



308-314 Jarvis Street
Toronto

(GBCA Project No: 18040.1)

Heritage Impact Assessment

29 August 2019



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EXECUTIVE SUMMARY

GBCA was retained by Phantom Developments Jarvis Limited to produce a Heritage Impact Assessment (HIA) for the proposed development at 308-314 Jarvis Street.

This development is bound by a 2018 OMB decision that approved a 10-storey podium element that steps back as it rises and extends through the subject site to front Mutual Street (at a maximum 3-storey townhouse scale) and a 34-storey tower.

The site (under a previous ownership) was subject to a 2012 Zoning By-law Amendment (ZBA) application for mixed-use development. That application was supported by an HIA prepared by Philip Goldsmith Architect (a firm not related to GBCA). Through negotiations with the Planning Department further versions of HIAs were prepared (by Philip Goldsmith Architect), the final version being produced 24 November 2017. One reason for the 2017 HIA (replacing the 2012 HIAs) was due to a devastating fire in January 2016, which required changes to the Conservation Strategy as defined in that HIA.

The 2012 ZBA application was appealed to the Ontario Municipal Board (OMB). A Settlement Offer between the former owner and the City of Toronto was approved by the OMB in a decision dated 27 February 2018. The OMB decision approved a 34-storey mixed-use building with a 10-storey stepped podium along Jarvis Street and at-grade townhouses along Mutual Street. The OMB decision also cited the in situ retention, conservation and restoration of the fire-damaged heritage designated building at 314 Jarvis Street.

In order to satisfy the decision of the OMB, the current development being submitted for this SPA application (its height, massing, etc) has been designed to be substantially in accordance with that approved at the OMB. Therefore the impact assessment contained in the earlier HIA of 2017 (that which was presented at the OMB) remains valid and will not be reiterated in this current HIA. The new architectural drawings and associated sun-shadow studies are included here and are substantially in accordance with the OMB decision.

However, the Settlement Offer, endorsed by City Council and approved by the OMB, provided a list of conditions which must be met prior to the OMB (now Local Planning Appeal Tribunal (LPAT)) issuing the Tribunal's Final Order and approving the ZBA. Item (b) of the Conditions (PL 150016) states that the owner must provide a detailed Conservation Plan that is consistent with the conservation strategy set out in the HIA. Since that 2017 HIA was prepared for a former owner, and the architect of record and heritage consultant have changed since that report, this HIA has been prepared by GBCA to coordinate with the current SPA submission. In order to satisfy the Conditions, the Conservation Strategy laid out in this current HIA is consistent with that in the HIA from 2017, however, GBCA has updated the strategy based on the building's current condition.

Ultimately the conservation strategy to be employed on this project is the rehabilitation of the heritage building at 314 Jarvis Street. The building will not be physically integrated with the new development and no excavation is required beneath the existing building. Once repaired, the heritage building will be put to a commercial use. As a "rehabilitation," this project falls under the definition in the *Standards and Guidelines for the Conservation of Historic Places in Canada*: "the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, while protecting its heritage value."

This HIA concludes that the current proposal (which conserves the building in situ and adapts it to a new commercial use within the existing floor plates) is consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and that the proposed interventions (primarily repairs, renovations and restoration) will successfully conserve the heritage value.

1. INTRODUCTION

1.1 Property Description

The development site is located on the west side of Jarvis Street, south of Carlton Avenue immediately adjacent to the laneway named McLearn Place (this east-west laneway runs on the northern boundary of the site, connecting Jarvis and Mutual Streets). The City owned Allan Gardens is directly across Jarvis Street from the development site.

The site includes four properties which consist of the addresses 308, 310-312 and 314 Jarvis Street and 225 Mutual Street. The site is primarily vacant (used as surface parking) with one existing building, which is located at 314 Jarvis Street. This building is designated under Part IV of the *Ontario Heritage Act*.

1.2 Present Owner and Contact

Owner: Jarvis Carlton Limited Partnership
200 King Street West, Suite 1602, Box 42
Toronto, ON M5H 3T4

Contact: Graywood Group
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Toronto, ON M5H 3T4
Attn: Neil Pattison, MCIP, RPP
Vice President Development
(416) 599-2512

Architect: Turner Fleischer Architect
67 Lesmill Road
Toronto, ON M3B 2T8
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(416) 425-2222 x235

1.3 Location Plan



2. BACKGROUND

The subject site is historically located on lands that were originally part of the Jarvis family land-holdings and was first developed in the late 1860s.

The Town of York (as Toronto was known before its incorporation as a City in 1834) was surveyed and laid out in 1793 and consisted of a grid of 10 blocks (each 2.5 acres) bounded by George Street on the west, Front Street on the south, Berkeley Street on the east, and Adelaide Street on the north. Subsequent development of the town radiated out from these 10 blocks, primarily towards the west and north, quickly expanding the boundaries to Queen Street (then known as Lot Street).

Lands north of Queen Street up to Bloor Street were divided into a series of 100-acre allotments known as Park Lots. Lieutenant-Governor John Graves Simcoe launched his free land grant system for the upper classes by assigning these 100-acre lots to associates of the provincial government. The Park Lots were numbered from east to west, beginning at the Don River – the subject property is located on lands that were part of Lot 6, a lot that was originally granted to William Jarvis (the first provincial secretary of Upper Canada) in November 1811.

The Park Lots had narrow frontages on Queen Street (660 feet wide) to allow all owners access to the town to the south, while they were ten times as deep (6,600 feet up to Bloor Street/First Concession Road). Like the adjacent McGill Estate (to the west of Mutual Street, on Park Lot 7), Jarvis used his Park Lot to establish his family estate. William Jarvis' heir, Colonel Samuel Peters Jarvis, ultimately built a large two-storey brick house (known as Hazel Burn) in 1824. Located on the most southerly portion of the long narrow Lot 6, midway between the eastern and western borders of the Park Lot, Hazelburn faced south towards Queen Street.

In the 1840s many of these early landowners began to subdivide their Park Lot parcels for profit. This was the case with Park Lot 6, which Jarvis had no choice but to develop due to his waning fortune. Jarvis hired prominent architect and surveyor John G. Howard to not only lay out a model subdivision on his Park Lot but also to be his selling agent. Howard conceived an exceptionally wide tree-line avenue (to be named Jarvis Street), which ac-

tually required the demolition of the Jarvis house since the street was immediately on axis with the building. The former country lane on the west side of the Jarvis family Park Lot eventually assumed the name Mutual Street because it was the mutual boundary and shared road of the Jarvis lands and the neighbouring lands owned by the Honorable John McGill.

Along with the adjacent streets laid out according to Howard's plan, Jarvis Street was to be developed primarily for the purposes of middle-class dwellings. The response to the sale of building lots between 1846 and 1850 was initially slow and development really only picked up in the 1860s and 1870s. Finally, by the 1870s, Jarvis Street had become one of the most fashionable streets in the city – the Champs Elysees of Toronto in the Victorian era. The largest parcels (on the far northern section of the street, closer to Bloor Street) were acquired by Toronto's leading families who financed the construction of elaborate mansions in the popular architectural styles of the period.

The subject property is located on a block bound by Jarvis, Gerrard, Mutual and Carlton Streets, more or less in the central range of Jarvis Street where the lots were not as small as to the south of Shuter Street but not quite as grand as those to the north of Carlton Street.

The earliest buildings on the block (facing onto Jarvis Street) were generally owned and occupied by the members of the middle-class – primarily merchants and businessmen - many were of brick construction but some were wood frame. The first building on the property at 314 Jarvis Street, which was initially a 57 foot wide lot, was erected by the property owner Henry Brownscombe in c1865. It was as a modest two-storey wood frame, roughcast structure.

The development of all of the building lots along the Jarvis Street frontage between Gerrard and Carlton Streets was completed by the 1880s - this was true for both sides of the street, the east side of the street having been developed with several institutional buildings, including the Toronto Collegiate Institute (1871; demolished 1924), St. Andrew's Presbyterian Church (1878), and the Jarvis Street Baptist Church (1875).

By the 1880s, Jarvis Street had earned a reputation as the premier address in Toronto, with many of the city's business elite living in large houses (closer to Bloor Street).

Brownscombe still owned the property at 314 Jarvis Street at the outset of the 1880s although he had rented out the two-storey wood frame house throughout most of the 1870s. In 1879 the assessment rolls show that the house was vacant and in 1880 the assessment rolls show that a new tenant occupied the house. The assessment rolls also reveals that the property (which was 10 feet narrower) then contained a two-storey wood frame house with brick exterior. The slightly smaller property evidenced in the assessment roll might suggest that several feet of frontage was expropriated for the widening of the laneway known as McClear Place and in order to conform to that new lot width, a new house was constructed.

In 1884-1885 Brownscombe sold the property at 314 Jarvis Street to Dr. Charles Sheard a young professional who had just married in 1884. Thus began a long occupancy of the Sheard family on the subject property.

Sheard (whose father was a builder/architect and one-time mayor of Toronto) was born and raised in Toronto. After attending Upper Canada College, he enrolled in Trinity Medical School, graduating in 1878 and continuing training in England. Recognized as a leading exponent of scientific medicine and research, he became a professor at the University of Toronto. He also established a successful private practice and became involved in the Canadian Medical Association and the Ontario Medical Association. It is said that he contributed to the modernization of Canadian medical practice not only through teaching, but also through participation in professional organizations and medical publishing. His career represented the transition from doctors as "professional gentlemen" to research scientists.

In 1893 Dr. Sheard became the city's medical health officer - a job he continued until 1910. He improved the city's procedures for dealing with communicable diseases, implemented testing of milk and water supplies and focused on improving water and sewage systems.

Dr. Charles Sheard's wife was prominent in her own right, as a novelist and poet. Virna Stanton Sheard (1862-1943) was a regular contributor of po-

ems and short stories to the *Globe* newspaper, *Saturday Night*, and the *Mail and Empire*.

Dr. Charles Sheard's income was supplemented with monies gained from land ownership elsewhere in the city. Sheard inherited from his father (the architect and former mayor who died in 1883) the property at 118 Yonge Street (the Elgin Building). A lucrative investment, the building was occupied by James & Harry Ryrie company for over 20 years and then occupied by Holt, Renfrew & Company for 45 years. The inheritance of the Yonge Street property was around the same time as his marriage to Virna and his purchase of the property at 314 Jarvis Street.

It appears that Dr. Charles and Virna Sheard and his growing family (they had four sons) lived in the existing two-storey frame and brick house at 314 Jarvis Street until the turn of the twentieth century. At that time, assessment rolls (and the style of the existing building on site) would suggest that the 1880s wood frame building was demolished and a new, larger, brick house was constructed. Earlier historic reports on this property suggest that some of the earlier 1880s building is contained within this existing structure. At the time of the writing of this report, that assertion could not be confirmed.

The 1902 Assessment Rolls (for the year 1903) show that there was an "unfinished house" on the property. And the 1903 Assessment Rolls (for the year 1904) then reveals a building with a marked increase in value - from \$2,600 to \$11,000. This would suggest that it was a completely new building, although it does not negate that a portion of the 1880s house was integrated into the building.

According to the Dictionary of Canadian Biography, Dr. Sheard's house on Jarvis was designed by his brother Matthew Sheard (1840-1910), although no source is cited. No building permit was found during research for this report. Matthew Sheard had, at that very time, designed alterations to the family-owned property on Yonge Street and therefore it could be assumed that he would provide the same service to his brother. But again, at the time of the writing of this report, the design of 314 Jarvis Street cannot be definitively linked to the Toronto architect Matthew Sheard, apart from his familial relationship with Charles.

It was right around the time of the construction of the new Sheard house that the character of Jarvis Street began to change. As the city of Toronto grew rapidly in population and area, great pressure was placed on some of the central city neighbourhoods, such as Jarvis Street, primarily through the demand for non-residential space and low-cost residential accommodation. Local ratepayers and city council initially succeeded for a short period of time to curtail changes along Jarvis Street. For example, in 1905 a by-law was enacted to prevent “noxious” uses from developing on Jarvis Street (uses such as laundries, butcher shops and manufacturing in general). The street would eventually succumb to development pressures and within thirty years would change from a high status residential neighbourhood to one of much lower status and character.

An example of the early-twentieth century densification can be seen on the southern portion of the block. A very early brick house located at the corner of Gerrard Street was demolished and replaced with six semi-detached units and one detached dwelling. The same infilling took place at the corner of Carlton and Jarvis where a semi-detached house was inserted just north of the Sheard house at 314 Jarvis Street (on what was formerly the garden of the larger Gilmore estate property on Carleton Street).

In the first few decades of the twentieth century the neighbourhood experienced a trend found in many fast growing cities of the period – that of apartment and rooming house construction and the conversion of single-family residences into rooming houses. Initially there was no resistance to this trend and several purpose-built apartments and rooming houses were erected in the area – some of these multi-unit dwellings proved popular with the middle-class and still had some prestige. Indeed the construction of the 10-storey Frontenac Arms Apartments/Hotel just south of the Sheard house in 1930 speaks to this change in the street’s residential character.

Dr. Charles Sheard died at his house at 314 Jarvis Street in 1929, just when the character of the street was changing. His widow, Virna, continued to live in the house until her death in 1943. While she left behind three children (Dr. Charles Sheard Jr., Joseph L. Sheard and Terrence Sheard - Paul Sheard had predeceased Virna), the family home was no longer in a desir-

able residential neighbourhood. Therefore, like many of the other large homes on the street, the building at 314 Jarvis Street was converted into a rooming house, with three units on the ground floor, three units on the second floor and one unit in the attic space. Many alterations were made to the building to properly accommodate separate units - this included the addition of new window openings and the installation of new stairwells.

With the changes in the social and economic fabric of Toronto following WWI, it is not surprising that by the end of the second decade of the twentieth century the area was no longer a street of single-family freehold residences forming a middle to upper class neighbourhood. The demographics changed considerably throughout the 1960s as this trend of apartment conversions accelerated at mid-century. This evolution brought about physical changes in the construction of higher density buildings and the demolition of some of the original nineteenth century houses. For example, the original nineteenth century estate house at the corner of Jarvis and Carleton was demolished in the 1970s to make way for the highrise Best Western Primrose Hotel (constructed 1977).

Ultimately a large portion of this block on the west side of Jarvis Street between Gerrard and Carleton was cleared of buildings – some lands were then used as surface parking before being developed, other lands remain parking lots. The building at 314 Jarvis Street is one of the few remaining structures from the early residential context of the street - the other two buildings being further south, closer to Gerrard Street East.



Insurance Plan of Toronto, Charles E. Goad, 1884
By the 1880s the block containing the subject property was fully developed with middle-class housing. The opposite side of the street contained a number of institutional buildings - two churches and the Toronto Collegiate Institute.



Insurance Plan of Toronto, Charles E. Goad, 1893

By the 1890s the block containing the subject property was being further developed to accommodate more residential units - for example the property at the corner of Gerrard Street, which was formerly occupied by a large single-family house, was demolished and a row of semi-detached houses were built. And immediately north of the subject property, the former grounds of the Gilmor property were developed with a semi-detached house.



Insurance Plan of Toronto, Charles E. Goad, 1910

The change in the building footprint at 314 Jarvis Street corresponds to the Assessment Rolls, which reveal the construction of a new building in 1903-1904. The footprint in the map corresponds to the current layout of the house.

Above: 314 Jarvis Street, c1970s

The semi-detached houses that were constructed as infill developments, when Jarvis Street began to be further developed around the turn of the century, can be seen to the north/right of the subject house. These were demolished in the 1970s to make way for the Best Western Primrose Hotel.



City of Toronto Planning Map, 1957-69

As the need for densification in the downtown core increased, existing buildings were replaced with multi-storey, multi-unit buildings (such as the Frontenac Arms Hotel, 1930). At the same time, existing houses were converted into multi-units as was the case with 314 Jarvis Street, which was converted to seven units in 1943.



City of Toronto Archives, Photo 492, Jan 1970

First floor Plan for the Conversion of 314 Jarvis Street, 1943

This ground floor plan shows the one and two bedroom units, with associated kitchenettes and bathrooms, laid out within the existing building shell. Interior partitions were built and new door and window openings were constructed.

Above: View of Jarvis Street, looking south towards Carleton Street, c1970s - This view, which is further north than the subject site (the two church steeples are the churches across the street from the subject property), show the changes on Jarvis Street from single family residential to multi-unit residential and institutional.



Current context

Top left: Looking south along Jarvis Street

Top right: Looking east toward the rear of 314 Jarvis Street

3. HERITAGE STATUS

One of the properties included in the development site - 314 Jarvis Street - is on the City of Toronto Register of Heritage Properties. It is Designated under Part IV of the *Ontario Heritage Act* - City of Toronto By-law No. 81-90 enacted 29 January 1990. Schedule "B" of the By-law (the "Reasons for Designation") reads as follows:

The property at 314 Jarvis Street is designated on architectural and historical grounds. It is a good example of Beaux-Arts classicism as applied to residential design, it is important in its context along Jarvis Street, and it was the home of two important Toronto citizens.

Built in 1865, the house was altered in 1901 for Dr. Charles Sheard following the designs of the owner's brother, Architect, Matthew Sheard. Dr. Charles Sheard was a prominent physician and had a distinguished career as Toronto's Medical Officer of Health. His wife, Verna Stanton Sheard, achieved national fame as an important Canadian poet.

The two and one half storey brick house with stucco finish is largely symmetrical with regular fenestration. Important features are the raised stone foundation, the window arrangements, the window sash, the stone window surrounds, sills and heads, the stone band courses, the moulded eave cornice and the chimneys.

Other significant elements are the elaborate verandah with handsome columns, ceiling design and cornice; the main entrance with partially glazed double doors, stone surround, and a semi-elliptical leaded glass transom; and the roof structure with dormer windows.

The property at 314 Jarvis Street is also subject to a Heritage Easement Agreement (CA 70417), registered 12 January 1990. The "Reasons for Identification" read as follows:

Built in 1865, the house was altered in 1901 for Dr. Charles Sheard following the designs of the owner's brother, architect Matthew Sheard. Dr. Charles Sheard was a prominent physician and had a distinguished career as Toronto's Medical Officer of Health. His wife, Verna Stanton Sheard, achieved fame as an important Canadian poet.

The two and one-half storey brick house with stucco finish is largely symmetrical with regular fenestration. Important architectural features of the building form and mass are the raised stone foundation, the window arrangement, the window sash, the stone window surrounds, sills and heads, the stone band courses, the moulded eave cornice and the chimneys. Details of the elaborate verandah with handsome columns, ceiling design and cornice, of the main entrance with partially glazed double doors, stone surround, a semi-elliptical leaded glass transom and of the roof structure with dormer windows are of special significance.

The property at 314 Jarvis Street is a good example of Beaux-Arts classicism as applied to residential design, and important in its context along Jarvis Street as the former home of two important Toronto citizens.

Draft Statement of Cultural Heritage Value

It should be noted that the “Reasons for Designation” from the 1990 Part IV Designation and the “Reasons for Identification” from the 1990 Heritage Easement Agreement were written prior to the practice of preparing “Statements of Cultural Heritage Value.” Statements of Cultural Heritage Value, which are now an industry standard, include a clearly defined list of character-defining elements. Character-defining elements are tangible and intangible features that express the heritage values associated with a property and includes materials, forms, location, spatial arrangement, and cultural uses.

Thus, as part of this current project, a Statement of Cultural Heritage Value for the property at 314 Jarvis Street has been drafted in keeping with current heritage best-practices. In so doing, the project team can better address the requirement of analyzing and understanding the building’s history, evolution and character-defining features.

In addition to the lack of a Statement of Cultural Heritage Value, current research has also revealed some inaccuracies in the 1990 documents. It should also be noted that the fire in 2016 destroyed some of the features cited in the earlier Reasons for Designation.

Heritage Value

The property is located on the west side of Jarvis (across from Allen Gardens) and just south of Carleton Street, which was once part of a late-nineteenth century residential neighbourhood, but whose context has now evolved. The property contains one structure - the former house at 314 Jarvis Street, which is currently surrounded by surface parking (on the south and west), a laneway on the north, and north of the lane, the multi-storey hotel structure.

The house at 314 Jarvis Street was constructed in 1902-03 likely as a replacement to an earlier 1880s building, or as a major reconstruction to that earlier building. (A wood frame building that was initially constructed on the site in c1865 was likely demolished in 1880 when a wood and brick building was built). Regardless of the date of the building (1880 versus 1901) the occupancy of the house by the Sheard family for close to 60 years speaks to the property’s historical value.

Former occupants of the house have some importance in Toronto’s history. Dr. Charles Sheard was a prominent physician and had a distinguished career as Toronto’s Medical Officer of Health. His wife, Virna Stanton Sheard, achieved national fame as a Canadian writer and poet.

The architect may have been Matthew Sheard, brother of the owner. Regardless of the architect, the primary architectural style is typical of the Edwardian era (early twentieth century).

Many alterations have been undertaken to the structure over the years, notably in 1943 when the single-family residence was converted into an apartment house. A fire in 2016 destroyed some of the character defining elements, such as the hipped roof with wood cornice, distinctive dormer windows and variety of chimneys.

Character-Defining Elements

Key elements that express the historic and architectural value include:

- The irregular plan of the two-storey house with off-set projecting frontispiece on the north half of the front facade [*under a hipped roof with cornice, distinctive dormer windows and variety of chimneys*]**
- The regularly spaced rectangular window openings on the front/east facade whose relatively generous proportions are characteristic of the Edwardian era
- The raised wood porch that begins over the centrally placed front door and wraps around the south east corner of the house, comprised of wood columns on bases with an denticulated wood cornice and ceiling
- The masonry construction (fieldstone foundation), the cut-stone stringcourse, window surrounds and the front door surround with voussoirs forming an elliptical curve over the fanlight
- The double-door configuration at the front entrance with glazed elliptical fanlight and the one remaining leaded glass transom over the ground floor window

** Note: Generally, the list of character-defining elements should NOT include features that no longer exist. This feature has been included in brackets here as the feature (which was destroyed by fire) is to be recreated as per the Heritage Easement Agreement.

Heritage Status of adjacent properties

The development site is adjacent to a building that is on the City of Toronto's Heritage Register - 300 Jarvis Street is Designated under Part IV of the *Ontario Heritage Act*, By-law 223-88. This ten-storey building (formerly the Frontenac Arms Apartments/later Hotel) was designed by architect Joseph Austin Thatcher and constructed in 1930. It is a unique example of apartment architecture in Toronto and its exterior exhibits Art Deco detailing.

The development site is adjacent to (although not contiguous with) a building that is listed on the City of Toronto's Heritage Register - 93 Carlton Street/231 Mutual Street. This two-and-one-half storey brick building dates to 1887. The former residential building has been converted into commercial uses. Facing Carlton Street at the corner of Mutual Street, the rear elevation of the listed building is north of the laneway that will run along the north boundary of the proposed development.

The development site is located across the street from Allan Gardens (121 Carlton Street/160 Gerrard Street East), which is a site that is also on the City of Toronto's Heritage Register - Designated under Part IV of the *Ontario Heritage Act* (By-law 481-86; 1091-2013).



4. DEVELOPMENT PROPOSAL

The development, as illustrated in the designs by Turner Fleischer Architects, attached as Appendix II, was prepared in accordance with the proposal previously submitted for the site. As described in the Executive Summary of this Heritage Impact Assessment Report, the previous development has been endorsed by City Council and approved by the OMB through a Settlement Offer dated 27 February 2018.

That OMB decision approved a 34-storey mixed-use building with a 10-storey stepped podium along Jarvis Street and at-grade townhouses along Mutual Street. The OMB decision also cited the in situ retention, conservation and restoration of the heritage designated building at 314 Jarvis Street.

5. HERITAGE IMPACT ASSESSMENT

The previous HIA (prepared by Philip Goldsmith Architect, dated 24 November 2017) assessed the impact of the development on the on-site and adjacent heritage properties and provided mitigating strategies. Therefore the impact assessment contained in the earlier HIA of 2017 (that which was presented at the OMB) remains valid and will not be reiterated in this current HIA. The new architectural drawings and associated sun-shadow studies are included here and are substantially in accordance with the OMB decision.

For this reason, this HIA focuses on the Conservation Strategy for the existing heritage building on site (314 Jarvis Street). Amendments to the earlier Conservation Strategy contained in the November 2017 HIA are appropriate given the revised condition of the building (after several years of being vacant) and given the advanced detail available now that the project is at the Site Plan Approval stage.

6. CONDITION REVIEW

As noted previously, the building at 314 Jarvis Street, while vacant and subject to the OMB hearing, experienced a devastating fire. In January 2016, the fire destroyed the second floor ceiling (the third floor) and much of the roof structure including the chimneys. A portion of the south wall collapsed (and was subsequently dismantled) and much of the interior was destroyed by fire, water-damage and subsequent clearing of debris and stabilization efforts. Most of the windows were also destroyed by fire and through the fire-fighting efforts. The site has been fenced to prevent access and the windows and doors closed over with plywood. However, since 2016 the building has continually been vandalized and/or occupied by transients.

GBCA Architects performed a high-level visual condition review and site measurements at the subject building on 29 April 2019 and again on 14 May 2019. The purpose of the condition review was to inform the conservation strategy in this Heritage Impact Assessment.

No destructive testing was performed during the site reviews. Due to hoarding, and structural damage, the exterior assessment was primarily limited to the perimeter of the building at grade. Much of the front porch and portions of the building facades contained within it, were not assessed, again due to hoarding. The interior observations were limited to the basement and limited access at the ground floor.

This Condition Review will be augmented with a full assessment once safe access is provided to the full floor-plates and upper levels - upper storeys were damaged due to the collapse of the third floor. At the time of writing of this HIA report, temporary structural interventions are being mapped out in order to achieve safe access.

Condition Review Table of Contents

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- 6.7 Front porch

Condition Review drawings can be found as Appendix II to this report and should be consulted for locations and approximate magnitude of the conditions summarized in the following pages.

6.1 Foundation Walls

- There are 2 types of foundation wall assemblies, brick and rubble stone
- Some areas are covered with cement parging
- Some areas along the south walls are painted
- Some areas of exposed masonry foundation walls are in poor condition with heavy efflorescence and spalling brick
- Brick infill has been used in modified openings along stone foundation walls



Masonry foundation wall along south facade. Note the parking, painted bricks, efflorescence buildup and fireplace



Typical rubble stone foundation wall

6.2 Exterior Walls

The exterior walls are made up of two construction types - 1. multi-wythe brick; and 2. wood stud with one wythe cladding (along some south walls). The water table of most of the walls are finished with stone. Above the foundation, all of the bricks are covered with stucco rendering with the exception of the stone stringcourses along the front facade of the house.

6.2.1 Stucco

The stucco/cement based parging was applied in the 1980s over the existing brick. A textured rendering was applied over that parging.

- Cement based parging and textured rendering over the brick is in fair condition with localized areas of delamination, cracking and damage
- Areas have graffiti damage
- Some stucco was improperly applied over existing wiring

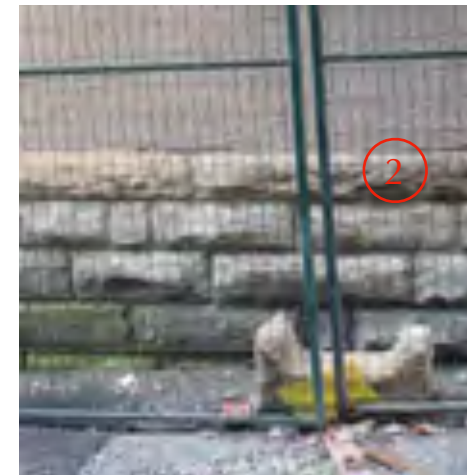
6.2.2 Ashlar Stone

The water table of the eastern portion (front half) of the building (including below the front porch) is rock face stone. The stone window and front door surrounds and the stringcourse have a furrowed surface finish.

- The stones are in good condition overall, but with some exhibiting damage including chipped and cracked units and shifted stone units
- Few stone units (at front porch) are heavily damaged
- Various areas with staining - including graffiti, biological stains and other atmospheric soiling
- Areas covered with vines
- Stone has been damaged by the insertion of miscellaneous anchors and other ferrous materials
- Some areas covered with stucco (along the east facade)
- Opened mortar joints in localized areas



Typical stucco rendering over brick note the cement parging base (1) and pink textured rendering (2).



Typical Ashlar stones, furrowed surfaced stones used around window openings (1) and rock face stones used along the water table of the exterior walls (2).

6.2.3 Rubble Stone

- Found along the water table of some of the rear addition walls
- Eroded mortar joints
- Soiling and biological staining

6.2.4 Brick

The exterior face of all the walls above the ground floor are constructed of brick. Two types of decorative bricks are used along the front portion of the house above the first floor stone band. They have Ovolo and Cyma Recta profiles. The exterior face of all the bricks are covered with stucco/parging.

- Where visible some heavily damaged areas with loose bricks
- Cracked and chipped brick units visible at some locations where stucco has been lost
- An entire section of brick (primarily on the south facade) has been lost after the fire destroyed most of the second floor wall
- In locations where stucco has fallen off, brick face appears extensively damaged
- Poor workmanship visible on the interior of part of the south wall might suggest that exterior wythes are not stable



Rubble stone used along the water table of the rear addition walls



Damaged brick face under stucco



Damaged piece of stucco with brick face bonded

6.3 Sills and Lintels

All existing windows have stone sills with smooth finish. Windows along the front portion of the house have stone lintels with furrowed surface finish, inline with the continuous stone stringcourse. Basement window openings have stone lintels with rock face finish. Some windows along the brick veneer walls (side walls) have slightly arched brick lintels now primarily covered with stucco.

- Stone keystones over some north facade windows have been painted
- Some brick lintel arches have failed and have open mortar joints
- Areas of staining - graffiti, atmospheric soiling, bird droppings
- Some sills are cracked and damaged



Note the damaged graded brick arch lintel covered by stucco (1). Note the damaged stone sill above (2)



6.4 Windows and Doors

Some existing wood window frames have decorative trim and dentil mould between transom and casements. New metal frame sashes were previously installed. One window along the east facade still has the original stain glass transom. Window openings at the basement were not accessed as they were boarded over. Several of the window and doors are non-original, dating from the 19483 conversion.

- Where visible, wood window frames are generally in fair condition with flaking paint
- The one remaining stained glass transom is in good condition
- Front door (east facade) could not be assessed due to hoarding and lack of safe access on the interior



Typical original wood window frame along the front portion of the house. Note the stain glass transom



Modified basement window opening along the east facade. Note the two rock face stone lintels of the original openings.



Typical windows and doors added during the 1948 renovation.

6.5 Roofs and Dormers

The original hip roof and all of its components (eaves, soffits, dormers) were completely destroyed during the fire and replaced with a temporary roof structure

6.6 Chimneys

Two south chimneys were dismantled from above the current roof line after the fire. Two chimneys (or portions thereof) remain - one on the north and one on the west.

- Remnants of the north chimney are in poor condition. Bricks are deteriorated and portions of parging is in poor condition.
- The west chimney could not be assessed due to limited access and parging



Burnt and damaged lookout rafters along the north facade. Temporary roof structure above.



North chimney note the loose bricks, damaged stucco and bricks

6.7 Front Porch

Only the outer perimeter of the porch could be assessed as it was hoarded over at the time of the condition review. The condition of the soffit, interior face of the columns, and floor could not be assessed at this time. Front porch is constructed with wood classical columns that support a flat roof, with a wood cornice with brackets along the soffit. Metal flashing over the top of cornice

- Some columns are in poor condition with extensive wood rot
- Missing wood components
- Poor repair and improper replacement of architectural features
- Flaking paint finish on the wood
- Moisture damage due to improper drainage at gutter



South elevation of the front porch, note the temporary hoarding



Front porch cornice. Note the flaking paint, missing bracket, improper replacement at column capital and metal flashing at top of the cornice



Wood rot at column base

7. CONSERVATION STRATEGY

The primary conservation treatment to be undertaken at 314 Jarvis Street is rehabilitation, which is defined as the sensitive adaptation of an historic place for a continuing or compatible contemporary use, while protecting its heritage value – that is, the rehabilitation approach recognizes the need for change. The national *Standards and Guidelines for the Conservation of Historic Places in Canada* (specifically those for Rehabilitation) provide the framework that will ensure the heritage attributes of the heritage property are conserved.

The preceding information outlining the cultural heritage significance of the subject property and the draft Statement of Cultural Heritage Value (which was written in keeping with the designation by-law and the heritage Easement Agreement description) has been used to direct this proposed conservation strategy.

A successful conservation strategy demands identification of the areas in which value lies, and some sense of their proportional importance. Only after understanding the unique values and circumstances of each heritage property can a conservation strategy be determined. All of the key heritage-character defining features will be conserved as part of this project, which maintains the original residential building in its entirety, short of the rear tails which are being truncated.

It should be noted that the focus of this heritage assessment, and the policies and guidelines of the conservation strategy, is on the exterior character-defining features. As noted above in the background section of this report, the interior had, even prior to the 2016 fire, been altered with the 1943 conversion to multi-unit residential and subsequent usages.

It is also important to note that as per the condition review above some of the details of the conservation strategy could not yet be finalized due to the inability to access parts of the building and the related materials. Once the structure has been stabilized and made safe for further investigative access, the conservation strategy will be refined. The final details can be presented in a comprehensive Conservation Plan.

The conservation strategy includes:

1. Conservation of the overall building form and features
2. Conservation of the building materials
3. Public Realm/Landscaping
4. Lighting Plan
5. Interpretation Plan

The following guidelines form the basis of the conservation strategy of the overall building form and features.

Guidelines for Buildings

Character-Defining Element - Exterior Form

The overall exterior form of the building will be maintained, notably the off-set projecting frontispiece on the main/east facade. The rear tails will be removed (as per the OMB decision) and have been truncated at a location that matches the pitch of the hipped roof - allowing for full reconstruction of the original roof form.

The following recommendations from the *Standards and Guidelines* (Exterior Form, Section 4.3.1) apply:

4.3.1.1 - Understanding the exterior form and how it contributes to the heritage value of the building

4.3.1.6 - Retaining the exterior form by maintaining proportions, colour and massing, and the spatial relationships with adjacent buildings.



Character-Defining Element - Roof

The original hipped roof with dormers on the front/east and side/north and chimneys will be recreated. These features were completely destroyed during the 2016 fire. A non-original dormer on the side/south side of the hipped-roof (which was also destroyed by fire) will not be rebuilt.

The following recommendations from the *Standards and Guidelines* (Roofs, Section 4.3.3) apply:

4.3.3.1 - Understanding the roof and how it contributes to the heritage value of the building

4.3.3.16 - Replacing in kind an entire element of the roof that is too deteriorated to repair using the physical evidence as a model to reproduce the element. This can include a large section of roofing, a dormer, or a chimney.

4.3.3.17 - Replacing missing historic features by designing and constructing a new roof feature, based on physical and documentary evidence.

4.3.3.32 - Replacing in kind an entire roof feature from the restoration period that is too deteriorated to repair, using the physical evidence as a model to reproduce the feature.

4.3.3.33 - Removing a non character-defining roof or roof element, such as a later dormer, dating from a period other than the restoration period.



North elevation



Non-original windows will not be reinstated - exterior wall will be repaired

Character-Defining Element - Exterior walls

All of the exterior walls will be maintained or reconstructed (as is the case with the upper portion of the south wall that was destroyed by the 2016 fire). A new west/rear wall will be constructed in place of the rear tails that are to be removed as per the OMB decision.

The foundations will be repaired as required. A non-original door entering the basement level of the house on the front/east elevation will be retained for future use.

The following recommendations from the *Standards and Guidelines* (Exterior Walls, Section 4.3.4) apply:

4.3.4.1 – Understanding the properties and characteristics of the exterior walls as well as changes and previous maintenance practices.

4.3.4.5 - Determining the cause of distress, damage or deterioration of exterior walls through investigation, monitoring and minimally invasive or non-destructive testing techniques.

4.3.4.7 - Retaining sound or deteriorated exterior wall assemblies that can be repaired

4.3.4.8 - Stabilizing deteriorated exterior walls by using structural reinforcement, weather protection, or correcting unsafe conditions, as required, until repair work is undertaken.

4.3.4.9 - Repairing parts of exterior walls by patching, piecing-in, consolidating, or otherwise reinforcing, using recognized conservation methods.

4.3.4.11 - Replacing in kind extensively deteriorated or missing parts of exterior wall assemblies where there are surviving prototypes.



West elevation

Character-Defining Element - Windows and Doors

The existing original window and door openings will be maintained. Non-original window and door openings, found on the side (north and south) elevations, will be removed and filled in.

The following recommendations from the *Standards and Guidelines* (Windows and Doors, Section 4.3.5) apply:

4.3.5.1 - Understanding windows and doors and how they contribute to the heritage value of the historic building

4.3.5.4 - Assessing the condition of windows and doors early in the planning process so that the scope of work is based on current conditions

4.3.5.8 - Retaining sound and repairable windows and doors

4.3.5.10 - Repairing parts of windows and doors by patching, piecing-in, consolidating or otherwise reinforcing, using recognized conservation methods. Repair may also include the limited replacement in kind, or with a compatible substitute materials, of those extensively deteriorated or missing parts of windows or doors. Repairs should match the existing work as closely as possible, both physically and visually.

4.3.5.12 - Replacing in kind extensively deteriorated or missing parts of windows and doors, where there are surviving prototypes.

4.3.5.16 - Replacing in kind irreparable windows and doors based on physical and documentary evidence. If using the same material and design details is not technically or economically feasible, then compatible substitute materials or details may be considered.

4.3.5.34 - Removing non character-defining windows or doors from a period other than the restoration period

4.3.5.35 - Retaining alterations to windows and doors that address problems with the original design, if those alterations do not have a negative impact on the building's heritage value.



East elevation

Character-Defining Element - Entrances and porches

The original front entrance will be maintained and the original front, wrap-around porch will be recreated.

The following recommendations from the *Standards and Guidelines* (Entrances and porches 4.3.6) apply:

4.3.6.1 - Understanding entrances and porches and how they contribute to the heritage value of the historic building

4.3.6.2 - Understanding the functions, properties and characteristics of entrances and porches

4.3.6.4 - Assessing the condition of entrances and porches early in the planning process so that the scope of work is based on current conditions

4.3.6.5 - Determining the cause of distress, damage or deterioration of entrances and porches through investigation and testing

4.3.6.8 - Stabilizing deteriorated entrances and porches by structural reinforcement and weather protection, or correcting unsafe conditions, as required, until repair work is undertaken

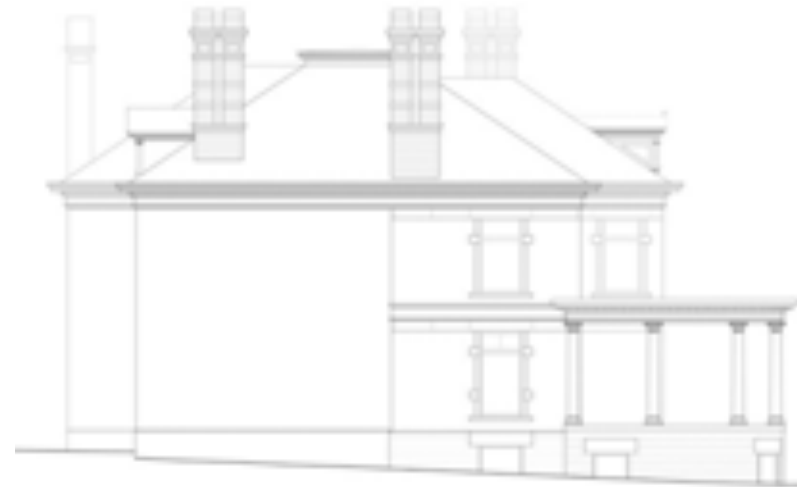
4.3.6.11 - Replacing in kind extensively deteriorated or missing parts of entrances and porches where there are surviving prototypes

4.3.6.15 - Replacing in kind an irreparable entrance or porch based on physical and documentary evidence. If using the same materials and design details is not technically or economically feasible, then compatible substitute materials or details may be considered

4.3.6.18 - Adding new features to meet health, safety and security requirements, such as a new handrail, in a manner that conserves the heritage value of the entrance or porch and minimizes impact on its character-defining elements

4.3.6.24 - Exploring all options for modifications to existing entrances and porches to meet accessibility requirements prior to considering removal or replacement

4.3.6.30 - Replacing in kind an entire entrance or porch that is too deteriorated to repair, using the physical evidence as a model to reproduce the assembly.



South elevation



Non-original windows, doors and dormer window will not be reinstated - exterior wall and roof will be repaired

Guidelines for Materials

The conservation of the existing heritage building will include the repairs to the historic fabric. The detailed actions for each of the materials requiring repair, recreation or restoration (as described above in the condition review section of this report) will be described in a future Conservation Plan report.

The *Standards and Guidelines for the Conservation of Historic Places in Canada* will direct the decisions and approaches. This section of the HIA report summarizes the strategy.

Wood 4.5.2

The following recommendations from the *Standards and Guidelines* apply:

4.5.2.14 - Retaining all sound and repairable wood that contributes to the heritage value of the historic place

4.5.2.15 - Stabilizing deteriorated wood by structural reinforcement, weather protection, or correcting unsafe conditions, as required, until repair work is undertaken

4.5.2.17 - Replacing in kind extensively deteriorated or missing parts of wood elements, based on documentary and physical evidence

4.5.2.20 - Replacing in kind an irreparable wood element, based on documentary and physical evidence.

Masonry 4.5.3



The following recommendations from the *Standards and Guidelines* apply:

4.5.3.11 - Retaining sound and repairable masonry that contributes to the heritage value of the historic place

4.5.3.13 - Repairing masonry by repointing the mortar joints where there is evidence of deterioration, such as disintegrating or cracked mortar, loose bricks, or damp walls

4.5.3.18 - Repairing masonry by patching, piecing-in or consolidating using recognized conservation methods.

Note well: The stucco is not original and is not character-defining, however it will be maintained and repaired due to the damage that would be revealed on the original underlying brick if the stucco were to be removed.

Glass 4.5.6 (reference for the one remaining leaded glass transom)

The following recommendations from the *Standards and Guidelines* apply:

4.5.6.8 - Retaining sound or deteriorated glass elements that can be repaired

4.5.6.12 - Repairing a glass element using recognized conservation methods



1970s - the house prior to the application of an exterior stucco



1980s - the house after the application of the exterior stucco

Public Realm/Landscaping

The proposed development seeks to substantially improve the public realm along Jarvis Street. In doing so, the interaction of the existing heritage building to its urban setting will be markedly improved. Currently the building is bordered on the west and the south by a surface parking lot.

With the new development taking place on the area now covered by surface parking, the spaces around the new building and around the heritage building will be landscaped (refer to Landscape Drawings in Appendix III).

As designed by the Landscape Architects (Alexander Budrevics + Associates Ltd.), the overall landscape design was based on the curved form of the original front porch on the heritage building. The curvilinear motif is introduced in organic lines on the surfaces between the house and the new construction. Connecting the buildings through landscape is meant to create a cohesiveness between the old and the new podium structure to the south and the tower to the west.

The landscaping on the front/east side of the heritage building will be within the public realm. The landscaping at the rear/west side and to the south will be part of the outdoor amenity space and access to the new condominium. These areas will be gated at the openings to the street and the alley.

Lighting Plan

Once conserved, the existing heritage building will be leased for commercial use. As it is physically separated from the new development, the heritage building can be distinct in its lighting.

New exterior lighting fixtures will be installed that draw attention to the architectural features, such as the front entrance and the front porch, but which do not contribute to light-spill on the adjacent urban environment (which includes Allen Gardens across the street). The fixtures will be selected to limit visual clutter on the heritage building.

Interpretation Plan

If required by City Staff, a Heritage Toronto plaque could be applied for and installed in front of the heritage building. The plaque could recount the building's former contextual setting and the importance of the long-term owners, the Sheard family.

8. SOURCES

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9. CLOSURE

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APPENDIX I

**Standards and Guidelines for the Conservation of
Historic Places in Canada**

THE STANDARDS

The Standards set the principles for the assessment and approval of proposed alterations and interventions to the building fabric.

General Standards for Preservation, Rehabilitation and Enhancement

1. Consider the heritage value of the building fabric and the proposed alterations and interventions in the context of the building fabric and the building as a whole.
2. Consider the proposed alterations and interventions in the context of the building fabric and the building as a whole.
3. Consider the heritage value of the building fabric and the proposed alterations and interventions.
4. Consider the proposed alterations and interventions in the context of the building fabric and the building as a whole.
5. Consider the proposed alterations and interventions in the context of the building fabric and the building as a whole.
6. Consider the proposed alterations and interventions in the context of the building fabric and the building as a whole.
7. Consider the proposed alterations and interventions in the context of the building fabric and the building as a whole.
8. Consider the proposed alterations and interventions in the context of the building fabric and the building as a whole.
9. Consider the proposed alterations and interventions in the context of the building fabric and the building as a whole.
10. Consider the proposed alterations and interventions in the context of the building fabric and the building as a whole.

Additional Standards Relating to Rehabilitation

11. Repair holes that appear in the building fabric and the building as a whole.
12. Consider the heritage value and the proposed alterations and interventions in the context of the building fabric and the building as a whole.
13. Consider any non-heritage alterations and interventions in the context of the building fabric and the building as a whole.

Additional Standards Relating to Restoration

14. Repair holes that appear in the building fabric and the building as a whole.
15. Consider the heritage value and the proposed alterations and interventions in the context of the building fabric and the building as a whole.
16. Consider any non-heritage alterations and interventions in the context of the building fabric and the building as a whole.

APPENDIX II
Condition Review Drawings
GBCA

308-314 Jarvis Street

TORONTO, ONTARIO
BUILDING ASSESSMENT



MASONRY

- M1 DAMAGED MORTAR JOINTS
- M2 DAMAGED BRICKS
- M3 RESERVED
- M4 NON HERITAGE OPENING
- M5 MISCELLANEOUS ITEMS IN MASONRY
- M6 EXISTING CRACKS
- M7 DAMAGED STONE
- M8 SHIFTED STONE
- M9 PAINTED MASONRY
- M10 GRAFFITI
- M11 SOILED MASONRY
- M12 EFFLORESCENCE
- M13 BIRD DROPPINGS
- M14 BIOLOGICAL STAINS
- M15 VINES
- M16 RESERVED
- M17 DAMAGED STUCCO
- M18 HEAVILY DAMAGED AND ERODED BRICKS
- M19 RESERVED
- M20 NON-ORIGINAL INFILL
- M21 RESERVED
- M22 NON-ORIGINAL FINISH
- M23 DISMANTLE WALLS, SALVAGE STONE FOR REUSE

ROOF AND DRAINAGE SYSTEM

- R1 TEMPORARY ROOF
- R2 RESERVED
- R3 DAMAGED AND/OR MISSING GUTTER AND DOWNSPOUT
- R4 ADDITION'S ROOF

WOOD

- WD1 DAMAGED WOOD
- WD2 RESERVED
- WD3 MISSING COMPONENTS
- WD4 NON-ORIGINAL COMPONENTS

WINDOWS AND DOORS

- W1 ORIGINAL WOOD WINDOW FRAME WITH ALTERED SASHES
- W2 ORIGINAL STAIN GLASS
- W3 NON-ORIGINAL WINDOW OR EMPTY OPENING
- D1 ORIGINAL WOOD DOOR
- D2 NON-ORIGINAL DOOR

METAL WORK

- MT1 NON-ORIGINAL METAL PANELS AND/OR FLASHING

GENERAL

- G1 TEMPORARY STRUCTURE AND HOARDING
- G2 NON-HERITAGE ITEM
- G3 NON-HERITAGE FINISH

DRAWING LIST

- AH0.1 COVER SHEET, DRAWING LIST & RESTORATION NOTES
- AH1.0 EXISTING PLAN
- AH1.1 SOUTH ELEVATION REPAIRS
- AH1.2 EAST & WEST ELEVATION REPAIRS
- AH1.3 NORTH ELEVATION REPAIRS
- AH1.4 PROPOSED SOUTH & EAST ELEVATION
- AH1.5 PROPOSED NORTH & WEST ELEVATION

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.

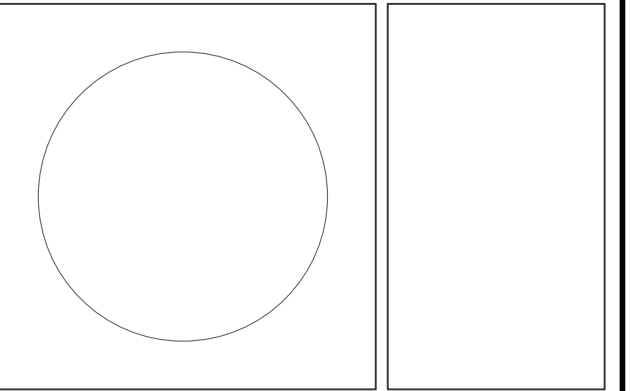
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by:

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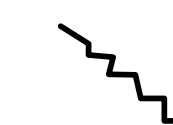
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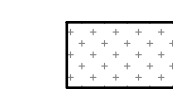
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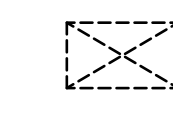
LEGEND

 DAMAGED AREA TO BE REPAIRED


 LETTER # RESTORATION NOTE

 EXISTING CRACK. SEE RESTORATION NOTE M6.

 SOILED AREA TO BE CLEANED. SEE ALSO RESTORATION NOTE M11

 NEW OPENING IN MASONRY (FOR WINDOWS, DOORS AND/OR MECHANICAL VENT). SEE NOTE M20.

 DAMAGED MORTAR JOINTS SEE NOTE M1

 TEMPORARY STRUCTURE AND HOARDING. SEE NOTE R1 & G1

 INFILL OPENING. SEE NOTE M4

 GRAFFITI SEE NOTE M10

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308-314 Jarvis Street
Toronto, Ontario

FOR:
PHANTOM DEVELOPMENTS
207 Weston Road
Toronto, Ontario

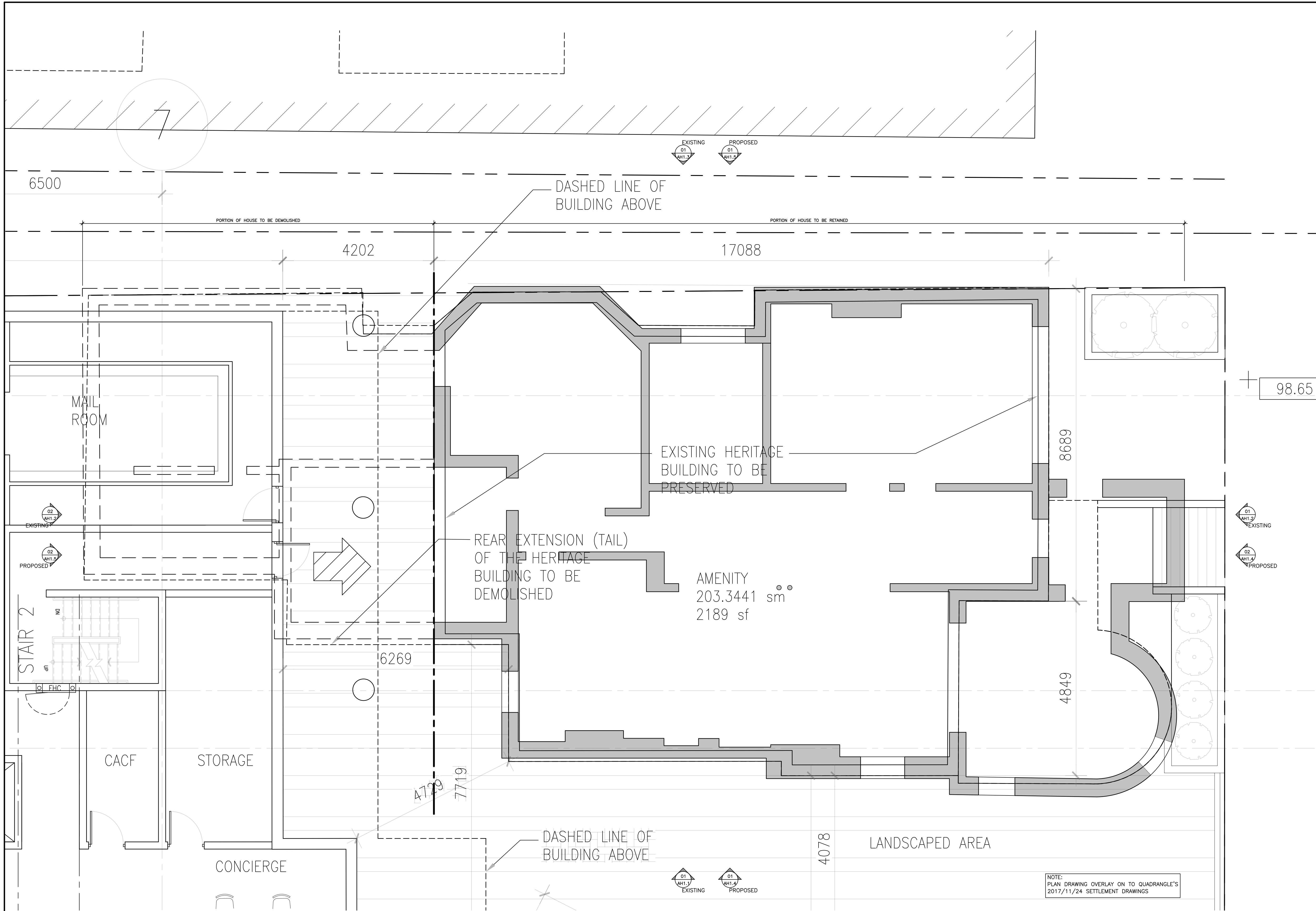
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DRAWN BY: **JP** REVIEWED BY: **CAM**

TITLE: **COVER SHEET, DRAWING LIST & RESTORATION NOTES** DRAWING NO.:

Cover, Drawing List & Restoration Notes

AH0.1



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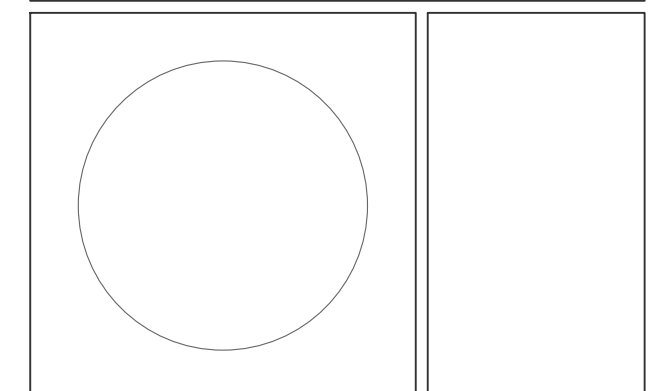
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DATE	NO.	DESCRIPTION

01 BASEMENT PLAN
SCALE: 1/8"

NOTE:
PLAN DRAWING OVERLAY ON TO QUADRANGLE'S
2017/11/24 SETTLEMENT DRAWINGS

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Toronto, Ontario

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AH1.0

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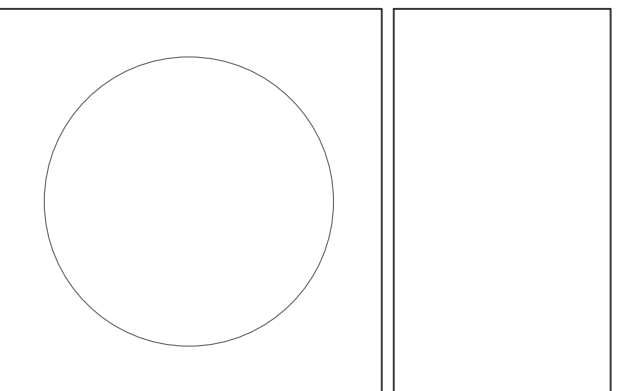
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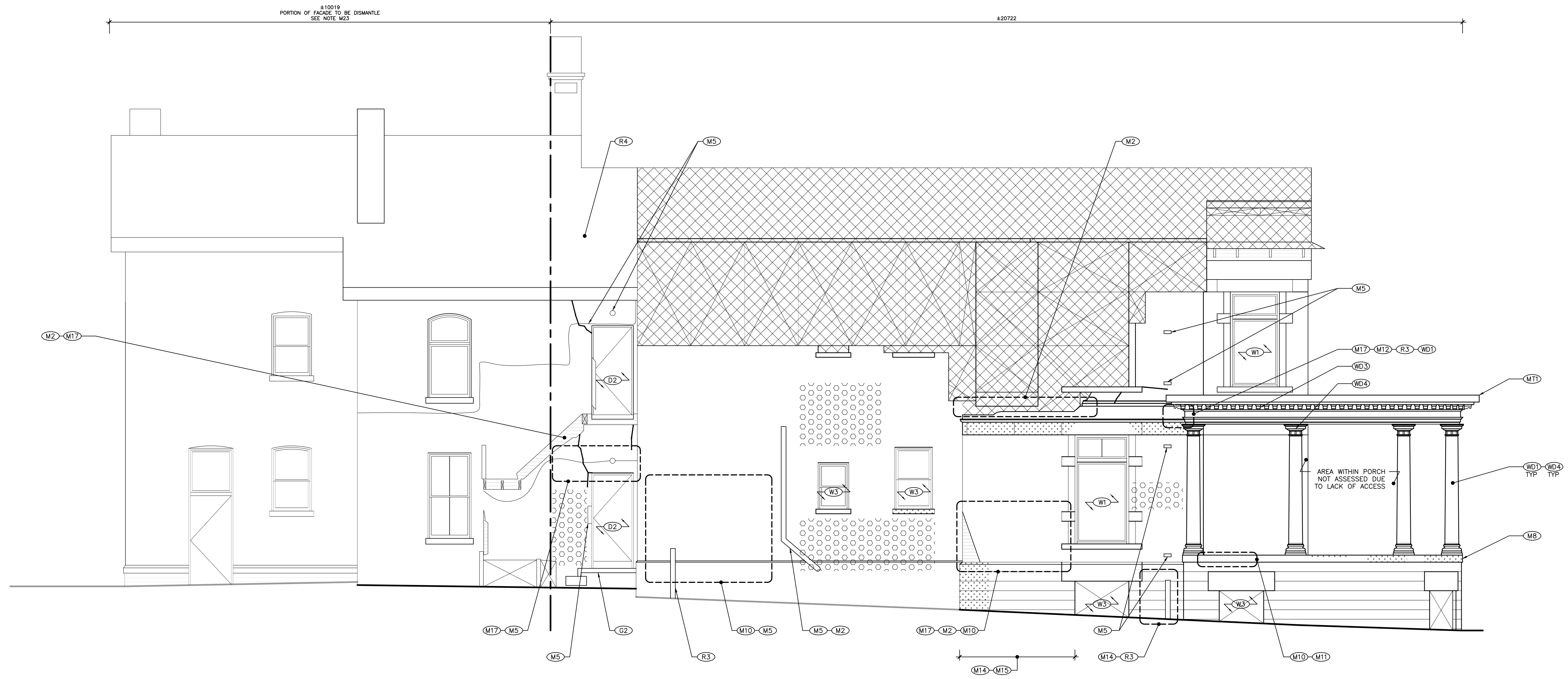
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207 Weston Road
Toronto, Ontario

PROJECT NO.:	SCALE:
18040.1	AS NOTED
DRAWN BY:	REVIEWED BY:
JP	CAM
TITLE:	DRAWING NO.

**South Elevation
Repairs**

AH1.1

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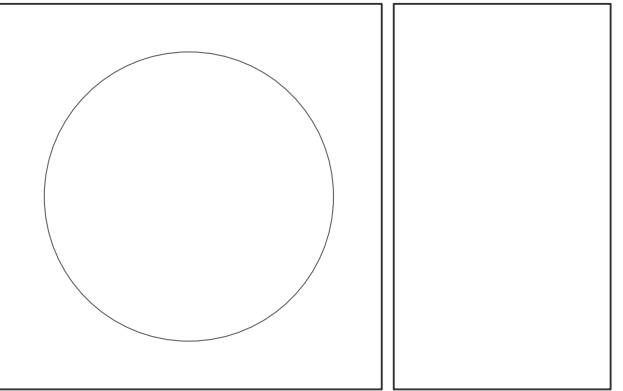
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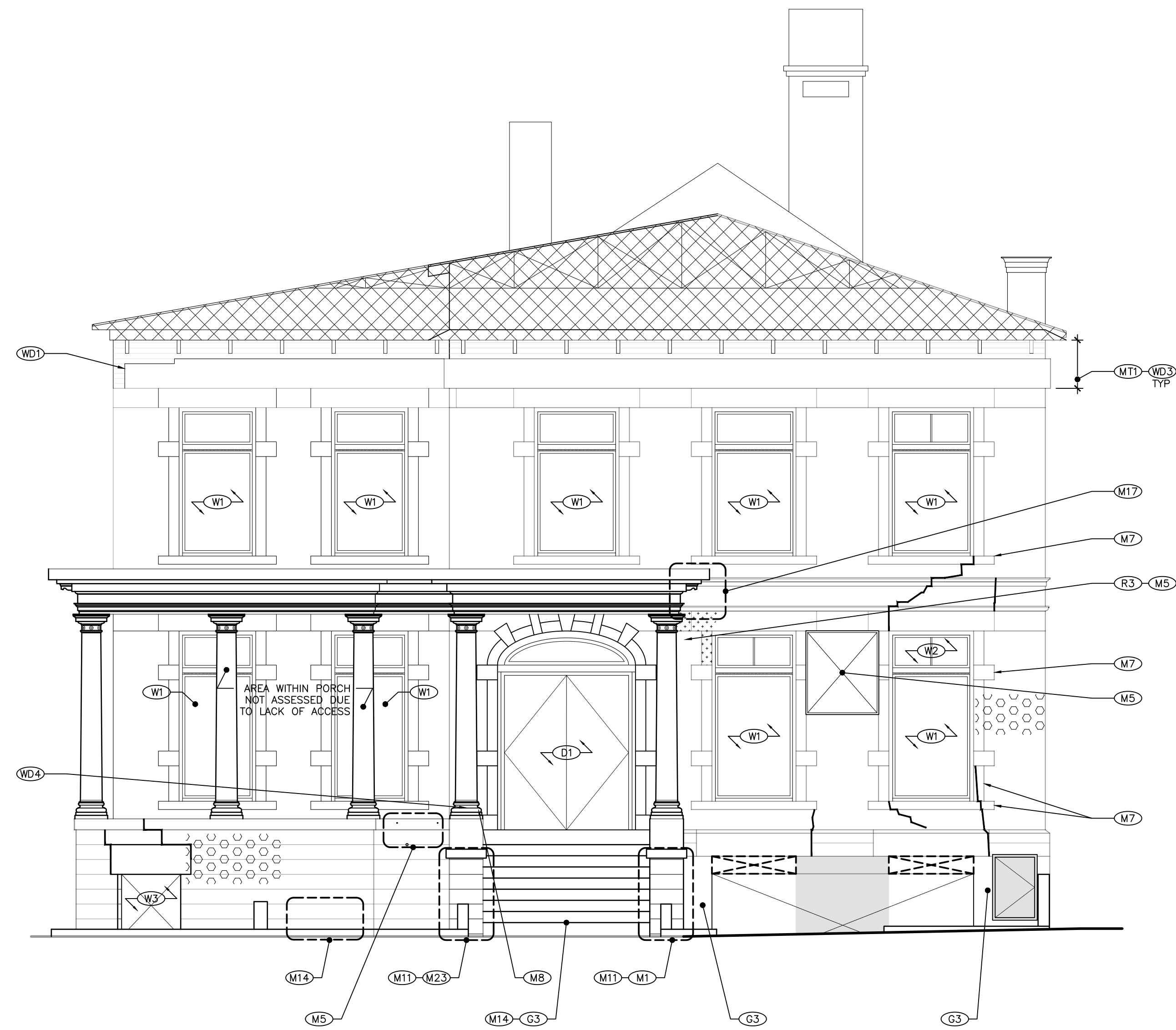
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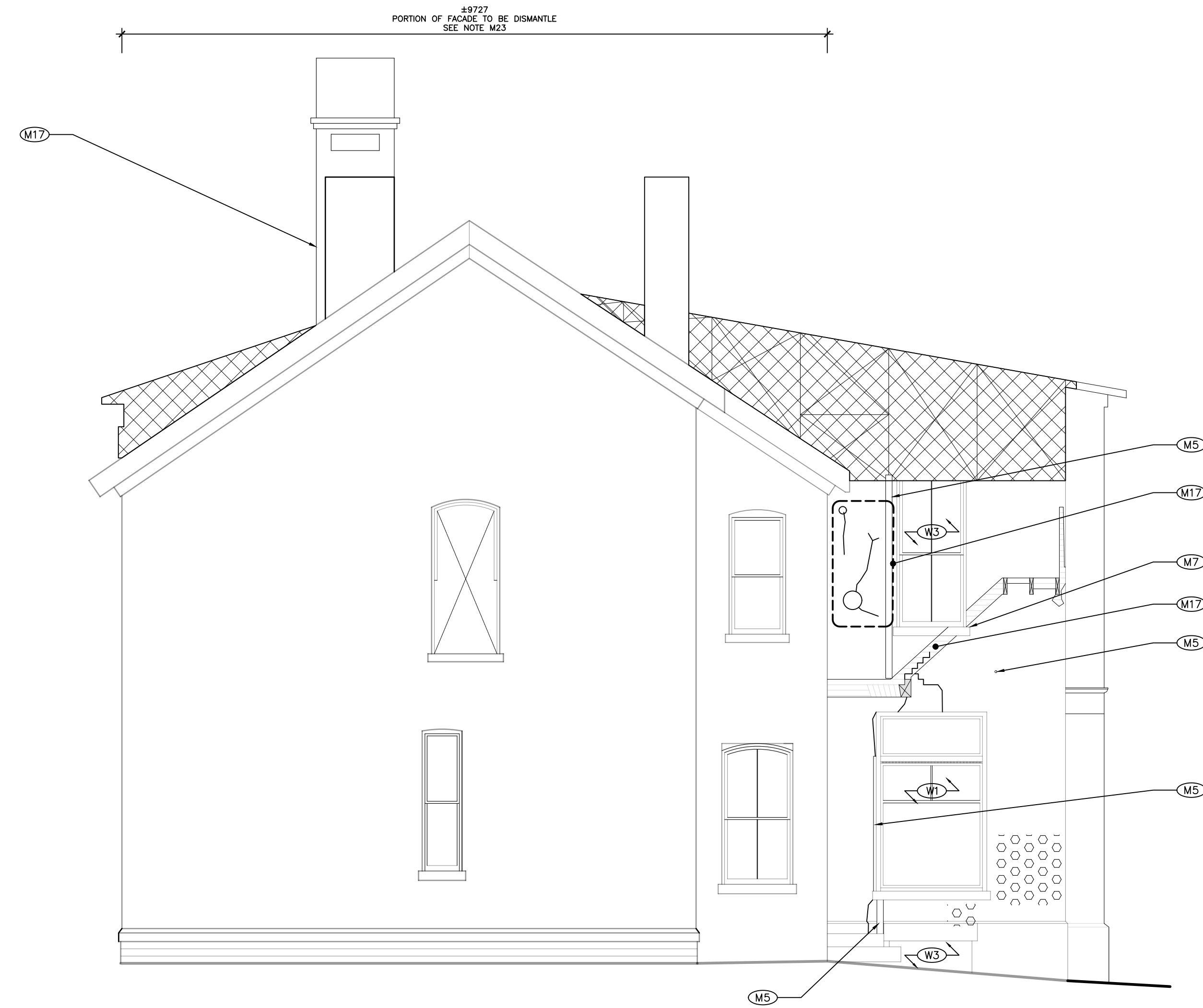
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DATE	NO.	DESCRIPTION



01 EAST ELEVATION CONDITION ASSEMENT (314 JARVIS)
SCALE: 1/50



02 WEST ELEVATION CONDITION ASSEMENT (314 JARVIS)
SCALE: 1/50

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207 Weston Road
Toronto, Ontario

PROJECT NO.: **18040.1** SCALE: **AS NOTED**
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TITLE: **East & West Elevation Repairs**

AH1.2

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

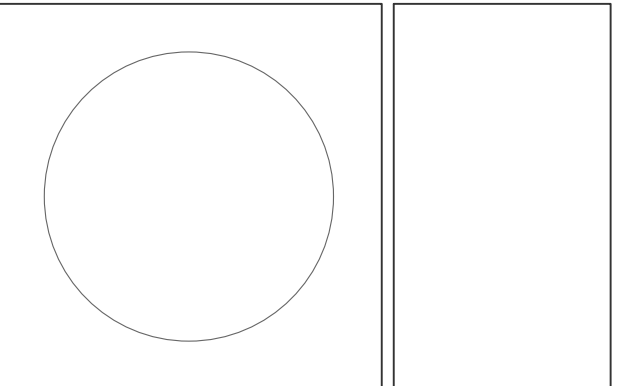
Do not scale drawings.

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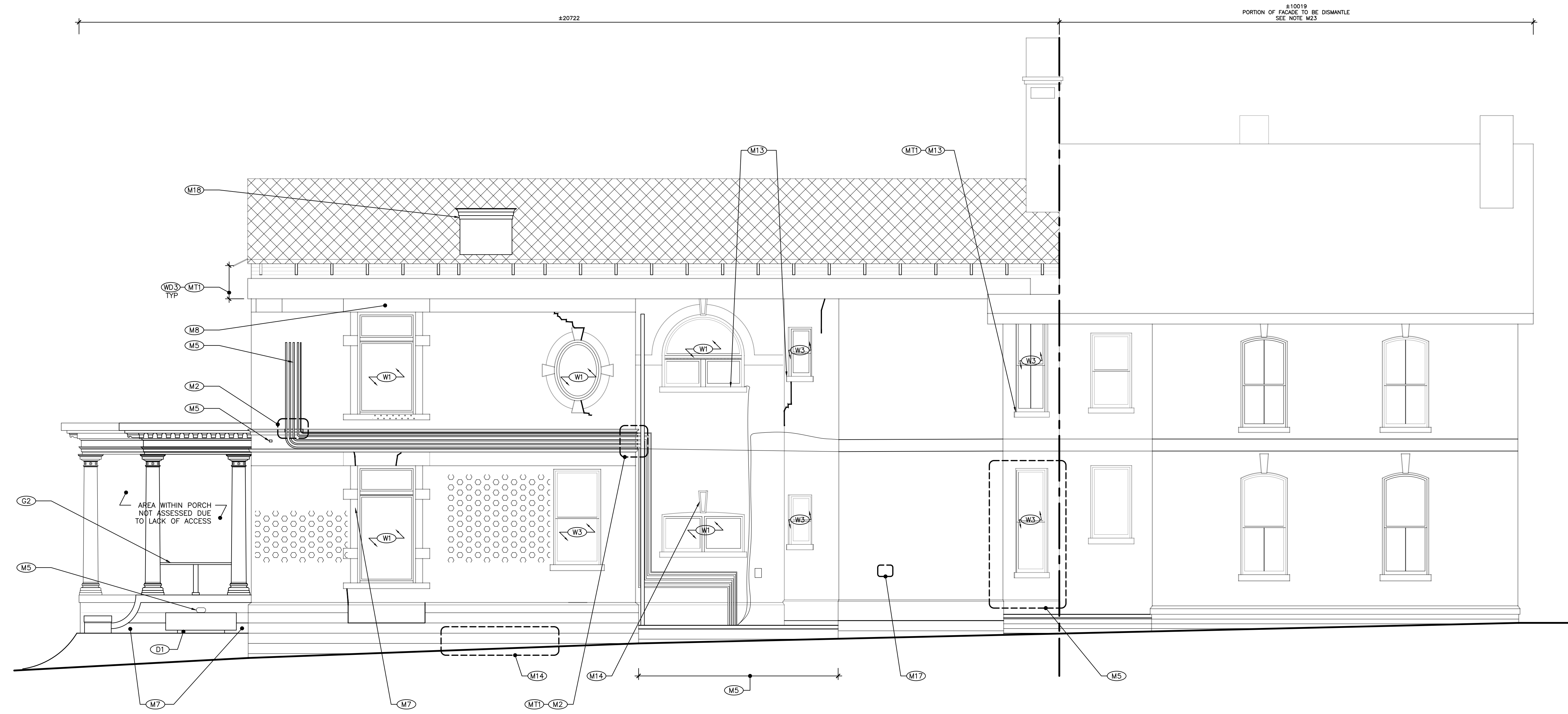
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DATE	NO.	DESCRIPTION



01 NORTH ELEVATION CONDITION ASSEMENT (314 JARVIS)
SCALE: 1/8"

DRAFT

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PROJECT:
308-314 JARVIS STREET
308-314 Jarvis Street
Toronto, Ontario

FOR:
PHANTOM DEVELOPMENTS
207 Weston Road
Toronto, Ontario

PROJECT NO.:	SCALE:
18040.1	AS NOTED
DRAWN BY:	REVIEWED BY:
JP	CAM
TITLE:	DRAWING NO.

North Elevation
Repairs

AH1.3



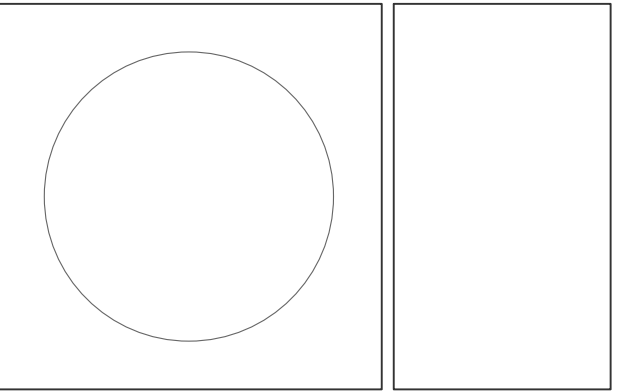
01 SOUTH ELEVATION (314 JARVIS)
SCALE: 1/50



02 EAST ELEVATION (314 JARVIS)
SCALE: 1/50

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Toronto, Ontario

PROJECT NO.: **18040.1** SCALE: **AS NOTED**

DRAWN BY: **JP** REVIEWED BY: **CAM**

TITLE: DRAWING NO.

Proposed South & East Elevation

AH1.4



01 NORTH ELEVATION (314 JARVIS)
SCALE: 1/32

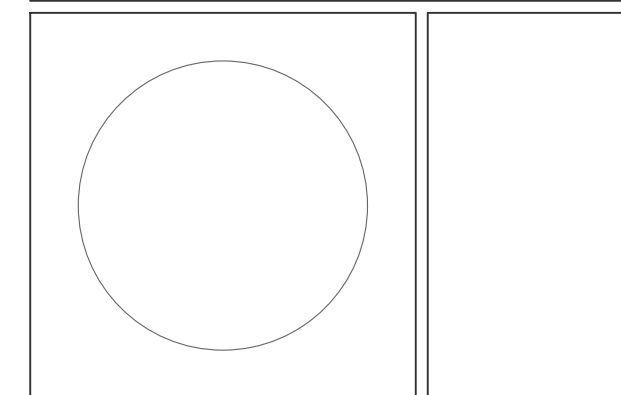


02 WEST ELEVATION (314 JARVIS)
SCALE: 1/32

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FOR:
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207 Weston Road
Toronto, Ontario

PROJECT NO.:
18040.1

SCALE:
AS NOTED

DRAWN BY:
JP

REVIEWED BY:
CAM

TITLE:
DRAWING NO.

Proposed North &
West Elevation

AH1.5