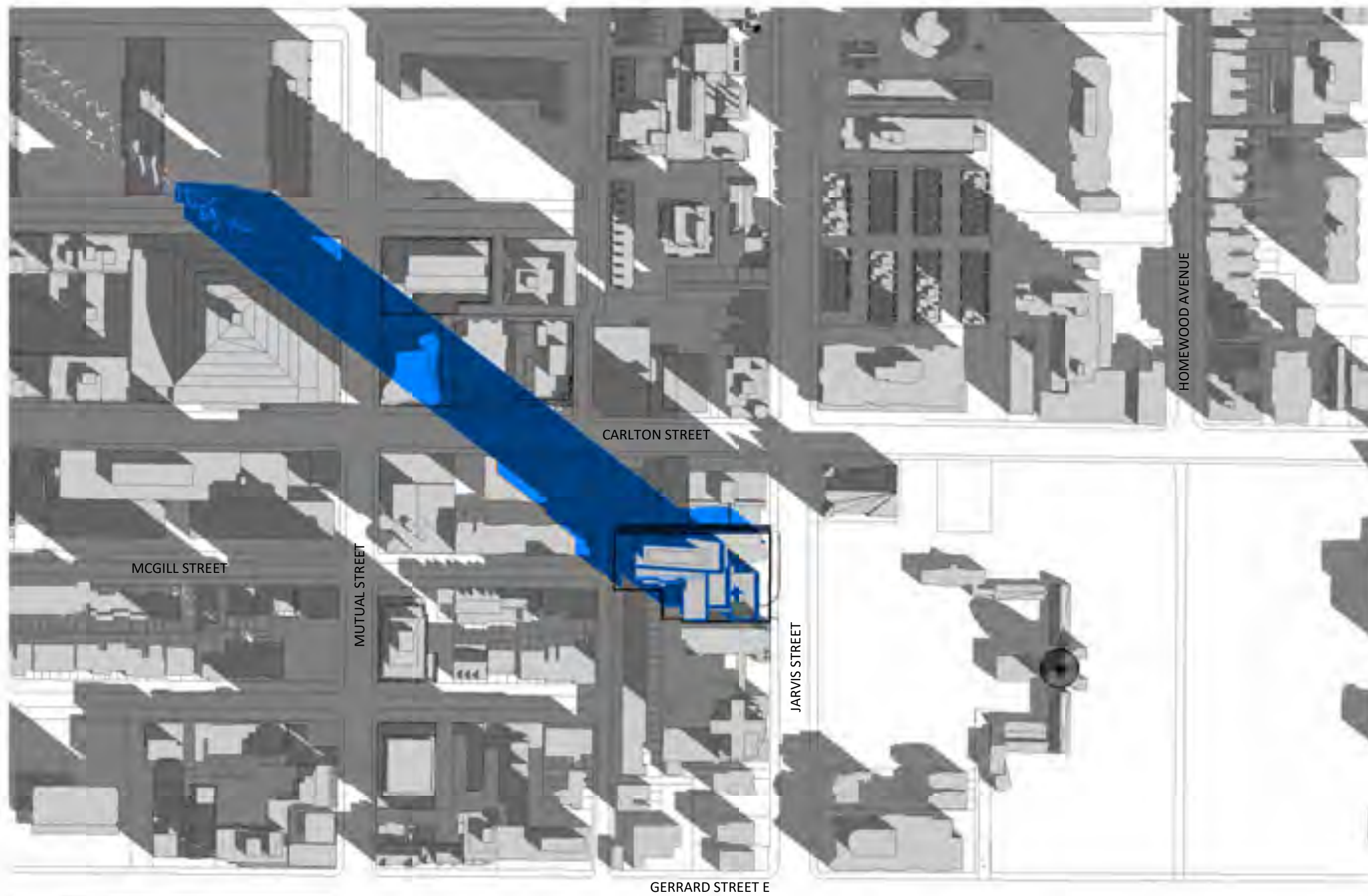
STREETSCAPE DETAILS
R.O.W HARDSCAPING

date	MAY 30, 2019	drawn	RS
scale*	NTS	file	3298 D2 V3-190822
direction		project no.	3298
		sheet no.	D2

*NOTED SCALE IS APPLICABLE ONLY WHEN PRINTED ON ARCH D (34"x36") SIZE SHEET

APPENDIX V

Sun Shadow Study



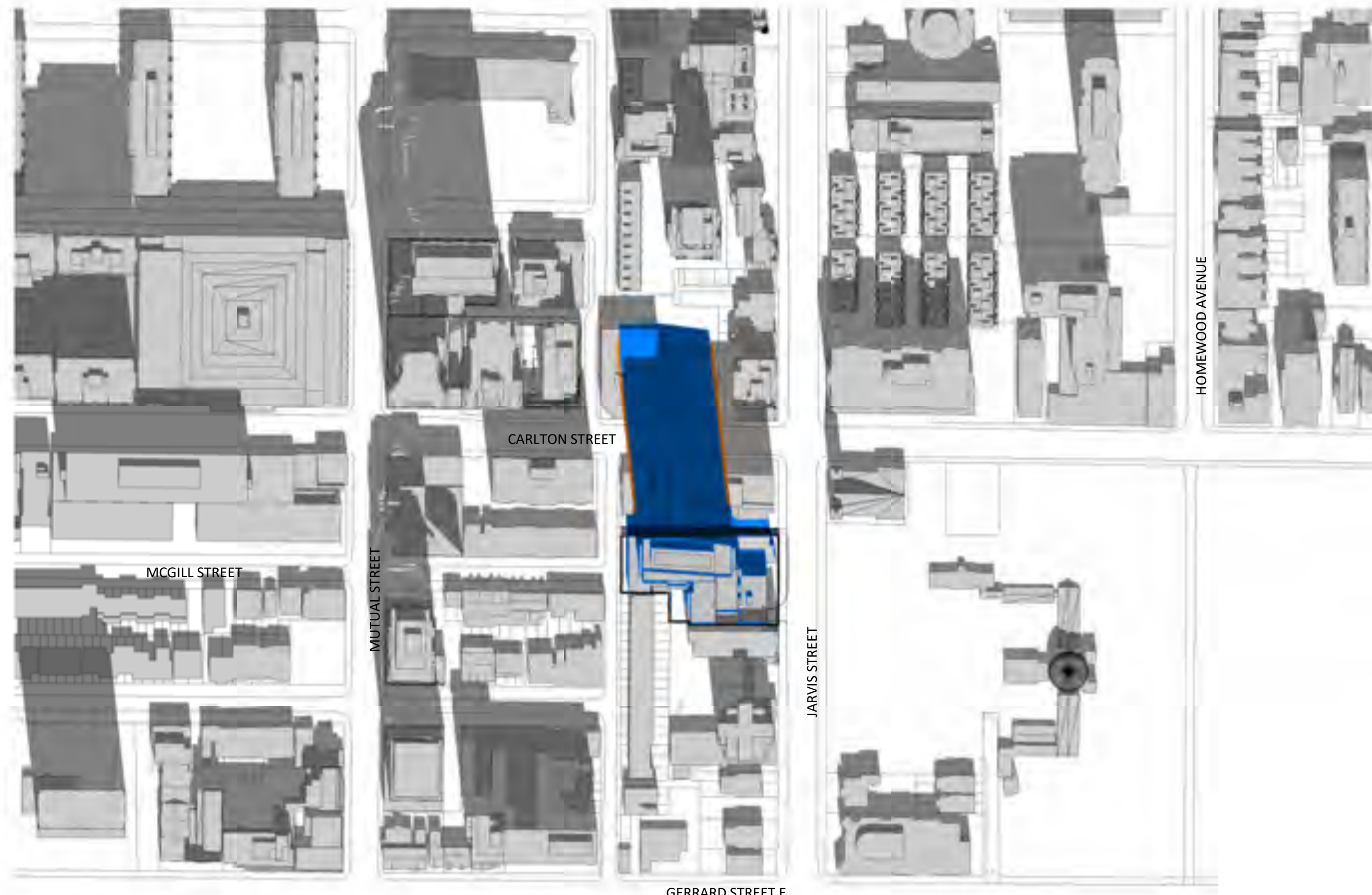
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2 MARCH 21-1018 AM
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3 MARCH 21-1118 AM
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4 MARCH 21-1218 PM
1 : 2000

SCALE
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LEGEND

- Shadow of the Proposed Scheme (June 14, 2019)
- Shadow of Proposed Scheme that exceeds boundary of Settlement Scheme (November 28, 2017)
- Shadow of the Settlement Scheme (November 28, 2017)

1	2019-06-14	ISSUED FOR SPA	AYU
#	DATE	DESCRIPTION	BY

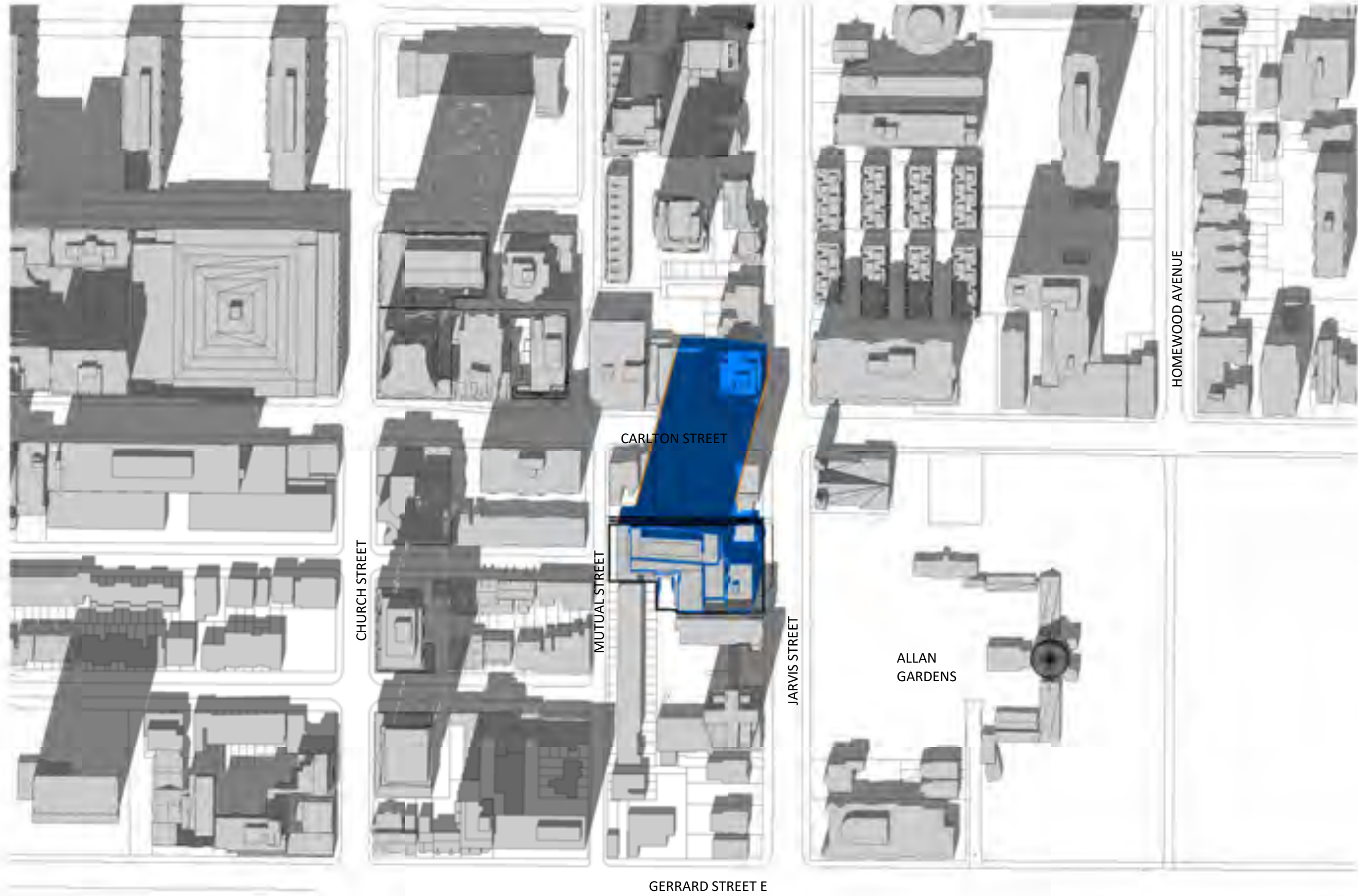


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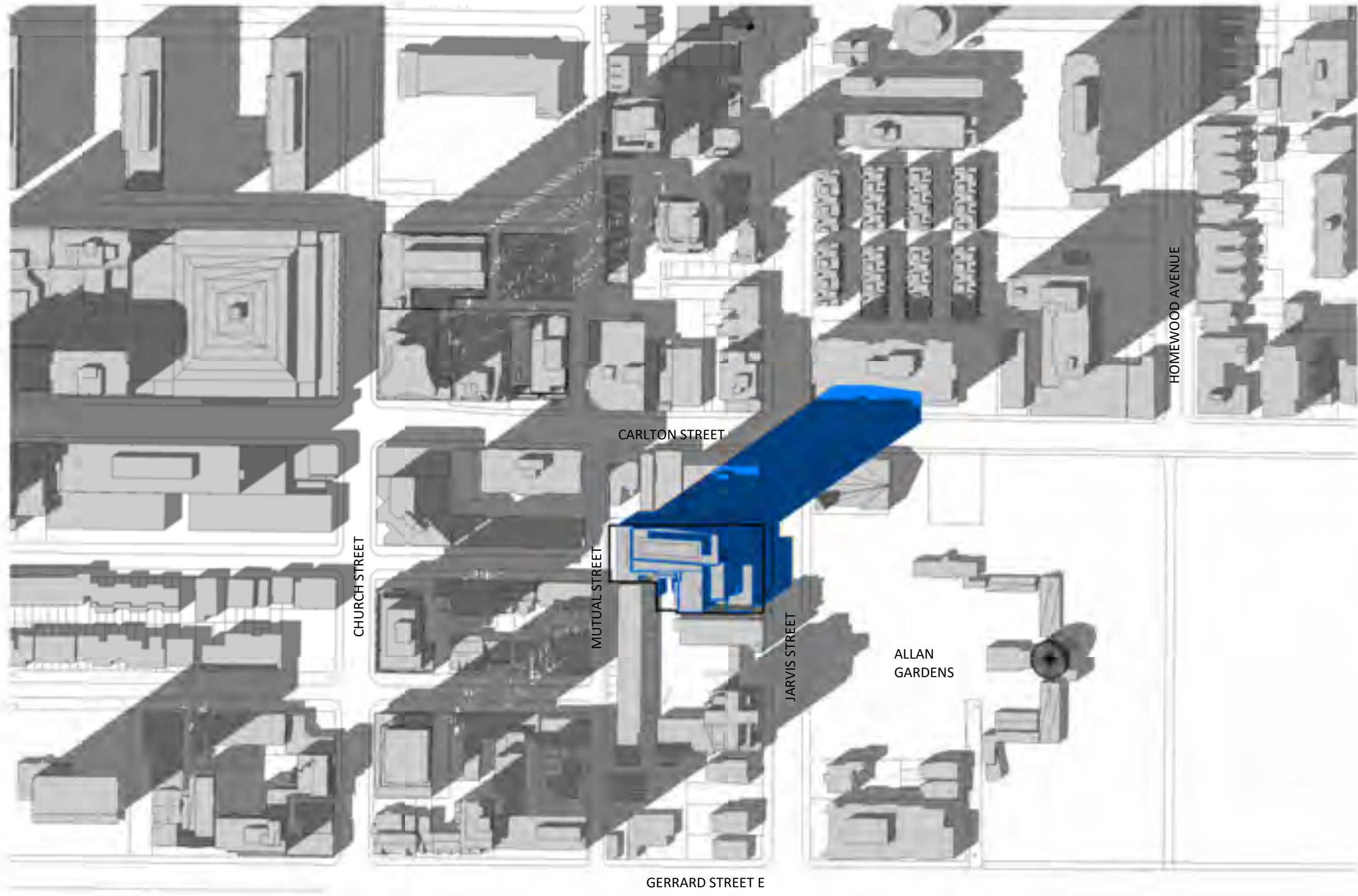
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(DAYLIGHT SAVING TIME)

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PROJECT DATE 2019-04-09	
DRAWN BY SRS	
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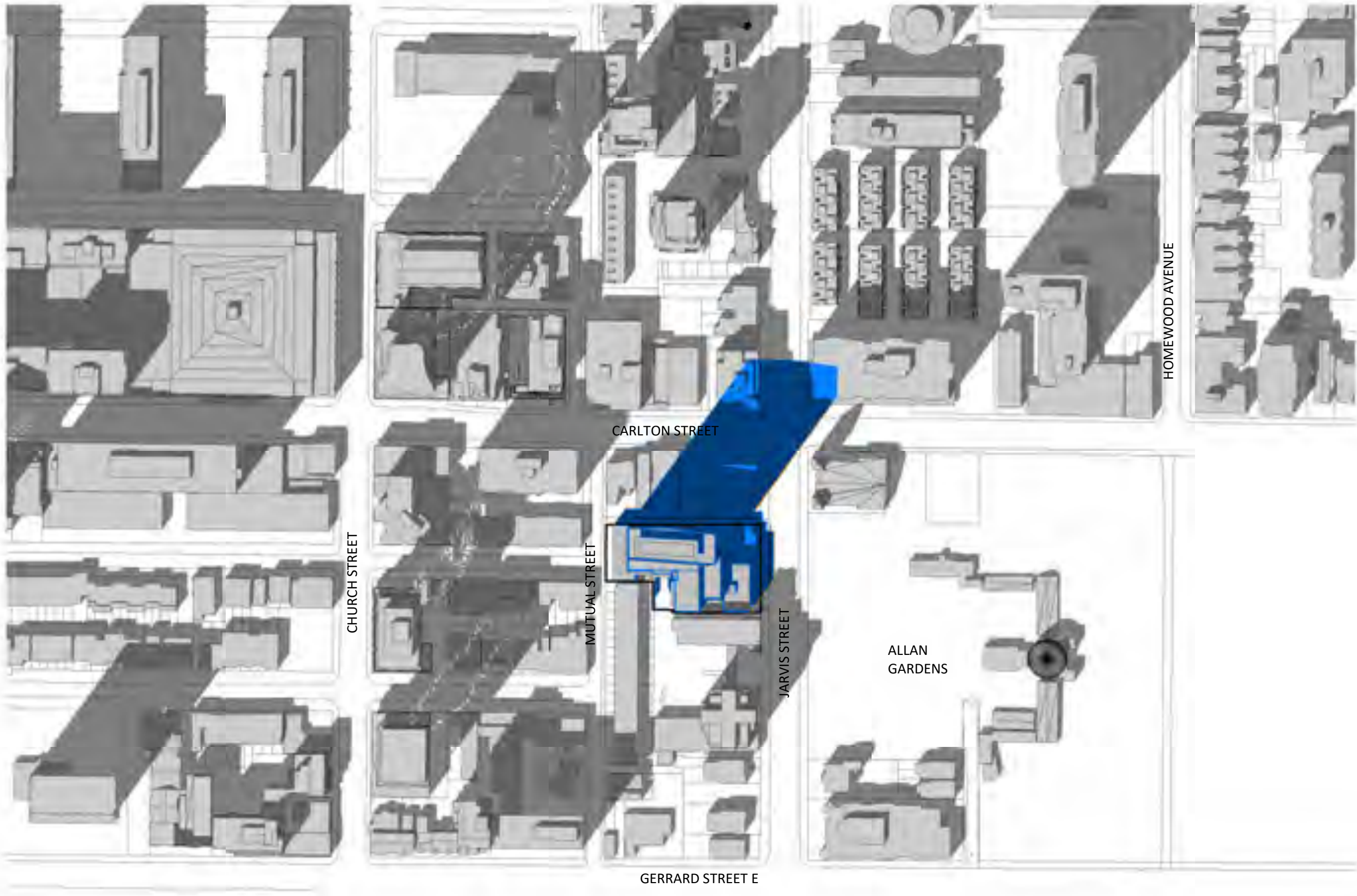
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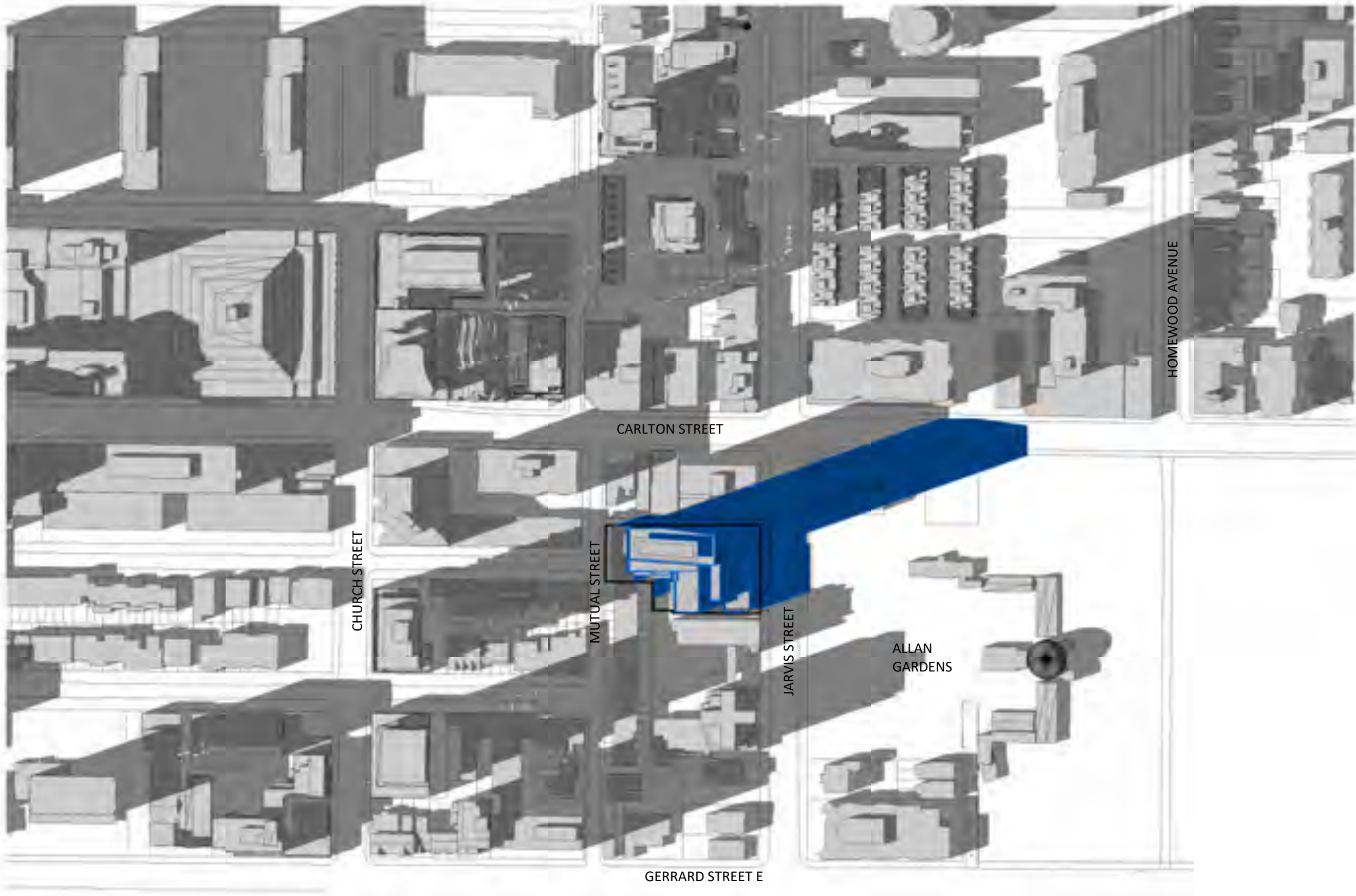
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- LEGEND**
- Shadow of the Proposed Scheme (June 14, 2019)
 - Shadow of Proposed Scheme that exceeds boundary of Settlement Scheme (November 28, 2017)
 - Shadow of the Settlement Scheme (November 28, 2017)

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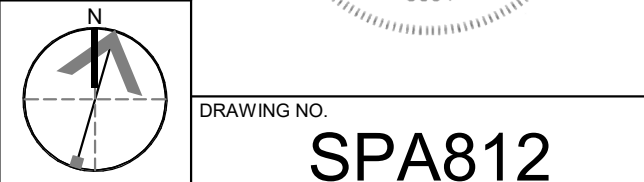
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PROJECT
308-314 Jarvis Street & 225 Mutual Street
Toronto, Ontario, Canada

DRAWING
SHADOW STUDY - MARCH
(DAYLIGHT SAVING TIME)

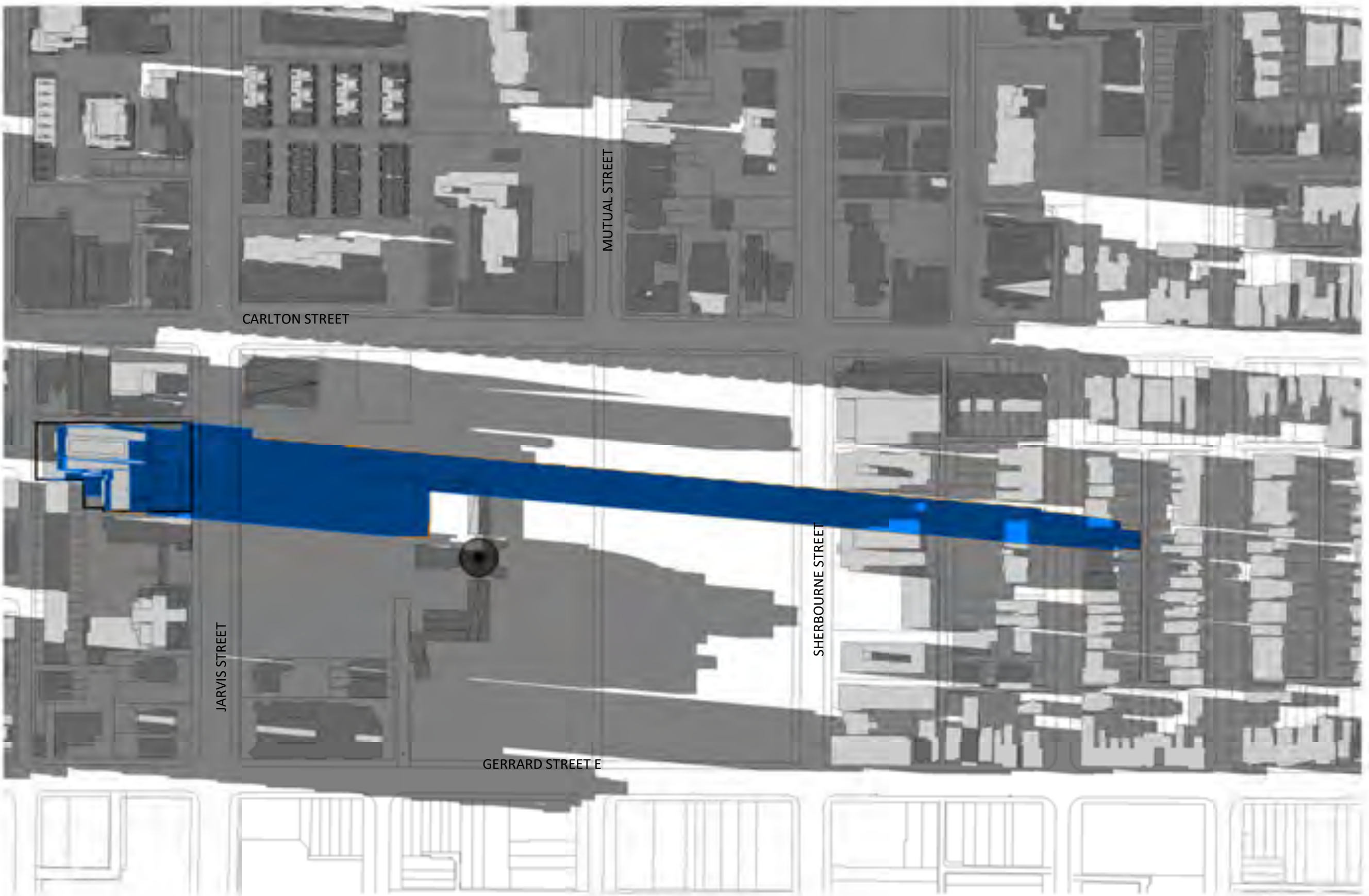
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DRAWING NO.
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- LEGEND**
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 - Shadow of Proposed Scheme that exceeds boundary of Settlement Scheme (November 28, 2017)
 - Shadow of the Settlement Scheme (November 28, 2017)

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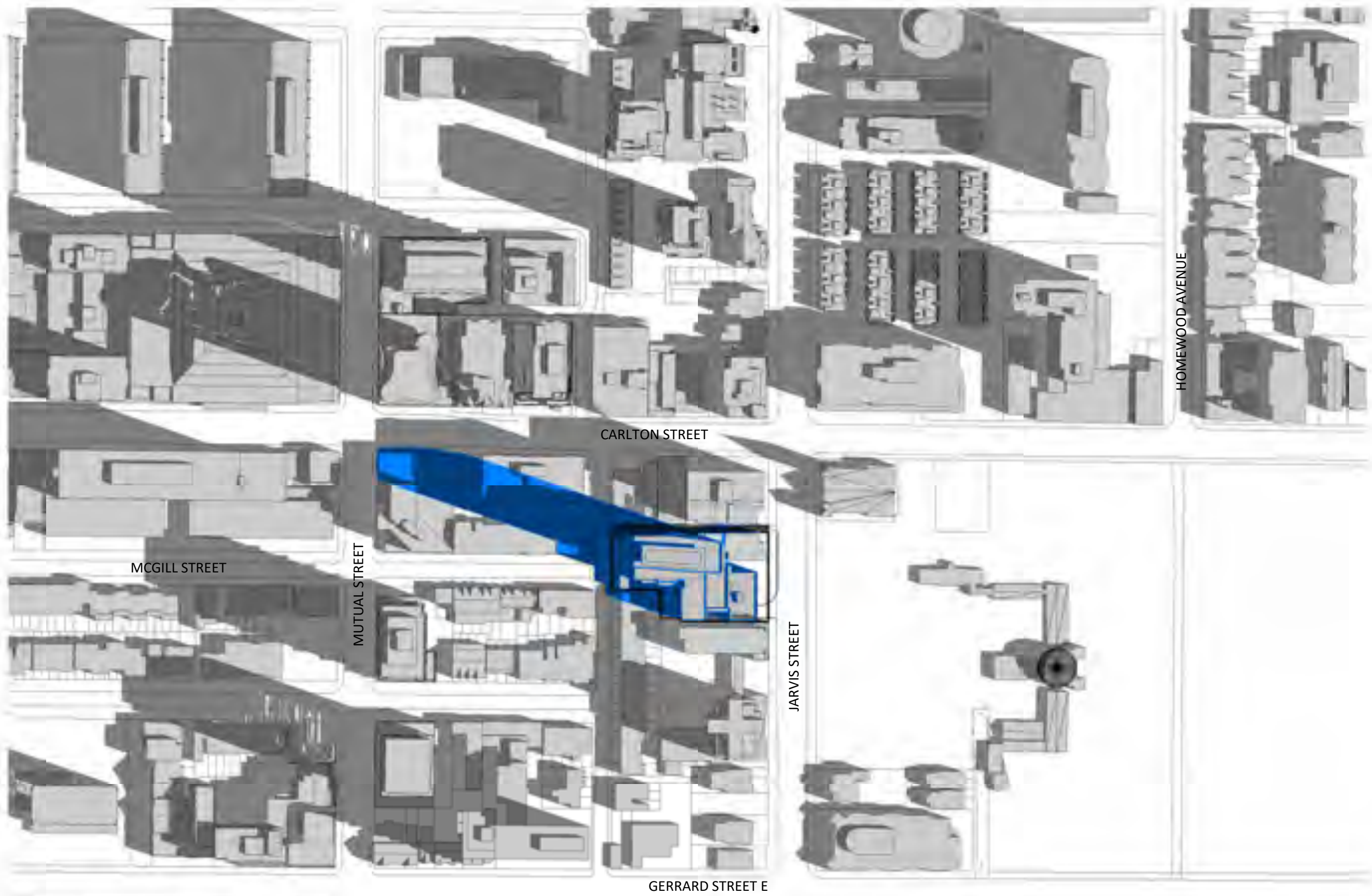


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Toronto, Ontario, Canada

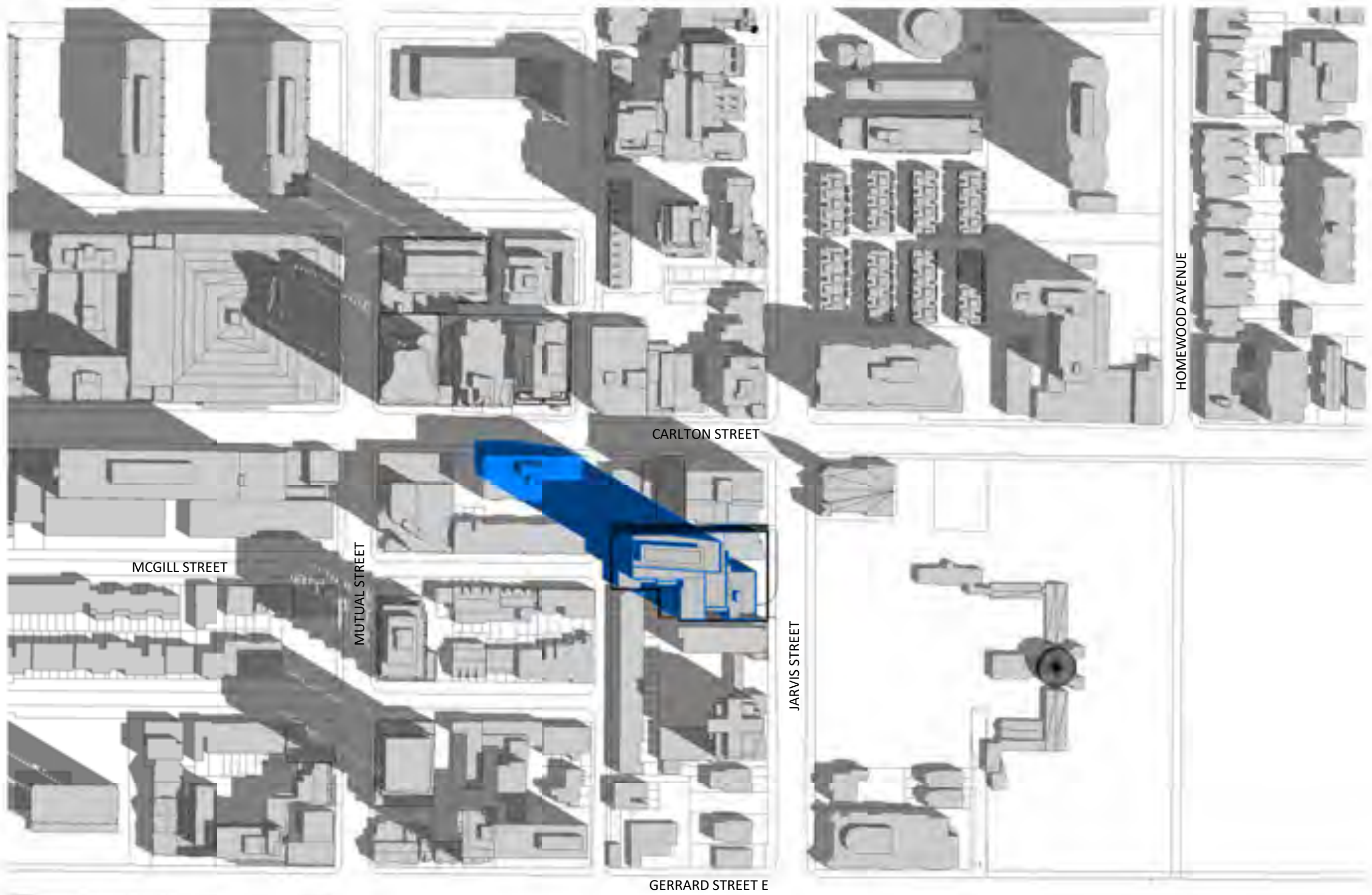
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DRAWING NO.
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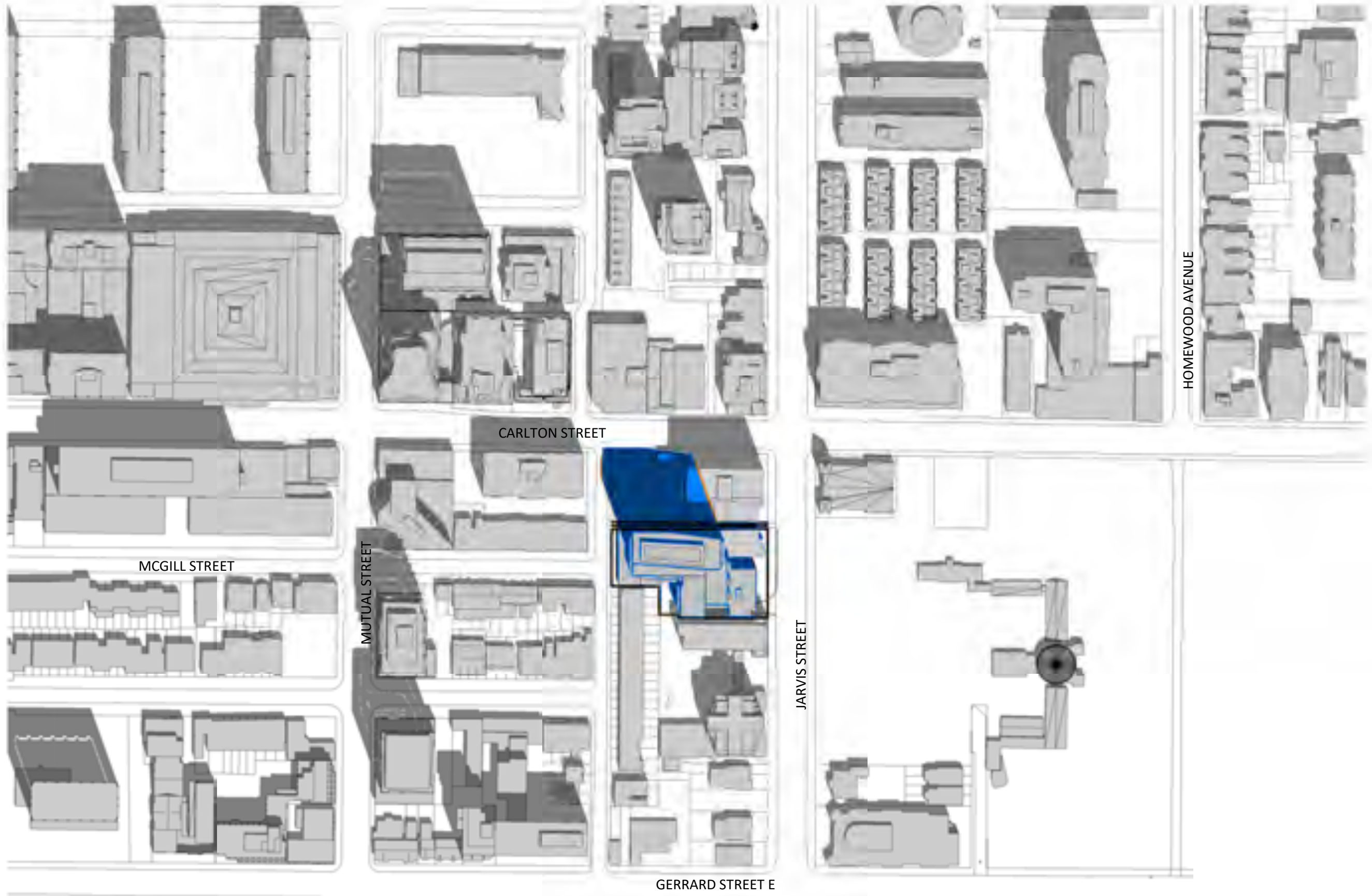
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4 JUNE 21-1218 PM
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- LEGEND**
- Shadow of the Proposed Scheme (June 14, 2019)
 - Shadow of Proposed Scheme that exceeds boundary of Settlement Scheme (November 28, 2017)
 - Shadow of the Settlement Scheme (November 28, 2017)

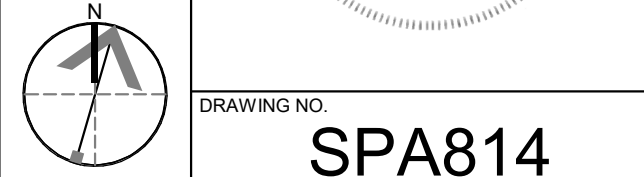
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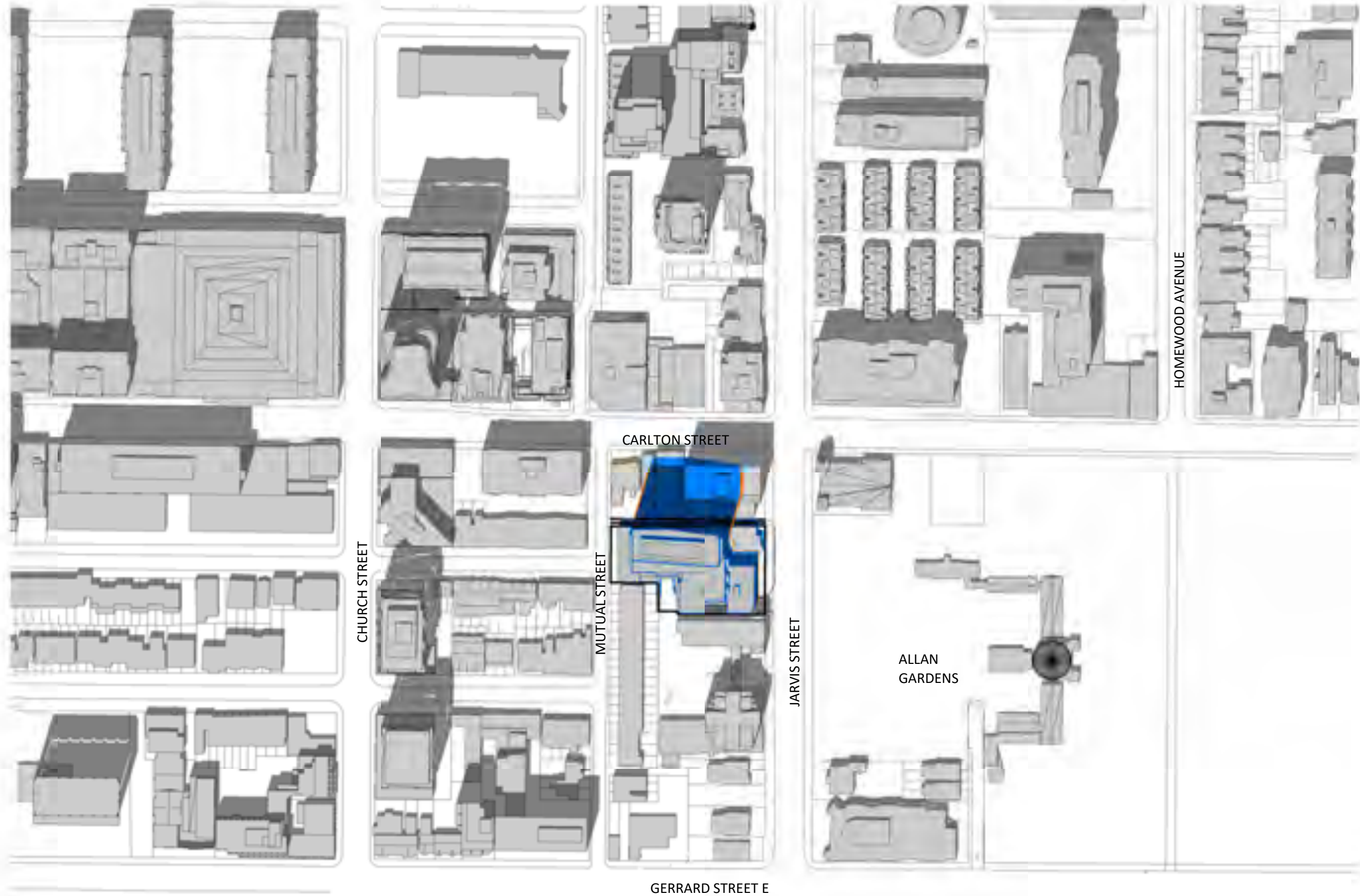
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308-314 Jarvis Street & 225 Mutual Street
Toronto, Ontario, Canada

DRAWING
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(DAYLIGHT SAVING TIME)

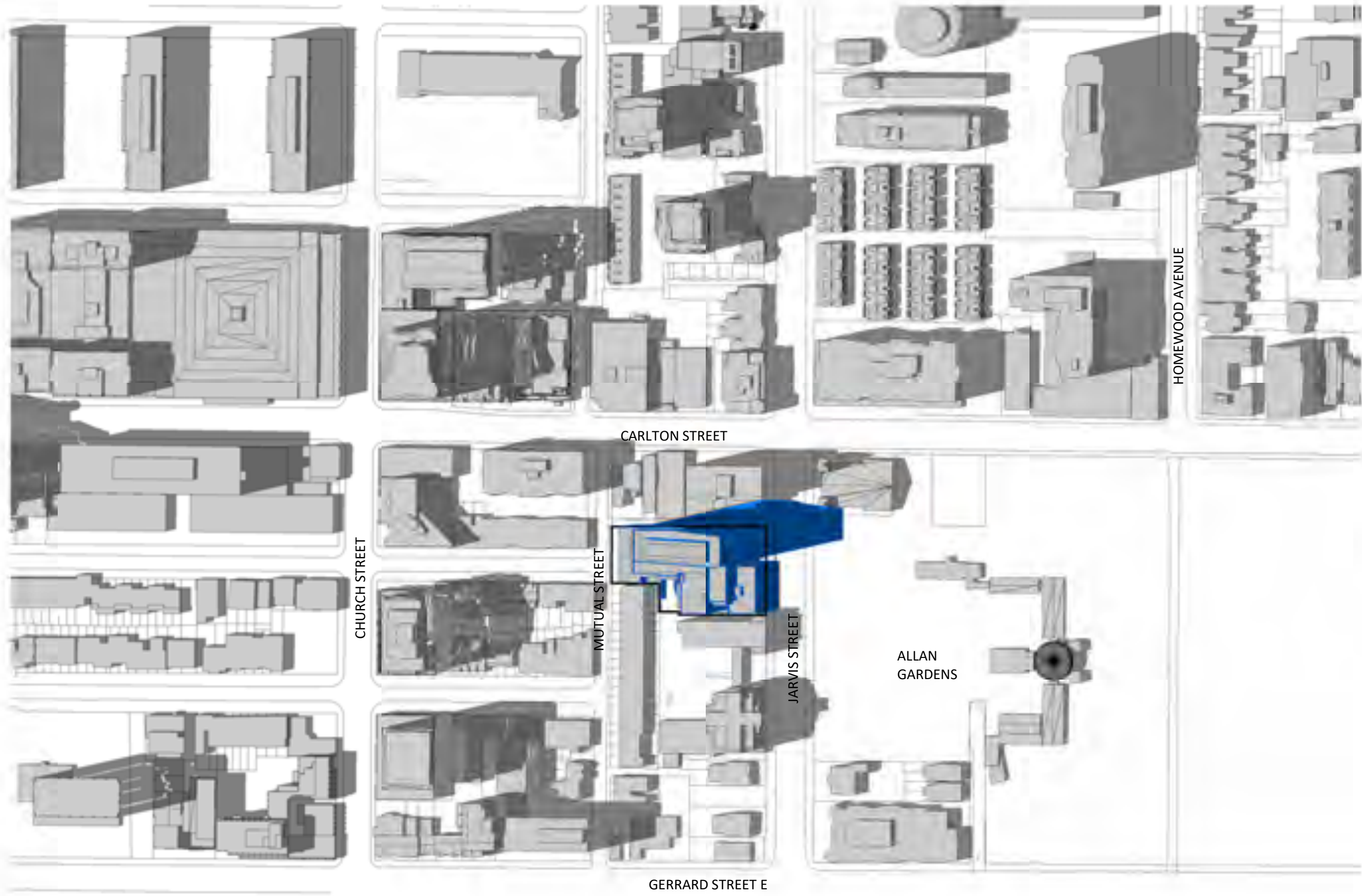
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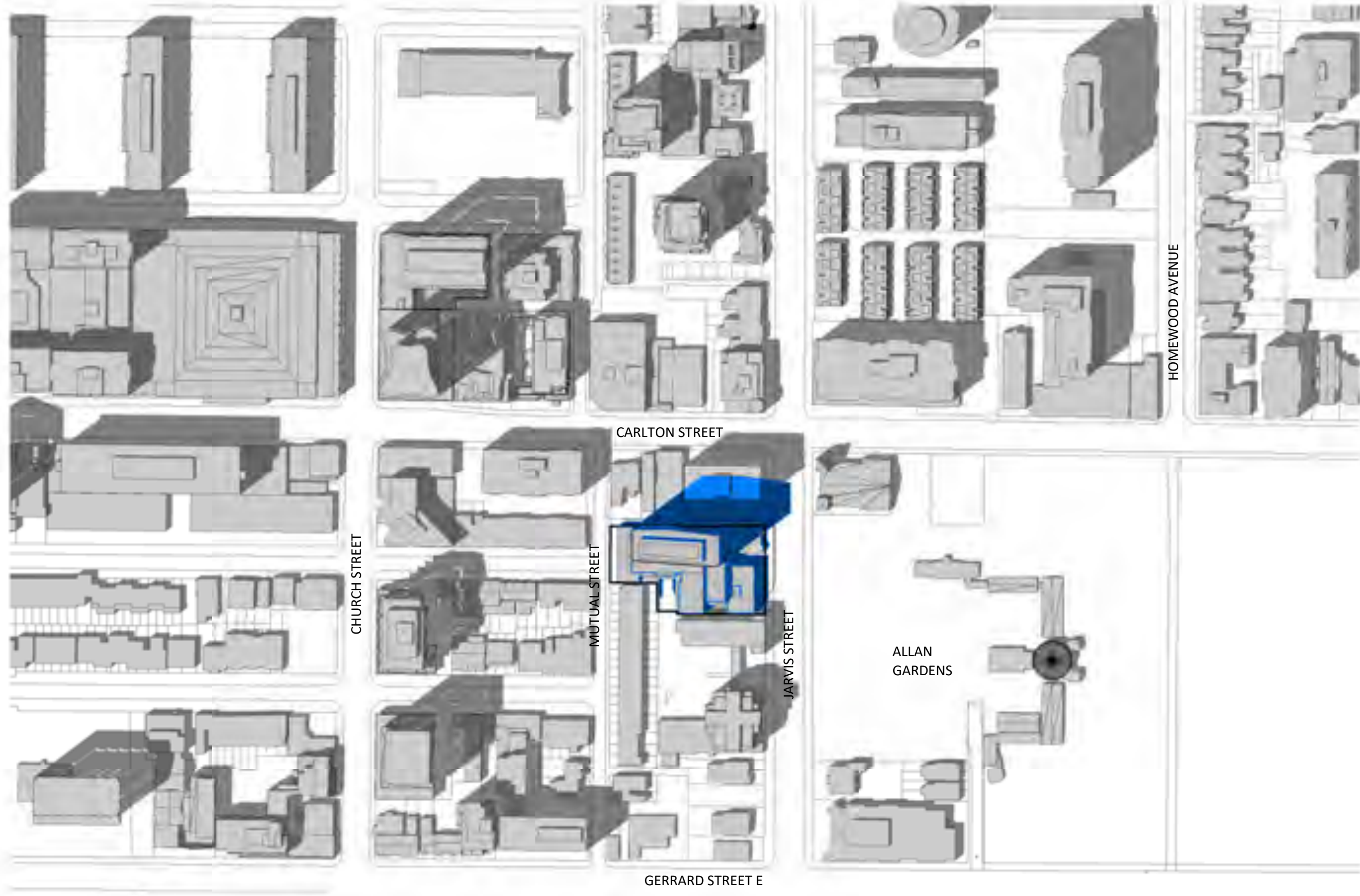
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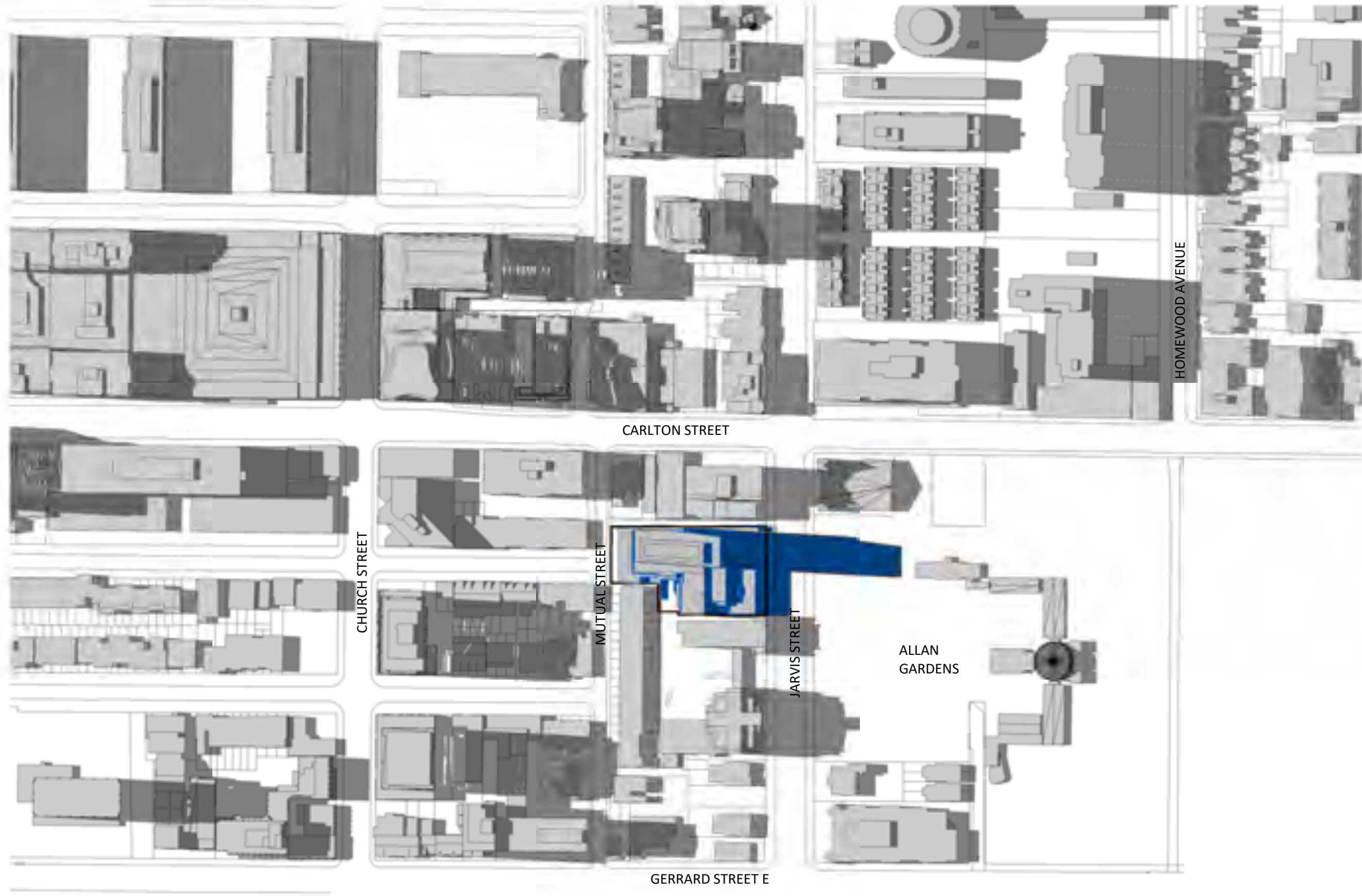
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LEGEND

- Shadow of the Proposed Scheme (June 14, 2019)
- Shadow of Proposed Scheme that exceeds boundary of Settlement Scheme (November 28,2017)
- Shadow of the Settlement Scheme (November 28,2017)

1	2019-06-14	ISSUED FOR SPA	AYU
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SHADOW STUDY - JUNE
(DAYLIGHT SAVING TIME)

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PROJECT DATE 2019-04-09	
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DRAWING NO.
SPA815



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2 JUNE 21-1818 PM
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- LEGEND**
- Shadow of the Proposed Scheme (June 14, 2019)
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 - Shadow of the Settlement Scheme (November 28, 2017)

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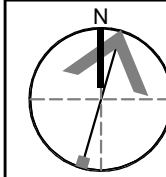
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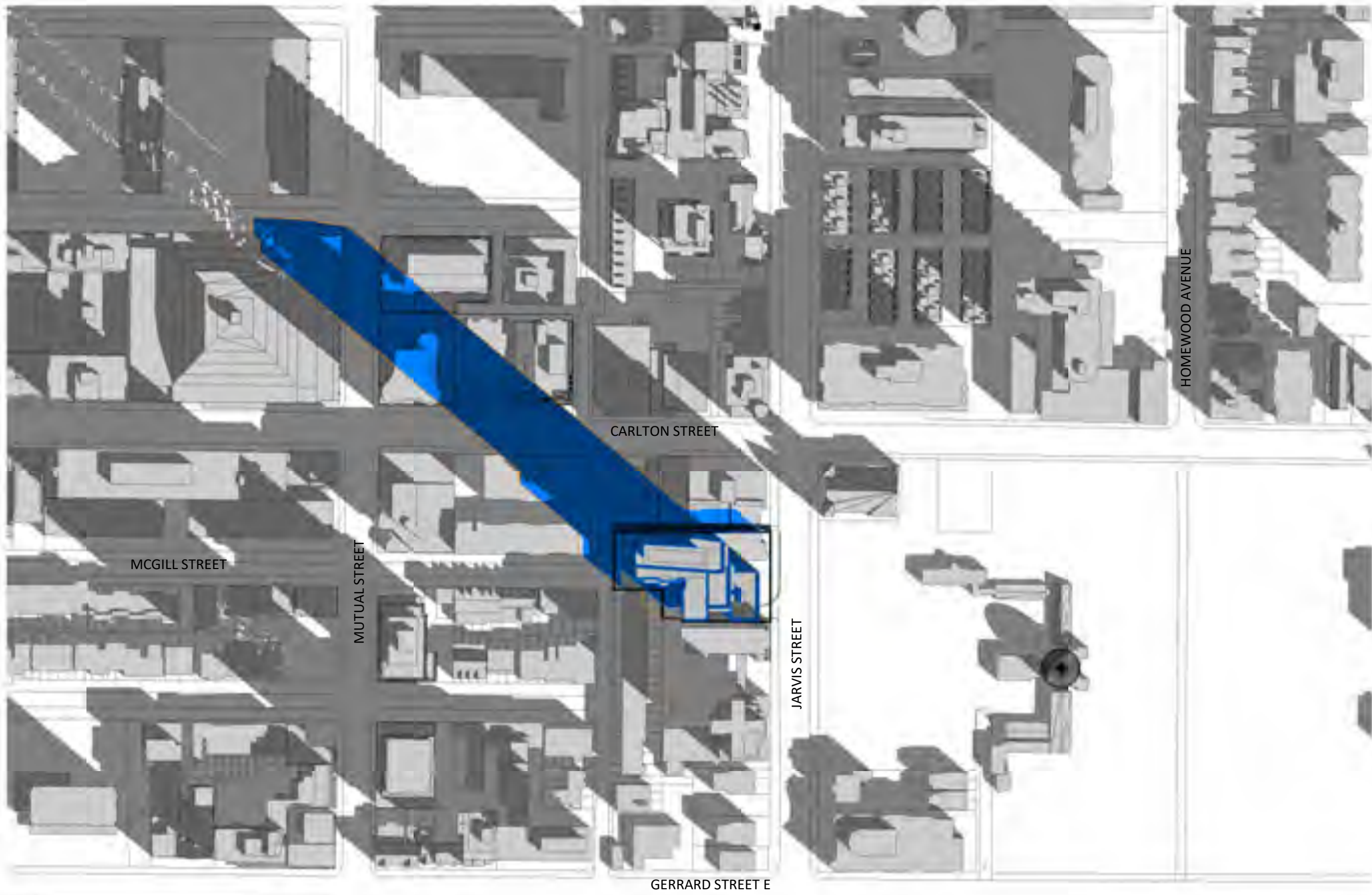
PROJECT
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DRAWING
SHADOW STUDY - JUNE
(DAYLIGHT SAVING TIME)

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PROJECT DATE
2019-04-09
DRAWN BY
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CHECKED BY
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SCALE
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DRAWING NO.
SPA816



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2 SEPTEMBER 21-1018 AM
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3 SEPTEMBER 21-1118 AM
SPAB17 1 : 2000



4 SEPTEMBER 21-1218 PM
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LEGEND

- Shadow of the Proposed Scheme (June 14, 2019)
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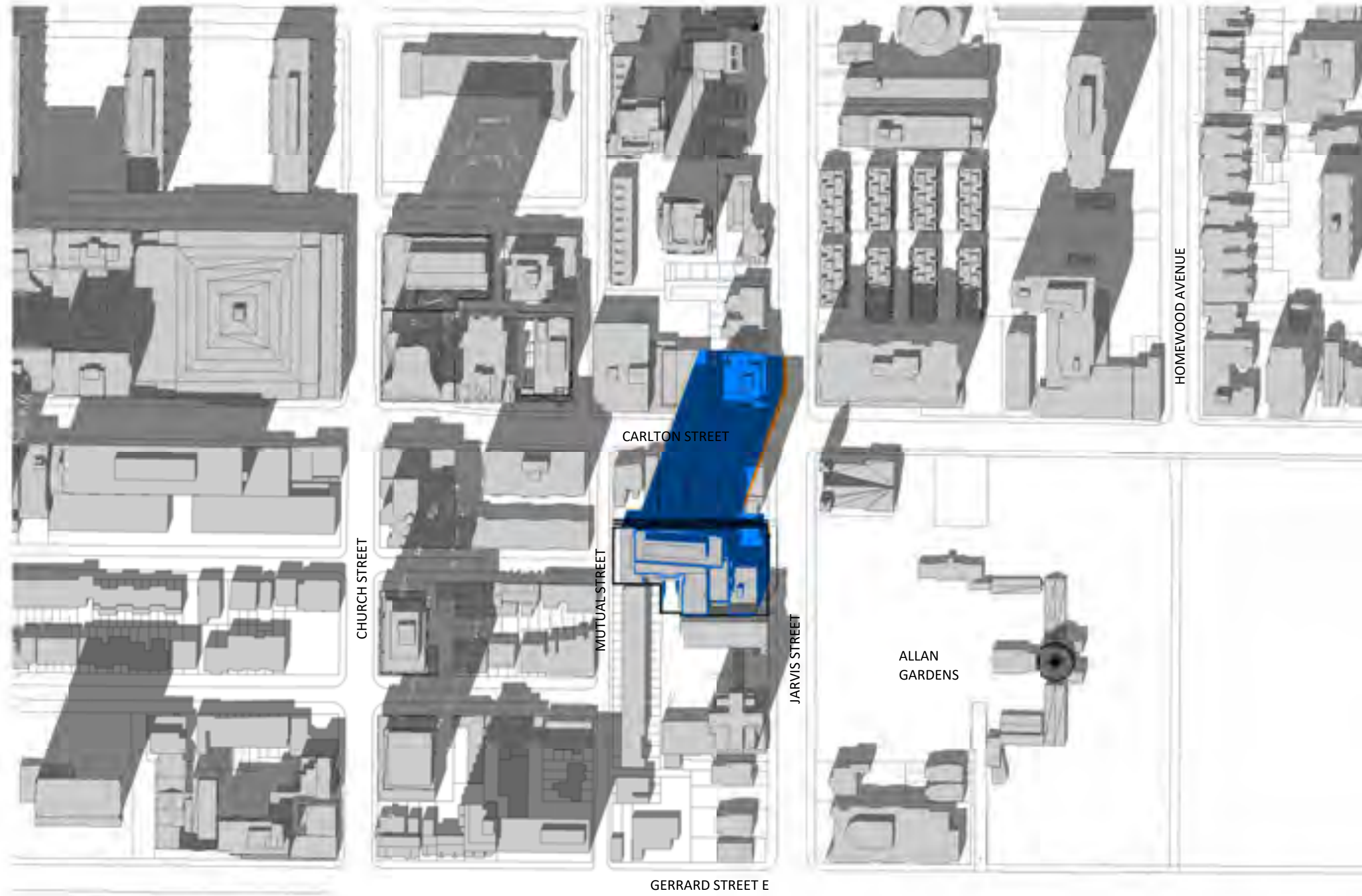


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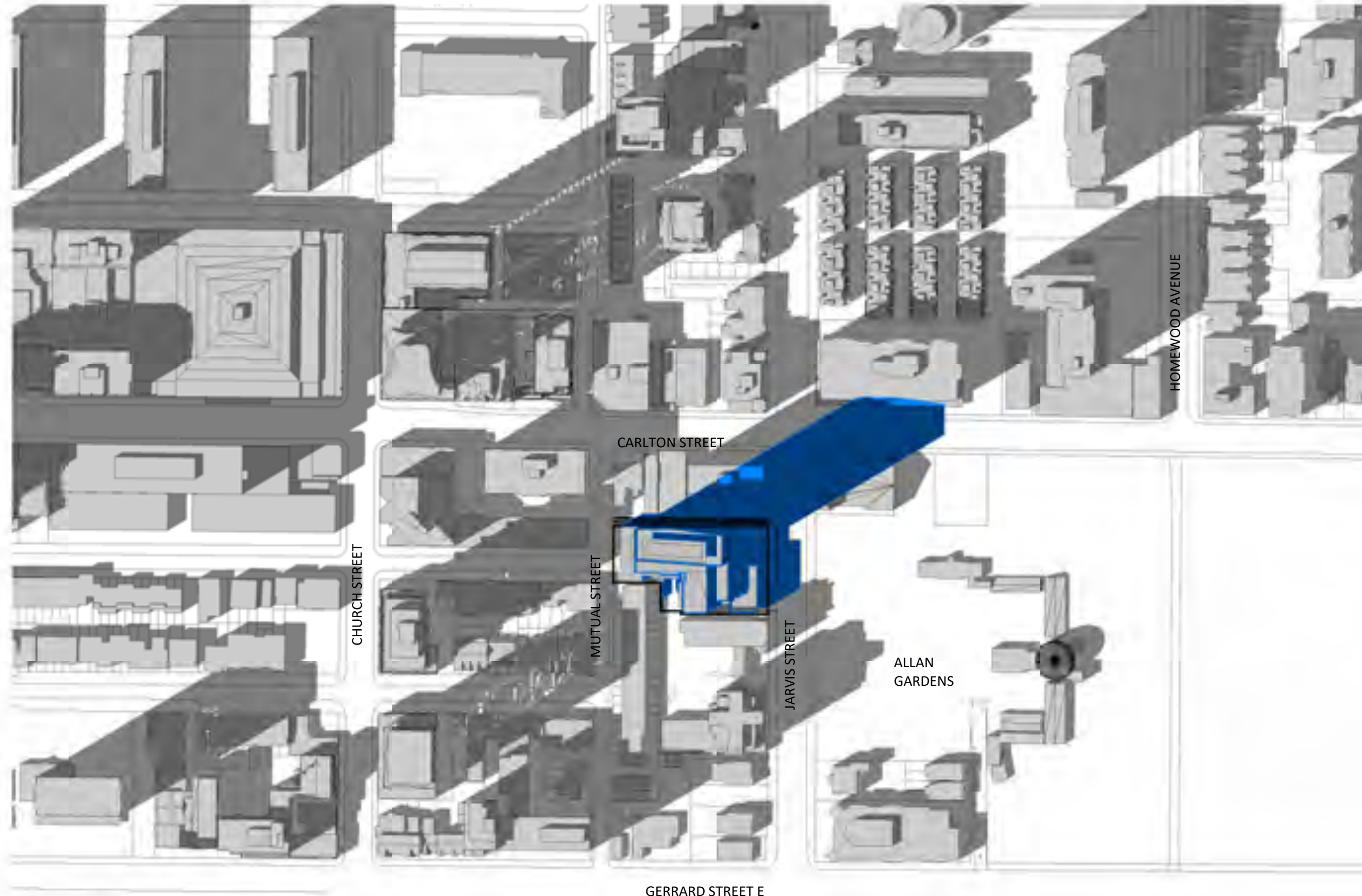
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SHADOW STUDY - SEPTEMBER
(DAYLIGHT SAVING TIME)

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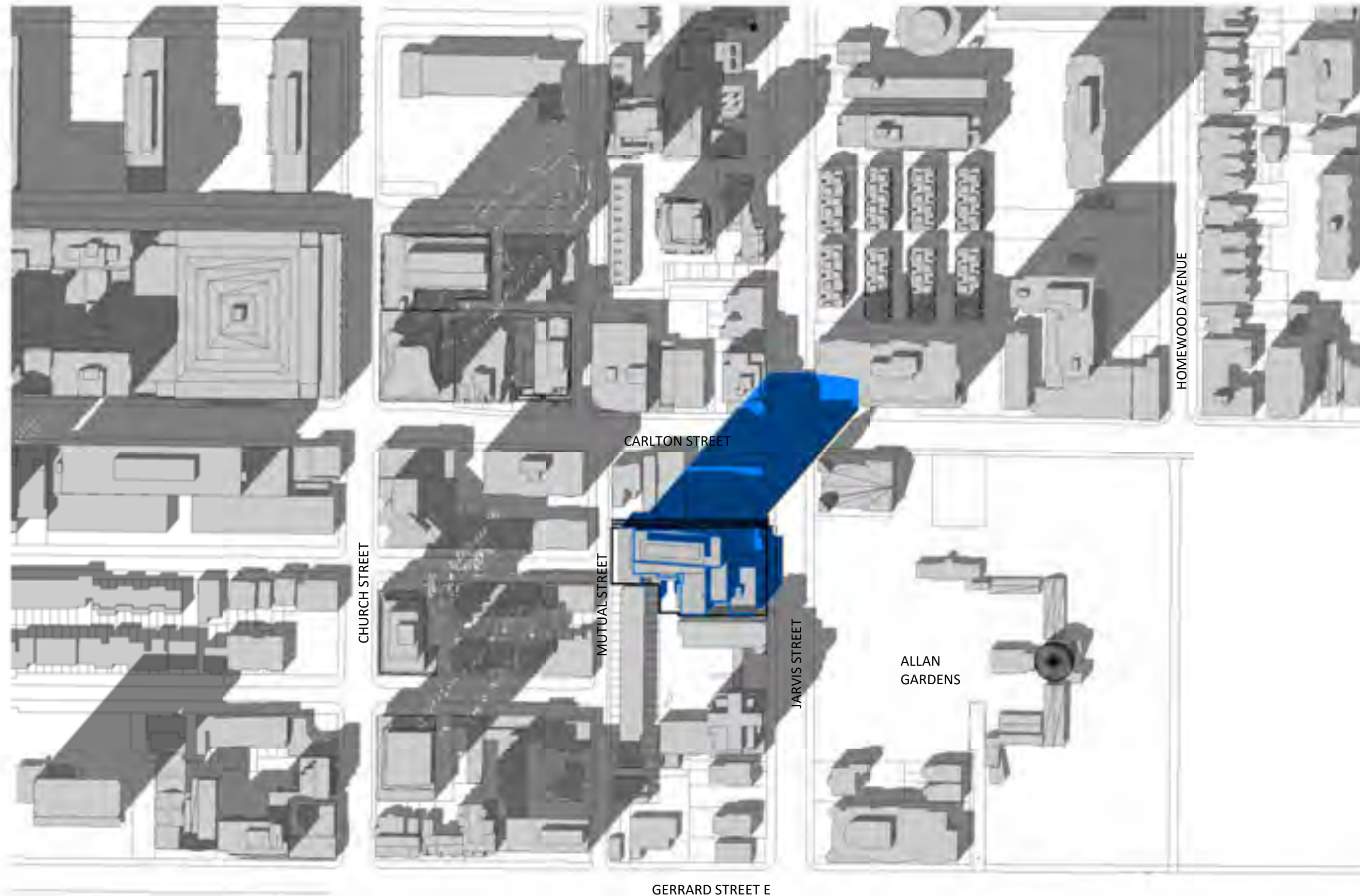
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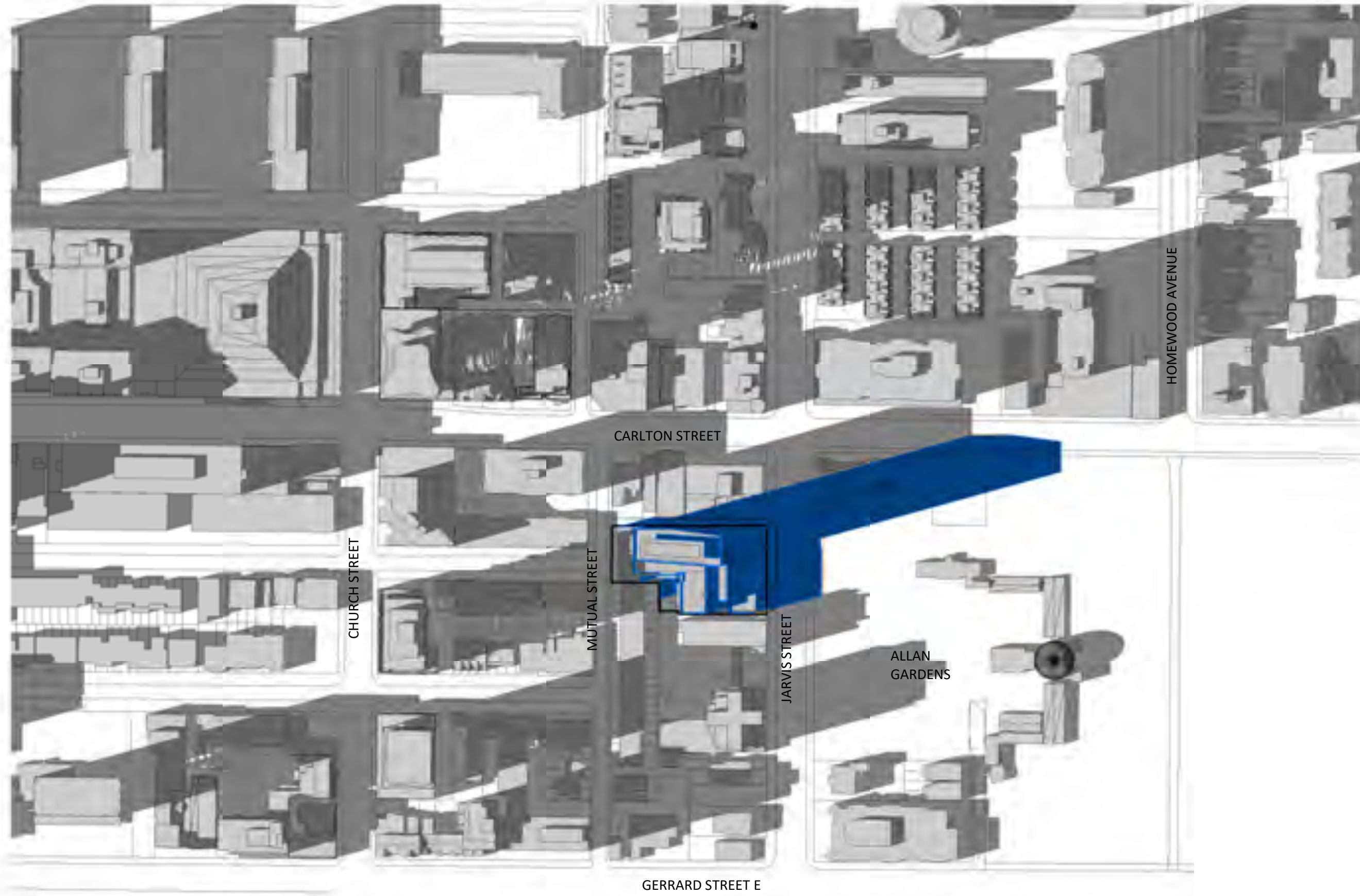
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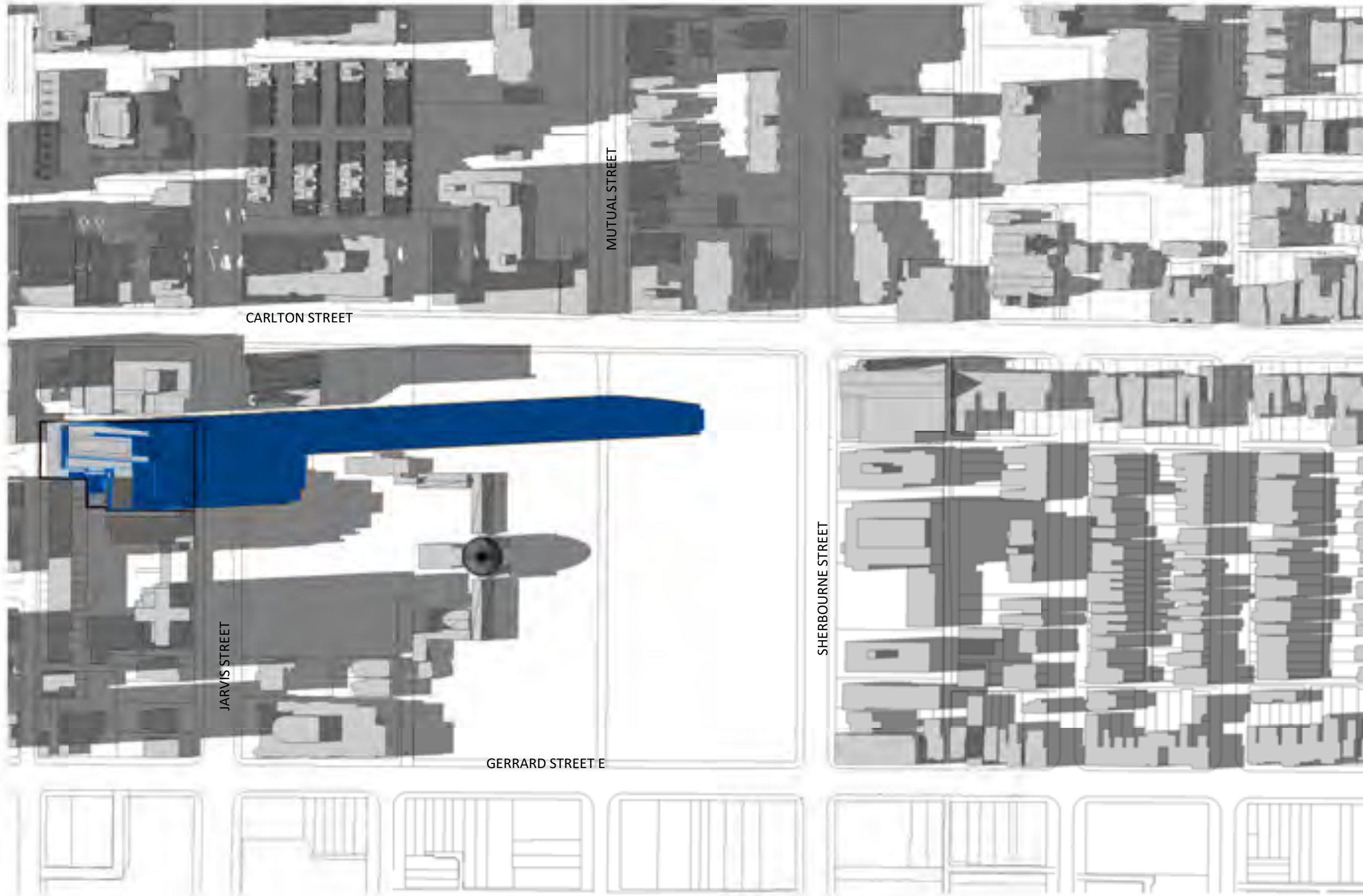


PROJECT
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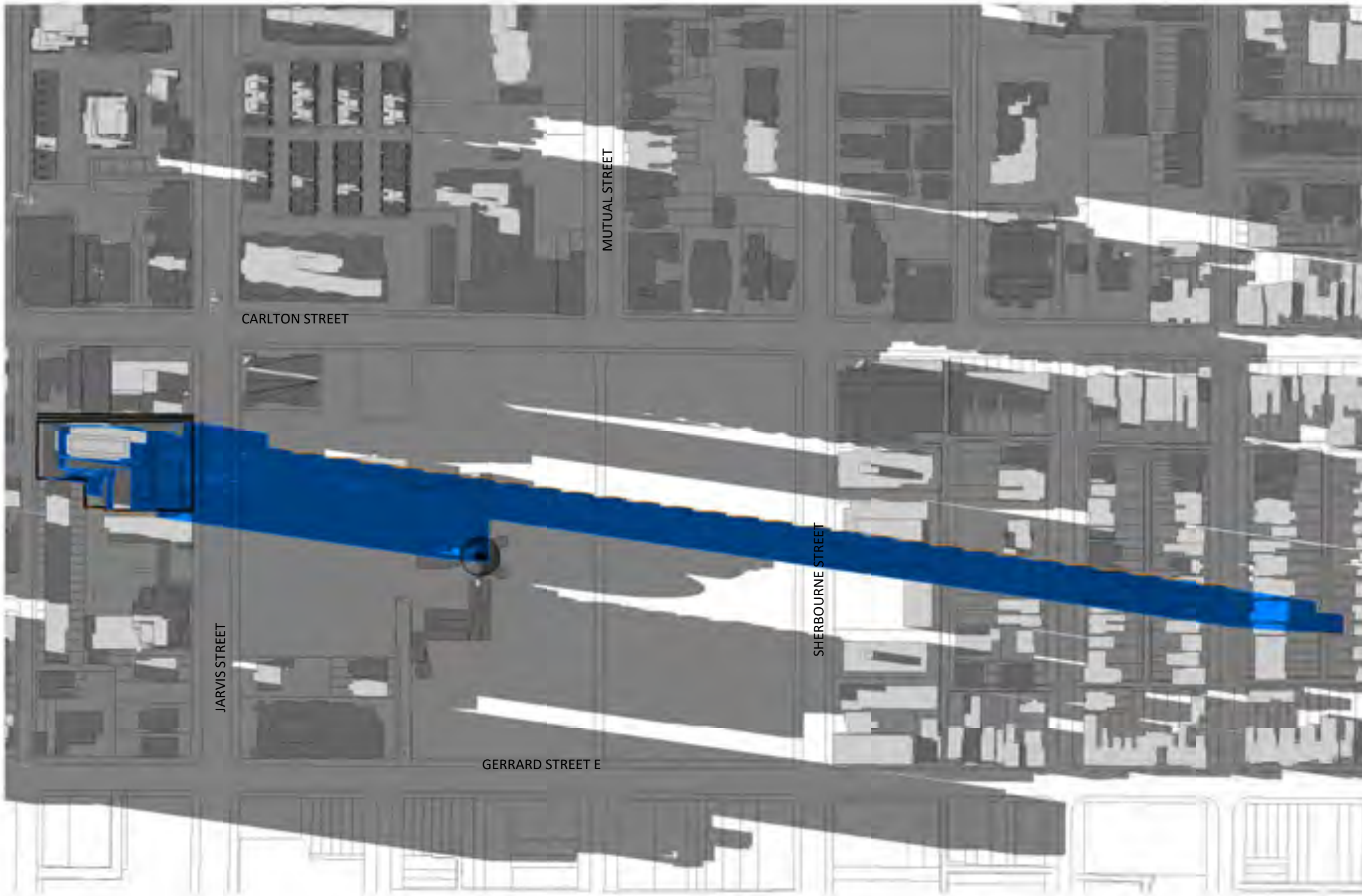
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(DAYLIGHT SAVING TIME)

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DRAWING NO.
SPA818



1 SEPTEMBER 21-1718 PM
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2 SEPTEMBER 21-1818 PM
SPA819 1 : 2000



- LEGEND**
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DRAWING
SHADOW STUDY - SEPTEMBER
(DAYLIGHT SAVING TIME)

PROJECT NO. 18.189CS	
PROJECT DATE 2019-04-09	
DRAWN BY SRS	
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DRAWING NO.
SPA819

APPENDIX VI

City of Toronto Heritage Impact Assessment Terms of Reference

HERITAGE IMPACT ASSESSMENT TERMS OF REFERENCE

Name	Heritage Impact Assessment
Description	1. Purpose (Project Brief) A Heritage Impact Assessment (HIA) is a study to evaluate the impact the proposed development or site alterations will have on the national heritage resources and is recommended as a condition precedent to the consideration of the proposal. The project, which must be prepared by a qualified heritage resources professional, will address proposed alterations to the City of Toronto's ownership of historical resources (including historic built form and landscape properties) as well as any other associated cultural heritage resources found as part of the site investigation. This study will be based on a thorough understanding of the significance and heritage attributes of the cultural heritage resources, identify any adverse the proposed development to the resource will have on the resources, consider appropriate measures and recommend a conservation strategy that, upon approval by the responsible entity, the impact of the proposed development on the resources. The conservation strategy will apply conservation principles, describe the conservation work and recommend methods to avoid or mitigate negative impact to the cultural heritage resources. Measures recommended could be the guiding principle for all work. Further, the conservation strategy recommendations will be in sufficient detail to inform, inform and define the Conservation Plan. Where there is the potential of improving archaeological resources or archaeological resources will be indicated in the additional study.
Scope	A HIA is required for the following categories of work if the project is on the City of Toronto's ownership of historical resources: - Official Plan Amendment - Official Review Amendment - Finalist Application - Site Plan Control A HIA may be required by staff for the following additional categories: - Conservation and/or Minor Variance and Building Permit applications for any project, regardless of the City of Toronto's ownership of historical resources - Where justification is required for a national historic resource, the subject is Official Plan Amendment, Official Review Amendment, Finalist Application, the Plan Control and/or Consent under Minor Variance applications - Heritage Permit Application for any property designated under Part IV (Schedule 16) of the Heritage Conservation District of the Toronto Heritage Act
Methods	The HIA will involve a review of the applicable heritage resources and heritage resources located on the City of Toronto's ownership of historical resources. The intensity of the investigation to provide an HIA will vary from the Ontario Heritage Act, Section 240 of the Planning Act, Section 24.1 of the Provincial Policy Statement (2007), the City of Toronto's Heritage City of Toronto Municipal Code and Section 1.2.1. Toronto's Official Plan of the City of Toronto's Official Plan. Format: The HIA will be based on a report that provides sufficient detail to communicate the study findings and, where the assessment is for a conservation strategy approach, the conservation strategy recommendations. The study will be submitted in hard copy and PDF format.

Name	Heritage Impact Assessment
	1. Purpose (Project Brief) The HIA will apply conservation principles (as set out in the City of Toronto's Official Plan, the Ontario Heritage Act, the Planning Act, the Provincial Policy Statement (2007), the City of Toronto's Heritage City of Toronto Municipal Code and Section 1.2.1. Toronto's Official Plan of the City of Toronto's Official Plan). The HIA will be based on a report that provides sufficient detail to communicate the study findings and, where the assessment is for a conservation strategy approach, the conservation strategy recommendations. The study will be submitted in hard copy and PDF format.
Scope	The HIA will be based on the following categories of work if the project is on the City of Toronto's ownership of historical resources: - Official Plan Amendment - Official Review Amendment - Finalist Application - Site Plan Control A HIA may be required by staff for the following additional categories: - Conservation and/or Minor Variance and Building Permit applications for any project, regardless of the City of Toronto's ownership of historical resources - Where justification is required for a national historic resource, the subject is Official Plan Amendment, Official Review Amendment, Finalist Application, the Plan Control and/or Consent under Minor Variance applications - Heritage Permit Application for any property designated under Part IV (Schedule 16) of the Heritage Conservation District of the Toronto Heritage Act Methods: The HIA will be based on a report that provides sufficient detail to communicate the study findings and, where the assessment is for a conservation strategy approach, the conservation strategy recommendations. The study will be submitted in hard copy and PDF format.

